

OTSEGO COUNTY
PLANNING COMMISSION

AGENDA
April 18, 2011
6:00 PM

MEETING WILL BE IN THE MULTI-PURPOSE ROOM OF THE ALPINE CENTER BUILDING

1. CALL TO ORDER
2. PLEDGE OF ALLEGEANCE
3. ROLL CALL
4. CONSENT AGENDA
5. APPROVAL OF MINUTES: From the 3-21-2011 meeting
6. OTHER:
7. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA
(Please identify yourself for the record. All comments will be limited to two minutes)
8. UNFINISHED APPLICANT BUSINESS:

None
9. PUBLIC HEARINGS:

NONE
10. UNFINISHED COMMISSION BUSINESS:
11. NEW BUSINESS:

Discussion on the proposed new Goodwill Industries veteran's housing project.
12. REPORTS AND COMMISSION MEMBER'S COMMENTS:

1. 2010 Annual report from Planning Commission to Otsego County Board of Commissioners
2. Report from zoning administrator, that Dumpster and mining information was sent to each Township Clerk
3.
4.
13. ADJOURNMENT:

Otsego County Planning Commission

DRAFT Minutes for March 21, 2011

Call to Order: 6:00 pm by Chairperson Stults

Pledge of Allegiance

Roll Call:

Present: Chairperson Stults, Vice-Chairperson Arndt, Secretary Borton, Mr. Hilgendorf, Mr. Hartmann, Ms. Nowak, Mr. Klee, Mr. Mang, Mr. Hendershot

Absent: Mrs. Jarecki, Mr. Colosimo

Staff Present: Mr. Ferrigan, Christine Boyak-Wohlfeil

Public Present: Dave Drews, Sue Topp, Chris Paffin, Owen Harris, Colleen Jozwiak

Consent Agenda: None

Mrs. Jarecki arrived 6:07 pm

Approval of minutes from February 28, 2011:

Corrections to the minutes are as follows:

Mr. Hendershot asked to be added as present, Mr. Borton requested a spelling correction on page two (2) in the word "incompliance" to "in compliance", Mr. Mang asked for changes on page two (2) under *'The Township would like included:'* from 'new drawings' to 'revised drawings' and also requested the addition of the following statement be inserted concerning the definition of a kennel:

Mr. Mang spoke of the commonly accepted definition of a kennel differing from the definition of a kennel in the Zoning Ordinance. The Zoning Ordinance limits a "kennel" to a commercial facility. Using the common definition of kennel, the township passed a motion suggesting that the Zoning Board of Appeals may need to make a ruling regarding a dimensional variance.

Chairman Stults requested the addition of the list of exhibits along with the Recording Secretary's and Planning Commission Secretary's signature.

Motion made to approve minutes as corrected by Chairman Stults; Seconded by Mr. Mang.

Motion approved unanimously.

Public participation for items not on the agenda: None

Unfinished applicant business: None

A motion was made to modify the agenda, moving the SPR11-002 Site Plan Review listed under New Business after number one (1), Unfinished Commission Business.

Motion made by Mr. Borton; Seconded by Mr. Arndt.

Motion approved unanimously.

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Public Hearing:

Applicant: Northern Michigan Engineering Inc/Represented by Mr. Dave Drews

Property Owner: FIRSTBANK

Parcel #020-024-300-015-07, Vacant land on Hilltop Road, Section 24, Charlton Township

SPR11-002 Proposed six (6) unit Site Condominium project:

Applicant is requesting a site plan review and approval for six (6) single family dwellings ranging in size from 4.9 acres to 13.9 acres, frontage on Hilltop Road.

Mr. Ferrigan stated that changes had occurred since the case was first heard September 21, 2009 and although the current case was slightly different from the first plan presented and approved, it was still a good use of the property. He then referred to Mr. Drews for his presentation.

Mr. Arndt stated he would remain at the meeting as a previous conflict of interest had been resolved.

Mr. Drews addressed the meeting as to the differences from the first plan presented. An additional two (2) parcels of land were added to the original four (4) by the property owner for a total of six (6) parcels. A site condominium was being presented because of the lack of land divisions available. All site condominiums are intended for single family dwellings and have a covenant of building and use restrictions already in place by surrounding land owners. Final approval is needed for the Health Department and Road Commission. Mr. Drews stated there were no improvements required to develop the site.

Ms. Nowak questioned the surveying of parcels three (3) and four (4) into the lake and Mr. Drews explained that Sixth Spectacle Lake was never defined as a surveyed body of water and because the lake expands and recedes with the seasons, the bottomlands belonged to those lakefront owners.

Mr. Hartmann asked about the existing dam and Mr. Drews stated the structure was not a common area and if the owners wanted to modify the structure, permits would be needed. The issue would be addressed and fully disclosed in the Master Deed.

Mr. Mang spoke of the first site plan, stating the dam was a common area and Mr. Drews answered that was the previous owner's desire and not the current owner's.

Mr. Arndt asked about the previous plan showing land to the north as future development and Mr. Drews said that property had already been sold.

Public Hearing: Opened at 6:33 pm

No public comment.

Public Hearing: Closed at 6:33 pm

Unfinished Commission Business:

1. Motion for section 125.3861 (2) to report and advise the Board of Commissioners and Otsego County Animal Control Director on construction of the new Otsego County Animal Control facility:

Mr. Ferrigan read the recommended finding of facts as follows:

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1. This is a County owned property and the new building will be owned by Otsego County.
2. The property is located at 216 Fairview Road within Livingston Township, Otsego County.
3. The proposed building is 6,313 square feet.
4. The proposed building will bring the animal control function in Otsego County up to the standards currently required by the state of Michigan.
5. It will enhance and expand the animal control services in Otsego County.
6. The funding for this project is already in place from dedicated millage for animal control purposes.
7. There are no conflicts with the current zoning and the site plan has been approved by the Planning Commission.
8. The proposed project complies with the Otsego County Master Plan.

Motion made to approve the finding of facts by Mr. Borton; Mr. Klee seconded.

Motion approved unanimously.

Chairman Stults asked for a motion to authorize the Chairperson of the Planning Commission to provide the Otsego County Board of Commissioners and the Animal Control Department with a report based on the finding of facts, with a recommendation to proceed.

Motion made by Mr. Hartmann; Seconded by Mrs. Jarecki.

Motion approved unanimously.

New Business:

SPR11-002 Proposed six (6) unit Site Plan Condominium Project Review Charlton Township Section 24, 020-024-300-015-07, Hilltop Road frontage

Mr. Ferrigan read the following list of exhibits for the record:

- Exhibit 1: Otsego County Zoning Ordinance
- Exhibit 2: Application for site plan review
- Exhibit 3: Site plan
- Exhibit 4: Otsego County Equalization records and Register of Deeds records:
Ownership of the property identified by parcel number 020-024-300-015-07
FIRSTBANK-West Branch
- Exhibit 5: Letter from FIRSTBANK authoring Dave Drews as their agent dated March 15, 2011
- Exhibit 6: Letter from Land Use Services director, Joseph Ferrigan to the Otsego County Planning Commission dated February 15, 2011
- Exhibit 7: Copy of the public hearing notice published in the Weekly Choice dated
- Exhibit 8: Letter from Ivan Maschke, Charlton Township Clerk, to Joe Ferrigan, Otsego County Planning and Zoning dated February 15, 2011
- Exhibit 9: Receipt for payment #0110029 from Otsego County to FIRSTBANK-West Branch for \$900 paid February 15, 2011

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Exhibit 10: Letter from Turner Hilal Attorneys for FIRSTBANK to Charlton Township, Otsego County Planning Department and Building Department, Otsego County Drain Commissioner, Richard Farladu PE, Drinking Water and Environmental Health, Otsego County Road Commission, Michigan Department of Transportation, Bureau of Highway Operations Design Division dated January 25, 2011

Exhibit 11: Letter from Health Department dated February 15, 2011

Chairman Stults asked Mr. Drews if the legal description on the site plan submitted was the actual description for the property of the condominium site, stating the total of all six (6) parcels is less than the amount on the plan. Mr. Drews stated the public road right-of-way was also included in that total. Chairman Stults requested the following statements on the site plan be changed as follows:

1. Under 'Impact on public utilities and schools' changed from 'any impact' to read: Development of the (6) residential home sites will not have a *significant* impact on the public schools.
2. Under 'Shoreland Protection' changed 'or by' to read: Shoreland shall be protected as outlined in Article 15 of the Otsego County Zoning Ordinance *and* by covenants and restrictions as are incorporated in the Master Deed, the more restrictive requirements being applicable to this development.
3. Under 'Tree Removal, Wetland Protection and Site Improvements' add 'and Article 15' to read: Tree removal and site improvements shall be restricted by language contained in the Master Deed *and Article 15 Lots Near Water*, and limited to the extent necessary to complete the construction of a typical single family home and infrastructure.
4. Under 'Proposed Setbacks' the rear setback changed from '75 feet' to *100 feet (from O.H.W.M.)*.

Mr. Drews requested a waiver of Article 18 Section 18.18 Landscaping, as the property is wooded. In answer to Chairman Stults inquiry about Article 17 Access Management Requirements, he stated all parcels were accessible from the public road and the frontage on that road is sufficient for proper site distance. All utilities, water and waste water systems are private, public utilities and natural gas are available and Mr. Drews stated they would meet the requirements but did not want to be more restrictive than necessary when it came to above or underground utilities.

Mrs. Jarecki read from the covenants and restrictions that utilities were to be located underground.

Mr. Drews stated they would abide by the covenants and County ordinance.

Mr. Ferrigan read the following general finding of facts of Spr11-002:

1. Property is located in an RR zoning district.
2. Proposed project must meet requirements of Article 16 Permitted Uses Subject to Special Conditions of the Otsego County Zoning Ordinance.
3. Proposed project must meet requirements of Article 20 Site Plan Review of the Otsego County Zoning Ordinance.

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4. Property owner is FIRSTBANK.
5. Property meets the dimensional requirements of Article 14 Schedule of Dimensions
6. Requirements for Article 24 Township Participation in County Zoning have been met.
7. All adjoining property is zoned RR.
8. Shared access is not necessary due to existing frontage on Hilltop Road and proper site distance is capable of being achieved with individual road access as Road Commission approval.
9. Proposed for site condominium project.

Motion made by Mrs. Jarecki to approve nine (9) findings of facts; Seconded by Mr. Klee.

Motion approved unanimously.

Mr. Ferrigan read the following conditions:

1. Requirements of Section 18 Article 18.18 are to be met.
2. All utilities shall be underground.
3. Revised site plan to show 100 foot setback from an ordinary high water mark (OHWM) of Spectacle Lake.
4. Review Master Deed before approval.
5. Copy of site plan and Master Deed be filed with Otsego County Land Use within fifteen (15) days and recorded with the Register of Deeds.
6. Landscaping regulations of Article 18.18 are waived in consideration of the heavily wooded nature of the site.

Motion made by Mr. Arndt to approve the six (6) conditions for a Special Use Permit; Seconded by Mr. Hilgendorf.

Motion approved unanimously.

In accordance with the Zoning Ordinance, the following standards, voted on individually, must comply for approval:

16.7.1 The property subject to the application is located in the zoning district in which the proposed special land use is allowed.

Standard met, agreed unanimously.

16.7.2 The proposed special land use will not involve uses, activities, processes, materials or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.

Standard met, agreed unanimously.

16.7.3 The proposed special land use will not involve uses, activities, processes, materials or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors or accumulation of scrap material that can be seen from any public highway or seen from any adjoining land owned by another person.

Standard met, agreed unanimously.

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16.7.4 The proposed special land use will be designed, constructed, operated and maintained so as not to diminish the opportunity for the surrounding properties to be used and developed as zoned.

Standard met, agreed unanimously.

16.7.5 The proposed special land use will not place demands on fire, police or other public resources in excess of current capacity.

Standard met, agreed unanimously.

16.7.6 The proposed special land use will be adequately serviced by public or private streets, water and sewer facilities and refuse collection and disposal services.

Standard met, agreed unanimously.

16.7.7 The proposed special land use includes more than fifteen (15) thousand square feet of impervious surface,...(additional conditions that do not apply.)

Standard does not apply, agreed unanimously.

16.7.8 The proposed special land use complies with all specific standards required under this Ordinance applicable to it.

Standard met, agreed unanimously.

Motion made for SPR11-02, applicant Northern Michigan Engineering; property owner FIRSTBANK; 020-024-300-015-07; located on Hilltop Road for preliminary approval of special use permit subject to revised drawings and conditions being submitted and approved by Mr. Ferrigan.

Motion made by Mr. Borton; Seconded by Mr. Klee.

Motion approved unanimously.

Unfinished Commission Business:

2. Dumpster Committee recommendations:

Motion made to forward recommendation onto the Townships for input and County Board of Commissioners for counsel.

Motion made by Mr. Hilgendorf; Seconded by Mr. Arndt.

Motion approved unanimously.

Mr. Mang suggested striking the wording ‘...having a closeable lid’ from the definition of a dumpster to avoid loopholes with regulating.

3. Proposed changes to Section 18.25 Mining

Motion made to send revised editions addressing mining in the Zoning Ordinance to the Townships for involvement as required in Article 24 Township Participation in County Zoning.

Motion made by Mr. Mang; Seconded by Ms. Nowak.

Motion approved unanimously.

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Reports and Commission Member's Comments:

1. ZBA positions available: The Board of Commissioners is accepting applications for two (2) alternate positions.
2. Part two (2) of guidelines article: No Comments
3. Update on design guidelines: Mr. Radcliff is in the process of inserting pictures of Otsego County into the guide book.
4. Possible dates for new member training: Mr. Ferrigan requested members let him know who's interested; He will come up with dates for training.

Adjournment: 8:53 pm by Chairperson Stults.

Christine Boyak-Wohlfeil, Recording Secretary

Ken Borton, Planning Commission Secretary

Otsego County Land Use Services department

1068 Cross Street
Gaylord, Michigan 49735
989-731-7420 *Fax 989-731-7429

3-24-2011

To:
Goodwill Industries of Northern Michigan
2279 W. Airport Road
Traverse City, MI. 49684

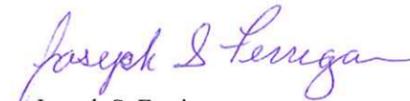
From:
Otsego County Land Use Services
1066 Cross Street
Gaylord, MI. 49735

Re: SPR11-003 parcel # 080-032-400-010-00

Please accept the attached documentation as preliminary approval for the proposed Veterans Housing project to be located within Otsego County on parcel #080-032-400-010-00. The following Items will need to be provided to Otsego County Land Use Services prior to final Site Plan approval.

1. A copy of the deed showing Goodwill Industries as the Owner of the subject parcel.
2. A copy of the permit from the Otsego County Road Commission for the proposed road.
3. A copy of the permit from the Health Department for the private well and septic systems.
4. A copy of the permit from Otsego Soil Conservation District.

Thank you, Otsego County Land Use Services is looking forward to working with you on this project.



Joseph S. Ferrigan
Director Otsego County Land Use Services

Site Plan review of SPR11-003

Goodwill Industries of Northern Michigan

1454 Patriot Drive Gaylord MI. 49735

Livingston Township

Proposed Project is: Multi Family Residential consisting of one ranch style home (unit A) containing three separate dwelling units, one ranch style home (unit B) containing three separate dwelling units, three duplexes (unit C) each one containing six separate dwelling units and one duplex (unit D) containing three separate dwelling units. To be used for housing male homeless Veterans. (group quarters)

The parcel of land (parent parcel # 080-032-400-010-00) is located in Livingston Township and is zoned R2.

****Otsego County Records currently show the Owner of this parcel of land to be: Platte-Platte-Platte-Platte 1386 Main Street West, Gaylord. Must provide deed showing proper ownership prior to final approval being granted.**

The Otsego County Zoning Ordinance lists the following as principal uses permitted.

5.1.2 Multiple - family dwellings including rooming houses, bed and breakfast homes, tourist homes, apartment houses, **group quarters**, housing for the elderly, subject to the requirements of Article 14, Schedule of Dimensions, and approval of the County Health Department.

The term Dwelling, Multiple-Family is defined in the Otsego County Zoning Ordinance as:

DWELLING, MULTIPLE-FAMILY: **A building containing three or more dwelling units** designed for residential use and including a rooming house, bed and breakfast, tourist home, apartment house, **group quarters**, or extended care facility for seven or more persons, such as adult foster care or alternative institutional setting home. State-licensed residential facilities shall be considered as single-family dwellings when questions of overcrowding and safety are addressed by the state agency issuing the license.

The term Dwelling Unit is defined in the Otsego County Zoning Ordinance as:

DWELLING UNIT: A single unit providing complete, independent living facilities for one (1) or more persons **including permanent provisions for living, sleeping, eating, cooking, and sanitation.**

Pursuant to Article 20 of the Otsego County Zoning Ordinance this proposed project is subject to Site Plan Review.

Section 20.5 states the following:

SECTION 20.5 APPROVAL AUTHORITY

The Zoning Administrator shall review and act upon site plans except where a Special Use Permit is required. Site plans for Special Use Permit shall be forwarded by the Zoning Administrator to the Planning Commission for review and action. In addition, at the request of the Zoning Administrator or Planning Commission, a site plan for a Principal Permitted Use may be submitted for Planning Commission review before final action by the Zoning Administrator. The Zoning Administrator and Planning Commission have the authority to approve, deny or grant conditional approval for any site plan submitted under the provisions of this ordinance. The Zoning Administrator may hold or the Planning Commission may table a site plan, pending further information or addition, reasonably needed to complete a site plan or comply with requirements of this Ordinance.

** The proposed use is a principal use permitted in the R2 zoning district: section 5.1.2 (group home). And is a use that the Zoning Administrator is required to act upon**

2. Article 14 Schedule of dimensions table 14.2 Multiple Dwellings – Bulk, Density and area

Minimum floor area per each unit	Lot size
	Minimum width 200 feet at front building line
Efficiency 250 square feet	Minimum 40,000 square feet for any combination of six bedrooms For every bedroom over six, add 1,000 square feet to the minimum lot size
One bedroom 400 square feet	
Two bedroom 500 square feet	
Three bedroom 600 square feet	

Table 14.2 Shows that the parcel must have a minimum of 40,000 square feet for any combination of six bedrooms ** for every bedroom over six, add an additional 1,000 square feet to the minimum lot size.

The proposed project will have a total of thirty (30) bedrooms

40,000 square feet for the first six bedrooms

1,000 each for the remaining 24 bedrooms = 24,000 square feet

40,000

24,000

64,000 square feet lot size required

*The proposed parcel is 560' x 452' = 253,120 square feet

**** The parcel exceeds the minimum lot size required****

Table 14.2 also requires a minimum of 400 square feet for each one bedroom dwelling unit

Unit "A"

Unit 1 contains 1006sf

Unit 2 contains 934sf

Unit 3 contains 940sf

Unit "B"

Unit 1 contains 960sf

Unit 2 contains 900sf

Unit 3 contains 892sf

Unit "C"

Unit 1 contains 960sf

Unit 2 contains 900sf

Unit 3 contains 892sf

Barrier free Unit "D"

Unit 1 contains 1029sf

Unit 2 contains 870sf

Unit 3 contains 861sf

All units exceed the minimum square footage required.

Table 14.2 also contains the following language dealing with health department approval, and building separation requirements.

Multiple Dwellings require a County Health Department written approval and/or permit for all proposed or installed septic tanks and wells. For the purpose of applying yard regulation, multiple family dwellings shall be considered as one building occupying one lot. When more than one multiple dwelling building

occupies one lot, the structures must be separated by at least 30 feet when end to end, 60 feet when back to back or face to face, and 40 feet when end to face or back.

**On sheet C2 (utility plan) of the submitted plans Bill Lubbs (health department agent) has signed as approved with a date of 3-23-11. The Health Department written approval requirement has been met. A copy of permit shall be provided prior to final approval being granted.

**Building Separation is shown on the site plan sheet the buildings that are proposed to be placed end to end are shown to be a minimum of 33.04 feet apart. The separation requirements have been met.

Access management:

The road to the proposed project will be a private drive accessing Murner Road (a county road) the site plan submitted shows the proposed entrance access and the road within the parcel. (Tom Deans from the Otsego County Road Commission has reviewed the proposed entrance and has given his approval on 3-23-2011 via phone). A copy of permit shall be provided prior to final approval being granted.

Landscaping:

Sheet L1 of the submitted plans is a generalized landscape schematic containing notes to the Contractor that all landscaping shall comply with the requirements of section 18.18 and applicable subsections of the Otsego County Zoning Ordinance.

Parking:

Section 18.27.10 off street parking schedule:

Shows a requirement for Multiple family dwellings of two per dwelling

The Site plan submitted shows parking that meets the requirements of 18.27.10

Signs:

The site plan submitted shows no signage, It should be noted by the developer that any signage shall comply with the requirements of section 18.38 of the Otsego County Zoning Ordinance.

In addition to the above requirements the following shall be included as part of the review of the proposed project.

Soil Erosion

Otsego Conservation District administrator Patricia Osburn has reviewed the preliminary drawings and has indicated she sees no problems issuing a permit for the project when the final plans are submitted and the required fees have been paid. A copy of permit shall be provided prior to final approval being granted.

Fire Department review:

The Fire Chief (Dave Duffield) has reviewed the proposed site plan. His only concern since these proposed dwellings will be completely suppressed, was that the turnaround shown on the site plan be maintained all year to insure that emergency vehicles if necessary would have adequate space to enter and exit the site.

Otsego County EMS review:

Chief of Department Jon Deming has reviewed the proposed site plans and his concerns mirrored those of the Fire chief, Access must be maintained throughout the year.

Application for Site Plan Review

OTSEGO COUNTY
Planning & Zoning
1068 Cross Street
Gaylord, MI 49735
989-731-7420 *Fax 989-731-7429

aprews@chartermi.net

Applicant:

Name David Drews, Northern MI Eng Owner/Agent/Other interest (circle one)
Address PO Box 1763 Gaylord MI 49734
Phone 989-370-8429 Fax _____

Property Owner: (if different from applicant)

Name Goodwill Industries of Northern Michigan
Address 2279 W Airport Rd Traverse City, MI 49684
Phone 231-922-4825 Fax _____

Property Location:

Township Livingston T31 NR 3 W Section 32 Zoning District R2
Address 454 Patriot Drive Parcel Code TRD

Description of Project and Proposed Use:

Multi Family Dwellings for group quarters, Homeless veterans

[Signature]
Signature of Applicant

3-14-11
Date

* All information received by this department is subject to the Freedom of Information Act. Under this Act, persons are allowed to request copies of said information. This includes, but not limited to, all copyrighted drawings/blueprints.

Office Use Only

File No: SPRH-003 Soil Erosion Permit No. _____ Fee 100.00 pd

Date Application Received 3-14-11 Application Received By [Signature]

Conditions SEE ATTACHED site Review documents

[Signature]
3-24-11

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LAND USE SERVICES DEPARTMENT
1068 CROSS STREET
GAYLORD MICHIGAN 49735
989-731-7420 * FAX 989-732-7429

The following items are required on all site plans before they can be submitted for review to the various approving entities.

1. The applicant's name, address, and phone number in full.
Yes No ___ Na ___ if "Na" explain _____
- * 2. Proof of property ownership, and whether there are any options on the property, or any liens against it.
Yes No ___ Na ___ if "Na" explain _____
- * 3. A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf.
Yes No ___ Na ___ if "Na" explain _____
- * 4. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land), and the signature of the owner(s).
Yes ___ No ___ Na ___ if "Na" explain _____
5. The address and or parcel number of the property.
Yes ___ No ___ Na ___ if "Na" explain 1454 Pad. of Drive (Proposed)
6. Name and address of the developer (if different from the applicant).
Yes No ___ Na ___ if "Na" explain Goodwill Industries of Northern Michigan
7. Name and address of the engineer, architect and/or land surveyor.
Yes No ___ Na ___ if "Na" explain _____
8. Project title.
Yes No ___ Na ___ if "Na" explain _____
9. Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided, and related information as pertinent or otherwise required by the ordinance.
Yes No ___ Na ___ if "Na" explain _____
10. A vicinity map drawn at a scale of 1" = 2000' with north point indicated.
Yes No ___ Na ___ if "Na" explain _____
11. The gross and net acreage of all parcels in the project.
Yes No ___ Na ___ if "Na" explain _____
12. Land uses, zoning classification and existing structures on the subject parcel and adjoining parcels.
Yes No ___ Na ___ if "Na" explain _____
13. Project completion schedule/development phases.
Yes ___ No ___ Na ___ if "Na" explain Completed in August of 2011

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14. The site plan shall consist of an accurate, reproducible drawing at a scale of 1"= 50 or fewer feet or less for sites of less than 3 acres and 1"= 100 or fewer feet or less if the site is larger than 3 acres. The site plan shall show the site and all land within fifty (50) feet of the site. If multiple sheets are used, each shall be labeled and the preparer identified. All site plans shall be sealed by a professional engineer, surveyor, architect or landscape architect and each site plan shall depict the following:
Yes No ___ Na ___ if "Na" explain _____
15. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, monument locations, and shoreland and natural river district, if any.
Yes No ___ Na ___ if "Na" explain _____
16. Existing topographic elevations and proposed grades in sufficient detail to determine direction of drainage flows.
Yes No ___ Na ___ if "Na" explain _____
17. The type of existing soils at proposed storm water detention and retention basins and/or other areas of concern. Boring logs may be required if necessary to determine site suitability.
Yes No ___ Na ___ if "Na" explain _____
18. Location and type of significant existing vegetation.
Yes No ___ Na ___ if "Na" explain _____
19. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, flood plains and wetlands within fifty (50) feet of the parcel.
Yes ___ No ___ Na if "Na" explain No water
20. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building and typical elevation views of proposed structures.
Yes No ___ Na ___ if "Na" explain _____
21. Proposed location of accessory structures, buildings and uses, including all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.
Yes No ___ Na ___ if "Na" explain _____
22. Location of existing public roads, rights-of-way and private easements of record and abutting streets. Notation of existing traffic counts and trip generation estimates may be required if deemed appropriate by the Zoning Administrator or Planning Commission.
Yes No ___ Na ___ if "Na" explain _____

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23. Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development. Details of entryway and sign locations shall be separately depicted with an elevation view.

Yes No Na if "Na" explain _____

24. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), and fire lanes.

Yes No Na if "Na" explain _____

25. Location, size, and characteristics of all loading and unloading areas.

Yes No Na if "Na" explain No commercial activities

26. Location and design of all sidewalks, walkways, bicycle paths and areas for public use.

Yes No Na if "Na" explain _____

27. Location of water supply lines and/or wells, including fire hydrants and shut off valves, and the location and design of storm sewers, retention or detention ponds, waste water lines, clean-out locations, connection points and treatment systems, including septic systems if applicable.

Yes No Na if "Na" explain _____

28. Location of all other utilities on the site including natural gas, electric, cable TV, telephone and steam.

Yes No Na if "Na" explain _____

29. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

Yes No Na if "Na" explain No common

30. Location, size and specifications of all signs and advertising features with elevation views from front and side.

Yes No Na if "Na" explain No signs

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

Yes No Na if "Na" explain No exterior lighting (except for on house)

32. Location and specifications for all fences, walls, and other screening features with elevation views from front and side.

Yes No Na if "Na" explain No fences

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GAYLORD MICHIGAN 49735
989-731-7420 * FAX 989-732-7429

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

Yes ___ No ___ Na if "Na" explain Only lawns, meadows (natural) proposed

34. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.

Yes ___ No ___ Na if "Na" explain curb-side trash pickup

35. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by government authorities.

Yes ___ No ___ Na if "Na" explain None

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

Yes ___ No ___ Na if "Na" explain None

37. Identification of any significant views onto or from the site to or from adjoining areas.

Yes ___ No ___ Na if "Na" explain None

38. North arrow, scale and date of original submittal and last revision.

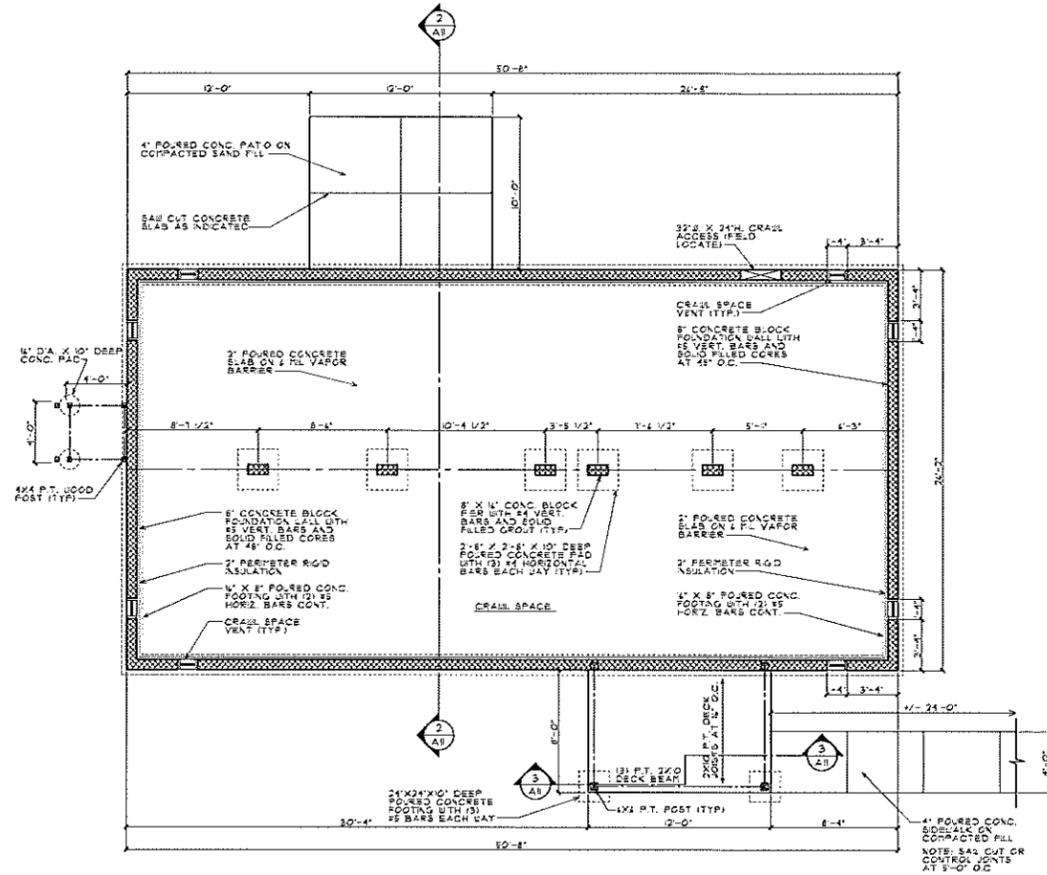
Yes No ___ Na ___ if "Na" explain _____

39. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the site plan.

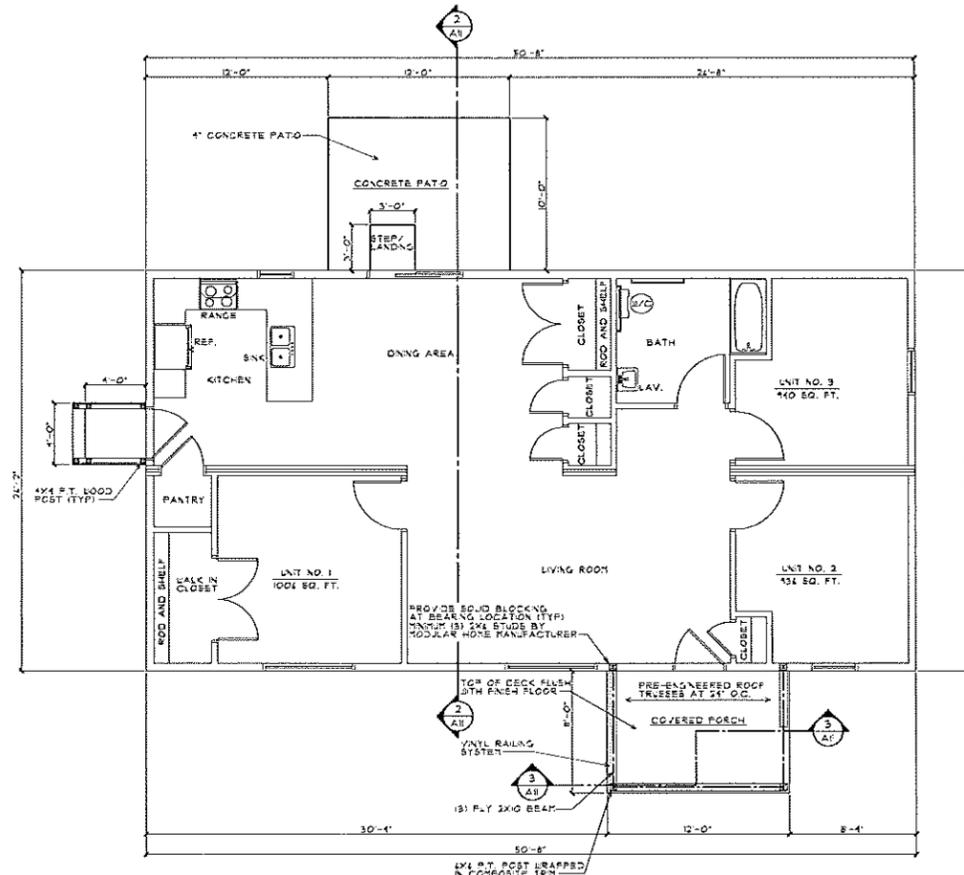
Yes No ___ Na ___ if "Na" explain _____

40. Paid appropriate fees to Otsego County.

Yes No ___ Na ___ if "Na" explain _____

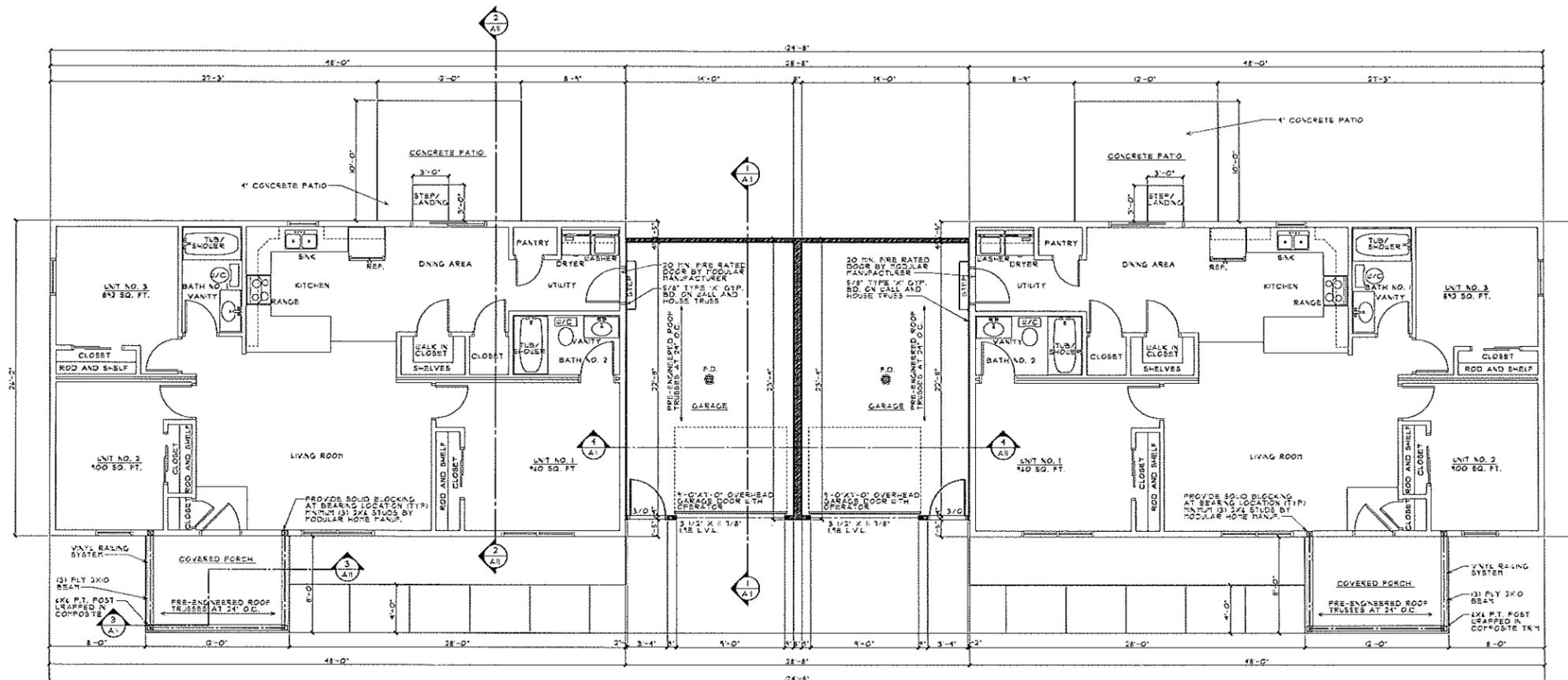


UNIT 'A' - FOUNDATION PLAN
SCALE: 3/4" = 1'-0"



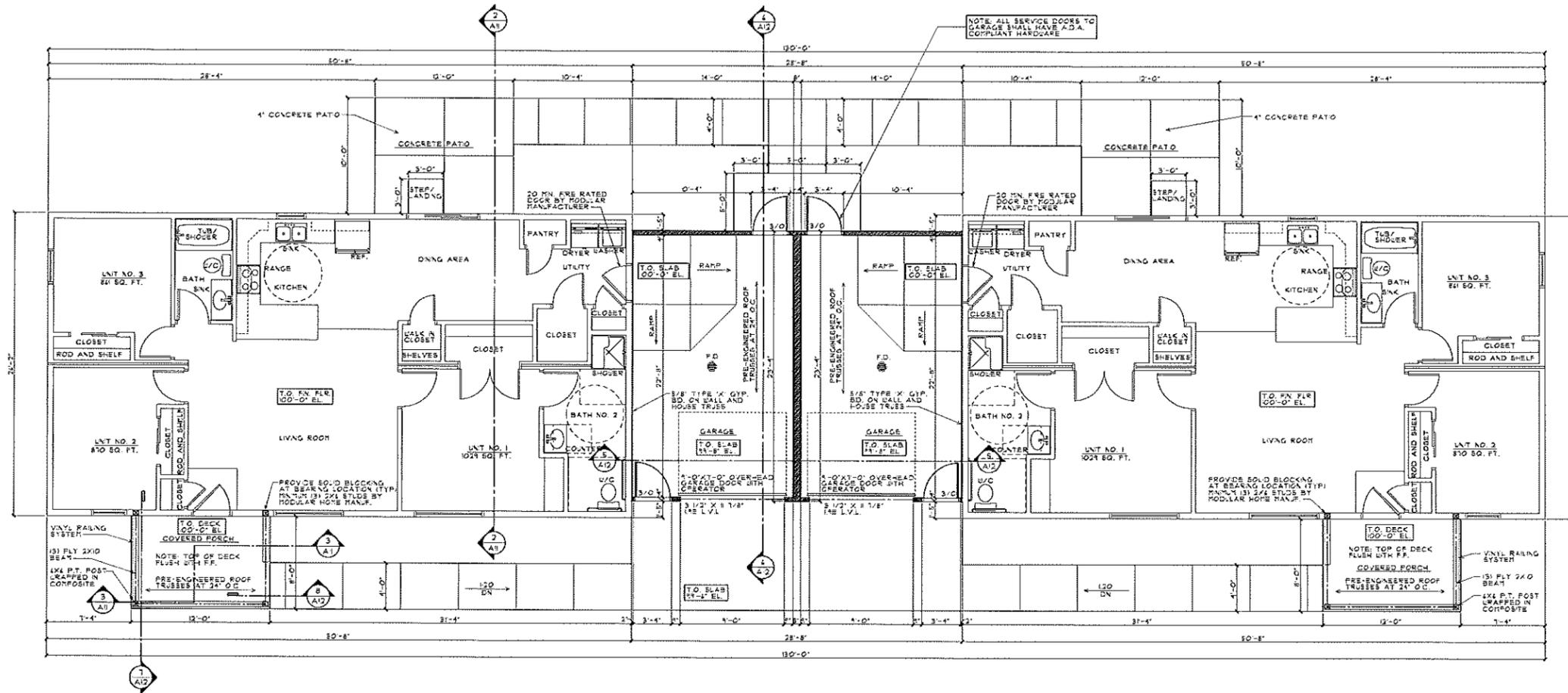
UNIT 'A' - FLOOR PLAN
SCALE: 3/4" = 1'-0"

PROJECT	GOODWILL-YA RESIDENTIAL COMMUNITY	
	GOODWILL INDUSTRIES OF NORTHERN MICHIGAN	
SHEET	A1	
	PATRIOT DRIVE	
REVISIONS	DATE	BY
	3/21/2011	T.L.S.
CONSTRUCTION	CHECKED BY	T.L.S.
	APPROVED BY	T.L.S.
DATE	3/10/2011	PRINT DATE
<p>ARCHITECT</p> <p>TODD L. SEIDEL</p> <p>COMMERCIAL RESIDENTIAL</p> <p>PHONE 989.721.0322</p> <p>FAX 989.721.0652</p> <p>GAYLORD, MICHIGAN 41735</p>		



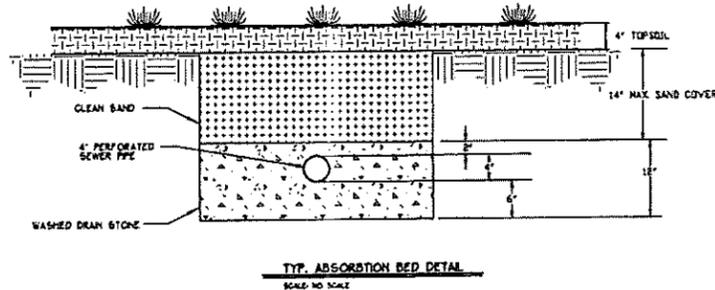
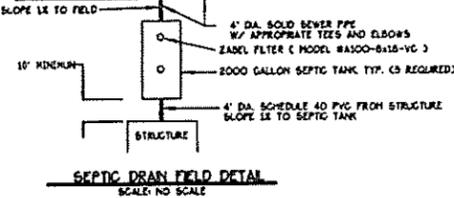
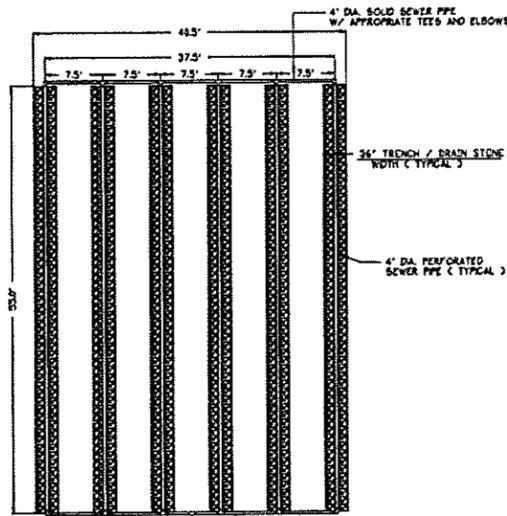
STANDARD UNIT 'C' - FLOOR PLAN
SCALE: 3/4" = 1'-0"

PROJECT GOODWILL-VA RESIDENTIAL COMMUNITY GOODWILL INDUSTRIES OF NORTHERN MICHIGAN PATRIOT DRIVE GAYLORD, MICHIGAN 49735	REVISIONS CONSTRUCTION	DATE 3/21/2011	BY T.L.S.
	CHECKED BY T.L.S.	DATE 3/10/2011	PRINT DATE
	APPROVED BY T.L.S.	DATE 3/10/2011	PRINT DATE
	DESIGNER ARCHITECT TODD L. BEDELL COMMERCIAL 118 COURT AVE. STE. 201 GAYLORD, MICHIGAN 49735 PHONE: 616.735.5000 FAX: 616.735.5002	T.L.S.	T.L.S.



BARRIER-FREE UNIT 'D' - FLOOR PLAN
 SCALE: 3/4" = 1'-0"

PROJECT GOODWILL-VA RESIDENTIAL COMMUNITY GOODWILL INDUSTRIES OF NORTHERN MICHIGAN PATRIOT DRIVE GAYLORD, MICHIGAN 49735	REVISIONS CONSTRUCTION		DATE 3/29/2011	BY T.L.S.
	DRAWN BY T.L.S.	CHECKED BY T.L.S.	APPROVED BY T.L.S.	PRINT DATE 3/10/2011
	ARCHITECT TODD L. REBELL COMMERCIAL RESIDENTIAL 214 CORNELL AVE. SUITE 201 EAST LANSING, MI 48106 (313) 487-4704 FAX (313) 487-4704			
	SHEET A8			



UTILITY CONTRACTORS

- GREAT LAKES ENERGY (ELECTRIC)
STEVE ERWIN
(989) 487-1320
- DTE ENERGY (GAS)
CAROL VANDAMPE
(231) 347-0107
- VERIZON (TELEPHONE)
ROBIN WILLIAMS
(989) 732-8593
- CHARTER COMMUNICATIONS (CATV/TELEPHONE)
JASON GREEN
(231) 941-3807
- COY FIRE PROTECTION LLC (FIRE SUPPRESSION)
LYLE COY
(231) 258-0122

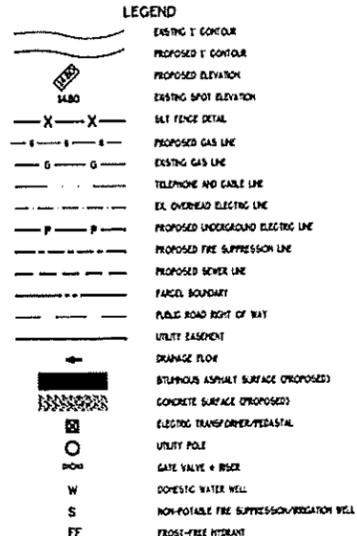
SEPTIC SYSTEM NOTES:

- ALL CONSTRUCTION OF THE SANITARY DISPOSAL SYSTEM SHALL OTHERWISE CONFORM TO THE NORTHWEST MICHIGAN COUNTY HEALTH AGENCY CODE.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND RESOLVE ANY CONFLICTS.
- THE CONTRACTOR SHALL VERIFY ALL INVERT ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE ALL SERVICE LOCATIONS WITH ARCHITECTURAL PLANS AND UTILITY COMPANIES.
- GRAVITY SEWER FROM BUILDING TO SEPTIC TANKS SHALL BE 4" SCHEDULE 40 PIP WITH GLUE JOINTS, AND SHALL SLOPE A MIN. OF 1%.
- THE CONTRACTOR SHALL INSTALL THE DRAIN FIELD AND SEPTIC TANK, THEN CALL FOR AN INSPECTION PRIOR TO COVERING THE DRAIN FIELD.
- THE CONTRACTOR SHALL GRADE TOP OF DRAIN FIELD SUCH THAT DRAINAGE OR POSITIVE SLOPE IS PROVIDED.
- NO MACHINERY SHALL BE OPERATED ON THE TRENCHES DURING PLACEMENT OF MATERIALS. THE CONTRACTOR SHALL NOT ALLOW ANY OF THE FOLLOWING: SPREADING OF SIDEWALLS AND BOTTOM SURFACE DURING CONSTRUCTION; COMPACTING OF BOTTOM SURFACE BY HUMAN FEET OR DOZER TRACKS OR WHEELS; SETTING OF OPEN EXCAVATION DURING BANK SPOILING OF WALLS OR WORKMAN LOSSES.
- SANITARY CLEAN OUTS TO BE PLACED WITHIN 3 FEET OF EACH BUILDING.

CONTACT INFORMATION FOR HEALTH DEPARTMENT:
BILL LLBS, RS
MICHIGAN
(989) 732-1794

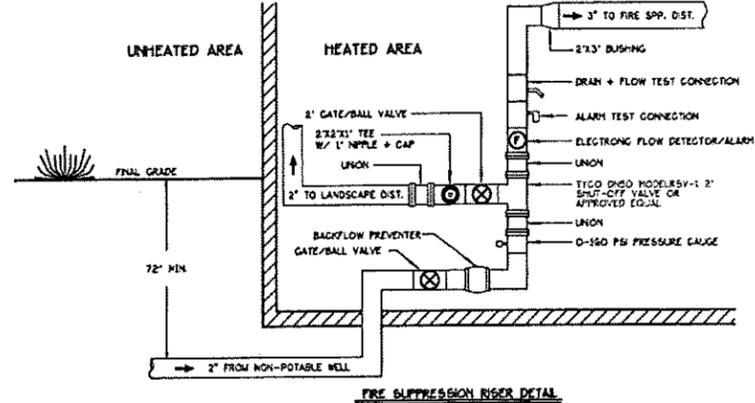
SEPTIC DRAINFIELD SUMMARY:

- AS PER HEALTH DEPARTMENT OF NORTHWEST MICHIGAN DISTRICT SANITARY CODE, DATED FEBRUARY 24, 2007.
- FIELD DETERMINATION FINE SAND -> TRENCH AREA OF 1650/RESIDUAL (TABLE 3-8).
- 5X BEDROOMS PER FIELD 6 X 165 = 990 SF./DRAIN
- 5X TRENCHED 30' LONG (6 X 3 X 95 = 990 SF.)
- 2000 GALLON SEPTIC TANKS (SECTION 5-2).
- ZANDL FILTER (#A1800 - 415B - 30142-68 OR APPROVED EQUAL)
- NON-WOVEN FILTER FABRIC (2.0 OZ./SQ. YARD) BETWEEN DRAINSTONE AND SOIL COVER INTERFACE (SECTION 5-11).
- WASHED DRAINSTONE AGGREGATE, 1/2" - 1 1/4" IN SIZE (TABLE 3-10), AS APPROVED BY HEALTH DEPARTMENT OR ENGINEER.



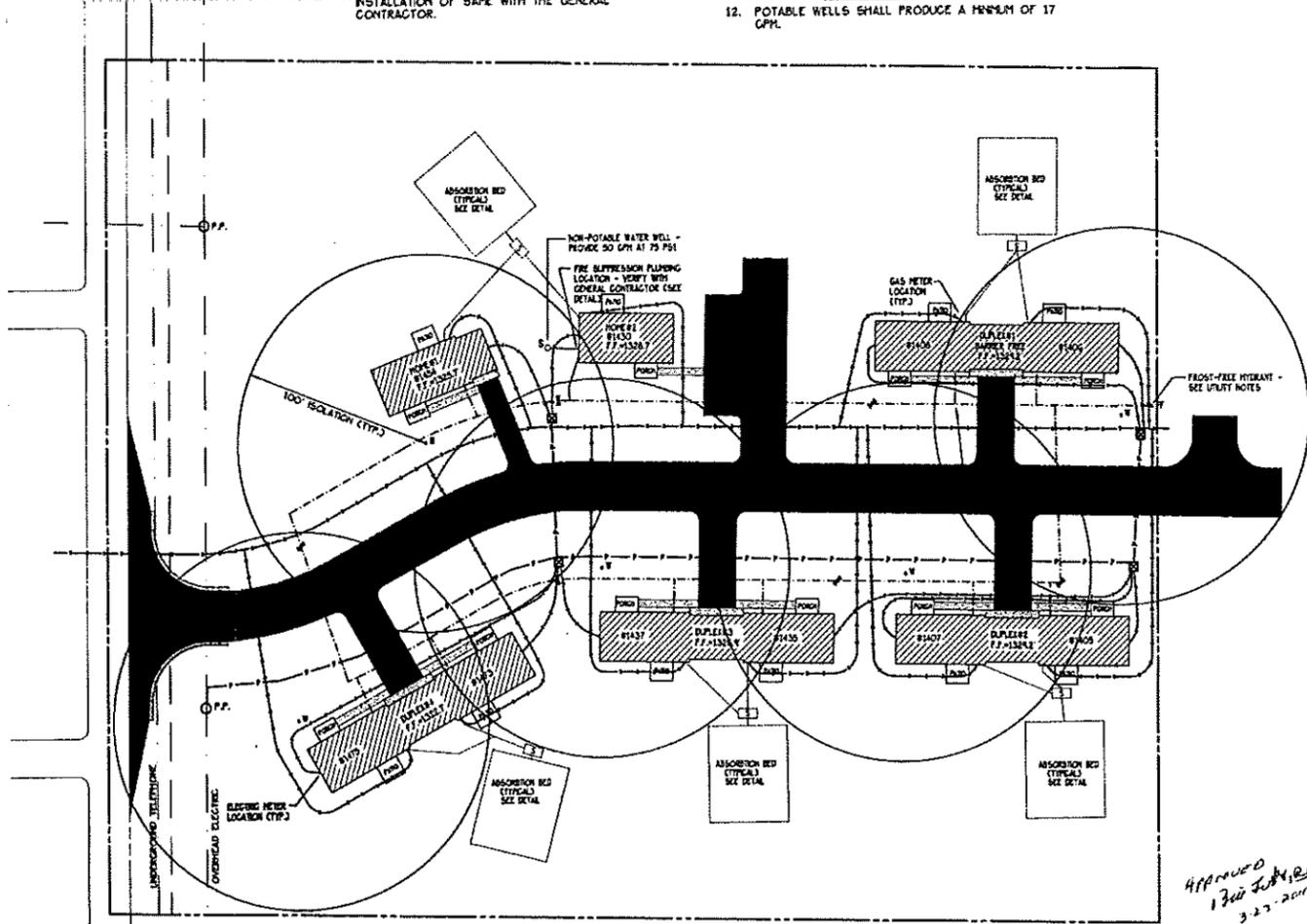
UTILITY NOTES

- FIRE SUPPRESSION LOOP FROM PLUMBING LOCATION TO BE 3"-SCH. 40 PVC GASKETED PPE.
- ALL TEES, ELBOWS AND VALVES SHALL BE SUPPORTED AND ADVERSE MOVEMENT PREVENTED BY FORED CONCRETE THRUST BLOCK.
- ALL UNITS (10 REQUIRED) SHALL BE FURNISHED WITH A 1"-SCH. 40 PVC FIRE SUPPRESSION SUPPLY. COORDINATE CONNECTION TO BUILDING WITH FIRE SUPPRESSION CONTRACTOR.
- MAINTAIN MINIMUM 72" COVER FROM FINISH GRADE TO FIRE SUPPRESSION PIPING.
- FIRE SUPPRESSION PIPING TO BE HYDROSTATICALLY TESTED PRIOR TO BACKFILL.
- GATE VALVES AND FIRE SUPPRESSION PIPING SHALL BE 3"-150 PSI WORKING PRESSURE MINIMUM, HEX NUT OPERATED, KENNEDY VALVE OR APPROVED EQUAL.
- VALVE BOXES TO BE E.J.W. SERIES 8550 SERIES SCREW TYPE VALVE BOX WITH E.J.W. 8500 SERIES VALVE BOX DROP LID OR APPROVED EQUIVALENT.
- FURNISH AND INSTALL FROST-FREE HYDRANT, CAMPBELL TH-SLF OR APPROVED EQUAL AT HIGH POINT IN FIRE SUPPRESSION PIPING FOR FLUSHING OR BLEEDING PURPOSES. PROVIDE ON A "SWING-JOINT" AT 3" TEE TO PROTECT PVC PIPING.
- ALL PIPE TRENCHES SHALL BE BEDDED PRIOR TO PPE INSTALLATION AND SHALL BE COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT. BACKFILL ON INSTALLED PIPING SHALL BE PLACED IN A MAXIMUM LIFT THICKNESS OF 12" AND SHALL BE COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT.
- ALL INTERIOR PIPING TO BE SCH. 40 GALVANIZED STEEL PPE OR AS APPROVED BY THE FIRE SUPPRESSION CONTRACTOR FOR INTERIOR USE.
- SITE CONTRACTOR SHALL INCLUDE (10) 4" SCH. 40 PVC RIGIDIZATION PPE SLEEVES FOR DRIVEWAY CROSSINGS AND COORDINATE LOCATION AND INSTALLATION OF SAME WITH THE GENERAL CONTRACTOR.



UTILITY NOTES

- POTABLE WELLS SHALL PRODUCE A MINIMUM OF 17 GPM.



APPROVED
13th JAN, 2011
3-23-2011

DESIGNED BY	3/15/11	DD
REV. GATE VALVE, CONTOURS, BLDG. FT.	3/16/11	DD
REV. WELL ISO., SANITARY LOCATION	3/22/11	DD
REV. SEPTIC FIELD DETAIL		
DATE	3/12/2011	
PRINT DATE	3/14/2011	
DRAWN BY	D.C.D.	
CHECKED	T.D.Z.	
APPROVED BY	T.D.Z.	
DATE	3/12/2011	
PRINT DATE	3/14/2011	
NORTHERN MICHIGAN ENGINEERING INC. 200 BAYVIEW AVE. #700 EAST LANSING, MI 48126 (313) 833-3003		
PROJECT: GOODWILL-VA RESIDENTIAL COMMUNITY GOODWILL INDUSTRIES OF NORTHERN MICHIGAN 1454 PATRIOT DRIVE GAYLORD, MICHIGAN 49735		
SHEET C2		

