



Approved
ACME TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
April 25, 2022 7:00 p.m.

CALL TO ORDER 7:03
WITH PLEDGE OF ALLEGIANCE

ROLL CALL: Jean Aukerman, Karly Wentzloff, Dan VanHouten, Jack Challender, Marcie Timmins
Excused: Dan Rosa, Steve Feringa
Staff present: Wolf

- A. LIMITED PUBLIC COMMENT:** Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion

Opens at 7:05

Steve Feringa- Thanked everyone for their hard work and coming in on all the extra nights.
closed at 7:05

- B. APPROVAL OF AGENDA: Motion by Timmins, support by Aukerman, to approve the agenda as presented. Motion Carries unanimously**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. SPECIAL PRESENTATIONS:**
- E. RECEIVE AND FILE:**
1. RECEIVE AND FILE
a. None
- F. APPROVAL OF MINUTES:**
a. None
- G. CORRESPONDENCE:**
1. Karp- Emalie Karp they were included in the packet will not be read into the record.
- H. PUBLIC HEARINGS:**
1. None
- I. OLD BUSINESS:**
1. None
- J. NEW BUSINESS:**

Ryan Cox- Went over the history of the PUD. The part of the PUD the PC is looking at tonight is called the "Orchards" it is the employee housing part of the Grand Traverse Resort and Spa property. It has changed twice. It is currently SUP P2000-1. Three original buildings were constructed around 1997. We were approved last week for a minor amendment. Here to propose the construction of two new buildings roughly in the area of buildings 8 and 9.

If you are planning to attend and are physically challenged, requiring any special assistance, please notify Lisa Swanson, Clerk, within 24 hours of the meeting at 938-1350.

Cox went over the location of the two new building in conjunction with the existing buildings and roads. Proposed a new driveway that lines up with North Village Dr. Proposing new access and parking because of the topography on the property and also if we continue on with the full density, which is approved for 72 apartment units, two points of ingress and egress would be needed for fire safety and emergency vehicle access. The old plan did not have that. We worked with metro fire on planning. If this continues (the build out) they would bring this drive around to tie into the existing entrance.

Proposing a lot of sidewalk to connect to the existing sidewalk system that goes within the resort.

The outstanding issues were related to the stormwater system. We did resubmit the plans to Bob(Versheve). We are working out the overflow pipes that go on to the resort property, onto the third hole of the Bear. Have to properly size some holes that allow the water to slowly release. We (the resort team) have done that but don't think Bob (Versheve) has had time to comment on it today.

We have a lot of stormwater retention. We are improving some of the stormwater that crosses the road. Trying to finalize our outlet which flows over land and on to the resort's golf course.

Per one of the comments from last week, we are adding a bike rack.

Timmins- First part of the question, is this employee housing going to be opened up to other employees, not brought from other countries, for those that are from around here and work at the resort?

Ryan Cox- Truly can't answer that for you. I do know that some of the units will be for locals that want to wire in.

Timmins- When I go by there, there are never any cars. To see that we have to have 1-2 parking spaces for each building(unit). If they really don't have cars, I feel like that is something that maybe we could cut down that foot print.

Wolf- That is something I looked into. That would go to the zoning board of appeals. They are the only ones that have the authority to do that.

Wentzloff- would it be true or not true that when the new ordinance passes then if they were developing the rest of that site they could look at fewer spots?

Discussion continued about parking requirements. Ryan Cox said he would be happy to go to the zoning board of appeals or if the ordinance changes they would be happy to come up with something else in the future to lessen the number of parking spots.

Discussion continued on the stormwater review Versheve was missing one component, Cox reiterated that water would flow over the golf course before it would leave the property. Versheve said he would sign off on it.

Aukerman- asked when Versheve would be able to look at the stormwater.

Wolf- he said tomorrow

Discussed the stormwater maintenance plan, one will be recorded with the township.

1. SPR 2022-02 Grand Traverse Resort & Spa Employee Housing (PUD 2000-1P)

Motion by Timmins, support by VanHouten. To approve the site plan submitted by Ryan Cox of GTEC, on behalf of the Grand Traverse Resort and Spa, for the two additional 8-unit apartment buildings for employee housing with a new driveway entrance, parking lot location, and improved pedestrian access located at 6626 & 6630 Lautner Road, subject to the following conditions prior to the issuance of a land use permit:

- **No airsheds will be negatively impacted.**
- **A landscaping bond will be provided to the township.**
- **The township engineer will approve the final number, size, and elevation of the outlet orifices.**
- **A stormwater maintenance plan will be approved, recorded, and provided to the township.**
- **Plan set to include bike rack locations.**

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment open at 7:25

Steve Feringa- yes they will use the housing for both seasonal and for local employees. Stormwater, all the wetlands and ponds are in permanent conservation easements. If anything happens with the stormwater in this area it would stay on the property and get filtered into the wetlands and ponds, never getting to Yuba or Acme Creek.

Public comment closed at 7:25

- 1. Planning & Zoning Administrator Report – Lindsey Wolf- discussed our per diem forms and when to fill those out. A reminder will be set to help us remember to fill them out quarterly. Discussed taking the month of May off as there is nothing on the agenda. Update given on the Tom's/ Kmart property. The developers have incorporated some of John I.'s recommendations.**
- 2. Township Board Report – Jean Aukerman- Special meeting for the budget next week and continue at the May regular board meeting.**
- 3. Parks & Trails Committee Report – Marcie Timmins Tuesday May 3rd. ribbon cutting for the TART connector trail on Bunker Hill Rd. at 4pm**

ADJOURN: Motion by Timmins, support by Aukerman to adjourn

Motion carries unanimously

**ACME TOWNSHIP
MOBILE FOOD VENDING ORDINANCE
ORDINANCE NO. 2016-02
AMENDED APRIL 4, 2017**

Section 1 INTENT

In the interest of encouraging mobile food vendors who add to the vibrancy and desirability of Acme Township, while providing a framework under which such businesses operate, this ordinance is established.

Section 2 DEFINITIONS

- a. *Mobile Food Vending* shall mean vending, serving, or offering for sale food and/or beverages from a mobile food vending unit which meets the definition of a Food Service Establishment under Public Act 92 of 2000, which may include the ancillary sales of branded items consistent with the food, such as a tee shirt that bears the name of the organization engaged in Mobile Food Vending.
- b. *Mobile Food Vending Unit* shall mean any motorized or non-motorized vehicle, trailer, or other device designed to be portable and not permanently attached to the ground from which food is vended, served, or offered for sale.
- c. *Vendor* shall mean any individual engaged in the business of Mobile Food Vending; if more than one individual is operating a single stand, cart or other means of conveyance, then Vendor shall mean all individuals operating such single stand, cart or other means of conveyance.
- d. *Operate* shall mean all activities associated with the conduct of business, including set up and take down and/or actual hours where the mobile food vending unit is open for business

Section 3 PERMIT REQUIRED

No vendor shall engage in Mobile Food Vending without a permit from the Township Zoning Administrator authorizing such vending. The Township Zoning Administrator shall prescribe the form of such permits and application for such permit. All permits shall be prominently displayed on the Mobile Food Vending Unit. No vending through a Mobile Food Vending Unit of food and/or other human consumables shall be permitted unless it meets the definition of Mobile Food Vending as defined by this ordinance.

Section 4 DURATION; NON-TRANSFERABILITY

Permits may be issued by the Township Zoning Administrator for a calendar year from the date of issuance. Any permit issued under this Ordinance is non-transferable from Vendor to Vendor, or from Mobile Food Vending Unit to Mobile Food Vending Unit.

Section 5 APPLICATION

Every vendor desiring to engage in Mobile Food Vending shall make a written application to the Township Zoning Administrator for a permit under this Ordinance. The applicant shall truthfully state, in full, all information requested by the Township Zoning Administrator and be accompanied by a fee established by resolution of the Acme Township Board. Additionally, the applicant shall provide all documentation, such as insurance, as required by the Township.

Section 6 FEES

An application for a permit under this Ordinance shall be accompanied by a fee in the amount established by resolution of the Acme Township Board. There shall be no proration of fees. Fees are non-refundable once a permit has been issued by the Township Zoning Administrator. A Mobile Food Vending Unit owned by a business on the Township's tax rolls whose normal business operations include the sale of food and/or beverages will be exempt from this fee. No one shall hire or subcontract such vendors in an attempt to evade the provisions of this Ordinance.

Section 7 REQUIREMENTS

Any vendor engaging in Mobile Food Vending shall comply with the following requirements:

1. Mobile Food Vending Units shall only operate in districts zoned Corridor Commercial (C), Corridor Flexible (CF), Material Processing and Warehousing (B-4), Planned Shopping Center (B-3), and Agricultural (A-1) where not prohibited through condition of a special use permit; or on properties approved through a Special Open Space Use, Mixed Used Planned Development, Planned Development, or Institutional Uses.
2. Vendors shall not operate on Township-owned property or on public streets. If operating on a private street the customer service area for Mobile Food Vending Units shall be on the curb lawn or sidewalk when parked. No food service shall be allowed on the driving lane side of the Mobile Food Vending Unit.
3. No food shall be sold, prepared or displayed outside of the Mobile Food Vending Unit.
4. Not operate within 150 feet of a township-authorized street fair, public festival, farmers market or event being conducted without authorization from the event sponsor. For the purpose of this provision the measurement shall be taken from the nearest property boundary of the township-authorized event and the location of the Mobile Food Vending Unit.
5. Provide appropriate waste receptacles at the site of the unit and remove all litter, debris and other waste attributable to the vendor on a daily basis.
6. Not use any flashing or blinking lights or strobe lights; all exterior lights over 60 watts shall contain opaque, hood shields to direct the illumination downward.
7. Not use loud music, amplification devices or "crying out" or any other audible methods to gain attention which causes a disruption or safety hazard as determined by the Township.
8. May have only one portable sign that is six square feet, with no dimension greater than 3 feet and no height (with legs) greater than 4 feet, located within five feet of the unit; and under no circumstances shall such sign be placed upon the sidewalk or impede pedestrian and/or vehicle safety.
9. Mobile Food Vending Units shall not be parked within 150 feet of an existing brick and mortar restaurant during the hours when such restaurant is open to the public for business. For the purpose of this provision the measurement shall be taken from the nearest point on the existing restaurant building and the location of the Mobile Food Vending Unit.
10. No Vendor shall provide or allow any dining area within ten (10) feet of the Mobile Food Vending Unit, including but not limited to tables and chairs, booths, stools, benches or stand up counters.
11. Shall not utilize any electricity or power without the prior written authorization of the power customer; no power cable or similar device shall be extended at or across any street or sidewalk except in a safe manner.
12. Comply with all applicable federal, state and county regulations.
13. Not represent the granting of a permit under this Ordinance as an endorsement by the Township.

Section 8 OTHER PERMITS

A permit obtained under this Ordinance shall not relieve any vendor of the responsibility for obtaining any other permit, or authorization required by any other ordinance, statute or administrative rule.

Section 9 REVOCATION

The Township Zoning Administrator shall revoke the permit of any vendor engaged in Mobile Food Vending who ceases to meet any requirement of this Ordinance or violates any other federal, state or local regulation, makes a false statement on their application, or conducts activity in a manner that is adverse to the protection of the public health, safety and welfare. Immediately upon such revocation, the Township Zoning Administrator shall provide written notice to the permit holder by certified mail to their place of business or residence as indicated on the application. Immediately upon such revocation, the permit shall become null and void.

Section 10 COMPLAINTS; APPEALS

If a written complaint is filed with the Township Zoning Administrator alleging a Food Vendor has violated the provisions of this Ordinance, the Township Zoning Administrator shall promptly send a copy of the written complaint to the vendor together with a notice that an investigation will be made as to the truth of the complaint. The vendor shall be invited to respond to the complaint and present evidence and respond to evidence produced by the investigation. If the Township Zoning Administrator, after reviewing all relevant material, finds the complaint to be supported by a preponderance of the evidence, the complaint shall be certified. If a permit is denied or revoked by the Township Zoning Administrator, or if a written complaint is certified pursuant to this Ordinance, the applicant or holder of a permit may appeal to and have a hearing before the Township Supervisor. The Township Supervisor shall make a written determination, after presentation by the applicant and investigation by the Township Zoning Administrator, as to whether or not the grounds for denial, revocation or complaint are true. If the Township Supervisor determines that such grounds are supported by a preponderance of the evidence, the action of Township Zoning Administrator or filing of the complaint shall be sustained and the applicant may appeal the Township Supervisor's decision to a court of competent jurisdiction.

Section 11 VIOLATIONS

The County Sheriff and sworn officers of the Grand Traverse County Sheriff Department, or such other officials as designated by the Township Supervisor, are authorized to issue and serve a municipal civil infraction ticket subject to a \$500.00 fine per day to any vendor who violates this Ordinance.

This Ordinance was originally adopted August 9, 2016, and effective September 19, 2016. This amended ordinance, allowing for the operation of mobile food vending in the Agricultural District (A-1) was adopted April 4, 2017 and will be effective thirty (30) days following publication.

Ayes: Aukerman, Dye, Jenema, Nelson, Scott, Zollinger

Nays: none

Absent: White


Jay Zollinger, Supervisor


Cathy Dye, Clerk

Date: 4/5/17

Date: 4-5-17

ASK ELI TO INVESTIGATE

Ask ELi: What Does the Grand-Jury Indictment of Developer Scott Chappelle Allege?

BY  ANDREW GRAHAM AND  ALICE DREGER | NOVEMBER 29, 2021



Andrew Graham for ELi

Lansing's Charles E. Chamberlain federal building, which houses federal courtrooms for the Western District of Michigan along with a post office.

The recent dismissal (<https://eastlansinginfo.news/case-dismissed-judge-throws-out-chappelles-lawsuit-against-eli/>) of real estate developer Scott Chappelle's defamation lawsuit against East Lansing Info by Judge Joyce Draganchuk — a lawsuit that centered on the ELi article that first reported Chappelle's criminal indictment (<https://eastlansinginfo.news/east-lansing-real-estate-developer-scott-chappelle-indicted-for-tax-and-bank-fraud/>) — has some ELi readers asking ELi: What is the substance of the allegations in the federal indictment against Chappelle?

In this edition of Ask ELi to Investigate (<https://eastlansinginfo.news/category/ask-eli/>), we answer that question.

By way of background, following his June 2020 indictment, Chappelle had been in months-long plea negotiations (<https://eastlansinginfo.news/developer-scott-chappelle-headed-to-federal-criminal-trial-with-new-lawyers/>) with federal prosecutors, but those efforts to avoid a trial stalled around September 2021. Since then, Chappelle has hired new legal counsel and the opening date of the trial is currently set for May 2, 2022 (<https://eastlansinginfo.news/scott-chappelles-federal-criminal-trial-pushed-to-may-2022/>).

Attorneys now representing Chappelle — Timothy D. Belevetz and Meredith Wood of the Ice Miller firm — did not respond to ELi's request for comment on the criminal case. The Justice Department prosecutors working the case, Timothy Peter VerHey and Melissa Siskind, also did not respond. (It is not unusual for attorneys in a criminal case not to respond to requests for comment.)

Broadly, what does the federal indictment allege?

The 21-page-long indictment returned (<https://eastlansinginfo.news/wp-content/uploads/2021/10/federal-grand-jury-indictment-of-Scott-Allan-Chappelle-indictment.pdf>) by a federal grand jury in June of 2020 and signed by federal prosecutor VerHey presents the United States Attorneys' case that Chappelle allegedly committed an assortment of white-collar crimes.

In total, eight criminal counts in the indictment include two counts of tax evasion, two counts of filing a materially false document, two counts of making false statements to IRS Criminal Investigation special agents, one count of filing a materially false tax return, and one count of bank fraud.

The indictment identifies a number of businesses connected to Chappelle:

- Terra Management Company;
- Strathmore Development Company Michigan, LLC;
- Terra Holdings, LLC;
- Terra Lawn and Snow Removal, LLC;
- Mid Michigan Rental Properties, LLC;
- Abbott Road Commons, LLC;
- Covenant Investment Group, LLC;
- and Crouch Investment Group, LLC.

As explained below, several of the charges against Chappelle relate to tax obligations for East Lansing-based businesses, including some businesses involved in the failed "City Center II" project in East Lansing's downtown.

The introduction to the indictment notes that Chappelle has been an attorney licensed in Michigan and has been a licensed Certified Public Accountant.

The indictment explains that he had a leadership capacity with companies named in the indictment and says Chappelle was responsible for "the companies' bookkeeping system, and approving payroll," as well as having "signed the companies' tax returns" in the cases of East Lansing-based Terra Management, Terra Holdings, and Strathmore Development.

The next ten pages of the indictment review the government's case for alleging Chappelle committed various crimes. This is broken down into six subsections.

So, what did Chappelle allegedly do?

The government alleges tax evasion and related false statements.

Federal law requires employers to collect payroll taxes and then transfer the withholdings to the Internal Revenue Service (IRS). These withholdings are referred to as "Trust Fund Taxes" because employers keep the funds in a trust before transfer.

If a business fails to pay what is due on time, it can apply for a payment plan with the IRS. The IRS can also impose a penalty for late or unpaid payroll taxes. Someone who owes such penalties can try to negotiate a settlement called an Offer in Compromise, which involves forms submitted under penalties of perjury.

The Department of Justice (DOJ) alleges that Chappelle, as president of Terra Management, did not pay the full amount of payroll taxes owed for a period running for "at least" the second quarter of 2007 through the third quarter of 2009, according to the indictment.

The indictment states that the IRS subsequently assessed penalties for the first quarter of 2008 through the second quarter of 2009 and "attempted to collect the unpaid taxes from Chappelle individually." The total amount levied against Chappelle in that time period was more than \$377,000, per the indictment.

Around September 2009, the DOJ claims, in response to the IRS taking action, Chappelle stopped operating this business as Terra Management and began operating it as Strathmore Development.

“Nothing about the operation of the business changed other than the name and tax identification number,” the indictment reads.

According to the indictment, Chappelle then did the same thing with Strathmore Development, again failing to fully pay over payroll taxes for several quarters. According to the indictment, Strathmore’s total liability then exceeded \$454,000.

Then, the indictment claims, around 2015, Chappelle changed the name of the business again, with Strathmore Development being succeeded by Terra Holdings. (The first company named was called “Terra Management,” and this one, “Terra Holdings.”) Again, the indictment says that nothing changed except for the business name and tax identification number.

Later, around September 2018, while aware he was under criminal investigation, according to the indictment, Chappelle “caused a false Form 941 [related to payroll withholdings] for Terra Holdings for the third quarter of 2016 to be mailed to an IRS Criminal Investigation (‘IRS-CI’) special agent for filing with the IRS.”

As with many IRS forms, if a person knowingly makes a false statement on the Form 941, they may be charged with a felony.

The indictment alleges that Chappelle falsely stated on the Form 941 that Terra Holdings didn’t have any employees and didn’t pay any wages for the third quarter of 2016. The indictment says that Chappelle “knew that Terra Holdings had employees and paid wages during that quarter because he approved submissions to a payroll company.”

According to the indictment, Chappelle also claimed Terra Holdings was, in fact,” entitled to a refund of all federal tax deposits that it made during the quarter.”

Chappelle re-submitted and “caused to be re-submitted” the same allegedly false form in January 2019, according to the indictment.

The next subsection of the indictment outlines what the DOJ calls “Chappelle’s Efforts to Evade the Payment” of the money owed to the IRS.

Here, the indictment alleges that Chappelle “made false representations about his income and assets,” claiming that Chappelle didn’t disclose that he owned a vacation home/property in Harbor Springs, Michigan, in the name of Crouch Investment Group, valued at more than \$2 million in November 2009.

The IRS rejected Chappelle’s Offer in Compromise in 2011 and notified Chappelle that it had “determined that [his] offer was submitted solely to hinder or delay [the IRS’s] collection actions which are expected to collect significantly more than the amount [Chappelle had] offered,” according to the indictment.

The indictment alleges that Chappelle went through several rounds of this with the IRS and that Chappelle sought to prevent the IRS from collecting what was supposedly owed by, “among other means, paying personal expenses directly out of business bank accounts, acquiring new assets, including a one million dollar yacht, rather than paying his liabilities to the IRS, purchasing a condominium and a house in the name of nominee entities rather than his own name, and fraudulently causing the proceeds of a cash-out refinance to be paid to a third party instead of to Chappelle directly.”

The indictment then outlines Chappelle’s alleged “Efforts to Evade the Payment of Strathmore Development Company’s Trust Fund Tax Liabilities.”

According to the indictment, Chappelle sent a letter to an IRS revenue officer in June 2014 stating that Strathmore Development didn’t have any funds to pay the outstanding tax liability. The indictment counters that Strathmore Development and Terra Holdings (the successor company to Strathmore Development) “had bank deposits that totaled more than \$5 million in 2014.”

The government alleges other false statements and evasions through the use of various companies.

The indictment also outlines alleged bank fraud in the form of “False Statements to a Mortgage Company.”

Around February 2014, per the indictment, Chappelle applied with Union Savings Bank for a mortgage loan to refinance the mortgage on the Harbor Springs property.

On the loan application, the DOJ claims, Chappelle falsely stated that he was not a party to a lawsuit when he was a party to at least two, and falsely stated he was not delinquent on federal debts when he owed the IRS taxes and assessed penalties.

The DOJ also alleges that Chappelle submitted fraudulent bank statements to Union Savings Bank when applying for the mortgage.

According to the indictment, a bank statement submitted for Strathmore Development falsely showed that account balance to be about \$700,000 when it was really a little under \$11,000.

Chappelle is also alleged to have falsely claimed on the loan application that a company called “Chasco Management and Lending Services” held a lien on the Harbor Springs property which needed to be paid off with money from the Union Savings Bank loan.

The claim about the lien held by Chasco, according to the indictment, induced Union Savings Bank to wire over \$642,364.75 of the refinance mortgage proceeds to an account in the name of Crouch Investment Group. Chappelle then allegedly transferred funds from Crouch Investment Group “to accounts in his name and the name of Strathmore Development.”

We have so far been unable to locate any company with the name “Chasco Management and Lending Services.” State of Michigan records do show a “Chasco Investment Properties LLC” with the registered agent listed as Thomas Eckhardt, a long-time attorney for Chappelle.

“The false and fraudulent statements and documents influenced USB’s [Union Savings Bank’s] decision to approve a mortgage loan in the amount of \$2,250,000,” the indictment reads.

Finally, the indictment alleges false statements to IRS Criminal Investigation special agents.

In short, during an interview in May 2016 with IRS special agents, Chappelle allegedly made false statements about not purchasing any real estate in the past three years when he had allegedly purchased a condo in East Lansing in his own name and a house in Powell, Ohio, in the name of one of his companies. The indictment states that Chappelle “resided in the house in Powell, Ohio with his girlfriend and her children.” (These purchases were at issue because of questions about his assets.)

Based on records available through the tax assessor’s office and reports to ELi from readers, the East Lansing condo referred to in the indictment appears to have been one in the City Center condominium – the brick-faced apartments along M.A.C. Avenue’s east side above CVS and Omi Sushi. (That apartment is now owned by someone else.)

Chappelle allegedly claimed his son lived at the East Lansing condo and paid for the mortgage on the property “primarily with his son’s student loan funds” when the IRS says the son didn’t live there and one of Chappelle’s companies made some of the condo mortgage payments. The tax assessor’s record shows Chappelle purchasing the condo in 2015 and transferring it to Mid Michigan Rental Properties LLC (one of the companies mentioned in the indictment with regard to the Harbor Springs property) in 2017.

What is the potential punishment that Chappelle is facing?

It’s important to remember that everything in the indictment, and therefore this report on the indictment, is merely alleged by the DOJ. Chappelle is, as all criminal defendants are, innocent until proven guilty.

If he were to be convicted and found guilty of all of these crimes, Chappelle would potentially facing decades in prison, in addition to “a period of supervised release, restitution, and monetary penalties.” According to the press release from the DOJ announcing the charges (https://www.justice.gov/usao-wdmi/pr/2020_0604_Chappelle) in June 2020, with a conviction, the bank fraud charge alone carries a possible sentence of 30 years in prison.

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LOCAL

East Lansing businessman charged with lying to evade paying \$830,000 in taxes, mortgage fraud



Megan Banta

Lansing State Journal

Published 10:29 a.m. ET June 5, 2020 | Updated 2:11 p.m. ET June 5, 2020

GRAND RAPIDS – A federal grand jury has indicted an East Lansing businessman for tax evasion, mortgage fraud, filing false documents with the IRS and making false statements to investigators.

The indictment charges Scott Chappelle with eight counts:

- Two counts of tax evasion, punishable by up to five years in prison

- Two counts of filing false documents, punishable by up to three years in prison

- One count of filing a false tax return, punishable by up to three years in prison

- Two counts of making a false statement, punishable by up to five years in prison

- One count of bank fraud, punishable by up to 30 years in prison.

Chappelle is an attorney and former certified public accountant who operated Terra Management Co., Strathmore Development Co. and Terra Holding. All three companies are involved in real estate development and property management.

Chappelle is charged with failing to pay the IRS more than \$830,000 in employment taxes withheld from employee wages between 2010 through 2019, according to a press release and court documents.

When the federal agency attempted to collect the unpaid taxes, the charging documents say, Chappelle evaded payment by lying about his companies' assets and income, failing to disclose his vacation house on Lake Michigan and purchasing real property in names other than his own.

Chappelle also told investigators he had not personally purchased any real estate during the last three years when he actually had purchased both a condominium in East Lansing and a house in Powell, Ohio, during that time.

He also is charged with filing a tax return for Terra Holdings on which he falsely claimed the company had no employees and paid no wages and with submitting false documents to a bank when refinancing his lake house mortgage.

An attorney for Chappelle described the charges as baseless.

"We have worked voluntarily and cooperatively throughout the entire federal investigation seeking resolution," Matthew Borgula said in an emailed statement. "The charges found in the indictment are unfounded and we are disappointed they were even filed."

Involved in downtown East Lansing development

Chappelle has been involved in a handful of major local developments, including what's now the Park District project in East Lansing.

In 2002, he began work on what was dubbed the Museum Place project, which would have brought a mix of housing, office and retail space to the corner of Grand River Avenue and Abbot Road. He wanted it to be the new home for the state archives and the Michigan State University Museum.

But the state withdrew from the project in 2007. MSU withdrew in 2008.

Chappelle's plans for the blighted corner shifted and finally fell through in 2012 after years struggles to secure financing. Convexity, a company not affiliated with Chappelle, is now developing the corner as the Graduate Hotel and The Abbot Apartments.

Chappelle also was the developer behind Red Cedar Flats in Meridian Township and office space on Northwind Drive off East Grand River Avenue.

His development companies also are behind commercial and residential developments in Florida, Virginia, Georgia and Ohio.

This isn't the first time he's run into issues with the IRS.

Strathmore Development was hit with two IRS tax liens in 2015, alleging failure to pay quarterly payroll taxes and annual unemployment taxes.

The Sept. 29, 2015 lien was the sixth filed against Strathmore in 18 months. Five liens totaling more than \$361,000 remained unsatisfied at that time.

Chappelle's charges are based on actions that go back more than a decade.

Vacation home at center of several charges

He and his wife purchased a vacation home in Harbor Springs in November 2000.

He caused Crouch Investment Group, a firm with which he was involved, to purchase the property in 2009 after foreclosure. Following a second foreclosure, he caused that investment group to transfer the property to Mid Michigan Rental Properties. He was also involved with that investment group.

In March 2014, that group transferred the property to Chappelle and his wife for \$1 to allow them to get a mortgage loan on the property.

Investigators say Chappelle made multiple false statements when applying for a mortgage loan to refinance the mortgage on the same house in 2014.

They say he told Union Savings Bank he was not party to a lawsuit when he actually was named in at least two at the time and that he was not delinquent on any federal debts when he owed both individual income taxes and tax penalties.

Chappelle also submitted fraudulent bank statement for Strathmore Development to secure the loan representing his development company had "significantly more money in its account than it actually had," the indictment states.

For example, he said the ending balance on the account for Jan. 31, 2014 was \$711,929.05 when it was actually \$10,929.05.

The indictment indicates he also told USB that a company called Chasco Management and Lending Services held a lien on the property, causing the bank to wire \$642,364.75 to a bank account in the name of Crouch Investment Group instead of to Chappelle individually.

Chappelle then transferred funds from the investment group account to bank accounts in his name and in the name of Strathmore Development. He also used a portion of the funds to make payments toward loans on properties owned by entities he controlled.

Allegations include renamed companies, lies about funds

Chappelle's management of his companies, not just his vacation property, also is under fire.

For at least the second quarter of 2007 through the third quarter of 2009, investigators say, Chappelle failed to pay the IRS the money withheld from employee paychecks for Social Security and Medicare taxes and the company's matching share.

The IRS placed \$377,000 in assessment penalties on Chappelle and tried to collect the unpaid taxes from him individually.

In response, Chappelle renamed his business Strathmore Development.

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The IRS penalized him and the development company for \$454,000 in liability.

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While aware that he was under criminal investigation, he claimed on a quarterly federal tax return that Terra Holdings had no employees and did not pay any wages during the third quarter of 2016.

That was despite having approved submissions to a payroll company for the period.

He also claimed on that form that his company was entitled to a refund of all federal tax deposits during the quarter. The company actually owed additional taxes.

He submitted the same false claims for the third quarter of 2016.

Prosecutors say he misrepresented wealth, assets to evade payments

The vacation property came back into play as Chappelle took other steps to avoid paying those penalties.

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They also say he attempted to avoid paying tax penalties by:

- Paying personal expenses directly out of business bank accounts.

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- Purchasing a condominium and a house in the name of nominee entities rather than his own name.

- Fraudulently causing the proceeds of the cash-out refinance to be paid to Crouch Investment Group instead of to him directly.

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Borgula said he is confident Chappelle won't face jail time related to charges.

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"Payroll taxes were paid late but were eventually paid in full, and there has been no tax loss to the government," Borgula added in his email.

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That information was properly disclosed at some point, Borgula said, and the bank didn't lose any money.

"We will continue to cooperate with the investigation and are confident that Mr. Chappelle ultimately will be exonerated," Borgula wrote.

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<https://www.clickondetroit.com/news/local/2020/06/05/michigan-real-estate-developer-indicted-for-tax-bank-fraud/>

<https://eastlansinginfo.news/ask-eli-chappelle-indictment-allegations/>

<https://www.lansingstatejournal.com/story/news/local/2020/06/05/scott-chappelle-tax-evasion-mortgage-fraud-irs-false-statements-indictment/3153524001/>

Thank you-
Emalie Karp

LOCAL NEWS

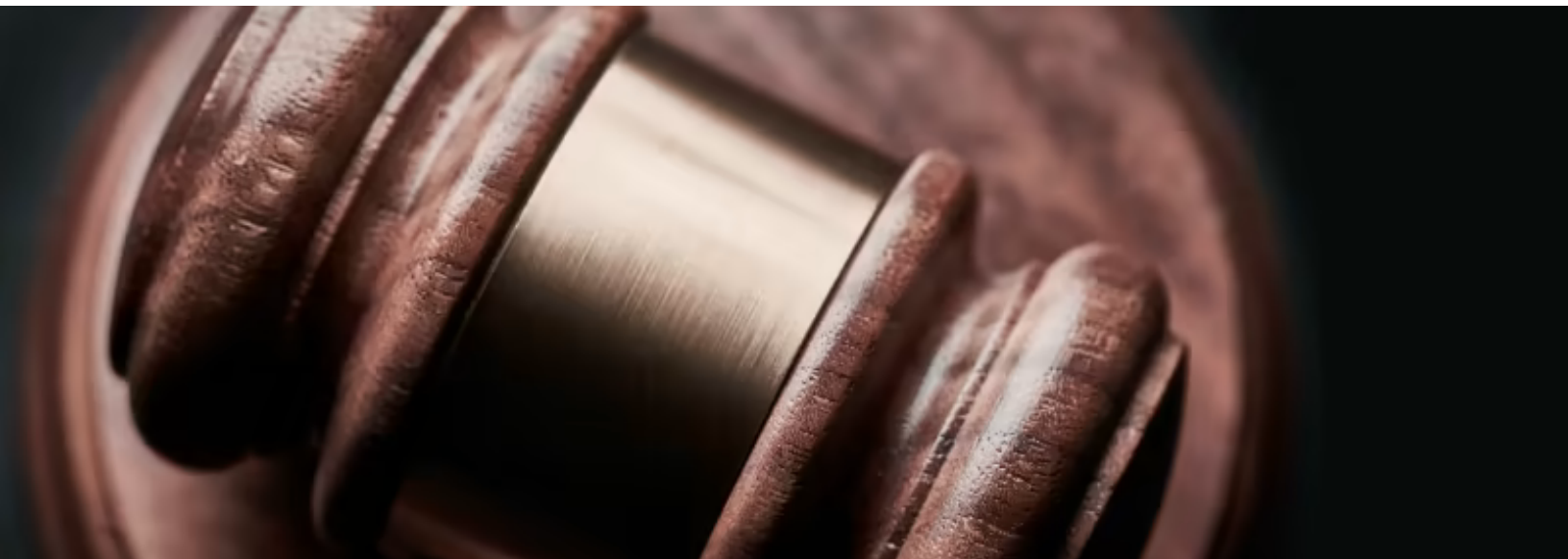
Michigan real estate developer indicted for tax, bank fraud

Scott Chappelle is accused of making false statements to the IRS

Kayla Clarke, Web Producer

Published: **June 4, 2020, 9:28 PM**

Tags: **Grand Rapids, Grand Rapids Crime, Crime, News, Fraud, State, Michigan, Tax Evasion, IRS, Internal Revenue Service, Scott Chappelle, Okemos, East Lansing**





GRAND RAPIDS, Mich. – A federal grand jury returned an indictment charging a Michigan businessman with tax evasion, filing false documents with the Internal Revenue Service (IRS), making false statements to IRS Criminal Investigation agents, and mortgage fraud.

According to the indictment, Scott Allan Chappelle, of Okemos and East Lansing, Michigan, was an attorney and former Certified Public Accountant who operated Terra Management Company LLC, Strathmore Development Company Michigan LLC, and Terra Holding LLC, companies involved in real estate development and property management.

Chappelle is accused of failing to pay over to the IRS employment taxes that were withheld from the wages of the companies' employees. Chappelle is also accused of evading a payment of more than \$830,000 in unpaid taxes by making false statements to the IRS about his and his companies' assets.

He's also charged with making false statements to IRS-CI agents during its criminal investigation. He's accused of telling investigators that he hadn't personally purchased any real estate during the last three years -- but he had purchased a condominium in East Lansing and a house in Powell, Ohio.

Ad


He's accused of falsely telling investigators that the condominium was for his son and was paid for with student loans.

The indictment also charges that Chappelle made false statements and submitted fraudulent documents to a bank when refinancing his lake house mortgage. Chappelle allegedly falsely represented that he was not a party to a lawsuit or owed any federal debt.

Chappelle is also alleged to have submitted fraudulent bank statements that showed a substantially higher balance in an account than the account actually had at that time.

If convicted, Chappelle faces a maximum term of imprisonment of five years for tax evasion and making a false statement, three years for filing a false document with the IRS, and 30 years for bank fraud (the mortgage fraud scheme).

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Department of Justice
United States
Western District of Michigan



FOR IMMEDIATE RELEASE
THURSDAY, JUNE 04, 2020
WEB: www.justice.gov/usao/miw/index

MICHIGAN REAL ESTATE DEVELOPMENT

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ASK ELI TO INVESTIGATE

Ask ELi: What Does the Grand-Jury Indictment of Developer Scott Chappelle Allege?

BY  ANDREW GRAHAM AND  ALICE DREGER | NOVEMBER 29, 2021



Andrew Graham for ELi

Lansing's Charles E. Chamberlain federal building, which houses federal courtrooms for the Western District of Michigan along with a post office.

The recent dismissal (<https://eastlansinginfo.news/case-dismissed-judge-throws-out-chappelles-lawsuit-against-eli/>) of real estate developer Scott Chappelle's defamation lawsuit against East Lansing Info by Judge Joyce Draganchuk — a lawsuit that centered on the ELi article that first reported Chappelle's criminal indictment (<https://eastlansinginfo.news/east-lansing-real-estate-developer-scott-chappelle-indicted-for-tax-and-bank-fraud/>) — has some ELi readers asking ELi: What is the substance of the allegations in the federal indictment against Chappelle?

In this edition of Ask ELi to Investigate (<https://eastlansinginfo.news/category/ask-eli/>), we answer that question.

By way of background, following his June 2020 indictment, Chappelle had been in months-long plea negotiations (<https://eastlansinginfo.news/developer-scott-chappelle-headed-to-federal-criminal-trial-with-new-lawyers/>) with federal prosecutors, but those efforts to avoid a trial stalled around September 2021. Since then, Chappelle has hired new legal counsel and the opening date of the trial is currently set for May 2, 2022 (<https://eastlansinginfo.news/scott-chappelles-federal-criminal-trial-pushed-to-may-2022/>).

Attorneys now representing Chappelle — Timothy D. Belevetz and Meredith Wood of the Ice Miller firm — did not respond to ELi's request for comment on the criminal case. The Justice Department prosecutors working the case, Timothy Peter VerHey and Melissa Siskind, also did not respond. (It is not unusual for attorneys in a criminal case not to respond to requests for comment.)

Broadly, what does the federal indictment allege?

The 21-page-long indictment returned (<https://eastlansinginfo.news/wp-content/uploads/2021/10/federal-grand-jury-indictment-of-Scott-Allan-Chappelle-indictment.pdf>) by a federal grand jury in June of 2020 and signed by federal prosecutor VerHey presents the United States Attorneys' case that Chappelle allegedly committed an assortment of white-collar crimes.

In total, eight criminal counts in the indictment include two counts of tax evasion, two counts of filing a materially false document, two counts of making false statements to IRS Criminal Investigation special agents, one count of filing a materially false tax return, and one count of bank fraud.

The indictment identifies a number of businesses connected to Chappelle:

- Terra Management Company;
- Strathmore Development Company Michigan, LLC;
- Terra Holdings, LLC;
- Terra Lawn and Snow Removal, LLC;
- Mid Michigan Rental Properties, LLC;
- Abbott Road Commons, LLC;
- Covenant Investment Group, LLC;
- and Crouch Investment Group, LLC.

As explained below, several of the charges against Chappelle relate to tax obligations for East Lansing-based businesses, including some businesses involved in the failed "City Center II" project in East Lansing's downtown.

The introduction to the indictment notes that Chappelle has been an attorney licensed in Michigan and has been a licensed Certified Public Accountant.

The indictment explains that he had a leadership capacity with companies named in the indictment and says Chappelle was responsible for "the companies' bookkeeping system, and approving payroll," as well as having "signed the companies' tax returns" in the cases of East Lansing-based Terra Management, Terra Holdings, and Strathmore Development.

The next ten pages of the indictment review the government's case for alleging Chappelle committed various crimes. This is broken down into six subsections.

So, what did Chappelle allegedly do?

The government alleges tax evasion and related false statements.

Federal law requires employers to collect payroll taxes and then transfer the withholdings to the Internal Revenue Service (IRS). These withholdings are referred to as "Trust Fund Taxes" because employers keep the funds in a trust before transfer.

If a business fails to pay what is due on time, it can apply for a payment plan with the IRS. The IRS can also impose a penalty for late or unpaid payroll taxes. Someone who owes such penalties can try to negotiate a settlement called an Offer in Compromise, which involves forms submitted under penalties of perjury.

The Department of Justice (DOJ) alleges that Chappelle, as president of Terra Management, did not pay the full amount of payroll taxes owed for a period running for "at least" the second quarter of 2007 through the third quarter of 2009, according to the indictment.

The indictment states that the IRS subsequently assessed penalties for the first quarter of 2008 through the second quarter of 2009 and "attempted to collect the unpaid taxes from Chappelle individually." The total amount levied against Chappelle in that time period was more than \$377,000, per the indictment.

Around September 2009, the DOJ claims, in response to the IRS taking action, Chappelle stopped operating this business as Terra Management and began operating it as Strathmore Development.

“Nothing about the operation of the business changed other than the name and tax identification number,” the indictment reads.

According to the indictment, Chappelle then did the same thing with Strathmore Development, again failing to fully pay over payroll taxes for several quarters. According to the indictment, Strathmore’s total liability then exceeded \$454,000.

Then, the indictment claims, around 2015, Chappelle changed the name of the business again, with Strathmore Development being succeeded by Terra Holdings. (The first company named was called “Terra Management,” and this one, “Terra Holdings.”) Again, the indictment says that nothing changed except for the business name and tax identification number.

Later, around September 2018, while aware he was under criminal investigation, according to the indictment, Chappelle “caused a false Form 941 [related to payroll withholdings] for Terra Holdings for the third quarter of 2016 to be mailed to an IRS Criminal Investigation (‘IRS-CI’) special agent for filing with the IRS.”

As with many IRS forms, if a person knowingly makes a false statement on the Form 941, they may be charged with a felony.

The indictment alleges that Chappelle falsely stated on the Form 941 that Terra Holdings didn’t have any employees and didn’t pay any wages for the third quarter of 2016. The indictment says that Chappelle “knew that Terra Holdings had employees and paid wages during that quarter because he approved submissions to a payroll company.”

According to the indictment, Chappelle also claimed Terra Holdings was, in fact,” entitled to a refund of all federal tax deposits that it made during the quarter.”

Chappelle re-submitted and “caused to be re-submitted” the same allegedly false form in January 2019, according to the indictment.

The next subsection of the indictment outlines what the DOJ calls “Chappelle’s Efforts to Evade the Payment” of the money owed to the IRS.

Here, the indictment alleges that Chappelle “made false representations about his income and assets,” claiming that Chappelle didn’t disclose that he owned a vacation home/property in Harbor Springs, Michigan, in the name of Crouch Investment Group, valued at more than \$2 million in November 2009.

The IRS rejected Chappelle’s Offer in Compromise in 2011 and notified Chappelle that it had “determined that [his] offer was submitted solely to hinder or delay [the IRS’s] collection actions which are expected to collect significantly more than the amount [Chappelle had] offered,” according to the indictment.

The indictment alleges that Chappelle went through several rounds of this with the IRS and that Chappelle sought to prevent the IRS from collecting what was supposedly owed by, “among other means, paying personal expenses directly out of business bank accounts, acquiring new assets, including a one million dollar yacht, rather than paying his liabilities to the IRS, purchasing a condominium and a house in the name of nominee entities rather than his own name, and fraudulently causing the proceeds of a cash-out refinance to be paid to a third party instead of to Chappelle directly.”

The indictment then outlines Chappelle’s alleged “Efforts to Evade the Payment of Strathmore Development Company’s Trust Fund Tax Liabilities.”

According to the indictment, Chappelle sent a letter to an IRS revenue officer in June 2014 stating that Strathmore Development didn’t have any funds to pay the outstanding tax liability. The indictment counters that Strathmore Development and Terra Holdings (the successor company to Strathmore Development) “had bank deposits that totaled more than \$5 million in 2014.”

The government alleges other false statements and evasions through the use of various companies.

The indictment also outlines alleged bank fraud in the form of “False Statements to a Mortgage Company.”

Around February 2014, per the indictment, Chappelle applied with Union Savings Bank for a mortgage loan to refinance the mortgage on the Harbor Springs property.

On the loan application, the DOJ claims, Chappelle falsely stated that he was not a party to a lawsuit when he was a party to at least two, and falsely stated he was not delinquent on federal debts when he owed the IRS taxes and assessed penalties.

The DOJ also alleges that Chappelle submitted fraudulent bank statements to Union Savings Bank when applying for the mortgage.

According to the indictment, a bank statement submitted for Strathmore Development falsely showed that account balance to be about \$700,000 when it was really a little under \$11,000.

Chappelle is also alleged to have falsely claimed on the loan application that a company called “Chasco Management and Lending Services” held a lien on the Harbor Springs property which needed to be paid off with money from the Union Savings Bank loan.

The claim about the lien held by Chasco, according to the indictment, induced Union Savings Bank to wire over \$642,364.75 of the refinance mortgage proceeds to an account in the name of Crouch Investment Group. Chappelle then allegedly transferred funds from Crouch Investment Group “to accounts in his name and the name of Strathmore Development.”

We have so far been unable to locate any company with the name “Chasco Management and Lending Services.” State of Michigan records do show a “Chasco Investment Properties LLC” with the registered agent listed as Thomas Eckhardt, a long-time attorney for Chappelle.

“The false and fraudulent statements and documents influenced USB’s [Union Savings Bank’s] decision to approve a mortgage loan in the amount of \$2,250,000,” the indictment reads.

Finally, the indictment alleges false statements to IRS Criminal Investigation special agents.

In short, during an interview in May 2016 with IRS special agents, Chappelle allegedly made false statements about not purchasing any real estate in the past three years when he had allegedly purchased a condo in East Lansing in his own name and a house in Powell, Ohio, in the name of one of his companies. The indictment states that Chappelle “resided in the house in Powell, Ohio with his girlfriend and her children.” (These purchases were at issue because of questions about his assets.)

Based on records available through the tax assessor’s office and reports to ELi from readers, the East Lansing condo referred to in the indictment appears to have been one in the City Center condominium – the brick-faced apartments along M.A.C. Avenue’s east side above CVS and Omi Sushi. (That apartment is now owned by someone else.)

Chappelle allegedly claimed his son lived at the East Lansing condo and paid for the mortgage on the property “primarily with his son’s student loan funds” when the IRS says the son didn’t live there and one of Chappelle’s companies made some of the condo mortgage payments. The tax assessor’s record shows Chappelle purchasing the condo in 2015 and transferring it to Mid Michigan Rental Properties LLC (one of the companies mentioned in the indictment with regard to the Harbor Springs property) in 2017.

What is the potential punishment that Chappelle is facing?

It’s important to remember that everything in the indictment, and therefore this report on the indictment, is merely alleged by the DOJ. Chappelle is, as all criminal defendants are, innocent until proven guilty.

If he were to be convicted and found guilty of all of these crimes, Chappelle would potentially facing decades in prison, in addition to “a period of supervised release, restitution, and monetary penalties.” According to the press release from the DOJ announcing the charges (https://www.justice.gov/usao-wdmi/pr/2020_0604_Chappelle) in June 2020, with a conviction, the bank fraud charge alone carries a possible sentence of 30 years in prison.

Have a question you want ELi to investigate, or have a tip you'd like to share? Contact us!

(<https://eastlansinginfo.news/contact-form/>)

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LOCAL

East Lansing businessman charged with lying to evade paying \$830,000 in taxes, mortgage fraud



Megan Banta

Lansing State Journal

Published 10:29 a.m. ET June 5, 2020 | Updated 2:11 p.m. ET June 5, 2020

GRAND RAPIDS – A federal grand jury has indicted an East Lansing businessman for tax evasion, mortgage fraud, filing false documents with the IRS and making false statements to investigators.

The indictment charges Scott Chappelle with eight counts:

- Two counts of tax evasion, punishable by up to five years in prison

- Two counts of filing false documents, punishable by up to three years in prison

- One count of filing a false tax return, punishable by up to three years in prison

- Two counts of making a false statement, punishable by up to five years in prison

- One count of bank fraud, punishable by up to 30 years in prison.

Chappelle is an attorney and former certified public accountant who operated Terra Management Co., Strathmore Development Co. and Terra Holding. All three companies are involved in real estate development and property management.

Chappelle is charged with failing to pay the IRS more than \$830,000 in employment taxes withheld from employee wages between 2010 through 2019, according to a press release and court documents.

When the federal agency attempted to collect the unpaid taxes, the charging documents say, Chappelle evaded payment by lying about his companies' assets and income, failing to disclose his vacation house on Lake Michigan and purchasing real property in names other than his own.

Chappelle also told investigators he had not personally purchased any real estate during the last three years when he actually had purchased both a condominium in East Lansing and a house in Powell, Ohio, during that time.

He also is charged with filing a tax return for Terra Holdings on which he falsely claimed the company had no employees and paid no wages and with submitting false documents to a bank when refinancing his lake house mortgage.

An attorney for Chappelle described the charges as baseless.

"We have worked voluntarily and cooperatively throughout the entire federal investigation seeking resolution," Matthew Borgula said in an emailed statement. "The charges found in the indictment are unfounded and we are disappointed they were even filed."

Involved in downtown East Lansing development

Chappelle has been involved in a handful of major local developments, including what's now the Park District project in East Lansing.

In 2002, he began work on what was dubbed the Museum Place project, which would have brought a mix of housing, office and retail space to the corner of Grand River Avenue and Abbot Road. He wanted it to be the new home for the state archives and the Michigan State University Museum.

But the state withdrew from the project in 2007. MSU withdrew in 2008.

Chappelle's plans for the blighted corner shifted and finally fell through in 2012 after years struggles to secure financing. Convexity, a company not affiliated with Chappelle, is now developing the corner as the Graduate Hotel and The Abbot Apartments.

Chappelle also was the developer behind Red Cedar Flats in Meridian Township and office space on Northwind Drive off East Grand River Avenue.

His development companies also are behind commercial and residential developments in Florida, Virginia, Georgia and Ohio.

This isn't the first time he's run into issues with the IRS.

Strathmore Development was hit with two IRS tax liens in 2015, alleging failure to pay quarterly payroll taxes and annual unemployment taxes.

The Sept. 29, 2015 lien was the sixth filed against Strathmore in 18 months. Five liens totaling more than \$361,000 remained unsatisfied at that time.

Chappelle's charges are based on actions that go back more than a decade.

Vacation home at center of several charges

He and his wife purchased a vacation home in Harbor Springs in November 2000.

He caused Crouch Investment Group, a firm with which he was involved, to purchase the property in 2009 after foreclosure. Following a second foreclosure, he caused that investment group to transfer the property to Mid Michigan Rental Properties. He was also involved with that investment group.

In March 2014, that group transferred the property to Chappelle and his wife for \$1 to allow them to get a mortgage loan on the property.

Investigators say Chappelle made multiple false statements when applying for a mortgage loan to refinance the mortgage on the same house in 2014.

They say he told Union Savings Bank he was not party to a lawsuit when he actually was named in at least two at the time and that he was not delinquent on any federal debts when he owed both individual income taxes and tax penalties.

Chappelle also submitted fraudulent bank statement for Strathmore Development to secure the loan representing his development company had "significantly more money in its account than it actually had," the indictment states.

For example, he said the ending balance on the account for Jan. 31, 2014 was \$711,929.05 when it was actually \$10,929.05.

The indictment indicates he also told USB that a company called Chasco Management and Lending Services held a lien on the property, causing the bank to wire \$642,364.75 to a bank account in the name of Crouch Investment Group instead of to Chappelle individually.

Chappelle then transferred funds from the investment group account to bank accounts in his name and in the name of Strathmore Development. He also used a portion of the funds to make payments toward loans on properties owned by entities he controlled.

Allegations include renamed companies, lies about funds

Chappelle's management of his companies, not just his vacation property, also is under fire.

For at least the second quarter of 2007 through the third quarter of 2009, investigators say, Chappelle failed to pay the IRS the money withheld from employee paychecks for Social Security and Medicare taxes and the company's matching share.

The IRS placed \$377,000 in assessment penalties on Chappelle and tried to collect the unpaid taxes from him individually.

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Contact reporter Megan Banta at mbanta@lsj.com. Follow her on Twitter @MeganBanta_1.

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To: Lindsey Wolf
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Thank you-
Emalie Karp

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Kayla Clarke, Web Producer

Published: **June 4, 2020, 9:28 PM**

Tags: **Grand Rapids, Grand Rapids Crime, Crime, News, Fraud, State, Michigan, Tax Evasion, IRS, Internal Revenue Service, Scott Chappelle, Okemos, East Lansing**





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Department of Justice
United States
Western District of Michigan



FOR IMMEDIATE RELEASE
THURSDAY, JUNE 04, 2020
WEB: www.justice.gov/usao/miw/index

MICHIGAN REAL ESTATE DEVELOPMENT

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ACME TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
April 25, 2022 7:00 p.m.

CALL TO ORDER
WITH PLEDGE OF ALLEGIANCE

ROLL CALL:

- A. LIMITED PUBLIC COMMENT:** Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion
- B. APPROVAL OF AGENDA:**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. SPECIAL PRESENTATIONS:**
- E. RECEIVE AND FILE:**
 - 1. RECEIVE AND FILE**
 - a. None**
- F. APPROVAL OF MINUTES:**
 - a. None**
- G. CORRESPONDENCE:**
 - 1. Karp**
- H. PUBLIC HEARINGS:**
 - 1. None**
- I. OLD BUSINESS:**
 - 1. None**
- J. NEW BUSINESS:**
 - 1. SPR 2022-02 Grand Traverse Resort & Spa Employee Housing (PUD 2000-1P)**
- K. PUBLIC COMMENT & OTHER PC BUSINESS**
 - 1. Planning & Zoning Administrator Report – Lindsey Wolf**
 - 2. Township Board Report – Jean Aukerman**
 - 3. Parks & Trails Committee Report – Marcie Timmins**

ADJOURN:

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Sent: Saturday, April 16, 2022 9:40 AM
To: Lindsey Wolf
Subject: Strathmore Development Project

Hello Karly-

I read the article in the Ticker about Strathmore's redevelopment plan of the former Kmart and Tom's buildings on 31. As an East Lansing resident and property owner in Williamsburg, I thought it would be prudent to send you articles on Strathmore and Scott Chappelle. I'm sure you're aware.

<https://www.clickondetroit.com/news/local/2020/06/05/michigan-real-estate-developer-indicted-for-tax-bank-fraud/>

<https://eastlansinginfo.news/ask-eli-chappelle-indictment-allegations/>

<https://www.lansingstatejournal.com/story/news/local/2020/06/05/scott-chappelle-tax-evasion-mortgage-fraud-irs-false-statements-indictment/3153524001/>

Thank you-
Emalie Karp

LOCAL NEWS

Michigan real estate developer indicted for tax, bank fraud

Scott Chappelle is accused of making false statements to the IRS

Kayla Clarke, Web Producer

Published: **June 4, 2020, 9:28 PM**

Tags: **Grand Rapids, Grand Rapids Crime, Crime, News, Fraud, State, Michigan, Tax Evasion, IRS, Internal Revenue Service, Scott Chappelle, Okemos, East Lansing**





GRAND RAPIDS, Mich. – A federal grand jury returned an indictment charging a Michigan businessman with tax evasion, filing false documents with the Internal Revenue Service (IRS), making false statements to IRS Criminal Investigation agents, and mortgage fraud.

According to the indictment, Scott Allan Chappelle, of Okemos and East Lansing, Michigan, was an attorney and former Certified Public Accountant who operated Terra Management Company LLC, Strathmore Development Company Michigan LLC, and Terra Holding LLC, companies involved in real estate development and property management.

Chappelle is accused of failing to pay over to the IRS employment taxes that were withheld from the wages of the companies' employees. Chappelle is also accused of evading a payment of more than \$830,000 in unpaid taxes by making false statements to the IRS about his and his companies' assets.

He's also charged with making false statements to IRS-CI agents during its criminal investigation. He's accused of telling investigators that he hadn't personally purchased any real estate during the last three years -- but he had purchased a condominium in East Lansing and a house in Powell, Ohio.

Ad

He's accused of falsely telling investigators that the condominium was for his son and was paid for with student loans.

The indictment also charges that Chappelle made false statements and submitted fraudulent documents to a bank when refinancing his lake house mortgage. Chappelle allegedly falsely represented that he was not a party to a lawsuit or owed any federal debt.

Chappelle is also alleged to have submitted fraudulent bank statements that showed a substantially higher balance in an account than the account actually had at that time.

If convicted, Chappelle faces a maximum term of imprisonment of five years for tax evasion and making a false statement, three years for filing a false document with the IRS, and 30 years for bank fraud (the mortgage fraud scheme).

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**Department of Justice**
United States
Western District of Michigan

FOR IMMEDIATE RELEASE
THURSDAY, JUNE 04, 2020
WEB: www.justice.gov/usao/miw/index

MICHIGAN REAL ESTATE DEVELOPMENT

View On Scribd

1 of 2



ASK ELI TO INVESTIGATE

Ask ELi: What Does the Grand-Jury Indictment of Developer Scott Chappelle Allege?

BY  ANDREW GRAHAM AND  ALICE DREGER | NOVEMBER 29, 2021



Andrew Graham for ELi

Lansing's Charles E. Chamberlain federal building, which houses federal courtrooms for the Western District of Michigan along with a post office.

The recent dismissal (<https://eastlansinginfo.news/case-dismissed-judge-throws-out-chappelles-lawsuit-against-eli/>) of real estate developer Scott Chappelle's defamation lawsuit against East Lansing Info by Judge Joyce Draganchuk — a lawsuit that centered on the ELi article that first reported Chappelle's criminal indictment (<https://eastlansinginfo.news/east-lansing-real-estate-developer-scott-chappelle-indicted-for-tax-and-bank-fraud/>) — has some ELi readers asking ELi: What is the substance of the allegations in the federal indictment against Chappelle?

In this edition of Ask ELi to Investigate (<https://eastlansinginfo.news/category/ask-eli/>), we answer that question.

By way of background, following his June 2020 indictment, Chappelle had been in months-long plea negotiations (<https://eastlansinginfo.news/developer-scott-chappelle-headed-to-federal-criminal-trial-with-new-lawyers/>) with federal prosecutors, but those efforts to avoid a trial stalled around September 2021. Since then, Chappelle has hired new legal counsel and the opening date of the trial is currently set for May 2, 2022 (<https://eastlansinginfo.news/scott-chappelles-federal-criminal-trial-pushed-to-may-2022/>).

Attorneys now representing Chappelle — Timothy D. Belevetz and Meredith Wood of the Ice Miller firm — did not respond to ELi's request for comment on the criminal case. The Justice Department prosecutors working the case, Timothy Peter VerHey and Melissa Siskind, also did not respond. (It is not unusual for attorneys in a criminal case not to respond to requests for comment.)

Broadly, what does the federal indictment allege?

The 21-page-long indictment returned (<https://eastlansinginfo.news/wp-content/uploads/2021/10/federal-grand-jury-indictment-of-Scott-Allan-Chappelle-indictment.pdf>) by a federal grand jury in June of 2020 and signed by federal prosecutor VerHey presents the United States Attorneys' case that Chappelle allegedly committed an assortment of white-collar crimes.

In total, eight criminal counts in the indictment include two counts of tax evasion, two counts of filing a materially false document, two counts of making false statements to IRS Criminal Investigation special agents, one count of filing a materially false tax return, and one count of bank fraud.

The indictment identifies a number of businesses connected to Chappelle:

- Terra Management Company;
- Strathmore Development Company Michigan, LLC;
- Terra Holdings, LLC;
- Terra Lawn and Snow Removal, LLC;
- Mid Michigan Rental Properties, LLC;
- Abbott Road Commons, LLC;
- Covenant Investment Group, LLC;
- and Crouch Investment Group, LLC.

As explained below, several of the charges against Chappelle relate to tax obligations for East Lansing-based businesses, including some businesses involved in the failed "City Center II" project in East Lansing's downtown.

The introduction to the indictment notes that Chappelle has been an attorney licensed in Michigan and has been a licensed Certified Public Accountant.

The indictment explains that he had a leadership capacity with companies named in the indictment and says Chappelle was responsible for "the companies' bookkeeping system, and approving payroll," as well as having "signed the companies' tax returns" in the cases of East Lansing-based Terra Management, Terra Holdings, and Strathmore Development.

The next ten pages of the indictment review the government's case for alleging Chappelle committed various crimes. This is broken down into six subsections.

So, what did Chappelle allegedly do?

The government alleges tax evasion and related false statements.

Federal law requires employers to collect payroll taxes and then transfer the withholdings to the Internal Revenue Service (IRS). These withholdings are referred to as "Trust Fund Taxes" because employers keep the funds in a trust before transfer.

If a business fails to pay what is due on time, it can apply for a payment plan with the IRS. The IRS can also impose a penalty for late or unpaid payroll taxes. Someone who owes such penalties can try to negotiate a settlement called an Offer in Compromise, which involves forms submitted under penalties of perjury.

The Department of Justice (DOJ) alleges that Chappelle, as president of Terra Management, did not pay the full amount of payroll taxes owed for a period running for "at least" the second quarter of 2007 through the third quarter of 2009, according to the indictment.

The indictment states that the IRS subsequently assessed penalties for the first quarter of 2008 through the second quarter of 2009 and "attempted to collect the unpaid taxes from Chappelle individually." The total amount levied against Chappelle in that time period was more than \$377,000, per the indictment.

Around September 2009, the DOJ claims, in response to the IRS taking action, Chappelle stopped operating this business as Terra Management and began operating it as Strathmore Development.

“Nothing about the operation of the business changed other than the name and tax identification number,” the indictment reads.

According to the indictment, Chappelle then did the same thing with Strathmore Development, again failing to fully pay over payroll taxes for several quarters. According to the indictment, Strathmore’s total liability then exceeded \$454,000.

Then, the indictment claims, around 2015, Chappelle changed the name of the business again, with Strathmore Development being succeeded by Terra Holdings. (The first company named was called “Terra Management,” and this one, “Terra Holdings.”) Again, the indictment says that nothing changed except for the business name and tax identification number.

Later, around September 2018, while aware he was under criminal investigation, according to the indictment, Chappelle “caused a false Form 941 [related to payroll withholdings] for Terra Holdings for the third quarter of 2016 to be mailed to an IRS Criminal Investigation (‘IRS-CI’) special agent for filing with the IRS.”

As with many IRS forms, if a person knowingly makes a false statement on the Form 941, they may be charged with a felony.

The indictment alleges that Chappelle falsely stated on the Form 941 that Terra Holdings didn’t have any employees and didn’t pay any wages for the third quarter of 2016. The indictment says that Chappelle “knew that Terra Holdings had employees and paid wages during that quarter because he approved submissions to a payroll company.”

According to the indictment, Chappelle also claimed Terra Holdings was, in fact,” entitled to a refund of all federal tax deposits that it made during the quarter.”

Chappelle re-submitted and “caused to be re-submitted” the same allegedly false form in January 2019, according to the indictment.

The next subsection of the indictment outlines what the DOJ calls “Chappelle’s Efforts to Evade the Payment” of the money owed to the IRS.

Here, the indictment alleges that Chappelle “made false representations about his income and assets,” claiming that Chappelle didn’t disclose that he owned a vacation home/property in Harbor Springs, Michigan, in the name of Crouch Investment Group, valued at more than \$2 million in November 2009.

The IRS rejected Chappelle’s Offer in Compromise in 2011 and notified Chappelle that it had “determined that [his] offer was submitted solely to hinder or delay [the IRS’s] collection actions which are expected to collect significantly more than the amount [Chappelle had] offered,” according to the indictment.

The indictment alleges that Chappelle went through several rounds of this with the IRS and that Chappelle sought to prevent the IRS from collecting what was supposedly owed by, “among other means, paying personal expenses directly out of business bank accounts, acquiring new assets, including a one million dollar yacht, rather than paying his liabilities to the IRS, purchasing a condominium and a house in the name of nominee entities rather than his own name, and fraudulently causing the proceeds of a cash-out refinance to be paid to a third party instead of to Chappelle directly.”

The indictment then outlines Chappelle’s alleged “Efforts to Evade the Payment of Strathmore Development Company’s Trust Fund Tax Liabilities.”

According to the indictment, Chappelle sent a letter to an IRS revenue officer in June 2014 stating that Strathmore Development didn’t have any funds to pay the outstanding tax liability. The indictment counters that Strathmore Development and Terra Holdings (the successor company to Strathmore Development) “had bank deposits that totaled more than \$5 million in 2014.”

The government alleges other false statements and evasions through the use of various companies.

The indictment also outlines alleged bank fraud in the form of “False Statements to a Mortgage Company.”

Around February 2014, per the indictment, Chappelle applied with Union Savings Bank for a mortgage loan to refinance the mortgage on the Harbor Springs property.

On the loan application, the DOJ claims, Chappelle falsely stated that he was not a party to a lawsuit when he was a party to at least two, and falsely stated he was not delinquent on federal debts when he owed the IRS taxes and assessed penalties.

The DOJ also alleges that Chappelle submitted fraudulent bank statements to Union Savings Bank when applying for the mortgage.

According to the indictment, a bank statement submitted for Strathmore Development falsely showed that account balance to be about \$700,000 when it was really a little under \$11,000.

Chappelle is also alleged to have falsely claimed on the loan application that a company called “Chasco Management and Lending Services” held a lien on the Harbor Springs property which needed to be paid off with money from the Union Savings Bank loan.

The claim about the lien held by Chasco, according to the indictment, induced Union Savings Bank to wire over \$642,364.75 of the refinance mortgage proceeds to an account in the name of Crouch Investment Group. Chappelle then allegedly transferred funds from Crouch Investment Group “to accounts in his name and the name of Strathmore Development.”

We have so far been unable to locate any company with the name “Chasco Management and Lending Services.” State of Michigan records do show a “Chasco Investment Properties LLC” with the registered agent listed as Thomas Eckhardt, a long-time attorney for Chappelle.

“The false and fraudulent statements and documents influenced USB’s [Union Savings Bank’s] decision to approve a mortgage loan in the amount of \$2,250,000,” the indictment reads.

Finally, the indictment alleges false statements to IRS Criminal Investigation special agents.

In short, during an interview in May 2016 with IRS special agents, Chappelle allegedly made false statements about not purchasing any real estate in the past three years when he had allegedly purchased a condo in East Lansing in his own name and a house in Powell, Ohio, in the name of one of his companies. The indictment states that Chappelle “resided in the house in Powell, Ohio with his girlfriend and her children.” (These purchases were at issue because of questions about his assets.)

Based on records available through the tax assessor’s office and reports to ELi from readers, the East Lansing condo referred to in the indictment appears to have been one in the City Center condominium – the brick-faced apartments along M.A.C. Avenue’s east side above CVS and Omi Sushi. (That apartment is now owned by someone else.)

Chappelle allegedly claimed his son lived at the East Lansing condo and paid for the mortgage on the property “primarily with his son’s student loan funds” when the IRS says the son didn’t live there and one of Chappelle’s companies made some of the condo mortgage payments. The tax assessor’s record shows Chappelle purchasing the condo in 2015 and transferring it to Mid Michigan Rental Properties LLC (one of the companies mentioned in the indictment with regard to the Harbor Springs property) in 2017.

What is the potential punishment that Chappelle is facing?

It’s important to remember that everything in the indictment, and therefore this report on the indictment, is merely alleged by the DOJ. Chappelle is, as all criminal defendants are, innocent until proven guilty.

If he were to be convicted and found guilty of all of these crimes, Chappelle would potentially facing decades in prison, in addition to “a period of supervised release, restitution, and monetary penalties.” According to the press release from the DOJ announcing the charges (https://www.justice.gov/usao-wdmi/pr/2020_0604_Chappelle) in June 2020, with a conviction, the bank fraud charge alone carries a possible sentence of 30 years in prison.

Have a question you want ELi to investigate, or have a tip you'd like to share? Contact us!
(<https://eastlansinginfo.news/contact-form/>)

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(<https://eastlansinginfo.news/donate/>) ***available through Dec. 31!***

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LOCAL

East Lansing businessman charged with lying to evade paying \$830,000 in taxes, mortgage fraud



Megan Banta

Lansing State Journal

Published 10:29 a.m. ET June 5, 2020 | Updated 2:11 p.m. ET June 5, 2020

GRAND RAPIDS – A federal grand jury has indicted an East Lansing businessman for tax evasion, mortgage fraud, filing false documents with the IRS and making false statements to investigators.

The indictment charges Scott Chappelle with eight counts:

- Two counts of tax evasion, punishable by up to five years in prison

- Two counts of filing false documents, punishable by up to three years in prison

- One count of filing a false tax return, punishable by up to three years in prison

- Two counts of making a false statement, punishable by up to five years in prison

- One count of bank fraud, punishable by up to 30 years in prison.

Chappelle is an attorney and former certified public accountant who operated Terra Management Co., Strathmore Development Co. and Terra Holding. All three companies are involved in real estate development and property management.

Chappelle is charged with failing to pay the IRS more than \$830,000 in employment taxes withheld from employee wages between 2010 through 2019, according to a press release and court documents.

When the federal agency attempted to collect the unpaid taxes, the charging documents say, Chappelle evaded payment by lying about his companies' assets and income, failing to disclose his vacation house on Lake Michigan and purchasing real property in names other than his own.

Chappelle also told investigators he had not personally purchased any real estate during the last three years when he actually had purchased both a condominium in East Lansing and a house in Powell, Ohio, during that time.

He also is charged with filing a tax return for Terra Holdings on which he falsely claimed the company had no employees and paid no wages and with submitting false documents to a bank when refinancing his lake house mortgage.

An attorney for Chappelle described the charges as baseless.

"We have worked voluntarily and cooperatively throughout the entire federal investigation seeking resolution," Matthew Borgula said in an emailed statement. "The charges found in the indictment are unfounded and we are disappointed they were even filed."

Involved in downtown East Lansing development

Chappelle has been involved in a handful of major local developments, including what's now the Park District project in East Lansing.

In 2002, he began work on what was dubbed the Museum Place project, which would have brought a mix of housing, office and retail space to the corner of Grand River Avenue and Abbot Road. He wanted it to be the new home for the state archives and the Michigan State University Museum.

But the state withdrew from the project in 2007. MSU withdrew in 2008.

Chappelle's plans for the blighted corner shifted and finally fell through in 2012 after years struggles to secure financing. Convexity, a company not affiliated with Chappelle, is now developing the corner as the Graduate Hotel and The Abbot Apartments.

Chappelle also was the developer behind Red Cedar Flats in Meridian Township and office space on Northwind Drive off East Grand River Avenue.

His development companies also are behind commercial and residential developments in Florida, Virginia, Georgia and Ohio.

This isn't the first time he's run into issues with the IRS.

Strathmore Development was hit with two IRS tax liens in 2015, alleging failure to pay quarterly payroll taxes and annual unemployment taxes.

The Sept. 29, 2015 lien was the sixth filed against Strathmore in 18 months. Five liens totaling more than \$361,000 remained unsatisfied at that time.

Chappelle's charges are based on actions that go back more than a decade.

Vacation home at center of several charges

He and his wife purchased a vacation home in Harbor Springs in November 2000.

He caused Crouch Investment Group, a firm with which he was involved, to purchase the property in 2009 after foreclosure. Following a second foreclosure, he caused that investment group to transfer the property to Mid Michigan Rental Properties. He was also involved with that investment group.

In March 2014, that group transferred the property to Chappelle and his wife for \$1 to allow them to get a mortgage loan on the property.

Investigators say Chappelle made multiple false statements when applying for a mortgage loan to refinance the mortgage on the same house in 2014.

They say he told Union Savings Bank he was not party to a lawsuit when he actually was named in at least two at the time and that he was not delinquent on any federal debts when he owed both individual income taxes and tax penalties.

Chappelle also submitted fraudulent bank statement for Strathmore Development to secure the loan representing his development company had "significantly more money in its account than it actually had," the indictment states.

For example, he said the ending balance on the account for Jan. 31, 2014 was \$711,929.05 when it was actually \$10,929.05.

The indictment indicates he also told USB that a company called Chasco Management and Lending Services held a lien on the property, causing the bank to wire \$642,364.75 to a bank account in the name of Crouch Investment Group instead of to Chappelle individually.

Chappelle then transferred funds from the investment group account to bank accounts in his name and in the name of Strathmore Development. He also used a portion of the funds to make payments toward loans on properties owned by entities he controlled.

Allegations include renamed companies, lies about funds

Chappelle's management of his companies, not just his vacation property, also is under fire.

For at least the second quarter of 2007 through the third quarter of 2009, investigators say, Chappelle failed to pay the IRS the money withheld from employee paychecks for Social Security and Medicare taxes and the company's matching share.

The IRS placed \$377,000 in assessment penalties on Chappelle and tried to collect the unpaid taxes from him individually.

In response, Chappelle renamed his business Strathmore Development.

He then failed to pay the IRS again between the fourth quarter of 2009 and first quarter of 2011 and between the first quarter of 2013 and second quarter of 2014.

The IRS penalized him and the development company for \$454,000 in liability.

In response, Chappelle changed the name of the company again, this time to Terra Holdings.

He also claimed Strathmore had no funds to pay the outstanding liability despite that company and Terra Holdings having more than \$5 million in bank deposits in 2014.

While aware that he was under criminal investigation, he claimed on a quarterly federal tax return that Terra Holdings had no employees and did not pay any wages during the third quarter of 2016.

That was despite having approved submissions to a payroll company for the period.

He also claimed on that form that his company was entitled to a refund of all federal tax deposits during the quarter. The company actually owed additional taxes.

He submitted the same false claims for the third quarter of 2016.

Prosecutors say he misrepresented wealth, assets to evade payments

The vacation property came back into play as Chappelle took other steps to avoid paying those penalties.

Chappelle failed to disclose that he owned the property in 2010, 2011, 2013 and 2014 during various filings while attempting to settle a tax penalty assessment.

He also said he hadn't transferred any properties for less than their value in the last 10 years in Dec. 2014, less than a year after receiving the vacation property transfer for \$1.

Investigators say he made other false statements to misrepresent his wealth and assets, including the amount of his household income and saying he had no income from partnerships or other corporations when bank accounts for those exact types of entities helped pay personal expenses.

They also say he attempted to avoid paying tax penalties by:

- Paying personal expenses directly out of business bank accounts.

- Acquiring new assets, including a \$1 million yacht, rather than paying his liabilities to the IRS.

- Purchasing a condominium and a house in the name of nominee entities rather than his own name.

- Fraudulently causing the proceeds of the cash-out refinance to be paid to Crouch Investment Group instead of to him directly.

Chappelle's attorney: Government, bank didn't lose money

Borgula said he is confident Chappelle won't face jail time related to charges.

The tax-related charges, he said, are connected to efforts during the 2008 financial crisis to keep a small company in business.

"Payroll taxes were paid late but were eventually paid in full, and there has been no tax loss to the government," Borgula added in his email.

The fraud charges, he wrote, are related to allegations that Chappelle didn't properly disclose some information to the IRS and to one bank.

That information was properly disclosed at some point, Borgula said, and the bank didn't lose any money.

"We will continue to cooperate with the investigation and are confident that Mr. Chappelle ultimately will be exonerated," Borgula wrote.

Contact reporter Megan Banta at mbanta@lsj.com. Follow her on Twitter @MeganBanta_1.



Acme Township Planning & Zoning Report

Meeting Date: April 25, 2022
Subject: Grand Traverse Resort & Spa: Employee Housing (PD 2000-1P)
Application No: SPR 2022-02

Date: April 18, 2022

Project: Grand Traverse Resort & Spa
Employee Housing
100 Grand Traverse Blvd
P.O Box 404
Acme, MI 49610

Applicant: Ryan Cox (GTEC)
3147 Logan Valley Road
Traverse City, MI 49684
(231)631-0975

Owner: Grand Traverse Resort & Spa
PO Box 404
Acme, MI 49610

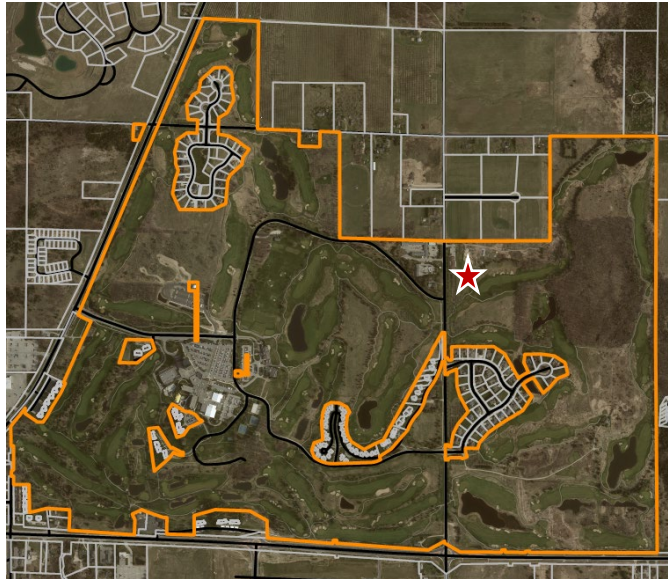
Request: The applicant is proposing two additional 8-unit (4 people per unit) apartment buildings for employee housing to be constructed just south of the existing employee housing building on the resort property (for a total of 16 units).

GENERAL DESCRIPTION

Proposal: The applicant is proposing two additional 8-unit (4 people per unit) apartment buildings for employee housing to be constructed just south of the existing employee housing building on the resort property (for a total of 16 units). The site was previously approved for 72 units known as “*The Orchards*” under PD 2000-1P. This will bring the total density on this site to a total of 40 apartments. The applicant is also proposing a new driveway entrance and parking lot off Lautner Road – and improved pedestrian access and stormwater controls.

PARCEL INFORMATION & OVERVIEW

Parcel Number: 28-01-235-020-03
Location: 100 Grand Traverse Village Blvd
New address: 6626 Lautner Road
New address: 6630 Lautner Road



Zoning District: R-3: Urban Residential District
Current Use: Grand Traverse Resort PUD (hotel, accommodations, housing, golf course)
Propose Use: Employee Housing – multi family

Legal Description:

SEC 36 T28N R10W COM AT SW CNR OF SEC 36 TH N 01 DEG 07'43" W 176.90' TO A PT ON N'ERLY R/W LINE OF HWY M-72 AND POB TH N 01 DEG 07'43" W 1030.91' TO A PT ON BNDRY LINE OF ARROWHEAD ESTATES TH N 88 DEG 52'17" E 33' TH NE'ERLY 47.34' ALONG ARC OF A 30' RAD CURVE TO RT 90 DEG 24'56" AND LC N 44 DEG 04'29" E 42.58' TH N 89 DEG 16'41" E 118.54' TH SE'ERLY 34.56' ALONG ARC OF A 30' RAD CURVE TO RT 66 DEG 00'14" AND LC S 57 DEG 43'18" E 32.68' TH N 65 DEG 16'44" E 66' TH NW'ERLY 112.23' ALONG ARC OF A 242' RAD CURVE TO RT 26 DEG 34'20" AND LC N 11 DEG 26'05" W 111.23' TH S 88 DEG 30'00" E 153.15' TH N 12 DEG 05'41" E 71.59' TH N 41 DEG 03'46" E 175.07' TH N 53 DEG 58'21" E 204.02' TH N 58 DEG 13'02" E 299.98' TH N 32 DEG 51'03" E 208.31' TH N 38 DEG 53'31" W 194.26' TH NE'ERLY 142.86' ALONG ARC OF A 326.13' RAD CURVE TO RT 25 DEG 05'56" AND LC N 56 DEG 54'49" E 141.72' TH N 69 DEG 27'48" E 17.25' TH S 34 DEG 22'49" E 228.54' TH N 45 DEG 24'02" E 101.12' TH N 40 DEG 03'15" E 147.63' TH N 65 DEG 43'07" E 145.91' TH N 15 DEG 56'43" W 145.60' TH N 58 DEG 23'33" W 152.64' TH N 81 DEG 38'03" W 171.83' TH S 87 DEG 42'34" W 200.16' TH S 05 DEG 39'16" W 101.49' TH S 25 DEG 49'15" E 136.55' TH SW'ERLY 144.96' ALONG ARC OF A 412.13' RAD CURVE TO LT 20 DEG 09'08" AND LC S 57 DEG 07'18" W 144.21' TH N 30 DEG 18'10" W 353.50' TH N 56 DEG 35'40" W 158.87' TH S 88 DEG 58'56" W 525' TH S 01 DEG 07'43" E 165.66' TH S 68 DEG 52'17" W 12.49' TH NW'ERLY 57.60' ALONG ARC OF A 30' RAD CURVE TO RT 110 DEG 00'11" AND LC N 56 DEG 07'43" W 49.15' TH S 88 DEG 52'17" W 33' TO A PT ON W SEC LINE N 01 DEG 07'43" W 151.91' TO A PT ON E AND W 1/4 LINE OF SEC 36 TH N 01 DEG 07'16" W 1303.13' ALONG W SEC LINE TO A PT ON N 1/8 LINE OF SEC 36 TH N 89 DEG 02'50" E 1318.03' ALONG N 1/8 LINE TO A PT ON W 1/8 LINE OF SEC 36 TH N 00 DEG 51'47" W 1301.64' ALONG W 1/8 LINE TO A PT ON N LINE OF SEC 36 TH N 89 DEG 06'43" E 1324.15' ALONG N SEC LINE TO A PT ON N AND S 1/4 LINE OF SEC 36 TH S 00 DEG 35'56" E 2600.34' ALONG N AND S 1/4 LINE TO A PT ON E AND W 1/4 LINE TH S 01 DEG 14'52" E 2584.96' ALONG N AND S 1/4 LINE TO A PT ON N'ERLY R/W LINE OF HWY M-72 TH ALONG N'ERLY R/W LINE S 89 DEG 41'15" W 1485.26' TH N 00 DEG 18'45" W 25' TH S 89 DEG 41'15" W 40' TH S 00 DEG 18'45" E 25' TH S 89 DEG 41'15" W 27.32' TH SW'ERLY 242.15' ALONG ARC OF A 34302.47' RAD CURVE TO RT 00 DEG 24'16" AND LC S 89 DEG 53'22" W 242.15' TH N 00 DEG 05'30" E 40' TH NW'ERLY 39.87' ALONG ARC OF A 34262.47' RAD CURVE TO RT 00 DEG 04'00" AND LC N 89 DEG 52'30" W 39.87' TH S 00 DEG 09'30" W 40' TH NW'ERLY 635.86' ALONG ARC OF A 34302.47' RAD CURVE TO RT 01 DEG 03'43" AND LC N 89 DEG 18'38" W 635.85' TH N 61 DEG 13'46" W 184.26' TO POB. AND ALSO PART OF SEC 36 T 28N R10W COM AT SW CNR OF SEC 36 TH N 01 DEG 07'43" W 1399.37' ALONG W LINE OF SEC 36 TO POB TH N 01 DEG 07'43" W 872.01' ALONG W SEC LINE TH ALONG BNDRY OF PLAT OF ARROWHEAD ESTATES N 88 DEG 52'17" E 33' TH NE'ERLY 36.66' ALONG ARC OF A 30' RAD CURVE TO RT 70 DEG 00'45" AND LC N 33 DEG 52'17" E 34.42' TH N 68 DEG 52'17" E 95.90' TH S 01 DEG 59'13" E 204.39' TH S 16 DEG 15'37" E 125' TH S 29 DEG 03'17" E 226.50' TH S 38 DEG 36'52" W 197.09' TH S 25 DEG 46'58" W 131.05' TH S 11 DEG 01'55" W 173.34' TH NW'ERLY 46.92' ALONG ARC OF A 30' RAD CURVE TO RT 89 DEG 36'19" AND LC N 45 DEG 55'31" W 42.28' TH S 88 DEG 52'17" W 33' TO POB. PART OF SECS 26 34 AND 35 T 28 N R 10 W ACME TSHIP GT CO MICHIGAN MORE FULLY DESCRIBED AS COM AT SE CNR OF SEC 35 TH N 01 DEG 07'43" W 216.90' ALONG E LINE OF SEC 35 TO A PT ON N'ERLY R/W LINE OF HWY M-72 AND TO POB TH ALONG N'ERLY R/W LINE S 57 DEG 10'29" W 220.46' TH NW'ERLY 882.88' ALONG ARC OF A 34302.47' RAD CURVE TO RT 01 DEG 28'29" AND LC N 87 DEG 27'41" W 882.86' TH N 86 DEG 43'27" W 272.70' TH N 03 DEG 16'33" E 50' TH N 86 DEG 43'27" W 40' TH S 03 DEG 46'33" W 50' TH N 86 DEG 43'27" W 247.33' TH NW'ERLY 599.93 FEET ALONG ARC OF A 57370.78' RAD CURVE TO LT 00 DEG 35'57" AND LC N 87 DEG 01'25" W 599.93' TH LEAVING N'ERLY R/W LINE AND ALONG BNDRY OF GT HILLTOP CONDO N 00 DEG 44'52" W 220.20 FEET' TH N 61 DEG 18'47" W 248.16' TH N 88 DEG 15'32" W 427.05' TH S 74 DEG 13'08" W 274.08' TH S 00 DEG 44'52" E 242.51' TH LEAVING CONDO BNDRY NW'ERLY 485.67' ALONG N'ERLY R/W LINE AND ARC OF A 57370.78' RAD CURVE TO LT 00 DEG 29'06" AND LC N 88 DEG 28'24" W 485.67' TH N 01 DEG 05'41" E 40' TH SE'ERLY 141.68' ALONG ARC OF A 57410.78' RAD CURVE TO RT 00 DEG 08'29" AND LC S 88 DEG 38'43" E 141.68' ALONG N LINE OF A 40' WIDE INGRESS AND EGRESS EASEMENT TH N 00 DEG 44'52" W 162.85 FEET' TH W 46.49' TH N 71 DEG 57'39" W 286.56' TH S 63 DEG 46'40" W 127.49' TH S 26 DEG 13'20" E 81.18' TH S 00 DEG 50'27" W 184.61' TO A PT ON S LINE OF SEC 35 TH N 86 DEG 43'27" W 799.77' ALONG S SEC LINE TO A PT ON A TRAVERSE LINE ALONG E BANK OF ACME CREEK TH N 04 DEG E27'34" E 83.93' ALONG TRAVERSE LINE TH N 15 DEG 33'13" E 37.48' ALONG TRAVERSE LINE TH N 04 DEG 20'57" W 49.06' ALONG TRAVERSE LINE TH N 06 DEG 48'14" E 88.73' ALONG TRAVERSE LINE TH N 86 DEG 41'38" W 283.96' TH S 82 DEG 34'12" W 33.68' TH S 76 DEG 20'52" W 218.08' TH N 00 DEG 13'53" W 353' ALONG E LINE OF GT CONDO CONDO TH S 89 DEG 46'07" W 200' TO A PT ON EERLY R/W LINE OF HOLT STREET TH N 00 DEG 13'53" W 66' ALONG EERLY R/W LINE TH S 89 DEG 46'07" W 37.71' TH N 00 DEG 13'53" W 84.63' TH N 56 DEG 13'55" E 45.42' TH N 00 DEG 13'53" W 308.08' ALONG EERLY R/W LINE TH S 89 DEG 40'56" W 33' TO A PT ON C/L OF HOLT STREET TH N 00 DEG 13'53" W 274.79' ALONG C/L EXTENDED TO A PT ON SE'ERLY R/W LINE OF HWY U.S.-31 TH NE'ERLY 246.65' ALONG SE'ERLY R/W LINE AND ARC OF A 2387.80' RAD CURVE TO

LT 05 DEG 55'06" AND LC N 39 DEG 48'22" E 246.54' TH S 00 DEG 18'02" E 68.54' ALONG LINE COMMON TO SECS 34 AND 35 TO SW CNR OF GRAND TRAVERSE GOLFVIEW CONDOS TH ALONG BNDRY OF GOLFVIEW CONDOS S 65 DEG 30'52" E 252.88' TH N 33 DEG 40'26" E 70.03' TH N 28 DEG 44'09" E 353.80' TH N 25 DEG 06'20" E 134' TH N 65 DEG 10'13" W 27.61' TH LEAVING CONDO BNDRY N 24 DEG 44'01" E 595.17' ALONG EERLY BNDRY LINE OF ACME CEMETERY TH N 25 DEG 43'09" E 234.51' ALONG CEMETERY BNDRY TH N 71 DEG 28'53" W 29.71' ALONG CEMETERY BNDRY TH NW'ERLY 65.14' ALONG CEMETERY BNDRY AND ARC OF A 533.22' RAD CURVE TO RT 06 DEG 59'58" AND LC N 67 DEG 58'53" W 65.10' TH N 64 DEG 28'53" W 57.82' ALONG CEMETERY BNDRY TH S 70 DEG 31'07" W 50.79' ALONG CEMETERY BNDRY TO A PT ON EERLY R/W LINE OF HWY U.S.-31 TH ALONG EERLY R/W LINE NE'ERLY 528.63' ALONG ARC OF AN 11561.66' RAD CURVE TO LT 02 DEG 37'11" AND LC N 24 DEG 02'30" E 528.58' ALONG ARC OF AN 11534.14' RAD CURVE TO LT 02 DEG 37'27" AND LC N 24 DEG 02'17" E 528.22' TH N 22 DEG 43'55" E 44.26' TH NE'ERLY 354.87' ALONG ARC OF A 17678.01' RAD CURVE TO LT 01 DEG 09'01" AND LC N 22 DEG 09'25" E 354.87' ALONG ARC OF A 17263.62' RAD CURVE TO LT 01 DEG 10'39" AND LC N 22 DEG 08'14" E 354.78' TH N 21 DEG 34'54" E 254.11' TH N 22 DEG 09'12" E 1439.56' ALONG C/L TO A PT ON S 1/8 LINE OF SEC 26 TH S 87 DEG 59'42" E 484.06' ALONG S 1/8 LINE TO A PT ON N AND S 1/4 LINE OF SEC 26 TH S 88 DEG 00'09" E 264.16' ALONG S 1/8 LINE TH S 00 DEG 00'31" E 1340.29' ALONG E LINE OF W 264 FEET OF SW 1/4 OF SE 1/4 OF SEC 26 TO A PT ON LINE COMMON TO SECS 26 & 35 TH S 88 DEG 29'37" E 562.35' ALONG COMMON SEC LINE TH S 00 DEG 54'26" E 180' TH S 88 DEG 29'37" E 242' PARALLEL WITH COMMON SEC LINE TH N 00 DEG 54'26" W 180' TH S 88 DEG 29'37" E 228' ALONG COMMON SEC LINE TO A PT ON E 1/8 LINE OF SEC 35 TH S 00 DEG 54'28" E 1316.10' ALONG E 1/8 LINE TO A PT ON N 1/8 LINE OF SEC 35 TH S 89 DEG 04'26" E 1300.80' ALONG N 1/8 LINE TO A PT ON E LINE OF SEC 35 TH S 01 DEG 07'16" E 1131.67' ALONG E SEC LINE TH ALONG NW'ERLY BNDRY OF SINGLETREE II CONDO S 88 DEG 52'44" W 33' TH S 27 DEG 41'28" W 258.95' TH S 01 DEG 27'38" E 11.48' TH S 27 DEG 41'28" W 1049.11' TH LEAVING NW'ERLY BNDRY OF SINGLETREE II AND ALONG NW'ERLY BNDRY OF SINGLETREE CONDO TH S 27 DEG 57'35" W 210' TH S 66 DEG 39'50" W 109.49' TH LEAVING NW'ERLY BNDRY OF SINGLETREE CONDO AND ALONG BNDRY OF COT

Existing Permits: Original SUP Amendment to 2-8-82-1; & Special Use Permit/PD 2000-1P ; PD Minor Amendment 2022-01 to PD 2000-1P (*Approved 4.11.22*)

Adjacent Zoning & Land Uses:



Traffic Access: Lautner Road

ZONING ORDINANCE REVIEW

Listed below are the applicable sections of the Zoning Ordinance that pertain to the proposed project. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

R-3: Urban Residential			
[\$6.13.1]	Building Placement, Density & Parking		
Regulation	Requirement	Site Plan	Met
Minimum Lot Size	n/a		n/a
Minimum Lot Width	n/a		n/a
Min. Lot Depth	n/a		n/a
Street Side, corner lot Side Yard Setback	30' front 10' side 30' rear	Sheet 2.2: Zoned R3	Yes
Maximum Building Height	Multiple family w/public sewer -3 stories, 40'	Sheet A.5 & A.51: 2 stories	Yes
Lot Coverage	30%	3100 SF buildings, 5100 SF sidewalk, driveway & parking 16,370 SF: total 24,570 SF – total parcel PUD 861.77 acres Most of the property is composed of the golf course.	Yes
Impervious Coverage	30%	3100 SF buildings, 5100 SF sidewalk, driveway & parking 16,370 SF: total 24,570 SF – total parcel PUD 861.77 acres Most of the property is composed of the golf course.	Yes
Site Lighting			
[\$7.8.3]	High pressure sodium lights, shielded, downward facing.	Sheet 2.2	Yes
Parking, Landscaping & Screening			
[\$7.5.4] # spaces per land use	2. Multiple-Family Minimum: 1 per unit ; Maximum 2.5 per unit Plans indicate 2 – 8-unit buildings = 16 spaces required	Sheet 2.4: 16 spaces proposed	Yes
[\$7.5.4a] Location	Shall be constructed in rear or side yards	Plan set indicates located in side yard between buildings	Yes
[\$7.5.4 b1] Lane & Space Width	Parking Lanes 9'x 20'	Sheet 2.2: 9' width & 20' in length	Yes
[\$7.5.4 b5,6] Paving	Parking areas to be surfaced	Sheet 2.1 & 2.5	Yes
[\$7.5.4 c2a] Buffering	10' buffer strip required between parking area and road	Sheet 2.4: 25' wide buffer strip	Yes
[\$7.5.4 c2b] Planting	One canopy tree for every 24' feet of frontage	Sheet 2.4 indicates 8 canopy trees & 15 meadowsweet shrubs	Yes
[\$7.5.4 c2d] Refuse Receptacles	Must be screened on all sides, 6' fencing required. Shrubs per 5' shall be planted	Sheet 2.4: dumpster screening	Yes

[\$7.5.4 c3a] Treed Islands	Treed islands required, 180 SF area w/dimension of 9' in any direction, curbing : 2 treed islands required and required at ends	Sheet 2.4: Two(2) landscaped islands w/curbs	Yes
[\$7.5.4 c3d] Snow Storage	Two basins indicated & snow storage area – snow storage required for parking areas over 2,700 SF (15SF per 100 SF off street parking)	Sheet 2.2 & 2.4: 1,560 SF & 590 SF snow storage	Yes
[\$7.5.6.b] Landscape Plan	Landscape plan promoting native plants & irrigation	Sheet 2.4: Landscaping plan including irrigation	Yes
[\$7.5.6.f] Right of Way landscaping	Planting strip 10' in width required One canopy/evergreen tree for every 24' lineal feet of frontage and 5 small shrubs	Sheet 2.4: 25' wide buffer strip Sheet 2.4 indicates 8 canopy trees & 15 meadowsweet shrubs	Yes

* see site plan review/conditions of approval

SITE PLAN REVIEW

The table below presents the required elements for a site plan review per the Zoning Ordinance, whether included in the site plan drawing, written narrative, or both. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

§8.1.4 Application Requirements			
Item	Description	Shown On Site Plan	Written Documentation
1.	Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams, wetlands, woodlands, wildlife and water.	Yes Sheet 2.0	
2.	The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.		Yes – site adjacent is resort property with existing housing
3.	The method to be used to serve the development with water and sanitary sewer facilities	Yes Sheet 2.1 & 2.3	Yes
4.	The location, size, and routing of water and sanitary sewer facilities	Yes Sheet 2.3	
5.	Plans for storm water control and drainage, including measures to be used during construction	Yes Sheet 2.3 & 2.5	Yes
6.	Storm water calculations; and if requested storm water modeling data.	Included in packet	Yes -provided to Gosling Czubak
7.	If public sewers are not available to the site the applicant shall submit a current approval from the health department or other responsible public agency indicating approval of plans for sewage treatment.	Sheet 2.1	Public Sewer Available – application to DPW
8.	The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.		Yes

9.	An indication of how the proposed use conforms to existing and potential development patterns and any adverse effects		Yes- consistent with previously approved Orchards Housing Project
10.	Location of known Air Sheds and how the proposed use impacts this natural feature.	Not indicated	Not indicated
11.	Plans to control soil erosion and sedimentation.		Yes
12.	Incorporation of low impact development storm water technologies and other best management practices such as, but not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered storm water structures.	Yes	Yes
13.	Type, direction, and intensity of outside lighting shown on a photometric plan in compliance with exterior lighting standards.	Yes Sheet 2.2 explanation Sheet 2.3 location	Yes – high sodium, downward facing
14.	Location of any or required cross access management easements.	n/a	
15.	Location of pedestrian and non-motorized facilities; if required.	Yes - Not required inclusion of sidewalks	
16.	Landscaping plan	Yes	
17.	General description of deed restrictions and/or cross access management easements, if any or required.		n/a
18.	Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation.	Yes	Yes
19.	Sealed drawings from a licensed architect, engineer, or landscape architect.	Yes	

Agency Reviews

1. Soil Erosion and Sedimentation Control – favorable, permit will be issued once maintenance agreement is signed
2. Health Dept. Well & Septic (well) – not applicable
3. DPW (sewer)– favorable/sufficient benefits
4. Grand Traverse Metro Fire Department – favorable
5. Gosling Czubak Storm Water Review – favorable, will require final approval on number, size, and elevation of outlet orifices.
6. Road Commission – favorable; permits obtained

§8.2 Standards for Site Plan Review

Standards for Site Plan Review	
Standard	Finding
a. That the applicant may legally apply for site plan review.	Satisfied: The Applicant is authorized by the owner of the property to apply
b. That all required information has been provided.	Conditionally Satisfied: Per Application requirements 8.1.4 (10) Does not indicate if any airsheds are present

Standards for Site Plan Review	
Standard	Finding
c. That the proposed development conforms to all regulations of the zoning district in which it is located and all other applicable standards and requirements of this ordinance, including but not limited to all supplementary regulations.	Satisfied: The proposed use is consistent with the previously approved “The Orchards” employee housing development within the Grand Traverse Resort PD. It meets all other standards and applicable provisions of the Zoning Ordinance.
d. That the plan meets the requirements of Acme Township for fire and police protection, water supply, sewage disposal or treatment, storm, drainage, and other public facilities and services.	Satisfied: Agency review provided. Permits will be obtained prior to the issuance of a land use permit.
e. That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.	Satisfied: Agency review provided. Permits will be obtained prior to the issuance of a land use permit
f. That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.	Satisfied: Areas of disturbance will be limited to the extent necessary for construction – minimal with no exterior changes
g. That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.	<i>Not Applicable</i> – No floodplains present
h. That the soil conditions are suitable for excavation and site preparation, and that organic, wet, or other soils which are not suitable for development will either be undisturbed, or modified in an acceptable manner.	Satisfied: Agency review provided. Permits will be obtained prior to the issuance of a land use permit
i. That the proposed development will not cause soil erosion or sedimentation problems.	Satisfied: Agency review provided. SESC permit will be obtained prior to the issuance of a land use permit. Sheet 2.1 discusses soil erosion control notes. Sheet 2.3 provides silt fence detail.
j. That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.	Conditionally Satisfied: Gosling-Czubak-Favorable – see report(s) for more detail – will require final approval of the number, size, and elevation of outlet orifices. A maintenance plan shall be provided to the township. The new access drive and building locations more closely follow the existing contouring of the site and allow for improved stormwater control.
k. That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.	Satisfied: Grading & Paving notes on plan set indicate that there will be no adverse effects.
l. That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.	<i>Not Applicable</i>
m. That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.	Satisfied: Construction sequence explained on sheet 2.1
n. That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water and sewage facilities.	Satisfied: DPW and Road Commission review included within this packet.
o. That landscaping, fences or walls may be required when appropriate to meet the objectives of this Ordinance.	Satisfied: Detail provided on sheet 2.4. A landscaping bond will be required prior to the issuance of a land use permit.

Standards for Site Plan Review	
Standard	Finding
p. That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.	Satisfied: Location of parking lot between the buildings better services emergency service needs.
q. That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.	Satisfied: Location of parking lot between the buildings better services emergency service needs. Sidewalks provide for safer pedestrian access within the PD.
r. That outdoor storage of garbage and refuse is contained, screened from view, and located so as not be a nuisance to the subject property or neighboring properties.	Satisfied: Dumpster will be screened and landscaped per sheet 2.4.
s. That the proposed site is in accord with the spirit and purpose of this Ordinance, and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.	Satisfied: The proposed use is consistent with the existing housing within the Grand Traverse Resort PD and has been approved through a minor amendment to the PD on April 10, 2022.

SUMMARY OF REVIEW

- The applicant is proposing two additional 8-unit (4 people per unit) apartment buildings for employee housing to be constructed just south of the existing employee housing building on the resort property (for a total of 16 units). The site was previously approved for 72 units known as “The Orchards” under PD 2000-1P. This will bring the total density on this site to a total of 40 apartments. The applicant is also proposing a new driveway entrance and parking lot off Lautner Road – and improved pedestrian access.
- New driveway entrance and parking lot will improve accessibility to these buildings for emergency and fire apparatus vehicles.
- New driveway access is proposed to line up directly across from North Village Drive entrance will provide a more direct and improved pedestrian access to the existing sidewalks along north drive.
- The proposed building locations are similar to the original PUD however, the new access drive and building locations more closely follow the existing contouring of the site and allow for improved stormwater control.
- There is no indication of any known airsheds.
- A bond will be required for landscaping prior to the issuance of a land use permit.
- The township engineer will approve the final number, size, and elevation of outlet orifices.
- A stormwater maintenance plan will be approved, recorded, and provided to the township.
- Previous discussion at the April 10, 2022, PC meeting for the inclusion of bike racks.

SUGGESTED MOTION FOR CONSIDERATION

Motion to approve the site plan submitted by Ryan Cox of GTEC, on behalf of the Grand Traverse Resort and Spa, for two additional 8-unit apartment buildings for employee housing with a new driveway entrance, parking lot location, and improved pedestrian access located at 6626 & 6630 Lautner Road, subject to the following conditions prior to the issuance of a land use permit:

- No airsheds will be negatively impacted.
- A landscaping bond will be provided to the township.
- The township engineer will approve the final number, size, and elevation of outlet orifices.
- A stormwater maintenance plan will be approved, recorded, and provided to the township.
- Plan set to include bike rack locations.



Special Use Permit/Site Plan Review Application

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

Planning & Zoning Administrator: Lindsey Wolf Email: zoning@acmetownship.org

Owner Information (please type or print clearly):

Name: GRAND TRAVERSE RESORT AND SPA Phone: 231-534-6308

Mailing Address: 100 GRAND TRAVERSE VILLAGE BLVD.

City: WILLIAMSBURG State: MI Zip: 49690

Email Address: SCOTT.CHOVINARD@GTRESORT.COM

Applicant Information (please type or print clearly):

Name: SCOTT CHOVINARD Phone: 231-534-6308

Mailing Address: 100 GRAND TRAVERSE VILLAGE BLVD

City: WILLIAMSBURG State: MI Zip: 49690

Email Address: scott.chouinard@gtresort.com

A. Property Information:

1. Address: 6722 LAUTNER RD, WILLIAMSBURG, MI 49690

2. Parcel Number/Property Description:

PART OF 28-01-235-020-03

3. Current Zoning of Property:

R-3 URBAN RESIDENTIAL

4. If this project is one phase of a larger development and/or property subject to an existing/previous Site Plan Review, Special Use Permit, or Variance, what is/are the applicable permit number(s)? - GRAND TRAVERSE RESORT PUD SUP 2-8-82-1 / SUP 96-6P / PUD 2000-7P

5. Provide proof of current property ownership. If applicant is not the current property owner, also provide written permission to act as agent of, and complete contact information for the current property owner.

N/A

6. Proposed Use/Change to Property

NO USE CHANGE PROPOSED. PROPOSED USE IS
EMPLOYEE HOUSING WHICH IS CONSISTENT WITH
APPROVED USE FOR THIS PROPERTY W/IN THE PUD.

7. Estimated Start and Completion Dates:

MAY 1ST - NOVEMBER 15TH OF 2022.

**B. Application Packet Requirements: REFER TO ACME TOWNSHIP ZONING ORDINANCE
AND COMPLETE ATTACHED CHECKLIST**

C. Fees: Include initial fee as required by the Acme Township Ordinance #2004-01

PAID

D. Fee Escrow Policy Acknowledgement: Provide completed and signed form with initial
escrow fee deposit.

PAID

E. Affidavit: The undersigned affirms that he/she is the _____ (owner, agent,
lessee, or other interested party) involved in this petition and that the foregoing answers,
statements and information are in all respects true and, to the best of his/her knowledge,
correct. By making this application, the undersigned grants all officials, staff and
consultants of Acme Township access to the subject property as required and appropriate
to assess site conditions in support of a determination as to the suitability of the proposed
project and/or current or future Special Use Permit and Zoning Ordinance compliance.

Signed: _____



Date: _____

4/18/2022

FOR TOWNSHIP USE ONLY

Application Number: _____

Date Received: _____

Public Hearing/Meeting: _____

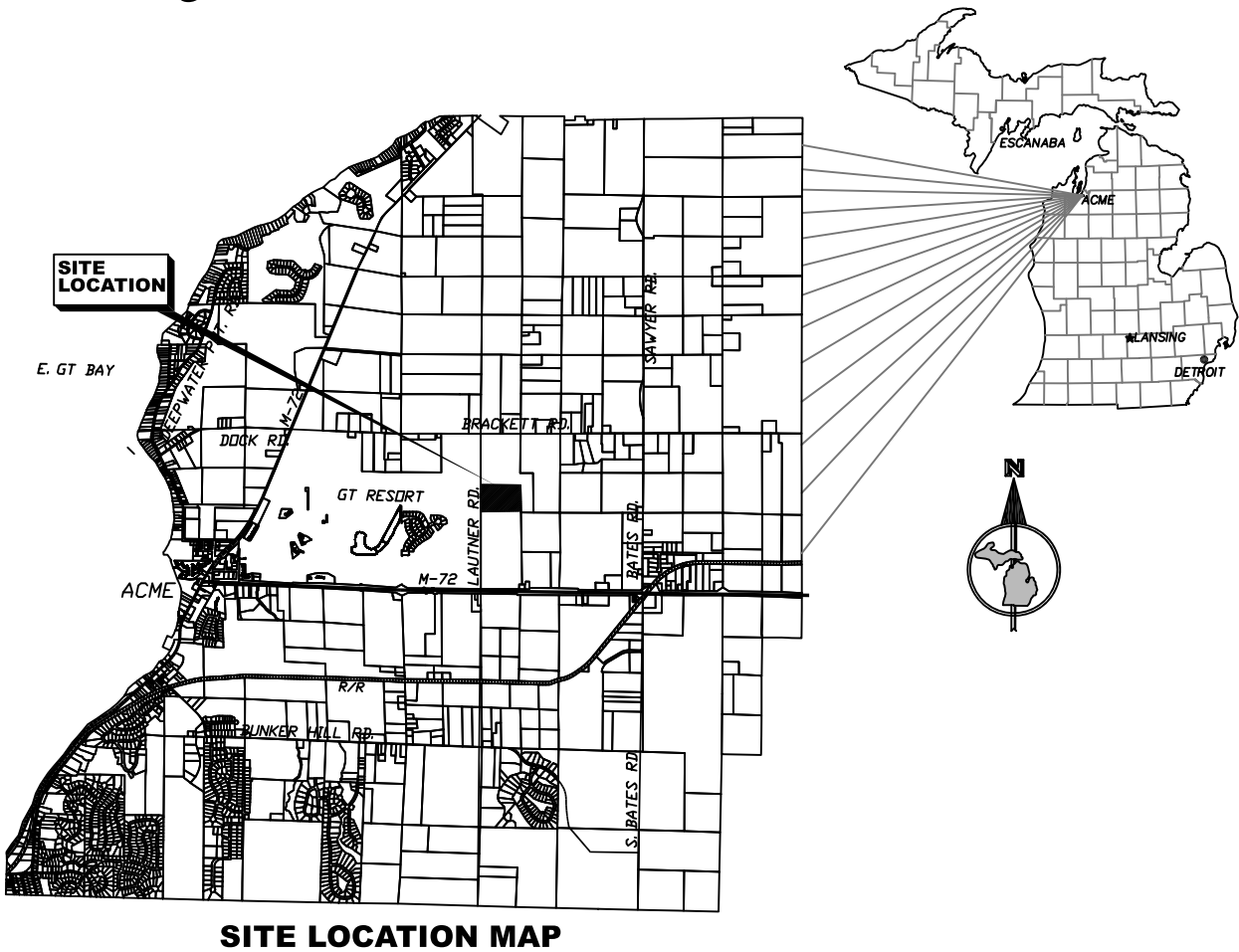
Date of Advertising: _____

T&A Account: _____

NOTES:

Grand Traverse Resort and Spa
PUD Minor Amendment
Employee Housing

Acme Township
Grand Traverse County, Michigan



SITE LOCATION MAP

SHEET INDEX

SHEET	SHEET TITLE
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS AND DEMOLITION
C2.1	NOTES AND QUANTITIES
C2.2	SITE PLAN
C2.3	SOIL EROSION AND SEDIMENTATION CONTROLS
C2.4	LANDSCAPING PLAN
C2.5	DETAILS
C2.6	DETAILS

PROJECT CONTACTS

OWNER

GRAND TRAVERSE RESORT AND SPA
CONTACT: SCOTT CHOUIARD, ASST. GM
100 GRAND TRAVERSE VILLAGE BLVD.
ACME, MI 49610
Phone: (231) 534-6308

PLANNING/SEWER UTILITY

ACME TOWNSHIP
6042 ACME RD.
WILLIAMSBURG, MI 49690
Contact: LINDSEY WOLF, ZA
Phone: (231) 938-1350
Contact: MARK HURLEY, PE
Phone: (231) 946-9191

SANITARY SEWER

GRAND TRAVERSE COUNTY DPW
2650 LAFRANIER ROAD
TRAVERSE CITY, MI 49686
Contact: Mr. JOHN DIVOZZO, DIRECTOR
Phone: (231) 996-6039

WATER UTILITY

GRAND TRAVERSE BAND PUBLIC WORKS
2605 N. WEST BAY SHORE DR.
PESHAWBESTOWN, MI 49682
Contact: Mr. JOE HUHN
Phone: (231) 499-4235

STORM DRAINAGE

ACME TOWNSHIP
6042 ACME RD.
WILLIAMSBURG, MI 49690
Phone: (231) 938-1350

ROADS AND STREETS

GRAND TRAVERSE COUNTY ROAD COMMISSION
1881 LAFRANIER ROAD
TRAVERSE CITY, MI 49684
Phone: (231) 922-4848

FIRE CODE

GRAND TRAVERSE METRO FIRE DEPARTMENT
897 PARSONS STREET
TRAVERSE CITY, MI 49686
Contact: Mr. BRIAN BELCHER, FIRE MARSHALL
Phone: (231) 922-4840

ELECTRIC

CONSUMERS ENERGY
821 HASTINGS STREET
TRAVERSE CITY, MI 49686
Contact: ROB DURANCZYK
Phone: (231) 486-9228

CABLE TELEVISION

CHARTER COMMUNICATIONS
5955 CEDAR RUN ROAD
TRAVERSE CITY, MI 49684
Contact: ERIC BROWN
Phone: (231) 932-8130

TELEPHONE

AT&T
142 E. STATE ST. FLOOR 2W
TRAVERSE CITY, MI 49684
Contact: KATHY DOHM-BEISER
Phone: (231) 941-2707

NATURAL GAS

DTE ENERGY
700 E. HAMMOND ROAD
TRAVERSE CITY, MI 49686
Contact: SANDRA O'NEIL
Phone: (231) 932-2829

ENGINEER

GTEC - GRAND TRAVERSE ENGINEERING & CONSTRUCTION
TRAVERSE CITY, MI 49684
Contact: RYAN COX, P.E.
Phone: (231) 218-0590

EMERGENCIES

POLICE DEPARTMENTS - 911
FIRE DEPARTMENTS - 911
AMBULANCE - 911

LOCATION OF EXISTING UTILITIES

1. EXISTING PUBLIC AND KNOWN UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS OR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISSDIO" AND REQUEST THE UTILITY COMPANIES TO MARK ALL OF THE UTILITIES IN QUESTION.

2. SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ANY UTILITIES WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, ABOVE OR BELOW THE GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.



Know what's below.
Call before you dig.



Revision:	TOWNSHIP COMMENTS

Date: 3-30-2022
Scale: VARIES
Drawn By: RAC
Checked By:

Client:	THE GRAND TRAVERSE BAND OF OTTAWA AND CHIPPEWA INDIANS 2605 N. WEST BAY SHORE DR. PESHAWBESTOWN, MI 49682
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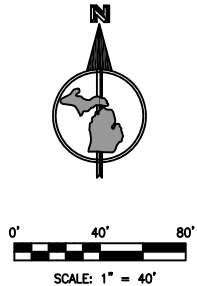
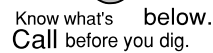
Sheet Title:	COVER SHEET
Project:	GRAND TRAVERSE RESORT AND SPA PUD EMPLOYEE HOUSING 6722 LAUTNER ROAD, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI

Project No.	2022-1A
Sheet	1.0

1. ALL DEMOLITION WORK SHALL CONFORM TO APPLICABLE LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH MISSOURI REGULATIONS INsofar AS THEY APPLY TO THE REQUIRED WORK. SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO THE DEMOLITION.
2. EXCEPT AS DESIGNATED, DO NOT REMOVE, CUT, DEFACE, INJURE OR DESTROY TREES OR SHRUBS WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER. PROVIDE NECESSARY PROTECTION FOR TREES & SHRUBS. IN SUCH AREAS AS TO PREVENT INJURY, DEFACING, DESTRUCTION OR OTHER DAMAGE BY CONSTRUCTION OPERATIONS.
3. DO NOT USE TREES OR SHRUBS AS ANCHORAGE POINTS FOR ANY ROPES, CABLES, OR GUYS WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER. REPLACE TREES AND OTHER LANDSCAPING FEATURES DAMAGED BY UNAUTHORIZED ACTIVITIES AS DIRECTED BY THE ENGINEER.
4. EXISTING STRUCTURES INDICATED SHALL BE REMOVED AS INDICATED ON THE PLANS. PROVIDE NEAT SAWCUTS AT THE LIMITS OF PAVEMENT REMOVAL AS INDICATED ON THE PLANS. PROVIDE NECESSARY PROTECTION FOR DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY PLUGGED OR CAPPED.
5. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES BY THE CONTRACTOR. WHERE UTILITIES ARE TO BE REINSTALLED OR RELOCATED, COORDINATE THESE ACTIVITIES WITH DEMOLITION WORK.
6. ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF BY A LEGALLY DESIGNATED DISPOSAL AREA. NO ON-SITE BURNING WILL BE PERMITTED. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. EXCAVATED AREAS, HOLES, OPEN BASEMENTS, AND OTHER HAZARDOUS OPENINGS SHALL BE FILLED WITH CLEAN GRANULAR MATERIAL MEETING MDOT CLASS II REQUIREMENTS. BACKFILL SHALL BE PLACED IN 8"-10" LIFTS LOOSELY COMPACTED TO A MINIMUM OF 95% MAX. DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D 1557).
8. AT THE COMPLETION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION WITH ANY PROTECTIVE DEVICES AND BARRIERS REMOVED. ALL EXPOSED AREAS SHALL BE SUITABLY TOPSOILED, SEEDING AND MULCHED.
9. PROVIDE NEAT SAW CUTS AT LIMITS OF PAVEMENT REMOVAL TO PROVIDE SMOOTH BUTT JOINT.
10. PROVIDE TEMPORARY TRAFFIC CONTROLS IN ACCORDANCE WITH GTRCC AND MUTCD STANDARDS FOR ALL WORK LOCATED WITH IN THE COUNTY ROAD RIGHT OF WAY.

1. EXISTING PUBLIC AND KNOWN UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS OR THE COMPLETENESS OF SUCH INFORMATION GUARANTEES PROTECTION PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY AND REQUEST THE UTILITY COMPANIES TO MARK THE UTILITIES IN QUESTION.

2. SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ANY UTILITIES WITHIN THE EXCAVATION, PROVIDE PROPER COMPASSION UNDER ANY UNDERMINED UTILITY STRUCTURE AND IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, ABOVE OR BELOW THE GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.



BM#1
SAN. SEWER MH
RIM EL.: 692.08

SOIL BORING INFORMATION PROVIDED BY OWNER
SOIL BORINGS COMPLETED BY GOSLING CZUBAK ENGINEERING 10/16/2019
*SEE REPORT FOR COMPLETE DESCRIPTION OF SOIL BORING LOGS.
CONDENSED SOILS INFORMATION BELOW

SB#1
0" - 12"
12" - 36"
36" - 84"
84" - 210"
210" - 240"

SANDY TOPSOIL
SILTY SAND, LITTLE CLAY, TRACE GRAVEL
GRAVELLY SAND, LITTLE SILT
GRAVELLY SAND, SOME SILT
SANDY SILTY CLAY, TRACE GRAVEL

GROUNDWATER ENCOUNTERED @ 144" BGL

SB#2
0" - 18"
18" - 150"
150" - 240"

TOPSOIL
CLAYEY SAND, SOME SILT, TRACE GRAVEL
SILTY SAND, TRACE GRAVEL

GROUNDWATER ENCOUNTERED @ 150" BGL

Revision:	TOWNSHIP	COMMENTS
REVISION		
REVISION		
REVISION		
REVISION		

Date: 3-30-2022
Scale: VARIES
Drawn By: RAC
Checked By:

Client: THE GRAND TRAVERSE BAND
OF OTTAWA AND CHIPPEWA INDIANS
2805 N. WEST BAY SHORE DR.
PESHAWBESTOWN, MI 49882

Grand Traverse Resort PUD Employee Housing
6722 Lautner Road, Acme Township, Grand Traverse County, MI

Project No.
2022-1A

Sheet
2.0

GRADING AND PAVING NOTES

1. PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% GRADE IN ANY DIRECTION. ALL BARRIER FREE ROUTES SHALL NOT EXCEED 5.0% GRADE UNLESS A RAMP IS INDICATED.
2. THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUB-GRADE SOIL WILL REQUIRE A FULL WIDTH, FIFTEEN INCH, GRANULAR SUB-BASE, MDOT CLASS II OR EQUIVALENT.
3. PREPARE SUB-GRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE FIELD ENGINEER PRIOR TO PLACEMENT OF GRAVEL.
4. GRAVEL TO BE USED ON PROJECT MUST MEET SPECIFICATIONS FOR MDOT 22-A AND MUST BE TESTED AND/OR REVIEWED BY THE FIELD ENGINEER PRIOR TO PLACEMENT.
5. GRAVEL PLACEMENT MUST COMPLY WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. PREPARED GRAVEL WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE PROJECT ENGINEER PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACE.
7. CONTRACTOR SHALL GIVE THE PROJECT ENGINEER A 48-HOUR NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE.
8. BITUMINOUS PAVING MUST BE PERFORMED IN ACCORDANCE WITH THE 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
9. ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF SHALL BE ENTIRELY REMOVED FROM THE GRADING LIMITS OF ALL ROADS IN THE PROPOSED PROJECT AND DISPOSED OF AS DIRECTED BY THE OWNER.
10. THE LEVEL OF THE FINISHED SUB-GRADE SHALL BE AT LEAST TWO-AND-ONE-HALF FEET ABOVE THE HIGH WATER TABLE.
11. SLOPP (SMOOTH LINED CORRUGATED PLASTIC PIPE) CULVERTS SHALL HAVE A MINIMUM OF TWO-FOOT COVER FROM TOP OF PIPE UNLESS OTHERWISE SHOWN ON THE PLAN. THE COVER ABOVE THE PIPE SHALL BE CLEAN AND FREE OF ALL DEBRIS.

CONSTRUCTION SEQUENCE

- MAY 2022 – NOVEMBER 2022
- 1) INSTALL SILT FENCE AND ANY OTHER TEMPORARY SOIL EROSION CONTROL MEASURES AS SPECIFIED ON PLANS AND IN SESC PERMIT, PRIOR TO START OF ANY CONSTRUCTION ACTIVITIES
- 2) SITE DEMOLITION AND GRUBBING
- 3) STRIP AND STOCKPILE TOPSOIL
- 4) EXCAVATE BUILDING FOUNDATION
- 5) INSTALL UNDERGROUND UTILITIES AND STORM SEWER
- 6) ROUGH GRADE SAND SUB BASE
- 7) PLACE AND COMPACT GRAVEL
- 8) PLACE ALL CONCRETE WALKS AND PADS
- 9) PAVE PARKING AND DRIVES
- 10) TOPSOIL, SEED, AND MULCH

NOTE: FINAL SITE RESTORATION ANTICIPATED IN NOVEMBER OF 2022

STORMWATER MAINTENANCE PLAN

1. EACH SPRING THE OWNER SHALL WALK THE SITE TO INSPECT FOR SEDIMENT OR, EROSION OR ANY DAMAGED FEATURES WITHIN THE ENTIRE STORM WATER SYSTEM. THE SYSTEM SHALL ALSO BE INSPECTED AFTER ANY LARGE STORM EVENTS TO VERIFY THE CONDITION OF THE SYSTEM.
2. IF THERE IS SEDIMENT ACCUMULATION OR DAMAGE TO THE SYSTEM THIS SHOULD BE REMOVED OR REPAIRED.
3. INSPECT CATCH BASIN SUMPS EACH SPRING. IF SEDIMENT OR TRASH HAS ACCUMULATED IN THE CATCH BASINS, THIS SHALL BE CLEANED OUT AND PROPERLY DISPOSED OF.
4. ANY EROSION SHALL BE RE-ESTABLISHED. ANY STONE SPILLWAYS SHALL BE RE-ESTABLISHED IF THESE HAVE BEEN COMPROMISED.
5. FILTRATION BASINS, DITCHES AND OTHER STORM WATER FEATURES SHALL BE INSPECTED AT LEAST ONCE DURING THE SUMMER.
6. DITCHES AND STORM WATER BASINS SHALL BE MAINTAINED THROUGHOUT THE GROWING SEASON. THESE FEATURES SHALL BE MOWED AS NECESSARY TO ENSURE PROPER STORM WATER CONVEYANCE THROUGH THE STORM WATER SYSTEM.



Know what's below.
Call before you dig.

SOIL EROSION CONTROL NOTES

1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART 91, SOIL EROSION AND SEDIMENTATION CONTROL OF THE NREPA, 1994 PA 451, AS AMMENDED.
2. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO DISCHARGE FROM THE SITE OR COLLECT IN ANY OFF SITE LOW AREAS OR WATERWAYS. WATERWAYS INCLUDE NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
3. STAGING THE WORK SHALL BE DONE BY THE CONTRACTORAS DIRECTED IN THESE PLANS AND AS REQUIRED BY THE PROJECT ENGINEER TO ENSURE AGGRESSIVE STABILIZATION OF STEEP SLOPES AND DISTURBED AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS EQUIRED OR DIRECTED BY THE ENGINEER OR LOCAL SOIL CONSERVATION DISTRICT. ADDITIONAL SOIL EROSION MEASURES THAT MAY BE NECESSARY DUE TO DISTURBED AREAS WILL BE PAID FOR BY THE CONTRACTOR AND SHALL BE INCLUDED IN THE BASE BID FOR THIS PROJECT.
5. IF ANY OF THE SESC MEASURES INSTALLED ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE, THE ENGINEER HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES.
6. INSTALL SILT FENCE AS INDICATED ON THE PLANS AND AT ALL OTHER LOCATIONS DEEMED NECESSARY TO ENSURE NO OFF SITE EROSION TAKES PLACE. SILT FENCE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS. BUILT UP SEDIMENT SHALL BE REMOVED WHEN IT EXCEEDS 1/3 THE HEIGHT OF THE FENCE. SILT FENCE SHALL BE REPLACED IF IT DECOMPOSES OR BECOMES INEFFECTIVE. SILT FENCE SHALL BE INSPECTED WEEKLY, WITHIN 24 HOURS OF A RAIN EVENT AND THROUGHOUT THE DAY DURING PROLONGED STORM EVENTS.
7. ALL STOCKPILED SOILS SHALL BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAVING THE SITE OR DISCHARGING TO LOW AREAS OR WATERBODIES. IF THE STOCKPILE AREA WILL REMAIN ON THE SITE FOR MORE THAN 30 DAYS IT SHALL BE SEEDED AND STABILIZED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF ANY STOCKPILE AREAS.
8. IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL GRAIN STRAW. SPREAD UNIFORMLY AT A UNIT OF 2 TONS/ACRE OR 100 LBS (2-3 BALS) PER 1,000 S.F. THE MULCH SHOULD BE ANCHORED WITH A DISC TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE PROJECT ENGINEER.
9. ALL SOIL OR DIRT ON ANY ROAD OR OTHER PAVEMENT SHALL BE REMOVED IMMEDIATELY. STREETS AND OR PARKING AREAS SHALL BE CLEANED ON A DAILY BASIS AND SWEEP AT A MINIMUM OF ONCE PER WEEK BY THE CONTRACTOR.
10. DURING DRY PERIODS ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
11. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED AND APPROVED BY THE ENGINEER.
12. THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER THE PROJECT HAS BEEN CLOSED OUT AT NO ADDITIONAL COST TO THE OWNER.
13. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF THE PROJECT SITE.

MATERIAL SPECIFICATIONS

PIPE MATERIALS:

- 4" FIRE SERVICE: PVC C-900 OF CL 52 DIP
- 2"Ø DOMESTIC SERVICE: DR9 HDPE
- GRAVITY SEWER LINE: SOLID 6"Ø SCH 40 PVC AT MIN 1% SLOPE W/ CLEANOUTS

-MAINTAIN 6' MIN. COVER OVER WATER SERVICES

GRAVITY SEWER SERVICES SHALL BE INSTALLED WITH 4' WIDE 2" XPS FOAM INSULATION OVER THE TOP BELOW THE PARKING AREA.

CONDUIT TO BE GRAY HEAVY WALLED APPROVED FOR UTILITY INSTALLATION.

SEWER & WATER SPECIFICATIONS

1. 4"Ø FIRE SUPPRESSION LINE W/ 4" GATE VALVE AND POST INDICATOR VALVE AND 2" WATER SERVICE SHALL BE INSTALLED TO WITHIN 5 FEET FROM THE FOUNDATION. THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO EXTEND THE INTERIOR SERVICE LEADS TO THIS POINT AND MAKE THE FINAL CONNECTION FROM WITHIN 5 FEET OF THE BUILDING FOUNDATION.
2. ALL WATER SYSTEM ISOLATION VALVES AND CURB STOPS MUST BE LOCATED WITHIN A DEDICATED UTILITY EASEMENT TO ALLOW ACCESS BY THE GTB WATER UTILITIES DEPARTMENT.
3. WATER MAIN FITTINGS THAT ARE NECESSARY TO MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OR ALIGNMENT THAT ARE NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE INCLUDED IN THE LINEAL FOOT PRICE OF WATER MAIN PIPE TO BE INSTALLED AND SHALL BE INCIDENTAL TO THE PROJECT.
4. SANITARY SEWER MANHOLE RIMS SHALL NOT BE GROUTED TO THE MANHOLE STRUCTURE UNTIL FINAL GRADES ARE ESTABLISHED AND APPROVED BY THE ENGINEER. FINAL ADJUSTMENT TO THE RIM ELEVATIONS OF SANITARY MANHOLE STRUCTURES SHALL BE INCIDENTAL AND INCLUDED IN THE COST TO INSTALL THESE STRUCTURES.
5. INSTALLATION OF WATER AND SEWER LEADS MAY BE IN PERCHED GROUNDWATER CONDITIONS. THE COST FOR DEWATERING SHALL BE INCLUDED IN THE COST FOR THE INSTALLATION OF THE SEWER AND WATER SERVICES.
6. MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN WATER AND SEWER MAINS AND SERVICES. MAINTAIN A MINIMUM HORIZONTAL SEPARATION DISTANCE OF 10 FEET BETWEEN MAINS. ISOLATION DISTANCES SHALL BE MEASURED FROM THE OUTSIDE WALL OF THE PIPING. WATER MAIN AND SEWER MAIN CROSSINGS SHALL BE COMPLETED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS INCLUDED IN THE PROJECT SPECIFICATIONS.
7. WATER SERVICE LEAD MATERIAL SHALL BE EITHER PE 3048, SDR 9 OR TYPE "K" COPPER FOR 1" AND 2" WATER SERVICES. SERVICES SHALL BE COMPLETE AND INCLUDE TAPPING SADDLE, CORP. STOP, CURB STOP AND BOX AND SHALL INCLUDE ANY AND ALL APPURTENANCES OUTLINED IN THE PROJECT SPECIFICATIONS AND STANDARD DETAILS.
8. SEWER LEADS SHALL BE 6" SCHEDULE 40 PVC AND SHALL INCLUDE THE COST FOR EACH WYE AND ALL NECESSARY CLEAN OUTS AND MARKER POSTS SHOWN IN THE STANDARD DETAIL. THE COST SHALL BE INCLUDED IN THE LINEAL FOOT PRICE FOR INSTALLATION. ON DEEP LEADS, THE COST FOR THE 45 AND RISER TO 4' BELOW GRADE SHALL BE INCIDENTAL AND INCLUDED IN THE COST FOR INSTALLATION.
9. PVC WATERMAN FOR FIRE SERVICE LINE SHALL BE PVC C-900, PRESSURE CLASS 235 PSI, DR 18. FIRE SUPPRESSION LINE SHALL BE PRESSURE TESTED PER COUNTY FIRE DEPARTMENT REQUIREMENTS PRIOR TO MAKING FINAL CONNECTION TO THE BUILDING. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AT LEAST 72 HOURS IN ADVANCE OF THE TEST. THE TEST SHALL BE BETWEEN THE TAPPING VALVE AND POST INDICATOR VALVE AT THE BUILDING.

DRAWING LEGEND

EX. PHONE	
EX. FIBER OPTIC	
EX. CABL/PHONE	
EX. D/H ELECTRIC	
EX. GAS	
EX. WATER MAIN	
EX. S.S. MAIN	
SANITARY SEWER LEAD	
8" WATER MAIN	
4" FIRE SUPPRESSION	
GATE VALVE	
STORM MANHOLE OR C.B.	
STORM SEWER	
SILT FENCE	
SERVICES & CONDUIT	
PROPOSED LIGHT POLE	

MDOT STANDARD PLANS

CONSTRUCTION OF THE FOLLOWING ITEMS AS CALLED OUT IN THESE CONSTRUCTION PLANS WILL BE CONSTRUCTED IN ACORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPT. OF TRANSPORTATION STANDARD PLANS AS INDICATED BELOW.		
REQUIRED ON THIS PROJECT	ITEM OF WORK	STANDAR PLAN NUMBER
X	SOIL EROSION & SEDIMENTAION CONTROLS	R-96-E
X	DRIVEWAY OPENINGS & APPROACHES & CONCRETE SIDEWALK	R-29-1
X	CONCRETE CURB & CONCRETE CURB AND GUTTER	R 30-G
X	STANDARD SIGN INSTALLATIONS	SIGN 100-G
X	MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD)	MMUTCD

Revision: TOWNSHIP COMMENTS

Date: 3-30-2022
Scale: VARIES
Drawn By: RAC
Checked By:

Client: THE GRAND TRAVERSE BAND
OF OTTAWA AND CHIPPEWA INDIANS
2805 N. WEST RAY STREET DR.
PESHAUWESHTOWN, MI 49662

Sheet Title: NOTES AND QUANTITIES
Project: GRAND TRAVERSE RESORT PUD EMPLOYEE HOUSING
6722 LAUTNER ROAD, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI

Project No. 2022-1A
Sheet 2.1



GTec
Grand Traverse Engineering & Construction
A Subsidiary Of Grand Traverse Economic Development

CAUTION!!!
PRIVATE UTILITIES IN AREA OF
EXCAVATION AND SIDEWALK
INSTALLATION. CONTRACTOR SHALL
FIELD LOCATE AND LOWER EXISTING
UTILITIES OR COORDINATE WITH
PROPER UTILITY COMPANY AS
NECESSARY FOR ADJUSTMENT OF
UTILITY SERVICE LINES.

STONE DRAIN WITH 6" PERF.
SOCK TO DISCHARGE TO
DETENTION BASIN No.1

CB No. 1 - 2'
RIM: 686.80
I.E. (E): 684.60

GRADING
LIMITS (TYP.)

SMH
692.08
682.39

LAUTNER ROAD (66')

12" Water Main (Confirm Size)

CAUTION!!!
FIBER OPTIC



Know what's below.
Call before you dig.

DETENTION BASIN No. 1
RIM: 683.00
HWL: 682.50
BOT: 680.00
VOLUME: 2,250 C.F.

FES: 682.0
1 SY. RIP RAP

FES: 680.0
6 SY. RIP RAP

2" EMERGENCY
OVERFLOW STRUCTURE
RIM: 682.50
I.E.: 679.50

46 LF 15" ADS
N-12 @ 0.42%

CB No. 2 - 4"
RIM: 682.76
I.E. (W): 679.30
I.E. (E): 679.20

37 LF 15" ADS
N-12 @ 1.10%

FES: 679.0
6 SY. RIP RAP

EMERGENCY
OVERFLOW WIER
ELEV.: 682.00

FES: 677.0
6 SY. RIP RAP

CB No. 4 - 4"
RIM: 683.90
I.E. (W): 689.80
I.E. (S): 680.80
I.E. (N): 680.70

CB No. 3 - 2"
RIM: 684.5
I.E. (S): 681.10
I.E. (N): 681.00

58 LF 15" ADS
N-12 @ 2.59%

2" SLOW RELEASE EMERGENCY
OVERFLOW STRUCTURE
RIM: 681.50
I.E.: 678.50

DETENTION BASIN No. 2
RIM: 682.00
HWL: 681.50
BOT: 679.00
VOLUME: 4,830 C.F.

GRADING
LIMITS (TYP.)

STOCKPILE TOPSOIL
AND EXCESS MATERIAL
IN AREA OF FUTURE
BUILDING.

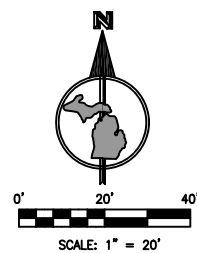
36 LF 15" ADS
N-12 @ 0.58%

2" SLOW RELEASE EMERGENCY
OVERFLOW STRUCTURE
RIM: 687.50
I.E.: 686.00

DETENTION BASIN No. 3
RIM: 688.00
HWL: 687.50
BOT: 686.00
VOLUME: 1,130 C.F.

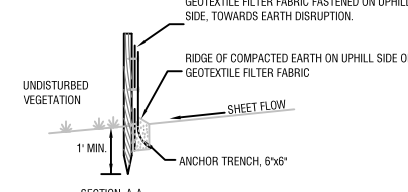
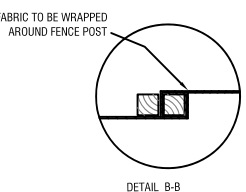
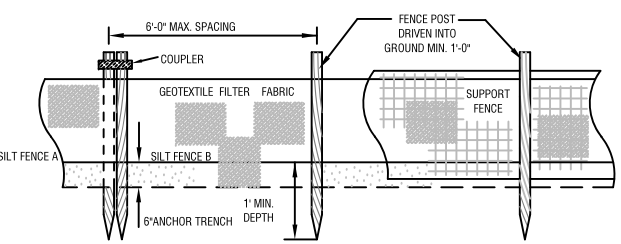
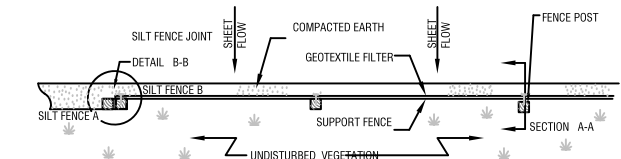
SILT FENCE INSTALLED
PER MANUFACTURER'S
SPECIFICATIONS

BENCHMARK DATA



DRAWING LEGEND

EX. PHONE	---
EX. FIBER OPTIC	---
EX. CABL/PHONE	---
EX. D/H ELECTRIC	---
EX. GAS	---
EX. WATER MAIN	---
EX. S.S. MAIN	---
SANITARY SEWER LEAD	---
8" WATER MAIN	○
4" FIRE SUPPRESSION	⊕
GATE VALVE	●
STORM MANHOLE OR C.B.	●
STORM SEWER	---
SILT FENCE	---
SERVICES & CONDUIT	---
PROPOSED LIGHT POLE	✱



SILT FENCE DETAIL

NO SCALE



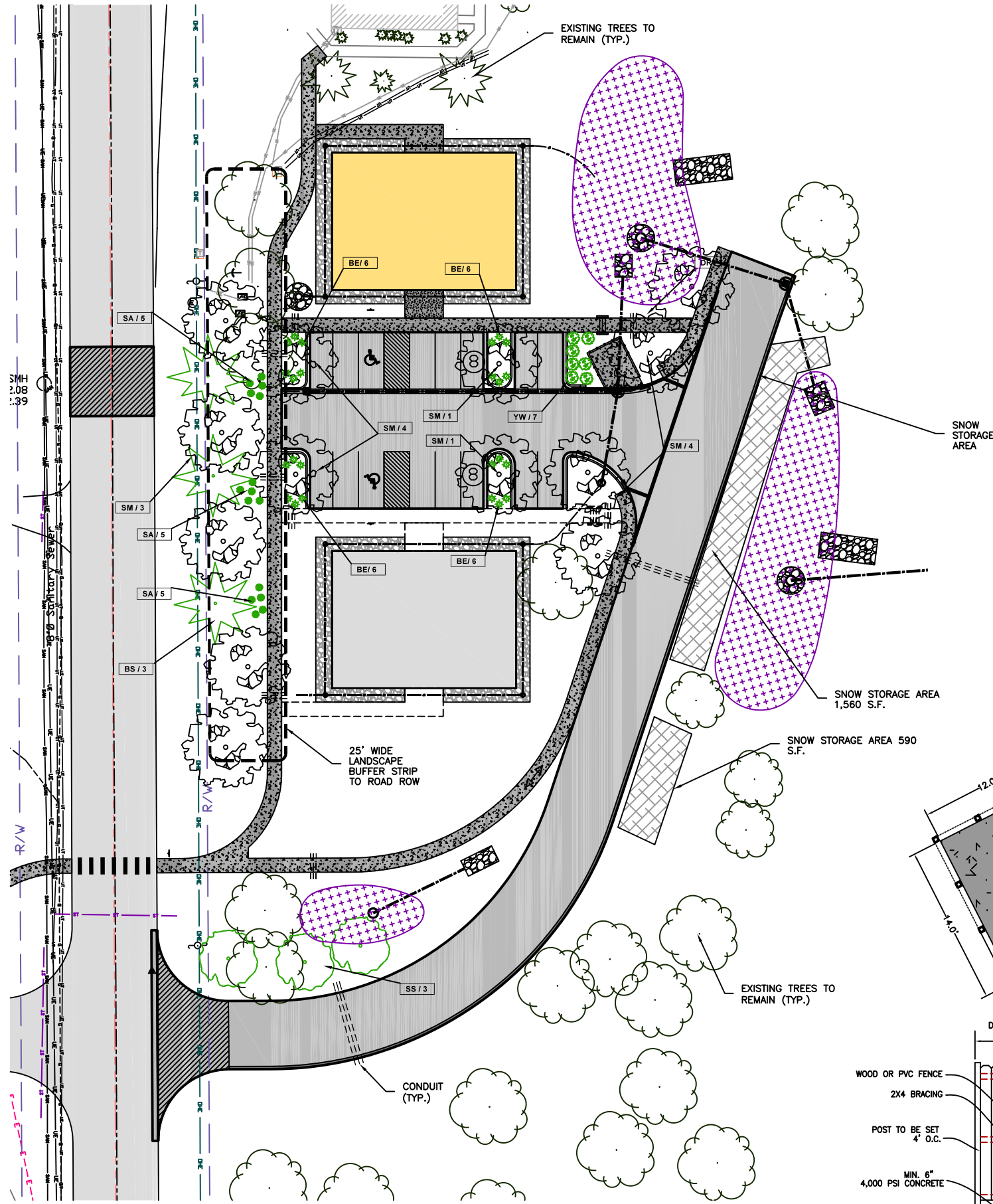
Revision:	TOWNSHIP COMMENTS

Date: 3-30-2022
Scale: VARIES
Drawn By: RAC
Checked By:

Client: THE GRAND TRAVERSE BAND
OF OTTAWA AND CHIPPEWA INDIANS
2905 N. WEST RAY STREET DR.
PESHAWATOWN, MI 49862

Sheet Title: SOIL EROSION & SEDIMENTATION CONTROLS PLAN
Project: GRAND TRAVERSE RESORT PUD EMPLOYEE HOUSING
6722 LAUTNER ROAD, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI

Project No.
2022-1A
Sheet
2.3



LANDSCAPING NOTES

- 1. LANDSCAPING SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 7.5.4.c OF THE ACME TOWNSHIP ZONING ORDINANCE. PROPOSED LANDSCAPING PLAN EXCEEDS TOWNSHIP REQUIREMENTS.
- 2. ALL PROPOSED TREES WILL HAVE A 5' DIAMETER MULCH RING AND BE IRRIGATED AS REQUIRED IN THE ACME TOWNSHIP ZONING ORDINANCE.
- 3. ALL DISTURBED AREAS SHALL BE HYDROSEEDDED
- 4. PARKING LOT ISLANDS ARE PROPOSED TO INCLUDE 6 BLACK EYED SUSAN FLOWER PLANTS WITH MULCH AROUND THE TREES AND STONE IN THE BED AREAS
- 5. ALL NEW LANDSCAPING SHALL BE LOCATED TO ALLOW SUFFICIENT ROOM FOR GROWTH.

LANDSCAPING NOTES

- 1. LANDSCAPING SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 7.5.4.c OF THE ACME TOWNSHIP ZONING ORDINANCE. PROPOSED LANDSCAPING PLAN EXCEEDS TOWNSHIP REQUIREMENTS.
- 2. ALL PROPOSED TREES WILL HAVE A 5' DIAMETER MULCH RING AND BE IRRIGATED AS REQUIRED IN THE ACME TOWNSHIP ZONING ORDINANCE.
- 3. ALL DISTURBED AREAS SHALL BE HYDROSEEDDED
- 4. PARKING LOT ISLANDS ARE PROPOSED TO BE TURF AREAS.
- 5. ALL NEW LANDSCAPING SHALL BE LOCATED TO ALLOW SUFFICIENT ROOM FOR GROWTH.

IRRIGATION SYSTEM

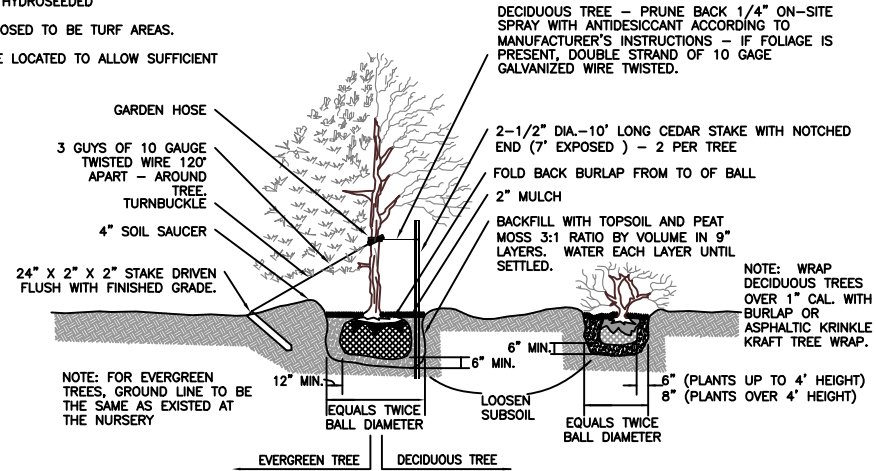
IRRIGATION SYSTEM TO COMPLY WITH THE REQUIREMENTS OF THE ACME TOWNSHIP ZONING ORDINANCE.

IRRIGATION CONTRACTOR SHALL INSTALL A PROPERLY SIZED BACK FLOW PREVENTOR THAT IS APPROVED BY THE GRAND TRAVERSE BAND EAST BAY WATER UTILITIES DEPARTMENT.

PROVIDE EVERYTHING NECESSARY TO INSTALL AN IRRIGATION SYSTEM TO PROPERLY WATER THE PROPOSED LANDSCAPING AREAS. COORDINATE WORK WITH OTHER TRADES. PROVIDE DESIGN FOR A COMPLETE LAWN IRRIGATION SYSTEM TO SPRINKLE THE LANDSCAPE AREAS INCLUDING ALL PLANTER BEDS.

SUBMIT SHOP DRAWINGS ALONG WITH PRODUCT DATA AND DESIGN CALCULATIONS FOR THE SYSTEM. CONTRACTOR SHALL PROVIDE OWNER WITH AN O&M MANUAL FOR ALL EQUIPMENT AND A RECORD DRAWING OF SYSTEM LAYOUT AND INSTALLATION.

IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND TESTING OF SYSTEM.



PLANTING DETAIL - TREES AND SHRUBS

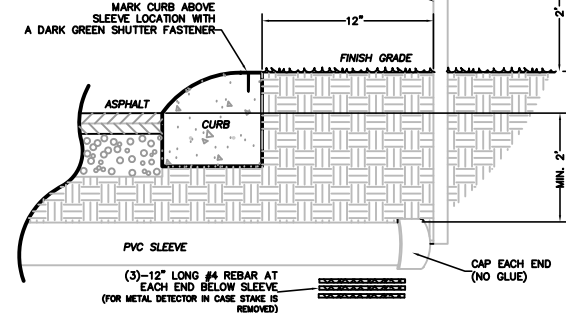
PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	NUMBER
BE	RUDBECKIA HIRTA	BLACK EYED SUSAN	2 Gal.	24 EA.
SM	ACER SACCHARUM	SUGAR MAPLE	B&B - 2.75' Cal.	13 EA.
YW	TAXUS CANADENSIS	YEW	3 Gal.	7 EA.
SS	AMELANCHIER ARBOREA	SERVICEBERRY, SHADBLOW	24	3 EA.
BS	PICEA MARIANA	BLACK SPRUCE	B&B - 12'	3 EA.
SA	SPIREA ALBA	MEADOWSWEET	2 Gal.	15 EA.

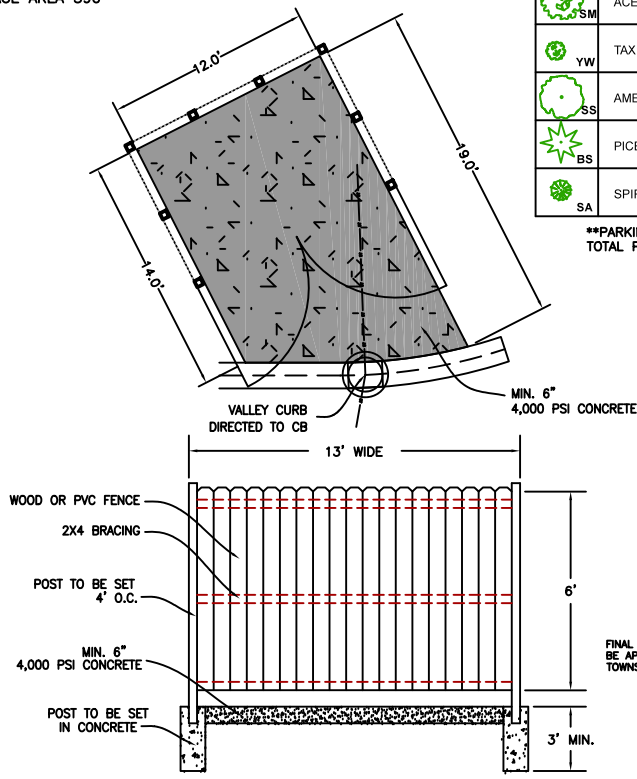
**PARKING LOT FRONTAGE 62 FEET. REQUIRED 1 CANOPY TREE AND FIVE SHRUBS PER 24 FEET
TOTAL PROPOSED 3 CANOPY TREES AND 15 SHRUBS

SLEEVES

INSTALL ALL SLEEVES A MINIMUM OF 2' BELOW FINISH GRADE OF ROAD SURFACE. EXTEND THE SLEEVES A MINIMUM OF 12\"/>



SLEEVE INSTALLATION DETAIL



DUMPSTER SCREEN

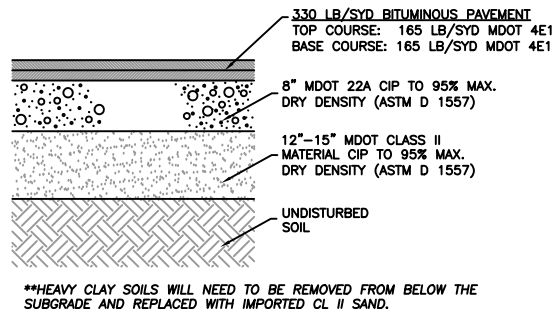


Revision	TOWNSHIP COMMENTS
1	
2	
3	
4	
5	

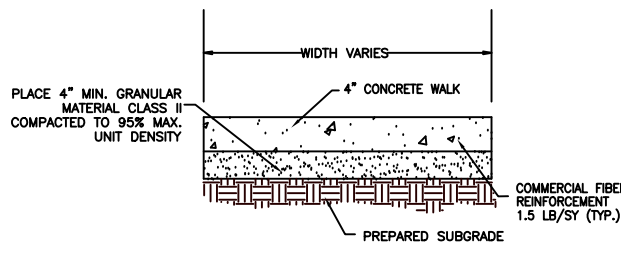
Date: 3-30-2022
Scale: VARIES
Drawn By: RAC
Checked By:

Client: THE GRAND TRAVERSE BAND OF OTTAWA AND CHIPPEWA INDIANS
2805 N. WEST BAY SHORE DR. PELLISSETTOWN, MI 49862

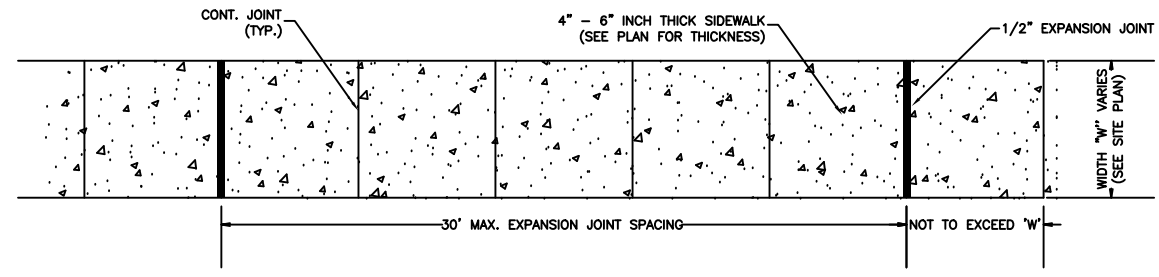
Sheet Title: LANDSCAPING PLAN
Project: GRAND TRAVERSE RESORT PUD EMPLOYEE HOUSING 6722 LAUTNER ROAD, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI



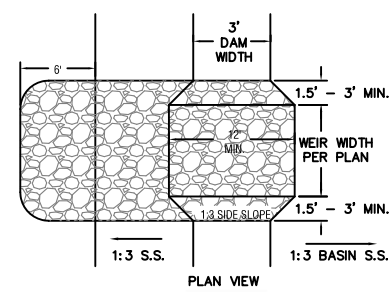
ASPHALT PAVEMENT DETAIL
NO SCALE



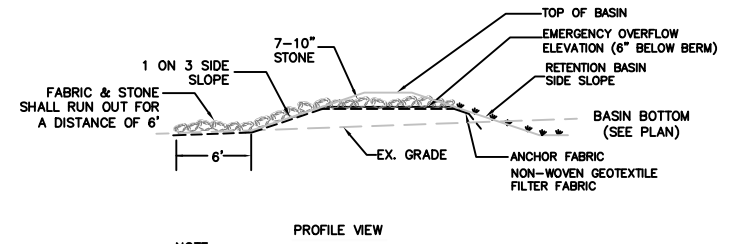
4\" - 6\" CONCRETE SIDEWALK DETAIL
NO SCALE



SIDEWALK PLAN DETAIL
NO SCALE



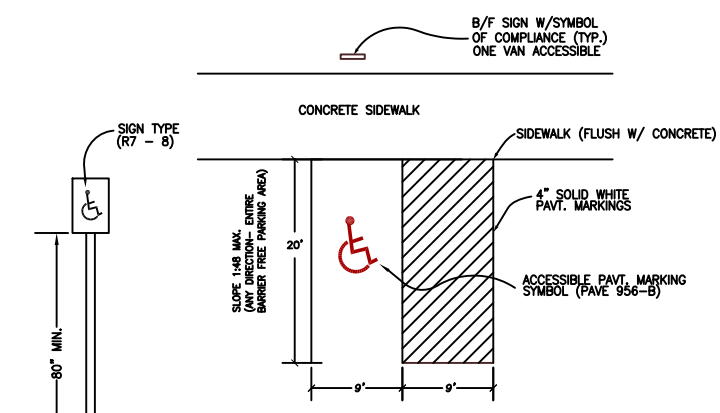
CROSS SECTION VIEW



NOTE:
GEOTEXTILE FABRIC SHALL BE ANCHORED TO A DEPTH OF 12\". 7\"-10\" STONE SHALL BE FIRMLY PLACED ON TOP OF THE FABRIC. TOP OF BERM IN FILL SECTION SHALL BE C.I.P. TO A MINIMUM OF 3' IN WIDTH.

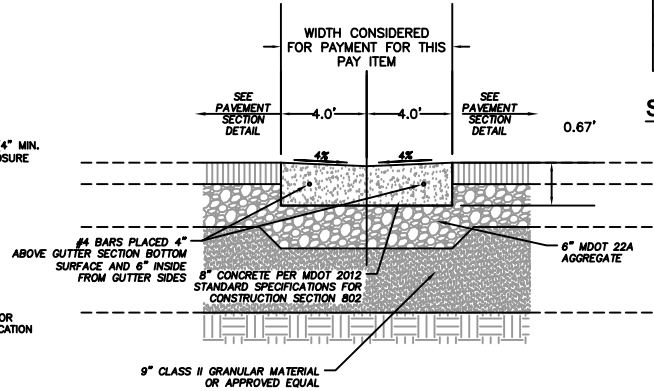
INFILL BASIN No.	W = WIDTH	D = DEPTH	T = S.S. LENGTH	ELEV. WEIR
No. 1	9 FT.	6"	1.5' MIN.	617.50'
No. 2	9 FT.	6"	1.5' MIN.	615.50'

EMERGENCY OVERFLOW DETAIL
NO SCALE

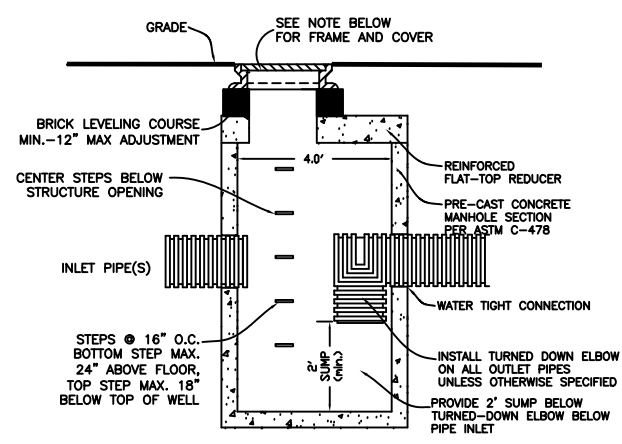


B/F PARKING DETAIL
NO SCALE

WALKWAY WITH INTEGRAL CURB
NO SCALE

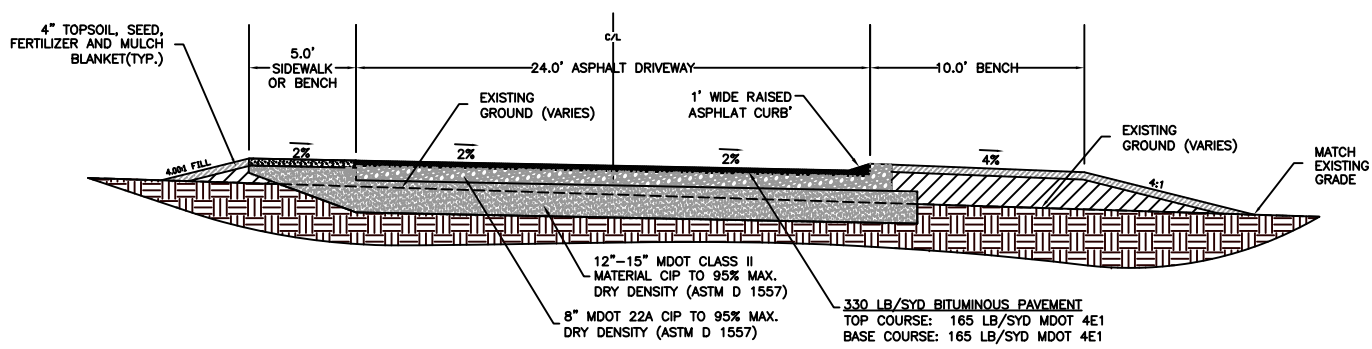


CONCRETE VALLEY GUTTER
NO SCALE

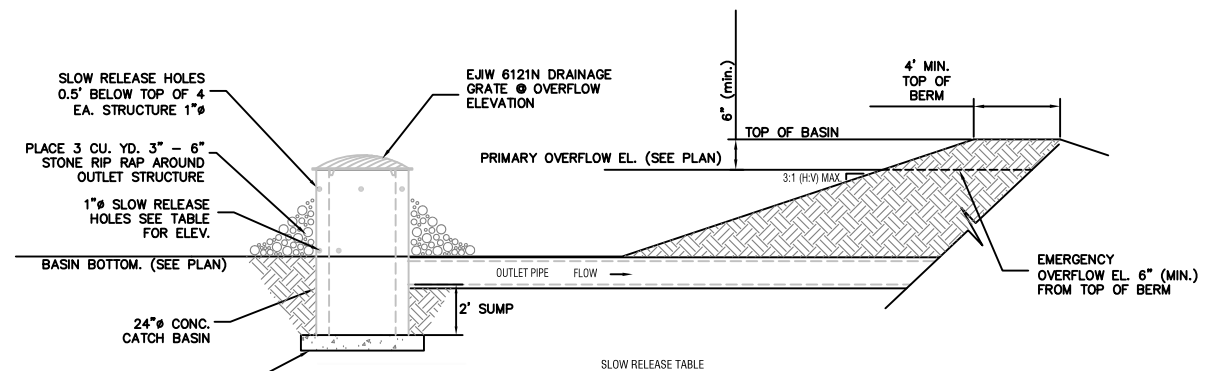


NOTE:
1. CATCH BASINS IN ASPHALT AND DRIVES TO HAVE EJIW 5020 FRAME W/ TYPE M1 GRATE
2. CATCH BASINS IN CONCRETE CURB TO HAVE EJIW 7000 FRAME W/ 7050T1 BACK AND 7000 TYPE M2 GRATE
3. STORM MANHOLES TO HAVE EJIW 1000 FRAME WITH SOLID COVER AND "STORM" LOGO
4. STORM MANHOLES DO NOT REQUIRE SUMP.

4\"Ø CATCH BASIN DETAIL
NO SCALE

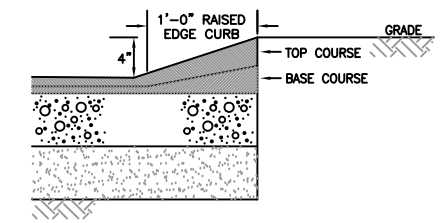


24\" WIDE DRIVEWAY CROSS SECTION
SCALE: NONE

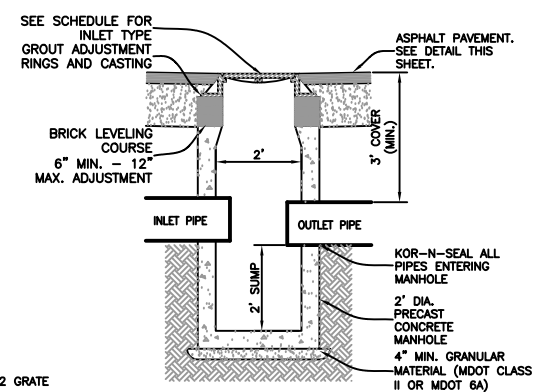


DET. BASIN No.	BASIN TOP	BASIN BOT.	No. HOLES	ELEV. HOLES
No. 1	683.00	680.00	4	679.00
No. 2	682.00	680.00	4	678.50

SLOW RELEASE EMERGENCY OVERFLOW DETAIL
NO SCALE



RAISED ASPHALT CURB
NO SCALE

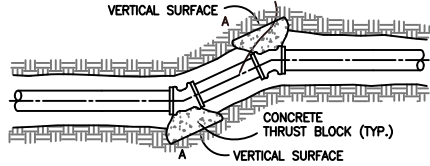


2\"Ø CATCH BASIN DETAIL
NO SCALE

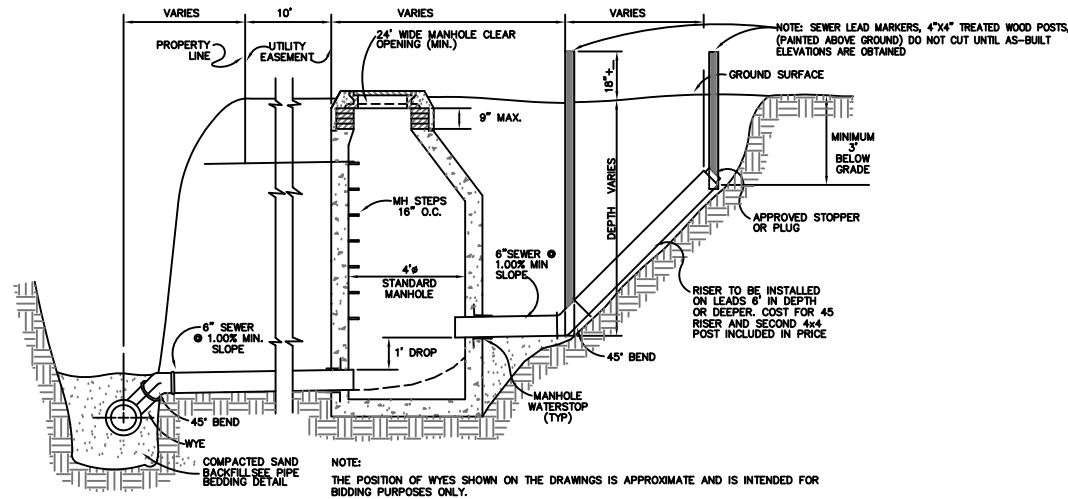
DEGREE OF BEND IN ELBOW	PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
SURFACE A		
45°	4"	1'-4" x 1'-0" = 1.3 SQ. FT.
45°	6"	1'-8" x 1'-4" = 2.2 SQ. FT.
45°	8"	2'-0" x 2'-0" = 4.0 SQ. FT.
45°	10"	2'-4" x 2'-4" = 5.4 SQ. FT.
45°	12"	2'-8" x 2'-8" = 7.1 SQ. FT.
45°	16"	3'-8" x 3'-8" = 13.5 SQ. FT.
SURFACE B		
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.

ALL MECHANICAL JOINTS REQUIRE RETAINER GLANDS

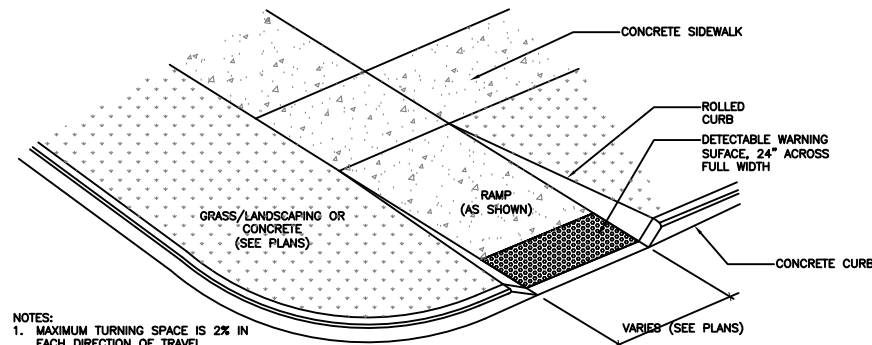
NOTE: IF THE DISTANCE BETWEEN THESE TWO FITTINGS IS 7 FEET OR LESS THE BOLTS AND 3/4" CORTEN RODS MUST BE UTILIZED



TYPICAL OFFSET DETAIL
NO SCALE

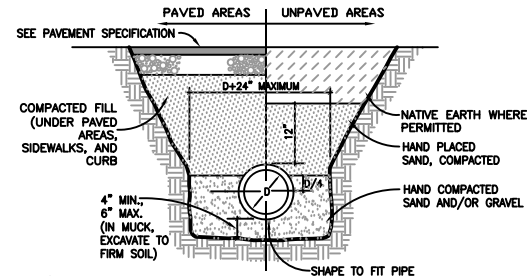


INDUSTRIAL/COMMERCIAL IPP SURVEILLANCE MANHOLE DETAIL
NO SCALE



- NOTES:
1. MAXIMUM TURNING SPACE IS 2% IN EACH DIRECTION OF TRAVEL. MINIMUM DIMENSIONS 5'x5'.
 2. MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE MAXIMUM 8.3%.

MDOT SIDEWALK RAMP TYPE "R" DETAIL
NO SCALE

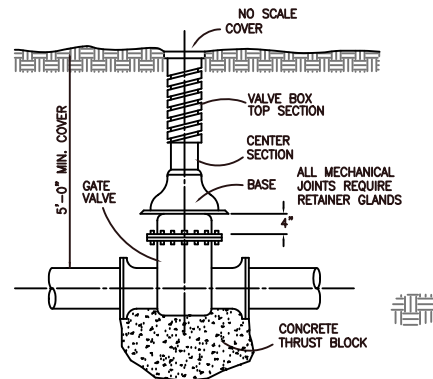


NOTES:

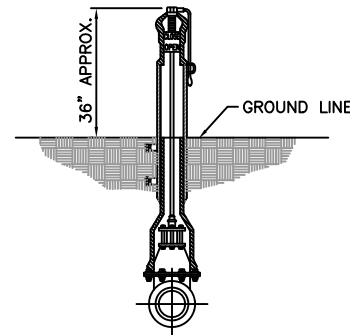
ALL BACKFILL MATERIAL SHALL CONFORM TO ASTM D2321 STANDARDS

SANITARY SEWER TRENCHES NEED TO PROVIDE A MINIMUM WIDTH OF PIPE DIAMETER PLUS 16 INCHES FOR 8 INCH TO 18 INCH DIAMETER PLASTIC/FLEXIBLE PIPE MATERIALS. FOR 18 INCH AND LARGER PIPE DIAMETERS, THE MINIMUM TRENCH WIDTH IS 1.25 TIMES THE PIPE DIAMETER PLUS 12 INCHES FOR PLASTIC/FLEXIBLE PIPE MATERIALS.

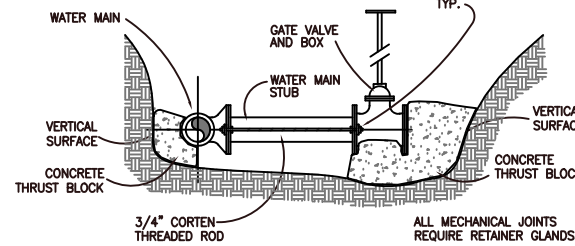
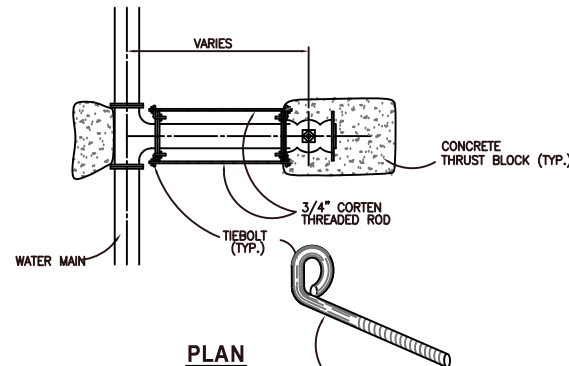
PIPE BEDDING
NO SCALE



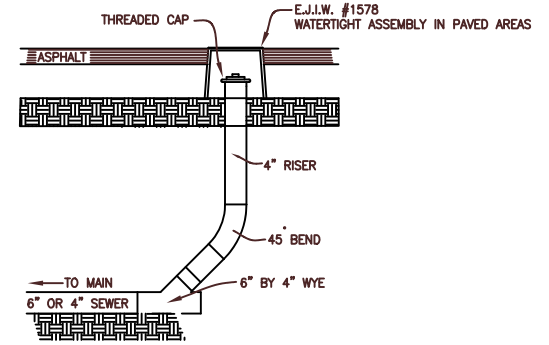
VALVE BOX INSTALLATION DETAIL
NO SCALE



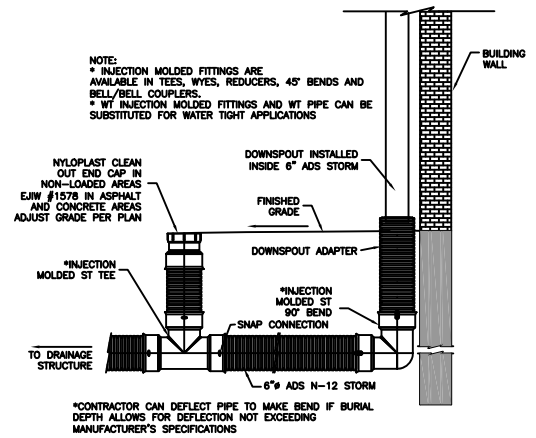
POST INDICATOR VALVE
NOT TO SCALE



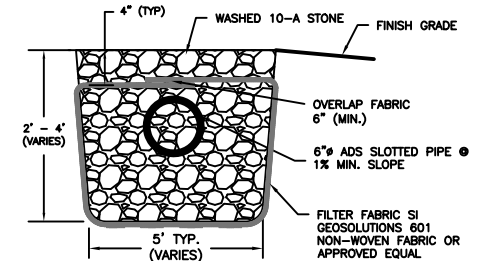
THRUST RESTRAINT DETAIL FOR ALL VALVES
NO SCALE



CLEANOUT DETAIL
NO SCALE



ROOF DRAIN DETAIL
NO SCALE



STONE DRAIN DETAIL
NO SCALE

TOWNSHIP COMMENTS

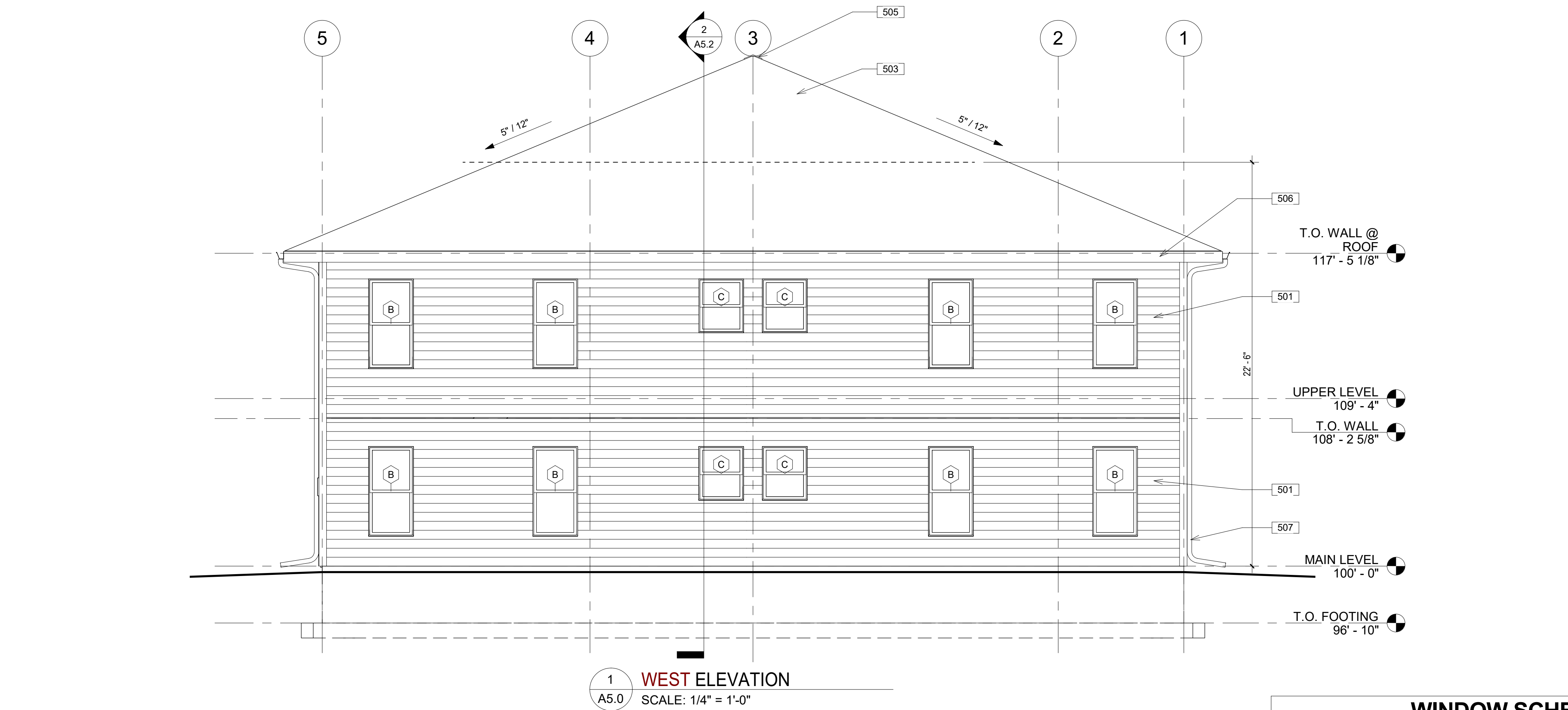
Date: 3-30-2022
Scale: VARIES
Drawn By: RAC
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Client: THE GRAND TRAVERSE BAND OF OTTAWA AND CHIPPEWA INDIANS
2805 N. WEST RAY STREET DR. PELLISSETTOWN, MI 49862

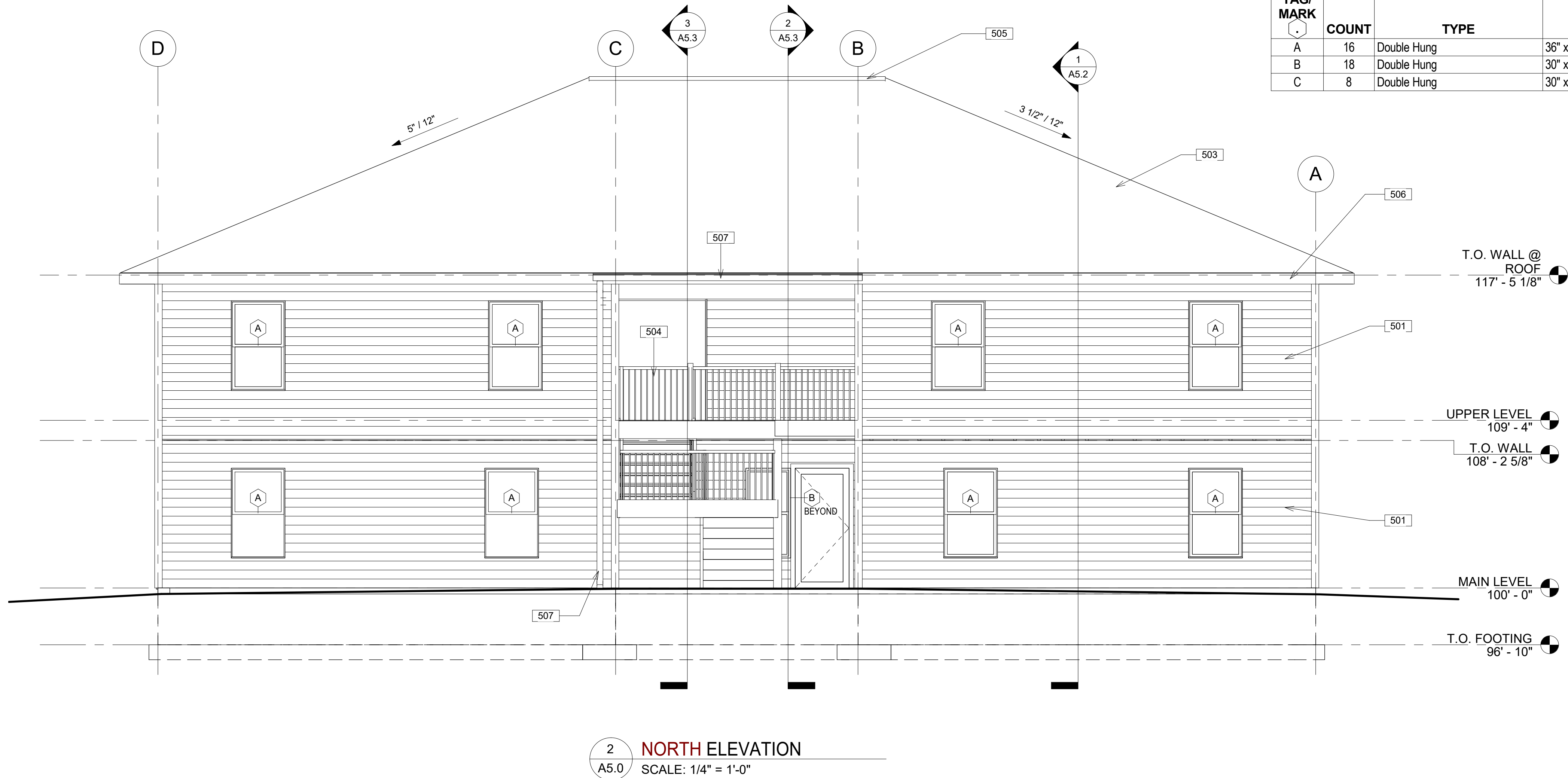
Sheet Title: SITE DETAILS
Project: GRAND TRAVERSE RESORT PUD EMPLOYEE HOUSING
6722 LAUTNER ROAD, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI

Project No. 2022-1A
Sheet 2.6

J:\Active Projects\2019\201920 GT Resort-Employee Housing\201920 ARCH\201920 Current\201920 GT Resort Housing.v19.rvt 12/09/2019 04:33:10 PM

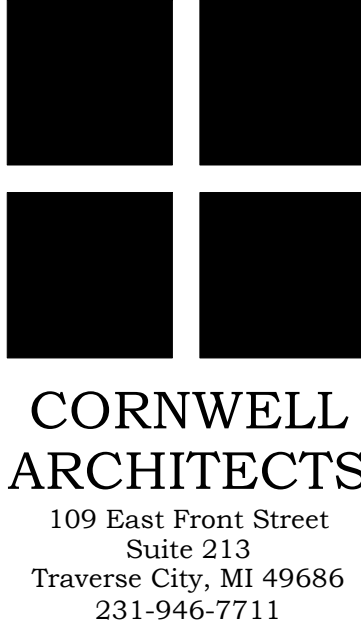


WINDOW SCHEDULE				
TAG/ MARK	COUNT	TYPE	SIZE	COMMENTS
A	16	Double Hung	36" x 60"	
B	18	Double Hung	30" x 60"	
C	8	Double Hung	30" x 36"	



SHEET NOTES

- SEE MECHANICAL DRAWINGS FOR LOCATIONS OF PLUMBING VENTS, FLASH AS SPECIFIED.
- SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, IF ANY, IN ROOF(S)
- PROVIDE COUNTER FLASHING AT WALL AND ROOF JOINTS, TYP.
- MINIMUM 1/4" PER FOOT SLOPE AT LOW SLOPE ROOF AREAS (IF EXIST.)
- FLASHING / INSULATION AT ROOF PENETRATIONS AS REQUIRED.
- CONTRACTOR SHALL FIELD VERIFY CONDITIONS IN PREPARATION FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: ROOF DRAIN LOCATIONS, EDGE CONDITIONS, EDGE BLOCKING/NAILERS, FLASHING CONDITIONS, ROOF SLOPES, TRANSITIONS OF ROOF HEIGHTS, ROOF PENETRATIONS, EQUIPMENT CURBS, EQUIPMENT LOCATIONS, PIPING AND CONDUIT RUNS AND EXPANSION JOINTS.



**CORNWELL
ARCHITECTS**
109 East Front Street
Suite 213
Traverse City, MI 49686
231-946-7711

GRAND TRAVERSE RESORT & SPA

EMPLOYEE HOUSING

67## Lautner Road, Williamsburg, MI 49690

KEYED NOTES

NUMBER	DESCRIPTION
501	LAP VINYL SIDING, MAINSTREET DOUBLE 5" WOODGRAIN CLAPBOARD, OWNER TO SELECT FINAL COLOR
503	ASPHALT DIMENSIONAL SHINGLES, 30 YEAR MIN. WARRANTY, OWNER TO SELECT FINAL COLOR
504	COMPOSITE WOOD 2X TRIM / SPINDLES @ BALCONY RAILING
505	CONTINUOUS RIDGE VENT
506	METAL DRIP EDGE, FASCIA & VENTED SOFFIT
507	GUTTER & DOWNSPOUT WHERE SHOWN

REVISIONS

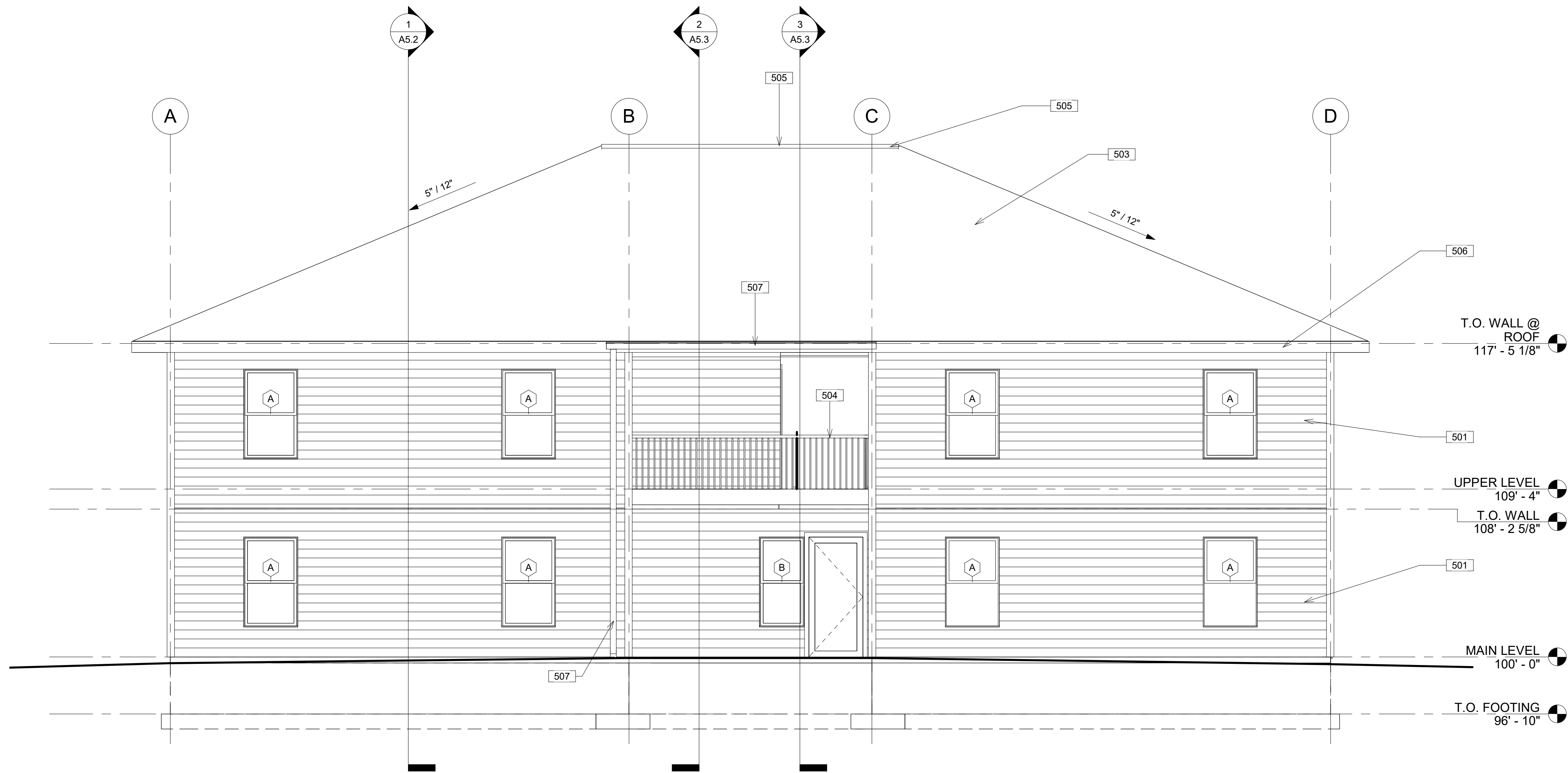
#	REVISION DESCRIPTION	DATE
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**EXTERIOR
ELEVATIONS**

DRAWN	12/09/19
JOB NO.	201920
SHEET	

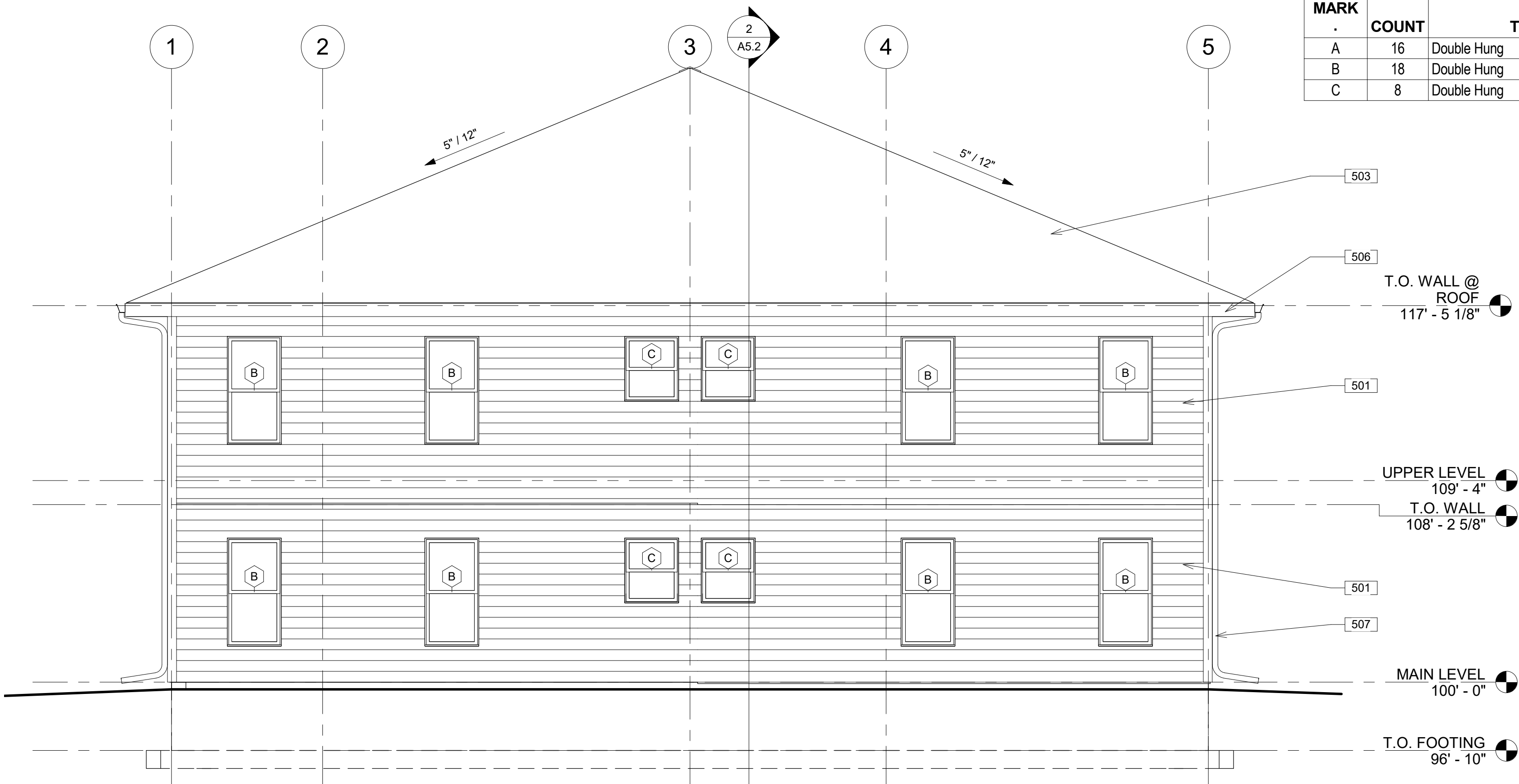
A5.0

12/09/2018 04:33:12 PM J:\Active Projects\2019\201920 GT Resort-Employee Housing\201920 ARCH\201920 Current\201920 GT Resort Housing_v18.rvt



1 SOUTH ELEVATION
A5.1 SCALE: 1/4" = 1'-0"

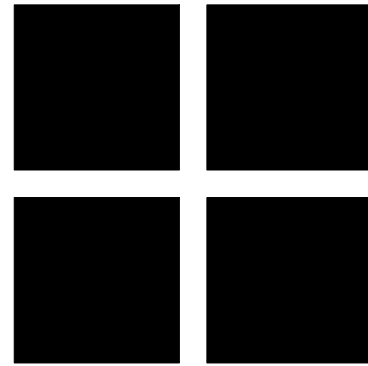
WINDOW SCHEDULE				
TAG/ MARK	COUNT	TYPE	SIZE	COMMENTS
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B	18	Double Hung	30" x 60"	
C	8	Double Hung	30" x 36"	



2 EAST ELEVATION
A5.1 SCALE: 1/4" = 1'-0"

SHEET NOTES

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GRAND TRAVERSE RESORT & SPA

EMPLOYEE HOUSING

67## Lautner Road, Williamsburg, MI 49690

KEYED NOTES

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507	GUTTER & DOWNSPOUT WHERE SHOWN

REVISIONS

#	REVISION DESCRIPTION	DATE
---	----------------------	------

EXTERIOR
ELEVATIONS

DRAWN	12/09/19
JOB NO.	201920
SHEET	

A5.1

CAUTION!!!
PRIVATE UTILITIES IN AREA OF
EXCAVATION AND SIDEWALK
INSTALLATION. CONTRACTOR SHALL
FIELD LOCATE AND LOWER EXISTING
UTILITIES OR COORDINATE WITH
PROPER UTILITY COMPANY AS
NECESSARY FOR ADJUSTMENT OF
UTILITY SERVICE LINES.

STONE DRAIN WITH 6" PERF.
SOCK TO DISCHARGE TO
DETENTION BASIN No.1

CB No. 1 - 2'
RIM: 686.80
I.E. (E): 684.60

GRADING
LIMITS (TYP.)

LAUTNER ROAD (66')

CAUTION!!!
FIBER OPTIC

DETENTION BASIN No. 1
RIM: 683.00
HWL: 682.00
BOT: 679.50
VOLUME: 4,300 C.F.

FES: 681.0
1 SY. RIP RAP

2' EMERGENCY
OVERFLOW STRUCTURE
RIM: 682.00
I.E.: 679.50

CB No. 2 - 4'
RIM: 682.76
I.E. (W): 679.30
I.E. (E): 679.20

39 LF 15" ADS
N-12 @ 0.51%

FES: 679.0
6 SY. RIP RAP

EMERGENCY
OVERFLOW WIER
ELEV.: 682.00

FES: 677.0
6 SY. RIP RAP

CB No. 4 - 4'
RIM: 683.90
I.E. (W): 689.80
I.E. (S): 680.80
I.E. (N): 680.70

CB No. 3 - 2'
RIM: 684.5
I.E. (S): 681.10
I.E. (N): 681.00

58 LF 15" ADS
N-12 @ 2.59%

2' SLOW RELEASE EMERGENCY
OVERFLOW STRUCTURE
RIM: 681.00
I.E.: 678.50

DETENTION BASIN No. 2
RIM: 682.00
HWL: 681.00
BOT: 678.50
VOLUME: 4,010 C.F.

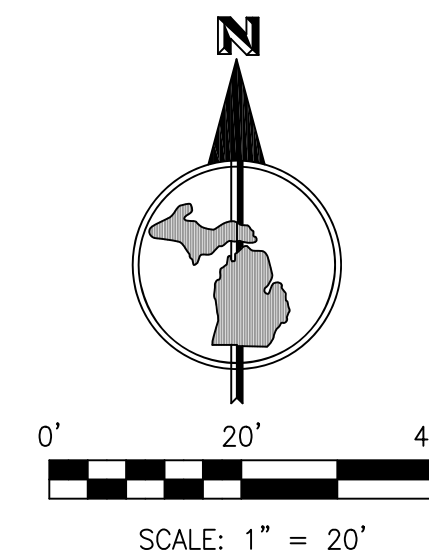
GRADING
LIMITS (TYP.)

STOCKPILE TOPSOIL
AND EXCESS MATERIAL
IN AREA OF FUTURE
BUILDING.

RE-GRADE EX. PIPE
OUTLET AND INSTALL
6 SY. RIP RAP

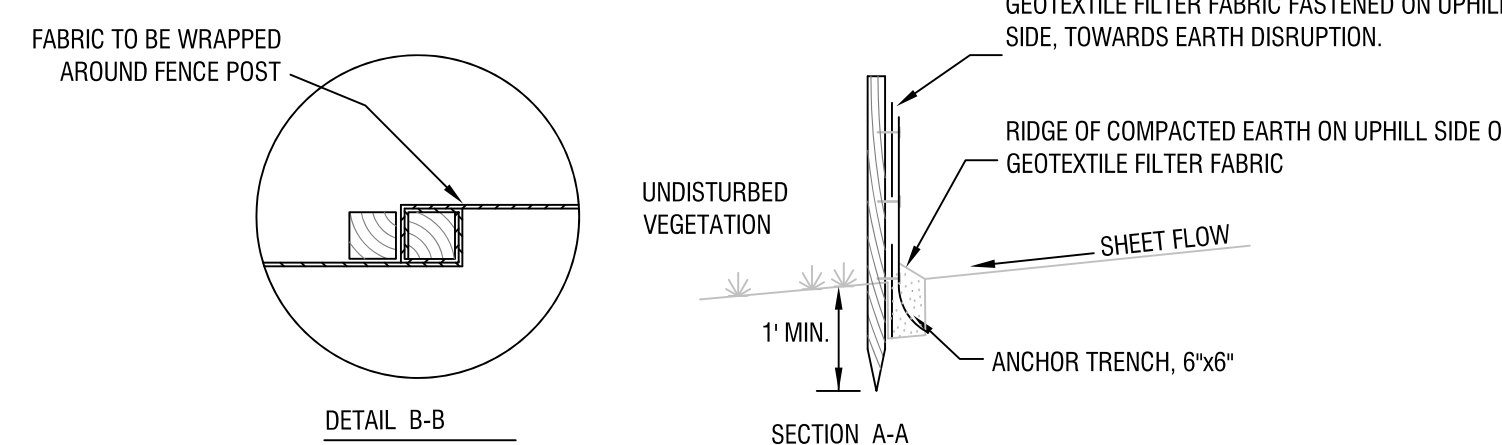
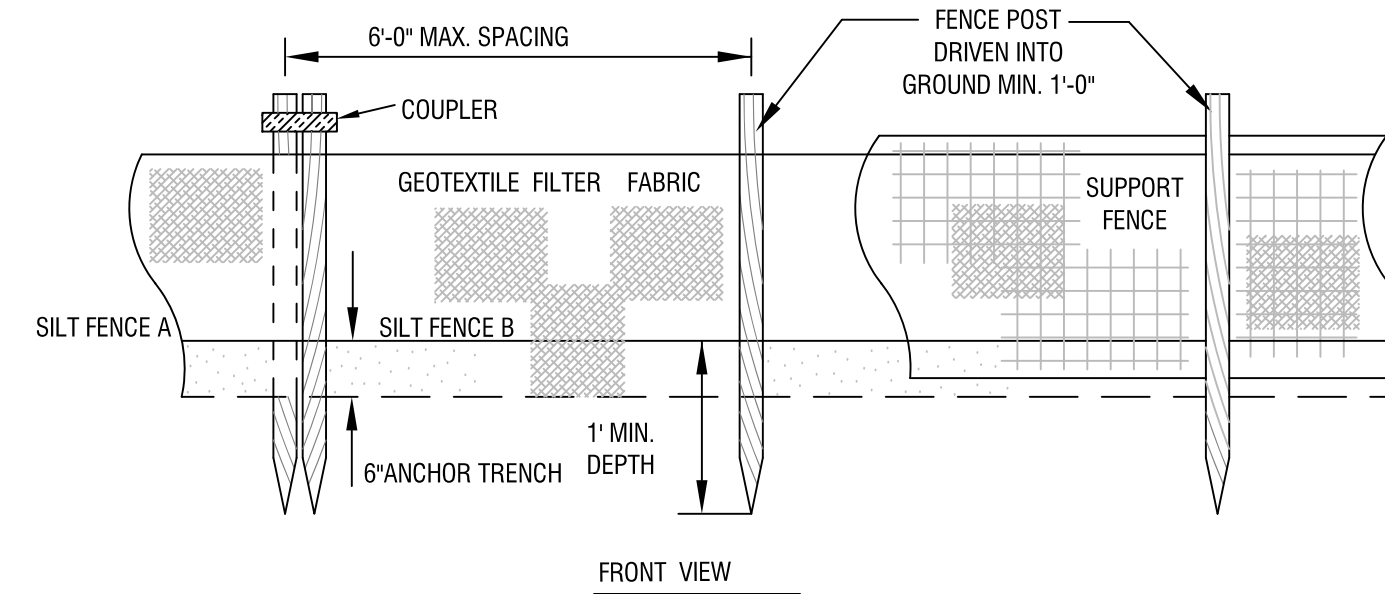
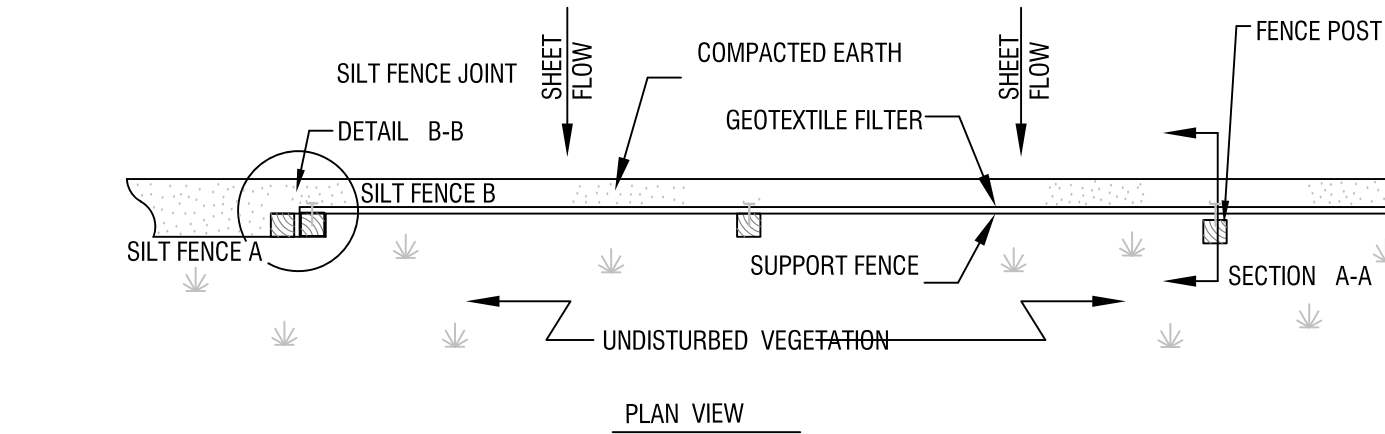
SILT FENCE INSTALLED
PER MANUFACTURER'S
SPECIFICATIONS

BENCHMARK DATA



DRAWING LEGEND

EX. PHONE	—UT—UT—UT—UT—
EX. FIBER OPTIC	—E—E—E—E—E—
EX. CABL/PHONE	—UT—UT—UT—UT—
EX. D/H ELECTRIC	—DHE—DHE—DHE—
EX. GAS	—G—G—G—G—G—
EX. WATER MAIN	—W—W—W—W—W—
EX. S.S. MAIN	—SAN—SAN—SAN—SAN—
SANITARY SEWER LEAD	—S—S—S—S—S—
8" WATER MAIN	—8"—8"—8"—8"—8"—
4" FIRE SUPPRESSION	—4"—4"—4"—4"—4"—
GATE VALVE	—GV—GV—GV—GV—GV—
STORM MANHOLE OR C.B.	—SM—SM—SM—SM—SM—
STORM SEWER	—SS—SS—SS—SS—SS—
SILT FENCE	—SF—SF—SF—SF—SF—
SERVICES & CONDUIT	—SC—SC—SC—SC—SC—
PROPOSED LIGHT POLE	—LP—LP—LP—LP—LP—



SILT FENCE DETAIL

NO SCALE



Know what's below.
Call before you dig.



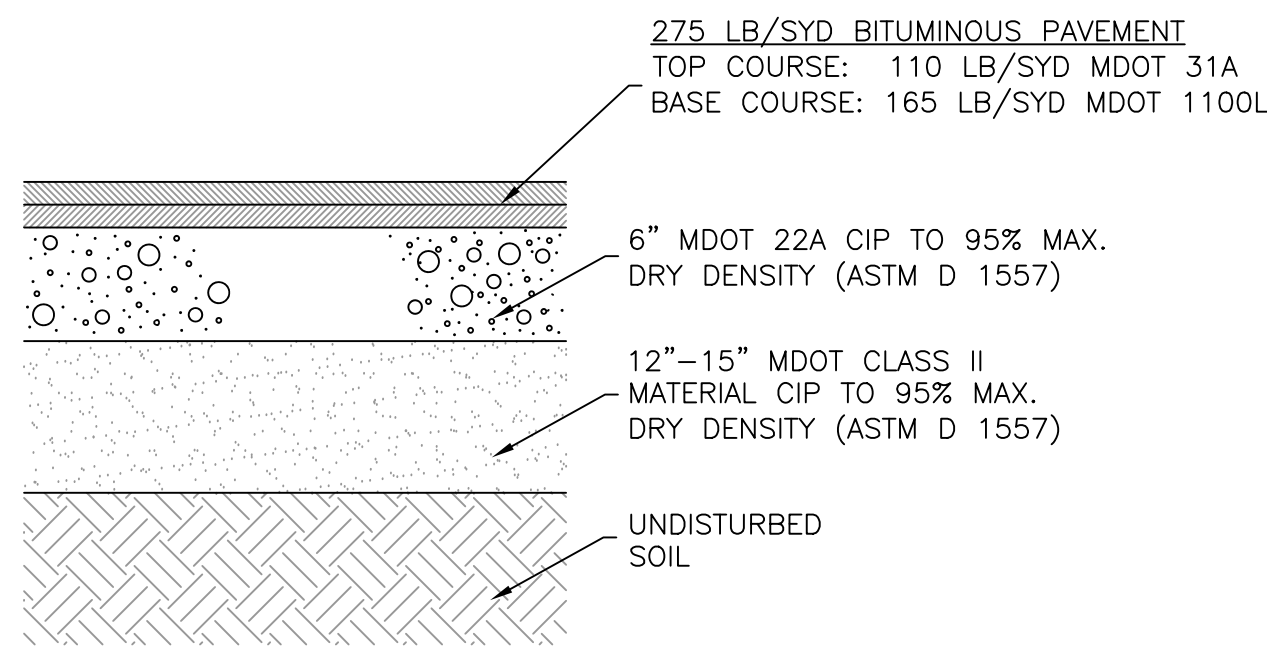
Revision	Township Comments
1	
2	
3	
4	
5	

Date: 4-20-2022
Scale: VARIES
Drawn By: RAC
Checked By:

Client: THE GRAND TRAVERSE BAND
OF OTTAWA AND CHIPPEWA INDIANS
2005 N. WEST BAY STONE DR.
PESHAUWESHTOWN, MI 49862

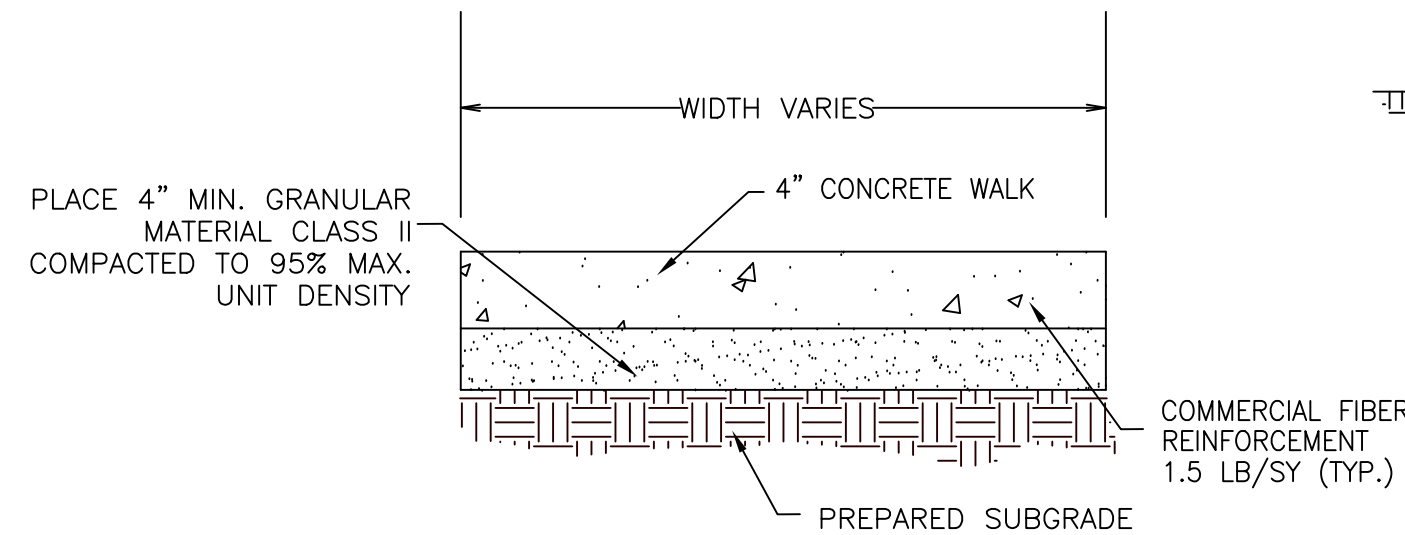
Sheet Title: SOIL EROSION & SEDIMENTATION CONTROLS PLAN
Project: GRAND TRAVERSE RESORT PUD EMPLOYEE HOUSING
6722 LAUTNER ROAD, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI

Project No.
2022-1A
Sheet
2.3

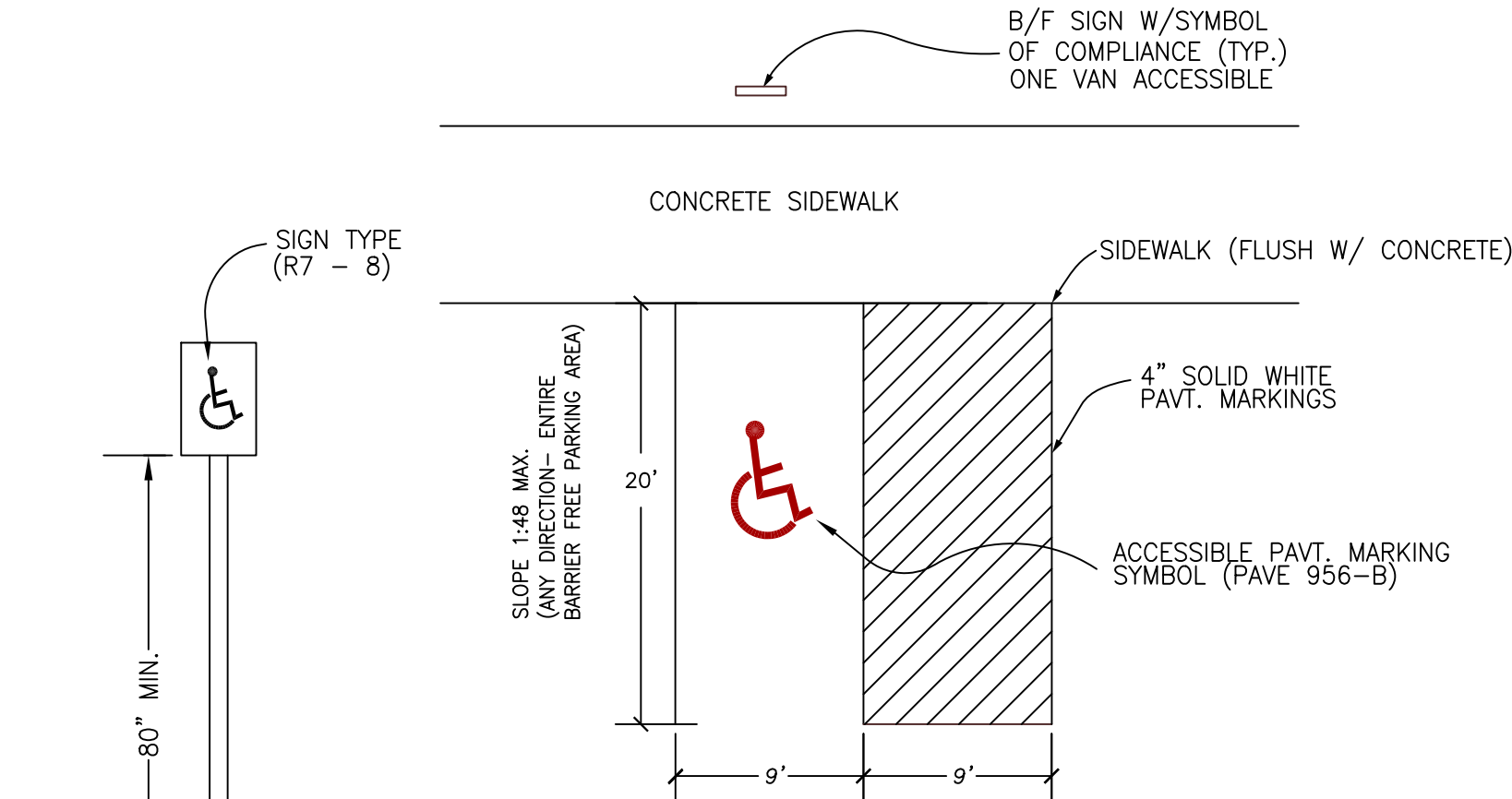
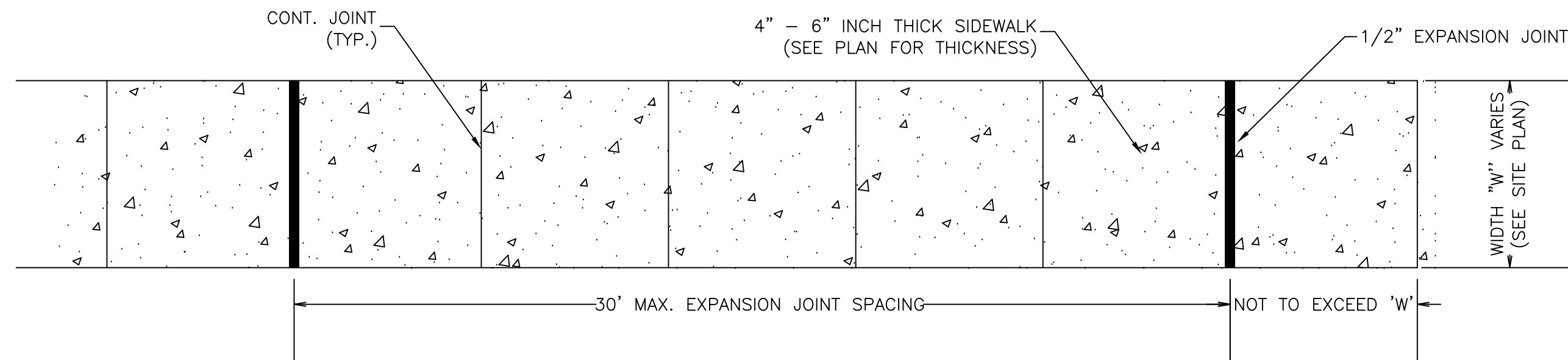


**HEAVY CLAY SOILS WILL NEED TO BE REMOVED FROM BELOW THE SUBGRADE AND REPLACED WITH IMPORTED CL II SAND.

ASPHALT PAVEMENT DETAIL
NO SCALE

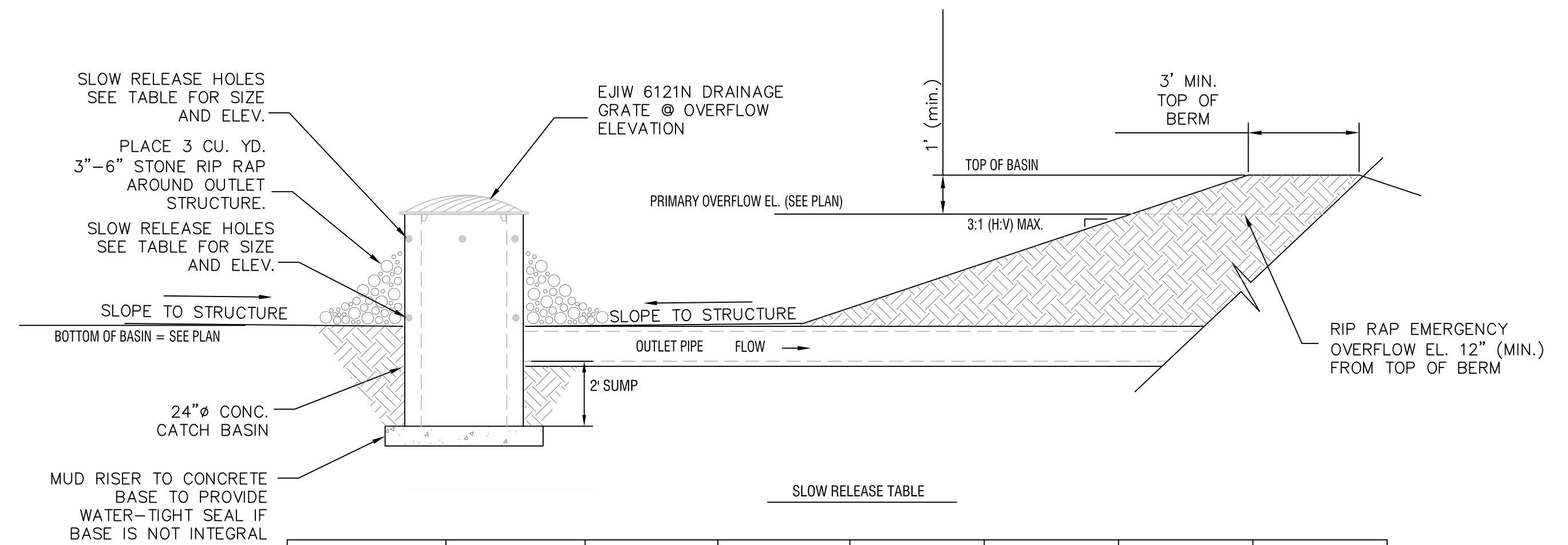


4" - 6" CONCRETE SIDEWALK DETAIL
NO SCALE



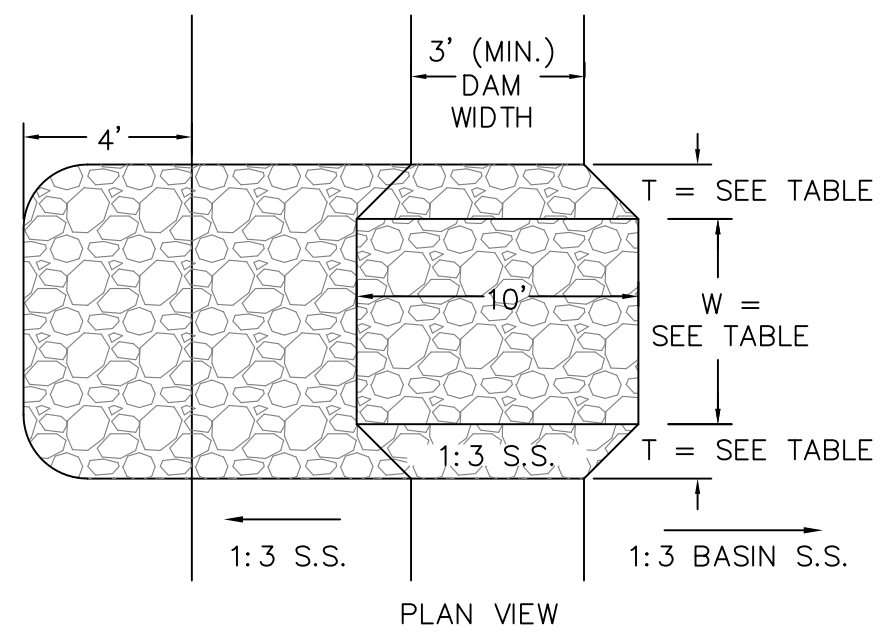
*BARRIER FREE SPACES MUST HAVE A MIN. 5' ADJACENT ACCESS AISLE GRADES NOT TO EXCEED 2% IN ANY DIRECTION

B/F PARKING DETAIL
NO SCALE

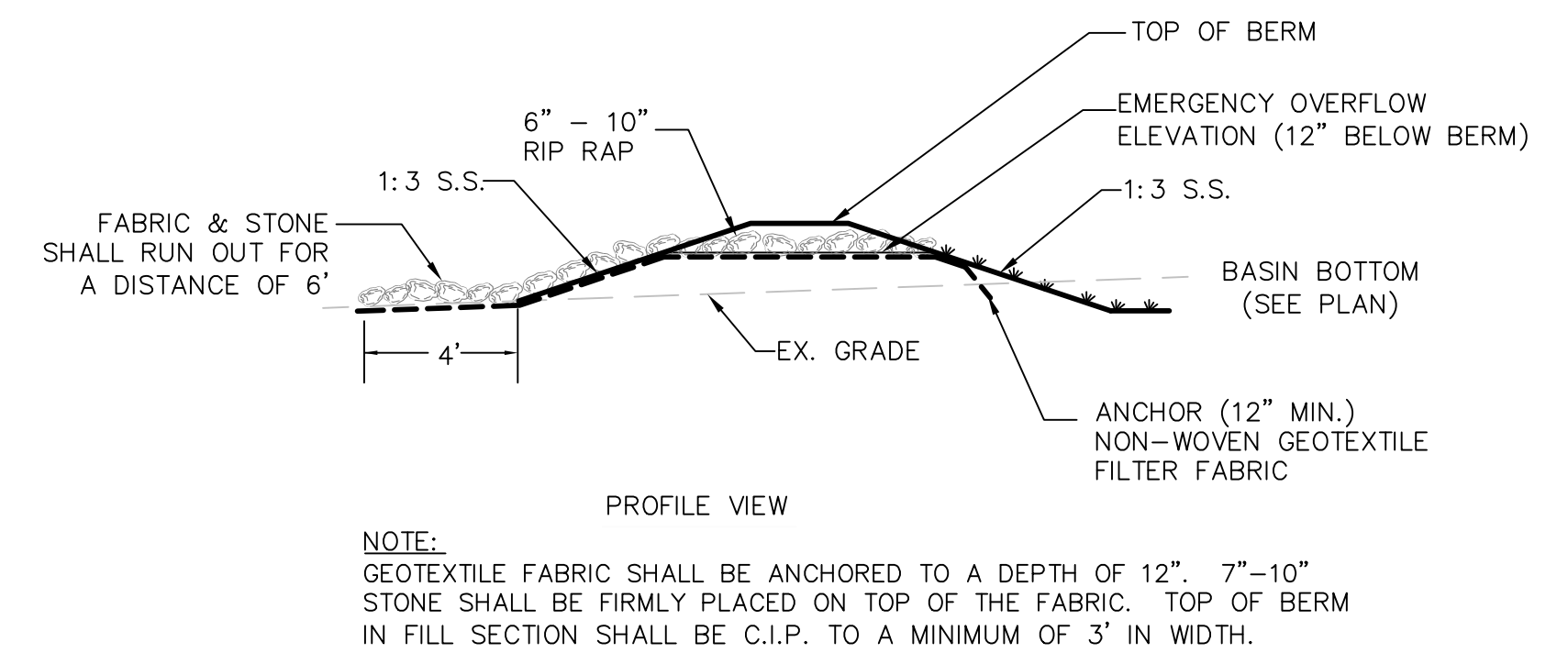


DET. BASIN No.	BASIN TOP	RIM	BASIN BOT.	No. HOLES	ELEV. HOLES	No. Holes	ELEV. HOLES
No. 1	683.00	682.00	679.50	1	679.50	2	681.00
No. 2	682.00	681.00	678.50	1	678.50	6	680.20

SLOW RELEASE EMERGENCY OVERFLOW DETAIL
NO SCALE

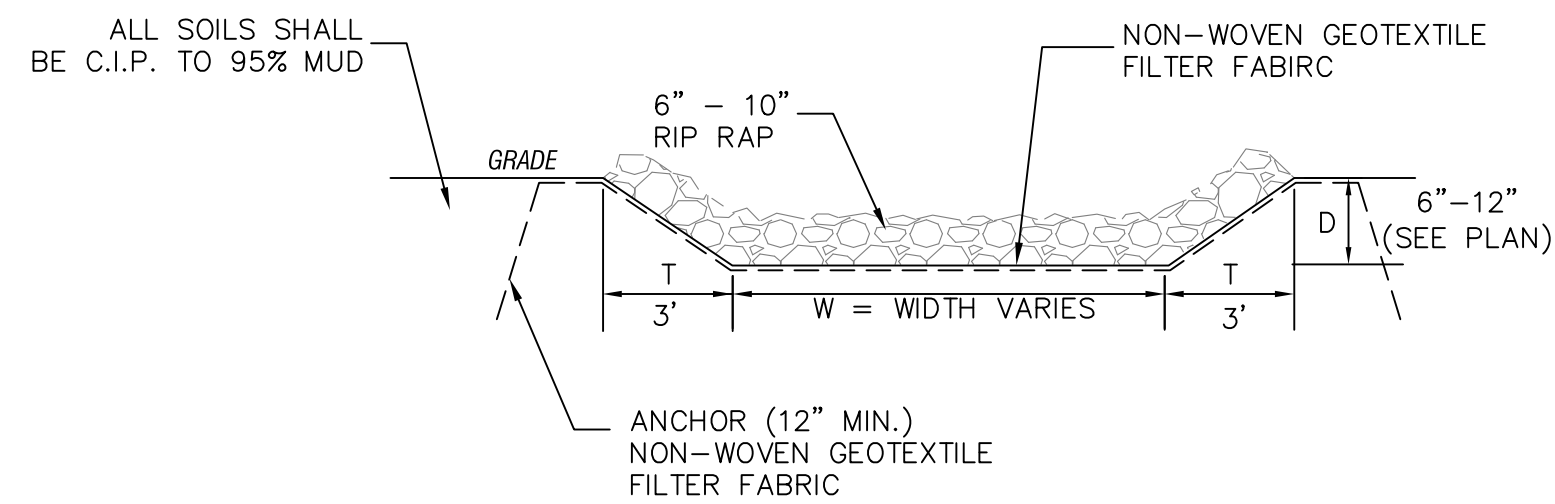


SIDEWALK PLAN DETAIL
NO SCALE



PROFILE VIEW

NOTE:
GEOTEXTILE FABRIC SHALL BE ANCHORED TO A DEPTH OF 12". 7"-10" STONE SHALL BE FIRMLY PLACED ON TOP OF THE FABRIC. TOP OF BERM IN FILL SECTION SHALL BE C.I.P. TO A MINIMUM OF 3' IN WIDTH.



CROSS SECTION VIEW

STONE EMERGENCY OVERFLOW DETAIL
NO SCALE

DET. BASIN No.	W = WIDTH	D = DEPTH	T = S.S. LENGTH	ELEV. WEIR
No. 1	6 FT.	12"	3' MIN.	682.00'
No. 2	6 FT.	12"	3' MIN.	681.00'



Revision	TOWNSHIP COMMENTS
REVISION	
REVISION	
REVISION	
REVISION	

Date: 4-20-2022
Scale: VARIES
Drawn By: RAC
Checked By:

Client: THE GRAND TRAVERSE BAND
OF OTTAWA AND CHIPPEWA INDIANS
2005 N. WEST BAY STONE DR.
PESHAWBESTOWN, MI 49862

Sheet Title: SITE DETAILS
Project: GRAND TRAVERSE RESORT PUD EMPLOYEE HOUSING
6722 LAUTNER ROAD, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI



TECHNICAL MEMORANDUM

GT Resort Employee Housing PUD Amendment - Storm Water

To: Lindsey Wolf, Planning & Zoning Administrator
Doug White, Supervisor

Date: April 20, 2022

From: Robert Verschaeve, P.E.

Re: GT Resort Employee Housing
PUD Amendment - Storm Water
Review

This review is being provided as requested by Acme Township for storm water control measures proposed for the referenced project in accordance with Ordinance No. 2007-01 Acme Township Storm Water Control Ordinance. Other items such as soil erosion and sedimentation controls will need to be reviewed and permitted through the appropriate agency having jurisdiction.

Grand Traverse Engineering and Construction (GTEC) is the design engineer for the project. The latest plans and calculations as submitted for this stormwater review are titled "Grand Traverse Resort and Spa PUD Minor Amendment Employee Housing" dated 3-30-2022.

The project generally consists of the construction of two (8) unit apartment buildings, paved driveway & parking lot, sidewalks, connections to public water and sewer utilities, and storm water infrastructure. The site is located on the east side of Lautner Road at North Village Drive. Project plans indicate the site is within a larger previously approved PUD site and the proposed development is consistent with the previously approved use.

The plans show an overall disturbed project area for the proposed development of approximately 1.7 acres. Plans indicate two detention basins handling the stormwater runoff from this drainage district area. The plans also show two 3100 sft buildings, 5100 sft of sidewalk, and paved driveway and parking lot areas totaling approximately 16,370 sft.

The northern most detention basin (Detention Basin #1) will collect runoff from the buildings, northern sidewalks and parking lot area. The eastern detention basin (Detention Basin #2) will mainly collect runoff from the driveway, and southern sidewalks. Basin 1 will slow releases into Detention Basin #2 which then slow releases onto existing grade sloping toward wooded lowland along The Bear golf course.

Since the proposed plans indicate a detention basin system to handle storm water, this review is completed with respect to the Detention System section of the Ordinance. The items listed and reviewed from this section are as follows:

a. Physical Feasibility

The criteria of this section for a reliable supply of base flow is not applicable as the proposed basin is not designed as a wet basin.

b. Design Criteria

i. Treatment Volume/Release (1.5 – year Event/2.06")

The engineer is updating the design and calculations to meet this criteria.

Sufficient volume is provided in each basin and this criteria will ultimately be able to be met by adjusting the number, size, and elevations of the outlet orifices.

ii. Flood Control Volume

The calculations provided show a minimum required volume of 3,566 cubic feet for detention basin 1 and a minimum required volume of 3,699 cubic feet for detention basin 2. The volume provided at a high water elevation of 682 for basin 1 is 4,300 cubic feet and the volume provided at a high water elevation of 681 for basin 2 is 4,010 cubic feet. The release rate calculations from each basin are being finalized by the engineer. The final number, size, and elevations of the orifices will be shown to be below the maximum allowable of .13 cubic feet per second per acre of contributing area.

3) The outlet from the basin is proposed to outlet to the east, onto another portion of the property which is wooded along hole number 3 of The Bear golf course.

iv. Snow Storage

Plans show snow storage outside of either detention basin.

c. Pre-Treatment Criteria

Equivalent upstream pre-treatment measures are provided in the form of stone drains around the building perimeters under roof eaves and catch basin sumps in the parking lot and drive.

d. Controls

- i. There is no normal pool elevation maintained to fully submerge the inlet pipe.
- ii. Outlet orifices are provided, and calculations and details have been reviewed.
- iii. Riprap protected emergency overflow outlets are provided at each detention basin.

The top of berm elevations are 1 foot above the high-water elevation of each basin.

e. Geometry

The proposed geometry meets this section.

f. Public Safety

The side slopes of this basin are 3H:1V and meet the requirements of the section. The water depth at high water elevation for each basin is 2.5 feet. Water depths over 5 feet would require special treatments of either a safety ledge or fencing. No special treatments are required.

g. Maintenance

The detention basins are located in areas where they are readily accessible for maintenance.

The storm water controls for this site are typical for similar sites that can be found in Acme Township and Grand Traverse County. The storm water control plan for the Grand Traverse Resort Employee Housing PUD amendment can be approved subject to final approval of the final number, size, and elevation of outlet orifices by the Township Engineer.

Employee Housing Storm Water Calculations

Volume Required based on Acme Township Stormwater Ordinance 2007-01

Table 5 Minimum Required Detention Basin Flood Control Volume

(Standard Release Rate of 0.13 cfs/acre)

Treatment Forebay: None Less than 5 acres -(Site will have limited vehicular use and is not industrial in any manner)

Area North - District No. 1

Total Area: 32,922 sf 0.756 Acres

	Area	Runoff Coefficient		
Roof	4,650.0	0.95	4417.5	
Existing Asphalt	2,526.0	0.95	2399.7	
Asphalt / Curb	5,935.0	0.95	5638.3	
Sidewalk/Concrete	2,814.0	0.95	2673.3	15,925.0
Lawn and other surfaces	16,997.0	0.15	2549.6	
Weighted Runoff Coefficient			0.54	

Range of Volume per Table 5	CN	VR
CN	0.5	4,190
CN	0.55	4,850
Min. Volume Per Acre based on coeff.		4,718 c.f.
Volume Required for .76 acres		3,566 c.f.
Volume Provided		4,300 c.f.

Area South - District No. 2

Total Area: 39,364 sf 0.904 Acres 1.659

	Area	Runoff Coefficient		
Roof	1,550.0	0.95	1472.5	
Existing Asphalt	2,782.0	0.95	2642.9	
Asphalt / Curb	10,278.0	0.95	9764.1	
Sidewalk/Concrete	1,915.0	0.95	1819.3	16,525.0
Lawn and other surfaces	22,839.0	0.15	3425.9	
Weighted Runoff Coefficient			0.49	

Range of Volume per Table 5	CN	VR
CN	0.45	3,540
CN	0.5	4,190
Min. Volume Per Acre based on coeff.		4,060 c.f.
Volume Required for .90 acres		3,669 c.f.
Volume Provided		4,010 c.f.

Outlet Structure - Orifice Sizing Detention Basin No. 1

Determine Treatment Volume

Minimum Volume: = 5,000 cf/impervious acre

Total Acreage = **0.756 Acres**Impervious Area = **15,929 SF** **0.366 Acres**Treatment Volume = **1828.40 CF** Provided @ 1 foot above bottomBasin Volume Provided @ 1 foot from Bottom = **1,874.50 CF**Allowable Rel. Rate = 0.05 cfs/impervious acre = **0.018 cfs**

Size Orifices for Treatment Volume Release @ 1 foot water depth

H = 1 ft (Use Orifice Equation)
 C = 0.6 Coeff of Discharge
 A = 0.50 in²
 A = 0.003 ft²
 g = 32.2 ft/s

Q Per Orifice = 0.017 cfs Each**Q Total = 0.017 cfs** **W/ 1 Ea. 1/2" Orifice**

Design of Slow Release Holes utilizing the Orifice Equation and allowable release rate of 0.13cfs/acre

Orifice Equation: $Q = C \times A \times (2gH)^{1/2}$ Total Acreage = **0.756 Acres**Allowable Discharge **0.098 cfs** Based on 0.13 cfs/acre

H = 1 ft Water El. 1 foot above Orifice
 C = 0.6 Coeff of Discharge
 A = 1.00 in²
 A = 0.007 ft²
 g = 32.2 ft/s

Q Per Orifice = 0.033 cfs Each**Q Total = 0.067 cfs** **W/ 2 Ea. 1" Orifice**

Discharge From Treatment Volume Orifice

H = 2 ft Water El. 2 foot above Orifice
 C = 0.6 Coeff of Discharge
 A = 0.50 in²
 A = 0.003 ft²
 g = 32.2 ft/s

Q Per Orifice = 0.024 cfs Each**Q Total = 0.024 cfs** **W/ 1 Ea. 1/2" Orifice****Q Combined = 0.091 cfs** **W/ 1 Ea. 1/2" Orifice and 2 Ea. 1" Orifice****Outlet Structure - Orifice Sizing Detention Basin No. 2**

Determine Treatment Volume

Minimum Volume: = 5,000 cf/impervious acre

Total Acreage = **0.904 Acres**Impervious Area = **16,525 SF** **0.379 Acres**Treatment Volume = **1896.81 CF**Basin Volume Provided @ 1.15 foot from Bottom = **1,964.00 CF**Allowable Rel. Rate = 0.05 cfs/impervious acre = **0.019 cfs**

Size Orifices for Treatment Volume Release @ 1 foot water depth

H = 1.2 ft (Use Orifice Equation)
 C = 0.6 Coeff of Discharge
 A = 0.50 in²
 A = 0.003 ft²
 g = 32.2 ft/s

Q Per Orifice = 0.018 cfs Each**Q Total = 0.018 cfs** **W/ 1 Ea. 1/2" Orifice**

Design of Slow Release Holes utilizing the Orifice Equation and allowable release rate of 0.13cfs/acre

Orifice Equation: $Q = C \times A \times (2gH)^{1/2}$ Total Acreage = **1.66 Acres**Allowable Discharge **0.216 cfs** Based on 0.13 cfs/acre

H = 0.85 ft Water El. 0.85 foot above Orifice
 C = 0.6 Coeff of Discharge
 A = 1.00 in²
 A = 0.007 ft²
 g = 32.2 ft/s

Q Per Orifice = 0.031 cfs Each**Q Total = 0.185 cfs** **W/ 6 Ea. 1" Orifice**

Discharge From Treatment Volume Orifice

H = 2 ft Water El. 2 foot above Orifice
 C = 0.6 Coeff of Discharge
 A = 0.50 in²
 A = 0.003 ft²
 g = 32.2 ft/s

Q Per Orifice = 0.024 cfs Each**Q Total = 0.024 cfs** **W/ 1 Ea. 1/2" Orifice****Q Combined = 0.209 cfs** **W/ 1 Ea. 1/2" Orifice and 6 Ea. 1" Orifice**

**APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN
 WITHIN THE RIGHT-OF-WAY OF; OR TO CLOSE, A COUNTY ROAD
 APPLICATION**

An applicant is defined as an owner of property adjacent to the right-of-way, the property owner's authorized representative; or an authorized representative of a private or public utility who applies for a permit to construct, operate, use, and/or maintain a facility within the right-of-way for the purpose outlined within the application. A contractor who makes application on behalf of a property owner or utility must provide documentation of authority to apply for a permit.

APPLICANT	Grand Traverse Resort and Spa, LLC 100 Grand Traverse Village Blvd Williamburg, MI 49690-0000 Phone(s): 231-534-6308 - - EMail: scott.chouinard@gtresort.com	CONTRACTOR	Grand Traverse Engineering & Con 3147 Logan Valley Road Traverse City, MI 49685-0000 Phone(s): 231-941-8505 - - EMail: ken.orkert@gtecusa.com
Applicant/Contractor request a permit for the following work within the right of way of a county road: Commercial - Commercial Drive LOCATION: County Road Lautner Between And Township Acme Section Side of Road Property ID 01-235-020-03 DATE: Work to begin on 03/11/2022 Work to be completed by 03/11/2023 I certify and acknowledge that (1) the information contained in this application is true and correct, (2) the commencement of the work described in this application shall constitute acceptance of the permit as issued, including all terms and conditions thereof and, (3) if this permit is for commercial or residential driveway work, I am the legal owner of the property that this driveway will serve, or I am the authorized representative.			
Applicant's Signature: On File Title: Date:		Contractor's Signature: On file Title: Date:	

PERMIT

The term "Permit Holder" in the terms and conditions set forth on the reverse side hereof, refers to the applicant and the contractor, where applicable. By performing work under this permit, the Permit Holder acknowledges and agrees that this permit is subject to all the rules, regulations, terms and conditions set forth herein, including on the reverse side hereof. Failure to comply with any of said rules,

REQUIREMENTS	FEE TYPE	AMOUNT	RECEIPT NO	DATE	
	Commercial RC	150.00	19176		Letter of Credit <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Surety Bond <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Retainer Letter <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Approved Plans on File <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Certificate of Insurance <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Attachments/Supplemental Specifications <input type="checkbox"/> Y <input checked="" type="checkbox"/> N

OTHER REQUIREMENTS:

One 24' Commercial asphalt driveway approach. No culvert necessary as long as drainage is maintained away from road. Refer to the attached standard sketch. The finished surface on a driveway approach shall slope down from the pavement edge at a rate of 1/2" - 3/4" per foot back to the ditch centerline. This distance shall not be less than 8'. WHEN FINISH GRADE IS COMPLETE CONTACT THE ROAD COMMISSION FOR INSPECTION 24 HRS PRIOR TO PAVING. COPY SENT TO THE TOWNSHIP AND TO THE CONSTRUCTION CODE OFFICE. The terms of this permit represent only the Road Commission requirements. Other agencies may have additional requirements. Applicant/Contractor is approved for construction/resurfacing of the driveway. Applicant/Contractor shall provide notification to the Road Commission upon completion of construction for Final Inspection and approval. One final inspection is included in this permit fee. Further inspections required due to contractor noncompliance will result in additional permitting fees.

Prior approval from the GTCRC is required for a shoulder or lane closure. Permit for construction according to submitted application, sketches, and plans. Permit for construction according to submitted application, sketches, and plans.

CRA 100 (03/2005)

Grand Traverse County Road Commission

1881 LaFranier Road
Traverse City, MI 49696-0000
Phone: 231-922-4848
Fax: 231-929-1836

Application No.	<u>14023</u>
Permit No.	<u>2022-000074</u>
Issue Date	<u>03/11/2022</u>

Recommended for Issuance By:

Approved By:

Steve Barry
Title: Permit Agent Date: 03/10/2022

Title: _____ Date: _____



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: info@gtfire.org

SITE PLAN REVIEW RECORD

ID # M7162

DATE: 4/4/2022

PROJECT NAME: G.T. Resort & Spa 2- 8 Unit Employee Apartment Buildings

PROJECT ADDRESS: 6722 Lautner Rd.

TOWNSHIP: Acme

APPLICANT NAME: Ryan A. Cox, PE

APPLICANT COMPANY: Grand Traverse Engineering and Construction

APPLICANT ADDRESS: 3147 Logan Valley Road

APPLICANT CITY: Traverse City STATE: MI ZIP: 49684

APPLICANT PHONE: 941-8155

FAX #

REVIEW FEE: \$00.00

Reviewed By: Kathy Fordyce, Plan Reviewer

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2015 International Fire Code, as adopted.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW

Site Plan Review # 2

ID # M7162

DATE: 4/4/2022

1. 505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

-Provide address on the street side of the building with numbers that are a minimum size of 6 inches.

2. 507.5.1 Fire hydrants where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

- Provide a fire hydrant the South side of the drive adjacent to the South east parking space.

-Fire hydrant provided.

3. 503.2.5 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

D103.4 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

<u>Length</u>	<u>Width</u>	<u>Turnaround required</u>
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1

-Lengthen North end of turnaround to meet the above requirements.

-Requirements for turnaround met.

Project may proceed with township approval process.

Lindsey Wolf

From: Ryan Cox <Ryan.cox@gtecusa.com>
Sent: Wednesday, April 6, 2022 1:32 PM
To: Lindsey Wolf
Subject: RE: Maintenance Agreement

Follow Up Flag: Follow up
Flag Status: Flagged

The Sanitary Sewer Permit application requires that the contractor for the project is selected before they will issue the permit. The reason is that the contractor must be bonded to cut in to the existing sanitary sewer main.

Whomever we work with, will be bonded (likely Elmer's) and once we have chosen the low bidder and can provide he GTC DPW with the bonded contractor, Diane will issue the permit.

The Soil Erosion Plan is also approved and because this is a commercial project, the GTC Soil Erosion Office is going to require a \$2,000 Letter of Credit or Bond before they will issue the permit. They also want a maintenance agreement signed. We have the signed maintenance agreement but are awaiting the Bond or Letter of Credit. Once the County has this, they will issue the permit.

Fred is the reviewer from the County Soil Erosion Office and Diane is waiting to issue the permit once we have a selected contractor at the DPW. I will forward e-mails that I have regarding these permits and if you need me to see if I can get any other form of preliminary approval please let me know.

Thanks,

Ryan A. Cox, PE

Sent from [Mail](#) for Windows

From: [Lindsey Wolf](#)
Sent: Wednesday, April 6, 2022 1:26 PM
To: [Ryan Cox](#)
Subject: RE: Maintenance Agreement

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

No worries - I will make a note on the drawings.

Were you able to obtain a the soil erosion or DPW permit?

Lindsey Wolf
Planning & Zoning Administrator
Acme Township
6042 Acme Road
Williamsburg, MI 49690

(231)938-1350 ext. 106
zoning@acmetownship.org

From: Ryan Cox <Ryan.cox@gtecusa.com>
Sent: Wednesday, April 6, 2022 1:12 PM
To: Lindsey Wolf <Zoning@acmetownship.org>
Subject: RE: Maintenance Agreement

Lindsey –

Elevations are attached. Please note that the building was rotated 90 degrees to fit the site better.

So, the elevations are not depicted correctly in this plan.

North is really West
East is really North
West is really South
South is really East

Not sure if this matters but if so, please let me know and we will have the drawings amended.

Thanks,

Ryan

Sent from [Mail](#) for Windows

From: [Lindsey Wolf](#)
Sent: Wednesday, April 6, 2022 1:01 PM
To: [Ryan Cox](#)
Subject: RE: Maintenance Agreement

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Ryan,

Do you have any elevation views for the buildings?

Lindsey Wolf
Planning & Zoning Administrator
Acme Township
6042 Acme Road
Williamsburg, MI 49690

(231)938-1350 ext. 106
zoning@acmetownship.org

From: Ryan Cox <Ryan.cox@gtecusa.com>
Sent: Thursday, March 31, 2022 9:24 AM
To: Lindsey Wolf <Zoning@acmetownship.org>
Subject: FW: Maintenance Agreement

Lindsey –

For your records, I just spoke with Fred at the GTC Soil Erosion Office and he indicated that the permit is ready to be issued for the GTR Employee Housing Project with the following conditions outline in his e-mail below. The conditions include have the owner sign a standard maintenance agreement, pay the application fee which and provide a \$2,000 surety for proper completion of the project. The maintenance agreement and surety are required because this is a commercial project.

Ryan

From: Fred Morse <fmorse@gtcountymi.gov>
Sent: Thursday, March 31, 2022 9:17 AM
To: Ryan Cox <Ryan.cox@gtecusa.com>
Subject: Maintenance Agreement

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ryan,

Here is the maintenance agreement as spoken. The permit will be issued when the maintenance agreement is signed, fee is paid and the surety is posted.

Fred Morse
Grand Traverse Environmental Health Dept.
2650 LaFranier Rd.
Traverse City, MI 49686
(231) 995-6057 (office)