

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, June 11, 2025 – 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Planning Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Commission Rules and Procedures: a.) any person wishing to address the Commission is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time. Note: If you are here for a Public Hearing, please hold your comments until that Public Hearing time.

2. Review and Approval of the Agenda – Conflict of Interest

3. Minutes – May 28, 2025

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
 - i. Zoning Board of Appeals
 - ii. Parks and Recreation Commission
 - iii. Joint Planning Commission
- c. Staff Report
 - i. PD-2025-49 – Planning Department Monthly Report – June 2025

6. Unfinished Business

- a. PD-2025-50 – Lake Pointe Planned Unit Development Major Amendment – Public Hearing
- b. PD-2025-51 – Zoning Ordinance Proposed Amendments on “Substantial Construction” Definition and Lighting – Public Hearing
- c. PD-2025-52 – Scussel Property A-Agricultural Rezoning – Findings of Fact

7. New Business

- a. PD-2025-53 – Macy's Redevelopment – C-P Planned Shopping Center Site Plan Review
- b. PD-2025-54 – AirOPark – C-P Planned Shopping Center Site Plan Review
- c. PD-2025-55 – Harris Hills Estates – Conceptual Review

8. Public Comment

9. Other Business

10. Items for Next Agenda – June 25, 2025

11. Adjournment

**Joe Robertson, Secretary
Garfield Township Planning Commission
3848 Veterans Drive
Traverse City, MI 49684**

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 28, 2025**

Call Meeting to Order: Vice Chair Racine called the May 28, 2025 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Molly Agostinelli, Joe Robertson, Pat Cline, John Racine, Cara Eule, and Robert Fudge

Absent and Excused: Chris DeGood

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:01)

None

2. Review and Approval of the Agenda – Conflict of Interest (7:02)

Agostinelli moved and Fudge seconded to approve the agenda as presented.

Yeas: Agostinelli, Fudge, Robertson, Eule, Cline, Racine

Nays: None

3. Minutes (7:01)

a. May 14, 2025

Fudge moved and Cline seconded to approve the May 14, 2025 minutes as presented.

Yeas: Fudge, Cline, Agostinelli, Robertson, Eule, Racine

Nays: None

4. Correspondence (7:02)

Letter dated May 27, 2025 from the Watershed Center regarding the Lake Pointe Village PUD.

5. Reports (7:02)

Township Board Report

Agostinelli stated that the Board heard findings regarding the Safe Routes to School audit as it pertains to Franke Road. The County passed a septic ordinance and the Township is doing a formal wage study.

Planning Commissioners

- i. **Zoning Board of Appeals**
Fudge stated that there was no meeting.
- ii. **Parks and Recreation Commission**
Hannon reported that a meeting will be held next week.
- iii. **Joint Planning Commission**
Racine had no report.

Staff Report

- i. Hannon mentioned that planning staff has been reviewing administrative site plan approvals and the Safe Routes to School Audit findings were presented in a recent meeting.

6. Unfinished Business

None

7. New Business**a. PD 2025-43 – Training – Capital Improvements Program (7:05)**

At the March 25, 2025 meeting, the Township Board voted to form a Capital Improvements Planning (CIP) Committee. The CIP Committee will review and finalize the Township Capital Improvements Plan which will be used as information in budgeting for Township projects. The CIP process is useful for the Township to manage capital assets and achieve its vision as described in the Master Plan. The Planning Commission's role in the CIP process is to help ensure that the CIP meets the vision and goals as illustrated in the Master Plan. The Master Plan Implementation Matrix lists all the goals and objectives of the Master Plan. Some of the categories of the goals and objectives also correspond with the goals of the Township Strategic Plan and could be useful for natural resources projects as well as transportation and infrastructure projects in the future. Sych explained how the Planning Commission fits into the CIP plan for the township. Planning Commission members watched a video from the Michigan State University Extension which explained the CIP process and implementation of a CIP plan.

b. PD 2025-44 – South Airport Road Corridor Plan Concept (7:52)

The South Airport Road corridor is a regional commercial area and major east-west transportation artery, including an essential crossing of the Boardman River. The corridor is anchored by the Cherryland Center at the easterly end and the Grand Traverse Mall at the westerly end. Adjacent industrial areas are also served by the corridor. While providing an essential route for motorized transportation, the corridor also allows

opportunity to establish new non-motorized connections to the Boardman Lake Loop Trail and surrounding area. Finally, the planned expansion of the Cherry Capital Airport will have further impact on the corridor. A corridor plan for South Airport Road would address several aspects of the corridor such as access management, cross-access connections, trails, sidewalks, and streetscape design elements such as signage and lighting. A corridor plan would help fulfill this goal and several of the associated objectives within the Master Plan. To develop a corridor plan for South Airport Road, the process may include three primary phases:

- 1) Initial Discussions and Investigation
- 2) Community Engagement, Assessment, and Visioning
- 3) Plan Development and Implementation

Sych pointed out that public investment can coincide with private investment and government investment to improve the corridor. Commissioners asked questions and discussed such a proposed plan. Funding and investment were discussed around such a plan. Commissioners talked about the largess of the project, but overall were favorable. Hannon stated that the recent Master Plan surveys showed public support for an improved corridor on South Airport.

8. Public Comment (8:39)

None

9. Other Business (8:39)

Racine asked about the review of the sign ordinance and Sych stated that the attorney is still reviewing the matter.

Cherry Capital Airport was discussed in terms of its parking and the fact that it will not relocate due to exorbitant costs of doing so.

10. Items for Next Agenda – June 11, 2025 (8:50)

- a. Lake Pointe Planned Unit Development Major Amendment – Public Hearing
- b. Zoning Ordinance Proposed Amendments on “Substantial Construction” Definition and Lighting – Public Hearing
- c. Scussel Property A-Agricultural Rezoning – Findings of Fact
- d. High Tops Cherryland Center – C-P Planned Shopping Center Site Plan Review

A new indoor trampoline park at the Cherryland Center, a plan for the Macy’s building and a conceptual review for Harris Hills may also come forward.

11. Adjournment

Fudge moved to adjourn the meeting at 8:50pm.

Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684



Charter Township of Garfield

Planning Department Report No. 2025-49

Subject:	Planning Department Monthly Report – June 2025		
Prepared:	June 3, 2025	Pages:	2
Meeting:	June 10, 2025 – Township Board		

PURPOSE:

This monthly report is offered by the Staff to the Township Board on activities of the Planning Department and the Planning Commission. The presentation of this report also provides a venue for the Township Board to have a dialog with staff about any of the activities or planning-related issues facing the Township.

DEVELOPMENTS:

The Planning Commission is currently conducting the following development review activity:

Gauthier Site Multi-Family Development – Special Use Permit Review

- *Location:* 2105 N US-31 South, west side of US-31 at corner of US-31 and McRae Hill Road
- *Development Description:* Proposed 149-unit multi-family apartment complex development
- *Status:* The Planning Commission introduced the application at their 3/12/2025 meeting, held a public hearing at their 4/9/2025 meeting, and directed Staff to prepare Findings of Fact for review at their 5/14/2025 meeting. The Planning Commission approved the application with conditions at their 5/14/2025 meeting.

Scussel Rezoning – Zoning Map Amendment

- *Location:* 306 West Hammond Road, north side of Hammond Road between Traversefield and Townline
- *Development Description:* Rezoning from Conditional C-G General Commercial to A-Agricultural
- *Status:* The Planning Commission introduced the application at their 4/9/2025 meeting, held the public hearing at their 5/14/2025 meeting, and directed Staff to prepare Findings of Fact for review at their 6/11/2025 meeting.

High Tops Night Club and Sports Bar – Site Plan Review

- *Location:* 1776 South Garfield Avenue, north side of West South Airport Road, in the Cherryland Center
- *Development Description:* Proposed concert venue, sports bar restaurant and lounge, and event hall at the former Younkers building in the Cherryland Center.
- *Status:* The Planning Commission introduced the application at their 5/14/2025 meeting and tabled the application to allow the applicant to address concerns about how the proposal impacts the surrounding neighborhood.

Pine Grove Homes SUP – Extension Request

- *Location:* 4030 Meadow Lane Drive, northwest corner of Meadow Lane Drive and US-31
- *Development Description:* Proposed sale of prefabricated structures (mobile homes) on an outdoor lot
- *Status:* The Planning Commission granted the extension request at their 5/14/2025 meeting.

Lake Pointe Planned Unit Development – PUD Major Amendment

- *Location:* Oak Hollow Drive, northwest of Value City Furniture on South Airport Road and Park Drive
- *Development Description:* Proposed 24-unit multi-family housing development
- *Status:* The Planning Commission introduced the application at their 5/14/2025 meeting and scheduled the public hearing for their 6/11/2025 meeting.

Harris Hills Estates – Conceptual Review

- *Location:* North end of Zimmerman Road, north of intersection with North Long Lake Road
- *Development Description:* Proposed residential housing development of 41 duplexes
- *Status:* The Planning Commission will review the concept at their 6/11/2025 meeting.

The Planning Department is also currently conducting the following administrative development review activity:

Fifth Third Bank (Sam's Club PUD) – PUD Administrative Amendment

- *Location:* 3535 West South Airport Road, southwest corner of South Airport Road and US-31
- *Development Description:* Proposed demolition and reconstruction of existing bank site
- *Status:* Under review; additional information requested from applicants

North Bay Produce

- *Location:* 1868 McRae Hill Road, near the northern intersection of McRae Hill Road and US-31
- *Development Description:* Proposed parking lot addition at existing office site
- *Status:* Under review; additional information requested from applicants

Traverse Body and Paint

- *Location:* 940 West Blue Star Drive, east of US-31 near McRae Hill Road
- *Development Description:* Proposed expansion of existing vehicle service business
- *Status:* Under review; additional information requested from applicants

Empower Automotive

- *Location:* 3153 Cass Road, west side of Cass Road south of intersection with West South Airport Road
- *Development Description:* Proposed expansion of existing vehicle service business, addition of self-storage
- *Status:* Under review; additional information requested from applicants

PLANNING:


Other Planning Department activities include the following items:

- The Planning Commission introduced a proposed Zoning Ordinance amendment at their 5/14/2025 meeting. The amendment includes adding a proposed definition for “substantial construction” and updating lighting standards in Section 517. The Planning Commission scheduled a public hearing on the amendment for their 6/11/2025 meeting.
- The Planning Commission held a study session on Wednesday May 28, 2025. Topics for discussion at this study session included the following:
 - Commissioners viewed a portion of a recorded webinar from MSU Extension as training on developing a Capital Improvements Program (CIP). The Township is in the process of creating a CIP, including forming the CIP Committee, and the Planning Commission will have a role in reviewing the CIP.
 - The Planning Commission and Staff reviewed a proposed corridor planning process for South Airport Road. This conceptual process will be shared with the Township Board to determine whether development of a corridor plan should be pursued.

STAFF:

John Sych, AICP, Planning Director
Email: jsych@garfieldmi.gov
Direct Line: (231) 225-3155

Stephen Hannon, AICP, Deputy Planning Director
Email: shannon@garfieldmi.gov
Direct Line: (231) 225-3156

 Charter Township of Garfield Planning Department Report No. 2025-50	
Subject:	Lake Pointe PUD Major Amendment Oak Hollow Multi-Family – Public Hearing
Prepared:	June 4, 2025
Meeting:	June 11, 2025 – Planning Commission
File No.	PUD-1987-02-M
Applicant:	SPPEC Holdings, LLC – Shamil Halabu
Agent:	Mansfield Land Use Consultants – Doug Mansfield
Owner:	Lake Pointe Commercial Property, LLC

Application Overview	
Parcel No.:	05-212-002-00
Address:	Oak Hollow Drive
Acreage:	2.90
Current Zoning:	R-3 – Multi-Family Residential
Proposed Zoning:	N/A
Future Land Use Map:	High Density Residential
Current Use:	Vacant Land
Proposed Use:	Two multi-family residential buildings with 24 total dwelling units: one building with 14 dwelling units and one building with 10 dwelling units, with 57 parking spaces (40 underground and 17 outdoors) provided.
Type of Permitted Use:	Major Amendment to Lake Pointe Planned Unit Development

Attachments	
Completeness Checklist #2	June 4, 2025
Application Packet (excerpts)	April 8, 2025
Site Plan Set	May 5, 2025
Lighting Cut Sheet (D-Series Size 2)	July 19, 2021
Lighting Cut Sheet (WST LED)	August 2, 2022
Letter from The Watershed Center #1	May 14, 2025
Letter from The Watershed Center #2	May 27, 2025

APPLICATION HISTORY:

This application was introduced to the Planning Commission at their May 14, 2025 meeting. The Planning Commission scheduled a public hearing on the application for their June 11, 2025 meeting.

Excerpts from the application packet are included as attachments to this report. The complete application submittal was included in the Planning Commission packet for the May 14, 2025 meeting. Those files are available for viewing as part of that packet.

Aerial image of the subject property (highlighted in blue):



SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

Staff conducted a Completeness Review of the application on April 21, 2025 with some items being noted as outstanding issues. The applicant submitted an updated site plan along with other application materials on May 5, 2025. Staff conducted a second Completeness Review on June 4, 2025 which is attached to this report. Staff offer the following comments on the application and updated materials:

Completeness Checklist Items

Lighting

The applicant was asked to provide cut sheets regarding the proposed lighting fixtures to determine if the lighting standards of Section 517 are met. Two cut sheets were provided by the applicant: one for an LED area luminaire (D-Series Size 2) and another for an architectural wall sconce (WST LED). The cut sheets show different color temperature options, including some over 3,500 K. The applicant needs to clarify that the chosen light fixtures will be 3,500 K or warmer to meet the standard of Section 517.D.

Bicycle Parking

A detail of the bicycle racks is needed on the site plan.

Escrow – Stormwater Review

A stormwater review escrow application form was submitted but is missing the application escrow check in the amount of \$2,000. The escrow check must be submitted before stormwater review can begin.

Other Items*Supplemental Shoreline Regulations – Riparian Vegetative Buffers*

At their May 14, 2025 meeting, the Planning Commission received a letter from The Watershed Center on this application, expressing concern regarding the project's impact on the riparian buffer between the site and the Boardman/Ottaway River. At their May 28, 2025 study session, the Planning Commission received another letter from The Watershed Center with additional comments. These letters have been provided as attachments to this report.

The standards of Section 535.C – Riparian Vegetative Buffers, along with Staff comments on the proposed project in relation to these standards, are provided by the following:

C. Riparian Vegetative Buffers

(1) Required. A vegetated buffer strip shall parallel and extend thirty-five (35) feet inland from all points along the water mark of a lake-stream shoreline or normal stream bank, with the exception of on-site storm water ponds and artificial water bodies created as a part of site landscape treatment which does not flow or overflow into a natural lake-stream. The general standards for the buffer strip are as follows:

(a) The buffer strip shall consist of native trees, shrubs and other vegetation. Dead, diseased, unsafe or fallen trees and noxious plants and shrubs, including poison ivy, poison sumac and poison oak, may be removed. Trees and shrubs shall not be removed but may be pruned for a filtered view of the lake-stream, however, clear cutting shall be prohibited.

The site plan does not appear to show any vegetation proposed for removal other than the small amount needed for the proposed connections to the Boardman Lake Loop Trail, as described below. Routine maintenance and pruning of the trees are permitted as described in this subsection. The letter from The Watershed Center on May 27, 2025 encourages the Planning Commission to condition approval on no further tree or vegetation loss within the 35-foot buffer area to ensure compliance with Section 535.

(b) Subject to (1) above; ground cover vegetation shall be left in a natural state and shall not be removed. Chemical control and/or fertilization of vegetation shall be prohibited.

The site plan does not appear to show any vegetation proposed for removal other than the small amount needed for the proposed connections to the Boardman Lake Loop Trail, as described below. No chemical control or fertilization of vegetation is indicated as part of this application.

(c) Footpaths, bicycle paths and hiking paths as well as fences, walls and stairways may be constructed under the following conditions:

(i) All paths and stairways must be constructed in a location and manner to avoid soil and slope failure.

The Boardman Lake Loop Trail is an existing trail around the lake, including part of the trail within an easement on the subject property.

(ii) Construction shall avoid removal of existing trees, shrubs and any other vegetation whenever feasible.

The applicant proposes two connections for the Boardman Lake Loop Trail: one between the two proposed buildings as a connection for future residents and one along the south side as a public trail and connector. The two proposed connections appear to require minimal removal of existing trees, shrubs, and other vegetation. The site plan does not appear to show any vegetation proposed for removal other than that which is needed for the proposed connections to the trail.

- (2) *Reduction. In the event that the application of the vegetated buffer strip standards of this Section, together with any other dimensional restrictions applicable under this Ordinance, results in a legal parcel that cannot be reasonably developed for permitted land uses in the district within which the property is located, the Planning Commission may approve a reduction of the buffer area upon a finding that the proposed site plan provides the maximum possible buffer strip, while permitting a reasonable use of the property.*

Besides the proposed trail connections, the site plan does not appear to show any other vegetation proposed for removal or disturbance. The proposed buildings are set back at least 50 feet from the water per Section 535.A(2), which states that “Every building hereafter erected having frontage on Silver and Boardman Lakes shall set back at least fifty (50) feet from the water mark.” Other than the existing trail and proposed trail connections, it appears that the riparian buffer can be met and thus a reduction of the buffer area is not recommended.

Original Site Plan

Exhibit 4C of the site plan set shows the original site design for this location from the PUD submittal in 1986. The original proposal for this site included two office buildings, each two stories and 9,000 square feet. The multi-family buildings proposed in this application are larger than the originally proposed office buildings. This application also includes underground parking and thus the parking lot area is smaller than in the original proposal.

Non-Motorized Trail

This site is immediately adjacent to the Boardman Lake Loop Trail and directly across from Medalie Park. The site plan includes a proposed public trail and connector between the Boardman Lake Loop Trail and Oak Hollow Drive. The Boardman Lake Loop Trail measures 10 feet wide with a 20-foot-wide easement. The proposed public trail and connector is shown as 6 feet wide. There are topographical challenges with constructing a trail on the south side to Oak Hollow Drive. The applicant’s discussions with TART have indicated that the grade would exceed 10% and the trail would not be ADA compliant. The applicant should identify a proposed trail easement area and prepare a public easement access declaration.

Ingress and Egress

Access to the site is from Oak Hollow Drive, which connects to Park Drive north of South Airport Road. There are no other proposed access points to the site.

Natural Environment

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has a Wetlands Map Viewer which shows Boardman Lake and Boardman/Ottaway River as wetlands. However, wetlands do not appear to extend into the proposed development area of this parcel. The location of the proposed development as it relates to the water is consistent with other developments along Boardman Lake. The existing parcel has extensive tree coverage, much of which is proposed to be preserved as an amenity and to contribute to the neighborhood character. Even with some vegetation removal for the development, a considerable amount of existing vegetation will remain on all property lines. This vegetation will be maintained and credited to the landscaping requirement.

REVIEW PROCESS:

According to Section 426.F, Amendments to an approved Planned Unit Development shall be considered according to the review procedure of §423.G and the review criteria of §426.E(4) of this ordinance. The review criteria for Section 426.E(4) are listed below. If the Planning Commission directs Staff to prepare draft Findings of Fact for this application, these criteria will form part of the basis for the Findings of Fact.

- (a) The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties;*
- (b) The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;*
- (c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;*
- (d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;*
- (e) Existing important natural, historical and architectural features within the development shall be preserved;*
- (f) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;*
- (g) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties;*
- (h) Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;*
- (i) The development consolidates and maximizes useable open space;*
- (j) The benefits of the development are not achievable under any single zoning classification; and*
- (k) The development is compatible with the intent and purpose of the adopted master plan.*

Recommended Action
<p>MOTION TO DIRECT Staff to prepare draft Findings of Fact for review at the July 9, 2025 Planning Commission meeting for application PUD-1987-02-M, submitted by SPPEC Holdings, LLC, for a major amendment to the Lake Pointe Planned Unit Development to construct two buildings with 24 multi-family dwelling units at Parcel 05-212-002-00, subject to the applicant addressing the following:</p> <ol style="list-style-type: none"> 1. The applicant needs to clarify that the chosen light fixtures will be 3,500 K or warmer to meet the standard of Section 517.D. 2. A detail of the bicycle racks is needed on the site plan. 3. The escrow check must be submitted before stormwater review can begin. 4. The applicant should identify a proposed trail easement area and prepare a public easement access declaration. <p>Any additional information the Planning Commission deems necessary should be added to this motion.</p>

COMPLETENESS CHECKLIST (ADMINISTRATIVE SITE PLAN / SITE DEVELOPMENT PLAN)

Oak Hollow Multi-Family Development (Completeness Checklist #2) – June 4, 2025

This checklist is intended as a guide for reviewing administrative site plans and site development plans. Each application shall comply with all applicable provisions of the Garfield Township Zoning Ordinance.

Basic Information (Table 956.A)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
1. Applicant's name, address, telephone number and signature	✓	
2. Property owner's name, address, telephone number and signature	✓	
3. Proof of property ownership	✓	
4. Whether there are any options or liens on the property	N/A	
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	✓	
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	✓	
7. A vicinity map showing the area and road network surrounding the property	✓	
8. Name, address and phone number of the preparer of the site plan	✓	
9. Project title or name of the proposed development	✓	
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	✓	
11. Land uses and zoning classification on the subject parcel and adjoining parcels	✓	
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number	✓	The cover sheet (Sheet C1.0) of the updated site plan includes the seal of the engineer.

Site Plan Information (Selections from Table 956.B)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
1. North arrow, scale, and date of original submittal and last revision	✓	
2. Boundary dimensions of natural features	✓	
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features	✓	
4. Proposed alterations to topography and other natural features	✓	
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%	✓	

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures	✓	Building height measures 29.5 feet in height (2.5 stories) at the front and 35.5 feet in height (3 stories) at the rear. Building height in the R-3 districts is 40 feet in height (3 stories)
8. 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.	N/A	
9. Proposed finish floor and grade line elevations of any structures	✓	
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal	✓	
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam	✓	
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections	N/A	A development sign is proposed. Signs are subject to sign permit review.
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)	✓	An impact statement and an analysis of the approval criteria are provided.

Parking, Loading, and Snow Storage (Table 956.B, Section 551: Parking, and Section 552: Loading)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Table 956.B.10. Existing and proposed driveways, including parking areas		✓	
Table 956.B.11. Neighboring driveways and other vehicular circulation features adjacent to the site		✓	
Table 956.B.12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas		✓	
Table 956.B.13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		✓	
Table 956.B.14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		✓	
Table 956.B.15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		✓	
<p>Section 551.B – Dimensional Requirements</p> <p>Off-Street Parking Spaces (parallel):</p> <p>Minimum width: 8 feet</p> <p>Maximum width: 9 feet</p> <p>Minimum stall length: 23 feet</p> <p>Off-Street Parking Spaces (all others):</p> <p>Minimum width: 9 feet</p> <p>Maximum width: 10 feet</p> <p>Minimum stall length: 20 feet</p> <p>Minimum width of access aisles internal to a parking lot or structure: described in Table 5-46.</p>	<p>The parking spaces are:</p> <p><input type="checkbox"/> Parallel</p> <p><input checked="" type="checkbox"/> At an angle: 90 degrees</p> <p>Requirements of Table 5-46:</p> <p>One-way parking aisles:</p> <p>Minimum width: based on angle of parking spaces</p> <p><input type="checkbox"/> 0 deg; 12-ft min. width</p> <p><input type="checkbox"/> 30 deg; 12-ft min. width</p> <p><input type="checkbox"/> 45 deg; 14-ft min. width</p> <p><input type="checkbox"/> 60 deg; 14-ft min. width</p> <p><input type="checkbox"/> 75 deg; 18-ft min. width</p> <p><input checked="" type="checkbox"/> 90 deg; 20-ft min. width</p> <p>Two-way parking aisles:</p> <p><input type="checkbox"/> Minimum width: 20 feet</p>	✓	<p>Typical dimensions of parking spaces: 9 feet x 20 feet. The maneuvering lanes measure 24 and 26 feet wide.</p>

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 551.C – Parking Space Requirements</p> <p>Minimum and maximum parking ratios: established by Table 5-47</p> <p>The Planning Commission may allow additional parking spaces above and beyond the maximum parking ratio if these additional spaces are pervious pavement or similar material. The pervious pavement shall not be located on any slope exceeding 10% over 20 feet and shall be maintained as specified for that type of product.</p>	<p>Land use or most similar land use as listed in Table 5-47: Multi-family residential dwellings</p> <p>Minimum Parking Ratio: 1.5 spaces per dwelling unit</p> <p>Maximum Parking Ratio: 2.0 spaces per dwelling unit</p> <p>Are there additional parking spaces proposed as pervious pavement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </p>	<p>✓</p>	<p>24 units x 1.5 spaces/units = 36 spaces. 24 units x 2.0 spaces/units = 48 spaces. 17 outdoor spaces for guests are provided. 40 interior spaces for residents are proposed.</p>
<p>Section 551.E(6) – Snow Storage</p> <p>Applicability: off-street parking lot area of 2,700 square feet or more</p> <p>Required ratio to be provided: 10 square feet of snow storage per 100 square feet of parking area</p>	<p>Off-street parking area provided: Appear to be +/- 12,000 sq ft</p> <p>Snow storage area required: 704 sq ft per plan.</p> <p>Snow storage area provided: 1,322 sq ft per plan</p>	<p>✓</p>	<p>The site plan does not provide calculations. However, the amount of snow storage appears to be sufficient.</p>
<p>Section 552 – Loading</p> <p>Required truck loading spaces are described in Table 5-49</p> <p>“Large” truck loading space: Min. overhead clearance: 14 ft. Minimum width: 12 ft. Minimum length: 25 ft.</p> <p>“Small” truck loading space: Min. overhead clearance: 10 ft. Minimum width: 10 ft. Minimum length: 20 ft.</p> <p>Two (2) small truck loading spaces may be provided in place of a large truck loading space</p>	<p>Table 5-49 minimum requirements for truck loading spaces, based on building size (square feet of gross floor area in structure):</p> <p><input type="checkbox"/> 2,000 – 12,500 sq. ft.; 1 small</p> <p><input type="checkbox"/> 12,501 – 25,000 sq. ft.; 2 small</p> <p><input type="checkbox"/> 25,001 – 40,000 sq. ft.; 1 large</p> <p><input type="checkbox"/> 40,001 – 100,000 sq. ft.; 2 large</p> <p><input type="checkbox"/> Each additional 80,000 sq. ft. above 100,000 sq. ft.; 1 large</p>	<p>N/A</p>	

Lighting (Table 956.B.23 and Section 517)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Table 956.B.23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used.		✓	
Section 517.A – Applicability All outdoor lighting shall be installed in conformance with the provisions of this section. Certain light fixtures exempt from this section include decorative lighting, public streetlights, emergency lights, nonconforming existing lights, neon, and flag lighting.		✓	The site plan indicates that site lighting will be provided on poles and use LED lighting. The regulations of Section 517 are applicable to the proposed lighting.
Section 517.B – Shielding and Filtration Lighting fixtures shall provide glare free area beyond the property line and light shall be confined to the lot from which it originates. All fixtures shall have full cut-off and shall not direct light upwards. Light sources shall be located, and light poles shall be coated, to minimize glare.		✓	Two cut sheets were provided by the applicant: one for an LED area luminaire (D-Series Size 2) and another for an architectural wall sconce (WST LED). Both fixtures appear to be fully cut-off, shielded, and direct light downward.
Section 517.C(2)(a) – Average Illumination Levels Shall not exceed the foot-candle (fc) levels set forth in Table 5-7 (described as follows): <ul style="list-style-type: none"> • Main Parking Area; 3.0 fc • Peripheral Parking Area; 2.0 fc • Main Drive Areas; 5.0 fc • Directly below lighting fixture; 20.0 fc 		✓	

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 517.C(2)(b) – Illumination at Property Line</p> <p>Shall not exceed the levels set forth in Table 5-8:</p> <ul style="list-style-type: none"> Based on whether site is zoned residential or nonresidential Based on whether site adjoins another site with residential or nonresidential zoning Outdoor events adjoining or within 1,000 feet of residential zoning district; maximum 10 fc <p>Exceptions:</p> <ul style="list-style-type: none"> For automobile dealerships: maximum average illumination of 10 fc for paved display areas only For gas stations: maximum illumination of 10 fc under a pump island canopy only, if all light fixtures under such canopy are fully recessed or otherwise fully shielded 	<p>Table 5-8 Illumination Standards at Property Line:</p> <p>Sites in residential zoning districts:</p> <p><input checked="" type="checkbox"/> Adjoining a residential zoning district; 0.2 fc</p> <p><input checked="" type="checkbox"/> Adjoining a nonresidential zoning district; 1.0 fc</p> <p>Sites in nonresidential zoning districts / adjoining another non-residential zoning district along:</p> <p><input type="checkbox"/> An arterial; 2.0 fc</p> <p><input type="checkbox"/> Collector street; 1.2 fc</p> <p><input type="checkbox"/> Local street; 1.0 fc</p> <p><input type="checkbox"/> Property line; 1.0 fc</p> <p>Sites in nonresidential zoning districts / adjoining residential zoning district along:</p> <p><input type="checkbox"/> An arterial; 1.0 fc</p> <p><input type="checkbox"/> Collector street; 0.6 fc</p> <p><input type="checkbox"/> Local street; 0.4 fc</p> <p><input type="checkbox"/> Property line; 0.2 fc</p>	<p>✓</p>	
<p>Section 517.D – Color Temperature</p> <p>All proposed lamps shall emit light measuring 3,500 K or warmer.</p>		<p>NS</p>	<p>The cut sheets show different color temperature options, including some over 3,500 K. Please clarify that the chosen light fixtures will be 3,500 K or warmer to meet this standard.</p>
<p>Section 517.E – Prohibitions</p> <p>Prohibitions include mercury-vapor or metal halide fixture and lamps, laser source lights, searchlights, or any light that does not meet shielding and illumination standards.</p>		<p>✓</p>	<p>Cut sheets on the proposed fixtures have been provided. Both fixtures are LEDs, and thus no prohibited fixture types appear to be proposed.</p>
<p>Section 517.F – Pole Height</p> <p>Unless otherwise permitted by special use permit, the maximum height of any pole-mounted lighting fixture or lamp shall not exceed the maximum permitted height of the zoning district.</p>	<p>Zoning district of the site: R-3</p> <p>Maximum height permitted in the zoning district: 40 feet</p>	<p>✓</p>	<p>The site plan indicates light poles will be 27.5 feet and wall mounted fixtures will be 10 feet.</p>

Landscaping (Table 956.B.24-25 and Section 530-534)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Table 956.B.24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		✓	
Table 956.B.25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. 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		✓	
<p>Section 530.F – Plant Material Requirements</p> <ul style="list-style-type: none"> • Plant materials – Prohibited/permitted/recommended species shall be based on the Recommended Planting Guidelines for Garfield Township • Mixture of Species – The landscape plan shall contain no more than 25% of any single plant species, per feature. Species shall be planted in a staggered pattern. At least 70% of new plantings shall be native. • No artificial plant materials shall be used. • Plant materials required by this section shall comply with the minimum size requirements of Table 530.F at the time of installation. 		✓	Existing vegetation on all property lines will be maintained and credited to the landscaping requirement.
<p>Section 530.L. – Credit for Existing Vegetation</p> <p>Existing canopy trees, evergreens, flowering trees, and shrubs shall be protected and incorporated into the site plan wherever feasible. Existing vegetation may be credited as detailed in Table 530.L for the purpose of calculating landscaping compliance.</p>		✓	

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 531 – Landscaping and Buffering</p> <p>Buffer Type “A”:</p> <ul style="list-style-type: none"> One street tree per residential unit along each right-of-way <p>Per 100 linear feet greenspace area:</p> <p>Buffer Type “B”:</p> <ul style="list-style-type: none"> 2 large trees; 1 medium/small tree; 4 shrubs Minimum width: 10 feet <p>Buffer Type “C”:</p> <ul style="list-style-type: none"> 3 large trees; 3 medium/small trees; 1 evergreen/coniferous tree Minimum width: 10 feet <p>Buffer Type “D”:</p> <ul style="list-style-type: none"> 4 large trees; 3 medium/small trees; 3 evergreen/coniferous trees Minimum width: 20 feet <p>Buffer Type “E”:</p> <ul style="list-style-type: none"> 2 large trees; 2 medium/small trees; 3 evergreen/coniferous trees; 30 shrubs Minimum width: 10 feet 	<p>Primary land use type: Multi-Family Residential</p> <p>North property line:</p> <ul style="list-style-type: none"> Adjacent land use: Multi-Family Residential Required buffer type: “C” Length of buffer: 336’ Required plantings: Existing vegetation <p>East property line:</p> <ul style="list-style-type: none"> Adjacent land use: Office/Commercial Required buffer type: “C” Length of buffer: 432’ Required plantings: Existing vegetation <p>South property line:</p> <ul style="list-style-type: none"> Adjacent land use: Commercial Required buffer type: “D” Length of buffer: 253’ Required plantings: Existing vegetation <p>West property line:</p> <ul style="list-style-type: none"> Adjacent land use: Recreation Required buffer type: “C” Length of buffer: 884’ Required plantings: Existing vegetation 	<p>✓</p>	<p>Extensive existing vegetation is located on the site. Even with removal for the development, a considerable amount of vegetation will remain. Existing vegetation on all property lines will be maintained and credited to the landscaping requirement.</p> <p>The site plan states that, “All existing trees as shown to be protected and preserved (typ.)”</p> <p>There are 41 existing trees along the west property line that are to be protected. The credit value for these trees is 171 trees.</p>

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 532 – Parking Area Landscaping</p> <p>Applicability – Any parking lot areas with 10 or more parking spaces</p> <p>Requirements:</p> <ul style="list-style-type: none"> 10-foot-wide no-build buffer on perimeter of every parking area not adjacent to a building 4-foot-high fence for parking lot areas abutting residential zoning For all parking areas with 2 or more aisles: 10 square feet of interior landscaping is required per parking space; 1 canopy tree per 100 square feet of interior landscaping area 	<p>Number of parking spaces & aisles: 17 outdoor spaces and 40 interior spaces. No aisles.</p> <p>Interior landscaping area required: N/A</p> <p>Number of canopy trees required: N/A</p> <p>Does the parking lot area abut a residential zoning district? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </p>	✓	
<p>Section 534 – Wetlands</p> <ul style="list-style-type: none"> Applicability: Any wetland regulated under Part 303 of NREPA, except for where the applicant has a permit from the State to fill/modify a wetland. Delineation of wetland is required, along with verification from the State. No structure, parking lot area, or snow storage area shall be located within 25 feet of a wetland. However, recognized wetlands may be incorporated into a stormwater management strategy. 		N/A	

Lots (Section 510)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Requirements:</p> <ul style="list-style-type: none"> Each building shall be on a lot. 	<p>Zoning district: R-3 Multiple Family Residential</p> <p>Minimum lot width: 100 feet Lot width provided: 432 feet Minimum lot area: 4,000 per dwelling Lot area provided: 126,324 sq ft</p>	✓	<p>24 units proposed. 96,000 sq ft required. 126,324 sq ft or 2.90 acres provided. 8.3 units per acre proposed.</p>

<p>All lots shall comply with the zoning district regulations, including:</p> <ul style="list-style-type: none"> • The size, width, depth, shape, and orientation of lots • Minimum frontage width on a public or private street 	<p>Minimum frontage: 100 feet Frontage provided: 432 feet Is a land division application needed?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
--	---	--	--

Dumpster Enclosures (Section 516)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Requirements:</p> <ul style="list-style-type: none"> • Dumpster enclosures shall be finished with the same materials and colors as the exterior finish of the principal structure or shall be concrete block or similar material. • Enclosures shall be four-sided and constructed with an opaque gate constructed of wood or similar material. Chain link fencing shall not be used for any portion of the enclosure or gate. • Minimum wall height of the enclosure: 6 feet 	✓	<p>The site plan shows one dumpster enclosure (10' x 20') for two dumpsters. The dumpster screening detail on Sheet C1.2 was adjusted to reflect the size of 10' x 20' on sheet C4.0.</p>

Non-Motorized Transportation (Section 522)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 522 – Pedestrian Circulation and Non-Motorized Transportation Plan</p> <p>Public pathways are required for all new development, redevelopments, and amendments with construction costs of \$20,000 or more</p>	<p>Construction cost of proposed new development, redevelopment, or amendment to previously approved development plan: is it greater than \$20,000?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	N/A	<p>The Township Non-Motorized Plan shows no improvements abutting the subject parcel. The Boardman Lake Loop Trail abuts the west lot line of the subject parcel, and a new trail is proposed from the Boardman Lake Loop Trail to Oak Hollow Drive.</p>

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Requirements:</p> <ul style="list-style-type: none"> The type of pathway required shall be determined through the Township Non-Motorized Plan All sidewalks shall be concrete and shall have a minimum width of 6 feet on arterial or collector roads, and 5 feet elsewhere All bike paths shall be asphalt, and shall have a minimum width of 10 feet 	<p>Type of pathway required as determined via the Garfield Township Non-Motorized Plan:</p> <p>N/A</p> <p>Minimum width required: _____ Width provided: _____</p> <p>Material required: _____ Material provided: _____</p>	<p>N/A</p>	<p>The Township Non-Motorized Plan shows no improvements abutting the subject parcel. The Boardman Lake Loop Trail abuts the west lot line of the subject parcel, and a new trail is proposed from the Boardman Lake Loop Trail to Oak Hollow Drive.</p>
<p>Section 522.C – Bicycle Parking Areas</p> <ul style="list-style-type: none"> Wherever off-street parking is required, a minimum of 2 bicycle parking spaces are required. For parking areas with over 25 motor vehicle spaces, 2 bicycle parking spaces per 25 vehicle parking spaces are required. 	<p>Number of motor vehicle parking spaces provided: 57</p> <p>Bicycle parking spaces Required: 4 Provided: 6</p>	<p>NS</p>	<p>Bike rack detail is needed on the site plan.</p>

Agency Reviews (Selections from Table 956.B, Sections 523-524)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Grand Traverse County Soil Erosion and Sedimentation Control <ul style="list-style-type: none"> Section 956.B.6 – Soil erosion and sediment control measures as required. 		Submit to agencies as needed. The Township is now reviewing SESC permit applications.
Township Engineer (Stormwater, Water/Sewer, and Private Roads) <ul style="list-style-type: none"> Section 956.B.17 – Location of water supply lines and/or wells Section 956.B.18 – Location of sanitary sewer lines and/or sanitary sewer disposal systems Section 956.B.20 – Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, waste water lines, clean out locations, connection points and treatment systems See also: Section 523 Stormwater Management and Township Storm Water Control Ordinance (Ordinance No. 49) 	NS	Submit to agencies as needed. A stormwater review escrow application form was submitted but is missing the application escrow check in the amount of \$2,000. The escrow check must be submitted before stormwater review can begin.
Other Agency Reviews <ul style="list-style-type: none"> Section 956.B.19 – Location, specifications, and access to a water supply in the event of a fire emergency (Metro Fire) Section 956.B.27 – Changes or modifications required for any applicable regulatory agencies' approvals Section 524 – Sanitation Requirements (Grand Traverse County Environmental Health) Driveway permits, construction in right-of-way, and other transportation issues (Michigan Department of Transportation or Grand Traverse County Road Commission) 		Submit to agencies as needed. Metro Fire site review has been received.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

PLANNED DEVELOPMENT (PD) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- ☐ New Planned Unit Development Application
- ☐ New Planned Unit Residential Development Application
- ☒ Major Amendment
- ☐ Minor Amendment
- ☐ Administrative Amendment

PROJECT / DEVELOPMENT NAME

Oak Hollow, Multi-Family Residential Development

APPLICANT INFORMATION

Name:	SPPEC Holdings, LLC -Shamil Halabu
Address:	26000 W. Twelve Mile, Southfield, MI 48034
Phone Number:	(248) 521-1353
Email:	shamil@halabu.net

AGENT INFORMATION

Name:	Mansfield Land Use Consultants -Doug Mansfield
Address:	830 Cottageview Drive, Suite 201, Traverse City, MI 49685
Phone Number:	(231) 218-5560
Email:	dougma@maaeps.com

OWNER INFORMATION

Name:	Lake Pointe Commercial Property, LLC	
Address:	39000 Country Club Drive, Farmington Hills, MI 48331	
Phone Number:		see option agreement and affidavit of approval dated 2-10-2025
Email:		

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:	SPPEC Holdings, LLC -Shamil Halabu
Agent:	Mansfield Land Use Consultants -Doug Mansfield / dougm@maaeps.com (231) 218-5560
Owner:	Lake Pointe Commercial Property, LLC -Neil Sosin, Trustee

PROPERTY INFORMATION

Property Address:	Oak Hollow Drive, Traverse City, MI 49686
Property Identification Number:	28-05-212-002-00
Legal Description:	see attached. Unit 2 Lake Pointe Office Condo Subdivision Plan No 153
Zoning District:	R-3 Multi-family Residential
Master Plan Future Land Use Designation:	Mixed Use Center
Area of Property (acres or square feet):	2.90 acres
Existing Use(s):	Vacant land
Proposed Use(s):	multi-family residential, 24 units

PROJECT TIMELINE

Estimated Start Date:	Fall 2025
Estimated Completion Date:	Fall 2026

REQUIRED SUBMITTAL ITEMS

A complete application for a Planned Unit Development Application or a Planned Unit Residential Development Application consists of the following:

Application Form:

- ☒ One original signed application
- ☒ One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- ☒ Fee major amendment to a PUD \$800

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form. pending

Site Plan:

- ☒ Two complete bound 24"x36" paper sets
- ☒ One digital set (PDF only)

Note: Ten complete stapled 11"x17" paper sets will be required for submittal after completeness review.

Written Information:

- ☒ Ten paper copies of the Approval Criteria (Administrative Amendments require one copy)
- ☒ One digital copy of the Approval Criteria (PDF only)
- ☒ Ten paper copies of the Impact Assessment (Administrative Amendments require one copy)
- ☒ One digital copy of the Impact Assessment (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

April 10th deadline for May 14th Planning Commission Meeting

DATA WAIVER

The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

APPROVAL CRITERIA

Indicate on a separate sheet of paper, how the proposed special use will comply with, meet, or facilitate each of the following Approval Criteria from § 423.E of the Zoning Ordinance. The Planning Commission must determine that each of these criteria are satisfied in order to grant approval of a Special Use Permit. A special use is permitted only if the applicant demonstrates that:

- ☒ The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;
- ☒ The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;
- ☒ The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;

- ☒ Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;
- ☒ The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;
- ☒ Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;
- ☒ The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- ☒ The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;
- ☒ Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
- ☒ Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and
- ☒ The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

IMPACT ASSESSMENT

1. Planned Unit Developments: A written impact statement of the application as it relates to 426.A and 426.E of the Zoning Ordinance.
2. Planned Unit Residential Developments: A written impact statement of the application as it relates to 427.A and 427.C of the Zoning Ordinance.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will on-site disposal be used?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
C. <u>Public utility easements required?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> pending
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Stormwater Plans approved by Township Engineer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> pending
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Note: Alternate measures must be designed and sealed by a registered Engineer.			
E. <u>Roads and Circulation</u>			
1. Are interior public streets proposed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has Road Commission approved (attach letter)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will public streets connect to adjoining properties or future streets?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Are private roads or interior drives proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will private drives connect to adjoining properties service roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Has the Road Commission or MDOT approved curb cuts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, attach approved permit.			

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

N/A REVIEW PROCESS - PLANNED UNIT DEVELOPMENT - NEW

Preliminary Review and Decision

1. Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
2. Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
3. Upon holding a public hearing, the Planning Commission shall submit a written recommendation to the Township Board. A public hearing may be held by the Township Board.
4. The Township Board shall approve, approve with conditions, or deny the request for preliminary Planned Unit Development approval.

Final Review and Decision

5. For Final Approval, the Planning Commission shall review and submit a written recommendation to the Township Board. A public hearing shall be held by the Township Board.
6. The Township Board shall approve, approve with conditions, or deny the request for final Planned Unit Development approval.
7. If approved or approved with conditions, the decision of the Township Board shall be incorporated into a written report and decision order.

N/A REVIEW PROCESS – PLANNED UNIT RESIDENTIAL DEVELOPMENT - NEW

Preliminary Review and Decision

1. Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
2. Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
3. Upon holding a public hearing, the Planning Commission shall approve, approve with conditions, or deny the request for preliminary Planned Unit Residential Development approval.

Final Review and Decision

4. Final review shall address all conditions imposed by the Planning Commission in the preliminary decision on the planned unit residential development. Submissions for final review and decision shall not be considered until all conditions have been addressed. The Director of Planning or designee shall conduct a completeness review to determine that all conditions of the preliminary decision have been addressed.
5. Once the plans and conditions are deemed substantially complete, the project shall be referred to the Planning Commission for its final review and decision. No application shall be referred to the Planning Commission until this standard has been satisfied. The Planning Commission may hold a public hearing on such application for final review and decision.
6. If approved or approved with conditions, the decision of the Planning Commission shall be incorporated into a written report and decision order.

✓ REVIEW PROCESS – PLANNED DEVELOPMENT – MAJOR AMENDMENT

Any proposed amendment other than those provided for below are considered a major amendment and shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original special use permit approval. Major amendments include but are not necessarily limited to changes that:

1. Increase the number of dwelling units, floor area, height, impervious surface development, or any additional land-use disturbance other than as provided for below;
2. Introduce different land uses than that requested in the application;
3. Request larger land area than indicated in the original application;
4. Request greater relief than that requested in the application;

5. Allow any decrease in buffer or transition areas, reduction in landscaping, reduction of required yards, or any change in the design characteristics or materials used in construction of the structures;
6. Reduce or eliminate conditions attached to a legislative or quasi-judicial development order; or
7. Reduce or eliminate pedestrian circulation.

N/A REVIEW PROCESS – PLANNED DEVELOPMENT – MINOR AMENDMENT

The Planning Commission may authorize the following amendments to an approved development plan without a public hearing:

1. Changes to the timing or phasing of the proposed development, provided that the use and overall geographic land area remains the same and that required public improvements are not delayed.
2. Increases in total building height of greater than five (5) feet provided that maximum height regulations are complied with.
3. Any other proposed amendment which is determined by the Planning Commission to have no detrimental impact on any adjacent property and is not considered or classified a Major Amendment under § 423(6) Major Amendments.

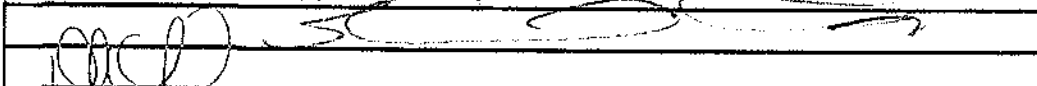
N/A REVIEW PROCESS – PLANNED DEVELOPMENT – ADMINISTRATIVE AMENDMENT

The Director of Planning may authorize the following amendments to an approved site development plan:

1. Shifts in on-site location and changes in size, shape, or configuration of less than 15 percent, or a 15 percent or less change in either impervious surface or floor area over what was originally approved.
2. An increase in total building height of less than five (5) feet, provided that maximum height regulations of the underlying zoning district are met.
3. Minor adjustment of the location of utilities and walkways, provided however that no sidewalks or paths required by the approval authority may be eliminated.
4. The substitution of landscape material provided the substituted materials are of a similar nature and quality and will comply with the standards of § 530, Landscape Materials of Article 5, Development Standards, of this ordinance.
5. Minor revisions to an internal street circulation pattern not increasing the number of lots or lowering the connectivity ratio.
6. Minor realignment of ingress and egress locations if required by the Grand Traverse County Road Commission or Michigan Department of Transportation.
7. A reduction in the number of proposed lots or the combination of units.

PERMISSION TO ENTER SUBJECT PROPERTY

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:	refer to Affidavit of Approval dated 2-10-2025
Applicant Signature:	
Agent Signature:	
Date:	4-8-2025

OWNER'S AUTHORIZATION

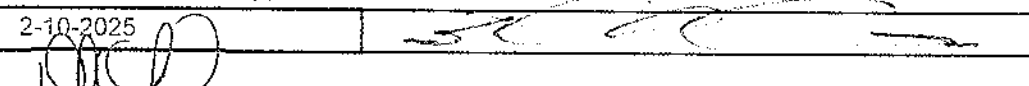
If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We refer to Affidavit of Approval dated 2-10-2025 authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:	refer to Affidavit of Approval dated 2-10-2025
Date:	2-10-2025

AFFIDAVIT

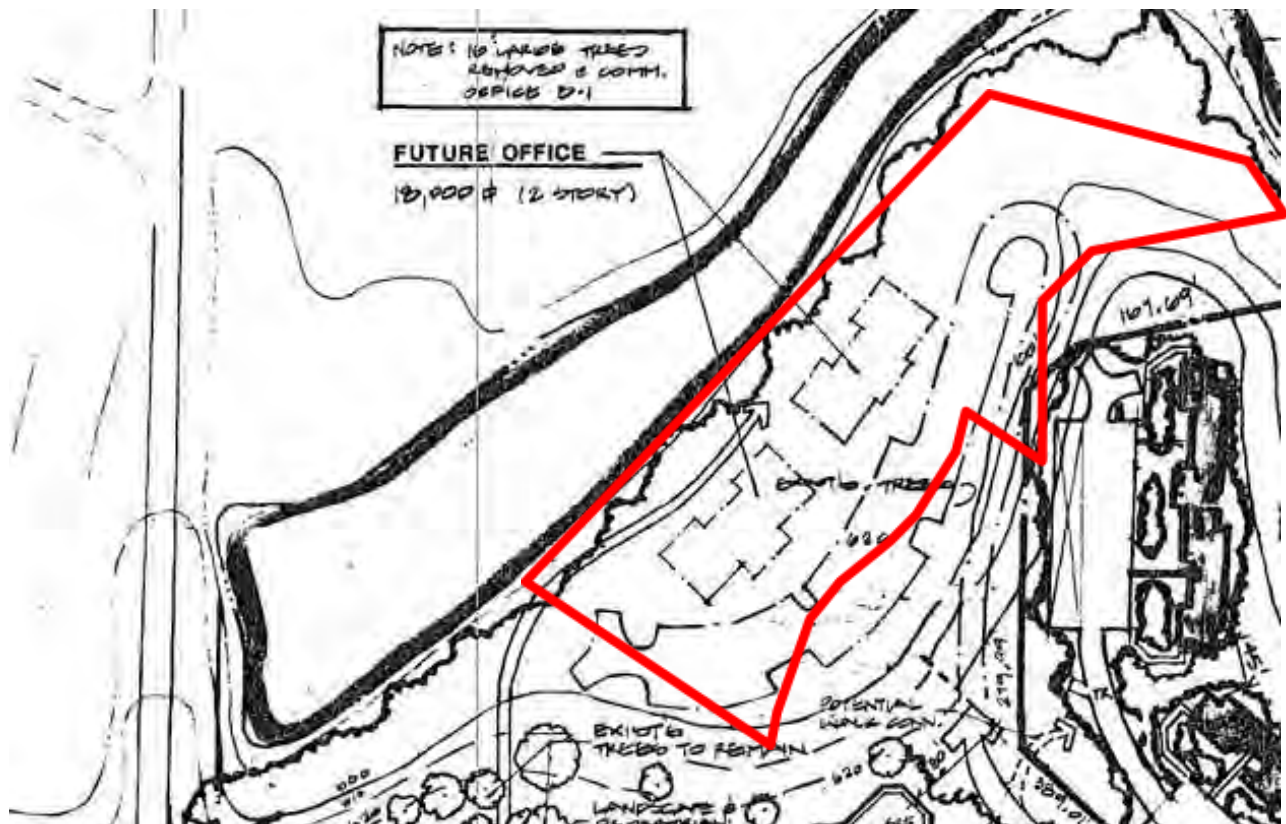
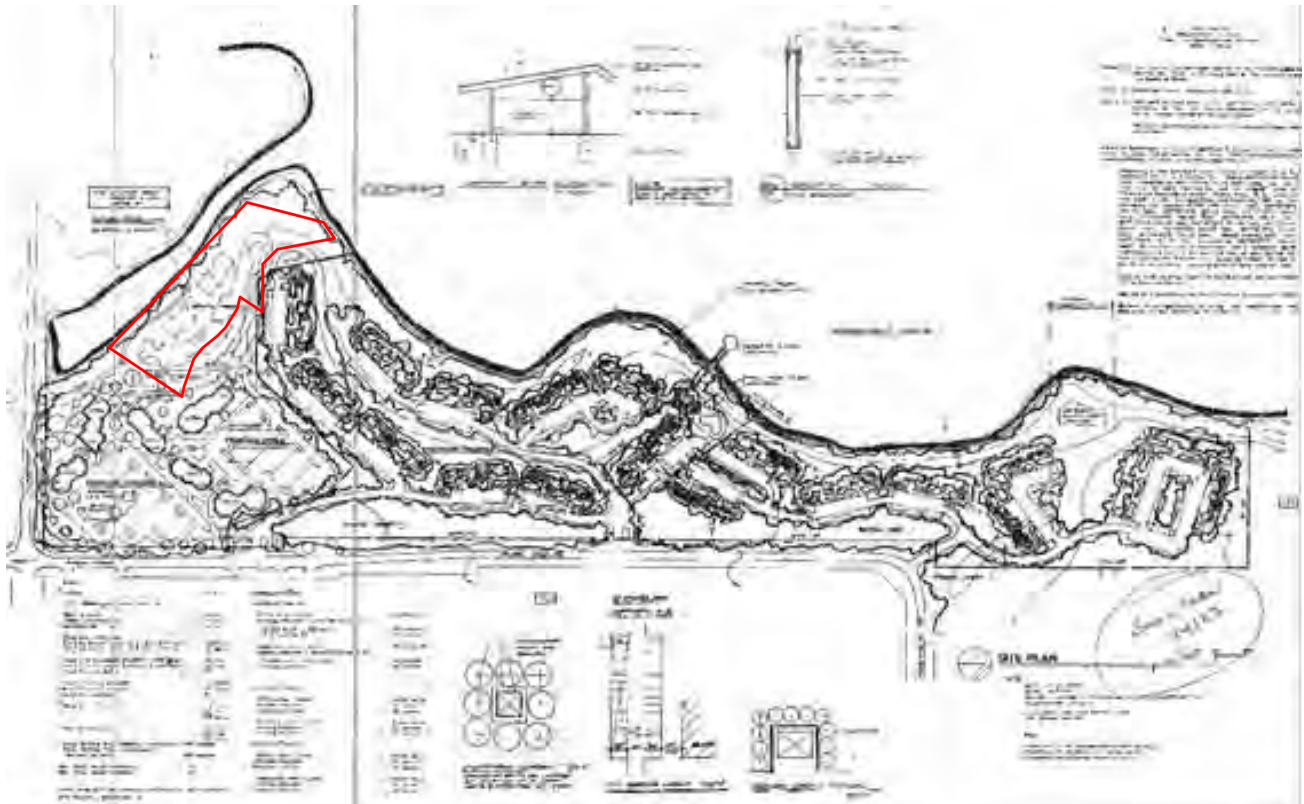
The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:	refer to Affidavit of Approval dated 2-10-2025
Date:	2-10-2025
Applicant Signature:	
Date:	4-8-2025

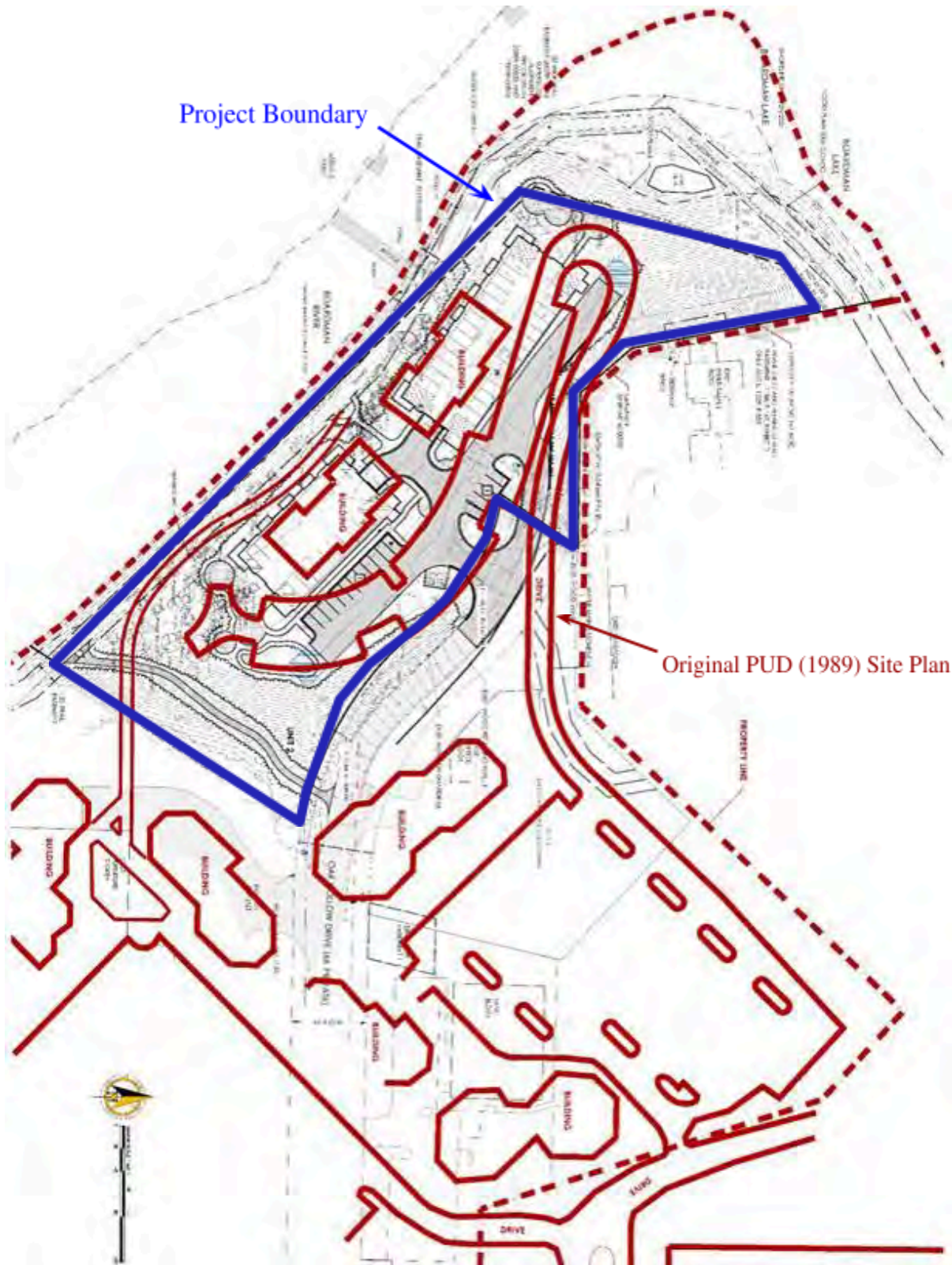
Oak Hollow

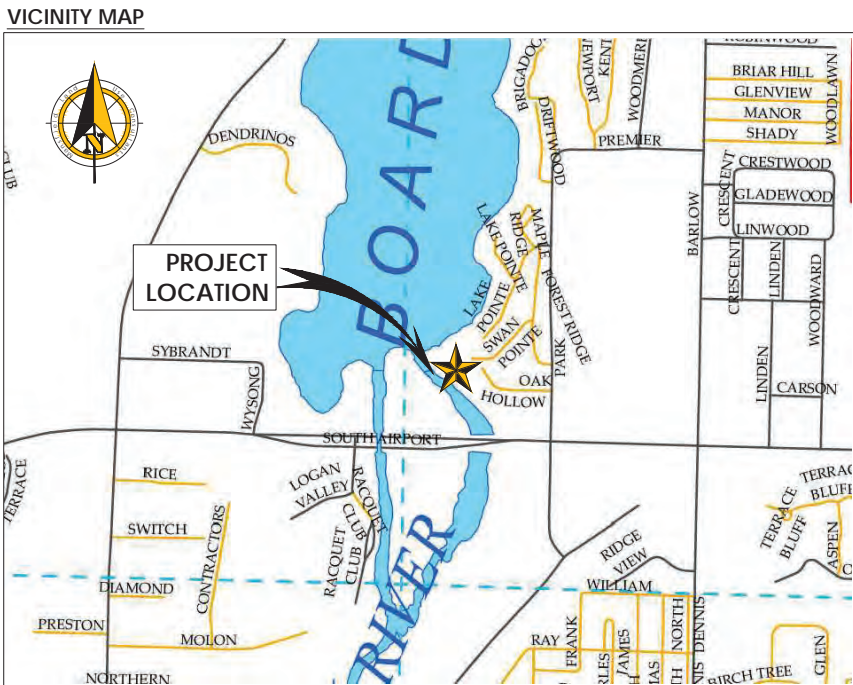
Multi-Family Residential Development Lake Pointe Village PUD - Major Amendment

Lake Pointe PUD (1986)



Overlay of the Original PUD Site Plan on the Proposed Oak Hollow





EMERGENCIES:	911
Grand Traverse Metro:	231-947-3000
Grand Traverse Rural:	231-943-9721
Garfield Township:	231-941-7682

[illegible]

*ORIGINAL PUD STANDARDS WERE NOT AVAILABLE. THE STANDARDS ABOVE ARE DERIVED FROM AN OVERLAY OF THE ORIGINAL PUD SITE PLAN ON THE PROPOSED PROJECT PARCEL BOUNDARY.



- C1.0 COVER SHEET
- C1.1 NOTE SHEET
- C1.2 CIVIL DETAILS - SITE
- C1.3 CIVIL DETAILS - WATER
- C1.4 CIVIL DETAILS - SANITARY
- C1.5 CIVIL DETAILS - STORM
- C2.0 EXISTING CONDITIONS PLAN
- C2.1 DEMOLITION PLAN
- C3.0 SOIL EROSION & SEDIMENTATION CONTROL PLAN
- C4.0 SITE & DIMENSION PLAN
- C5.0 GRADING & STORM PLAN
- C6.0 UTILITY PLAN
- L1.0 LANDSCAPE PLAN
- L1.1 LANDSCAPE DETAIL & NOTES
- EXHIBIT A SITE LIGHTING EXHIBIT
- EXHIBIT B LIGHTING CUT SHEETS
- EXHIBIT 4A BUILDING CROSS SECTION EXHIBIT
- EXHIBIT 4B BUILDING CROSS SECTION EXHIBIT
- EXHIBIT 4C 1986 DESIGN-OVERLAY EXHIBIT

Garfield Township, Grand Traverse County, Michigan

SPPEC Holdings, LLC
Oak Hollow, Multi-Family Development
COVER SHEET
Unit 2, Lake Pointe Office Condominium Sub. Plan #153
Garfield Township, Grand Traverse County, Michigan

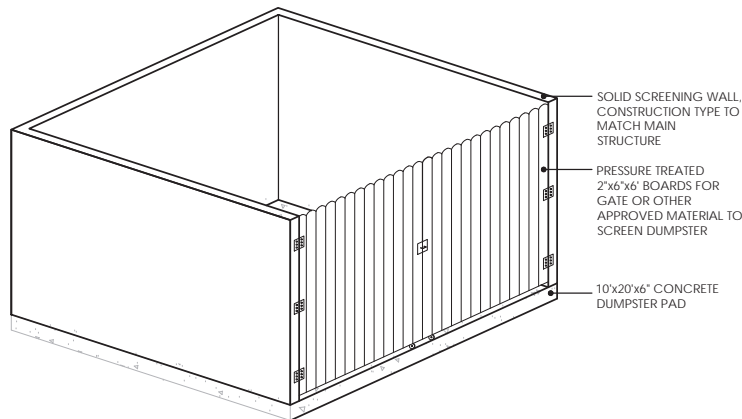
PRELIMINARY

P.M.: DLM

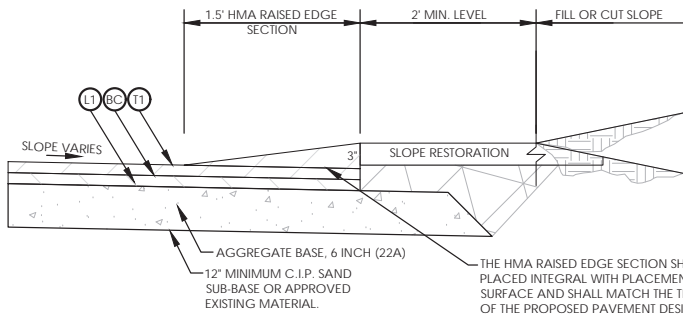
DR.: MMM CKD.: DLM CREATED: 08.22.202

JOB NO.: 24183

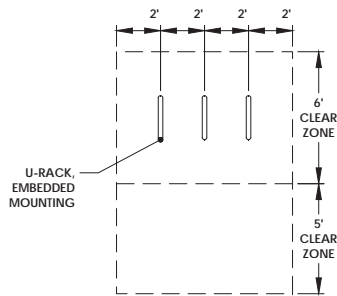
C1.0



DUMPSTER SCREENING PAD
NO SCALE

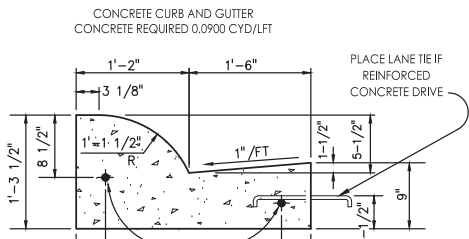
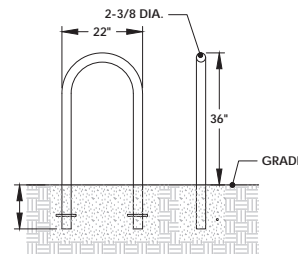


HMA RAISED EDGE SECTION
NO SCALE

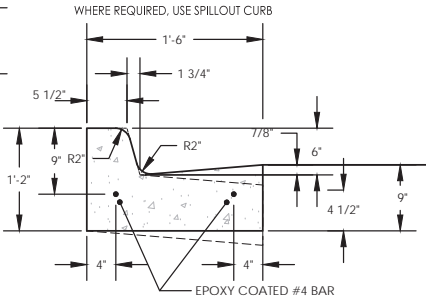


- NOTES:
1. U-RACK BIKE RACK SUPPORTS 2-POINT CONTACT WITH BIKE FRAMES.
 2. EMBEDMENT DETAILS ARE FOR REFERENCE ILLUSTRATION ONLY. MINIMUM FOUNDATION SIZES DEPEND ON LOCAL SOIL CONDITIONS, WEATHER CONDITIONS AND ENGINEERING REQUIREMENTS.

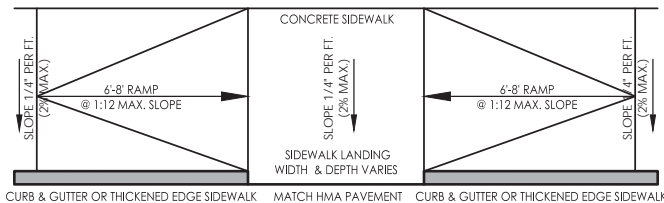
BIKE RACK DETAIL
NO SCALE



M.D.O.T. B2 CURB DETAIL
NO SCALE



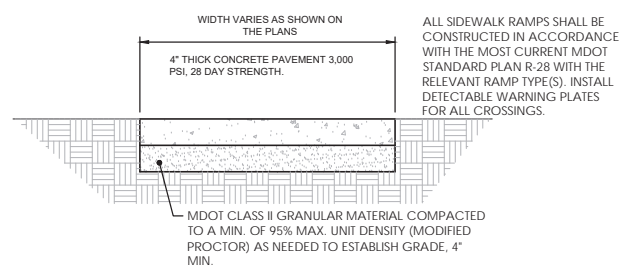
MDOT TYPE F2 CURB DETAIL
NO SCALE



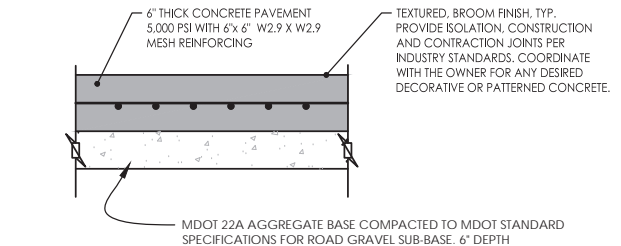
DROPPED SIDEWALK RAMP DETAIL
NO SCALE

FIRE LANE & LOADING
ZONE SIGN DETAIL
NO SCALE

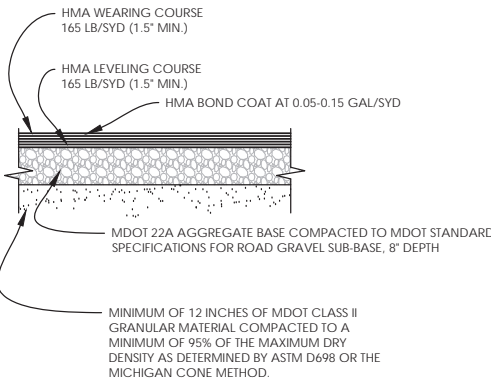
BARrier-FREE PARKING
SIGN DETAIL
NO SCALE



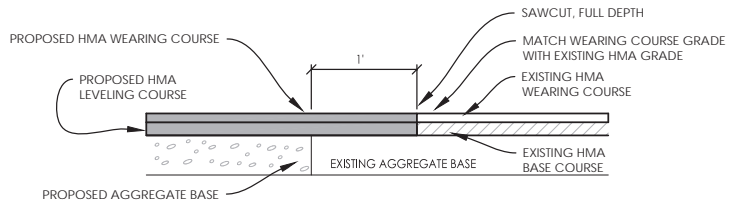
CONCRETE SIDEWALK DETAIL
NO SCALE



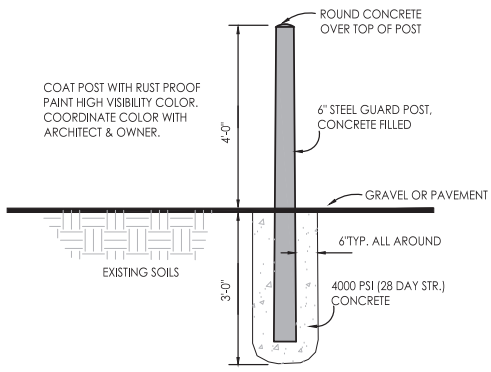
PAVING DETAIL - CONCRETE
NO SCALE



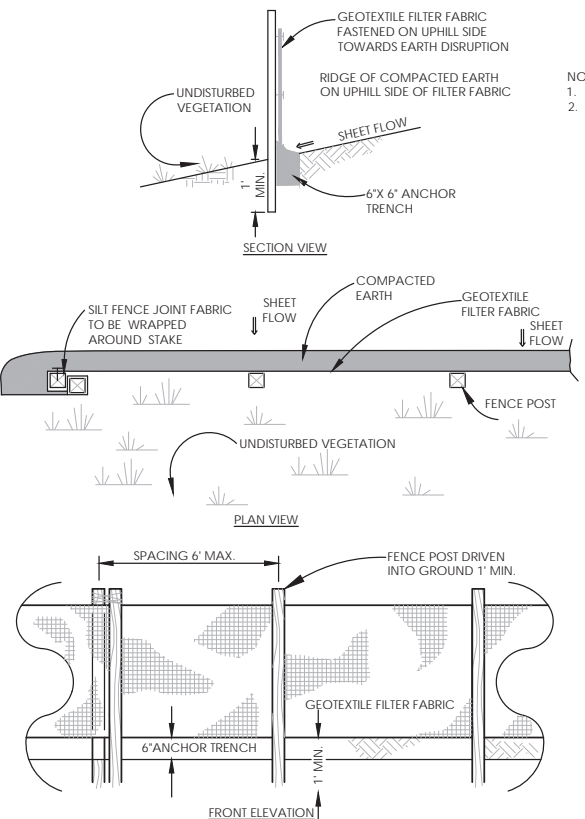
SITE PAVING DETAIL - HMA
NO SCALE



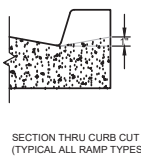
HMA BUTT JOINT DETAIL
NO SCALE



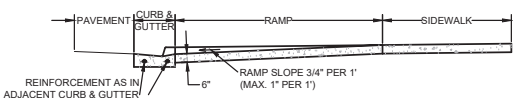
BOLLARD DETAIL
NO SCALE



SILT FENCE DETAILS
NO SCALE



SIDEWALK RAMP TYPE 4 (MODIFIED)
NO SCALE



BARrier FREE RAMP DETAIL A (V-124A)
NO SCALE

8310 Cottageview Dr.
Suite 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.mansfield25.com
info@mansfield25.com

Mansfield25

Year Anniversary
1999-2024

Land Use Consultants

REV	DATE	BY	CHK	DESC
01	08-22-24	dim	dim	Original Conceptual design
02	12-13-24	dim	dim	Adt CFA topo
03	01-07-25	dim	dim	25 Structure free area, north property line
04	02-11-25	dim	dim	Revised building & layout
05	04-17-25	dim	dim	Township Submittal, RPD amendment, SPR
06	05-05-25	dim	dim	Township Submittal, RPD amendment, SPR, updated

SPEC Holdings, LLC

Oak Hollow, Multi-Family Development

CIVIL DETAILS - SITE

Unit 2, Lake Pointe Office Condominium Sub. Plan #153
Garfield Township, Grand Traverse County, Michigan

PRELIMINARY

DLM

MM/MLL

CU/MLL

CH/MLL

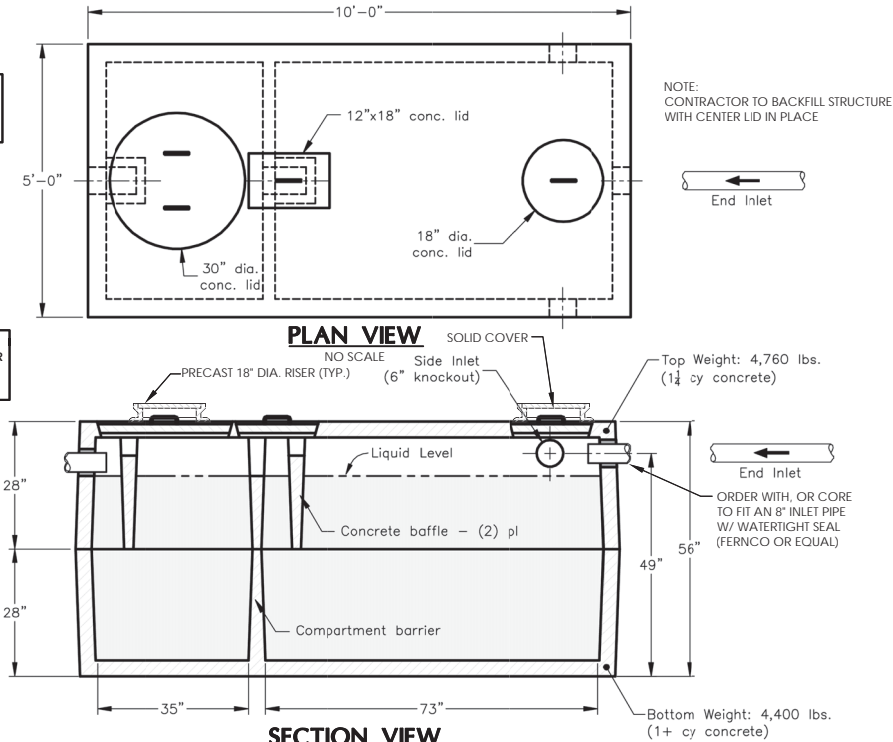
08-22-2024

JOB NO: 24183

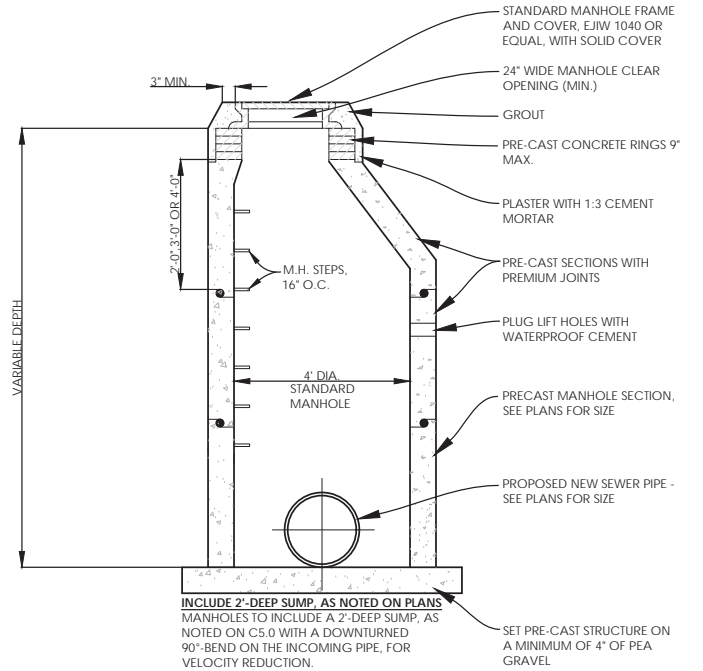
C1.2

OWNER SHALL SCHEDULE AN ANNUAL INSPECTION OF THE SEDIMENT TANK AND PUMP THE TANK OF SOLIDS WHEN THE SEDIMENT HAS A DEPTH OF ~12"-18".

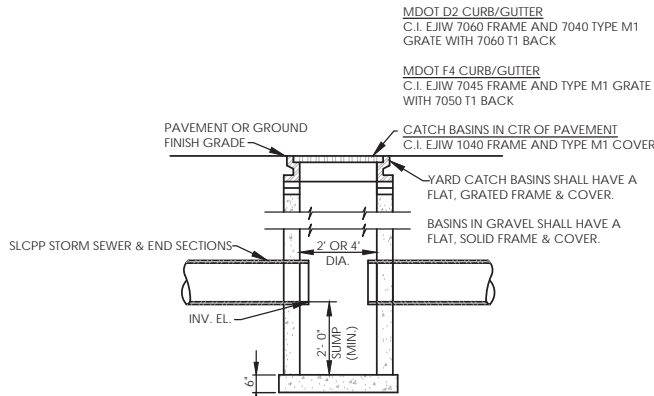
INSTALL 1,000-GALLON, DUAL CHAMBER SEDIMENT TANK (OR EQUIVALENT), ORDER WITH, OR CORE FOR 8"Ø INLETS AND OUTLETS, AND PROVIDE H2O LOADING.



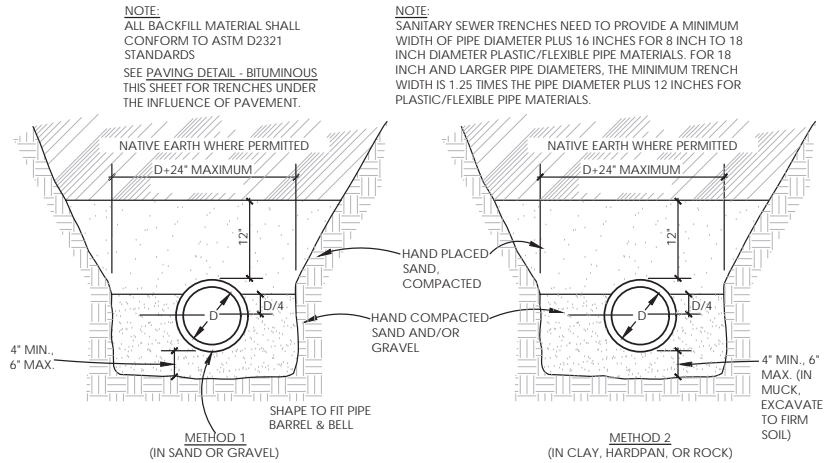
UNDERGROUND STORM WATER SEDIMENT TANK
NO SCALE



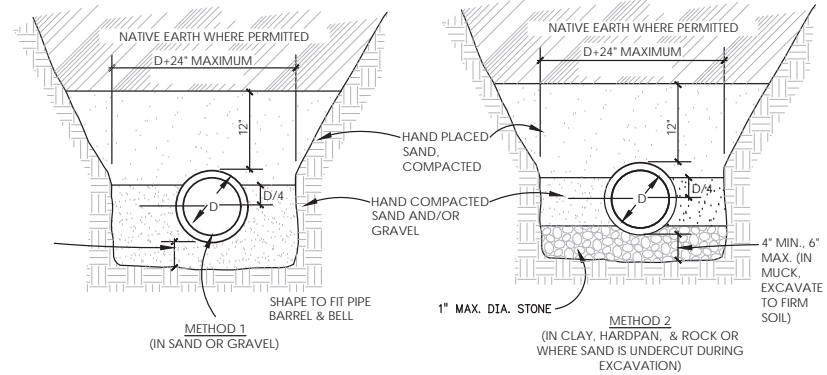
4 FT. DIA. STORM MANHOLE DETAIL
NO SCALE



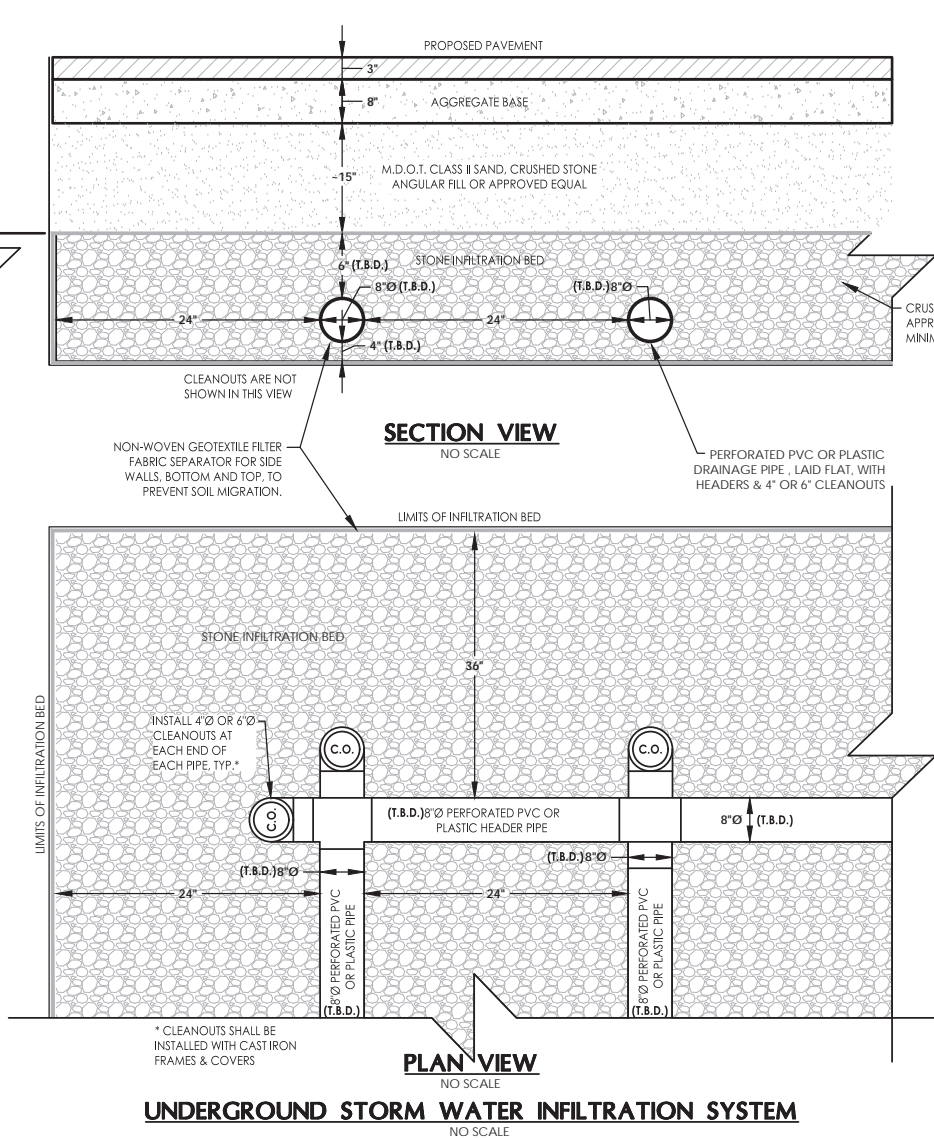
2 OR 4 FT. DIA. CATCH BASIN DETAIL
NO SCALE



PIPE BEDDING - CLASS A DETAIL
NO SCALE

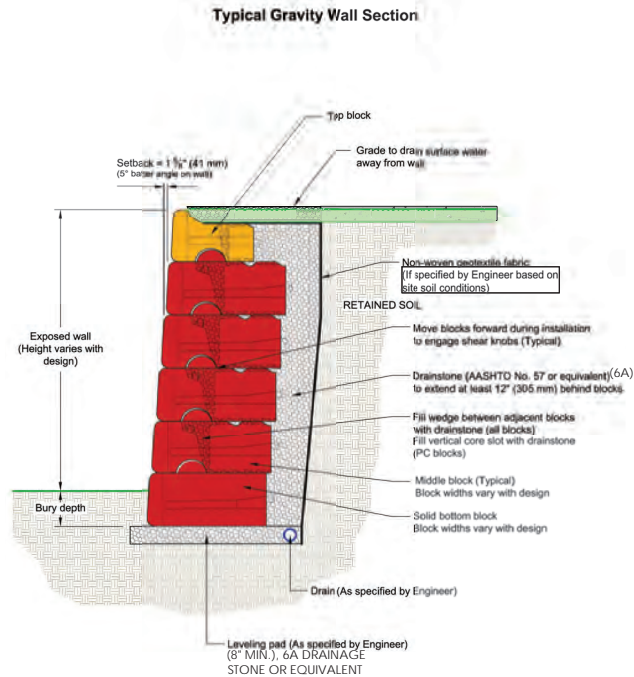


PIPE BEDDING - CLASS B DETAIL
NO SCALE



UNDERGROUND STORM WATER INFILTRATION SYSTEM
NO SCALE

- UNDERGROUND STORM WATER INFILTRATION SYSTEM**
UNDERGROUND PERFORATED STORM PIPE SYSTEM & STONE BEDDING.
- INSTALL STONE BACKFILL & PIPE PER MANUFACTURER'S SPECS.
 - INSTALL 4" OR 6"Ø CLEANOUTS AT EACH END OF SYSTEM PIPES.
 - SEE SHEET PLANS FOR STORM WATER SYSTEM & SOIL BORING DETAILS.
 - ROW SPACING = 24" STONE BETWEEN PIPES
 - END & SIDE STONE = 24" STONE OUTSIDE OF PIPES
 - STONE ABOVE PIPE = 6" DEPTH (T.B.D.)
 - PERFORATED PIPE DIAMETER = 8" (T.B.D.)
 - STONE BELOW PIPE = 4" DEPTH (T.B.D.)

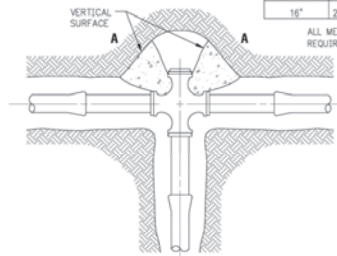


(DETAIL IS BASED ON RED-ROCK TYPICAL GRAVITY WALL CONSTRUCTION DETAIL)

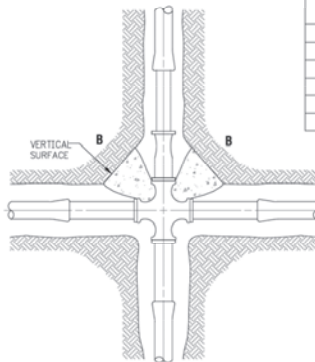
TYPICAL GRAVITY WALL DETAIL
NO SCALE

REV	DATE	BY	CHK	DESC
01	08-22-24	dim	dim	Original Conceptual design
02	12-13-24	dim	dim	Adst GFA topo
03	01-07-25	dim	dim	25 Structure free area, north property line
04	02-11-25	dim	dim	Revised building & layout
05	04-17-25	dim	dim	Township Submittal, FID amendment, SPR
06	05-05-25	dim	dim	Township Submittal, FID amendment, SPR, updated

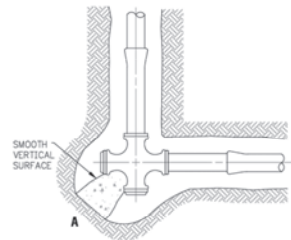
PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
	SURFACE A
4"	1'-0" x 1'-0" = 1.0 SQ.FT.
6"	1'-4" x 1'-0" = 1.8 SQ.FT.
8"	2'-0" x 1'-4" = 2.7 SQ.FT.
10"	1'-10" x 1'-10" = 3.4 SQ.FT.
12"	2'-4" x 2'-4" = 5.4 SQ.FT.
16"	2'-10" x 2'-10" = 8.0 SQ.FT.



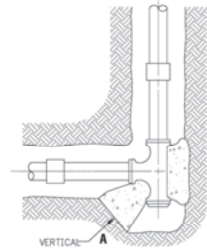
PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
	SURFACE B
4"	0'-0" x 0'-6" = 0.3 SQ.FT.
6"	0'-10" x 0'-8" = 0.6 SQ.FT.
8"	1'-0" x 0'-10" = 0.8 SQ.FT.
10"	1'-4" x 1'-4" = 1.8 SQ.FT.
12"	1'-8" x 1'-8" = 2.8 SQ.FT.
16"	2'-0" x 2'-0" = 4.0 SQ.FT.



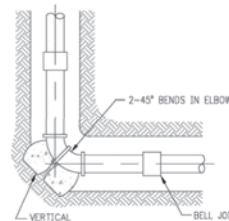
PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
	SURFACE A
4"	1'-9" x 1'-4" = 2.3 SQ. FT.
6"	2'-3" x 2'-0" = 4.5 SQ. FT.
8"	2'-8" x 2'-8" = 7.1 SQ. FT.
10"	3'-0" x 3'-0" = 9.0 SQ. FT.
12"	3'-8" x 3'-8" = 13.5 SQ. FT.



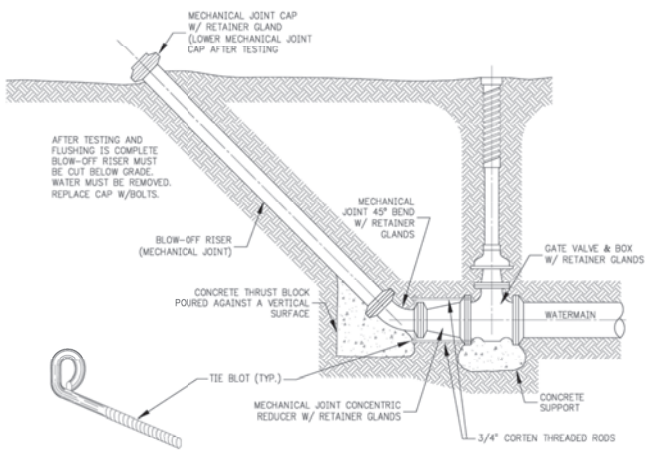
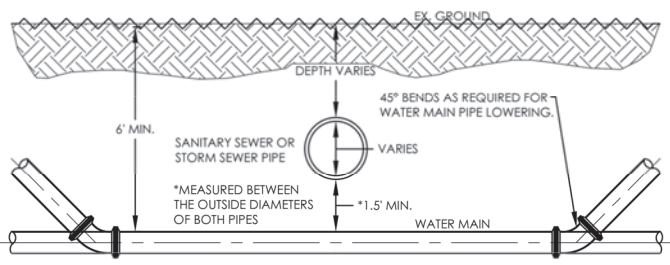
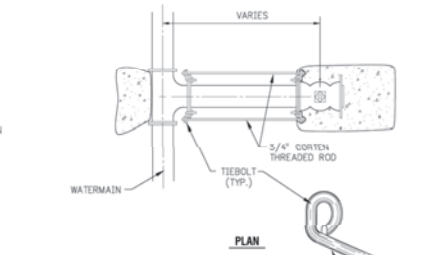
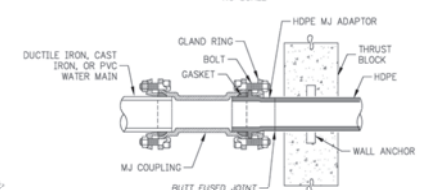
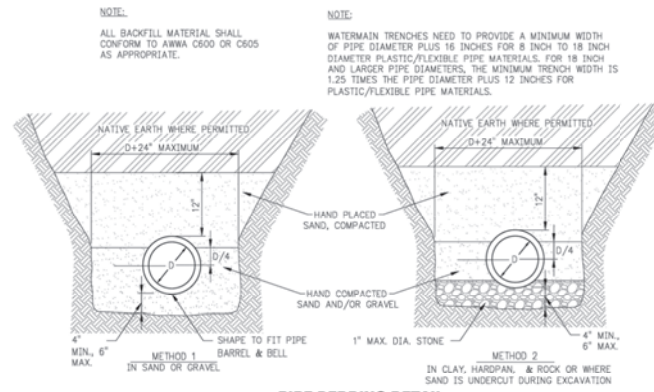
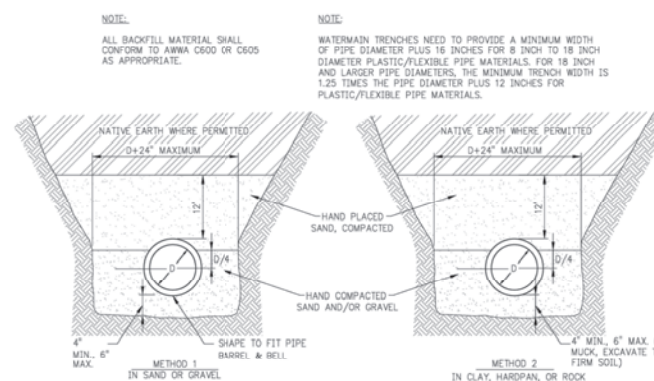
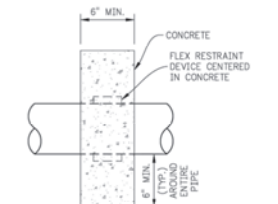
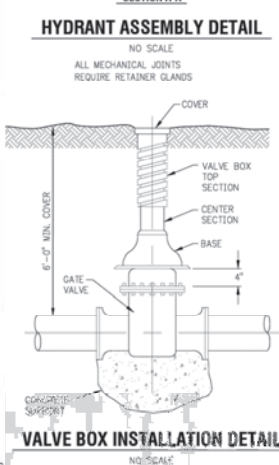
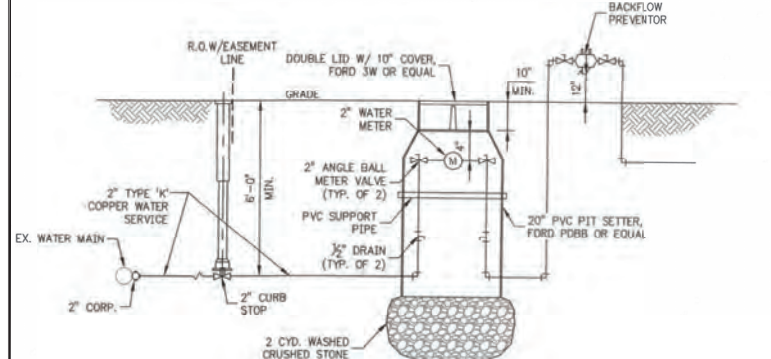
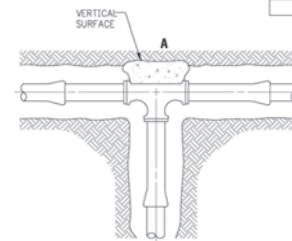
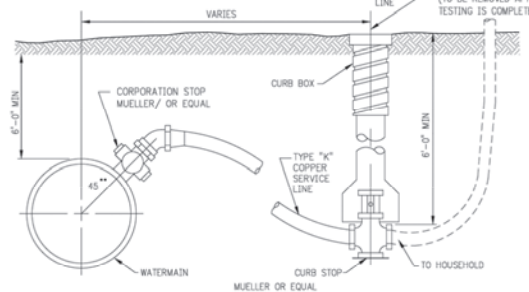
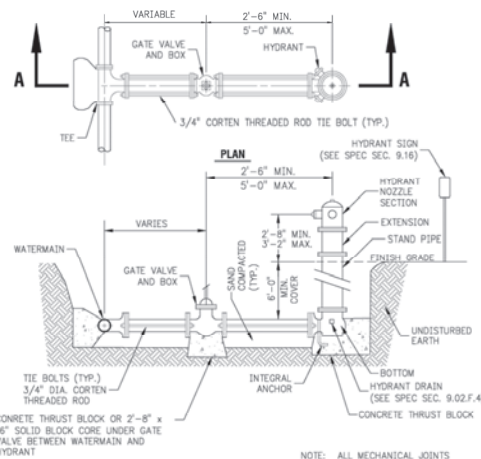
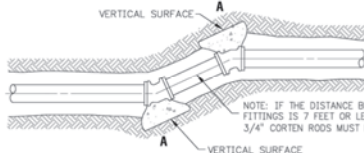
PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCK
	SURFACE A
4"	1'-4" x 0'-8" = 0.9 SQ. FT.
6"	1'-8" x 1'-4" = 2.2 SQ. FT.
8"	2'-0" x 1'-9" = 3.5 SQ. FT.
10"	2'-4" x 2'-4" = 5.4 SQ. FT.
12"	2'-8" x 2'-8" = 7.1 SQ. FT.
16"	3'-8" x 3'-8" = 13.5 SQ. FT.



PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
	SURFACE A
4"	1'-9" x 1'-4" = 2.3 SQ.FT.
6"	2'-3" x 2'-0" = 4.5 SQ.FT.
8"	2'-8" x 2'-8" = 7.1 SQ.FT.
10"	3'-0" x 3'-0" = 9.0 SQ.FT.
12"	3'-8" x 3'-8" = 13.5 SQ.FT.
16"	5'-0" x 5'-0" = 25 SQ.FT.



DEGREE OF BEND IN ELBOW	PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
		SURFACE A
45°	4"	1'-4"x 1'-0" = 1.3 SQ. FT.
45°	6"	1'-8"x 1'-4" = 2.2 SQ. FT.
	8"	2'-0"x 2'-0" = 4.0 SQ. FT.
45°	10"	2'-4"x 2'-4" = 5.4 SQ. FT.
45°	12"	2'-8"x 2'-8" = 7.1 SQ. FT.
45°	16"	3'-6"x 3'-0" = 13.0 SQ. FT.
22.5° OR 11.25°	4"	1'-0"x 0'-8" = 0.7 SQ. FT.
22.5° OR 11.25°	6"	1'-4"x 1'-0" = 1.3 SQ. FT.
22.5° OR 11.25°	8"	1'-8"x 1'-4" = 2.2 SQ. FT.
22.5° OR 11.25°	10"	1'-8"x 1'-8" = 2.8 SQ. FT.
22.5° OR 11.25°	12"	1'-10"x 1'-10" = 3.4 SQ. FT.
22.5° OR 11.25°	16"	2'-8"x 2'-8" = 7.1 SQ. FT.



SURROUNDING PARCEL INFORMATION				DATE: 12/13/2024
Tax ID	Owner/Address	Parcel Address	Current Zoning	Current Use
28-04-014-127-38	BRIGHTON AVE. MC HIGAN LLC 4300 E. 12TH AVENUE SCL 12565 CH 4529 186	1725 OAK HOLLOW DR.	R-3	COMMERCIAL RETAIL
28-05-012-091-03	231 PROPHETSLUT 1844 OAK HOLLOW DR. TRAVERSE CITY MI 49666	1844 OAK HOLLOW DR.	R-3	COMMERCIAL OFFICE
28-05-014-109-13	LACE POND ACRES INC GROUP LLC 6735 TELEGRAPH RD. STE. 110 BLOOMFIELD HILLS MI 48301-3143	646 MAPLE RIDGE WAY	R-2	MULTI-FAMILY
28-05-0014-028-00	GRAND TRAVERSE COUNTY 900 BOARDMAN AVE. TRAVERSE CITY MI 49684-7477	920 W. SOUTH AFBORST ROAD MPTA, MI	AG	PARK

SURROUNDING PARCEL INFORMATION				DATE: 12/13/2024
Tax ID	Owner/Address	Parcel Address	Current Zoning	Current Use
28-04-014-127-38	BRIGHTON AVE. MC HIGAN LLC 4300 E. 12TH AVENUE SCL 12565 CH 4529 186	1725 OAK HOLLOW DR.	R-3	COMMERCIAL RETAIL
28-05-012-091-03	231 PROPHETSLUT 1844 OAK HOLLOW DR. TRAVERSE CITY MI 49666	1844 OAK HOLLOW DR.	R-3	COMMERCIAL OFFICE
28-05-014-109-13	LACE POND ACRES INC GROUP LLC 6735 TELEGRAPH RD. STE. 110 BLOOMFIELD HILLS MI 48301-3143	646 MAPLE RIDGE WAY	R-2	MULTI-FAMILY
28-05-0014-028-00	GRAND TRAVERSE COUNTY 900 BOARDMAN AVE. TRAVERSE CITY MI 49684-7477	920 W. SOUTH AFBORST ROAD MPTA, MI	AG	PARK

Mansfield **25**
— & —
Land Use Consultants
Year Anniversary
1999-2024

REV#	DATE	DES	CHK	DESC
01	08-22-24	din	nmnt	Original Conceptual design
02	12-13-24	din	nmnt	Add GFA logo
03	01-07-25	din	nmnt	25 Blue lot line area, north property line
04	02-17-25	din	nmnt	Revised Landscaping & layout
05	04-07-25	din	nmnt	Revised Schematic PUD amendment, SPR
06	06-06-25	din	nmnt	Revised Schematic PUD amendment, SPR, updated

SPEC Holdings, LLC
Oak Hollow, Multi-Family Development
EXISTING CONDITIONS PLAN
Unit 2, Lake Pointe Office Condominium Sub, Plan #153
Garfield Township, Grand Traverse County, Michigan

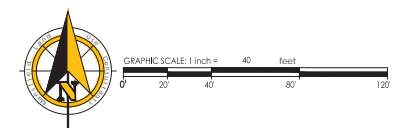
PRELIMINARY

P.A.#: DLM

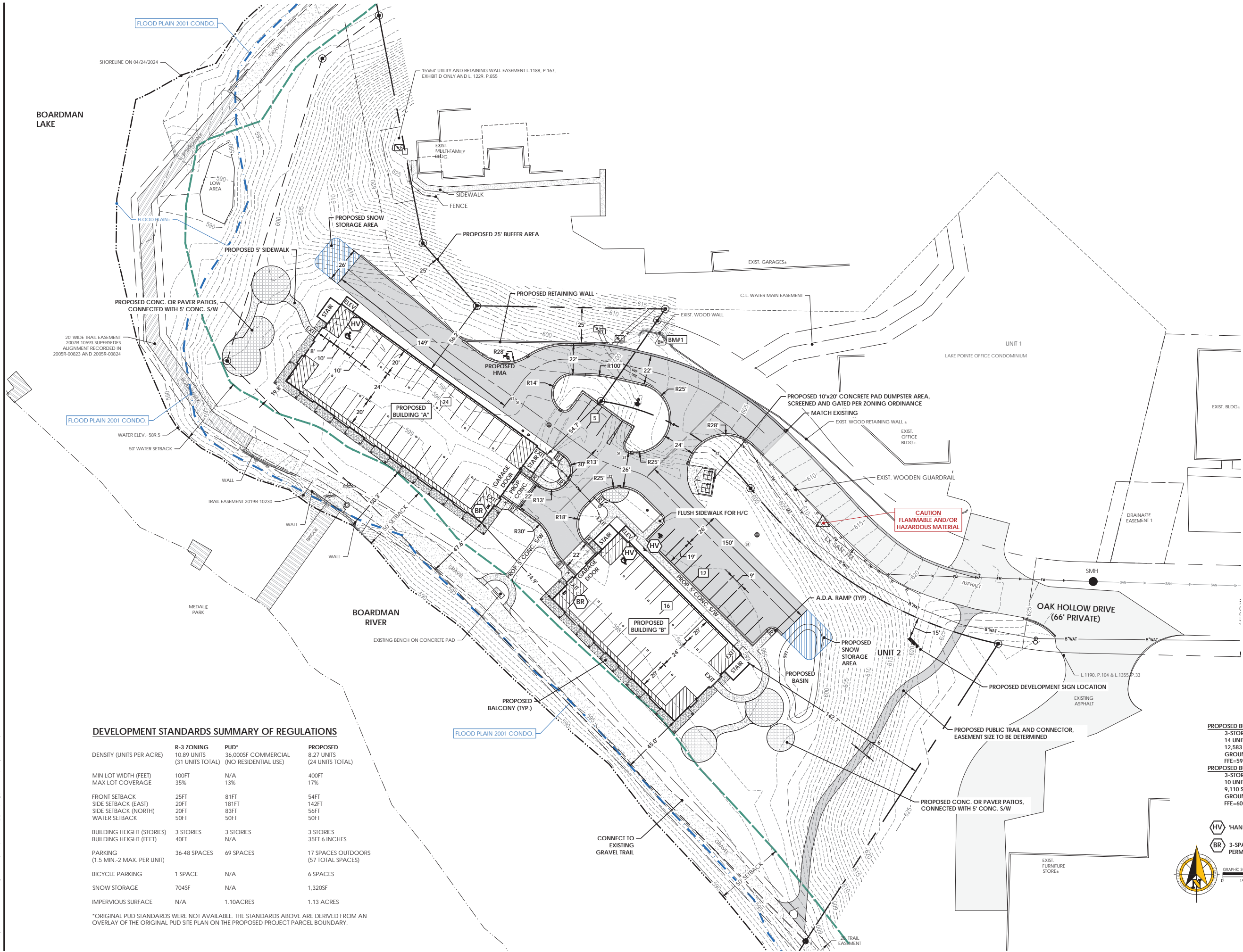
DR: MMM CKD: DLM CREATED: 08.22.2024

JOB NO.: 24183

C2.0



P:\Users\jmc\Documents\24183 - Oak Hollow Multi-Family Development\24183 - Oak Hollow Multi-Family Development.dwg, 11/22/2024 10:00:00 AM, 11/22/2024 10:00:00 AM, 11/22/2024 10:00:00 AM



DEVELOPMENT STANDARDS SUMMARY OF REGULATIONS

DENSITY (UNITS PER ACRE)	R-3 ZONING 10.89 UNITS (31 UNITS TOTAL)	PUD* 36,000SF COMMERCIAL (NO RESIDENTIAL USE)	PROPOSED 8.27 UNITS (24 UNITS TOTAL)
MIN LOT WIDTH (FEET)	100FT	N/A	400FT
MAX LOT COVERAGE	35%	13%	17%
FRONT SETBACK	25FT	81FT	54FT
SIDE SETBACK (EAST)	20FT	181FT	142FT
SIDE SETBACK (NORTH)	20FT	83FT	56FT
WATER SETBACK	50FT	50FT	50FT
BUILDING HEIGHT (STORIES)	3 STORIES	3 STORIES	3 STORIES
BUILDING HEIGHT (FEET)	40FT	N/A	35FT 6 INCHES
PARKING (1.5 MIN.-2 MAX. PER UNIT)	36-48 SPACES	69 SPACES	17 SPACES OUTDOORS (57 TOTAL SPACES)
BICYCLE PARKING	1 SPACE	N/A	6 SPACES
SNOW STORAGE	704SF	N/A	1,320SF
IMPERVIOUS SURFACE	N/A	1.10ACRES	1.13 ACRES

*ORIGINAL PUD STANDARDS WERE NOT AVAILABLE. THE STANDARDS ABOVE ARE DERIVED FROM AN OVERLAY OF THE ORIGINAL PUD SITE PLAN ON THE PROPOSED PROJECT PARCEL BOUNDARY.

PROPOSED BUILDING "A" :
3-STORY, 35'-6" TALL
14 UNIT RESIDENTIAL BUILDING
12,583 S.F. FOOTPRINT
GROUND FLOOR PARKING
FFE=597.00

PROPOSED BUILDING "B" :
3-STORY, 35'-6" TALL
10 UNIT RESIDENTIAL BUILDING
9,110 S.F. FOOTPRINT
GROUND FLOOR PARKING
FFE=600.50

HV 'HANDICAP-VAN ACCESSIBLE' PARKING SIGN
BR 3-SPACE BIKE RACK
PERMANENTLY SECURED

GRAPHIC SCALE: 1 inch = 30 feet

BM#1
TOP OF SW PUMPER OF HYDRANT
ELEV. 604.33

SPPEC Holdings, LLC
Oak Hollow, Multi-Family Development
SITE & DIMENSION PLAN
Unit 2, Lake Pointe Office Condominium Sub. Plan #153
Garfield Township, Grand Traverse County, Michigan

PRELIMINARY

DLM

CRE: DLM

DATE: 08/22/2024

JOB NO: 24183

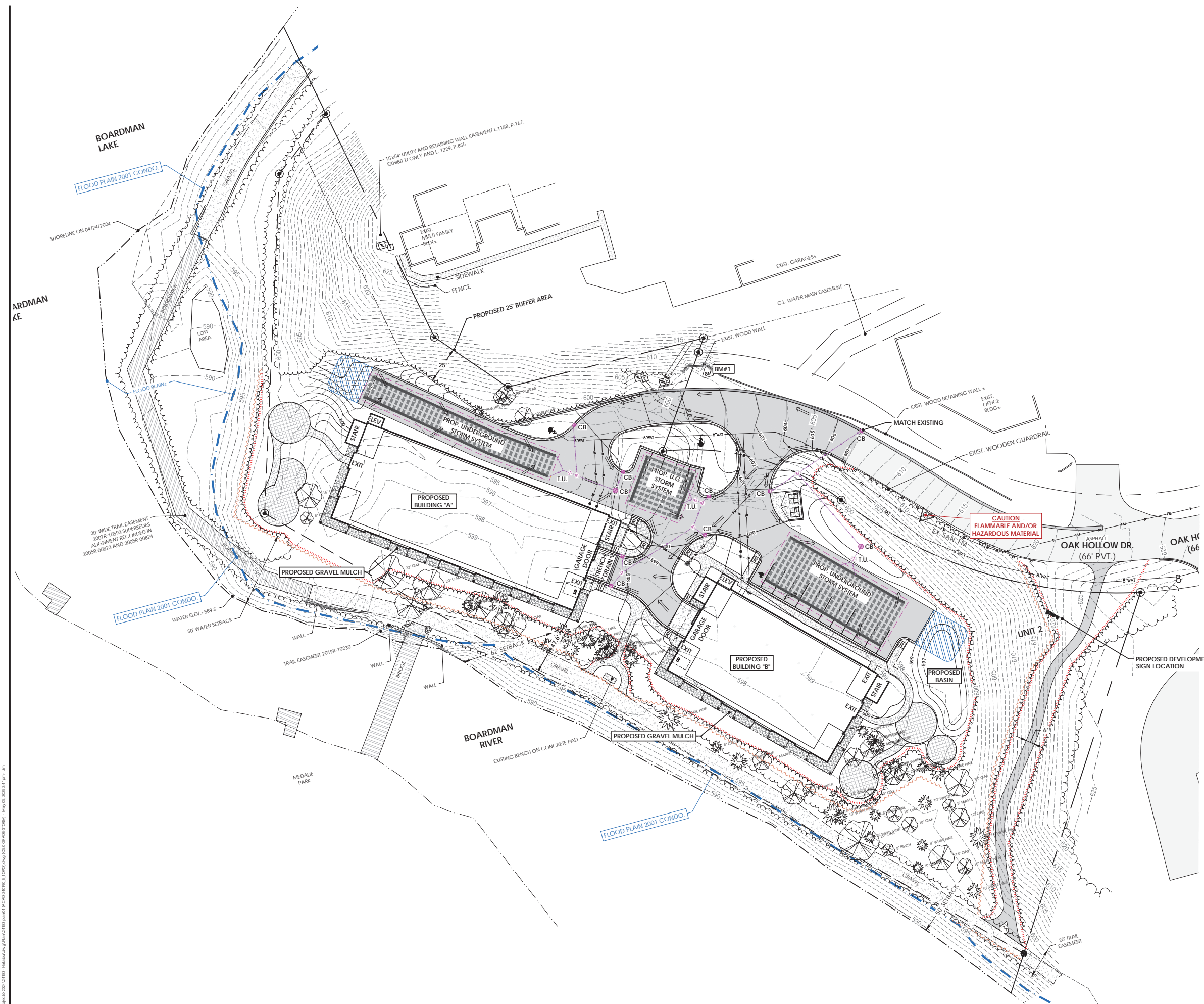
C4.0

Mansfield 25
&
Land Use Consultants

830 Cottageview Dr.
Suite 201
P.O. Box 46013
Traverse City, MI 49781
Phone: 231-946-9310
www.mansfield25.com
info@mansfield25.com

Year Anniversary
1999-2024

REV#	DATE	BY	CHK	DESC
01	08-22-24	dim	mm	Original Conceptual design
02	12-13-24	dim	mm	Asst CEA 1000
03	01-29-25	dim	mm	25' Structural Area north property line
04	02-13-25	dim	mm	Reverse Building & Layout
05	04-17-25	dim	mm	Township Submittal PUD amendment, SR
06	05-26-25	dim	mm	Township Submittal PUD amendment, SR, updated



BM#1
TOP OF SW PUMPER OF HYDRANT
ELEV. 604.33

830 Cottageview Dr.
Suite 201
P.O. Box 46013
Traverse City, MI 49605
Phone: 231-946-9310
www.mansfieldps.com
info@mansfieldps.com

Mansfield 25
&
Land Use Consultants
Year Anniversary
1999-2024

REV#	DATE	DES	CHK	DESC
01/08-22-24	dim	mm	dim	Original Conceptual design
02/12-13-24	dim	mm	dim	Asst CEA 1990
03/01-27-25	dim	mm	dim	25' Structure free area north property line
04/02-11-25	dim	mm	dim	Reverse building & layout
05/04-17-25	dim	mm	dim	Township Submittal PDD amendment, SR
06/05-29-25	dim	mm	dim	Township Submittal PDD amendment, SR, updated

SPPEC Holdings, LLC
Oak Hollow, Multi-Family Development
GRADING AND STORM PLAN
Unit 2, Lake Pointe Office Condominium Sub. Plan #153
Garfield Township, Grand Traverse County, Michigan

PRELIMINARY

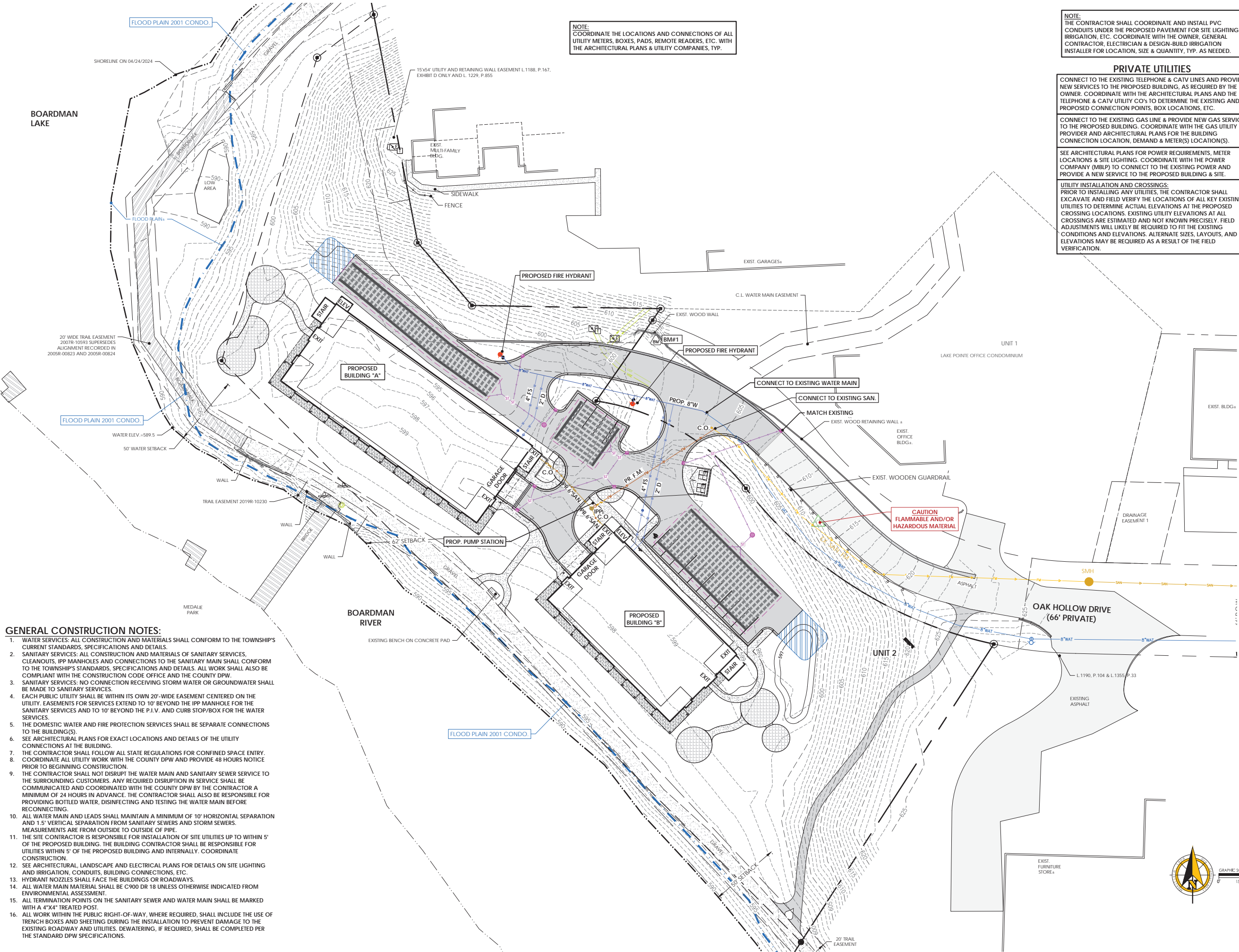
DATE: DLM
DATE: DLM
DATE: DLM

JOB NO: 24183

C5.0



GRAPHIC SCALE: 1 inch = 30 feet
0 15 30 60 90



GENERAL CONSTRUCTION NOTES:

1. WATER SERVICES: ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS.
2. SANITARY SERVICES: ALL CONSTRUCTION AND MATERIALS OF SANITARY SERVICES, CLEANOUTS, IPP MANHOLES AND CONNECTIONS TO THE SANITARY MAIN SHALL CONFORM TO THE TOWNSHIP'S STANDARDS, SPECIFICATIONS AND DETAILS. ALL WORK SHALL ALSO BE COMPLIANT WITH THE CONSTRUCTION CODE OFFICE AND THE COUNTY DPW.
3. SANITARY SERVICES: NO CONNECTION RECEIVING STORM WATER OR GROUNDWATER SHALL BE MADE TO SANITARY SERVICES.
4. EACH PUBLIC UTILITY SHALL BE WITHIN ITS OWN 20'-WIDE EASEMENT CENTERED ON THE UTILITY. EASEMENTS FOR SERVICES EXTEND TO 10' BEYOND THE IPP MANHOLE FOR THE SANITARY SERVICES AND TO 10' BEYOND THE P.I.V. AND CURB STOP/BOX FOR THE WATER SERVICES.
5. THE DOMESTIC WATER AND FIRE PROTECTION SERVICES SHALL BE SEPARATE CONNECTIONS TO THE BUILDING(S).
6. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DETAILS OF THE UTILITY CONNECTIONS AT THE BUILDING.
7. THE CONTRACTOR SHALL FOLLOW ALL STATE REGULATIONS FOR CONFINED SPACE ENTRY.
8. COORDINATE ALL UTILITY WORK WITH THE COUNTY DPW AND PROVIDE 48 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
9. THE CONTRACTOR SHALL NOT DISRUPT THE WATER MAIN AND SANITARY SEWER SERVICE TO THE SURROUNDING CUSTOMERS. ANY REQUIRED DISRUPTION IN SERVICE SHALL BE COMMUNICATED AND COORDINATED WITH THE COUNTY DPW BY THE CONTRACTOR A MINIMUM OF 24 HOURS IN ADVANCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING BOTTLED WATER, DISINFECTING AND TESTING THE WATER MAIN BEFORE RECONNECTING.
10. ALL WATER MAIN AND LEADS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM SANITARY SEWERS AND STORM SEWERS. MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE OF PIPE.
11. THE SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SITE UTILITIES UP TO WITHIN 5' OF THE PROPOSED BUILDING. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES WITHIN 5' OF THE PROPOSED BUILDING AND INTERNALLY. COORDINATE CONSTRUCTION.
12. SEE ARCHITECTURAL, LANDSCAPE AND ELECTRICAL PLANS FOR DETAILS ON SITE LIGHTING AND IRRIGATION, CONDUITS, BUILDING CONNECTIONS, ETC.
13. HYDRANT NOZZLES SHALL FACE THE BUILDINGS OR ROADWAYS.
14. ALL WATER MAIN MATERIAL SHALL BE C900 DR 18 UNLESS OTHERWISE INDICATED FROM ENVIRONMENTAL ASSESSMENT.
15. ALL TERMINATION POINTS ON THE SANITARY SEWER AND WATER MAIN SHALL BE MARKED WITH A 4"x4" TREATED POST.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY, WHERE REQUIRED, SHALL INCLUDE THE USE OF TRENCH BOXES AND SHEETING DURING THE INSTALLATION TO PREVENT DAMAGE TO THE EXISTING ROADWAY AND UTILITIES. DEWATERING, IF REQUIRED, SHALL BE COMPLETED PER THE STANDARD DPW SPECIFICATIONS.

NOTE:
COORDINATE THE LOCATIONS AND CONNECTIONS OF ALL UTILITY METERS, BOXES, PADS, REMOTE READERS, ETC. WITH THE ARCHITECTURAL PLANS & UTILITY COMPANIES, TYP.

NOTE:
THE CONTRACTOR SHALL COORDINATE AND INSTALL PVC CONDUITS UNDER THE PROPOSED PAVEMENT FOR SITE LIGHTING, IRRIGATION, ETC. COORDINATE WITH THE OWNER, GENERAL CONTRACTOR, ELECTRICIAN & DESIGN-BUILD IRRIGATION INSTALLER FOR LOCATION, SIZE & QUANTITY, TYP. AS NEEDED.

BM#1
TOP OF SW PUMPER OF HYDRANT
ELEV. 604.33

PRIVATE UTILITIES

CONNECT TO THE EXISTING TELEPHONE & CATV LINES AND PROVIDE NEW SERVICES TO THE PROPOSED BUILDING, AS REQUIRED BY THE OWNER. COORDINATE WITH THE ARCHITECTURAL PLANS AND THE TELEPHONE & CATV UTILITY CO'S TO DETERMINE THE EXISTING AND PROPOSED CONNECTION POINTS, BOX LOCATIONS, ETC.

CONNECT TO THE EXISTING GAS LINE & PROVIDE NEW GAS SERVICE TO THE PROPOSED BUILDING. COORDINATE WITH THE GAS UTILITY PROVIDER AND ARCHITECTURAL PLANS FOR THE BUILDING CONNECTION LOCATION, DEMAND & METER(S) LOCATION(S).

SEE ARCHITECTURAL PLANS FOR POWER REQUIREMENTS, METER LOCATIONS & SITE LIGHTING. COORDINATE WITH THE POWER COMPANY (MBLP) TO CONNECT TO THE EXISTING POWER AND PROVIDE A NEW SERVICE TO THE PROPOSED BUILDING & SITE.

UTILITY INSTALLATION AND CROSSINGS:
PRIOR TO INSTALLING ANY UTILITIES, THE CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY THE LOCATIONS OF ALL KEY EXISTING UTILITIES TO DETERMINE ACTUAL ELEVATIONS AT THE PROPOSED CROSSING LOCATIONS. EXISTING UTILITY ELEVATIONS AT ALL CROSSINGS ARE ESTIMATED AND NOT KNOWN PRECISELY. FIELD ADJUSTMENTS WILL LIKELY BE REQUIRED TO FIT THE EXISTING CONDITIONS AND ELEVATIONS. ALTERNATE SIZES, LAYOUTS, AND ELEVATIONS MAY BE REQUIRED AS A RESULT OF THE FIELD VERIFICATION.

830 Cottageview Dr.
Suite 201
P.O. Box 46013
Traverse City, MI 49605
Phone: 231-946-9310
www.mansfield25.com
info@mansfield25.com

Mansfield 25

Land Use Consultants

Year Anniversary
1999-2024

REV#	DATE	ISS	CHK	DN	DESC
01	08-22-24	dim	mm	dim	Original Conceptual design
02	12-13-24	dim	mm	dim	Asst CEA 1000
03	01-12-25	dim	mm	dim	25' Structural Area north property line
04	02-13-25	dim	mm	dim	Reverse Building & layout
05	04-17-25	dim	mm	dim	Township Sanitary PAD amendment, SR
06	05-05-25	dim	mm	dim	Township Sanitary PAD amendment, SR, updated

SPPEC Holdings, LLC

Oak Hollow, Multi-Family Development

UTILITY PLAN

Unit 2, Lake Pointe Office Condominium Sub. Plan #153

Garfield Township, Grand Traverse County, Michigan

PRELIMINARY

DLM

MM

CREATED

08-22-2024

JOB NO:

24183

C6.0

1. CLEAN UP AND REMOVE FROM THE PLANTING AREAS WEEDS AND GRASSES, INCLUDING ROOTS, AND ANY MINOR ACCUMULATED DEBRIS AND RUBBISH BEFORE COMMENCING WORK.
2. 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.
3. 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, CLODS AND ROCKS OVER 1 INCH IN DIAMETER WITHIN 3 INCHES OF SURFACE.
4. ALL PLANT MATERIALS SHALL BE HEALTHY, WELL DEVELOPED REPRESENTATIVES OF THEIR SPECIES OR VARIETIES, FREE FROM DISFIGUREMENT WITH WELL-DEVELOPED BRANCH AND ROOT SYSTEMS, AND SHALL BE FREE FROM ALL PLANT DISEASES AND INSECT INFESTATION.
5. ALL PLANT SUBSTITUTIONS WILL BE SUBJECT TO THE OWNER'S APPROVAL.
6. 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.
7. MULCH ALL PLANTING BEDS WITH 3 INCHES OF SHREDDED BARK MULCH.
8. REMOVE ALL TAGS, LABELS, NURSERY STAKES AND TIES FROM ALL PLANT MATERIAL ONLY AFTER THE APPROVAL OF THE OWNER.
9. 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.
10. ALL DISTURBED AREAS SHALL BE TOP SOILED TO A DEPTH OF 4", SEEDED (SEE SHORT WOODLAND MIX), FERTILIZED AND MOLDED MULCH BLANKETS SHALL BE USED AS NEEDED IN AREAS OF POTENTIAL EROSION PRIOR TO ESTABLISHMENT OF DISTURBED AREAS.

1. LANDSCAPING TO BE IRRIGATED. INSTALLATION TO BE PERFORMED BY A REPUTABLE IRRIGATION CONTRACTOR

PETRA H. KUEHNIS, RLA
LANDSCAPE ARCHITECT
NO. 3901001386

TREES			
common name	botanical name	size	estimated quantity
Dogwood - Flowering	<i>Cornus florida</i>	7' - 12' h&b	3
Maple - Red	<i>Acer rubrum</i>	2' - 6' h&b	7
Cash Knot	<i>Quercus rubra</i>	2' h&b	4
Pine - White	<i>Pinus strobus</i>	6' h&b	4
Serviceberry Shadblow	<i>Amelanchier arborea</i>	7' - 12' h&b	4

SHRUBS			
common name	botanical name	size	estimated quantity
Dogwood - Small-leaved	<i>Cornus alternifolia</i>	3' planters	39
Juniper - Blue Chip	<i>Juniperus horizontalis</i> Blue Chip	3' planters	10
Viburnum - Maple-leaf	<i>Viburnum acerifolium</i>	3' planters	71
Wintergreen - American	<i>Hamamelis virginiana</i>	3' planters	15

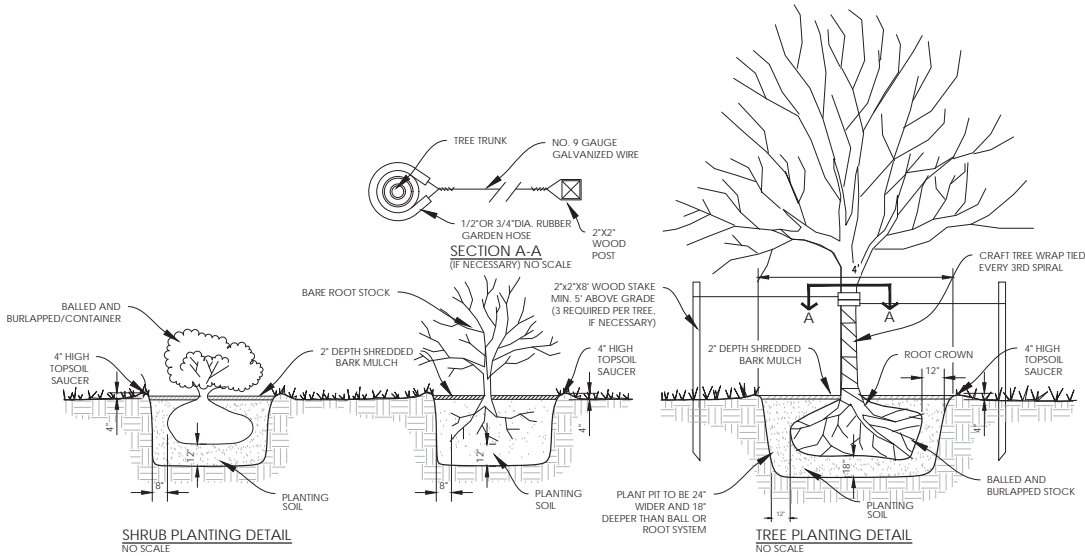
PERENNIALS			
common name	botanical name	size	estimated quantity
Orchid - Pinnate-leaved	<i>Cimicifuga racemosa</i>	Plugs	110

Note: Plant quantity shown are 6x6 inches and may be subject to change depending upon actual site layout/conditions.

Scientific Name	Common Name
<i>Allium cernuum</i>	Nodding Wild Onion
<i>Anemone virginiana</i>	Tall Thimbleweed
<i>Aquilegia canadensis</i>	Wild Columbine
<i>Asclepias tuberosa</i>	Butterfly Weed
<i>Echinacea purpurea</i>	Purple Coneflower
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Penstemon digitalis</i>	Foxglove Beard-tongue
<i>Penstemon hirsutus</i>	Hairy Beard-tongue
<i>Rudbeckia hirta</i>	Black-eyed Susan
<i>Rudbeckia triloba</i>	Three-lobed Coneflower
<i>Symphoricaricum laeve</i>	Smooth Aster
<i>Symphoricaricum oolentangiense</i>	Prairie Heart-leaved Aster
<i>Symphoricaricum pilosum</i>	Hairy Aster
<i>Thalictrum dioicum</i>	Early Meadow Rue
<i>Zizia aurea</i>	Golden Alexander

SHORT WOODLAND MIX - GRASSES (OR EQUIVALENTS)

Scientific Name	Common Name
<i>Elymus hyemalis</i>	Bottlebrush Grass
<i>Koeleria macrantha</i>	June Grass
<i>Schizachyrium scoparium</i>	Little Bluestem



SPEC Holdings, LLC
Oak Hollow, Multi-Family Development
LANDSCAPE DETAILS AND NOTES
Unit 2, Lake Pointe Office Condominium Sub. Plan #153
Garfield Township, Grand Traverse County, Michigan

PRELIMINARY			
P.M.		D.M.	
DR.	MM.M.	CRD.	CRKED.
		DLM.	08.22.2024
JOB NO.:		24183	
		L1.1	

Mansfield
— & —
Land Use Consultants

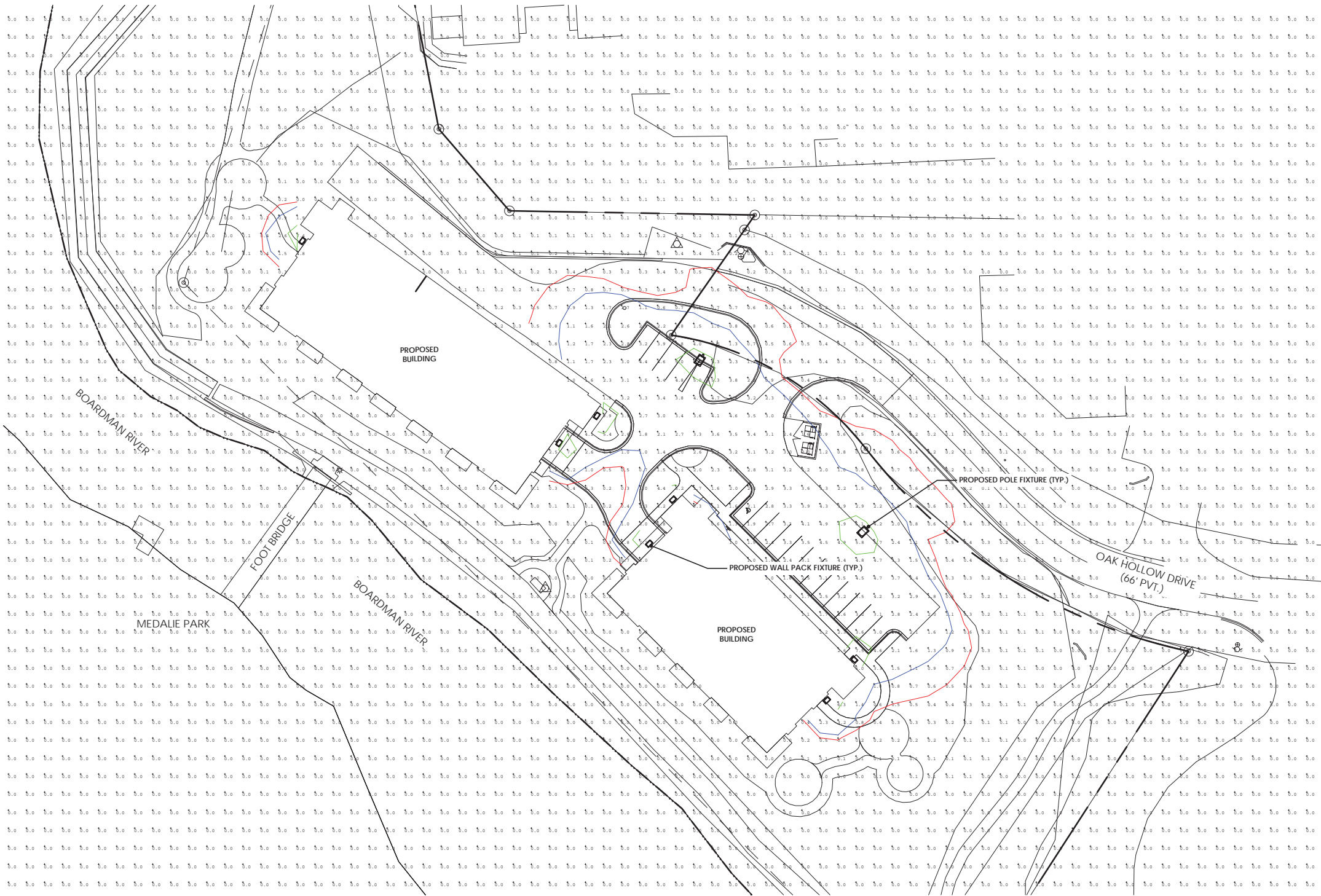
25
Year Anniversary
1999-2024

830 Cottageview Dr., Suite 201
P.O. Box 4015
Traverse City, MI 49781
Phone: 231-946-9310
www.maupeys.com
info@maupeys.com

REV	DATE	DES	DEN	DESC
01	08-22-24	din	dmm	Original Conceptual design
02	12-13-24	din	dmm	Add GFA logo
03	01-07-25	din	din	25' Structure free zone, north property line
04	03-13-25	din	dmm	Rearranging building & layout
05	04-17-25	din	dmm	Towards Submittal PUD amendment, SPR
06	05-06-25	din	dmm	Towards Submittal PUD amendment, SPR, updated

ISOLINE VALUES:
GREEN - 5.0 F.C.
BLUE - 1.0 F.C.
RED - 0.5 F.C.

- This lighting plan is for illustrative and zoning approval purposes only, is not an electrical design plan, and is not for construction.
- Light fixture type, specifications, and locations based on assumed new fixture locations and information provided by property owner. Mansfield Land Use Consultants make no guarantees to the accuracy of illustrated data. Refer to electrical design plans for all design, specification, and construction purposes.
- See relevant architectural and electrical project plans for additional detail related to site lighting, fixture types, fixture specifications, and fixture locations.
- All fixtures are full cut-off and comply with Township Zoning Ordinance standards.
- All wall-mounted fixtures shown have an assumed mounting height of 10' and pole-mounted fixtures have an assumed mounting height of 27.5'.
- Fixture selections do not exceed 3,500 K color temperature.



GRAPHIC SCALE: 1 inch = 30 feet

A horizontal scale bar with tick marks at 0', 15', 30', 60', and 90'. The text 'GRAPHIC SCALE: 1 inch = 30 feet' is positioned above the bar.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	Pole Fixture	Single	N.A.	0.808	DSX2 LED P7 30K T3M MVOLT
	7	Wallpack	Single	N.A.	0.808	WST LED P2 30K VF MVOLT

SPEC Holdings, LLC
Oak Hollow, Multi-Family Development
SITE LIGHTING EXHIBIT
Unit 2, Lake Pointe Office Condominium Sub, Plan #153
Garfield Township, Grand Traverse County, Michigan

PRELIMINARY

P.M.: DLM

OR:	CKD:	CREATED:
MMM	DLM	08.22.2024

JOB NO.: 24183

EXHIBIT-A

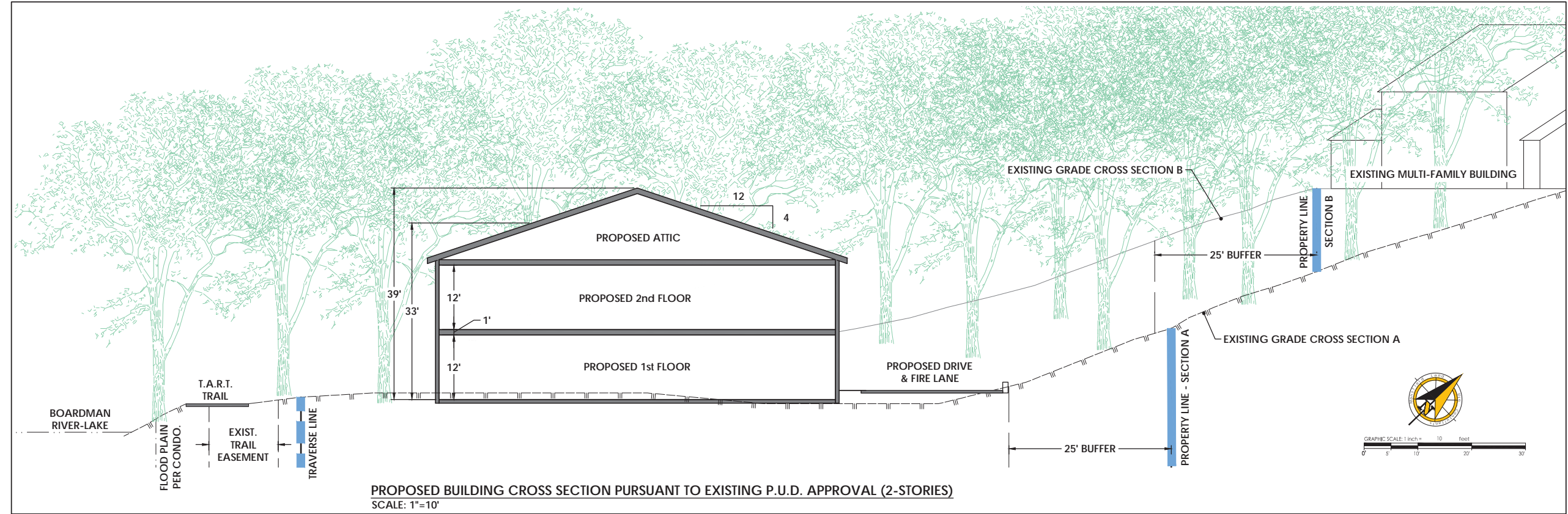
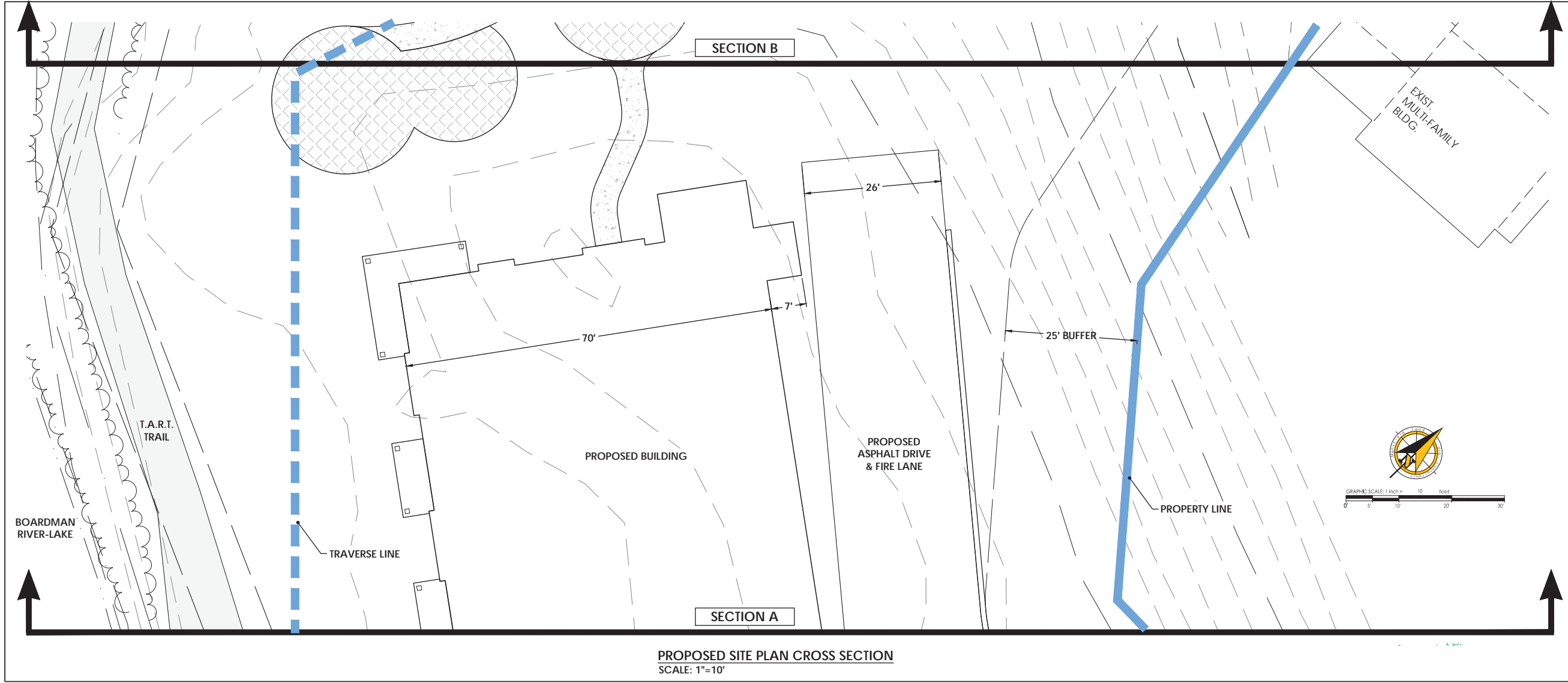
DEC	REV#	DATE	DES	DRN	CHK
	01	08-22-24	dim	mm	dim
	02	18-23-24	dim	mm	dim
	03	01-27-25	dim	mm	dim
	04	07-21-25	dim	mm	dim
	05	04-17-26	dim	mm	dim
	06	05-05-25	dim	mm	dim

Mansfield  **25** Year Anniversary
Land Use Consultants 1999/2024

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

830 Cottageview Dr.
Suite 201
P.O. Box 4015
Evanston, IL 60201
Phone: 708/496-9310
www.maaeps.com
info@maaeps.com

P:\Users\T\Documents\24183 - Oak Hollow\Drawings\24183_PUD.dwg (24183_PUD.dwg) - May 05, 2022 2:50pm - dm



830 Cottageview Dr.
Suite 201
P.O. Box 1483
Traverse City, MI 49783
Phone: 231-946-9310
www.mansfieldps.com
info@mansfieldps.com

Mansfield
&
Land Use Consultants

Year Anniversary
1989-2024

REV	DATE	BY	CHK	DESC	
01	08-22-24	dm	mm	dm	Original Conceptual design
02	12-13-24	dm	mm	dm	Asst CEA logo
03	01-07-25	dm	mm	dm	25' Structure fire area north property line
04	02-11-25	dm	mm	dm	Revised Building & layout
05	04-17-25	dm	mm	dm	Township Submittal PUD amendment, SRS
06	05-05-25	dm	mm	dm	Township Submittal PUD amendment, SRS updated

SPPEC Holdings, LLC

Oak Hollow, Multi-Family Development

PROPOSED BUILDING CROSS SECTION EXHIBIT

Unit 2, Lake Pointe Office Condominium Sub. Plan #153

Garfield Township, Grand Traverse County, Michigan

PRELIMINARY

DLM

MM

CD

DL

MM

08-22-2024

JOB NO:

24183

EXHIBIT-4B



D-Series Size 2 LED Area Luminaire

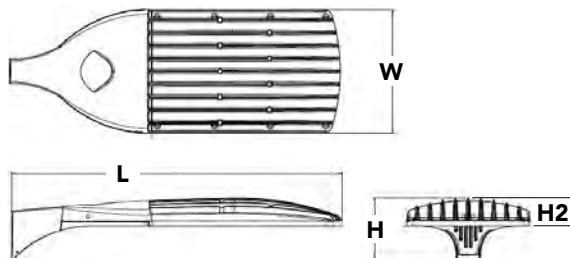


d²series



Specifications

EPA:	1.1 ft ² (0.10 m ²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height 1:	7-1/4" (18.4 cm)
Height 2: (max):	3.5"
Weight:	36lbs



Catalog

Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics P1 P5 ¹ P2 P6 P3 P7 ¹ P4 P8 ¹ Rotated optics P10 ² P13 ^{1,2} P11 ² P14 ^{1,2} P12 ²	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short ³ T5S Type V Short ³ T5M Type V Medium ³ T5W Type V Wide ³ BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT ⁵ XVOLT (277V-480V) ^{6,7,8} 120 ⁹ 208 ⁹ 240 ⁹ 277 ⁹ 347 ⁹ 480 ⁹	Shipped included SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ¹¹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹⁰

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹³ PIRHN Network, Bi-Level motion/ambient sensor ¹⁴ PER NEMA twist-lock receptacle only (no controls) ¹⁵ PER5 Five-wire receptacle only (no controls) ^{15,16} PER7 Seven-wire receptacle only (no controls) ^{15,16} DMG 0-10V dimming extend out back of housing for external control (no controls) ¹⁷ DS Dual switching ^{18,19}	Shipped installed HS House-side shield ²² SF Single fuse (120, 277, 347V) ⁹ DF Double fuse (208, 240, 480V) ⁹ L90 Left rotated optics ² R90 Right rotated optics ² HA 50°C ambient operations ¹ BAA Buy America(n) Act Compliant Shipped separately BS Bird spikes ²³ EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁴
DSHORT SBK U	Shorting cap ²⁴
DSX2HS 80C U	House-side shield for 80 LED unit ²²
DSX2HS 90C U	House-side shield for 90 LED unit ²²
DSX2HS 100C U	House-side shield for 100 LED unit ²²
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁵
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹²
DSX2EGS (FINISH) U	External glare shield

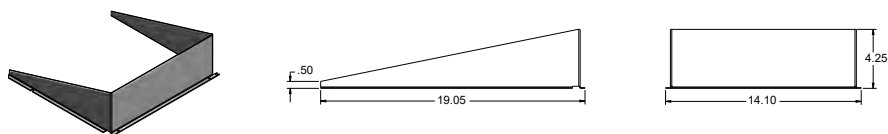
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- HA not available with P5, P7, P8, P13, and P14.
- P10, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- XVOLT is only suitable for use with P5, P6, P7, P8, P13 and P14.
- XVOLT works with any voltage between 277V and 480V.
- XVOLT not available with fusing (SF or DF) and not available with PIRH or PIRH1FC3V.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIRH1FC3V or PIRH1FC3V, FAO.
- Requires (2) separately switched circuits with isolated neutrals.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P10.
- Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
- Reference controls options table on page 4.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

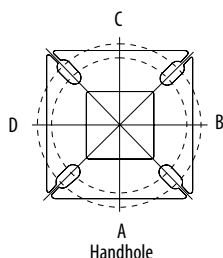
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

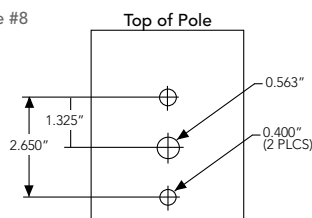
DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

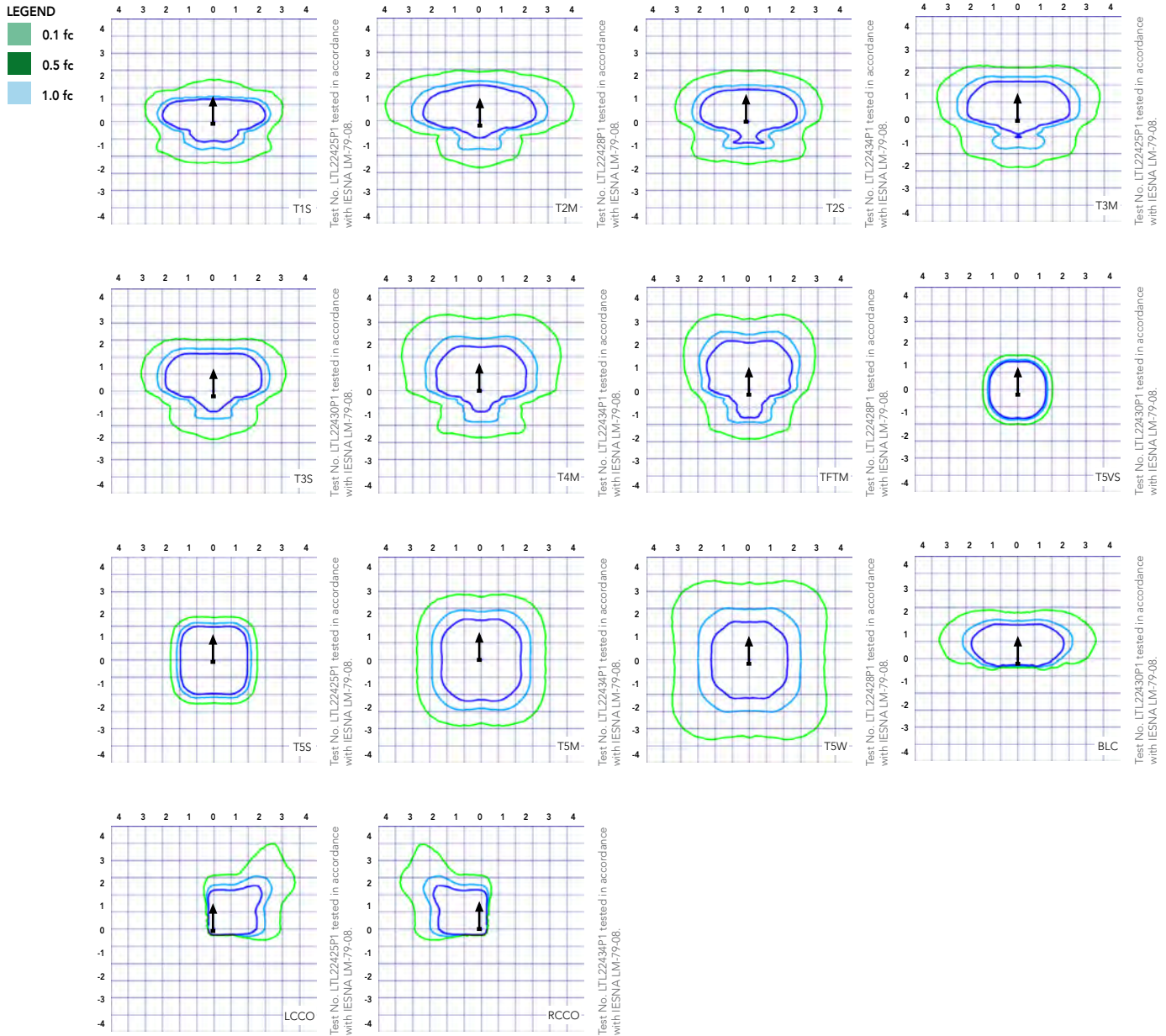
Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 LED	1.100	2.200	2.120	3.300	2.850	4.064

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

Template #8



Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings

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

*for use when motion sensor is used as dusk to dawn control.

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

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. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	530	P1	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134
				TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137
				TSVS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142
				TSW	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
80	700	P2	185W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132
				T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131
				T2M	22,396	3	0	3	121	24,127	3	0	3	130	24,432	3	0	3	132
				T3S	21,690	3	0	4	117	23,366	3	0	4	126	23,662	3	0	4	128
				T3M	22,342	3	0	4	121	24,068	3	0	4	130	24,373	3	0	4	132
				T4M	21,857	3	0	4	118	23,545	3	0	4	127	23,844	3	0	4	129
				TFTM	22,328	3	0	4	121	24,054	3	0	4	130	24,358	3	0	4	132
				TSVS	23,222	5	0	1	126	25,016	5	0	1	135	25,333	5	0	1	137
				T5S	23,241	4	0	2	126	25,037	4	0	2	135	25,354	4	0	2	137
				T5M	23,182	5	0	3	125	24,974	5	0	3	135	25,290	5	0	3	137
				TSW	23,030	5	0	4	124	24,810	5	0	4	134	25,124	5	0	4	136
				BLC	18,307	2	0	3	99	19,721	2	0	3	107	19,971	2	0	3	108
				LCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
				RCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
80	850	P3	217W	T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132
				T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129
				TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132
				TSVS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137
				TSW	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108
				LCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
80	1050	P4	270W	T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125
				T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125
				T2M	31,089	3	0	4	115	33,491	3	0	4	124	33,915	3	0	4	126
				T3S	30,108	4	0	4	112	32,435	4	0	5	120	32,845	4	0	5	122
				T3M	31,014	3	0	4	115	33,410	3	0	4	124	33,833	3	0	4	125
				T4M	30,340	3	0	5	112	32,684	3	0	5	121	33,098	3	0	5	123
				TFTM	30,995	3	0	5	115	33,390	3	0	5	124	33,812	3	0	5	125
				TSVS	32,235	5	0	1	119	34,726	5	0	1	129	35,166	5	0	1	130
				T5S	32,261	5	0	2	119	34,754	5	0	2	129	35,194	5	0	2	130
				T5M	32,180	5	0	4	119	34,667	5	0	4	128	35,105	5	0	4	130
				TSW	31,969	5	0	4	118	34,439	5	0	5	128	34,875	5	0	5	129
				BLC	25,412	2	0	4	94	27,376	2	0	4	101	27,722	2	0	4	103
				LCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76
				RCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76

Performance Data

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. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	1250	P5	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117
				TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120
				TSVS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125
				T5S	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125
				T5M	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124
				TSW	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98
				LCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
100	1050	P6	343W	T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120
				T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120
				T2M	37,979	4	0	4	111	40,913	4	0	4	119	41,431	4	0	4	121
				T3S	36,780	4	0	5	107	39,623	4	0	5	116	40,124	4	0	5	117
				T3M	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120
				T4M	37,063	4	0	5	108	39,927	4	0	5	116	40,433	4	0	5	118
				TFTM	37,863	3	0	5	110	40,789	4	0	5	119	41,305	4	0	5	120
				TSVS	39,379	5	0	1	115	42,422	5	0	1	124	42,959	5	0	1	125
				T5S	39,411	5	0	2	115	42,456	5	0	2	124	42,993	5	0	2	125
				T5M	39,311	5	0	4	115	42,349	5	0	4	123	42,885	5	0	4	125
				TSW	39,053	5	0	5	114	42,071	5	0	5	123	42,604	5	0	5	124
				BLC	31,043	3	0	4	91	33,442	3	0	4	97	33,865	3	0	4	99
				LCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
100	1250	P7	398W	T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117
				T3S	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114
				T3M	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117
				TSVS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122
				T5S	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122
				T5M	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121
				TSW	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
100	1350	P8	448W	T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115
				T2S	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115
				T2M	45,797	4	0	4	106	49,336	4	0	5	114	49,960	4	0	5	116
				T3S	44,352	4	0	5	103	47,779	4	0	5	111	48,384	4	0	5	112
				T3M	45,686	4	0	5	106	49,216	4	0	5	114	49,839	4	0	5	116
				T4M	44,693	4	0	5	104	48,147	4	0	5	112	48,756	4	0	5	113
				TFTM	45,657	4	0	5	106	49,186	4	0	5	114	49,808	4	0	5	116
				TSVS	47,485	5	0	1	110	51,155	5	0	1	119	51,802	5	0	1	120
				T5S	47,524	5	0	3	110	51,196	5	0	3	119	51,844	5	0	3	120
				T5M	47,404	5	0	4	110	51,067	5	0	5	118	51,713	5	0	5	120
				TSW	47,093	5	0	5	109	50,732	5	0	5	118	51,374	5	0	5	119
				BLC	37,434	3	0	5	87	40,326	3	0	5	94	40,837	3	0	5	95
				LCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71
				RCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71

Performance Data

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. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90	530	P10	156W	T1S	20,145	4	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141
				T2S	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140
				T2M	20,391	4	0	4	131	21,967	4	0	4	141	22,245	4	0	4	143
				T3S	19,719	4	0	4	126	21,242	4	0	4	136	21,511	4	0	4	138
				T3M	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140
				TFTM	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143
				TSVS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144
				T5S	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143
				T5M	20,477	5	0	3	131	22,059	5	0	3	141	22,338	5	0	3	143
				TSW	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	3	142
				BLC	16,846	4	0	4	108	18,148	4	0	4	116	18,378	4	0	4	118
				LCCO	12,032	2	0	3	77	12,961	2	0	3	83	13,125	2	0	3	84
				RCCO	12,016	4	0	4	77	12,944	4	0	4	83	13,108	4	0	4	84
90	700	P11	207W	T1S	25,518	4	0	4	123	27,490	4	0	4	133	27,837	4	0	4	134
				T2S	25,371	5	0	5	123	27,331	5	0	5	132	27,677	5	0	5	134
				T2M	25,829	4	0	4	125	27,825	4	0	4	134	28,177	4	0	4	136
				T3S	24,977	5	0	5	121	26,907	5	0	5	130	27,248	5	0	5	132
				T3M	25,814	5	0	5	125	27,809	5	0	5	134	28,161	5	0	5	136
				T4M	25,327	5	0	5	122	27,284	5	0	5	132	27,629	5	0	5	133
				TFTM	25,981	5	0	5	126	27,989	5	0	5	135	28,343	5	0	5	137
				TSVS	26,164	5	0	1	126	28,185	5	0	1	136	28,542	5	0	1	138
				T5S	25,943	4	0	2	125	27,948	5	0	2	135	28,302	5	0	2	137
				T5M	25,937	5	0	3	125	27,941	5	0	3	135	28,295	5	0	3	137
				TSW	25,704	5	0	4	124	27,691	5	0	4	134	28,041	5	0	4	135
				BLC	21,339	4	0	4	103	22,988	4	0	4	111	23,279	4	0	4	112
				LCCO	15,240	2	0	4	74	16,418	2	0	4	79	16,626	2	0	4	80
				RCCO	15,220	5	0	5	74	16,396	5	0	5	79	16,604	5	0	5	80
90	850	P12	254W	T1S	29,912	4	0	4	118	32,223	4	0	4	127	32,631	5	0	4	128
				T2S	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128
				T2M	30,277	4	0	4	119	32,616	5	0	5	128	33,029	5	0	5	130
				T3S	29,278	5	0	5	115	31,540	5	0	5	124	31,940	5	0	5	126
				T3M	30,259	5	0	5	119	32,597	5	0	5	128	33,010	5	0	5	130
				T4M	29,688	5	0	5	117	31,982	5	0	5	126	32,387	5	0	5	128
				TFTM	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131
				TSVS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132
				T5S	30,411	5	0	2	120	32,761	5	0	2	129	33,176	5	0	2	131
				T5M	30,404	5	0	3	120	32,753	5	0	4	129	33,168	5	0	4	131
				TSW	30,131	5	0	4	119	32,459	5	0	4	128	32,870	5	0	4	129
				BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107
				LCCO	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77
				RCCO	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77
90	1200	P13	344W	T1S	38,768	5	0	5	113	41,764	5	0	5	121	42,292	5	0	5	123
				T2S	38,545	5	0	5	112	41,523	5	0	5	121	42,049	5	0	5	122
				T2M	39,241	5	0	5	114	42,273	5	0	5	123	42,808	5	0	5	124
				T3S	37,947	5	0	5	110	40,879	5	0	5	119	41,396	5	0	5	120
				T3M	39,218	5	0	5	114	42,249	5	0	5	123	42,783	5	0	5	124
				T4M	38,478	5	0	5	112	41,451	5	0	5	120	41,976	5	0	5	122
				TFTM	39,472	5	0	5	115	42,522	5	0	5	124	43,060	5	0	5	125
				TSVS	39,749	5	0	1	116	42,821	5	0	1	124	43,363	5	0	1	126
				T5S	39,415	5	0	2	115	42,461	5	0	2	123	42,998	5	0	2	125
				T5M	39,405	5	0	4	115	42,450	5	0	4	123	42,988	5	0	4	125
				TSW	39,052	5	0	5	114	42,069	5	0	5	122	42,602	5	0	5	124
				BLC	32,419	5	0	5	94	34,925	5	0	5	102	35,367	5	0	5	103
				LCCO	23,154	3	0	5	67	24,943	3	0	5	73	25,259	3	0	5	73
				RCCO	23,124	5	0	5	67	24,910	5	0	5	72	25,226	5	0	5	73
90	1400	P14	405W	T1S	42,867	5	0	5	106	46,180	5	0	5	114	46,764	5	0	5	115
				T2S	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115
				T2M	43,390	5	0	5	107	46,743	5	0	5	115	47,335	5	0	5	117
				T3S	41,959	5	0	5	104	45,201	5	0	5	112	45,773	5	0	5	113
				T3M	43,365	5	0	5	107	46,716	5	0	5	115	47,307	5	0	5	117
				T4M	42,547	5	0	5	105	45,834	5	0	5	113	46,414	5	0	5	115
				TFTM	43,646	5	0	5	108	47,018	5	0	5	116	47,614	5	0	5	118
				TSVS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118
				T5S	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	2	117
				T5M	43,572	5	0	4	108	46,939	5	0	4	116	47,533	5	0	4	117
				TSW	43,181	5	0	5	107	46,518	5	0	5	115	47,107	5	0	5	116
				BLC	35,847	5	0	5	89	38,617	5	0	5	95	39,106	5	0	5	97
				LCCO	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69
				RCCO	25,569	5	0	5	63	27,544	5	0	5	68	27,893	5	0	5	69

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

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. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 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 configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

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. 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.





WST LED

Architectural Wall Sconce



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

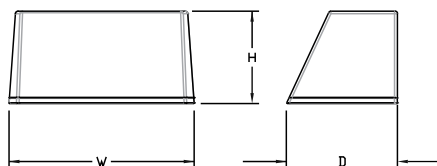
Luminaire

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)



A+ Capable options indicated
by this color background.

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 P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT¹ 277 ² 120 ² 208 ² 240 ² 347 ² 480 ²	Shipped included (blank) Surface mounting bracket PBBW Premium surface-mounted back box ^{3,4} Shipped separately BBW Surface-mounted back box ³

Options	Finish (required)
NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{5,6,7} NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{5,6,7} PE Photoelectric cell, button type ⁸ PER NEMA twist-lock receptacle only (controls ordered separate) ⁹ PERS Five-wire receptacle only (controls ordered separate) ⁹ PER7 Seven-wire receptacle only (controls ordered separate) ⁹ PIR Motion/Ambient Light Sensor, 8-15' mounting height ^{5,6} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,6} PIRH 180° motion/ambient light sensor, 15-30' mounting height ^{5,6} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,6} 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
	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

See Accessories and Notes on next page.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
 © 2011-2022 Acuity Brands Lighting, Inc. All rights reserved.

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

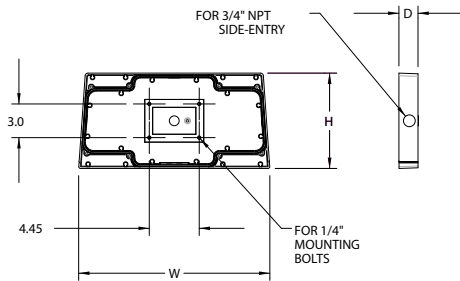
- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 3 Also available as a separate accessory; see accessories information.
- 4 Top conduit entry standard.
- 5 Not available with VG or WG. See PER Table.
- 6 Reference Motion Sensor table.
- 7 Not available with 347/480V.
- 8 Need to specify 120, 208, 240 or 277 voltage.
- 9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 10 Not available with Emergency options, PE or PER options.
- 11 DMG option not available with standalone or networked sensors/controls.
- 12 Battery pack rated for -20° to 40°C.
- 13 Comes with PBBW.
- 14 Warranty period is 3-years.
- 15 Not available with BBW.
- 16 Must order with fixture; not an accessory.
- 17 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)

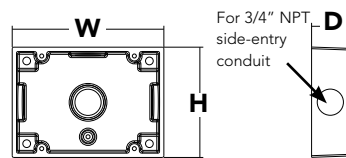


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Emergency Battery Operation

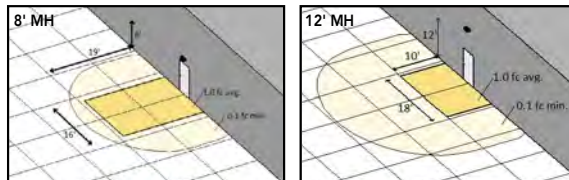
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

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](#)

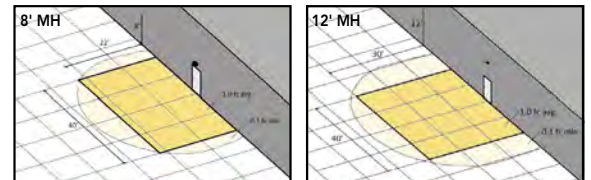
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate 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

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 ¹)	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	138
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	140
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	134



COMMERCIAL OUTDOOR

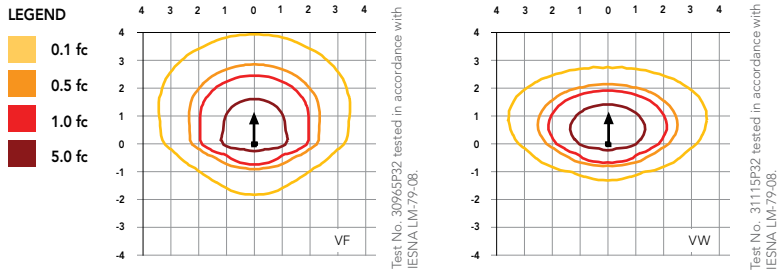
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
© 2011-2022 Acuity Brands Lighting, Inc. All rights reserved.

WST-LED
Rev. 08/02/22

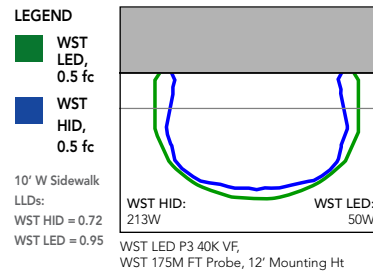
Photometric Diagrams

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').



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-efficiency 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.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
© 2011-2022 Acuity Brands Lighting, Inc. All rights reserved.

WST-LED
Rev. 08/02/22



May 14, 2025

Charter Township of Garfield
Planning Commission
3848 Veterans Drive
Traverse City, MI 49684

Dear Planning Commissioners,

I am writing regarding the Lake Pointe Village PUD – Major Amendment that you will be discussing at your May 14, 2025, meeting. The Watershed Center (TWC) advocates for clean water in Grand Traverse Bay and acts to protect and preserve its watershed. The Lake Pointe Village PUD is proposed on an environmentally sensitive site with a dense urban tree canopy and hundreds of feet of Boardman Lake shoreline. We offer the following for your consideration.

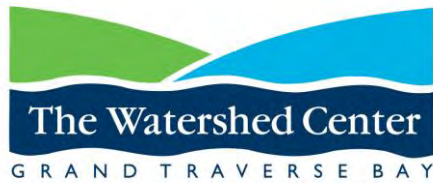
Boardman Lake is a nearly 300-acre natural lake that supports warm water game fish populations, is home to a plethora of waterfowl, and supports immense cultural, social, and recreational values. The riparian vegetation along the shoreline of Boardman Lake helps control erosion, treats and infiltrates stormwater, provides fish and wildlife habitat, and provides aesthetic values for landowners and lake users. This parcel represents one of the last largely forested lots on the lake since the tree canopy has been under threat from lakeside development in the last several decades.

The intent of Section 535 of the Zoning Ordinance, *Supplemental Shoreline Regulations*, is to “to preserve and protect the water quality of the lakes and streams of our region.” We are pleased to see the preferred image on page 224 of the meeting packet that indicates the applicants intend to preserve some or all of the shoreline trees. However, it is not clear if the development will comply with Section 535(C), *Riparian Vegetative Buffers*. Specifically, subsections (a) and (b) require a 35-foot vegetated buffer strip and prohibit the removal of trees, shrubs, and ground cover vegetation within the buffer strip. We understand that the Boardman Loop Trail currently runs through this 35-foot buffer strip, though portions of the buffer are still vegetated and offer important ecological functionality in an already compromised space. It is unclear if applicants plan to remove additional trees, shrubs, or ground cover vegetation within the 35-foot buffer strip. To ensure Section 535 is adhered to at the site, we encourage the commission to require a site plan depiction or thorough written description of the 35-foot riparian buffer strip, including its width and species composition.

We understand that Planned Unit Development provides a degree of flexibility and creativity. We encourage Garfield Township to simultaneously ensure that the development is compatible with the natural environment and preserves and protects water quality in the region. Thank you for your consideration.

Sincerely,

Heather Smith
Grand Traverse Bay WATERKEEPER®



May 27, 2025

Charter Township of Garfield
Planning Commission
3848 Veterans Drive
Traverse City, MI 49684

Dear Planning Commissioners,

I am writing regarding the Lake Pointe Village PUD – Major Amendment that is scheduled for Public Hearing on June 11, 2025. The Watershed Center (TWC) advocates for clean water in Grand Traverse Bay and acts to protect and preserve its watershed. Because this proposal is on an environmentally sensitive site with hundreds of feet of shoreline along Boardman Lake and a mature tree canopy, we offer the following for your consideration.


We appreciate that the commission discussed our May 14, 2025, letter outlining our concerns with the proposal's compliance with Zoning Ordinance Section 535, *Supplemental Shoreline Regulations* at your May 14 meeting. Subsections (a) and (b) of Section 535 mandate a 35-foot vegetated buffer strip and prohibit the removal of trees, shrubs, and ground cover vegetation within the buffer strip. However, we like to clarify that the site plans dated 04-29-2025 included in the May 14 meeting packet do not contain sufficient details about landscaping in the riparian buffer, or any proposed work that may occur in this area, making it nearly impossible to ascertain if standards will be met.

We know the TART trail runs through the buffer area and we are not advocating to remove it. **Rather, we encourage the commission to condition approval on no further tree or vegetation loss within the 35-foot buffer strip to ensure the proposal complies with Section 535 of the Zoning Ordinance.**

Boardman Lake is a nearly 300-acre natural lake that supports warm water game fish populations, is home to a plethora of waterfowl, and supports immense cultural, social, and recreational values and its protection is of paramount importance. Thank you for your consideration.

Sincerely,

Heather Smith
Grand Traverse Bay WATERKEEPER®

	Charter Township of Garfield Planning Department Report No. 2025-51	
Prepared:	June 4, 2025	Pages: 3
Meeting:	June 11, 2025 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Proposed Zoning Ordinance Amendments on “Substantial Construction” Definition and Lighting – Public Hearing	

Attachments	
Draft Amendment to Section 201 General Definitions (Addition of a definition for “Substantial Construction”)	May 8, 2025
Draft Amendment to Section 423 Special Use Permits (Subsections 423.J. Period of Effect and 423.K. Expiration of Approval)	May 8, 2025
Draft Amendment to Section 424 Site Plans (Subsection 424.K. Expiration of Approval)	May 8, 2025
Draft Amendment to Section 425 Planned Developments (Subsection 425.L(3) Expiration of Approval)	May 8, 2025
Draft Amendment to Section 517 Lighting	May 8, 2025

BACKGROUND:

Beginning with the October 23, 2024 study session, the Planning Commission has discussed amending the Zoning Ordinance to include a definition for “Substantial Construction.” The Planning Commission has also raised concerns about the lighting at some of the newer developments in the Township. This has led to discussions by the Planning Commission, beginning with the January 22, 2025 study session, regarding potential changes to the lighting standards of Section 517.

At the April 23, 2025 study session, the Planning Commission reviewed the proposed Zoning Ordinance language for the definition of “Substantial Construction,” changes to certain parts of the Zoning Ordinance where “Substantial Construction” is mentioned, and proposed changes and additions to Section 517. The Planning Commission provided their feedback, suggested some edits to the proposed changes, and asked that Staff prepare the language for an introduction as a proposed Zoning Ordinance text amendment. The proposed Zoning Ordinance text amendment was introduced to the Planning Commission at their meeting on May 14, 2025, where Commissioners scheduled a public hearing on the proposed text amendment for their meeting on June 11, 2025.

The proposed changes comprising this amendment are attached to this report with the following markup:

- Proposed additions to the text are highlighted in yellow.
- Proposed removals from the text are identified with a strikethrough and are highlighted in gray.

PROCESS:

The process of approving a text amendment includes two public hearings: one at the Planning Commission and one at the Township Board. The proposed Zoning Ordinance text amendment is placed on this agenda for a public hearing at the Planning Commission and to consider a recommendation to the Township Board. After the Planning Commission forwards their recommendation on the proposed amendment, the Township Board will introduce the proposed text amendment and set a public hearing.

APPROVAL CRITERIA OF ZONING TEXT AMENDMENT:

The factors for consideration of a Zoning Ordinance text amendment are described in Section 421.F and are provided below.

In its review of an application for zoning text amendment, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.F.(1) Master Plan Consistency through § 421.F.(5) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

In this case, there is no applicant since the Planning Commission is recommending the proposed Zoning Ordinance text amendment. Staff offer the following comments on the approval criteria:

(1) Master Plan Consistency

A text amendment should be consistent with the intent and purpose of the adopted master plan.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The Charter Township of Garfield Master Plan “is a planning document outlining goals, policies, and strategies for the purpose of enabling officials and citizens to anticipate and constructively respond to growth and change, to provide for the protection of the natural environment, and to encourage development of a safe community.”
- The proposed new definition for “substantial construction” clarifies the requirements for an approved development application. This allows the Township to constructively respond to growth and change when reviewing applications.
- The proposed lighting standards for lighting on development sites address the potential of negative impacts that lighting may potentially generate on surrounding sites. This allows the Township to constructively respond to growth and change, provide for the protection of the natural environment, and encourage development of a safe community.

(2) Changed Conditions

The Township shall consider whether any conditions have changed since the zoning ordinance was adopted that might justify the amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- No changes in conditions are known which would prevent consideration of this proposed Zoning Ordinance text amendment. The proposed text amendment is being recommended to clarify the requirements for an approved development application and upgrade lighting standards to address the potential negative external impacts of site lighting.

(3) Health, Safety, and Welfare

The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed new definition for “substantial construction” clarifies the requirements for an approved development application. This protects the public health, safety, and general welfare by ensuring consistent expectations of applicants.
- The proposed lighting standards for lighting on development sites address the potential of negative impacts that lighting may potentially generate on surrounding sites. Addressing the potential negative impacts of lighting on surrounding sites protects the public health, safety, and general welfare, especially for anyone living in surrounding neighborhoods.

(4) Public Policy

Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed Zoning Ordinance text amendment is consistent with the intent and purpose of the Master Plan, as described above.
- No other known public policy would prevent considering adoption of the proposed Zoning Ordinance text amendment.

(5) Other Factors

The Township may consider any other factors relevant to a zoning text amendment application under state law.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- No other additional factors, besides those mentioned above, are anticipated to impact this proposed Zoning Ordinance text amendment.

ACTION REQUESTED:

Following discussion and the public hearing, if the Commissioners feel that the proposed amendment to the Zoning Ordinance, as attached to this report, is appropriate, then the following motion is offered for your consideration:

MOTION THAT the proposed amendment to the Garfield Township Zoning Ordinance, as attached to Planning Department Report 2025-51, BE RECOMMENDED FOR ADOPTION by the Township Board.

Any additional information the Planning Commission deems necessary should be added to the motion.

SECTION 201 GENERAL DEFINITIONS (excerpt)

Solar Energy System, Primary: A solar energy system that meets the following:

1. The system is the primary use of the property.
2. The system is primarily used for generating electricity for sale and distribution off-site.

Solar Equipment, Ancillary: Any accessory part or device of a solar energy system that does not require direct access to sunlight, such as but not limited to batteries, electric meters, converters, or water heater tanks.

Stormwater Containment, Non-Agricultural: Stormwater containment systems on split-zoned properties to support non-agricultural uses.

Story, Height of: The vertical distance from the top surface of one floor to the top surface of the next above. The height of the topmost story is the distance from the top surface of the floor to the top surface of the ceiling joists.

Street: A publicly or privately owned right-of-way, easement, or general common area (in the case of a site condominium subdivision) that provides direct vehicular access to abutting properties.

Street, Minor: A public street or way, the principal use or function of which is to give access to the abutting properties.

Street, Private: A street, defined herein, which is to be privately owned and maintained and has not been accepted for jurisdiction and maintenance by the City of Traverse City, Grand Traverse County, the State of Michigan or the federal government but which meets the requirements of this Ordinance or has been approved as a private road by the Township under this Ordinance or any prior ordinance.

Street, Public: A street, defined herein, which has been dedicated to and accepted for jurisdiction and maintenance by the City of Traverse City, Grand Traverse County, the State of Michigan, or the federal government.

Substantial Construction: Substantial construction means the site work must progress beyond grading and completion of structural foundations, and construction must be occurring above grade.

Structure: Any production or piece of material artificially built up and composed of parts joined together in some definite manner, any construction, including decks, dwellings, garages, buildings, mobile homes, signs and sign boards, towers, poles, antennae, landfills, walls, weirs, jetties, pipes or other like objects, but not including fences.

Survival Wind Speed: The maximum wind speed, as designated by the Wind Energy Conversion System manufacturer, at which a Wind Energy Conversion System, in unattended operation (not necessarily producing power) is designed to survive without damage to any structural component or loss of the ability to function normally.

SECTION 423 SPECIAL USE PERMITS

J. Period of Effect

The special use permit and any amendment to it shall remain in effect unless:

- (1) The special use permit order or amendment has not been recorded in accordance with § 423.L. Recording Procedures;
- (2) Substantial construction has not ~~commenced~~ occurred within two (2) years of final approval by the township or an extension of time granted by the Planning Commission pursuant to § 423.K. Expiration of Approval; or
- (3) The special use permit order has been revoked by the Planning Commission pursuant to § 423.M.

K. Expiration of Approval

If substantial construction or, if the special use permit involves no construction, the permitted use has not ~~commenced~~ occurred and proceeded meaningfully toward completion within two (2) years from the date the special use permit order was executed, the special use permit shall expire automatically. Prior to expiring, the applicant may submit a written request for an extension of the special use permit. If the Planning Commission finds that there is sufficient evidence that the applicant will in fact commence construction and proceed meaningfully toward completion, the special use permit may be extended for one (1) additional year provided the following conditions are met:

- (1) The applicant is able to demonstrate that construction or establishment of the use has been delayed by factors that are beyond their control and that construction or use will commence and continue meaningfully toward completion within the one (1) year extension;
- (2) There have been no significant changes in the character of the surrounding area that were not known or anticipated at the time of approval;
- (3) There have been no development approvals granted in the surrounding area that would be in conflict with the approved special use permit; and
- (4) There have been no changes to the master plan or this ordinance that would conflict with the approved special use permit.

SECTION 424 SITE PLANS

K. Expiration of Approval

Site diagram, administrative site plan or site development plan approval shall remain valid unless:

- (1) Substantial construction has not commenced occurred and moved meaningfully toward completion within twelve (12) months from the date of approval;
- (2) An extension of time has not been granted in writing by the approval authority on the basis that the owner or applicant maintains a good faith intention to proceed with construction; by the Planning Commission in accordance with § 423.K;
- (3) Approval has not been revoked in accordance with § 424.M.

SECTION 425 PLANNED DEVELOPMENTS

L. Scope of Approval

(3) Expiration of Approval

- (a) Preliminary approval by the Township Board shall act as the date of approval for a preliminary PUD plan submitted under § 426.B Preliminary Review and Decision. The applicant shall submit a complete application in accordance with §426.C., Final Review and Decision, or within 12 months of the preliminary approval or the preliminary plan approval shall be considered expired.
- (b) Preliminary approval by the Planning Commission shall act as the date of approval for a preliminary PURD plan submitted under § 427.B Preliminary Review and Decision. The applicant shall submit a complete application in accordance with §427.C., Final Review and Decision, or within 12 months of the preliminary approval or the preliminary plan approval shall be considered expired.
- (c) Execution of the planned development Report and Decision Order shall act as the date of final approval. If substantial construction or, if the order involves no construction, the permitted use has not commenced occurred and proceeded meaningfully toward completion within two (2) years from the date of final approval, the planned development order shall expire automatically.
- (d) Prior to expiring, extensions of the planned development order may be requested by the applicant. If the Planning Commission finds that there is sufficient evidence that the applicant will in fact commence construction and proceed meaningfully toward completion by the end of the third year, the planned development order may be extended for one (1) additional year where all of the following conditions are met:
 - (i) The applicant is able to demonstrate that construction has been delayed by factors that are beyond its control and that construction will commence and continue meaningfully toward completion within the one (1) year extension;
 - (ii) There have been no significant changes in the character of the surrounding area that were not known or anticipated at the time of approval;
 - (iii) There have been no development approvals granted in the surrounding area that would be in conflict with the approved planned development order; and
 - (iv) There have been no changes to the master plan or this Ordinance that would conflict with the approved planned development order.

SECTION 517 LIGHTING

Purpose: These provisions are intended to control the use of outdoor, artificial illuminating devices emitting rays into the night sky that have a detrimental effect on the rural atmosphere and astronomical observations and that create glare. It is the intention of this section to:

- Encourage good lighting practices such that lighting systems are designed to conserve energy and money;
- Minimize glare;
- Protect the use and enjoyment of surrounding property; and
- Increase nighttime safety, utility, security, and productivity.

A. Applicability

(1) Generally

- (a) All outdoor, artificial illuminating devices and indoor artificial illuminating devices as noted shall be installed in conformance with the provisions of this section.
- (b) This section does not prevent the use of any material or method of installation not specifically addressed. In considering any deviation from the provisions of this section, the Zoning Administrator shall take into consideration any state-of-the-art technology that is consistent with the intent of this section as new lighting technology develops that is useful in reducing light above the horizontal plane.

(2) Exceptions

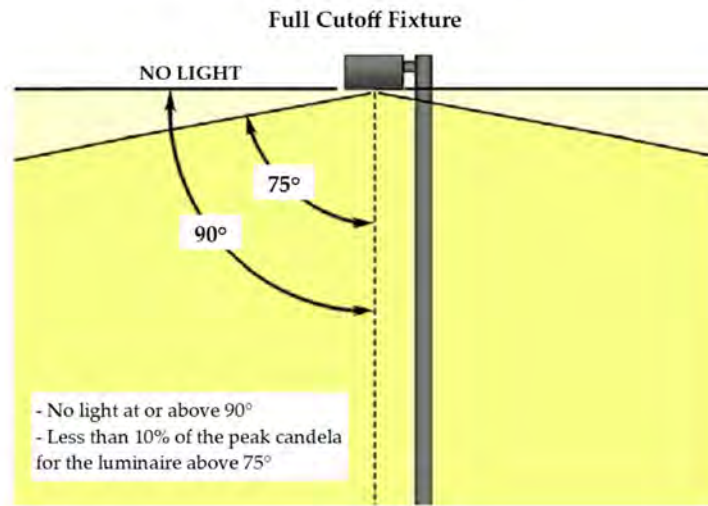
The following types of light fixtures shall be exempt from the provisions of this section:

- (a) Low-intensity residential decorative lighting: Residential decorative lighting including porch lights, low level lawn lights, seasonal light such as for Christmas decorating provided that if any such light is directed toward adjacent residential buildings or nearby land, or creates glare perceptible to persons operating motor vehicles on public ways, the luminaire shall be redirected or its light output controlled as necessary to eliminate such conditions.
- (b) Public street luminaires: Luminaires used for public street illumination may be installed up to the edge of any bordering property.
- (c) Emergency lighting: All temporary emergency lighting needed by the police, the fire departments, or other emergency services, as well as all vehicular luminaires, shall be exempt from the requirements of this section.
- (d) Nonconforming fixtures: All outdoor light fixtures legally installed prior to the adoption of this ordinance may remain unchanged, except that any replacement of the subject light fixtures shall be done in compliance with this article.
- (e) Neon lighting as part of a sign
- (f) ~~Flag lighting: Luminaires used for the illumination of the flag of the United States of America shall be exempt from the requirements of this section.~~ Lighting required by state or federal law, such as displaying the United States flag and meeting state building code requirements.

B. Shielding and Filtration

- (1) All nonexempt outdoor lighting fixtures shall be hooded and/or louvered to provide a glare free area beyond the property line and beyond any public right-of-way line. Direct or directly reflected light shall be confined to the lot from which it originates. Lighting plans shall be designed so as to avoid the reflection of artificial lighting from rooftops.
- (2) All lighting fixtures shall have one hundred percent (100%) full cut-off and shall not emit any direct light above a horizontal plane through the lowest direct light emitting part of the luminaire, as may be certified by a photometric test. The intensity of light at any angle above a cutoff of seventy-five (75) degrees shall be less than ten percent (10%) of the peak candela for the luminaire.

- (3) Light source locations shall be chosen to minimize the hazards of glare.
- (4) All poles or standards used to support outdoor lighting fixtures shall be anodized or otherwise coated to minimize glare from the light source.



C. Illumination

(1) Generally

Illumination levels within a site shall ensure that a site is adequately, but not excessively, lit at night. Where feasible, average lighting values of illuminated areas ranging from 0.5 to 1.5 foot candle are recommended. In order to ensure visibility, safety, and security, without unnecessarily contributing to light pollution and limiting enjoyment of the night sky, the following illumination standards shall apply.

(2) Illumination Levels

- (a) Average Illumination Levels. Average illumination levels of the illuminated area shall not exceed the levels set forth in Table 5-7 for any use permitted by this section.

Table 5-7: Average Illumination Standards

Area/Activity	Foot Candles
Main Parking Area	3.0
Peripheral Parking Area	2.0
Main Drive Areas	5.0
Directly below lighting fixture	20.0

- (b) Illumination at Property Line. Illumination levels at the property line shall not exceed the levels set forth in Table 5-8 for any use permitted by this section. The maximum illumination shall be measured at grade at the property line of the site.

Table 5-8: Illumination Standards at Property Line

Area/Activity	Foot Candles
Residential Zoning Districts	
Adjoining residential zoning district	0.2
Adjoining nonresidential zoning district	1.0
Nonresidential Zoning Districts	
Adjoining another nonresidential zoning district along an arterial	2.0
Adjoining another nonresidential zoning district along collector street	1.2
Adjoining another nonresidential zoning district along local street	1.0
Adjoining another nonresidential zoning district along property line	1.0
Adjoining residential zoning district along arterial	1.0
Adjoining residential zoning district along collector street	0.6
Adjoining residential zoning district along local street	0.4
Adjoining residential zoning district along property line	0.2
Outdoor Events	
Adjoining or within 1,000 feet of residential zoning district	10.0

- (c) Exceptions to Average Illumination Levels. Automobile dealerships may be permitted a maximum average illumination level of ten (10) foot candles for paved display areas only. Gas stations may be permitted a maximum illumination level of ten (10) foot candles under a pump island canopy only, provided that all light fixtures under such canopy shall be fully recessed into the canopy structure or otherwise fully shielded.

D. Color Temperature

Color temperature is measured in Kelvin (K) temperature. In order to minimize negative impacts on circadian rhythms, melatonin production in humans and other animals, and astronomical observation, all proposed lamps shall emit light measuring 3,500 K or warmer (between 0 K and 3,500 K) on the Kelvin scale.

E. Prohibitions

(1) Mercury-Vapor Fixtures and Lamps

The installation of any mercury-vapor fixture or lamp for use as outdoor lighting is prohibited.

(2) Metal Halide Fixtures and Lamps

The installation of any metal-halide fixture or lamp for use as outdoor lighting is prohibited except as follows:

- For outdoor recreation area and amusement area lighting, provided such are mounted at a sufficient height and are properly equipped with baffling and glare guards to meet the requirements of this section; and
- For automobile and similar outdoor sales areas where a high level of color rendition is essential to the activity being conducted.

(3) Laser Source Light

The use of laser source light or any similar high-intensity light is prohibited.

(4) Searchlights

The operation of searchlights is prohibited.

(5) Certain Other Fixtures and Lamps

The installation of any outdoor lighting fixture or lamp is prohibited unless it complies with the shielding and illumination standards (§ 517.B. Shielding and Filtration and § 517.C. Illumination) of this article.

(6) Recreational Facilities

No outdoor recreational facility, public or private, shall be illuminated after 11:00 PM, unless otherwise permitted pursuant to a special use permit, except to conclude specific recreational or sporting events or any other activity conducted at a ball park, outdoor amphitheater, arena, or similar facility in progress prior to 11:00 PM. The Planning Commission may adjust lighting requirements for an outdoor recreational facility, public or private, pursuant to a special use permit.

(7) Outdoor Building or Landscaping Illumination

The unshielded outdoor illumination of any building, landscaping, signing, or other purpose is prohibited, except with incandescent fixtures of one hundred and fifty (150) watts or less, or low- pressure sodium fixtures.

(8) Accent Lighting

Unshielded luminous tube (neon), fluorescent, LED or similar lighting shall be prohibited as an architectural detail on the exterior of any structure; including but not limited to rooflines, cornices, eaves, windows, and door openings. The Planning Commission may approve internally illuminated architectural bands or similar shielded lighting accents as part of a site plan, upon determining that such lighting accents would enhance the aesthetics of the site and would not cause offsite glare or light pollution.

(9) Interior Lighting Emitting to Outdoors

All interior light fixtures visible through a window from a public right-of-way or adjacent property shall be shielded to prevent glare at the property line or within a public right-of-way. Unshielded luminous tube (neon), fluorescent, LED or similar light fixtures shall be prohibited where the light source would be visible through the window from a public right-of-way or adjacent property.

F. Pole Height

Unless otherwise permitted by special use permit, the maximum height of any pole-mounted lighting fixture or lamp shall not exceed the maximum permitted height of the zoning district in which the fixture or lamp is located.

G. Lighting Plan

When the installation of outdoor lighting is part of a development proposal for which site plan approval is required, the site plan shall include a lighting plan for review and approval by the approving authority as part of its site plan approval process and as evidence that the proposed outdoor lighting fixtures and the design of the system comply with this section. The lighting plan may be required to include the following:

- (1) A site plan showing the location of all existing and proposed exterior lighting fixtures.
- (2) Specifications for all proposed and existing lighting fixtures including photometric data,

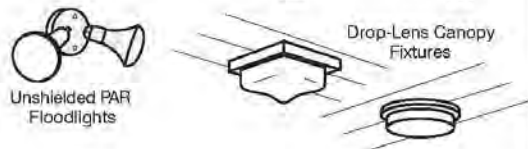
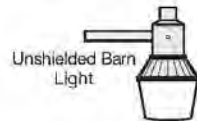
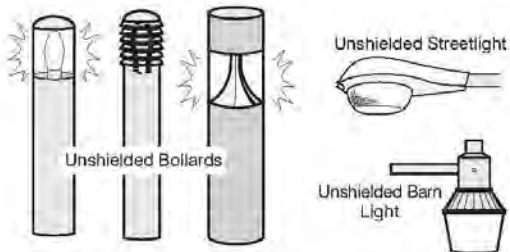
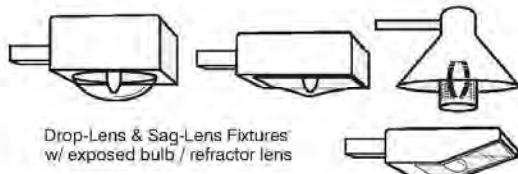
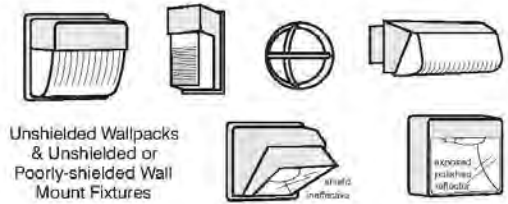
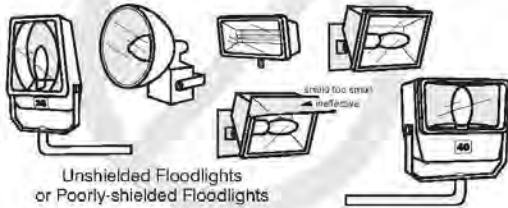
fixture height, mounting and design, glare control devices, type and color rendition of lamps, and hours of operation.

- (3) A photometric plan illustrating the levels of illumination at ground level shall account for all light sources that are planned for the subject site.

Examples of Acceptable / Unacceptable Lighting Fixtures

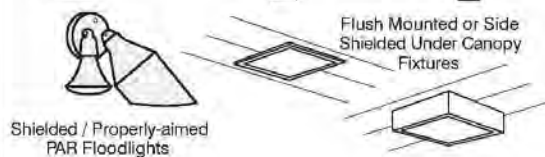
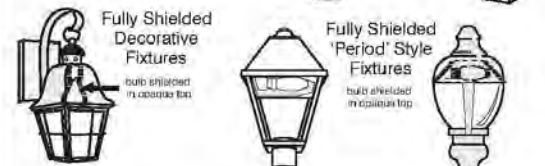
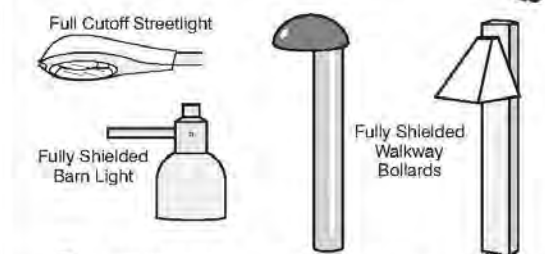
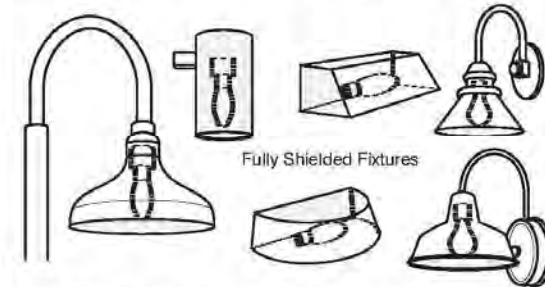
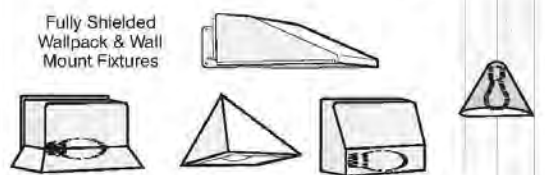
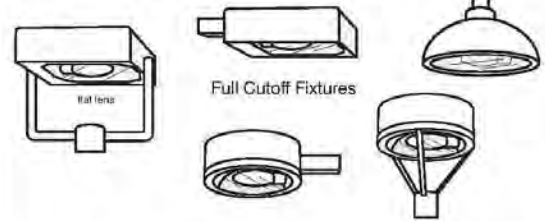
Unacceptable / Discouraged


Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



 Charter Township of Garfield Planning Department Report No. 2025-52			
Subject:	Scussel Property A-Agricultural Rezoning – Findings of Fact		
Prepared:	June 4, 2025	Pages:	8
Meeting:	June 11, 2025 – Planning Commission		
File No.	Z-2024-01		
Applicant / Owner:	Chris and Anita Scussel		

Application Overview		
Parcel No.:	05-024-020-00	05-024-019-20
Address:	306 W Hammond Road	478 W Hammond Road
Acreage:	2.12 (assessed)	20.62 (assessed)
Current Zoning:	Conditionally Zoned / C-G – General Commercial	Conditionally Zoned / A – Agricultural
Proposed Zoning:	A – Agricultural	A – Agricultural
Future Land Use Map:	Agricultural / Rural Residential	Agricultural / Rural Residential
Current Use:	Vacant / Former Single-Family Residential	Vacant
Proposed Use:	Assembling two parcels to expand existing conservation easement to prohibit land use development on the property	
Type of Permitted Use:	N/A	

Attachments	
Zoning Ordinance Amendment Application Form	March 17, 2025
Rezoning Request Cover Memo	March 17, 2025
Certificate of Survey (Parcel 05-024-019-20)	April 6, 2017
Conservation Easement (Parcel 05-024-019-20)	February 26, 2021
Conditional Rezoning Agreement (applies to Parcel 05-024-019-20)	June 11, 2018
Conditional Rezoning Agreement (applies to 05-024-020-00 and originally also applied to Parcel 05-024-019-20)	April 25, 2008

APPLICATION HISTORY:

This application was introduced to the Planning Commission at the April 9, 2025 meeting, where they set a public hearing for the May 14, 2025 meeting. The initial application was just for Parcel 05-024-020-00, the smaller of the two parcels in the following image. Staff described the applicants' intent to merge two parcels, 05-024-020-00 and 05-024-019-20, and to extend the existing conservation easement located on Parcel 05-024-019-20 to Parcel 05-024-020-00. After discussion among Commissioners at the meeting on April 9, 2025 and agreement by the applicant, Parcel 05-024-019-20 was added to the application in advance of the public hearing. The Planning Commission held the public hearing at the meeting on May 14, 2025. Commissioners directed Staff to prepare draft Findings of Fact for review at the June 11, 2025 meeting.

Aerial view of the subject properties (highlighted in blue)

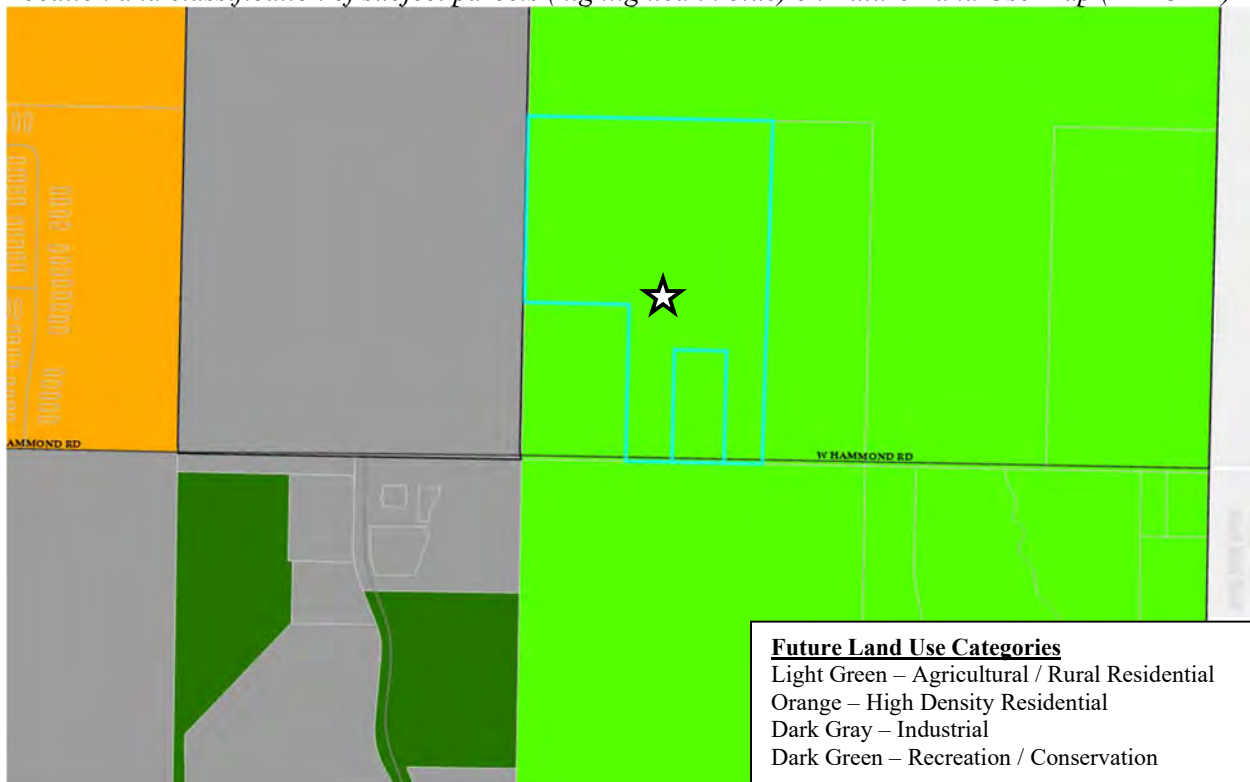
During the introduction and public hearing, the Planning Commission reviewed background information on the application as it relates to the Master Plan, zoning, and land use for the subject site and surrounding sites. This information is included within the following sections: Master Plan Considerations, Zoning for Subject Parcels and Surrounding Sites, and Uses of Subject Site and Surrounding Sites.

MASTER PLAN CONSIDERATIONS:

The Future Land Use category of Agricultural / Rural Residential “provides areas for agricultural operations and low intensity residential land uses in the outlying areas of Garfield. The designation is composed primarily of unsubdivided lands that are vacant or are in agricultural use with some dwellings and accessory uses. This area is suitable for large tracts of open space, agricultural areas, woodlands, and fields. It is intended to promote the protection of the existing natural environment and to preserve, enhance, and stabilize the essential characteristics and economic value of these areas as agricultural lands.” The adjacent surrounding properties to north, east, and south of the subject parcels are also identified as Agricultural / Rural Residential on the Future Land Use Map.

The most compatible zoning districts for the Agricultural / Rural Residential Future Land Use designation are the A-Agricultural and R-R – Rural Residential districts, with R-1 – One-Family Residential identified as potentially compatible. The proposed zoning of A-Agricultural matches the Future Land Use designation for these two parcels.

Location and classification of subject parcels (highlighted in blue) on Future Land Use Map (“FLUM”):



Excerpt from the Zoning Plan for the A-Agricultural zoning designation:

Future Land Use Designation	Agricultural / Rural Residential (<=1 unit / acre)
[Requested] Zoning	A – Agricultural
Zoning Ordinance District Intent	The A (Agricultural) districts provide areas for agricultural operations and low intensity land uses. These districts are composed primarily of unsubdivided lands that are vacant or are in agricultural use with some dwellings and accessory uses. The A districts are suitable for large tracts of open space, agricultural areas, woodlands, and fields. They are designed to promote the protection of the existing natural environment and to preserve, enhance and stabilize the essential characteristics and economical value of these areas as agricultural lands. The A districts may be used to encourage development in and near the core areas of the township by limiting the development densities of parcels less suited for intensive development. The A districts may also be used to protect natural resources and environmentally sensitive areas by preserving these areas for low intensity land uses.
Potentially Compatible District	R-R – Rural Residential / R-1 – One-Family Residential
Considerations for Rezoning to Potentially Compatible Districts	The A – Agricultural district is the lowest density district in the Township and is compatible with the Agricultural / Rural Residential future land use category. Due to the strong desire of the Township to maintain agricultural areas when practicable, land designated as Agricultural / Rural Residential should generally remain in the A – Agricultural or R-R – Rural Residential zoning districts. However, zoning to another district such as the R-1 – One-Family Residential district may be appropriate, particularly where the land is not considered high value farmland or there is no active farming taking place, where utilities such as water and sewer are available, where the land is close to nearby amenities, and where residential uses are compatible with surrounding land uses.

ZONING FOR SUBJECT PARCELS AND SURROUNDING SITES:

Zoning for the existing parcels are conditional zoning, C-G – General Commercial and conditional zoning, A-Agricultural. Zoning for surrounding sites is as follows:

Zoning classifications for the subject parcels (highlighted in blue) and surrounding sites:

**Zoning Districts**

Light Green – A-Agricultural
 Orange – R-3 Multi-Family Residential
 Dark Gray – I-G General Industrial
 Light Gray – I-L Limited Industrial

Light Green with Hashmark – Conditional A-Agricultural
 Dark Gray with Hashmark – Conditional I-G General Industrial
 Dark Red with Hashmark – Conditional C-G General Commercial
 No Color – Not in Garfield Township

Adjacent Properties	Zoning of Adjacent Properties
West	City of Traverse City (I-Industrial)
Southwest	Conditionally Zoned / I-G – General Industrial
North	A – Agricultural
East	A – Agricultural
South	A – Agricultural

USES OF SUBJECT SITE AND SURROUNDING SITES:

Parcel No. 05-024-020-00 is currently vacant and was formerly used for a single-family home. Parcel No. 05-024-019-20 is currently vacant and part of a conservation easement, with the Grand Traverse County Road Commission retaining additional easements. Uses of surrounding sites are as follows:

Adjacent Properties	Uses of Adjacent Properties
West	Industrial (Grand Traverse Industries), located in City of Traverse City (Traversefield Industrial Park)
Southwest	Industrial (Life Story Funeral Home)
North	Agricultural
East	Agricultural
South	Agricultural

BACKGROUND INFORMATION AND STAFF COMMENTS:

A Certificate of Survey and the recorded Conservation Easement for Parcel 05-024-019-20 are attached to this report. In conducting background research for this application, Staff found three additional easements impacting Parcel 05-024-019-20 as follows:

- **1993** – An easement conveyed to the Grand Traverse County Road Commission “to construct a wetland, grade excavated material, and seed.”
- **1994** – A conservation easement conveyed to the Grand Traverse County Road Commission which describes land “to be preserved for use as a wetland, containing 4.88 acres, more or less.”
- **2021** – A conservation easement conveyed to the Grand Traverse Regional Land Conservancy for the entirety of the parcel.

Staff offer the following comments:

- Parcel No. 05-024-019-20 was conditionally rezoned to the A-Agricultural zoning district in 2018 (application Z-2017-05). The conditional rezoning limited the use of the property to protection and preservation of the property, eradication of invasive species, habitat improvement for waterfowl and wildlife, and improving conservation value. The conditional rezoning includes a termination clause stating, “This Agreement may be terminated by written mutual agreement of the parties.”
- Parcel No. 05-024-020-00 was part of a conditional rezoning to C-G General Commercial in 2008 which also applied to Parcel No. 05-024-019-20 and the Life Story funeral home parcel further to the west. This conditional rezoning includes a section on “Subsequent Rezoning of Land” which says that “If the Properties are thereafter rezoned to a different zoning classification or to the same zoning classification, but with a different or no statement of conditions, the statement of conditions imposed under this Agreement shall cease to be in effect. Upon the Applicants written request, the Township Clerk shall record with the Grand Traverse County Register of Deeds that the statement of conditions in the Agreement is no longer in effect.”
- Both Parcels 05-024-019-20 and 05-024-020-00 have now been included in the application. If the Commissioners wish to consider approving the application, Staff recommend including a condition of approval that the existing conditional rezoning agreements on the parcels are removed.

FINDINGS OF FACT:***Section 421.E Approval Criteria of Zoning Map Amendment***

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E (1) Master Plan Consistency through § 421.E (8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information to address the following:

1. Master Plan Consistency

Rezoning should be consistent with the intent and purpose of the adopted master plan.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- According to the Garfield Township Master Plan, the Future Land Use designation for the two parcels is Agricultural / Rural Residential.
- The proposed zoning of A-Agricultural is generally compatible with the Future Land Use designation of Agricultural / Rural Residential.
- The Zoning Plan cites the potentially compatible districts of R-R – Rural Residential and R-1 – One-Family Residential. However, both districts would not be compatible with the subject parcels given the sensitive environmental features of those sites.
- The proposed extension of the conservation easement provides additional protection to an environmentally sensitive area. This would support the goals in the Natural Environment portion of the Master Plan.

2. Adverse Impacts on Neighboring Lands

The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- According to the Garfield Township Master Plan, the Future Land Use designation for the two parcels is Agricultural / Rural Residential.
- The proposed zoning of A-Agricultural is generally compatible with the Future Land Use designation of Agricultural / Rural Residential.
- Both parcels are generally bordered on the north, east, and south by other parcels also zoned A-Agricultural and with the Agricultural / Rural Residential Future Land Use designation.
- No adverse impacts on neighboring lands are anticipated as part of this request.

3. Suitability as Presently Zoned

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- Parcel 05-024-020-00 is currently zoned as conditional C-G – General Commercial zoning. The Master Street Plan within the Master Plan expresses the intention to limit commercial development along Hammond Road to avoid creating a congested corridor, indicating the potential unsuitability of the current conditional C-G – General Commercial zoning on this parcel.

- Parcel 05-024-019-20 is currently zoned as conditional A-Agricultural zoning. There is an existing conservation easement on this parcel which would remain in place regardless of the current conditional A-Agricultural zoning on the parcel.

4. *Changed Conditions*

The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- No known changes in conditions would prevent the consideration of this rezoning request.

5. *Health, Safety, and Welfare*

The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- There are no anticipated adverse impacts on public health, safety, and general welfare.
- There does not appear to be any nearby historical or cultural places or areas.

6. *Public Policy*

Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- Information in the Master Plan supporting the proposed rezoning application is described under “Master Plan Consistency” above.

7. *Size of Tract*

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- Parcel 05-024-019-20 is about 20.62 acres and Parcel 05-024-020-00 is about 2 acres, and both parcels meet the minimum lot size of 1 acre in the A-Agricultural zoning district.
- According to the Garfield Township Master Plan, the Future Land Use designation for the two parcels is Agricultural / Rural Residential.
- The proposed zoning of A-Agricultural is generally compatible with the Future Land Use designation of Agricultural / Rural Residential.
- Both parcels are generally bordered on the north, east, and south by other parcels also zoned A-Agricultural and with the Agricultural / Rural Residential Future Land Use designation.
- No issues relating to the size of the tract are anticipated as part of this proposed rezoning.

8. Other Factors

The Township may consider any other factors relevant to a rezoning application under state law.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- No other additional factors, besides those mentioned above, are anticipated to impact this proposed rezoning.

Recommended Action – Findings of Fact

MOTION THAT the Findings of Fact for application Z-2024-01, submitted by Chris and Anita Scussel, to rezone Parcel 05-024-020-00, 306 W Hammond Road, from its current conditional zoning of C-G – General Commercial to the A-Agricultural zoning district without restriction and Parcel 05-024-019-20, 478 W Hammond Road, from its current conditional zoning of A-Agricultural to the A-Agricultural zoning district without restriction, as presented in Planning Department Report 2025-52 and being made a part of this motion, BE ADOPTED.

Any additional information the Planning Commission deems necessary should be added to this motion.

Recommended Action – Recommend Approval

MOTION TO RECOMMEND APPROVAL to the Township Board of application Z-2024-01, submitted by Chris and Anita Scussel, to rezone Parcel 05-024-020-00, 306 W Hammond Road, from its current conditional zoning of C-G – General Commercial to the A-Agricultural zoning district without restriction and Parcel 05-024-019-20, 478 W Hammond Road, from its current conditional zoning of A-Agricultural to the A-Agricultural zoning district without restriction, with the following conditions (1-2 as listed in Planning Department Report 2025-22):

1. Removal of the conditional A-Agricultural zoning on Parcel No. 05-024-019-20.
2. Removal of the conditional C-G General Commercial zoning on Parcel No. 05-024-020-00.

Any additional information the Planning Commission deems necessary should be added to this motion.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

ZONING ORDINANCE AMENDMENT (ZOA) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- ☒ Map Amendment (Rezoning)
☐ Text Amendment
☐ Conditional Rezoning

PROJECT / DEVELOPMENT NAME

APPLICANT INFORMATION

Name: Chris & Anita Scussel
Address: 324 W. Eleventh St., Traverse City, MI 49684
Phone Number: 630-743-1328
Email: scussel@charter.net

AGENT INFORMATION

Name:
Address:
Phone Number:
Email:

OWNER INFORMATION

Name: Chris & Anita Scussel
Address: 324 W. Eleventh St., Traverse City, MI 49684
Phone Number: 630-743-1328
Email: scussel@charter.net

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:

Anita Scussel

Agent:

—

Owner:

Anita Scussel

PROPERTY INFORMATION

Property Address:

306 W. Hammond Road, Traverse City, MI 49686

Property Identification Number:

28-05-024-020-00

Legal Description:

PRT SE 1/4 SEC 24 T27N R11W COM 576.4' E & SW COR TH N 43° TH E 200 TH S 430

Zoning District:

Master Plan Future Land Use Designation:

CONSERVATION EASEMENT

Area of Property (acres or square feet):

2.12 ACRES

Existing Use(s):

VACANT

Proposed Use(s):

CONSERVATION EASEMENT

430
TN
W
200'
FOO
EXC
FO
R/W

REQUIRED SUBMITTAL ITEMS

A complete application for a Zoning Ordinance Amendment consists of the following:

Application Form:

- ☐ One original signed application
- ☐ One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- ☐ Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

For Map (Rezoning) Amendment only, the following must be included:

Site Diagram

- ☐ Ten complete stapled 11"x17" paper sets
- ☐ One digital set (PDF) only

Supporting Information

- ☐ Ten paper copies of the Impact Statement for Map (Rezoning) Amendment
- ☐ One digital copy of the Impact Statement for Map (Rezoning) Amendment (PDP only)

For Text Amendment only, the following must be included:

- ☐ Ten paper copies of the Impact Statement for Text Amendment
- ☐ One digital copy of the Impact Statement for Text Amendment (PDF only)

For Conditional Rezoning only, the following must be included:

Site Development Plan

- ☐ Ten complete stapled 11"x17" paper sets
- ☐ Two complete bound 24"x36" paper sets
- ☐ One digital set (PDF only)

Supporting Information

- ☐ Ten paper copies of the Impact Statement for Conditional Rezoning
- ☐ One digital copy of the Impact Statement for Conditional Rezoning (PDF only)
- ☐ Ten paper copies of the Offer of Conditions for Conditional Rezoning
- ☐ One digital copy of the Offer of Conditions for Conditional Rezoning (PDF only)

Digital items to be delivered via email or USB flash drive

IMPACT STATEMENT FOR ZONING ORDINANCE MAP AMENDMENT

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.
2. Adverse Impacts on Neighboring Lands. The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.
3. Suitability as Presently Zoned. The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.
4. Changed Conditions. The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.
5. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.
6. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
7. Size of Tract. The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no

intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

8. Other Factors. The Township may consider any other factors relevant to a rezoning application under state law.

IMPACT STATEMENT FOR ZONING ORDINANCE TEXT AMENDMENT

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. A text amendment should be consistent with the intent and purpose of the adopted master plan.
2. Changed Conditions. The Township shall consider whether any conditions have changed since the zoning ordinance was adopted that might justify the amendment.
3. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas.
4. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
5. Other Factors. The Township may consider any other factors relevant to a zoning text amendment application under state law.

IMPACT STATEMENT FOR CONDITIONAL REZONING

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.
2. Adverse Impacts on Neighboring Lands. The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.
3. Suitability as Presently Zoned. The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.
4. Changed Conditions. The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.
5. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

6. **Public Policy.** Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
7. **Size of Tract.** The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.
8. **Other Factors.** The Township may consider any other factors relevant to a rezoning application under state law.

OFFER OF CONDITIONS FOR CONDITIONAL REZONING

A written offer of Conditions as described in § 422.B(3) of the Zoning Ordinance. An owner of land may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested.

1. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.
2. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
3. Any use or development, proposed as part of an offer of conditions that would require a special land use permit under the terms of this ordinance, may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this ordinance.
4. Any use or development, proposed as part of an offer of conditions that would require a variance under the terms of this ordinance, may only be commenced if a variance for such development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this ordinance.
5. Any use or development, proposed as part of an offer of conditions that would require site plan approval under the terms of this ordinance, may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this ordinance.
6. The offer of conditions may be amended during the process of rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner.

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

WAIVERS

Submittal Waiver:

At the discretion of the Zoning Administrator in the case of a Site Diagram, or the Director of Planning in the case of an Administrative Site Plan or a Site Development Plan, the requirement to submit a Site Diagram, an Administrative Site Plan or a Site Development Plan may be waived in any of the following cases when it is determined that the submission would serve no useful purpose:

1. The erection or enlargement of an accessory structure;
2. The enlargement of a principal building by less than 20 percent of its existing gross floor area, provided such enlargement will not result in a requirement for additional off-street parking;
3. A change in principal use where such change would not result in an increase in impervious surface area, additional off-street parking, site access, other external site characteristics or a violation of this ordinance.

Data Waiver:

1. The Zoning Administrator may waive a particular element of information or data otherwise required for a Site Diagram upon a finding that the information is not necessary to determine compliance with this ordinance.
2. The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Stormwater Plans approved by Township Engineer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If so, attach approval letter.

If no, are alternate measures shown?

☐☐☐

Note: Alternate measures must be designed and sealed by a registered Engineer.

E. Roads and Circulation

1. Are interior public streets proposed?

☐☐☐

If yes, has Road Commission approved (attach letter)?

☐☐☐

2. Will public streets connect to adjoining properties or future streets?

☐☐☐

3. Are private roads or interior drives proposed?

☐☐☐

4. Will private drives connect to adjoining properties service roads?

☐☐☐

5. Has the Road Commission or MDOT approved curb cuts?

☐☐☐

If yes, attach approved permit.

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

1. Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
2. Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
3. Following the public hearing, the Planning Commission will make a recommendation on the application to the Township Board.
4. Prior to making a decision, the Township Board will hold a second public hearing on the application. Following the public hearing, the Township Board will make a decision to approve or deny the application.
5. If a Conditional Rezoning is approved or approved with conditions, the decision of the Township Board shall be incorporated into a written report and decision order.

PERMISSION TO ENTER SUBJECT PROPERTY

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Applicant Signature:

Agent Signature:

Date:

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We _____ authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:

Date:

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

Date:

Applicant Signature:

Date:

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)		SD	ASP/ SDP
A. Basic Information			
1. Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>	
2. Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>	
3. Proof of property ownership	<input type="checkbox"/>	<input type="checkbox"/>	
4. Whether there are any options or liens on the property	<input type="checkbox"/>	<input type="checkbox"/>	
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input type="checkbox"/>	
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input type="checkbox"/>	
7. A vicinity map showing the area and road network surrounding the property		<input type="checkbox"/>	
8. Name, address and phone number of the preparer of the site plan	<input type="checkbox"/>	<input type="checkbox"/>	
9. Project title or name of the proposed development	<input type="checkbox"/>	<input type="checkbox"/>	
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	<input type="checkbox"/>	<input type="checkbox"/>	
11. Land uses and zoning classification on the subject parcel and adjoining parcels	<input type="checkbox"/>	<input type="checkbox"/>	
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number		<input type="checkbox"/>	
B. Site Plan Information			
1. North arrow, scale, and date of original submittal and last revision	<input type="checkbox"/>	<input type="checkbox"/>	
2. Boundary dimensions of natural features		<input type="checkbox"/>	
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features		<input type="checkbox"/>	
4. Proposed alterations to topography and other natural features		<input type="checkbox"/>	
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		<input type="checkbox"/>	
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.	<input type="checkbox"/>	<input type="checkbox"/>	
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures		<input type="checkbox"/>	
8. 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		<input type="checkbox"/>	
9. Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	<input type="checkbox"/> *	<input type="checkbox"/>	
10. Existing and proposed driveways, including parking areas	<input type="checkbox"/>	<input type="checkbox"/>	
11. Neighboring driveways and other vehicular circulation features adjacent to the site		<input type="checkbox"/>	
12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas	<input type="checkbox"/>	<input type="checkbox"/>	
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		<input type="checkbox"/>	
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		<input type="checkbox"/>	
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		<input type="checkbox"/>	
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal		<input type="checkbox"/>	
17. Location of water supply lines and/or wells	<input type="checkbox"/>	<input type="checkbox"/>	
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	
19. Location, specifications, and access to a water supply in the event of a fire emergency		<input type="checkbox"/>	
20. Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems		<input type="checkbox"/>	
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam		<input type="checkbox"/>	
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		<input type="checkbox"/>	
23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used		<input type="checkbox"/>	
24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		<input type="checkbox"/>	
25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. 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		<input type="checkbox"/>	
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)		<input type="checkbox"/>	
27. Changes or modifications required for any applicable regulatory agencies' approvals		<input type="checkbox"/>	

Rezoning Request

Applicant: Chris & Anita Scussel
324 W. Eleventh Street
Traverse City, MI 49684

Property : 306 Hammond Road West
Traverse City, MI 49686

Parcel ID : 28-05-024-020-00

Legal : PRT SE 1/4 SEC 24 T27N R11W COM 576.4' E OF SW COR
TH N 430' TH E 200' TH S 430' TH W 200' TO POB EXC RD R/W

Current Zoning: CG Conditional

Requested new zoning : Change to Agricultural

Current use: Vacant land (with a small garden barn from original home owner. This barn will be removed in Spring.)

Proposed use: Merge with our surrounding acreage that is under a permanent Conservation Easement with Grand Traverse Regional Land Conservancy. (This adjacent property under legal paperwork, is listed as 478 W. Hammond Road, although that number does not follow other addresses in the area.)

Supporting: Current owners, Chris & Anita Scussel, own the adjacent property that completely encompasses this acreage and would like to merge the two, thus adding an additional 2.12 acres to the conservation easement.

Owners will submit Request to Combine Parcels once zoning change is completed.



8 3 2 9 8 9 0

Tx:4195779

2021R-04707
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 02/26/2021 03:19:13 PM
PEGGY HAINES REGISTER OF DEEDS
PAGE 1 OF 14

CONSERVATION EASEMENT

1/1
14

DATE: February 10, 2021

OWNER: Chris & Anita Scussel, husband and wife, 324 W. 11th Street, Traverse City, MI 49684

CONSERVANCY: Grand Traverse Regional Land Conservancy, a Michigan non-profit corporation, 3860 North Long Lake Road, Suite D, Traverse City, Michigan 49684

PROPERTY: Legal description attached hereto as "Exhibit A"

CONVEYANCE: The Owner conveys and warrants to the Conservancy a perpetual Conservation Easement over the Property. The scope of this Conservation Easement is set forth in this agreement. This conveyance is a gift from the Owner to the Conservancy. Accordingly, this is exempt from Transfer Tax pursuant to MCL §§ 207.505(a) and 207.526(a).

THE OWNER AND THE CONSERVANCY AGREE TO THE FOLLOWING:

1. CONSERVATION PURPOSES OF THIS CONSERVATION EASEMENT AND COMMITMENTS OF THE OWNER AND THE CONSERVANCY.

The "Conservation Purposes" of this Conservation Easement are (i) to preserve the Conservation Values (hereinafter defined), and other significant conservation interests, and (ii) to restrict the use of the Property to those uses that are consistent with such values and interests.

- A. This Conservation Easement:
1. Protects a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem, and
 2. Preserves open space and will yield a significant public benefit pursuant to a clearly delineated Federal, State, or local governmental conservation policy as further defined in paragraph 2.B.
- B. This Conservation Easement assures that the Property will be perpetually preserved in its predominately natural, scenic, and forested condition. The Purposes of this Conservation Easement are to protect the Property's natural resource and watershed values; to maintain and enhance biodiversity; to retain quality habitat for native plants and animals; and to maintain and enhance the natural features of the Property (the "Purposes").

- C. The Owner is the fee simple title owner of the Property and is committed to preserving the Conservation Values of the Property. The Owner agrees to confine use of the Property to activities consistent with the Purposes and the preservation of the Conservation Values. Any uses of the Property that may impair or interfere with the Conservation Values are expressly prohibited.
- D. The Conservancy (i) is a qualified holder of this Conservation Easement committed to preserving the Conservation Values of the Property and upholding the terms of this Conservation Easement; (ii) is a tax-exempt, nonprofit Michigan corporation qualified under Internal Revenue Code Sections 501(c)(3) and 170(h)(3) and under the Conservation and Historic Preservation Easement, Sub Part 11 of Part 21 of Natural Resources and Environmental Protection Act, MCL §§ 324.2140 *et seq.*; (iii) has the resources to enforce this Conservation Easement; (iv) protects natural habitats of fish, wildlife, plants, and the ecosystems that support them; and (v) preserves open spaces, including farms and forests, where such preservation is for the scenic enjoyment of the general public or pursuant to clearly delineated governmental conservation policies and where it will yield a significant public benefit.

2. **CONSERVATION VALUES.** The Property possesses natural, open space, biological, and ecological values of prominent importance to the Owner, the Conservancy, and the public. These values are referred to as the "Conservation Values" in this Conservation Easement. Certain Conservation Values may have relevance to more than one Purpose, even though they are listed only once. The Conservation Values and relevant supportive public conservation policy include the following listed below and also described in the Baseline Documentation Report:

- A. The Property contains significant natural habitat in which fish, wildlife, plants or the ecosystems which support them, thrive in a natural state, as demonstrated by:
1. The Property provides vital corridor of wetland habitat, which serves as a connection for wildlife movement, and creates a natural "greenway" along the Mitchell Creek Corridor.
 2. The Property is noteworthy for its 1,500 feet of meandering tributary of Mitchell Creek and rich-conifer swamp habitat.
 3. Wetlands, as described in Wetland Protection, Part 303 of the Michigan Natural Resources and Environmental Act, MCL 324.30301 *et seq.*, identified as important natural resources for the people of the State of Michigan, are present on the Property.
 4. The Property contains sustainable habitat for diverse vegetation, birds, fish, amphibians and terrestrial animals. The Owner has documented the existence of bald eagles, sandhill cranes, canada geese, indigo buntings, whitetail deer, and others on the Property.
 5. The Property contains natural wetland areas that provide habitat for aquatic invertebrates, reptiles, amphibians, and aquatic and/or emergent vegetation.
 6. The Property is characteristic of rich-conifer swamp. Its dominant vegetation is northern white cedar and interspersed with mostly dead black ash. These plant communities are in a relatively natural and undisturbed condition and support the full range of wildlife species found in these habitat types.
 7. The Property provides important natural land within the Mitchell Creek Watershed. Protection of the Property in its natural and open space condition helps to ensure the quality and quantity of water resources for the Traverse City area.
 8. The Property lies in close proximity to the following conserved properties which similarly preserve the existing natural habitat:
 - Mitchell Creek Nature Preserve
 - Hammond Swamp Conservation Easement
 9. Preservation of the Property enables the Owner to integrate the Conservation values with other neighboring lands.

- B. Pursuant to U.S. Treasury Regulation § 1.170A-14 for Qualified Conservation Contributions, the Property provides open space for the scenic enjoyment of the general public and will yield a significant public benefit through:
1. A scenic landscape and natural character that would be impaired by modification of the Property.
 2. A scenic panorama visible to the public from publicly accessible sites, such as Hammond Road, which would be adversely affected by modifications of the natural habitat.
 3. Biological integrity of other land in the vicinity has been modified by intense urbanization, and the trend is expected to continue.
 4. There is a reasonable possibility that the Conservancy may acquire other valuable property rights on nearby or adjacent properties to expand the Conservation Values preserved by this Conservation Easement.
 5. The Property is desirable for substantial residential development because of its size, location, and orientation, and in the absence of this Conservation Easement the Property could be developed in a manner that would destroy the Conservation Values.
- C. The Property is preserved pursuant to a clearly delineated federal, state, or local conservation policy and yields a significant public benefit. The following legislation, regulations, and policy statements establish relevant public policy:
1. The State of Michigan has recognized the importance of protecting our natural resources as delineated in the 1963 Michigan Constitution, Article IV, Section 52: "The conservation and development of the natural resources of the state are hereby declared to be of paramount public concern in the interest of the health, safety, and general welfare of the people. The legislature shall provide for the protection of the air, water, and other natural resources of the state from pollution, impairment, and destruction."
 2. Conservation and Historic Preservation Easement, Subpart 11 of Part 21 of the Michigan Natural Resources and Environmental Protection Act, MCL §§ 324.2140 *et seq.*
 3. Biological Diversity Conservation, Part 355 of the Michigan Natural Resources and Environmental Protection Act, MCL §§ 324.35501 *et seq.*; (Legislative Findings § 324.35502).
 4. Wetland Protection, Part 303 of the Michigan Natural Resources and Environmental Act, MCL §§ 324.30301 *et seq.*; (Legislative Findings MCL § 324.30302).
 5. Water Pollution Control Act of 1972, 33 USC §§ 1251 - 1387 (§1251 Goals & Policy; § 1344 Wetlands permitting, aka "Section 404" Clean Water Act.).
 6. Shorelands Protection and Management, Part 323 of the Michigan Natural Resources and Environmental Protection Act, MCL §§ 324.32301 *et seq.*
 7. Inland Lakes and Streams, Part 301 of the Michigan Natural Resources and Environmental Protection Act, MCL §§ 324.30101 *et seq.*
 8. Farmland and Open Space Preservation, Part 361 of the Michigan Natural Resources and Environmental Protection Act, MCL §§ 324.36101 *et seq.*
 9. Soil Conservation, Erosion, and Sedimentation Control, Parts 91 & 93 of the Michigan Natural Resources and Environmental Protection Act, MCL §§ 324.9101 *et seq.*; 324.9301 *et seq.*; (Legislative Policy § 324.9302).
3. **BASELINE DOCUMENTATION.** Specific Conservation Values of the Property have been documented by the Conservancy in a natural resource inventory and provided to the Owner prior to the donation of this Conservation Easement. This "Baseline Documentation Report" is signed by both the Owner and the Conservancy and is incorporated herein by reference. The Baseline Documentation Report consists of maps, a depiction of all existing human-made modifications, prominent vegetation, identification of flora and fauna, land use history, distinct natural features,

and photographs. The parties acknowledge that the Baseline Documentation Report is an accurate representation of the Property at the time of this donation. Changes in the conditions on the Property may be documented from time to time through a Changed Condition Report. In enforcing the provisions of this Conservation Easement, the Conservancy may use the Baseline Documentation Report, any Changed Condition Report, and any and all other available evidence to show a change in conditions. Any characterization of the terms of this Conservation Easement contained in the Baseline Documentation Report shall not be interpreted to alter, amend, or otherwise modify this Conservation Easement. In any conflict or inconsistency between the terms of this Conservation Easement and the Baseline Documentation Report, the terms of this Conservation Easement shall prevail.

4. **PERMITTED USES.** The Owner retains all ownership rights that are not expressly restricted by this Conservation Easement, provided that they are exercised only in a manner that is consistent with the Conservation Purposes. In particular, the following rights are reserved:
- A. Right to Convey. The Owner retains the right to sell, lease, mortgage, bequeath, or donate the Property. Any conveyance will remain subject to the terms of the Conservation Easement and all subsequent Owners are bound by all of the provisions of this Conservation Easement.
 - B. Right to Manage Vegetation and Conduct Forestry Activities. The Owner retains the right to cut vegetation and conduct forestry activities on the Property as follows:
 - 1. Dangerous or Diseased Trees. Pruning or removing trees or other vegetation is permitted under the following conditions:
 - a. To remove trees that pose real danger to a structure or humans in frequently used areas due to a structural or health defect of the tree;
 - b. To remove trees in order to reduce a natural threat of infestation posed by diseased vegetation (as documented by a registered forester or other natural resource specialist and as approved by the Conservancy); and/or
 - c. To control invasive or non-native plant species that endanger the health of native species.
 - 2. Firewood. The Owner retains the right to cut and use trees that are downed as a result of natural occurrence for personal use as firewood without a management plan, provided that said use retains adequate woody debris on the forest floor for habitat and soil productivity purposes.
 - C. Right to Conduct Ecological Restoration. The Owner retains the right to conduct ecological restoration on the Property. Ecological Restoration includes, but is not limited to, planting native species, removing non-native or invasive species, installing erosion control structures, or installing fencing necessary for the re-establishment of native vegetation. Such activities shall be conducted pursuant to an Ecological Restoration Plan prepared by a qualified natural resource professional prior to any restoration activities, and provided to the Conservancy for review and approval pursuant to the terms set forth in paragraph 6.D. herein.
 - D. Right to Construct and Maintain Wildlife Hunting and Viewing Blinds. The Owner retains the right to construct and place blinds on the Property for the purpose of hunting and viewing wildlife. Blinds shall not have a foundation constructed with concrete or other permanent materials. The Owner may affix permanent tree stands that are constructed from wood or fasten tree stands that are portable and non-permanent made from any material that is common or standard for these devices.

Along with this right, the Owner retains the right to trim branches less than or equal to one (1) inch in diameter for the purpose of creating shooting/viewing lanes, provided such

trimming does not adversely impact the Conservation Values of the Property.

E. Right to Develop Subsurface Mineral Resources.

1. Exploration. Exploration for minerals conducted in a manner that will not have a detrimental impact on the Conservation Values of the Property, including but not limited to certain methods of seismic testing, is permitted pursuant to a written plan submitted to the Conservancy for review and approval pursuant to the terms set forth in paragraph 6.D. herein.
2. Development. The Owner retains the right to extract oil, gas, hydrocarbons, or petroleum from the Property for commercial purposes provided that no exploration for, or extraction of, minerals shall be conducted from the surface of the Property, except as provided for herein. The Owner may enter into a non-developmental lease if said lease is part of a pool for oil, gas, hydrocarbons or petroleum which solely permits the extraction of oil, gas, hydrocarbons, or petroleum. Extraction shall not involve any surface alteration of the Property or construction or placement of any structures, including pipelines, on, over, or across the Property.

F. Right to Add and Maintain Trails and to Construct Trail-related Structures. The Owner retains the right to add and maintain trails (by removing groundcover and shrubs and trimming tree branches) on the Property, for low-impact pedestrian use provided such removal and trimming does not adversely impact the Conservation Values of the Property. Said removal and trimming does not include the right to remove trees.

The Owner also retains the right to construct and maintain benches, elevated walkways, and small pedestrian bridges on the Property provided such construction does not adversely impact the Conservation Values of the Property.

At least thirty (30) days prior to clearing or constructing any proposed trail or trail-related structure the Owner shall deliver a written plan to the Conservancy for review and approval pursuant to the terms set forth in paragraph 6.D. herein and install stakes on the Property identifying the location of the trail/structures. This provision shall not apply to maintenance of existing trails on the Property.

- G. Right to Maintain Roads. The Owner retains the right to maintain the existing driveway in its current unpaved and pervious condition.
- H. Right to Construct and Maintain Gates. The Owner retains the right to construct and maintain gates on the Property to control or discourage unauthorized vehicle access to the Property. Any gating of the Property shall be constructed in a manner that does not impede wildlife movement on or across the Property.
- I. Right to Operate Motorized Vehicles. The Owner retains the right to operate motorized vehicles on the Property on the existing driveway and to park such vehicles in the designated Parking Area shown on Exhibit B. The Owner also retains the right to operate motorized vehicles off-road on the Property for the purpose of achieving the permitted maintenance/management uses described herein and for the Owner's personal access. However, the right to operate motorized vehicles off road may be extinguished if the Conservancy determines that use of off-road vehicles is adversely impacting the Conservation Values of the Property.
- J. Right to Place Signs. The Owner retains the right to place and maintain up to three (3) signs, each no larger than six (6) square feet in size, on the Property. Additionally, small signs commonly used for prohibiting unauthorized access or use may be placed along the boundaries of the Property. In order to maintain the scenic Conservation Values protected

by this Conservation Easement, any other signs placed on the Property require written Conservancy consent.

- K. Recreational Activities. The Owner retains the right to undertake non-motorized, non-commercial recreational activities on the Property such as hunting, wildlife observation, hiking, cross-country skiing, jogging, horseback riding, and sledding.

5. **PROHIBITED ACTIONS.** Any activity on, or use of, the Property that is inconsistent with the Conservation Purposes or that is detrimental to the Conservation Values is expressly prohibited. By way of example, but not by way of limitation, the following activities and uses are explicitly prohibited:

- A. Subdivision. The legal or *de facto* subdivision of the Property, including any subdivision, short subdivision, platting, binding site plan, testamentary division, creation of a site condominium or other submission of the Property to a condominium form of ownership, or other process by which the Property is divided into lots or in which title to different portions of Property are held by different owners is prohibited.
- B. Commercial Activities. Any commercial activity on the Property is prohibited, except as reserved or permitted in Section 4. Permitted Uses herein.
- C. Industrial Activities. Any industrial activity on the Property is prohibited.
- D. Construction. The placement or construction of any human-made modifications, including structures, buildings, fences, roads, and parking lots is prohibited, except as reserved or permitted in Section 4. Permitted Uses herein.
- E. Cutting Vegetation. Cutting down or otherwise destroying or removing trees or other vegetation whether living or dead is prohibited, except as reserved or permitted in Section 4. Permitted Uses herein.
- F. Land Surface Alteration. Any surface mining or other alteration of the surface of the land is prohibited, including extraction or alteration of any substance that must be quarried or removed by methods that will consume or deplete the surface estate, including, but not limited to, the removal of topsoil, sand, gravel, rock, and peat. In addition, exploring for, developing, and extracting oil, gas, hydrocarbons, or petroleum products is prohibited, except as specified in Section 4. Permitted Uses herein. Strip mining of any sort on the Property, including the removal of sand and/or gravel, is expressly prohibited.
- G. Dumping. Processing, storage, dumping, or disposal of liquid, solid, natural or man-made waste, refuse, or debris on the Property is prohibited, except for human waste in a properly designed and authorized waste system.
- H. Water Courses, Ground Water. Natural water courses, lakes, wetlands, or other bodies of water may not be altered and water from ground or surface sources may not be diverted.
- I. Off-Road Recreational Vehicles. Motorized off-road vehicles such as, but not limited to, snowmobiles, dune buggies, all-terrain vehicles, and motorcycles may not be operated off of designated roads on the Property, except as specified in Section 4. Permitted Uses herein.
- J. Livestock. Raising or housing of livestock, poultry or horses, commercial kenneling of animals and commercial aquaculture is prohibited on the Property.
- K. Signs and Billboards. Billboards and signs are prohibited, except as reserved or permitted in Section 4. Permitted Uses herein.

6. **RIGHTS OF THE CONSERVANCY.** The Owner conveys the following rights upon the Conservancy to perpetually maintain the Conservation Values of the Property:

- A. Right to Enter. The Conservancy has the right to enter the Property at reasonable times to monitor the Property and to enforce compliance with, or otherwise exercise its rights under, this Conservation Easement. Notwithstanding the foregoing, the Conservancy may not unreasonably interfere with the Owner's use and quiet enjoyment of the Property or permit others to enter the Property. The general public is not granted access to the Property under this Conservation Easement.
- B. Right to Preserve. The Conservancy has the right to prevent any activity on or use of the Property that is inconsistent with the Conservation Purposes or detrimental to the Conservation Values of the Property.
- C. Right to Require Restoration. The Conservancy has the right to require the Owner to restore the areas or features of the Property which are damaged by any activity inconsistent with this Conservation Easement to the condition that existed on the date of recordation of this Conservation Easement, or to such other condition as may then exist, provided such other condition is consistent with the terms of this Conservation Easement.
- D. Right to Review and Approve. Wherever herein the Conservancy is granted the right to review and approve any proposed plan for the use, modification, or restoration of any portion of the Property or improvements thereon, such approval shall be granted or denied by the Conservancy, in writing, within sixty (60) days of the date the Owner delivers notice of the proposed plan, unless otherwise provided herein. The Owner shall not undertake any activity on the Property requiring Conservancy approval unless and until it receives such approval.

The Conservancy's approval for a proposal may be withheld only upon a reasonable determination by the Conservancy that the proposed action(s) would be contrary to or inconsistent with the terms of this Conservation Easement or detrimental or adverse to the Conservation Values of the Property. The Conservancy may request additional information in support of the request for approval, including without limit, documentation of the Owner's right to undertake the proposal, copies of permits, and other documents that the Conservancy in its sole discretion deems necessary to evaluate whether the proposal complies with this Conservation Easement. If the Conservancy fails to provide or deny approval within sixty (60) the approval shall be presumed to have been denied.

If the Owner fails to notify the Conservancy of any proposed activity that requires notice herein, then the Owner undertakes any such activities and/or incurs any related expenses at its own risk. By way of example only, if, upon discovery of the activity, the Conservancy denies approval for the construction or activity, then the Conservancy may in its sole discretion require the Owner to undo the activity or remove the construction and restore the Property at its own expense. In any action to enforce the terms of this Conservation Easement, the fact that the Owner incurred expenses related to the unapproved activity shall not prejudice or limit the Conservancy's available remedies.

- E. Right to Place Signs. The Conservancy has the right to place signs on the Property which identify the land as protected by this Conservation Easement. The number and location of any signs are subject to the Owner's approval.

7. **CONSERVANCY'S REMEDIES.**

- A. Delay in Enforcement. A delay in enforcement shall not be construed as a waiver of the Conservancy's right to enforce the terms of this Conservation Easement.

- B. Third Party Violations. Notwithstanding the Owner's obligations under this Conservation Easement and the Conservancy's right to require restoration of the Property, the Owner shall have the following rights and obligations for acts or occurrences at the Property beyond the direct or indirect control of the Owner:
1. The Conservancy may not bring an action against the Owner for modifications or damage to the Property or its Conservation Values resulting from natural causes beyond the Owner's control, including natural disasters, unintentional fires, floods, storms, natural earth movement, changes recognized to be driven by climate change, or other acts of nature that impair the Conservation Values.
 2. The Owner shall be responsible for modifications or damage to the Property that impair or damage the Conservation Values of the Property and result from the acts of third parties whose use of, or presence on, the Property is authorized by the Owner. In such event, the Conservancy may require the Owner to restore the Property as provided in paragraph 6.C. of this Conservation Easement.
 3. In the event of an unauthorized third-party violation of the Conservation Values, the Conservancy shall not seek restoration or exercise remedies available to it if, and so long as, the Owner diligently pursues all available legal remedies against the violator. In the event illegal actions taken by unauthorized third parties impair the Conservation Values protected by this Conservation Easement, the Conservancy reserves the right, either jointly or singly, to pursue all appropriate civil and criminal penalties to compel restoration. Owner assigns any claim or right to recover against such third parties to Conservancy.
- C. Notice and Demand. If the Conservancy determines that the Owner is in violation of this Conservation Easement, or that a violation is threatened, the Conservancy shall provide written notice to the Owner. The written notice will identify the violation and request corrective action to cure the violation and, where the Property has been injured, to restore the Property. If at any time the Conservancy determines, in its sole and absolute discretion, that the violation, or threatened violation, constitutes immediate and irreparable harm, no written notice is required and the Conservancy may then immediately pursue its remedies to prevent or limit harm to the Conservation Values of the Property. If the Conservancy determines that this Conservation Easement is, or is expected to be, violated, and the Conservancy's good-faith and reasonable efforts to notify the Owner are unsuccessful, the Conservancy may pursue its lawful remedies to mitigate or prevent harm to the Conservation Values without prior notice and without awaiting the Owner's opportunity to cure. The Owner agrees to reimburse all reasonable costs associated with this effort.
- D. Failure to Act. If, within twenty-eight (28) days after written notice, the Owner does not implement corrective measures requested by the Conservancy, the Conservancy may bring an action at law and/or in equity to enforce the terms of the Conservation Easement. In the case of immediate or irreparable harm, as determined in the sole discretion of the Conservancy, or if an Owner is unable to be notified, the Conservancy may invoke these same remedies without notification and/or awaiting the expiration of the twenty-eight (28)-day period. The Conservancy is entitled to enjoin the violation through temporary or permanent injunctive relief and to seek specific performance, declaratory relief, restitution, reimbursement of expenses, and/or an order compelling the Owner to restore the Property. If the court determines that the Owner has failed to comply with this Conservation Easement, the Owner shall also reimburse the Conservancy for all reasonable litigation costs and reasonable attorney's fees, and all costs of corrective action or Property restoration incurred by the Conservancy.
- E. Frivolous Litigation. If the Conservancy initiates litigation against the Owner to enforce this

Conservation Easement, and if the court determines that the Owner is the prevailing party and also determines that (i) the litigation was initiated with the primary purpose to harass, embarrass, or injure the Owner; (ii) the Conservancy did not have a reasonable basis to believe that the facts underlying the Conservancy's legal position were in fact true; or (iii) the Conservancy's legal position was devoid of arguable legal merit, then the court may require the Conservancy to reimburse the Owner's reasonable costs and reasonable attorney's fees in defending the action.

- F. Actual or Threatened Non-Compliance. The Conservancy's rights under this Section 7 apply equally in the event of either actual or threatened violations of the terms of this Conservation Easement. The Owner agrees that the Conservancy's claim for money damages for any violation of the terms of this Conservation Easement is inadequate. The Conservancy shall also be entitled to affirmative and prohibitive injunctive relief and specific performance, both prohibitive and mandatory. The Conservancy's claim for injunctive relief or specific performance for a violation of this Conservation Easement shall not require proof of actual damages to the Conservation Values.
- G. Cumulative Remedies. The preceding remedies of the Conservancy are cumulative. Any, or all, of the remedies may be invoked by the Conservancy if there is an actual or threatened violation of this Conservation Easement.


- 8. **REGULATORY AUTHORITY.** The Owner is solely responsible for obtaining any applicable permit or authorization or otherwise ensuring that any proposed use, building, construction, design, location, or other specification related to the Property meets all applicable local, state, and federal zoning, requirement, regulation, rule, policy, or standard. In accepting this Conservation Easement, or in reviewing and/or approving any use, building, construction, design, location, or any other specification related to the Property or the use or development of the Property, the Conservancy makes no warranty that the proposed use, building, construction, design, location, or other specification meets any local, state, or federal zoning, requirement, regulation, rule, policy, or standard.
- 9. **AMENDMENT.** Owner and Conservancy may jointly amend this Conservation Easement; provided that (i) such amendment shall be approved by the Conservancy in its sole and absolute discretion; (ii) such amendment shall have a net positive or neutral effect on the Conservation Values; (iii) the amendment shall not affect the qualification of this Conservation Easement or the status of the Conservancy under any applicable laws, including MCL §§ 324.2140 – 324.2144 or Section 170(h) of the Code; (iv) any amendment shall be consistent with the Conservation Purposes; (v) no amendment may affect the perpetual duration of this Conservation Easement; and (vi) no amendment may extinguish this Conservation Easement over any portion or all of the Property. Any such amendment shall be in writing and recorded in the official records of Grand Traverse County, Michigan, and any other jurisdiction in which such recording is required.
- 10. **SUBORDINATION.** Owner represents and warrants that as of the date of execution and recording of this Conservation Easement, the Property is not subject to any mortgage, lien, claim or interest which has not been subordinated to this Conservation Easement. Any mortgage, lien, claim, lease, or interest in the Property arising after the date of recording this Conservation Easement shall be subject and subordinate to the terms of this Conservation Easement.
- 11. **CONSERVATION EASEMENT REQUIREMENTS UNDER MICHIGAN LAW AND UNITED STATES TREASURY REGULATIONS.**
 - A. This Conservation Easement is an interest in real property created pursuant to the Conservation and Historic Preservation Easement, Sub part 11 of Part 21 of the Michigan Natural Resources and Environmental Protection Act (NREPA), MCL §§ 324.2140 *et seq.*
 - B. This Conservation Easement is established for conservation purposes pursuant to the

Internal Revenue Code, as amended at Title 26, U.S.C., Sections 170(h)(1)-(6), 2031(c), 2055, and 2522, and under Treasury Regulations at Title 26 C.F.R. § 1.170A-14 *et seq.*, as amended.

- C. The Conservancy is qualified to hold conservation easements pursuant to these statutes. It is a publicly funded, non-profit 501(c)(3) organization.

12. **OWNERSHIP COSTS AND LIABILITIES.** In accepting this Conservation Easement, the Conservancy shall have no liability or other obligation for costs, liabilities, taxes, or insurance of any kind related to the Property. The Conservancy's rights do not include the right, in absence of a judicial decree, to enter the Property for the purpose of becoming an operator of the Property within the meaning of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 USC §§ 9601 *et seq.* and/or NREPA Part 201, Environmental Remediation, MCL §§ 324.20101, *et seq.* The Conservancy, its directors, officers, employees, and agents have no liability arising from injury or death to any person or physical damage to any property on the Property. The Owner agrees to defend, indemnify, and hold harmless the Conservancy against such claims arising during the term of the Owner's ownership of the Property.
13. **ASSIGNMENT.** If the Conservancy shall cease to exist or if it fails to be a "qualified organization" for purposes of Internal Revenue Code Section 170(h)(3), or if the Conservancy is no longer authorized to acquire and hold conservation easements, then this Conservation Easement shall become vested in another entity. This entity shall be a "qualified organization" for purposes of Internal Revenue Code Section 170(h)(3). The Conservancy's rights and responsibilities shall be assigned to any entity having similar conservation purposes to which such right may be awarded under the *cy pres* doctrine. In the event of any assignment or other transfer of this Conservation Easement, it shall be a requirement of the assignment or transfer that the recipient of this Conservation Easement shall agree in writing to carry out the Conservation Purposes in perpetuity.
14. **TERMINATION.** This Conservation Easement may be extinguished only by an unexpected change in condition which causes it to be impossible to fulfill the Purposes, or by exercise of eminent domain.
- A. Unexpected Change in Conditions. If subsequent circumstances render the Purposes of this Conservation Easement impossible to fulfill, then this Conservation Easement may be partially or entirely terminated, but only by judicial proceedings. The Conservancy will then be entitled to compensation in accordance with the provisions of the Internal Revenue Code Treasury Regulations Section 1.170A-14(g)(6)(ii). Notwithstanding the foregoing, the Owner and Conservancy intend that this Conservation Easement not be subject to the legal doctrine of "changed conditions" that is applied to traditional servitudes.
- B. Eminent Domain. If the Property is taken, in whole or in part, by power of eminent domain, then the Conservancy will be entitled to compensation as determined by the method set forth in Internal Revenue Code Treasury Regulations Section 1.170A-14(g)(6)(ii).
15. **LIBERAL CONSTRUCTION.** This Conservation Easement shall be liberally construed in favor of maintaining the Conservation Values of the Property and in accordance with the Conservation and Historic Preservation Easement, Sub part 11 of Part 21 of the Michigan Natural Resources and Environmental Protection Act, MCL §§ 324.2140 *et seq.* This Conservation Easement is intended by the Parties to be a "qualified conservation contribution" within the meaning of IRC Treasury Regulations Section 1.170A-14 and any ambiguity in the terms of this Conservation Easement shall be resolved in a manner that is consistent with all of the requirements of said Regulations.
16. **NOTICES.** For purposes of this Conservation Easement, notices may be provided to either party by personal delivery or by mailing a written notice to the party (at the last known address of a party) by First Class mail.


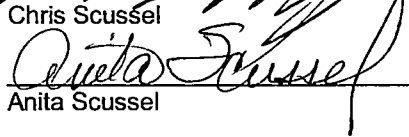
17. **SEVERABILITY.** If any portion of this Conservation Easement is determined to be invalid, the remaining provisions will remain in force.
18. **SUCCESSORS.** This Conservation Easement is binding upon, and inures to the benefit of, the Owner's and the Conservancy's successors in interest. All subsequent owners of the Property are bound to all provisions of this Conservation Easement to the same extent as the Owner.
19. **TERMINATION OF RIGHTS AND OBLIGATIONS.** A party's future rights and obligations under this Conservation Easement terminate upon transfer of that party's interest in the Property. Liability for acts or omissions occurring prior to transfer will survive the transfer.
20. **CONSTRUCTION.** This Conservation Easement will be construed in accordance with Michigan Law and the law of the United States.
21. **DEFINITION OF "OWNER" and "CONSERVANCY."** The Original Owners are a married couple. Any reference to Owner shall include either or both said individuals, as well as all of said Owners' successors in title to the Property, any portion thereof, or interest therein including lessees. Should a future Owner be a trust, any reference to Owner shall include reference to the beneficiary(ies) of said trust. In the event that a future Owner is a limited liability company or corporation, any reference to Owner shall include such company's members and such corporation's shareholders. In the event that a future Owner is a partnership, any reference to Owner shall include the partners in such partnership.
- Any reference to "Conservancy" shall include reference to any and all of the Conservancy's successors in interest to this Conservation Easement.
22. **EXHIBITS.** This Conservation Easement includes, and incorporates the following Exhibits:
- A. Legal Description
 - B. Baseline Documentation Map
23. **ENTIRE AGREEMENT.** This Conservation Easement, the Exhibits hereto, and the Baseline Documentation Report set forth the entire agreement of the Parties. It is intended to supersede all prior discussions or understandings.



AFTER RECORDING SEND TO:
Claire Herman
Grand Traverse Regional Land
Conservancy
3860 North Long Lake Rd., STE D
Traverse City, MI 49684

PREPARED BY:
Claire Herman
Grand Traverse Regional Land
Conservancy
3860 North Long Lake Rd., STE D
Traverse City, MI 49684

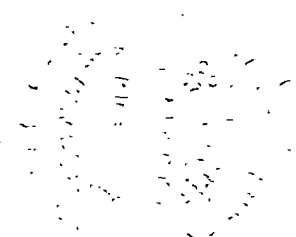
OWNER:

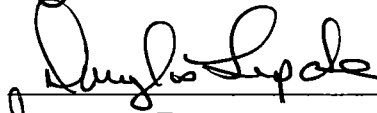

Chris Scussel

Anita Scussel

STATE OF MICHIGAN)

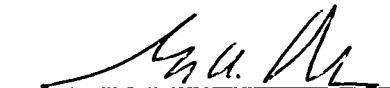
COUNTY OF GRAND TRAVERSE)

Acknowledged before me on this 16 of February, of 2021, by Chris & Anita Scussel, husband and wife.


DOUGLAS L. LUPCKE
Notary Public, State of Michigan
County of Saginaw
My Commission Expires 07-25-2022
Acting in the County of Grand


_____, Notary Public
Saginaw, County, Michigan
Acting in Grand Traverse, County, Michigan
My commission expires: 7/25/2022

CONSERVANCY:


Name: Glen A. Chown
Title: Executive Director

STATE OF MICHIGAN)

COUNTY OF GRAND TRAVERSE)

Acknowledged before me on this 24 of February, of 2021, Glen A. Chown, known to me to be the Executive Director of the Grand Traverse Regional Land Conservancy.

DREW BROADWAY
Notary Public, State of Michigan
County of Grand Traverse
My Commission Expires 01-18-2022
Acting in the County of Grand Traverse


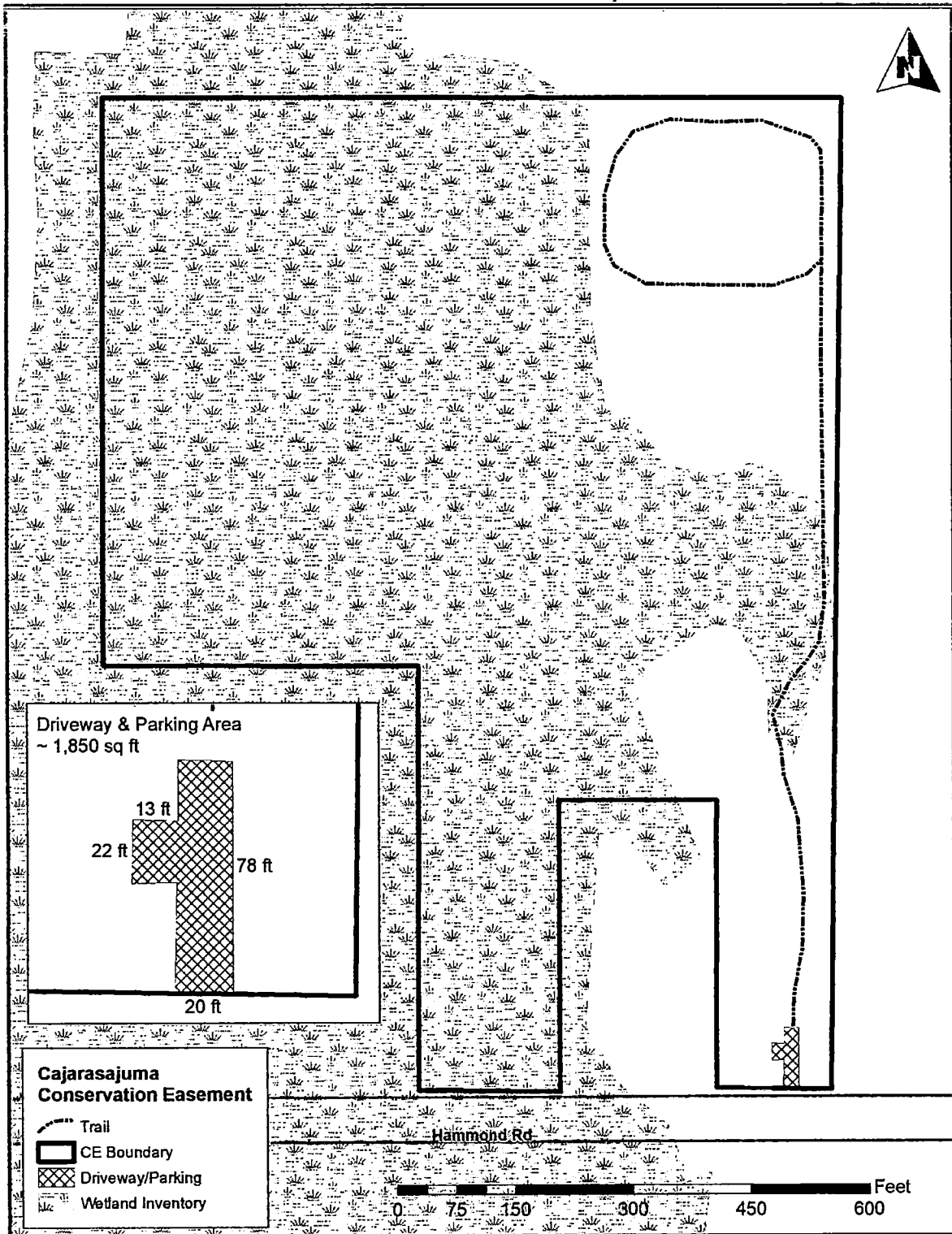

_____, Notary Public
_____, County, Michigan
Acting in Grand Traverse, County, Michigan
My commission expires: 1-18-2022

EXHIBIT A
Legal Description

Part of the Southwest 1/4 of the Southeast 1/4, Section 24, Town 27 North, Range 11 West, being more fully described as follows: Commencing at the South 1/4 corner of said Section 24; thence North 89 degrees 43'00" East along the South line of said Section 24, 400.00 feet to the Point of Beginning; thence North 00 degrees 15'00" West. 600.00 feet; thence South 89 degrees 43'00" West, 400.00 feet; thence North 00 degrees 15'00" West along the North-South 1/4 line of said Section 24. 719.10 feet; thence North 89 degrees 45'30" East along the South 1/8 line of said Section 24, 929.69 feet; thence South 00 degrees 08'30" East. 1318.43 feet; thence South 89 degrees 43'00" West along the South line of said Section 24, 150.80 feet; thence North 00 degrees 17'00 West. 430.00 feet; thence South 89 degrees 43'00" West, 200.00 feet; thence South 00 degrees 17'00" East, 430.00 feet; thence South 89 degrees 43'00" West along the South line of said Section 24, 176.40 feet to the Point of Beginning.

EXHIBIT B
Baseline Documentation Map



05-14-2018



2018R-08904
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 06/11/2018 09:58:45 AM
PEGGY HAINES REGISTER OF DEEDS
PAGE 1 OF 3

CONDITIONAL REZONING AGREEMENT

Z-2017-05

Received:

This Conditional Rezoning Agreement recorded at 2018R-_____ Grand Traverse, County Register of Deeds ("Amendment") is entered into on the 17th day of May, 2018, between Anita and Christopher Scussel of Traverse City, of 324 W. Eleventh Street, Traverse City, Michigan ("Applicant") and the Charter Township of Garfield, 3848 Veterans Drive, Traverse City, Michigan 49684 ("Township"), and provides as follows:

Recitals

- A. The Applicant is the owner of property as described below and located along Hammond Road in the Township of Garfield, County of Grand Traverse, State of Michigan and more fully described as follows ("Property"):

PT SW1/4 SE1/4 SEC 24 T27N R11W COM S1/4 COR SEC 24 TH N 89DEG
43'E 400' TO POB TH N 00DEG 15'W 600' TH S 89DEG 43'W 400' TH N
00DEG 15'W 719.1' TH N 89DEG 45'30"E 929.69' TH S 00DEG 08'30"E
1318.43' TH S 89DEG 43'W 150.8' TH N 00DEG 17'W 430' TH S 89DEG 43'W
200' TH S 00DEG 17'E 430' TH S 89DEG 43'W 176.4' TO POB

Parcel Identification Number 28-05-024-019-20.

- B. The Property is subject to a Conditional Rezoning Agreement (the "Agreement") entered into in 2007 and recorded at 2008R-07868, Grand Traverse, County Register of Deeds whereby the Property was rezoned from A-1 Agricultural, to C-2, General Business with restrictions and limitations.
- C. The Applicant requests withdrawal of the Agreement and desire to enter into a new Conditional Rezoning Agreement to further restrict the use of said land.
- D. The Property would be subject to a new Conditional Rezoning Agreement (CRA) whereby the Property is rezoned from the current C-2, General Business to A-1 Agricultural, with restrictions and limitations.
- E. MCL 125.3405 of the Zoning Enabling Act, as amended, provides that a landowner may offer use limitations related to the rezoning of land within a township pursuant to a Conditional Rezoning Agreement ("CRA") and Section 422(G)(2) of the Charter Township of Garfield Zoning Ordinance (the "Zoning Ordinance") provides that any amendment to a statement of conditions must be processed in the same manner as a CRA under MCL 124.3405.
- E. The Applicant has requested to enter into the provisions of the Statement of Conditions set forth in this Agreement.
- F. By entering into this Agreement, the Applicant and the Township desire to set forth the parties' obligations with respect to the Property and the conditions under which the Township has granted this new Agreement.

NOW THEREFORE, the Applicant and the Township hereby declare and agree that the Property shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, grants and reservations set forth herein; all of which are for the benefit of the Township, Land and Owner and shall run with and bind the Property and all parties having any right, title or interest in all or any portion of the Property, as well as its heirs, successors and assigns.

Agreement and Statement of Conditions

1. **Limited Uses.** The Property shall be rezoned and revert back to the A-Agricultural zoning district with conditions to protect Property from development. With respect to the Township Zoning Ordinance in effect on the date of this Agreement, the Applicant voluntarily offers and agrees that the Applicant will limit the use of the property to the following uses:
 - a. Protection and preservation of the Property
 - b. Eradication of invasive species
 - c. Habitat improvement for waterfowl and wildlife
 - d. Improving conservation value
2. **Development Improvements Prohibited.**
 - a. Any improvements or changes by way of land division, plat, condominium or any other development type of the property is prohibited by this Agreement.
 - b. Any modification in legal description is subject to a public hearing, by the Planning Commission.
3. **Limited Property Access**
 - a. The Property shall be permitted a driveway entrance for the sole purpose of accessing the unimproved property.
 - b. The access is contingent on the property remaining vacant, undivided and unimproved.
4. **Right to Record.** This Conditional Rezoning Agreement shall be recorded by the Applicant with the Grand Traverse County Register of Deeds.
5. **Township Right to Rezone.** Nothing in this Agreement shall be deemed to prohibit the Township from revising its Zoning Ordinance or rezoning all or any portion of the Rezoned Property to another zoning classification. Any rezoning shall be conducted in compliance with the Township Zoning Ordinance and the Zoning Enabling Act. Upon any such rezoning taking effect, the use of the land so rezoned shall conform as much as possible thereafter to all of the requirements regulating use and development within the new zoning district and ordinance as modified by any more restrictive provisions contained in this Agreement.
6. **Compliance with Conditions.** The Applicant shall continuously maintain the Property in compliance with all of the conditions set forth in the Statement of Conditions. Any failure to comply with a condition contained within the Statement of Conditions shall constitute a violation of the Zoning Ordinance and be punishable accordingly. Additionally, any such violation shall be deemed a nuisance per se and subject to judicial abatement as provided by law.
7. **Subsequent Rezoning of Land.** If the Property is thereafter rezoned to a different zoning classification or to the same zoning classification but with a different or no statement of conditions, the statement of conditions imposed under this Agreement shall cease to be in effect. Upon the Applicant's written request, the Township Clerk shall record with the Register of Deeds of Grand Traverse County a notice that the statement of conditions in the Agreement is no longer in effect.
8. **Termination.** This Agreement may be terminated by written mutual agreement of the parties. If so terminated, the Township Clerk shall sign a document recordable with the Grand Traverse County Register of Deeds that the statement of conditions in the Agreement is no longer in effect.

Applicant, Anita and Christopher Scussel, hereby attests that the conditions imposed by this Agreement were offered voluntarily and are consented to willingly.

Anita and Christopher Scussel



By:

Its:

STATE OF MICHIGAN)

)SS.


COUNTY OF GRAND TRAVERSE)

Sworn to before me, a Notary Public in and for said State and County, personally appeared Anita and Christopher Scussel on behalf of Anita and Christopher Scussel, known to me to be the above described person(s), who executed the foregoing and acknowledged the same to be his/her free act and deed on this 14th day of May, 2018.



Amy J. Simon, Notary Public
County of Grand Traverse, MI
Acting in Grand Traverse County, MI
My Commission Expires: 2-23-2022

CHARTER TOWNSHIP OF GARFIELD



By: Charles S. Korn

Its: Supervisor

STATE OF MICHIGAN)

)SS.

COUNTY OF GRAND TRAVERSE)

Sworn to before me, a Notary Public in and for said State and County, personally appeared Charles S. Korn, on behalf of the Charter Township of Garfield, known to me to be the above described person, who executed the foregoing and acknowledged the same to be his/her free act and deed on this 14th day of May, 2018.



Amy J. Simon, Notary Public
County of Grand Traverse, MI
Acting in Grand Traverse County, MI
My Commission Expires: 2-23-2022

Prepared By: Roberto Larrea, Planning Director, Garfield Township, 3848 Veterans Drive Traverse City, MI 49694
(231)941-1620.



2008R-07868
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED
04/25/2008 12:17:24PM
PAGE 1 OF 6 TXID 75983
PEGGY HAINES
REGISTER OF DEEDS

COPY

CONDITIONAL REZONING AGREEMENT

This Conditional Rezoning Agreement ("Agreement") is entered into between Bedrock Holdings, LLC, a Michigan Limited Liability Company, 13919 S. West Bay Shore Drive, Suite G, Traverse City, Michigan, 49684, and the Charter Township of Garfield, 3848 Veterans Drive, Traverse City, MI 49684, hereinafter "Township") provides as follows:

Recitals

- A. Applicant, Bedrock Holdings, LLC., is the owner in fee of the following property located in the Township at 478 Hammond Road, described as follows ("Property").

That part of the Southwest 1/4 of the Southeast 1/4, Section 24, Town 27 North, Range 11 West, more fully described as: Beginning at the South 1/4 corner of said Section 24, thence North 0° 15' West, along the North and South 1/4 line, 1319.10 feet; thence North 89° 45' 30" East, along the South 1/8 line, 929.69 feet; thence South 0° 08' 30" East, 1318.39 feet; thence South 89° 43' West, along the South Section line, 150.80 feet; thence North 0° 17' West, 430.00 feet; thence South 89° 43' West, 200.00 feet; thence South 0° 17' East, 430.00 feet; thence South 89° 43' West, along the South Section line, 576.40 feet to the Point of Beginning. (* = degrees).

- B. Applicants, Frank K. and Sallie A. Majerle, are the owners in fee of the following property located at 306 Hammond Road W, described as follows ("Property").

A part of the Southeast quarter of Section 24, Town 27 North, Range 11 West, more fully described as follows: Commencing at the Southeast corner of said Section 24; thence along the South line of said Section and the centerline of Hammond Road West (assumed) 1870.00 feet to the Point of Beginning; thence North 430.00 feet; thence West 200.00 feet; thence South 430.00 feet to the aforesaid South section line; thence along said line East 200.00 feet to the Point of Beginning. (* = degrees).

- C. The Properties are zoned A-1, Agricultural (A-1) under the Township Zoning Ordinance, and the Applicants desire to rezone the properties from A-1, Agricultural, to C-2, General Business.
- D. MCL 125.3405 of the Zoning Enabling Act, as amended, provides that a landowner may offer use limitations related to the rezoning of land within a township pursuant to a Conditional Rezoning Agreement ("CRA").
- E. By entering into this Agreement, the Applicants and the Township desire to set forth the parties' obligations with respect to the Properties and the conditions under which the Township has granted rezoning approval.

NOW, THEREFORE, the Applicant and the Township hereby declare and agree that the Properties shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, grants and reservations set forth herein; all of which are for the benefit of the Township and shall run with and bind the Property and all parties having any right, title or interest in all or any portion of the Property, as well as their heirs, successors and assigns.

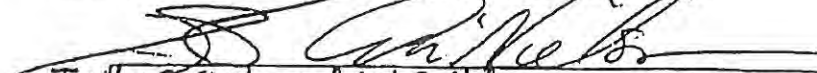
Agreement and Statement of Conditions

1. The Properties shall be rezoned from A-1, Agricultural to C-2, General Business. With respect to the Township Zoning Ordinance in effect on the date of this Agreement, the Applicant shall be permitted to conduct all uses permitted under the C-2, General Business District zoning classification, together with all uses permitted under the current C-1, Local Business zoning classification, with the exception of "store retailers" as defined in the Township Comprehensive Land Use Plan, including the following:
 - a. Retail establishments, selling principally new merchandise. (#2)
 - b. Shopping Centers (#16)
 - c. Adult Businesses
 - d. Drive-in/Drive-thru Restaurants
 - e. Print establishments other than "quick" and "digital"
 - f. Wholesalers of chemical and petroleum products
2. In the event the Comprehensive Land Use Plan should change to permit "Store Retailers" uses, these parcels shall be privileged to the same.
3. Right to record. This Conditional Rezoning Agreement may be recorded by the Township with the Grand Traverse County Register of Deeds.
4. Township Right to Rezone. Nothing in this Agreement shall be deemed to prohibit the Township from rezoning all or any portion of the land that is subject to the Agreement to another zoning classification. Any rezoning shall be conducted in compliance with the

Township Zoning Ordinance and the Zoning Enabling Act. Upon any rezoning taking effect, the use of the land so rezoned shall conform thereafter to all of the requirements regulating use and development within the new zoning district as modified by any more restrictive provisions contained in this Agreement.

5. Subsequent Rezoning of Land If the Properties are thereafter rezoned to a different zoning classification or to the same zoning classification, but with a different or no statement of conditions, the statement of conditions imposed under this Agreement shall cease to be in effect. Upon the Applicants written request, the Township Clerk shall record with the Grand Traverse County Register of Deeds a Notice that the statement of conditions in the Agreement is no longer in effect.

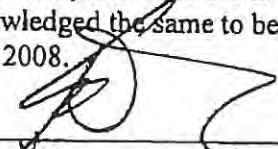
Applicant, Bedrock Holdings, LLC. hereby attests the conditions imposed by this Agreement were offered voluntarily and are consented to willingly.


Jonathan E. Crosby and Cori E. Nielsen, Bedrock Holdings, LLC. Property Owners
Managers of Waypoint Management LLC, Harport

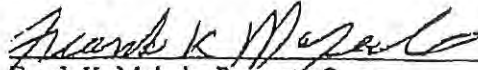
By: _____

STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE

Sworn to before me, a Notary Public in and for said State and County, personally appeared ~~Jonathan E. Crosby and~~ Cori E. Nielsen, on behalf of Bedrock Holdings, LLC, known to me to be the above-described person, who executed the foregoing and acknowledged the same to be his/her free act and deed on this 18th day of March, 2008.


Kevin M. Vann, Notary Public
County of Lapeer, State of Michigan
Commission Expires: April 27, 2012
Acting in the County of Grand Traverse
Lapeer

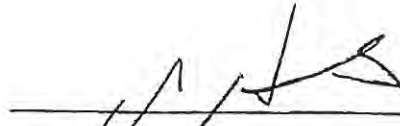
Applicant Frank K. Majerle, hereby attests the conditions imposed by this Agreement were offered voluntarily and are consented to willingly.


Frank K. Majerle, Property Owner

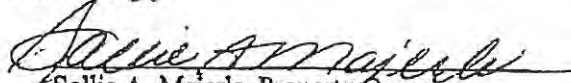
STATE OF MICHIGAN)
COUNTY OF GRAND TRAVERSE)

Sworn to before me, a Notary Public in and for said State and County, personally appeared Frank K. Majerle, known to me to be the above-described person, who executed the foregoing and acknowledged the same to be his free act and deed on this 12th day of MARCH, 2008.

JOHN MICHAEL HUGHES
Notary Public, State of Michigan
County of Grand Traverse
My Commission Expires 01-08-2013
Acting in the County of


_____, Notary Public
County of Grand Traverse, State of Michigan
Commission Expires: 1-8-2013
Acting in the County of Grand Traverse

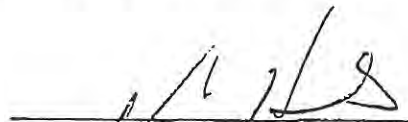
Applicant, Sallie A. Majerle, hereby attests the conditions imposed by this Agreement were offered voluntarily and are consented to willingly.


Sallie A. Majerle, Property Owner


STATE OF MICHIGAN)
COUNTY OF GRAND TRAVERSE)

Sworn to before me, a Notary Public in and for said State and County, personally appeared Sallie A. Majerle, known to me to be the above-described person, who executed the foregoing and acknowledged the same to be her free act and deed on this 12th day of MARCH, 2008.

JOHN MICHAEL HUGHES
Notary Public, State of Michigan
County of Grand Traverse
My Commission Expires 01-08-2013
Acting in the County of

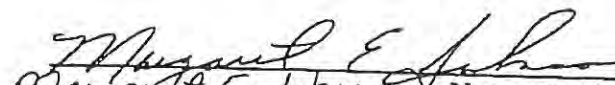

_____, Notary Public
County of Grand Traverse, State of Michigan
Commission Expires: 1-8-2013
Acting in the County of Grand Traverse

CHARTER TOWNSHIP OF GARFIELD


By: 
Lee F. Wilson
Its: Supervisor

STATE OF MICHIGAN)
COUNTY OF GRAND TRAVERSE)

Sworn to before me, a Notary Public in and for said State and County, personally appeared Lee F. Wilson, on behalf of the Charter Township of Garfield, known to me to be the above-described person, who executed the foregoing and acknowledged the same to be his free act and deed on this 25th day of March 2008.


Margaret E. Johnson, Notary Public
County of Grand Traverse, State of Michigan
Commission Expires: Sept. 30, 2012
Acting in the County of Grand Traverse

Prepared by:
Thomas A. Grier (P45296)
Running, Wise & Ford, P.L.C.
326 State Street, P.O. Box 686
Traverse City, MI 49685-0686
(231) 946-2700

 Charter Township of Garfield Planning Department Report No. 2025-53	
Subject:	Anchor Store Redevelopment (Former Macy's) – Site Plan Review
Prepared:	June 4, 2025
Meeting:	June 11, 2025 - Planning Commission
File No.	SPR-2025-11
Applicant:	LS TC, LLC
Agent:	Daniel Stern / Lormax Stern Development Company
Owner:	Daniel Stern / Lormax Stern Development Company

Application Overview	
Parcel No.:	05-021-015-20
Address:	3400 W. South Airport Road
Acreage:	8.50
Current Zoning:	C-P – Planned Shopping Center
Proposed Zoning:	N/A
Future Land Use Map:	Mixed Use Center – Garfield Center
Current Use:	Commercial Retail (formerly Macy's department store)
Proposed Use:	<ul style="list-style-type: none"> Redevelopment of the former Macy's department store (102,000 sq. ft.) into four (4) retail tenant spaces: A – 24,986 square feet; B – 18,898 square feet; C – 17,258 square feet; and D – 25,000 square feet for a total of 86,212 square feet. This total does not include the service areas within the building. The building will be closed off from the Grand Traverse Mall. The northwesterly exterior entrance will be closed. Three exterior customer entrances will be provided on the southwesterly side of the building. One exterior customer entrance will be provided on the southeasterly side of the building. New building elevations will alter the exterior of the building. The loading dock on the northerly side of the building will be expanded from two truck bays to five. Additional compactor and dumpsters will be provided. An approximately 22,000 square foot (1/2 acre) outlot is proposed for a drive through restaurant on the site.
Permitted Use:	Use Permitted by Right (C-P requires Planning Commission review)

Attachments	
Application Form	May 28, 2025
Site Plan Narrative	May 28, 2025
Legal Description	May 28, 2025
Topographic Survey	May 13, 2025
Site Plan – SP-1	May 23, 2025
Lease Floor Plan – A-1	May 23, 2025
Conceptual Building Elevations – A-2	May 23, 2025
Proposed Monument Sign – MS-1	May 23, 2025
Existing Pylon Signs – MS-2	May 23, 2025

AERIAL MAP:**SITE DEVELOPMENT REQUIREMENTS:**

Prior to reviewing the Site Plan Review application, there are two primary issues to consider:

Closure to the Grand Traverse Mall

As an anchor store, Macy's has always been a building and parcel separate from the Grand Traverse Mall which is owned and operated by Brookfield Properties. While the Mall has multiple stores and entrances, the former Macy's had fewer entrances and by design is located at one end of the mall. The redevelopment of the anchor store does allow it to operate as a neighboring commercial center adjacent to the mall.

Proposed Outlot

No part of this report applies to the proposed outlot. The proposed outlot may be reviewed as part of this Site Plan Review or it may be reviewed under separate Site Plan Review. If the proposed outlot is reviewed as part of this Site Plan Review, then all site plan requirements, including drive-through requirements, must be provided. Furthermore, the proposed outlot would be require an approved land division. If the proposed outlot is reviewed separately from this Site Plan Review, then this site plan will need to exclude that portion of the site. Finally, no part of this report addresses any additional proposed outlots. Any such proposal would be required to meet Zoning Ordinance requirements.

(1) General

Applications for development within the C-P Planned Shopping Center shall be reviewed by the Planning Commission for compliance with Article 4, § 424 – Site Plans and Article 5 – Development Standards. The following criteria as listed in Section 424.F(1)(a)-(j) of the Zoning Ordinance are offered for consideration by the Planning Commission:

(a) **Required Information.** *All required information shall be provided.*

- The applicant met with Township staff prior to submitting the application. The applicant is aware that additional information may be required in accordance with the Zoning Ordinance. Staff have included a Completeness Review as part of this report.

(b) **Outside Agencies.** *All applicable standards of outside agencies shall be met and all required permits and approvals from outside agencies shall be secured, or be made a condition of approval.*

- The applicant is required to comply with all agencies with jurisdiction. Agency approvals may be a condition of site plan approval.

(c) **Essential Facilities and Services.** *Adequate essential facilities and services, including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools, shall be available.*

- As this application is for a proposed redevelopment of an existing commercial site, many essential facilities and services are in place.
- The site is accessed from two major roads, South Airport Road and US-31, and is serviced by existing public sewer and water.
- The site has been used as commercial without overburdening area municipal services.

(d) **Natural Features.** *Sensitive natural features, or existing natural features that provide a buffer between adjoining properties, or assist in preserving the general appearance of the neighborhood, or help control soil erosion or stormwater, shall be preserved to the greatest extent possible.*

- The proposed use does not alter the existing development pattern on the site. There are no known sensitive natural features on the site.

(e) **Site Design.** *All buildings and structures shall be designed, situated, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity. Site design shall minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood.*

- The site is well-established and has been in place for over 30 years. The proposed redevelopment does alter the former Macy's site by the following:
 - Closing off the interior entrance from the Grand Traverse Mall and closing the northwesterly exterior entrance.
 - Reconfiguring the exterior entrances by providing three exterior customer entrances on the southwesterly side of the building and one exterior customer entrance the southeasterly side of the building.
 - Expanding the loading dock on the northerly side of the building.
 - Creating an approximately 22,000 square foot outlot for a drive through restaurant on the site.
- As planned, these proposed changes appear to be incorporated without disrupting the Grand Travers Mall site and adjacent properties.

(f) **Orientation.** *Primary buildings or structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.*

- While there are some changes to the exterior entrances, they generally remain in a similar configuration.

(g) ***Vehicle and Pedestrian Systems.*** *The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. A proper relationship between existing and proposed roadways and parking areas shall be demonstrated, and the safety and convenience of pedestrian and vehicular traffic shall be assured. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.*

- The proposed use will rely on existing entrances to the Grand Traverse Mall, with access from South Airport Road and US-31.
- The Township Non-Motorized Plan shows a sidewalk along South Airport Road. That frontage of the Grand Traverse Mall is under the jurisdiction of Brookfield Properties. However, as required by Section 522.A in the Zoning Ordinance, an internal sidewalk connection in the parking lot area is required from the existing building towards the future sidewalk location along South Airport Road.

(h) ***Shared Drives.*** *Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.*

- As described above, the development site will use the existing entrance drives on South Airport Road and US-31 which serve the subject site and the entire Grand Traverse Mall.

(i) ***Impervious Surfaces.*** *The amount of impervious surface has been limited on the site to the extent practical.*

- The site is in an existing development. The proposed use does not reduce the impervious surface; however, no additional impervious surface is proposed. The existing landscaped areas will have to meet Zoning Ordinance requirements.

(j) ***Master Plan.*** *The proposal is not in conflict with the land use policies, goals and objectives of the Township Master Plan.*

- The proposed use fits with the Future Land Use Map and guiding principles, as the parcel and surrounding vicinity are envisioned as a Mixed-Use Center – Garfield Center:
 - Mixed-Use. Mixed-use development that supplements existing commercial uses and provides diversity of uses, including high density residential, entertainment, offices, and vibrant public spaces. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments.
 - Town Center Design. As existing commercial developments become obsolete, repurposed sites are to be designed at a scale that encourages a town center character. Site design will reinforce development principles through consistency in building architecture, massing, setback, and placement, parking location, landscaping and street trees, lighting, and planned signage, walkable and bikeable infrastructure, public gathering spaces, and other site features.
 - Connectivity. Connectivity within the district will be expanded by including sidewalks and trails, internal street connections, cross-access agreements to allow

access between adjacent sites and to manage curb cuts, and connections to transit services.

- Infrastructure. Coordinated construction of public and private infrastructure will support new development and ensure efficient expenditure of resources. It is recommended to create a capital improvement program (CIP) for Garfield Center for public improvements including utilities, walkways, and streets.

The review of the proposal with regards to the relevant sections within Article 5 – Development Standards are addressed in the attached Completeness Review dated June 4, 2025.

(2) External Access

The proposed development will gain direct access from the existing Grand Traverse Mall entrance drives.

(3) Internal Pedestrian Circulation

Section 522 requires pathways and interior sidewalks. The building will need to have an internal sidewalk to allow connection to the future sidewalk along South Airport Road.

(4) Non-Motorized Pathways

Based on the parcel configuration and the Township Non-Motorized Plan, no new non-motorized pathway is required.

(5) Building Placement

The building placement is existing development with no proposed changes.

(6) Vegetative Transition Strip

A fifty-foot-wide vegetative transition strip is required if the site abuts a residential or agricultural zone. This requirement is not applicable.

(7) Service Drives

Access to the site, including the parking lots, is from existing service drives to a major thoroughfare.

(8) Prohibited Outdoor Storage

The applicant does not propose including any outdoor storage on this site.

Recommended Action
MOTION THAT application SPR-2025-11, submitted by Daniel Stern, for redevelopment of an anchor store at Parcel 05-021-054-00, BE TABLED, subject to the following addressing the outstanding items in the Completeness Review.
Any additional information the Planning Commission deems necessary should be added to this motion.

COMPLETENESS CHECKLIST (ADMINISTRATIVE SITE PLAN / SITE DEVELOPMENT PLAN)

Anchor Store Redevelopment (Former Macy's) –Site Plan Review – June 4, 2025

This checklist is intended as a guide for reviewing administrative site plans and site development plans. Each application shall comply with all applicable provisions of the Garfield Township Zoning Ordinance.

Basic Information (Table 956.A)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
1. Applicant's name, address, telephone number and signature	✓	
2. Property owner's name, address, telephone number and signature	✓	
3. Proof of property ownership	✓	
4. Whether there are any options or liens on the property	N/A	
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	✓	
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	✓	
7. A vicinity map showing the area and road network surrounding the property	✓	
8. Name, address and phone number of the preparer of the site plan	✓	
9. Project title or name of the proposed development	✓	
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	✓	
11. Land uses and zoning classification on the subject parcel and adjoining parcels	NS	Please include land use and zoning of adjacent parcels.
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number	NS	Please include a seal of the person preparing the site plan.

Site Plan Information (Selections from Table 956.B)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
1. North arrow, scale, and date of original submittal and last revision	✓	
2. Boundary dimensions of natural features	N/A	
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features	N/A	
4. Proposed alterations to topography and other natural features	N/A	
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%	N/A	

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures	✓	
8. 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.	✓	
9. Proposed finish floor and grade line elevations of any structures	N/A	Existing building with no changes proposed.
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal	✓	
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam	N/A	
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections	N/A	Any proposed signs are subject to separate sign permit review – not part of site plan review.
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)	✓	

Parking, Loading, and Snow Storage (Table 956.B, Section 551: Parking, and Section 552: Loading)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Table 956.B.10. Existing and proposed driveways, including parking areas		✓	
Table 956.B.11. Neighboring driveways and other vehicular circulation features adjacent to the site		✓	
Table 956.B.12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas		NS	Show the dimensions of a sample parking space and parking aisles.
Table 956.B.13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		NS	Provide details on snow storage as noted below.
Table 956.B.14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		NS	An internal sidewalk is needed along the parking area from Leasing Space C towards South Airport Road.
Table 956.B.15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		✓	

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 551.B – Dimensional Requirements</p> <p>Off-Street Parking Spaces (parallel): Minimum width: 8 feet Maximum width: 9 feet Minimum stall length: 23 feet</p> <p>Off-Street Parking Spaces (all others): Minimum width: 9 feet Maximum width: 10 feet Minimum stall length: 20 feet</p> <p>Minimum width of access aisles internal to a parking lot or structure: described in Table 5-46.</p>	<p>The parking spaces are: <input type="checkbox"/> Parallel <input checked="" type="checkbox"/> At an angle: 90 degrees</p> <p>Requirements of Table 5-46: One-way parking aisles: Minimum width: based on angle of parking spaces <input type="checkbox"/> 0 deg; 12-ft min. width <input type="checkbox"/> 30 deg; 12-ft min. width <input type="checkbox"/> 45 deg; 14-ft min. width <input type="checkbox"/> 60 deg; 14-ft min. width <input type="checkbox"/> 75 deg; 18-ft min. width <input type="checkbox"/> 90 deg; 20-ft min. width</p> <p>Two-way parking aisles: <input type="checkbox"/> Minimum width: 20 feet</p>	NS	Show the dimensions of a sample parking space and parking aisles.
<p>Section 551.C – Parking Space Requirements</p> <p>Minimum and maximum parking ratios: established by Table 5-47</p> <p>The Planning Commission may allow additional parking spaces above and beyond the maximum parking ratio if these additional spaces are pervious pavement or similar material. The pervious pavement shall not be located on any slope exceeding 10% over 20 feet and shall be maintained as specified for that type of product.</p>	<p>Land use or most similar land use as listed in Table 5-47:</p> <ul style="list-style-type: none"> • Retail <p>Minimum Parking Ratio: 1 per 250 square feet of floor area</p> <p>Maximum Parking Ratio: 1 per 150 square feet of floor area</p> <p>Are there additional parking spaces proposed as pervious pavement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	✓	86,212 square feet of retail space is proposed. The square footage does not include the interior service areas, nor does it include the proposed outlot. The outlot will be reviewed separately for parking. The minimum parking required is 345 spaces. The maximum parking permitted is 575 spaces. The number of spaces provided onsite is 396.
<p>Section 551.E(6) – Snow Storage</p> <p>Applicability: off-street parking lot area of 2,700 square feet or more</p> <p>Required ratio to be provided: 10 square feet of snow storage per 100 square feet of parking area</p>	<p>Off-street parking area provided: 396 spaces plus maneuvering aisles</p> <p>Snow storage area required: Not indicated.</p> <p>Snow storage area provided: Not indicated.</p>	NS	Please provide snow storage information as required.

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 552 – Loading</p> <p>Required truck loading spaces are described in Table 5-49</p> <p>“Large” truck loading space: Min. overhead clearance: 14 ft. Minimum width: 12 ft. Minimum length: 25 ft.</p> <p>“Small” truck loading space: Min. overhead clearance: 10 ft. Minimum width: 10 ft. Minimum length: 20 ft.</p> <p>Two (2) small truck loading spaces may be provided in place of a large truck loading space</p>	<p>Table 5-49 minimum requirements for truck loading spaces, based on building size (square feet of gross floor area in structure):</p> <p><input type="checkbox"/> 2,000 – 12,500 sq. ft.; 1 small</p> <p><input type="checkbox"/> 12,501 – 25,000 sq. ft.; 2 small</p> <p><input type="checkbox"/> 25,001 – 40,000 sq. ft.; 1 large</p> <p><input checked="" type="checkbox"/> 40,001 – 100,000 sq. ft.; 2 large</p> <p><input type="checkbox"/> Each additional 80,000 sq. ft. above 100,000 sq. ft.; 1 large</p>	✓	Five large truck loading spaces are proposed.

Lighting (Table 956.B.23 and Section 517)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Table 956.B.23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used.		NS	No information on lighting was provided. A lighting plan including a photometric plan shall be submitted for any changes to the onsite lighting.
<p>Section 517.A – Applicability</p> <p>All outdoor lighting shall be installed in conformance with the provisions of this section. Certain light fixtures exempt from this section include decorative lighting, public streetlights, emergency lights, nonconforming existing lights, neon, and flag lighting.</p>		NS	
<p>Section 517.B – Shielding and Filtration</p> <p>Lighting fixtures shall provide glare free area beyond the property line and light shall be confined to the lot from which it originates. All fixtures shall have full cut-off and shall not direct light upwards. Light sources shall be located, and light poles shall be coated, to minimize glare.</p>		NS	
<p>Section 517.C(2)(a) – Average Illumination Levels</p> <p>Shall not exceed the foot-candle (fc) levels set forth in Table 5-7 (described as follows):</p> <ul style="list-style-type: none"> • Main Parking Area; 3.0 fc • Peripheral Parking Area; 2.0 fc • Main Drive Areas; 5.0 fc • Directly below lighting fixture; 20.0 fc 		NS	

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 517.C(2)(b) – Illumination at Property Line</p> <p>Shall not exceed the levels set forth in Table 5-8:</p> <ul style="list-style-type: none"> Based on whether site is zoned residential or nonresidential Based on whether site adjoins another site with residential or nonresidential zoning Outdoor events adjoining or within 1,000 feet of residential zoning district; maximum 10 fc <p>Exceptions:</p> <ul style="list-style-type: none"> For automobile dealerships: maximum average illumination of 10 fc for paved display areas only For gas stations: maximum illumination of 10 fc under a pump island canopy only, if all light fixtures under such canopy are fully recessed or otherwise fully shielded 	<p>Table 5-8 Illumination Standards at Property Line:</p> <p>Sites in residential zoning districts:</p> <p><input type="checkbox"/> Adjoining a residential zoning district; 0.2 fc</p> <p><input type="checkbox"/> Adjoining a nonresidential zoning district; 1.0 fc</p> <p>Sites in nonresidential zoning districts / adjoining another non-residential zoning district along:</p> <p><input checked="" type="checkbox"/> An arterial; 2.0 fc</p> <p><input type="checkbox"/> Collector street; 1.2 fc</p> <p><input type="checkbox"/> Local street; 1.0 fc</p> <p><input checked="" type="checkbox"/> Property line; 1.0 fc</p> <p>Sites in nonresidential zoning districts / adjoining residential zoning district along:</p> <p><input type="checkbox"/> An arterial; 1.0 fc</p> <p><input type="checkbox"/> Collector street; 0.6 fc</p> <p><input type="checkbox"/> Local street; 0.4 fc</p> <p><input type="checkbox"/> Property line; 0.2 fc</p>	NS	
<p>Section 517.D – Color Temperature</p> <p>All proposed lamps shall emit light measuring 3,500 K or warmer.</p>		NS	
<p>Section 517.E – Prohibitions</p> <p>Prohibitions include mercury-vapor or metal halide fixture and lamps, laser source lights, searchlights, or any light that does not meet shielding and illumination standards.</p>		NS	
<p>Section 517.F – Pole Height</p> <p>Unless otherwise permitted by special use permit, the maximum height of any pole-mounted lighting fixture or lamp shall not exceed the maximum permitted height of the zoning district.</p>	<p>Zoning district of the site: I-G, General Industrial</p> <p>Maximum height permitted in the zoning district: 35 feet</p>	NS	

Landscaping (Table 956.B.24-25 and Section 530-534)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Table 956.B.24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		NS	
Table 956.B.25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. 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		NS	No new landscaping is required; however, existing landscaping has been removed or died, particularly in the parking lot islands. Restoration of the landscaping islands including new plantings must occur in accordance with the Zoning Ordinance. Please provide specifications and locations on new landscaping materials.
<p>Section 530.F – Plant Material Requirements</p> <ul style="list-style-type: none"> • Plant materials – Prohibited/permitted/recommended species shall be based on the Recommended Planting Guidelines for Garfield Township • Mixture of Species – The landscape plan shall contain no more than 25% of any single plant species, per feature. Species shall be planted in a staggered pattern. At least 70% of new plantings shall be native. • No artificial plant materials shall be used. • Plant materials required by this section shall comply with the minimum size requirements of Table 530.F at the time of installation. 		NS	
<p>Section 530.L. – Credit for Existing Vegetation</p> <p>Existing canopy trees, evergreens, flowering trees, and shrubs shall be protected and incorporated into the site plan wherever feasible. Existing vegetation may be credited as detailed in Table 530.L for the purpose of calculating landscaping compliance.</p>		N/A	

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 531 – Landscaping and Buffering</p> <p>Buffer Type “A”:</p> <ul style="list-style-type: none"> One street tree per residential unit along each right-of-way <p>Per 100 linear feet greenspace area:</p> <p>Buffer Type “B”:</p> <ul style="list-style-type: none"> 2 large trees; 1 medium/small tree; 4 shrubs Minimum width: 10 feet <p>Buffer Type “C”:</p> <ul style="list-style-type: none"> 3 large trees; 3 medium/small trees; 1 evergreen/coniferous tree Minimum width: 10 feet <p>Buffer Type “D”:</p> <ul style="list-style-type: none"> 4 large trees; 3 medium/small trees; 3 evergreen/coniferous trees Minimum width: 20 feet <p>Buffer Type “E”:</p> <ul style="list-style-type: none"> 2 large trees; 2 medium/small trees; 3 evergreen/coniferous trees; 30 shrubs Minimum width: 10 feet 	<p>Primary land use type: Industrial</p> <p>North property line:</p> <ul style="list-style-type: none"> Adjacent land use: Required buffer type: Length of buffer: Required plantings: <p>East property line:</p> <ul style="list-style-type: none"> Adjacent land use: Required buffer type: Length of buffer: Required plantings: <p>South property line:</p> <ul style="list-style-type: none"> Adjacent land use: Required buffer type: Length of buffer: Required plantings: <p>West property line:</p> <ul style="list-style-type: none"> Adjacent land use: Required buffer type: Length of buffer: Required plantings: 	<p>NS</p>	<p>No new landscaping is required; however, existing landscaping has been removed or died, particularly in the parking lot islands. Restoration of the landscaping islands including new plantings must occur in accordance with the Zoning Ordinance. Please provide specifications and locations on new landscaping materials.</p>

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 532 – Parking Area Landscaping</p> <p>Applicability – Any parking lot areas with 10 or more parking spaces</p> <p>Requirements:</p> <ul style="list-style-type: none"> 10-foot wide no-build buffer on perimeter of every parking area not adjacent to a building 4-foot-high fence for parking lot areas abutting residential zoning For all parking areas with 2 or more aisles: 10 square feet of interior landscaping is required per parking space; 1 canopy tree per 100 square feet of interior landscaping area 	<p>Number of parking spaces & aisles: 396</p> <p>Interior landscaping area required:</p> <p>Number of canopy trees required:</p> <p>Does the parking lot area abut a residential zoning district?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	NS	<p>No new landscaping is required; however, existing landscaping has been removed or died, particularly in the landscaping islands.</p> <p>Restoration of the landscaping islands including new plantings must occur in accordance with the Zoning Ordinance. Please provide specifications and locations on new landscaping materials.</p>
<p>Section 534 – Wetlands</p> <ul style="list-style-type: none"> Applicability: Any wetland regulated under Part 303 of NREPA, except for where the applicant has a permit from the State to fill/modify a wetland Delineation of wetland is required, along with verification from the State No structure, parking lot area, or snow storage area shall be located within 25 feet of a wetland. However, recognized wetlands may be incorporated into a stormwater management strategy. 		N/A	

Lots (Section 510)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Requirements:</p> <ul style="list-style-type: none"> Each building shall be on a lot <p>All lots shall comply with the zoning district regulations, including:</p>	<p>Zoning district: C-P Planned Shopping Center</p> <p>Minimum lot width: 60 feet</p> <p>Lot width provided: 25 feet</p> <p>Minimum lot area: 15,000 sq. ft.</p> <p>Lot area provided: 8.50 acres</p> <p>Minimum frontage: 60 feet</p> <p>Frontage provided: 25 feet</p>	✓	<p>Due to the original design and construction of the Grand Traverse Mall, a reciprocal easement agreement is in place regarding access, parking, etc. A land division is required for the proposed outlot.</p>

<ul style="list-style-type: none"> The size, width, depth, shape, and orientation of lots Minimum frontage width on a public or private street 	Is a land division application needed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
--	---	--	--

Dumpster Enclosures (Section 516)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Requirements: <ul style="list-style-type: none"> Dumpster enclosures shall be finished with the same materials and colors as the exterior finish of the principal structure or shall be concrete block or similar material. Enclosures shall be four-sided and constructed with an opaque gate constructed of wood or similar material. Chain link fencing shall not be used for any portion of the enclosure or gate. Minimum wall height of the enclosure: 6 feet 	NS	Please provide details on the proposed dumpster enclosures on the site plan in accordance with Section 516 of the Zoning Ordinance.

Non-Motorized Transportation (Section 522)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Section 522 – Pedestrian Circulation and Non-Motorized Transportation Plan Public pathways are required for all new development, redevelopments, and amendments with construction costs of \$20,000 or more	Construction cost of proposed new development, redevelopment, or amendment to previously approved development plan: is it greater than \$20,000? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	✓	

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Requirements:</p> <ul style="list-style-type: none"> • The type of pathway required shall be determined through the Township Non-Motorized Plan • All sidewalks shall be concrete and shall have a minimum width of 6 feet on arterial or collector roads, and 5 feet elsewhere • All bike paths shall be asphalt, and shall have a minimum width of 10 feet 	<p>Type of pathway required as determined via the Garfield Township Non-Motorized Plan: Nature trail (rear of property)</p> <p>Minimum width required: 5 feet Width provided: _____</p> <p>Material required: Concrete Material provided: _____</p>	<p>NS</p>	<p>The Township Non-Motorized Plan shows a sidewalk along South Airport Road. That frontage of the Grand Traverse Mall is under the jurisdiction of the Brookfield Properties. However, as required by Section 522.A in the Zoning Ordinance, please provide an internal sidewalk connection in the parking lot area is required from the existing building towards the future sidewalk location along South Airport Road.</p>
<p>Section 522.C – Bicycle Parking Areas</p> <ul style="list-style-type: none"> • Wherever off-street parking is required, a minimum of 2 bicycle parking spaces are required. • For parking areas with over 25 motor vehicle spaces, 2 bicycle parking spaces per 25 vehicle parking spaces are required 	<p>Number of motor vehicle parking spaces provided: 396</p> <p>Bicycle parking spaces Required: 32 Provided: _____</p>	<p>NS</p>	<p>Please provide 32 bicycle parking spaces on the site with details for the proposed bike racks in accordance with the Zoning Ordinance.</p>

Agency Reviews (Selections from Table 956.B, Sections 523-524)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Grand Traverse County Soil Erosion and Sedimentation Control</p> <ul style="list-style-type: none"> Section 956.B.6 – Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department 		<p>Submit any materials to agencies as needed.</p>
<p>Township Engineer (Stormwater, Water/Sewer, and Private Roads)</p> <ul style="list-style-type: none"> Section 956.B.17 – Location of water supply lines and/or wells Section 956.B.18 – Location of sanitary sewer lines and/or sanitary sewer disposal systems Section 956.B.20 – Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, waste water lines, clean out locations, connection points and treatment systems See also: Section 523 Stormwater Management and Township Storm Water Control Ordinance (Ordinance No. 49) 	<p>NS</p>	<p>While no changes are proposed for the stormwater system and the parking lot, the infrastructure is over 30 years old. Unless an Engineering inspection is required, at a minimum the following must be completed:</p> <ol style="list-style-type: none"> 1. Parking spaces, aisles, and traffic and parking signage related to the project will be re-stripped and replaced to current ordinance requirements. 2. Crack sealing and seal coating will be applied where needed. 3. Stormwater catch basins and other infrastructure will be cleaned and repaired where needed.
<p>Other Agency Reviews</p> <ul style="list-style-type: none"> Section 956.B.19 – Location, specifications, and access to a water supply in the event of a fire emergency (Metro Fire) Section 956.B.27 – Changes or modifications required for any applicable regulatory agencies' approvals Section 524 – Sanitation Requirements (Grand Traverse County Environmental Health) Driveway permits, construction in right-of-way, and other transportation issues (Michigan Department of Transportation or Grand Traverse County Road Commission) 		<p>Submit any materials to agencies as needed.</p>



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

SITE PLAN REVIEW (SPR) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning and/or Zoning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- ☐ Site Diagram Review
☐ Administrative Site Plan Review
☒ Site Development Plan Review

PROJECT / DEVELOPMENT NAME

Anchor Store Redevelopment

APPLICANT INFORMATION

Name: LS TC LLC
Address: 38500 Woodward Ave, Suite 200, Bloomfield Hills, MI 48304
Phone Number: (248) 737-7110
Email: dls@lormaxstern.com

AGENT INFORMATION

Name: Daniel Stern
Address: 38500 Woodward Ave, Suite 200, Bloomfield Hills, MI 48304
Phone Number: (248) 737-7110
Email: dls@lormaxstern.com

OWNER INFORMATION

Name: Daniel Stern
Address: 38500 Woodward Ave, Suite 200, Bloomfield Hills, MI 48304
Phone Number: (248) 737-7110
Email: dls@lormaxstern.com

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:	
Agent:	
Owner:	Daniel Stern

PROPERTY INFORMATION

Property Address:	Former Macy's Department Store, 3400 W South Airport Rd, Traverse City, MI 49684
Property Identification Number:	05-021-015-20 / 8.5 Acres
Legal Description:	See attached document
Zoning District:	C-P Planned Shopping
Master Plan Future Land Use Designation:	Mixed Use Center
Area of Property (acres or square feet):	102,000 square feet of building
Existing Use(s):	Retail
Proposed Use(s):	Retail

PROJECT TIMELINE

Estimated Start Date:	August 2025
Estimated Completion Date:	February 2027

REQUIRED SUBMITTAL ITEMS

A complete application for a Site Plan Review consists of the following:

Application Form:

- ☐ One original signed application
- ☐ One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- ☐ Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

Site Diagram Review:

- ☐ Two complete stapled 11"x17" paper sets
- ☐ One digital set (PDF only)

Administrative Site Plan:

- ☐ Two complete stapled 11"x17" paper sets
- ☐ Two complete bound 24"x36" paper sets
- ☐ One digital set (PDF only)

Site Development Plan:

- ☐ Two complete bound 24"x36" paper sets
- ☐ One digital set (PDF only)

Note: Ten complete stapled 11"x17" paper sets will be required for submittal after completeness review.

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

DATA WAIVER

1. The Zoning Administrator may waive a particular element of information or data otherwise required for a Site Diagram upon a finding that the information is not necessary to determine compliance with this ordinance.
2. The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Diagram (SD), Administrative Site Plan (ASP), or Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

APPROVAL CRITERIA

An administrative site plan or site development plan shall conform to all provisions of the Zoning Ordinance and to the following site development standards which shall be reflected on the plan:

1. Required Information. All required information shall be provided.
2. Outside Agencies. All applicable standards of outside agencies shall be met and all required permits and approvals from outside agencies shall be secured, or be made a condition of approval.
3. Essential Facilities and Services. Adequate essential facilities and services, including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools, shall be available.
4. Natural Features. Sensitive natural features, or existing natural features that provide a buffer between adjoining properties, or assist in preserving the general appearance of the neighborhood, or help control soil erosion or stormwater, shall be preserved to the greatest extent possible.

APPROVAL CRITERIA (continued)

5. Site Design. All buildings and structures shall be designed, situated, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity. Site design shall minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood.
6. Orientation. Primary buildings or structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.
7. Vehicle and Pedestrian Systems. The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. A proper relationship between existing and proposed roadways and parking areas shall be demonstrated, and the safety and convenience of pedestrian and vehicular traffic shall be assured. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.
8. Shared Drives. Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.
9. Impervious Surfaces. The amount of impervious surface has been limited on the site to the extent practical.
10. Master Plan. The proposal is not in conflict with the land use policies, goals and objectives of the Township Master Plan.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, show on plan.			

D. Stormwater Review/Soil Erosion

- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. Soil Erosion Plans approved by Soil Erosion Office? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If so, attach approval letter. | | | |
| If no, are alternate measures shown? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Stormwater Plans approved by Township Engineer? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If so, attach approval letter. | | | |
| If no, are alternate measures shown? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Note: Alternate measures must be designed and sealed by a registered Engineer.

E. Roads and Circulation

- | | | | |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. Are interior public streets proposed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, has Road Commission approved (attach letter)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will public streets connect to adjoining properties or future streets? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are private roads or interior drives proposed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will private drives connect to adjoining properties service roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Has the Road Commission or MDOT approved curb cuts? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, attach approved permit. | | | |

OTHER INFORMATION



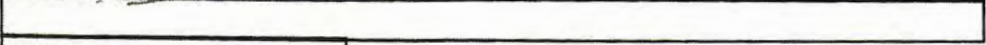
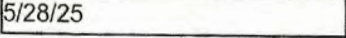
If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

- Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
- Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review.
- The Planning Commission may approve, approve with conditions, or deny the application.

PERMISSION TO ENTER SUBJECT PROPERTY

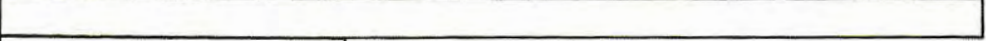
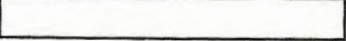
Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature: 
Applicant Signature: 
Agent Signature: 
Date: 

OWNER'S AUTHORIZATION



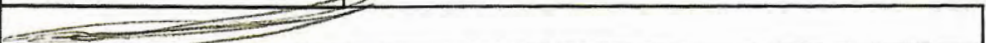

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We _____ authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature: 
Date: 

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature: 
Date: 
Applicant Signature: 
Date: 

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)		SD	ASP/ SDP
A. Basic Information			
1.	Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>
2.	Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>
3.	Proof of property ownership	<input type="checkbox"/>	<input type="checkbox"/>
4.	Whether there are any options or liens on the property	<input type="checkbox"/>	<input type="checkbox"/>
5.	A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input type="checkbox"/>
6.	The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input type="checkbox"/>
7.	A vicinity map showing the area and road network surrounding the property		<input type="checkbox"/>
8.	Name, address and phone number of the preparer of the site plan	<input type="checkbox"/>	<input type="checkbox"/>
9.	Project title or name of the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
10.	Statement of proposed use of land, project completion schedule, any proposed development phasing	<input type="checkbox"/>	<input type="checkbox"/>
11.	Land uses and zoning classification on the subject parcel and adjoining parcels	<input type="checkbox"/>	<input type="checkbox"/>
12.	Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number		<input type="checkbox"/>
B. Site Plan Information			
1.	North arrow, scale, and date of original submittal and last revision	<input type="checkbox"/>	<input type="checkbox"/>
2.	Boundary dimensions of natural features		<input type="checkbox"/>
3.	Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features		<input type="checkbox"/>
4.	Proposed alterations to topography and other natural features		<input type="checkbox"/>
5.	Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		<input type="checkbox"/>
6.	Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.	<input type="checkbox"/>	<input type="checkbox"/>
7.	The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures		<input type="checkbox"/>
8.	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		<input type="checkbox"/>
9.	Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	<input type="checkbox"/> *	<input type="checkbox"/>
10.	Existing and proposed driveways, including parking areas	<input type="checkbox"/>	<input type="checkbox"/>
11.	Neighboring driveways and other vehicular circulation features adjacent to the site		<input type="checkbox"/>
12.	A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas	<input type="checkbox"/>	<input type="checkbox"/>
13.	Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		<input type="checkbox"/>
14.	Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		<input type="checkbox"/>
15.	Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		<input type="checkbox"/>
16.	Location of neighboring structures that are close to the parcel line or pertinent to the proposal		<input type="checkbox"/>
17.	Location of water supply lines and/or wells	<input type="checkbox"/>	<input type="checkbox"/>
18.	Location of sanitary sewer lines and/or sanitary sewer disposal systems	<input type="checkbox"/>	<input type="checkbox"/>
19.	Location, specifications, and access to a water supply in the event of a fire emergency		<input type="checkbox"/>
20.	Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems		<input type="checkbox"/>
21.	A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam		<input type="checkbox"/>
22.	A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		<input type="checkbox"/>
23.	A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used		<input type="checkbox"/>
24.	Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		<input type="checkbox"/>
25.	A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. 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		<input type="checkbox"/>
26.	Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)		<input type="checkbox"/>
27.	Changes or modifications required for any applicable regulatory agencies' approvals		<input type="checkbox"/>



ANCHOR STORE REDEVELOPMENT

SITE PLAN NARRATIVE

Lormax Stern plans to split up the former Macy's of 102,000 square feet and have four (4) to five (5) tenant spaces that are now commonly found in the shopping centers developed over the last 10 years. Plans are for a gourmet food store, a national Bookstore, and national popular apparel brands. These will give vibrancy to the area as well as anticipated sales for the area over five (5) times the former Macy's sales.

New elevations will be provided to get a more updated and natural look to the building to better integrate into the surrounding area. Storefront features will be added to the south-west and south-east facades, which will improve parking utilization, encourage outdoor pedestrian activity, and improve the general image of the shopping center.

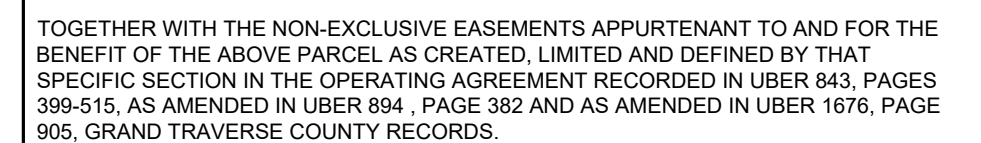
A small outlot will also be created to house a national popular fast casual restaurant to provide the area with a new trendy healthy food offering without impacting the parking surrounding the site, which was a previously excessive outlot in today's market.

LEGAL DESCRIPTION

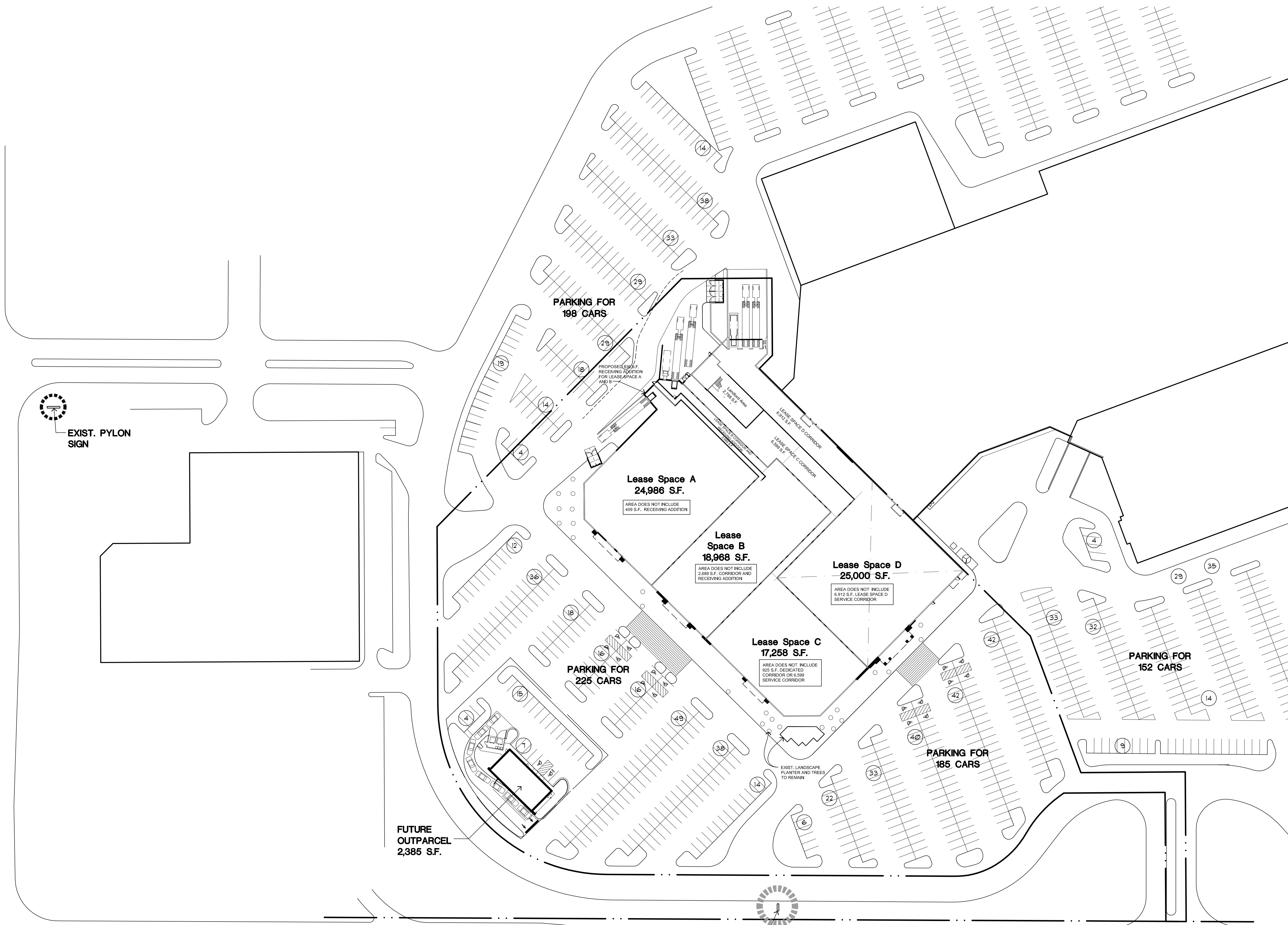
LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF GRAND TRAVERSE, TOWNSHIP OF GARFIELD.

PART OF THE NORTHEAST ONE QUARTER OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 11 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE EAST ONE QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE EAST-WEST ONE QUARTER LINE OF SAID SECTION 21, NORTH 89 DEGREES 21 MINUTES 10 SECONDS WEST, 1153.79 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 50 SECONDS EAST, 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH AIRPORT ROAD; THENCE ALONG SAID RIGHT OF WAY, NORTH 89 DEGREES 21 MINUTES 10 SECONDS WEST, 24.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 21 MINUTES 10 SECONDS WEST, 24.00 FEET; THENCE NORTH 152.08 FEET; THENCE WEST 119.31 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST (RADIUS OF 144.00 FEET, DELTA ANGLE OF 26 DEGREES 13 MINUTES 49 SECONDS, CHORD OF SOUTH 43 DEGREES 19 MINUTES 34 SECONDS WEST 65.35 FEET) A DISTANCE OF 65.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST (RADIUS OF 96.95 FEET, DELTA ANGLE OF 61 DEGREES 24 MINUTES 39 SECONDS, CHORD OF SOUTH 59 DEGREES 53 MINUTES 03 SECONDS WEST, 99.01 FEET) A DISTANCE OF 103.91 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 12 SECONDS WEST, 409.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST (RADIUS OF 200.00 FEET, DELTA ANGLE OF 89 DEGREES 24 MINUTES 52 SECONDS, CHORD OF NORTH 44 DEGREES 37 MINUTES 46 SECONDS WEST, 281.39 FEET) A DISTANCE OF 312.12 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS EAST, 211.02 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 410.72 FEET; THENCE EAST 106.50 FEET; THENCE SOUTH 91.00 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 22.00 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 448.64 FEET; THENCE SOUTH 20 DEGREES 00 MINUTES 00 SECONDS EAST, 171.79 FEET; THENCE EAST 122.91 FEET; THENCE SOUTH 176.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE ABOVE PARCEL AS CREATED, LIMITED AND DEFINED BY THAT SPECIFIC SECTION IN THE OPERATING AGREEMENT RECORDED IN UBER 843, PAGES 399-515, AS AMENDED IN UBER 894, PAGE 382 AND AS AMENDED IN UBER 1676, PAGE 905, GRAND TRAVERSE COUNTY RECORDS.

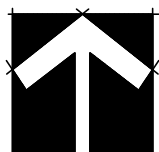


N. U.S. 31 - DIVISION ST.



PROPOSED
MONUMENT SIGN
(SEE SHT. MS-1 FOR ELEVATION)

W. SOUTH AIRPORT RD.



SITE PLAN

SCALE: 1"=60'-0"

ALLOWABLE SIGNAGE

- MONUMENT :**
- (1) FREESTANDING MONUMENT SIGN (40 SF, MAX) AT EACH ROADWAY ENTRANCE
 - (2) SIGNS MAX. PER ROADWAY FRONTAGE
- FOR DEVELOPMENTS GREATER THAN 10,000 SF OF RETAIL SPACE, (1) FREESTANDING SIGN IS PERMITTED ALONG EACH ROADWAY IN PLACE OF ANOTHER PERMITTED FREESTANDING SIGN, SIZED AT 60 SF FOR 10,000-25,000 SF OF RETAIL SPACE, AT 80 SF FOR 25,000-50,000 SF OF RETAIL SPACE, AND AT 100 SF FOR MORE THAN 50,000 SF OF RETAIL SPACE.
- WALL :**
- (1) PER EXTERIOR STOREFRONT SIZED TO THE LESSER OF: 20% FACADE AREA OR 100 SF
- IF THE BUILDING IS SET BACK MORE THAN 200 FEET FROM THE CENTERLINE OF THE NEAREST ROADWAY, OR THE WALL SIGN AREA IS ATTACHED TO IS GREATER THAN 500 S.F., THE WALL SIGN AREA MAY INCREASE BY AN AMOUNT NOT MORE THAN 50% OF THE ALLOWED AREA. SUBJECT TO PLANNING COMMISSION APPROVAL, REQUIRED.
- DIRECTIONAL :**
- SIGN PERMIT REQUIRED; SUBJECT TO PLANNING COMMISSION APPROVAL.
- (1) 6 SF INTERNAL DIRECTIONAL SIGN; LOCATED AT LEAST 20'-0" FROM RIGHT OF WAY AND
 - (2) 1 SF DIRECTIONAL SIGNS LOCATED ANYWHERE ON SITE.
- HANGING :**
- SIGN PERMIT REQUIRED; SUBJECT TO PLANNING COMMISSION APPROVAL.
- (1) HANGING SIGN PERMITTED PER BUSINESS. SUSPENDED FROM MARQUEE, AWNING, OR CANOPY. ALLOWABLE SIZE LESS THAN 4 S.F. WITH GROUND CLEARANCE OF 8 FEET.
- INCIDENTAL :**
- (5) MAX PER SITE (1 SF EACH)
(TO DEPICT HOURS OF OPERATION, PICKUP/DELIVERY LOCATIONS, ETC)
- * ALL SIGNS ARE SUBJECT TO PLANNING COMMISSION APPROVAL ***

GENERAL NOTES:

1. PARKING LOT LIGHTING FIXTURES HEADS SHALL BE REPLACED WITH LED FIXTURES AND SHALL MEET ORDINANCE STANDARDS FOR LIGHT LEVELS. A PHOTOMETRIC PLAN SHALL BE PROVIDED AT A LATER DATE FOR SITE PLAN REVIEW.
2. STORM WATER AND UTILITIES: CIVIL SHALL REVIEW AND REVISE AS REQUIRED AND SUBJECT TO OEA AMENDMENT.
3. PROPOSED MONUMENT SIGN IS SUBJECT TO OEA AMENDMENT, AND TOWNSHIP REVIEW AND APPROVAL.
4. BIKE RACKS SHALL BE PROVIDED PER TOWNSHIP ORDINANCE REQUIREMENTS.
5. ADDITIONAL LANDSCAPING SHALL BE PROVIDED WITHIN THE BUILDING FOUNDATION AREA AND WALKWAY AREA ALONG THE SOUTH-WEST AND SOUTH-EAST SIDES OF THE FORMER MACYS BUILDING PER TOWNSHIP ORDINANCE REQUIREMENTS.

PARKING SUMMARY

ZONING : C-P PLANNED SHOPPING	
GROSS LAND AREA :	8.5 ACRES
BUILDING AREA :	
GROCERY STORE (WHOLE FOODS) :	25,000 S.F.
RETAIL (NOT INCL. SERVICE CORRIDORS) :	61,703 S.F.
POSSIBLE FUTURE OUTPARCEL :	2,385 S.F.
TOTAL:	89,088 S.F.
TOTAL BUILDING AREA:	89,088 S.F.
PARKING REQUIRED:	356 SPACES
RETAIL: 1 SPACE / 250 S.F. 89,088 / 250 = 356 SPACES	
PARKING PROVIDED:	354 SPACES
3.98 SPACES/1000 S.F.	

Colliers

Engineering
& Design

www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, revised, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Formerly Known as

ROGVOY
ARCHITECTS

DESCRIPTION
REV
DATE
DRAWN BY
REV

REC. DRAFT
REVISED
PC REVIEW - SPA

Proposed
FOR

Commercial Redevelopment

NEC S. Airport Rd. & U.S. 31 -
Division St.
Grand Traverse Mall
Traverse City, MI

Colliers

Engineering
& Design

SOUTHFIELD
20750 Civic Center Drive
Suite 305
Southfield, MI 48076
Phone: 248.540.7700

Colliers Engineering & Design
Architecture, Landscape Architecture,
Surveying, CIVIL

SCALE:

AS SHOWN

DATE:

PROJECT NUMBER:

24013

DRAWN BY:

KL

CHECKED BY:

MD

APPROVED BY:

MD

SHEET TITLE:

Site Plan

SHEET NUMBER:

SP-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

REV	DATE	DRAWN BY	DESCRIPTION
01	08/12/25		REC. DRAFT
02	09/20/25		REVISED
03	09/22/25		PC REVIEW - SNA

Proposed
FORCommercial
RedevelopmentNEC S. Airport Rd. & U.S. 31
Division St.
Grand Traverse Mall
Traverse City, MI

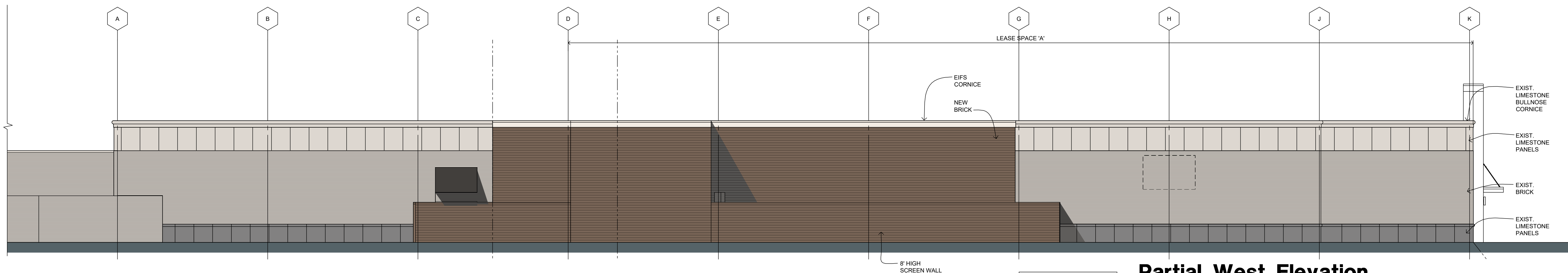
SCALE: AS SHOWN	DATE:	DRAWN BY: KL	CHECKED BY: MD
PROJECT NUMBER: 24013	DRAWING NAME: Site Plan	APPROVED BY:	MD

SHEET TITLE:
Lease Floor
PlanSHEET NUMBER:
A-1

Scale: 1/16"=1'-0" NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

GENERAL NOTES
1. THIS IS A SCHEMATIC DRAWING AND THE DRAWING IS TO BE USED FOR LEASING PURPOSES ONLY. REFER TO CONSTRUCTION PLANS AND FIELD VERIFICATION TO CONFIRM ACTUAL DIMENSIONS AND LOCATIONS FOR DOORWAYS, MASONRY, GROWINGS, COLUMNS, WALLS, MECHANICAL & ELECTRICAL METERS, AND TRASH ENCLOSURES.
2. ALL DIMENSIONS ARE APPROXIMATE.
3. EXIT DOOR LOCATIONS AND SIZES TO BE DETERMINED PER TENANT AND CODE REQUIREMENTS. ADDITIONAL EGRESS DOORS MAY BE REQUIRED PER BUILDING CODE EGRESS REQUIREMENTS.
4. UTILITY LOCATIONS ARE TO BE COORDINATED WITH SITE SPECIFIC ENGINEERING AND TENANT REQUIREMENTS.

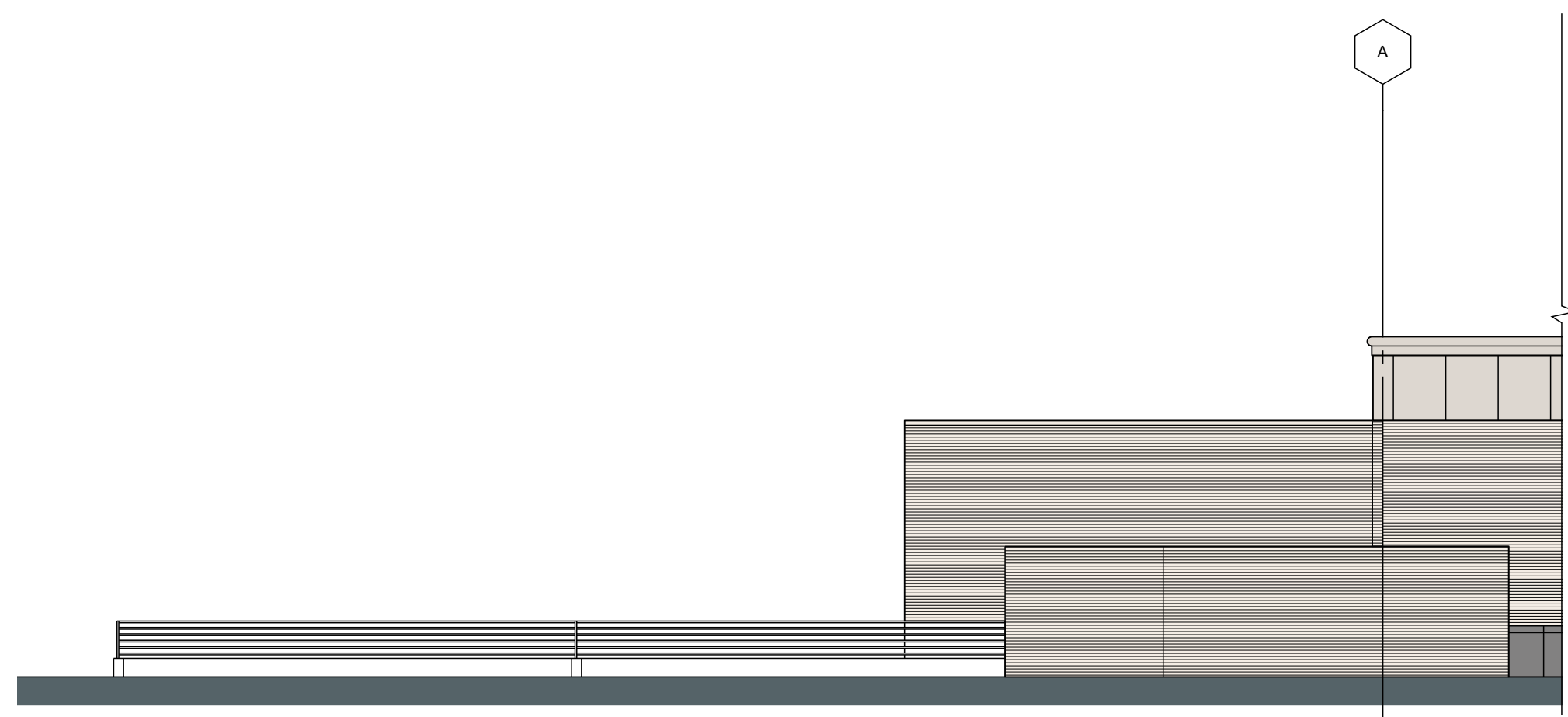
14'-4" TO UNDERSIDE OF
STEEL (TYP.)SERVICE CORRIDOR FOR
LEASE SPACE D
6,912 S.F.SERVICE CORRIDOR FOR
LEASE SPACE C
6,599 S.F.Lease Space D
25,000 S.F.AREA DOES NOT INCLUDE
6,912 S.F. LEASE SPACE D
SERVICE CORRIDORLandlord Area
2,788 S.F.CORRIDOR AND LOADING
AREA FOR LEASE SPACE B
2,689 S.F.Lease Space A
24,986 S.F.AREA INCLUDES 409 S.F.
LOADING AREA ADDITIONLease Space B
18,968 S.F.AREA DOES NOT INCLUDE
2,689 S.F. CORRIDOR AND
LOADING AREALease Space C
17,258 S.F.AREA DOES NOT INCLUDE
925 S.F. DEDICATED
CORRIDOR OR 6,599
SERVICE CORRIDORNOTE:
VERIFY ALL EXISTING
CONDITIONS IN THE FIELD.Lease Floor
Plan



Partial West Elevation

Scale: 3/32"=1'-0"

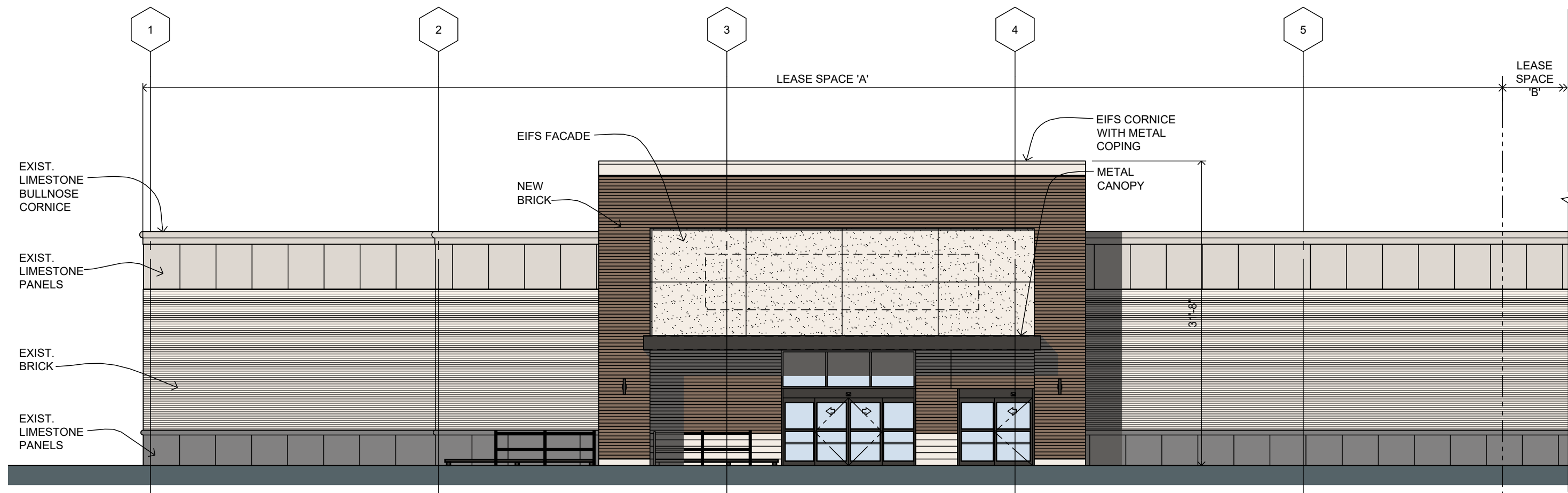
NOTE:
ALL SIGNAGE SUBJECT TO
CITY REVIEW AND APPROVAL



Partial West Elevation

Scale: 3/32"=1'-0"

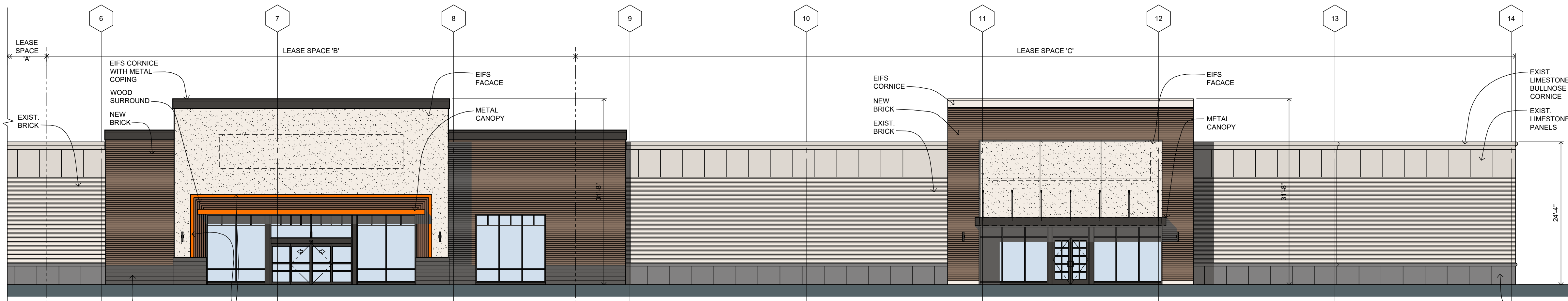
NOTE:
ALL SIGNAGE SUBJECT TO
CITY REVIEW AND APPROVAL



Partial South Elevation

Scale: 3/32"=1'-0"

NOTE:
ALL SIGNAGE SUBJECT TO
CITY REVIEW AND APPROVAL



Partial South Elevation

Scale: 3/32"=1'-0"

NOTE:
ALL SIGNAGE SUBJECT TO
CITY REVIEW AND APPROVAL



East Elevation

Scale: 3/32"=1'-0"

NOTE:
ALL SIGNAGE SUBJECT TO
CITY REVIEW AND APPROVAL

Colliers

Engineering
& Design

www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were rendered or to whom it is certified. This drawing may not be copied, reprinted, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Formerly Known as **ROGVOY** ARCHITECTS

REV	DATE	DRAWN BY	DESCRIPTION
	08/13/25		REC. DRAFT
	09/02/25		REVISED
	09/23/25		PC REVIEW - SPA

Proposed
FOR

**Commercial
Redevelopment**

NEC S. Airport Rd. & U.S. 31
Division St.
Grand Traverse Mall
Traverse City, MI

Colliers

Engineering
& Design

SOUTHFIELD
20750 Civic Center Drive
Suite 305
Southfield, MI 48076
Phone: 248.540.7700

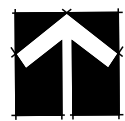
Colliers Engineering & Design
Architecture, Landscape Architecture,
Surveying, CT P.C.

SCALE: AS SHOWN	DATE:	DRAWN BY: KL	CHECKED BY: MD
PROJECT NUMBER: 24013	DRAWING NAME: Site Plan	APPROVED BY:	MD

SHEET TITLE:
**Conceptual
Building Elevations**

SHEET NUMBER:
A-2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Location Plan

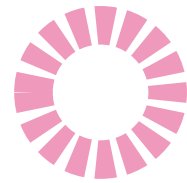
SCALE : 1" = 160'-0"



Site Plan

SCALE : 1" = 30'-0"

LEGEND :



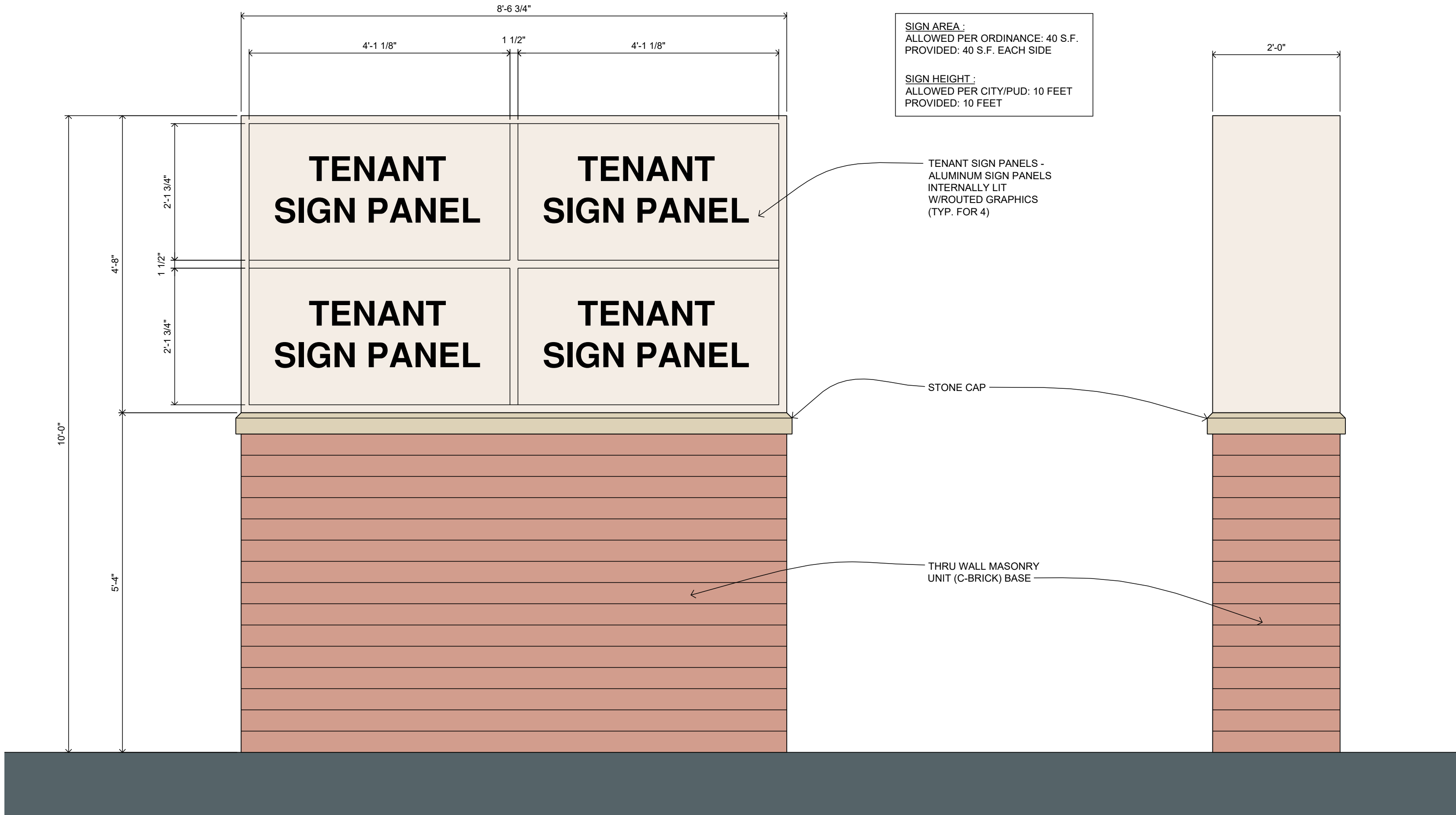
- PROPOSED MONUMENT SIGN A



- EXISTING PYLON SIGNS

ALLOWABLE SIGNAGE

- MONUMENT :**
- (1) FREESTANDING MONUMENT SIGN (40 SF, MAX) AT EACH ROADWAY ENTRANCE
 - (2) SIGNS MAX. PER ROADWAY FRONTAGE
- FOR DEVELOPMENTS GREATER THAN 10,000 SF OF RETAIL SPACE, (1) FREESTANDING SIGN IS PERMITTED ALONG EACH ROADWAY IN PLACE OF ANOTHER PERMITTED FREESTANDING SIGN, SIZED AT 60 SF FOR 10,000-25,000 SF OF RETAIL SPACE, AT 80 SF FOR 25,000-50,000 SF OF RETAIL SPACE, AND AT 100 SF FOR MORE THAN 50,000 SF OF RETAIL SPACE.
- WALL :**
- (1) PER EXTERIOR STOREFRONT SIZED TO THE LESSER OF: 20% FACADE AREA OR 100 SF
- IF THE BUILDING IS SET BACK MORE THAN 200 FEET FROM THE CENTERLINE OF THE NEAREST ROADWAY, OR THE WALL SIGN IS ATTACHED TO IS GREATER THAN 500 S.F., THE WALL SIGN AREA MAY INCREASE BY AN AMOUNT NOT MORE THAN 50% OF THE ALLOWED AREA. SUBJECT TO PLANNING COMMISSION APPROVAL REQUIRED.
- DIRECTIONAL :**
- SIGN PERMIT REQUIRED; SUBJECT TO PLANNING COMMISSION APPROVAL.
- (1) 6 SF INTERNAL DIRECTIONAL SIGN; LOCATED AT LEAST 20'-0" FROM RIGHT OF WAY AND
 - (2) 1 SF DIRECTIONAL SIGNS LOCATED ANYWHERE ON SITE.
- HANGING :**
- SIGN PERMIT REQUIRED; SUBJECT TO PLANNING COMMISSION APPROVAL.
- (1) HANGING SIGN PERMITTED PER BUSINESS, SUSPENDED FROM MARQUEE, AWNING, OR CANOPY. ALLOWABLE SIZE LESS THAN 4 S.F. WITH GROUND CLEARANCE OF 8 FEET.
- INCIDENTAL :**
- (5) MAX PER SITE (1 SF EACH) [TO DEPICT HOURS OF OPERATION, PICKUP/DELIVERY LOCATIONS, ETC]
- * ALL SIGNS ARE SUBJECT TO PLANNING COMMISSION APPROVAL *



FRONT VIEW

SIDE VIEW

Proposed Monument Sign - A

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

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Colliers

Engineering
& Design

www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were consulted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Formerly Known as

ROGVOY
ARCHITECTS

DESCRIPTION

REC. DRAFT

REVISED

PC REVIEW - SPA

DRAWN BY

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

REV

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

DATE

03/13/25

03/26/25

03/27/25

	Charter Township of Garfield Planning Department Report No. 2025-54		
	Subject:	AirOPark (Former Big Lot's) – Site Plan Review	
	Prepared:	June 4, 2025	Pages: 5
	Meeting:	June 11, 2025 – Planning Commission	
	File No.	SPR-2025-10	
	Applicant:	Catherine Maxson / AirOPark, LLC	
Agent:	Kevin Query / Manitou CRE		
Owner:	Steve Halm / Cherryland Center, LLC		

Application Overview	
Parcel No.:	05-014-049-02
Address:	1144 W. South Airport Road
Acreage:	3.06
Current Zoning:	C-P – Planned Shopping Center
Proposed Zoning:	N/A
Future Land Use Map:	Mixed Use Center – Cherryland Center
Current Use:	Commercial Retail (formerly Big Lot's store)
Proposed Use:	Reuse of the former Big Lot's department store (30,479 ft ²) for a 23,000 ft ² indoor trampoline park (indoor entertainment center) with the remaining 7,479 ft ² for retail.
Permitted Use:	Use Permitted by Right (C-P requires Planning Commission review)

Attachments	
Application Form	May 19, 2025
Ground Floor Plan – Overall A-101	N/A
Updated Comprehensive Development Plan for Cherryland Center	May 27, 2025
Completeness Checklist	June 4, 2025

AERIAL MAP:**SITE DEVELOPMENT REQUIREMENTS:*****(1) General***

Applications for development within the C-P Planned Shopping Center shall be reviewed by the Planning Commission for compliance with Article 4, § 424 – Site Plans and Article 5 – Development Standards. The following criteria as listed in Section 424.F(1)(a)-(j) of the Zoning Ordinance are offered for consideration by the Planning Commission:

(a) **Required Information.** *All required information shall be provided.*

- The applicant consulted with Township staff prior to submitting the application. Staff have included a Completeness Review as part of this report. Any outstanding items may potentially be made a condition of site plan approval.

(b) **Outside Agencies.** *All applicable standards of outside agencies shall be met and all required permits and approvals from outside agencies shall be secured, or be made a condition of approval.*

- The applicant is required to comply with all agencies with jurisdiction. Agency approvals may be a condition of site plan approval.

(c) **Essential Facilities and Services.** *Adequate essential facilities and services, including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools, shall be available.*

- As this application is for a proposed redevelopment of an existing commercial site, many essential facilities and services are in place.
- The site is accessed from a major road and is serviced by existing public sewer and water.
- The site has been used as commercial without overburdening area municipal services.

(d) **Natural Features.** *Sensitive natural features, or existing natural features that provide a buffer between adjoining properties, or assist in preserving the general appearance of the neighborhood, or help control soil erosion or stormwater, shall be preserved to the greatest extent possible.*

- The proposed use does not alter the existing development pattern on the site. There are no known sensitive natural features on the site.

(e) **Site Design.** *All buildings and structures shall be designed, situated, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity. Site design shall minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood.*

- The proposed use is not altering the existing development on the site. The site is well-established and has been in place for over 40 years.

(f) **Orientation.** *Primary buildings or structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.*

- Currently, the front of the existing building faces the interior of the site. There are no changes proposed for the site.

(g) **Vehicle and Pedestrian Systems.** *The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. A proper relationship between existing and proposed roadways and parking areas shall be demonstrated, and the safety and convenience of pedestrian and vehicular traffic shall be assured. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.*

- The proposed use will rely on existing entrances to the Cherryland Center from South Airport Road and Garfield Avenue.
- The Township Non-Motorized Plan shows a sidewalk along South Airport Road. Section 522 of the Zoning Ordinance requires the installation of a 6-foot-wide concrete sidewalk along the frontage of the parcel. The sidewalk will match the existing sidewalks with 7 Brew on the east side and K-1 Speed on the west side.

(h) ***Shared Drives.*** *Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.*

- As described above, the development site will use the existing entrance drives which serve several adjacent parcels on South Airport Road and Garfield Avenue.

(i) ***Impervious Surfaces.*** *The amount of impervious surface has been limited on the site to the extent practical.*

- The site is in an existing development. The proposed use does not reduce the impervious surface; however, no additional impervious surface is proposed. The existing landscaped areas will have to meet Zoning Ordinance requirements.

(j) ***Master Plan.*** *The proposal is not in conflict with the land use policies, goals and objectives of the Township Master Plan.*

- The proposed use fits with the Future Land Use Map as the parcel and surrounding vicinity are envisioned as Mixed-Use Center – Cherryland Center.

The review of the proposal with regards to the relevant sections within Article 5 – Development Standards are addressed in the attached Completeness Review dated June 4, 2025.

(2) External Access

The proposed development will gain its direct access from the existing entrance drives for the Cherryland Center.

(3) Internal Pedestrian Circulation

Section 522 requires pathways and interior sidewalks. The site has existing internal pedestrian sidewalks.

(4) Non-Motorized Pathways

Based on the Township Non-Motorized Plan, a 6-foot-wide concrete sidewalk is required at the front of the parcel along South Airport Road.

(5) Building Placement

The building placement is existing development with no proposed changes.

(6) Vegetative Transition Strip

A fifty-foot-wide vegetative transition strip is required if the site abuts a residential or agricultural zone. An existing transition strip is in place for the entire Cherryland Center.

(7) Service Drives

Access to the site, including the parking lots, is from existing service drives to a major thoroughfare.

(8) Prohibited Outdoor Storage

The applicant does not propose including any outdoor storage on this site.

Recommended Action
MOTION THAT application SPR-2025-10, submitted by Catherine Maxson, for an indoor entertainment center at Parcel 05-014-049-02, BE APPROVED, subject to addressing the outstanding items in the Completeness Review dated June 4, 2025.
Any additional information the Planning Commission deems necessary should be added to this motion.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

SITE PLAN REVIEW (SPR) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning and/or Zoning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- ☐ Site Diagram Review
- ☐ Administrative Site Plan Review
- ☐ Site Development Plan Review

PROJECT / DEVELOPMENT NAME

AirOPark, LLC

APPLICANT INFORMATION

Name: AirOPark, LLC - Catherine Maxson

Address: 1144 S. Airport Rd

Phone Number: 231.283.5399

Email: Catherine@altitudetraversecity.com

AGENT INFORMATION

Name: Kevin Query - Manitou CRE

Address: 4020 Copper View Dr - Ste 104

Phone Number: 231.632.9596

Email: kevin@manitoucre.com

OWNER INFORMATION

Name: Steve Halm - Cherryland Center LLC (Property Manager)

Address: 1144 S Airport Rd

Phone Number: 517.709.3437

Email: steve@holidayparkrealty.com

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:

Agent:

Owner:

Kevin Query

PROPERTY INFORMATION

Property Address:

1144 W South Airport Rd

Property Identification Number:

05-014-049-02

Legal Description:

PRT NE 1/4 OF SE 1/4 SEC 14 T27N R11W COM 540.05' W & 195' N OF SE CO

Zoning District:

Planned Shopping

Master Plan Future Land Use Designation:

Planned Shopping

Area of Property (acres or square feet):

3.06 acres

Existing Use(s):

Retail

Proposed Use(s):

Indoor Entertainment

PROJECT TIMELINE

Estimated Start Date:

July-August 2025

Estimated Completion Date:

November-December 2025

REQUIRED SUBMITTAL ITEMS

A complete application for a Site Plan Review consists of the following:

Application Form:

- ☒ One original signed application
- ☒ One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- ☐ Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

Site Diagram Review:

- ☐ Two complete stapled 11"x17" paper sets
- ☒ One digital set (PDF only)

Administrative Site Plan:

- ☐ Two complete stapled 11"x17" paper sets
- ☐ Two complete bound 24"x36" paper sets
- ☐ One digital set (PDF only)

Site Development Plan:

- ☐ Two complete bound 24"x36" paper sets
- ☐ One digital set (PDF only)

Note: Ten complete stapled 11"x17" paper sets will be required for submittal after completeness review.

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

DATA WAIVER

1. The Zoning Administrator may waive a particular element of information or data otherwise required for a Site Diagram upon a finding that the information is not necessary to determine compliance with this ordinance.
2. The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Diagram (SD), Administrative Site Plan (ASP), or Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

APPROVAL CRITERIA

An administrative site plan or site development plan shall conform to all provisions of the Zoning Ordinance and to the following site development standards which shall be reflected on the plan:

1. Required Information. All required information shall be provided.
2. Outside Agencies. All applicable standards of outside agencies shall be met and all required permits and approvals from outside agencies shall be secured, or be made a condition of approval.
3. Essential Facilities and Services. Adequate essential facilities and services, including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools, shall be available.
4. Natural Features. Sensitive natural features, or existing natural features that provide a buffer between adjoining properties, or assist in preserving the general appearance of the neighborhood, or help control soil erosion or stormwater, shall be preserved to the greatest extent possible.

APPROVAL CRITERIA (continued)

5. Site Design. All buildings and structures shall be designed, situated, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity. Site design shall minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood.
6. Orientation. Primary buildings or structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.
7. Vehicle and Pedestrian Systems. The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. A proper relationship between existing and proposed roadways and parking areas shall be demonstrated, and the safety and convenience of pedestrian and vehicular traffic shall be assured. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.
8. Shared Drives. Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.
9. Impervious Surfaces. The amount of impervious surface has been limited on the site to the extent practical.
10. Master Plan. The proposal is not in conflict with the land use policies, goals and objectives of the Township Master Plan.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			

D. Stormwater Review/Soil Erosion

- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. Soil Erosion Plans approved by Soil Erosion Office? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If so, attach approval letter. | | | |
| If no, are alternate measures shown? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Stormwater Plans approved by Township Engineer? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If so, attach approval letter. | | | |
| If no, are alternate measures shown? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Note: Alternate measures must be designed and sealed by a registered Engineer.

E. Roads and Circulation

- | | | | |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. Are interior public streets proposed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, has Road Commission approved (attach letter)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will public streets connect to adjoining properties or future streets? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are private roads or interior drives proposed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will private drives connect to adjoining properties service roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Has the Road Commission or MDOT approved curb cuts? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, attach approved permit. | | | |

OTHER INFORMATION

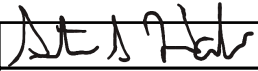
If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

- Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
- Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review.
- The Planning Commission may approve, approve with conditions, or deny the application.

PERMISSION TO ENTER SUBJECT PROPERTY


Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature: 
Applicant Signature: *Catherine Maxson*
Agent Signature: *Kevin Query*
Date: 05 / 15 / 2025

OWNER'S AUTHORIZATION


If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Cherryland Center LLC/Durga Property Holdings authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature: 
Date: 13 / 05 / 2025

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature: 
Date: 13 / 05 / 2025
Applicant Signature: *Catherine Maxson*
Date: 05 / 19 / 2025

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)		SD	ASP/ SDP
A. Basic Information			
1. Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>	
3. Proof of property ownership	<input type="checkbox"/>	<input type="checkbox"/>	
4. Whether there are any options or liens on the property	<input type="checkbox"/>	<input type="checkbox"/>	
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input type="checkbox"/>	
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input type="checkbox"/>	
7. A vicinity map showing the area and road network surrounding the property		<input type="checkbox"/>	
8. Name, address and phone number of the preparer of the site plan	<input type="checkbox"/>	<input type="checkbox"/>	
9. Project title or name of the proposed development	<input type="checkbox"/>	<input type="checkbox"/>	
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	<input type="checkbox"/>	<input type="checkbox"/>	
11. Land uses and zoning classification on the subject parcel and adjoining parcels	<input type="checkbox"/>	<input type="checkbox"/>	
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number		<input type="checkbox"/>	
B. Site Plan Information			
1. North arrow, scale, and date of original submittal and last revision	<input type="checkbox"/>	<input type="checkbox"/>	
2. Boundary dimensions of natural features		<input type="checkbox"/>	
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features		<input type="checkbox"/>	
4. Proposed alterations to topography and other natural features		<input type="checkbox"/>	
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		<input type="checkbox"/>	
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.	<input type="checkbox"/>	<input type="checkbox"/>	
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures		<input type="checkbox"/>	
8. 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		<input type="checkbox"/>	
9. Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	<input type="checkbox"/> *	<input type="checkbox"/>	
10. Existing and proposed driveways, including parking areas	<input type="checkbox"/>	<input type="checkbox"/>	
11. Neighboring driveways and other vehicular circulation features adjacent to the site		<input type="checkbox"/>	
12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas	<input type="checkbox"/>	<input type="checkbox"/>	
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		<input type="checkbox"/>	
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		<input type="checkbox"/>	
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		<input type="checkbox"/>	
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal		<input type="checkbox"/>	
17. Location of water supply lines and/or wells	<input type="checkbox"/>	<input type="checkbox"/>	
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	
19. Location, specifications, and access to a water supply in the event of a fire emergency		<input type="checkbox"/>	
20. Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems		<input type="checkbox"/>	
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam		<input type="checkbox"/>	
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		<input type="checkbox"/>	
23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used		<input type="checkbox"/>	
24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		<input type="checkbox"/>	
25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. 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		<input type="checkbox"/>	
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)		<input type="checkbox"/>	
27. Changes or modifications required for any applicable regulatory agencies' approvals		<input type="checkbox"/>	

AirOPark Change of Use Narrative

May 2025

Garfield Township

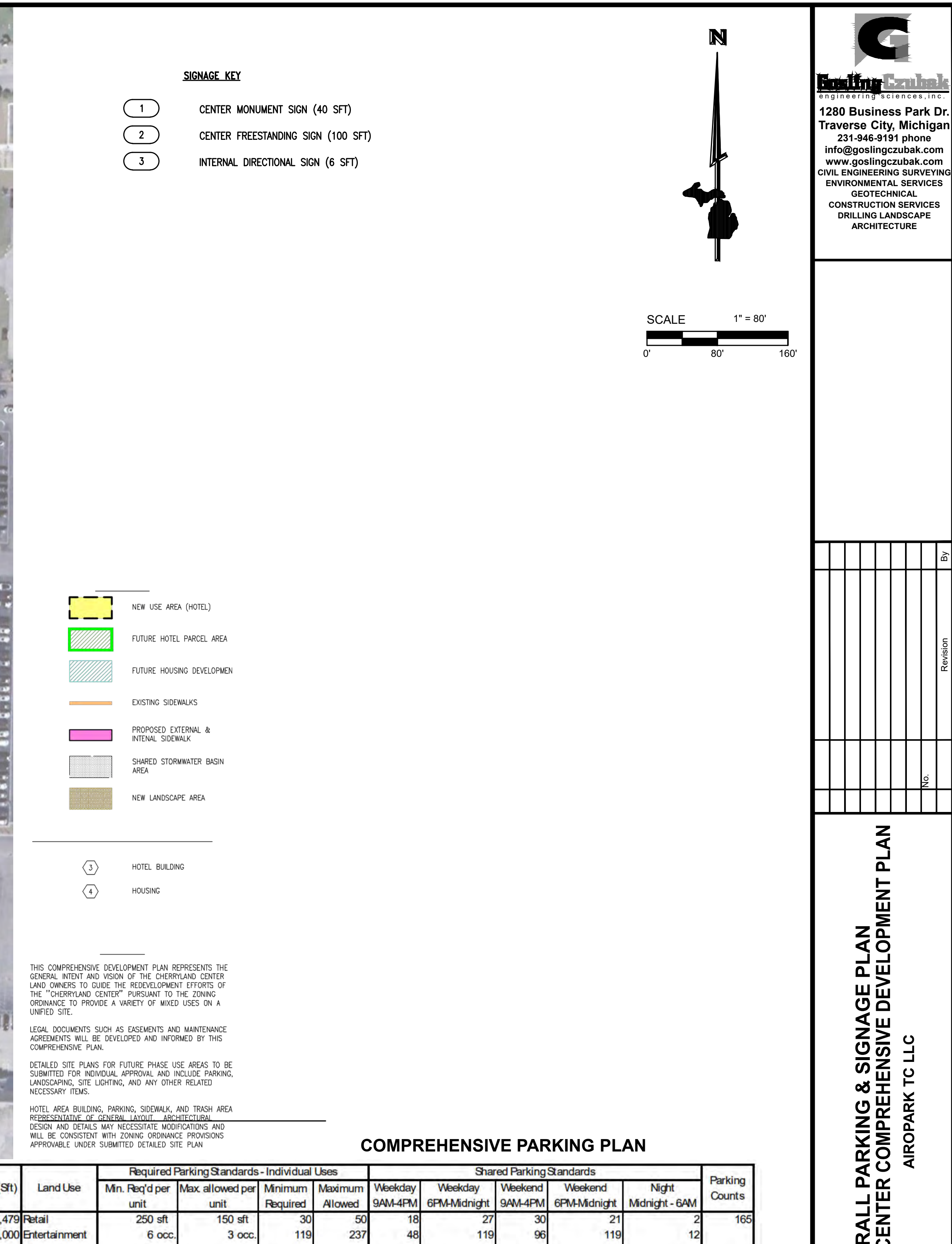
To whom it may concern,

AirOPark, a franchisee of Altitude Indoor Trampoline Park, has executed a lease for the former Big Lots location and will subdivide the building into two distinct units. AirOPark will occupy approximately 23,000 square feet to establish its new trampoline facility, utilizing the existing main entrance. The remaining roughly 7,479 square feet on the south side will be available for lease, featuring a separate entrance on the east elevation, ideal for retail or service tenants. Both spaces will utilize the existing parking lot on the east side of the building.

If there are any questions, please contact Kevin Query at 231.632.9596

Respectfully,

Kevin Query



Parcel ID	Address	Tenant	Area (Sft)	Land Use	Required Parking Standards - Individual Uses				Shared Parking Standards					Parking Counts	
					Min. Req'd per unit	Max. allowed per unit	Minimum Required	Maximum Allowed	Weekday 9AM-4PM	Weekday 6PM-Midnight	Weekend 9AM-4PM	Weekend 6PM-Midnight	Night Midnight - 6AM		
05-014-049-02	1144 W. South Airport	Retail Tenant - TBD Altitude - Trampoline venue (711 max occ.)	7,479 23,000	Retail Entertainment	250 sft 6 occ.	150 sft 3 occ.	30 119	50 237	18 48	27 119	30 96	21 119	2 12	165	
05-014-049-03	1146 W. South Airport	Asian Buffet Cadillac	7,878	Restaurant	150	75	53	106	27	53	53	53	6	5	
05-014-049-08	1776 S. Garfield Ave	Two Brothers Dog Park & Café Sports Bar Dining Night Club (1306 max occupants)	6,300 10,916 16,600	Restaurant Restaurant Entertainment	150 sft 150 sft 6 seat	75 sft 75 sft 3 seat	42 73 218	84 146 436	26 146 88	38 66 218	42 73 175	30 52 218	3 4 22	195	
05-014-049-00	1696 - 1792 S. Garfield	Varies Occupied + Vacant	27,574	Retail	250	150	111	184	67	100	111	78	6	288	
		Design Dance Company	3,339	Entertainment	6 occ.	3 occ.	28	56	12	28	23	28	3		
		Varies Occupied + Vacant	36,418	Office	200	150	183	243	183	19	35	10	10		
		Taqueria Las Lagunas, LLC	2,292	Restaurant	150	75	16	31	8	16	16	16	2		
05-014-049-10	1212 W. South Airport	K1 Speed	60,145	Entertainment	6 occ.	3 occ.	72	144	29	72	58	72	8	144	
		Vacant	36,114	Entertainment	6 occ.	3 occ.	317	635	127	317	254	317	32	298	
05-014-049-21	1712 S. Garfield	Traverse City Curling Club	28,550	Entertainment	6 occ.	3 occ.	84	167	34	84	68	84	9	143	
		TC Philharmonic	15,700	Entertainment	6 occ.	3 occ.	55	110	22	55	44	55	6	83	
		Vacant	45,600	Commercial	200	150	228	304	228	23	44	12	12	116	
05-335-002-00	1288 W. South Airport	Jimmy Johns, Qdoba, et. Al	8,400	Restaurant	150	75	56	112	28	56	56	56	6	43	
Planned Shopping Center Area			336,305		2.5 per 1000 sft 5 per 1000 sft		841	1682						Existing 2024 Parking Count:	1480

COMPLETENESS CHECKLIST (ADMINISTRATIVE SITE PLAN / SITE DEVELOPMENT PLAN)

AirOPark –Site Plan Review – June 4, 2025

This checklist is intended as a guide for reviewing administrative site plans and site development plans. Each application shall comply with all applicable provisions of the Garfield Township Zoning Ordinance.

Basic Information (Table 956.A)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
1. Applicant's name, address, telephone number and signature	✓	
2. Property owner's name, address, telephone number and signature	✓	
3. Proof of property ownership	✓	
4. Whether there are any options or liens on the property	N/A	
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	✓	
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	✓	
7. A vicinity map showing the area and road network surrounding the property	✓	
8. Name, address and phone number of the preparer of the site plan	✓	
9. Project title or name of the proposed development	✓	
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	✓	
11. Land uses and zoning classification on the subject parcel and adjoining parcels	N/A	
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number	NS	Please include a seal of the person preparing the site plan.

Site Plan Information (Selections from Table 956.B)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
1. North arrow, scale, and date of original submittal and last revision	✓	
2. Boundary dimensions of natural features	N/A	
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features	N/A	
4. Proposed alterations to topography and other natural features	N/A	
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%	N/A	

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures	✓	
8. 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.	✓	
9. Proposed finish floor and grade line elevations of any structures	N/A	Existing building with no changes proposed.
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal	✓	
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam	N/A	
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections	N/A	Any proposed signs are subject to separate sign permit review – not part of site plan review.
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)	✓	

Parking, Loading, and Snow Storage (Table 956.B, Section 551: Parking, and Section 552: Loading)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Table 956.B.10. Existing and proposed driveways, including parking areas		✓	
Table 956.B.11. Neighboring driveways and other vehicular circulation features adjacent to the site		✓	
Table 956.B.12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas		✓	
Table 956.B.13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		✓	
Table 956.B.14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		✓	The sidewalk shown along the frontage of the subject parcel along South Airport Road on Sheet 2 is required to be installed as part of this project.
Table 956.B.15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		✓	

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 551.B – Dimensional Requirements</p> <p>Off-Street Parking Spaces (parallel): Minimum width: 8 feet Maximum width: 9 feet Minimum stall length: 23 feet</p> <p>Off-Street Parking Spaces (all others): Minimum width: 9 feet Maximum width: 10 feet Minimum stall length: 20 feet</p> <p>Minimum width of access aisles internal to a parking lot or structure: described in Table 5-46.</p>	<p>The parking spaces are: <input type="checkbox"/> Parallel <input type="checkbox"/> At an angle: 90 degrees</p> <p>Requirements of Table 5-46: One-way parking aisles: Minimum width: based on angle of parking spaces <input type="checkbox"/> 0 deg; 12-ft min. width <input type="checkbox"/> 30 deg; 12-ft min. width <input checked="" type="checkbox"/> 45 deg; 14-ft min. width <input type="checkbox"/> 60 deg; 14-ft min. width <input type="checkbox"/> 75 deg; 18-ft min. width <input type="checkbox"/> 90 deg; 20-ft min. width</p> <p>Two-way parking aisles: <input type="checkbox"/> Minimum width: 20 feet</p>	<p>✓</p>	
<p>Section 551.C – Parking Space Requirements</p> <p>Minimum and maximum parking ratios: established by Table 5-47</p> <p>The Planning Commission may allow additional parking spaces above and beyond the maximum parking ratio if these additional spaces are pervious pavement or similar material. The pervious pavement shall not be located on any slope exceeding 10% over 20 feet and shall be maintained as specified for that type of product.</p>	<p>Land use or most similar land use as listed in Table 5-47:</p> <ul style="list-style-type: none"> • Retail • Indoor Entertainment Center <p>Minimum Parking Ratio: 1 per 250 square feet of floor area; 1 per 6 occupants</p> <p>Maximum Parking Ratio: 1 per 150 square feet of floor area; 1 per 3 occupants</p> <p>Are there additional parking spaces proposed as pervious pavement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>✓</p>	<p>With 7,479 square feet of retail space and a maximum occupancy of 711 for the indoor entertainment center, a minimum of 149 spaces is required and a maximum of 287 spaces is permitted. 165 spaces are provided. There is also a reciprocal easement agreement that allows for parking throughout Cherryland Center.</p>
<p>Section 551.E(6) – Snow Storage</p> <p>Applicability: off-street parking lot area of 2,700 square feet or more</p> <p>Required ratio to be provided: 10 square feet of snow storage per 100 square feet of parking area</p>	<p>Off-street parking area provided: 396 spaces plus maneuvering aisles</p> <p>Snow storage area required: Not indicated.</p> <p>Snow storage area provided: Not indicated.</p>	<p>✓</p>	

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 552 – Loading</p> <p>Required truck loading spaces are described in Table 5-49</p> <p>“Large” truck loading space: Min. overhead clearance: 14 ft. Minimum width: 12 ft. Minimum length: 25 ft.</p> <p>“Small” truck loading space: Min. overhead clearance: 10 ft. Minimum width: 10 ft. Minimum length: 20 ft.</p> <p>Two (2) small truck loading spaces may be provided in place of a large truck loading space</p>	<p>Table 5-49 minimum requirements for truck loading spaces, based on building size (square feet of gross floor area in structure):</p> <p><input type="checkbox"/> 2,000 – 12,500 sq. ft.; 1 small</p> <p><input type="checkbox"/> 12,501 – 25,000 sq. ft.; 2 small</p> <p><input checked="" type="checkbox"/> 25,001 – 40,000 sq. ft.; 1 large</p> <p><input type="checkbox"/> 40,001 – 100,000 sq. ft.; 2 large</p> <p><input type="checkbox"/> Each additional 80,000 sq. ft. above 100,000 sq. ft.; 1 large</p>	✓	An existing truck loading dock is located at the rear of the building.

Lighting (Table 956.B.23 and Section 517)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Table 956.B.23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used.		NS	No information on lighting was provided. There are couple of wall pack lights which are considered legal nonconforming. A lighting plan including a photometric plan shall be submitted for any <u>changes</u> to the onsite lighting.
<p>Section 517.A – Applicability</p> <p>All outdoor lighting shall be installed in conformance with the provisions of this section. Certain light fixtures exempt from this section include decorative lighting, public streetlights, emergency lights, nonconforming existing lights, neon, and flag lighting.</p>		NS	
<p>Section 517.B – Shielding and Filtration</p> <p>Lighting fixtures shall provide glare free area beyond the property line and light shall be confined to the lot from which it originates. All fixtures shall have full cut-off and shall not direct light upwards. Light sources shall be located, and light poles shall be coated, to minimize glare.</p>		NS	
<p>Section 517.C(2)(a) – Average Illumination Levels</p> <p>Shall not exceed the foot-candle (fc) levels set forth in Table 5-7 (described as follows):</p> <ul style="list-style-type: none"> • Main Parking Area; 3.0 fc • Peripheral Parking Area; 2.0 fc • Main Drive Areas; 5.0 fc • Directly below lighting fixture; 20.0 fc 		NS	

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 517.C(2)(b) – Illumination at Property Line</p> <p>Shall not exceed the levels set forth in Table 5-8:</p> <ul style="list-style-type: none"> Based on whether site is zoned residential or nonresidential Based on whether site adjoins another site with residential or nonresidential zoning Outdoor events adjoining or within 1,000 feet of residential zoning district; maximum 10 fc <p>Exceptions:</p> <ul style="list-style-type: none"> For automobile dealerships: maximum average illumination of 10 fc for paved display areas only For gas stations: maximum illumination of 10 fc under a pump island canopy only, if all light fixtures under such canopy are fully recessed or otherwise fully shielded 	<p>Table 5-8 Illumination Standards at Property Line:</p> <p>Sites in residential zoning districts:</p> <p><input type="checkbox"/> Adjoining a residential zoning district; 0.2 fc</p> <p><input type="checkbox"/> Adjoining a nonresidential zoning district; 1.0 fc</p> <p>Sites in nonresidential zoning districts / adjoining another non-residential zoning district along:</p> <p><input checked="" type="checkbox"/> An arterial; 2.0 fc</p> <p><input type="checkbox"/> Collector street; 1.2 fc</p> <p><input type="checkbox"/> Local street; 1.0 fc</p> <p><input checked="" type="checkbox"/> Property line; 1.0 fc</p> <p>Sites in nonresidential zoning districts / adjoining residential zoning district along:</p> <p><input type="checkbox"/> An arterial; 1.0 fc</p> <p><input type="checkbox"/> Collector street; 0.6 fc</p> <p><input type="checkbox"/> Local street; 0.4 fc</p> <p><input type="checkbox"/> Property line; 0.2 fc</p>	NS	
<p>Section 517.D – Color Temperature</p> <p>All proposed lamps shall emit light measuring 3,500 K or warmer.</p>		NS	
<p>Section 517.E – Prohibitions</p> <p>Prohibitions include mercury-vapor or metal halide fixture and lamps, laser source lights, searchlights, or any light that does not meet shielding and illumination standards.</p>		NS	
<p>Section 517.F – Pole Height</p> <p>Unless otherwise permitted by special use permit, the maximum height of any pole-mounted lighting fixture or lamp shall not exceed the maximum permitted height of the zoning district.</p>	<p>Zoning district of the site: I-G, General Industrial</p> <p>Maximum height permitted in the zoning district: 35 feet</p>	NS	

Landscaping (Table 956.B.24-25 and Section 530-534)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Table 956.B.24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		NS	
Table 956.B.25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. 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		NS	No new landscaping is required; however, existing landscaping has been removed or died, specifically in the parking lot islands. Restoration of the landscaping islands including new plantings must occur in accordance with the Zoning Ordinance. Please provide specifications and locations on new landscaping materials.
<p>Section 530.F – Plant Material Requirements</p> <ul style="list-style-type: none"> • Plant materials – Prohibited/permitted/recommended species shall be based on the Recommended Planting Guidelines for Garfield Township • Mixture of Species – The landscape plan shall contain no more than 25% of any single plant species, per feature. Species shall be planted in a staggered pattern. At least 70% of new plantings shall be native. • No artificial plant materials shall be used. • Plant materials required by this section shall comply with the minimum size requirements of Table 530.F at the time of installation. 		NS	
<p>Section 530.L. – Credit for Existing Vegetation</p> <p>Existing canopy trees, evergreens, flowering trees, and shrubs shall be protected and incorporated into the site plan wherever feasible. Existing vegetation may be credited as detailed in Table 530.L for the purpose of calculating landscaping compliance.</p>		N/A	

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 531 – Landscaping and Buffering</p> <p>Buffer Type “A”:</p> <ul style="list-style-type: none"> One street tree per residential unit along each right-of-way <p>Per 100 linear feet greenspace area:</p> <p>Buffer Type “B”:</p> <ul style="list-style-type: none"> 2 large trees; 1 medium/small tree; 4 shrubs Minimum width: 10 feet <p>Buffer Type “C”:</p> <ul style="list-style-type: none"> 3 large trees; 3 medium/small trees; 1 evergreen/coniferous tree Minimum width: 10 feet <p>Buffer Type “D”:</p> <ul style="list-style-type: none"> 4 large trees; 3 medium/small trees; 3 evergreen/coniferous trees Minimum width: 20 feet <p>Buffer Type “E”:</p> <ul style="list-style-type: none"> 2 large trees; 2 medium/small trees; 3 evergreen/coniferous trees; 30 shrubs Minimum width: 10 feet 	<p>Primary land use type: Industrial</p> <p>North property line:</p> <ul style="list-style-type: none"> Adjacent land use: Required buffer type: Length of buffer: Required plantings: <p>East property line:</p> <ul style="list-style-type: none"> Adjacent land use: Required buffer type: Length of buffer: Required plantings: <p>South property line:</p> <ul style="list-style-type: none"> Adjacent land use: Required buffer type: Length of buffer: Required plantings: <p>West property line:</p> <ul style="list-style-type: none"> Adjacent land use: Required buffer type: Length of buffer: Required plantings: 	<p>NS</p>	<p>No new landscaping is required; however, existing landscaping has been removed or died, specifically in the parking lot islands. Restoration of the landscaping islands including new plantings must occur in accordance with the Zoning Ordinance. Please provide specifications and locations on new landscaping materials.</p>

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 532 – Parking Area Landscaping</p> <p>Applicability – Any parking lot areas with 10 or more parking spaces</p> <p>Requirements:</p> <ul style="list-style-type: none"> 10-foot wide no-build buffer on perimeter of every parking area not adjacent to a building 4-foot-high fence for parking lot areas abutting residential zoning For all parking areas with 2 or more aisles: 10 square feet of interior landscaping is required per parking space; 1 canopy tree per 100 square feet of interior landscaping area 	<p>Number of parking spaces & aisles: 396</p> <p>Interior landscaping area required:</p> <p>Number of canopy trees required:</p> <p>Does the parking lot area abut a residential zoning district?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	NS	<p>No new landscaping is required; however, existing landscaping has been removed or died, specifically in the parking lot islands. Restoration of the landscaping islands including new plantings must occur in accordance with the Zoning Ordinance. Please provide specifications and locations on new landscaping materials.</p>
<p>Section 534 – Wetlands</p> <ul style="list-style-type: none"> Applicability: Any wetland regulated under Part 303 of NREPA, except for where the applicant has a permit from the State to fill/modify a wetland Delineation of wetland is required, along with verification from the State No structure, parking lot area, or snow storage area shall be located within 25 feet of a wetland. However, recognized wetlands may be incorporated into a stormwater management strategy. 		N/A	

Lots (Section 510)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Requirements:</p> <ul style="list-style-type: none"> Each building shall be on a lot <p>All lots shall comply with the zoning district regulations, including:</p>	<p>Zoning district: C-P Planned Shopping Center</p> <p>Minimum lot width: 60 feet</p> <p>Lot width provided: 525 feet</p> <p>Minimum lot area: 15,000 sq. ft.</p> <p>Lot area provided: 3.06 acres</p> <p>Minimum frontage: 60 feet</p> <p>Frontage provided: 525 feet</p>	✓	

<ul style="list-style-type: none"> The size, width, depth, shape, and orientation of lots Minimum frontage width on a public or private street 	Is a land division application needed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
--	---	--	--

Dumpster Enclosures (Section 516)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Requirements: <ul style="list-style-type: none"> Dumpster enclosures shall be finished with the same materials and colors as the exterior finish of the principal structure or shall be concrete block or similar material. Enclosures shall be four-sided and constructed with an opaque gate constructed of wood or similar material. Chain link fencing shall not be used for any portion of the enclosure or gate. Minimum wall height of the enclosure: 6 feet 	NS	No dumpsters are proposed. If any dumpsters are proposed, please provide details on the proposed dumpster enclosures on the site plan in accordance with Section 516 of the Zoning Ordinance.

Non-Motorized Transportation (Section 522)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Section 522 – Pedestrian Circulation and Non-Motorized Transportation Plan Public pathways are required for all new development, redevelopments, and amendments with construction costs of \$20,000 or more	Construction cost of proposed new development, redevelopment, or amendment to previously approved development plan: is it greater than \$20,000? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	✓	


Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Requirements:</p> <ul style="list-style-type: none"> • The type of pathway required shall be determined through the Township Non-Motorized Plan • All sidewalks shall be concrete and shall have a minimum width of 6 feet on arterial or collector roads, and 5 feet elsewhere • All bike paths shall be asphalt, and shall have a minimum width of 10 feet 	<p>Type of pathway required as determined via the Garfield Township Non-Motorized Plan: Nature trail (rear of property)</p> <p>Minimum width required: 6 feet Width provided: 6 feet</p> <p>Material required: Concrete Material provided: _____</p>	<p>✓</p>	<p>The sidewalk shown along the frontage of the subject parcel along South Airport Road on Sheet 2 is required to be installed as part of this project.</p>
<p>Section 522.C – Bicycle Parking Areas</p> <ul style="list-style-type: none"> • Wherever off-street parking is required, a minimum of 2 bicycle parking spaces are required. • For parking areas with over 25 motor vehicle spaces, 2 bicycle parking spaces per 25 vehicle parking spaces are required 	<p>Number of motor vehicle parking spaces provided: 165</p> <p>Bicycle parking spaces Required: 14 Provided: _____</p>	<p>NS</p>	<p>Please provide 14 bicycle parking spaces on the site with details for the proposed bike racks in accordance with the Zoning Ordinance.</p>

Agency Reviews (Selections from Table 956.B, Sections 523-524)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Grand Traverse County Soil Erosion and Sedimentation Control</p> <ul style="list-style-type: none"> Section 956.B.6 – Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department 		<p>Submit any materials to agencies as needed.</p>
<p>Township Engineer (Stormwater, Water/Sewer, and Private Roads)</p> <ul style="list-style-type: none"> Section 956.B.17 – Location of water supply lines and/or wells Section 956.B.18 – Location of sanitary sewer lines and/or sanitary sewer disposal systems Section 956.B.20 – Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, waste water lines, clean out locations, connection points and treatment systems See also: Section 523 Stormwater Management and Township Storm Water Control Ordinance (Ordinance No. 49) 	<p>NS</p>	<p>The Cherryland Center has been in operation for nearly 50 years. Inspection by the Township Engineer will be required for the existing stormwater system and asphalt paved areas. As done with previous recent site plans in Cherryland Center involving a reuse, inspections were required to ensure the integrity of the pavement and that the stormwater system is still functioning adequately. Furthermore, the site plan shall note that "Parking spaces, aisles, and traffic and parking signage related to the project will be re-stripped and replaced to meet Zoning Ordinance and any other requirements."</p>
<p>Other Agency Reviews</p> <ul style="list-style-type: none"> Section 956.B.19 – Location, specifications, and access to a water supply in the event of a fire emergency (Metro Fire) Section 956.B.27 – Changes or modifications required for any applicable regulatory agencies' approvals Section 524 – Sanitation Requirements (Grand Traverse County Environmental Health) Driveway permits, construction in right-of-way, and other transportation issues (Michigan Department of Transportation or Grand Traverse County Road Commission) 		<p>Submit any materials to agencies as needed.</p>

Tax Parcel: 05-014-049-02 — 1144 W SOUTH AIRPORT RD — Former Big Lot's, Cherryland Center — June 4, 2025



 Charter Township of Garfield Planning Department Report No. 2025-55			
Subject:	Harris Hills Estates – Conceptual Review		
Prepared:	June 4, 2025	Pages:	6
Meeting:	June 11, 2025 – Planning Commission		
File No.	N/A		
Applicant:	Melissa Kilbourn		
Owner:	Meeta Yadava & Brad Smith / Vistara, LLC		

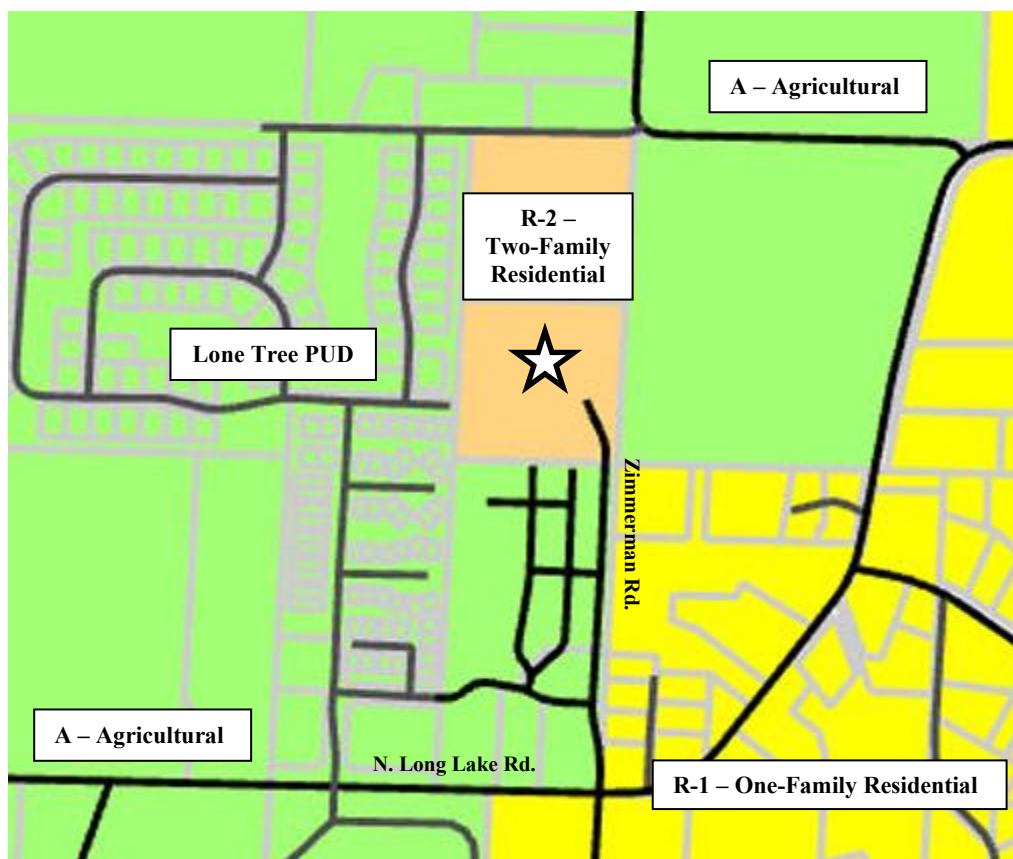
Application Overview	
Parcel No.:	05-008-022-02 and 05-007-021-00
Address:	N/A
Acreage:	19.81
Current Zoning:	R-2 – One- and Two-Family Residential
Proposed Zoning:	N/A
Future Land Use Map:	Moderate Density Residential
Current Use:	Open land/Undeveloped
Proposed Use:	Two Family Residential
Type of Permitted Use:	Use Permitted by Right

Attachments	
Conceptual Review Application	May 19, 2025
Project Narrative	May 19, 2025
Conceptual Site Development Plan	May 6, 2025

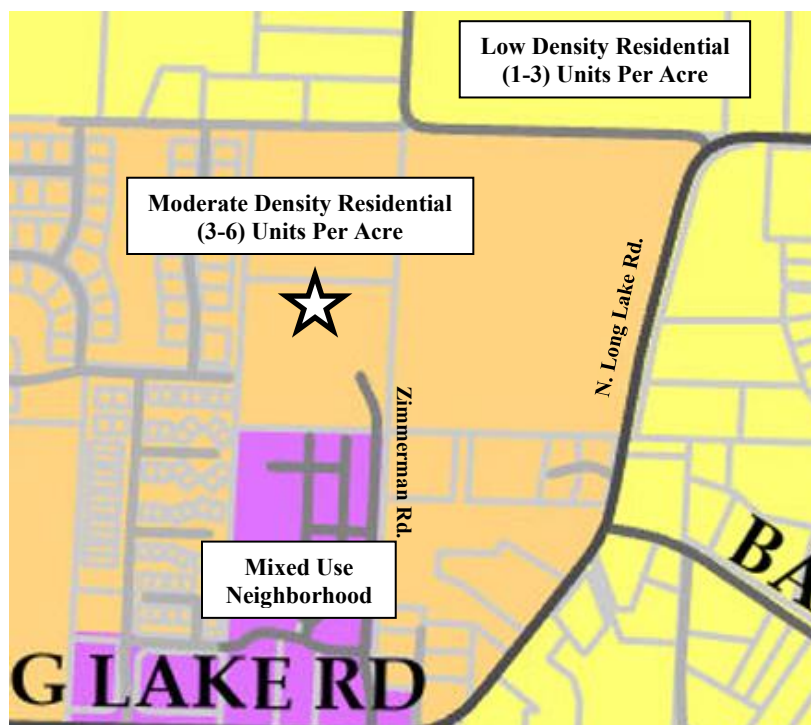
AERIAL MAP:



ZONING MAP (Excerpt):



FUTURE LAND USE MAP (Excerpt):



STAFF COMMENTS:*Background*

The Harris Hills site is located on two parcels (05-008-022-02 and 05-007-021-00) at the southwest corner of Lone Tree and Harris Roads with additional access at the north end of Zimmerman Road. These two parcels are zoned R-2 – One- and Two-Family Residential district. A site condominium was approved by the Township on February 25, 2020, for 40 single family units. However, the site condominium was never constructed, and the approval lapsed.

Zoning and Future Land Use

The applicant is proposing a two-family residential dwelling development. The site is zoned R-2 Two-Family Residential which permits two-family dwellings. The site has a Future Land Use designation of Moderate Density Residential.

Density

The applicant proposes 41 two-family dwelling units on approximately 19.81 acres. This would result in a density of about 8.3 units per acre.

Water/Sewer

Municipal water and sewer are available at the cul-de-sac at the north end of Zimmerman Road. Connection to municipal water and sewer is expected.

Connectivity

Section 521.G - Connectivity, of the Street Design and Transportation section within the Zoning Ordinance “finds that discontinuous street systems are inefficient and that channeling traffic onto relatively few points of the transportation network causes undue congestion.” Section 521.G states that “the streets within any proposed subdivision shall provide for a continuous circuit of travel and connection to the surrounding street network.”

The site will have two connections to the existing road system: a connection to Zimmerman Road and a connection to Lone Tree Road. The site condominium as proposed does not include a connection to Lone Beech Drive to the west as referenced in the Lone Tree Planned Unit Development approval in 2005 nor does it propose an extension of Zimmerman Road north to Harris Road.

During the review and approval process for the previous development approved in 2020, the following was noted in the Findings of Fact approved by the Planning Commission:

- The Report and Decision Order for the Lone Tree Planned Unit Development (Special Use Permit #2005-05), approved by the Township Board on May 12, 2005, and signed on June 7, 2005, references key documents that indicate a future road connection to the east, including the subject site:
 - The Lone Tree Planned Unit Development Special Use Permit application, dated January 21, 2005, states that:

“The Master Plan submitted with this application further demonstrates the integration possibilities should adjacent development to the north and east proceed in the future.”
 - The Lone Tree Planned Unit Development Impact Assessment, dated January 21, 2005, states that the:

“Master Plan drawing has been prepared and submitted as part of this submission package (see Sheet 2). The purpose of this Master Plan is to demonstrate the integration of this site with the adjacent lands to the east

that will remain possible upon approval of the Lone Tree development. This Master Plan identifies the potential for a northerly extension of Zimmerman Road, as well as the continued extension of a planned road network to the east of that extension. This Master Plan, in our opinion, demonstrates that the proposed design is fully capable of being integrated into the surrounding area in a thoughtful and planned manner.”

- The Lone Tree Planned Unit Development Master Plan, dated December 9, 2004, illustrates an extension of Lone Beech Drive to a proposed extension of Zimmerman Road.
- The minutes of the Township Board meeting dated May 12, 2005, state that:

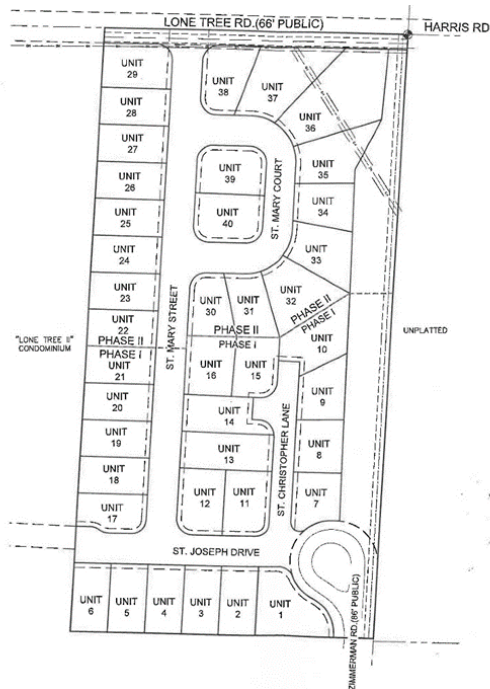
“The developer intends to include the Samuelson 40-acre parcel to the east in the Lone Tree Development. The condominium association (commercial, multi-family and residential) will be expandable for future development. The County Road Commission plans to construct a road from Zimmerman to Harris Road. The developer will make it known to the purchasers of lots that the road will be extended from one phase to the next phase.”
- The proposed connection to Zimmerman Road is on a cul-de-sac which is a temporary easement for the County Road Commission. Future construction of an extension to Zimmerman Road will necessitate reconstruction of the road connection into Harris Hills. The Road Commission shall review and approve the proposed connections to any roads under its jurisdiction.

Previous Plans

The 2004 Master Plan for the Lone Tree Planned Unit Development is below:



The Harris Hills Site Condominium approved in 2020 had an area dedicated along the east side of the site for a future right-of-way for the extension of Zimmerman Road (see the image below). This area of the subject parcel has a watermain within an easement that traverses north and south.



Site Condominium Process

The applicant has provided a conceptual site development plan showing the proposed layout of the project. If a full application is submitted, additional details will need to be provided to meet all standards of the Zoning Ordinance. All agencies with jurisdiction will need to review the application for compliance with their standards.

Recommended Action

The conceptual review is intended to provide an opportunity for dialogue between Planning Commission members and the applicant. No formal action is requested.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

CONCEPTUAL REVIEW (CRV) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

At the discretion of the applicant, the conceptual review before the Planning Commission may take place following public notice of the meeting. Opportunity for public comment shall be provided during the conceptual review process when public notice has been provided.

- ☐ Conceptual Review with no public notice
- ☐ Conceptual Review with direct mail notice only
- ☐ Conceptual Review with full public notice

PROJECT / DEVELOPMENT NAME

APPLICANT INFORMATION

Name:

Address:

Phone Number:

Email:

AGENT INFORMATION

Name:

Address:

Phone Number:

Email:

OWNER INFORMATION

Name:

Address:

Phone Number:

Email:

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:

Agent:

Owner:

LOCATION OF THE PROPOSED PROJECT

Property Address:

Property Identification Number:

Legal Description:

Zoning District:

Master Plan Future Land Use Designation:

Area of Property (acres or square feet):

Existing Use(s):

Proposed Use(s):

REQUIRED SUBMITTAL ITEMS

A complete application for a Conceptual Review consists of the following:

Application Form:

One original signed application

One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

Fee

Sketch Plan:

Ten complete stapled 11"x17" paper sets

One digital set (PDF only)

Written Supporting Information (if applicable):

Ten paper copies of Written Supporting Information

One digital copy of Written Supporting Information (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

SUPPORTING INFORMATION AND SKETCH PLAN

In providing written and/or sketch plan information to the Planning Commission for the purposes of a conceptual review, submittal of the following information, when known, is encouraged:

1. The boundaries of the development site.
2. The total number of acres in the project.
3. The number of acres to be developed by each type of use.
4. The number of residential units.
5. The number and/or square feet and type of nonresidential uses.
6. A description of the proposal in terms of its relationship and intended connections to surrounding land uses, development projects, public lands, and existing and future street networks.
7. The general topography of the site and its relationship to adjoining land.
8. A general description of the natural resources and natural features of the site and, where known, an indication of which will be preserved and which will be removed.
9. The number of acres to be preserved as open or recreational space, and its general location.
10. Variations from ordinance regulations that are being sought and the reasons to support the requested changes.
11. The public facilities intended to serve the planned unit development, such as sewage disposal, water supply, storm water systems, etc.

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

1. The intent of the conceptual review process is to provide an opportunity for an informal dialogue between an applicant and the Planning Commission to discuss a potential development project. Upon submittal of this application, Staff will forward the application to the Planning Commission for review.
2. The Planning Commission shall conduct a conceptual plan review to identify potential issues and concerns that should be addressed prior to formal review of any application requiring Planning Commission review and approval.
3. Conceptual plan review shall not constitute an approval of the application, nor shall statements by the Planning Commission, Township Staff and/or Township consultants be construed as a position regarding the merits of the application.

PERMISSION TO ENTER SUBJECT PROPERTY

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature: meeta.yadava@gmail.com

Applicant Signature: *Melissa Killoren*

Agent Signature:

Date: May 13, 2025

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Meeta yadava authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature: meeta.yadava@gmail.com

Date: May 15, 2025

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature: meeta.yadava@gmail.com

Date: meeta.yadava@gmail.com

Applicant Signature: *Melissa Killoren*

Date: May 13, 2025

Document ID: 86J1JP52

Melissa Kilbourn (melissa@westharbormi.com)

Document name: conceptual_review.pdf
SHA256 security hash: 5b60b2b210bff1663c7dd45a0e2338e61e964576d93f393bee3fd34956a80ea5

Sent on: May 13, 2025, 1:35 a.m. (UTC)

From: SignRequest <no-reply@signrequest.com> on behalf of (melissa@westharbormi.com)

To: Melissa Kilbourn (melissa@westharbormi.com), meeta.yadava@gmail.com

Subject: Lone Tree Development Conceptual Review Application

Message:

Hi Meeta! This is the conceptual review application for Garfield Twp. Please review and sign when you have a chance- it allows me to submit on your behalf and to verify you are the owner of the property. Please let me know if you have any questions. Thank you! -Melissa

IP address: 75.134.210.28

User agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/135.0.0.0 Safari/537.36

Melissa Kilbourn (melissa@westharbormi.com)

Email address verification: Verified by SignRequest

Text added, page 4: May 13, 2025

Signature added, page 4:



Text added, page 4: May 13, 2025

Signature added, page 4:



IP address: 75.134.210.28

User agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/135.0.0.0 Safari/537.36

Document signed: May 13, 2025, 1:37 a.m. (UTC)

meeta.yadava@gmail.com

Email address verification: Verified by SignRequest

Signature added, page 4:

meeta.yadava@gmail.com

Signature added, page 4:

meeta.yadava@gmail.com

Text added, page 4:

May 15, 2025

Signature added, page 4:

meeta.yadava@gmail.com

Text added, page 4:

Meeta yadava

Signature added, page 4:

meeta.yadava@gmail.com

IP address:

166.159.92.217

User agent:

Mozilla/5.0 (iPhone; CPU iPhone OS 18_4_1 like Mac OS X)
AppleWebKit/605.1.15 (KHTML, like Gecko) CriOS/
136.0.7103.91 Mobile/15E148 Safari/604.1

Document signed:

May 15, 2025, 4 p.m. (UTC)

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 02/2017

ARTICLES OF ORGANIZATION

For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

VISTARA LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Real Estate related activities

Article III

The duration of the limited liability company if other than perpetual is:

Article IV

The street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: BRADLEY ANDREW SMITH
2. Street Address: 9120 SKEGEMOG POINT ROAD
Apt/Suite/Other:
City: WILLIAMSBURG
State: MI Zip Code: 49690

3. Registered Office Mailing Address:
P.O. Box or Street Address: 9120 SKEGEMOG POINT ROAD
Apt/Suite/Other:
City: WILLIAMSBURG
State: MI Zip Code: 49690

Signed this 19th Day of March, 2025 by the organizer(s):

Signature	Title	Title if "Other" was selected
Bradley Andrew Smith	Organizer	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

VISTARA LLC

ID Number: 803360196

received by electronic transmission on March 19, 2025 ***, is hereby endorsed.***

Filed on March 19, 2025 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 19th day of March, 2025.

Linda Clegg

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

Document ID: 86J1JP52

Melissa Kilbourn (melissa@westharbormi.com)

Document name: conceptual_review.pdf
SHA256 security hash: 5b60b2b210bff1663c7dd45a0e2338e61e964576d93f393bee3fd34956a80ea5

Sent on: May 13, 2025, 1:35 a.m. (UTC)

From: SignRequest <no-reply@signrequest.com> on behalf of (melissa@westharbormi.com)

To: Melissa Kilbourn (melissa@westharbormi.com), meeta.yadava@gmail.com

Subject: Lone Tree Development Conceptual Review Application

Message:

Hi Meeta! This is the conceptual review application for Garfield Twp. Please review and sign when you have a chance- it allows me to submit on your behalf and to verify you are the owner of the property. Please let me know if you have any questions. Thank you! -Melissa

IP address: 75.134.210.28

User agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/135.0.0.0 Safari/537.36

Melissa Kilbourn (melissa@westharbormi.com)

Email address verification: Verified by SignRequest

Text added, page 4: May 13, 2025

Signature added, page 4:



Text added, page 4: May 13, 2025

Signature added, page 4:



IP address: 75.134.210.28

User agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/135.0.0.0 Safari/537.36

Document signed: May 13, 2025, 1:37 a.m. (UTC)

meeta.yadava@gmail.com

Email address verification: Verified by SignRequest

Signature added, page 4:

meeta.yadava@gmail.com

Signature added, page 4:

meeta.yadava@gmail.com

Text added, page 4:

May 15, 2025

Signature added, page 4:

meeta.yadava@gmail.com

Text added, page 4:

Meeta yadava

Signature added, page 4:

meeta.yadava@gmail.com

IP address:

166.159.92.217

User agent:

Mozilla/5.0 (iPhone; CPU iPhone OS 18_4_1 like Mac OS X)
AppleWebKit/605.1.15 (KHTML, like Gecko) CriOS/
136.0.7103.91 Mobile/15E148 Safari/604.1

Document signed:

May 15, 2025, 4 p.m. (UTC)

Proposed Residential Duplex Development:

Garfield Township
Conceptual Sketch & Narrative

Submitted by:

West Harbor Contracting, LLC
Custom Residential Builder
Traverse City, MI

Project Location:

19.8-acres in Garfield Township
05-007-021-00, 05-008-022- 02
Zoned R2 – Medium-Density Residential

Date:

May 19, 2025

May 19, 2025

Garfield Township Planning & Zoning Department
3848 Veterans Drive
Traverse City, MI 49684

RE: Conceptual Sketch and Narrative – Proposed Duplex Development
Parcels: 19.8 acres, R2 Zoning – Garfield Township

To Whom It May Concern,

West Harbor Contracting, LLC, is pleased to present a conceptual vision for the development of 19.8 acres located within Garfield Township. This site, zoned R2, offers an exciting opportunity to thoughtfully address community housing needs while enhancing the character and fabric of the surrounding neighborhood.

Our proposed development is a private subdivision with private roads, designed to serve the mid-residential market through the construction of high-quality, ranch-style duplex units. This development will echo the standards and aesthetics of nearby communities such as the Lone Tree subdivision, while introducing a range of design elements that promote individuality, architectural interest, and harmony with the local environment.

VISION & LOCAL IMPACT

Our vision is rooted in creating a vibrant and inclusive residential community that meets the needs of Traverse City's evolving housing market. The subdivision will consist exclusively of ranch-style duplexes that cater to two key demographics currently underserved in the area:

- **First-time home buyers** who seek attainable homeownership in a competitive market
- **Retirees and downsizers** who desire lower-maintenance living with the comfort and quality they're accustomed to

This approach directly addresses the market's shortage of right-sized, high-quality housing options, offering attainable luxury in a well-planned neighborhood setting.

DESIGN & QUALITY STANDARDS

The units will feature varied exterior aesthetics to avoid uniformity, instead offering architectural diversity through thoughtful use of materials, color palettes, and façade treatments. Exterior finishes will include LP SmartSide engineered wood siding for durability and curb appeal, and windows from Pella or a comparable manufacturer for energy efficiency and design integrity.

Architectural elements such as varied rooflines, covered entryways, and integrated landscaping will provide visual interest and a welcoming sense of arrival for residents and guests alike. The use of private roads and a cohesive streetscape plan will further enhance the sense of community and privacy within the development.

COMMUNITY FEEL

Drawing inspiration from the nearby Lone Tree subdivision, we aim to foster a connected, walkable environment where residents feel a sense of belonging. The subdivision will be designed to encourage neighborhood interaction while maintaining privacy for individual homeowners. Landscaping, lighting, and overall site planning will be approached with care to ensure a tranquil, comforting setting for all.



We look forward to working with Garfield Township to align this development with local planning goals and contribute positively to the long-term growth and livability of the area.

We appreciate your time and consideration, and we look forward to engaging with Garfield Township staff for further feedback as this project progresses.

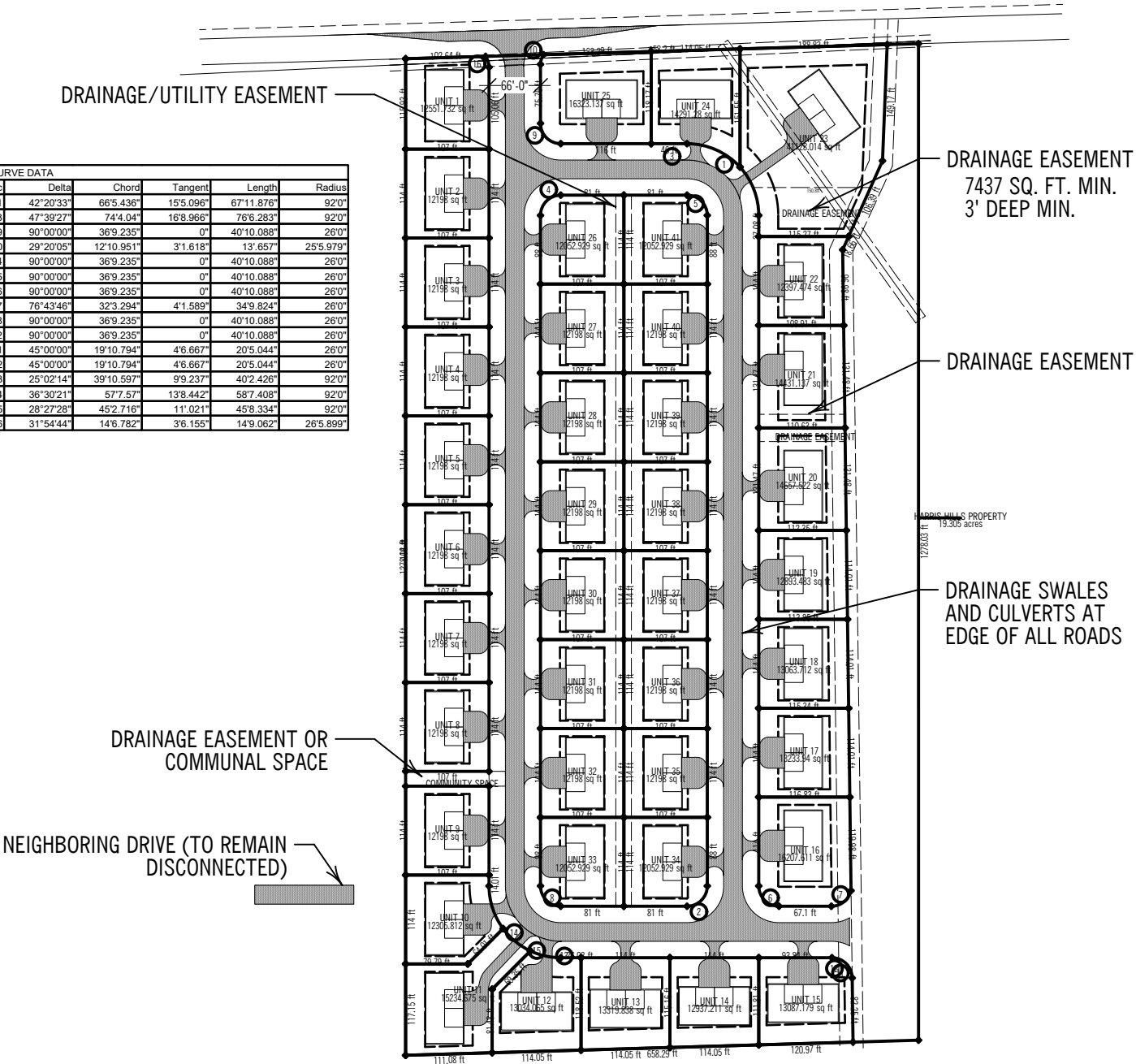
Sincerely,

WEST HARBOR CONTRACTING, LLC
MELISSA KILBOURN, OWNER
RICHARD SOCKS, OWNER
melissa@westharbormi.com
231.392.6114

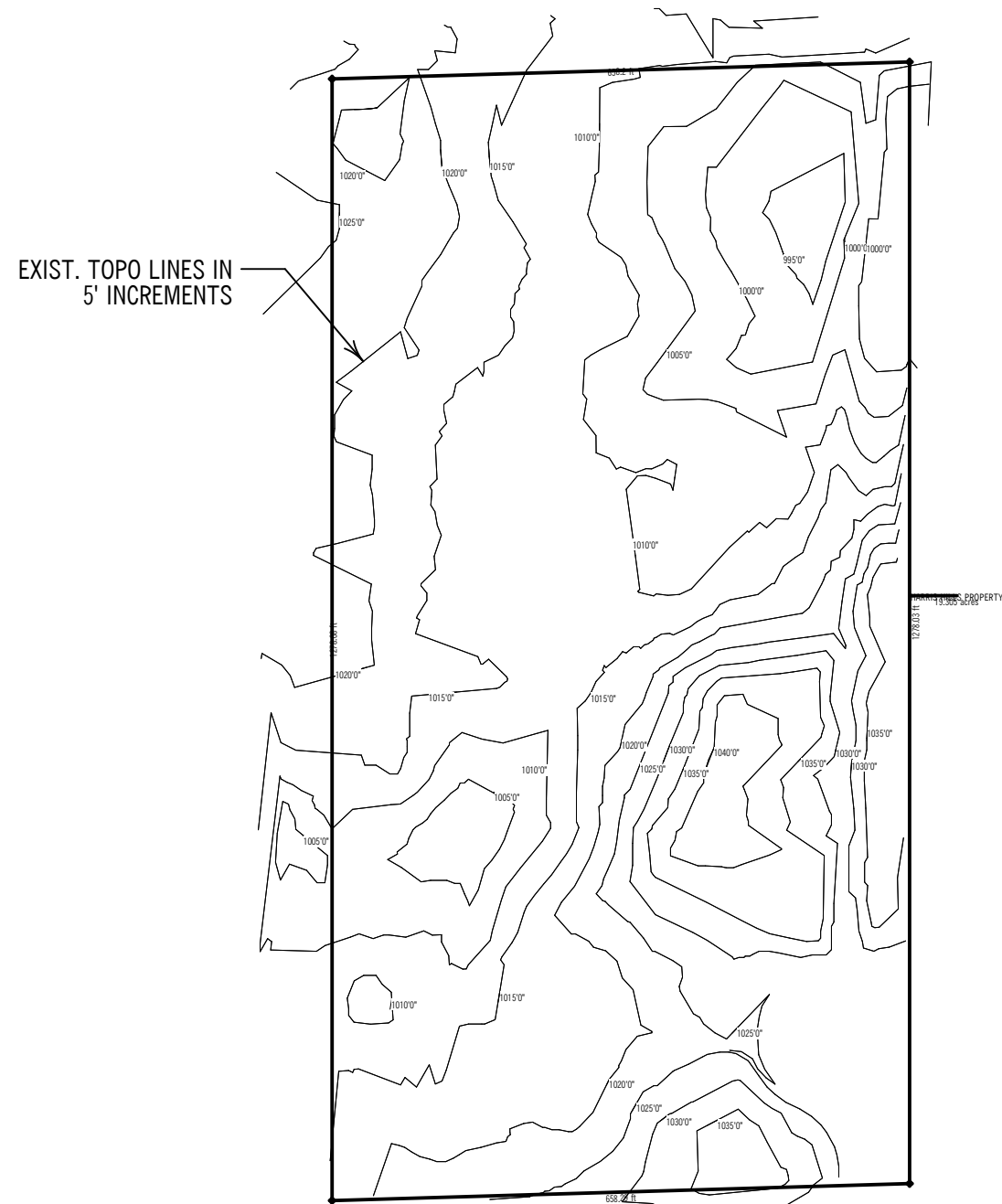


2 AERIAL OVERVIEW
Scale: 1:2400
41 UNITS
MIN. 12,000 SQ. FT.

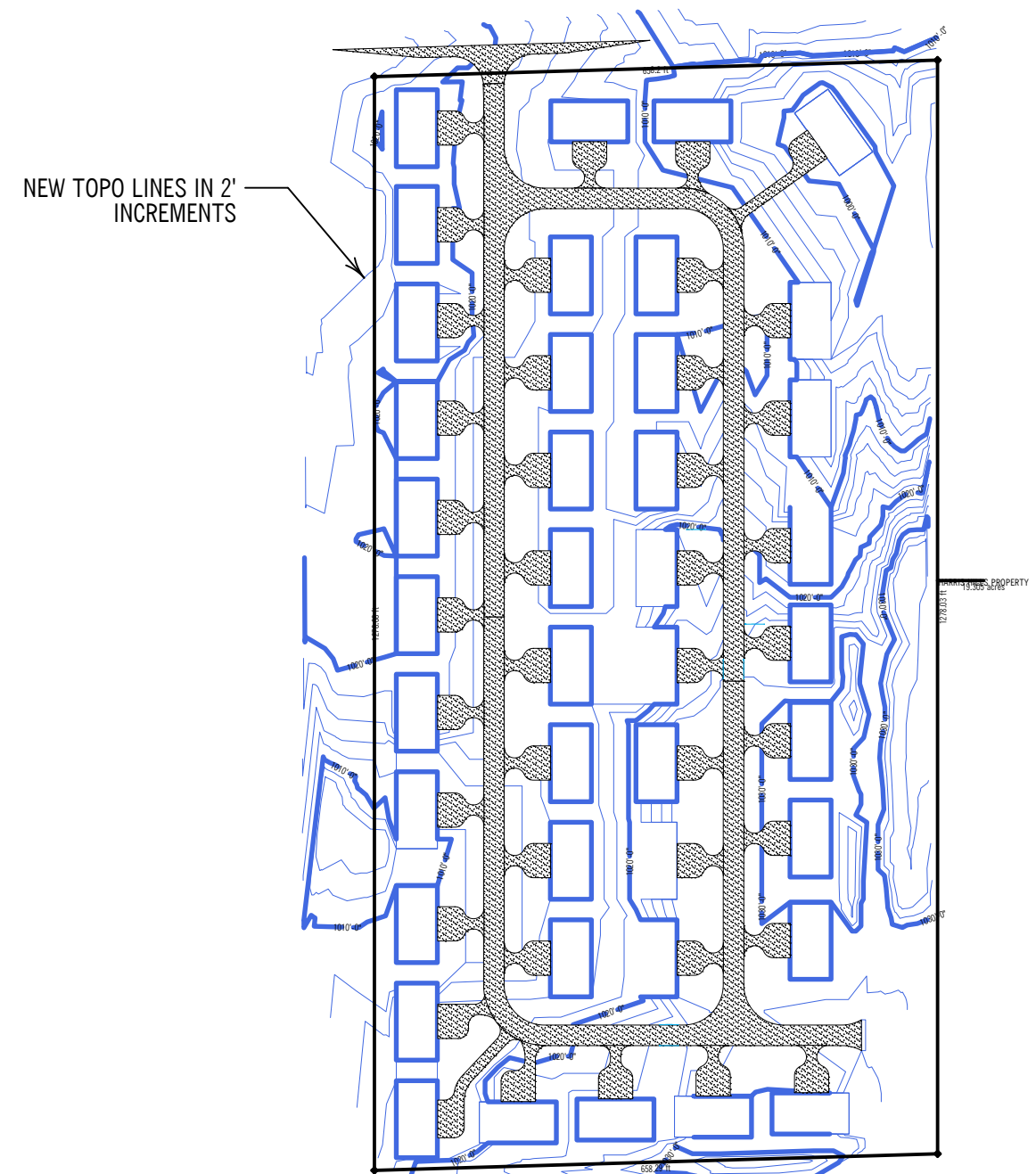
SITE PLAN CURVE DATA					
Loc	Delta	Chord	Tangent	Length	Radius
1	42°20'33"	66'5.436"	15'5.096"	67'11.876"	92'0"
3	47°39'27"	74'4.04"	16'8.966"	76'6.283"	92'0"
9	90°00'00"	36'9.235"	0"	40'10.088"	26'0"
10	29°20'05"	12'10.951"	3'1.618"	13'1.657"	25'5.979"
4	90°00'00"	36'9.235"	0"	40'10.088"	26'0"
5	90°00'00"	36'9.235"	0"	40'10.088"	26'0"
6	90°00'00"	36'9.235"	0"	40'10.088"	26'0"
7	76°43'46"	32'3.294"	4'1.589"	34'9.824"	26'0"
8	90°00'00"	36'9.235"	0"	40'10.088"	26'0"
2	90°00'00"	36'9.235"	0"	40'10.088"	26'0"
11	45°00'00"	19'10.794"	4'6.667"	20'5.044"	26'0"
12	45°00'00"	19'10.794"	4'6.667"	20'5.044"	26'0"
13	25°02'14"	39'10.597"	9'9.237"	40'2.426"	92'0"
14	36°30'21"	57'7.57"	13'8.442"	58'7.408"	92'0"
15	28°27'28"	45'2.716"	11'1.021"	45'8.334"	92'0"
16	31°54'44"	14'6.782"	3'6.155"	14'9.062"	26'5.899"



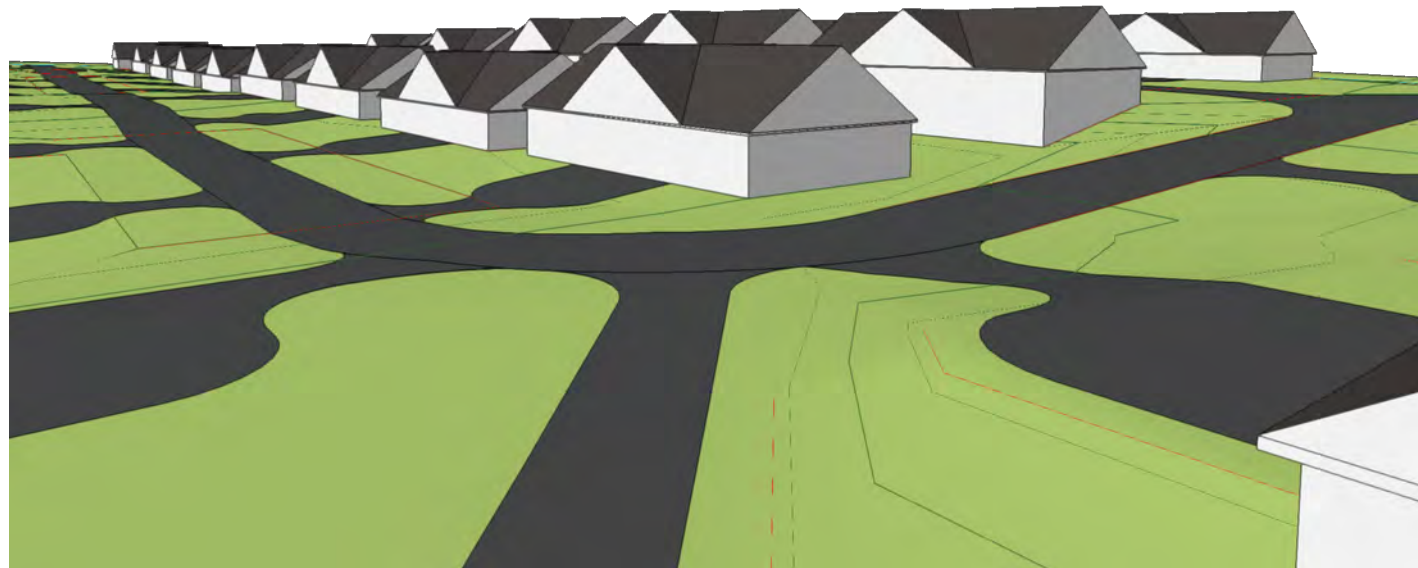
1 SITE PLAN
Scale: 1:2400
41 UNITS
MIN. 12,000 SQ. FT.



1 EXIST. TOPOGRAPHY
Scale: 1:2400
41 UNITS
MIN. 12,000 SQ. FT.

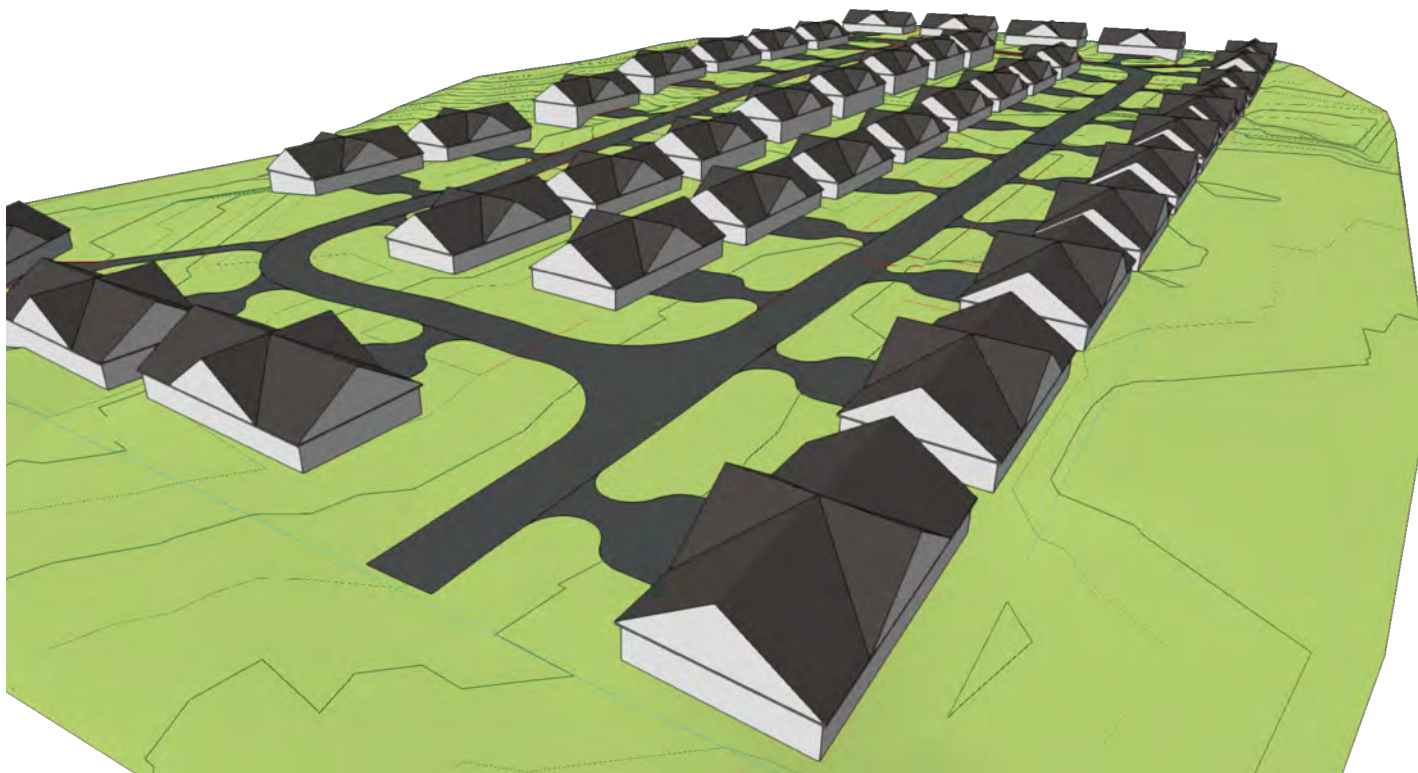


3 PROPOSED TOPOGRAPHY
Scale: 1:2400
41 UNITS
MIN. 12,000 SQ. FT.



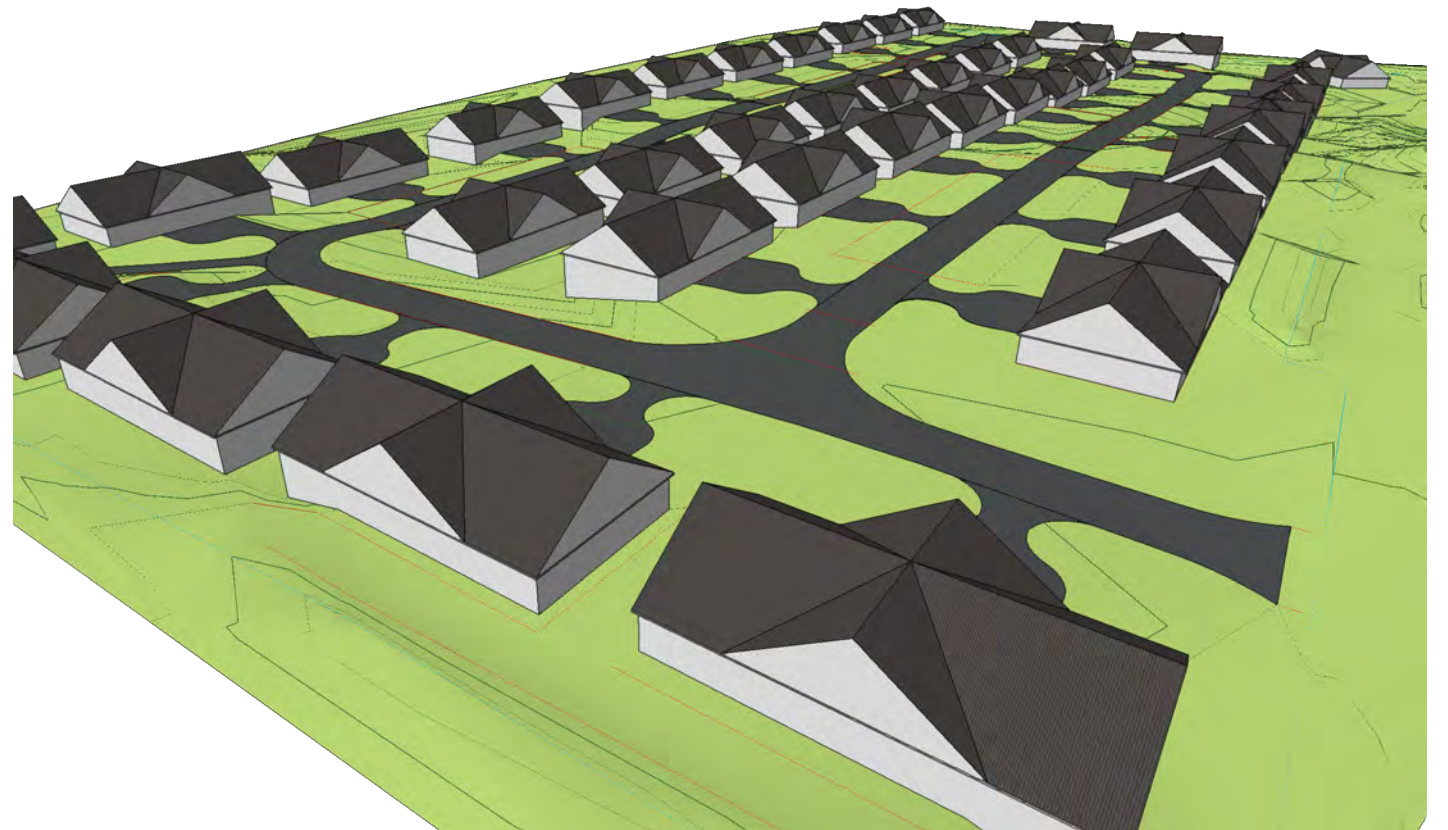
OVERVIEW 2

Scale: NTS



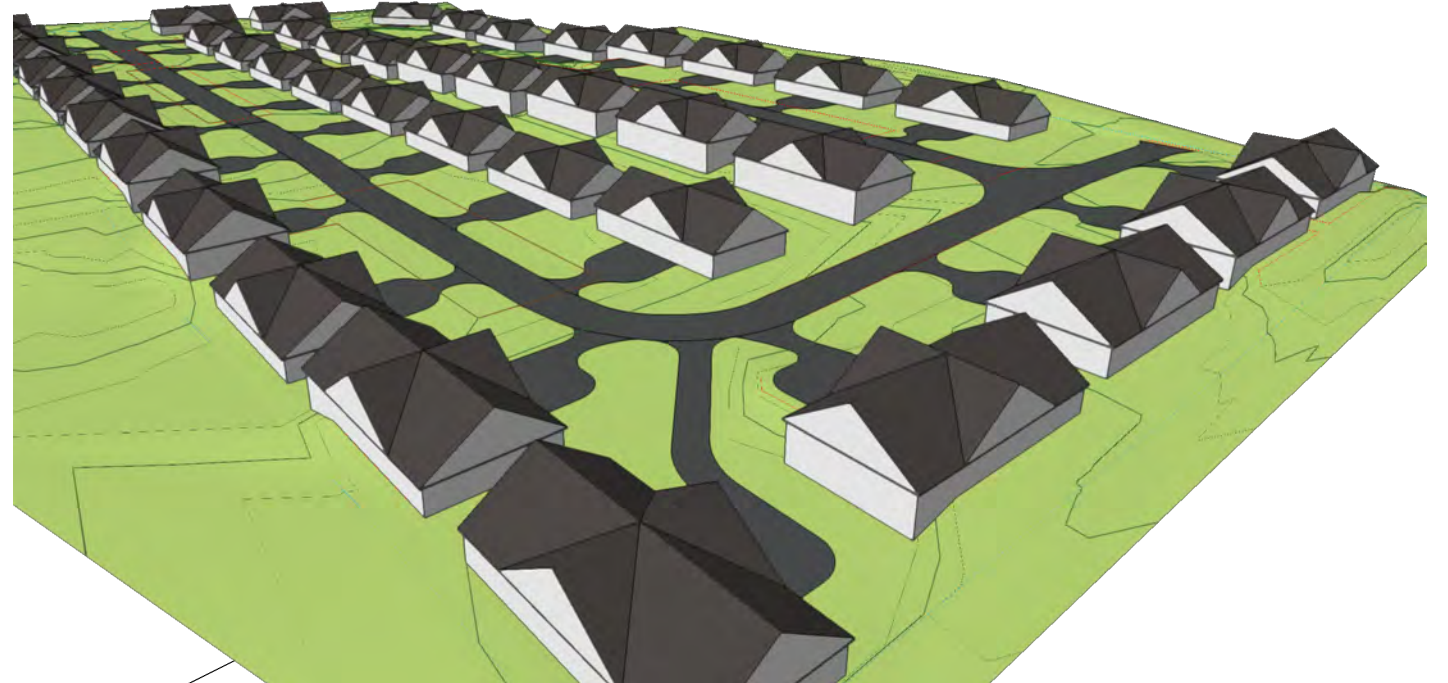
OVERVIEW 4

Scale: NTS



OVERVIEW 1

Scale: NTS



OVERVIEW 3

Scale: NTS