



**ACME TOWNSHIP SITE PLAN REVIEW COMMITTEE  
ACME TOWNSHIP HALL  
6042 Acme Road, Williamsburg MI 49690  
October 14, 2019, 5:45 p.m.**

**CALL TO ORDER: 5:47 pm**

**ROLL CALL:**

**Committee Present:** Wentzloff (PC Chair), Feringa, Wolf (Planning & Zoning Administrator)

**Members excused:** None

**Applicant:** Wiper Shaker (owner), Northern Michigan Pole Barns

**LIMITED PUBLIC COMMENT:** None

**A. APPROVAL OF AGENDA:**

**Motion by Wentzloff to approve agenda as presented, seconded by Feringa. Motion carried.**

**B. INQUIRY AS TO CONFLICTS OF INTEREST:** None

**C. CORRESPONDENCE:** Updated storm water review from township engineer

**D. NEW BUSINESS:**

**1. Site Plan Administrative Review 2019-08, Wiper Shaker**

- **Construct a pole building for storage of materials in the B4 zoning district.**

Wolf stated the Applicant is proposing to build a 50' x 130', 6500 square foot storage building with 58'x 12', 696 SF lean to. The structure will be used as a storage building for wood and raw materials used in woodworking to be moved to another location for manufacturing. The lot is currently vacant and undeveloped. The use is allowed by right in the B-4 Material Processing & Warehousing District.

**Motion by Feringa, to approve the SPR 2019-08 with the following conditions to be handled administratively:**

- 1. Clarify number of employees having access to site.**
- 2. No storage of hazardous materials under lean-to.**
- 3. If outdoor loading will occur in the future loading zone will conform to section 7.5.5.**
- 4. Exterior lighting shall be downward facing.**
- 5. Signed and sealed set of plans from the engineer.**
- 6. Soil Erosion permit be obtained prior to a land use permit being issued.**

**Seconded by Wentzloff. Motion carries.**

**2. Approve Draft Site Plan Review Minutes – October 22, 2018**

**Motion by Wentzloff, to approve minutes of 10/22/18 Site Plan Review minutes. Motion carries.**

Motion by Feringa to adjourn; support by Wentzloff. Motion passed unanimously. Adjourn 6:02 p.m.

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



**ACME TOWNSHIP SITE PLAN REVIEW COMMITTEE**  
**ACME TOWNSHIP HALL**  
**6042 Acme Road, Williamsburg MI 49690**  
**October 14<sup>th</sup>, 2019 5:45 p.m.**

**CALL TO ORDER**

**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. CORRESPONDENCE:**
- E. OLD BUSINESS:**
- F. NEW BUSINESS:**
1. Site Plan Administrative Review 2019-08, Wiper Shaker
    - Construct a pole building for storage of materials in the B4 zoning district.
  2. Approve Draft Site Plan Review Minutes – October 22, 2018
- G. PUBLIC COMMENT**
- ADJOURN:**



**ACME TOWNSHIP SITE PLAN REVIEW COMMITTEE**  
**ACME TOWNSHIP HALL**  
**6042 Acme Road, Williamsburg MI 49690**  
**October 22<sup>nd</sup>, 2018 - 4:00 p.m.**

**CALL TO ORDER:** (4:06 pm)

**ROLL CALL:**

**Committee Present:** Wentzloff, Feringa, Winter

**Members Excused:** none

**Applicant:** Joe Hughes, John Johnson, Frank Seipker, Elizabeth Wetherli

**LIMITED PUBLIC COMMENT:**

Brian Kelley, Bunker Hill

- Spoke on the topic of noise, pollution control plans, storm water control review procedures.

**A. APPROVAL OF AGENDA:**

Motion by Feringa, support by Wentzloff. Motion carries unanimously.

**B. INQUIRY AS TO CONFLICTS OF INTEREST:**

None – Feringa noted references to Turtle Creek Casino in the application, but it was determined that no conflict of interest exists.

**C. CORRESPONDENCE:**

None

**D. NEW BUSINESS:**

**1. Site Plan Review 2018-03: Wolverine Power Supply Cooperative, Inc.**

- **Proposed addition of a second electric power distribution substation at 6033 Arnold Rd**
  - Winter provided an overview of the Applicant's request to build a second substation adjacent to their existing one at 6033 Arnold Rd.
  - Hughes (Applicant) supplemented Winter's overview with a detailed explanation of the proposed work.
  - Winter added to documents to the packet: a SESC permit waiver and an email from Metro stating no fire review was necessary. Winter discussed the landscaping requirements and the accommodations made by the Applicant to incorporate the required plantings while meeting their easement requirements
  - Feringa asked who prepared the drawings. Johnson stated Wolverine prepared the drawings and Stanley Consultants sealed them. He also asked about the soil erosion measures, which Hughes indicated would be utilized.
  - Winter clarified that the storm water review was determined unnecessary after reviewing the applicability standards of the ordinance with counsel.
  - Wentzloff asked if the plant species met the native, non-invasive requirements of the ordinance, which Winter confirmed. Winter also discussed the difficulties and limitations the current requirement of native species only creates when selecting

species appropriate for site.

- Wentzloff expressed that she had no concern with the noise given the surrounding uses and current traffic on M-72.
- Feringa asked about Sheet 226 and the stone ballast thickness below the foundations. Siepker clarified the ballast thickness in various locations.
- Wentzloff felt the landscaping requirements for uses such as this should be looked at during the zoning ordinance rewrite.
- Motion by Wentzloff to approve the Site Plan Review application 2018-03 for the addition of a second electric power distribution substation at 6033 Arnold Rd, based on the materials submitted by the Applicant and recommended by Township Staff. Support by Feringa. Motion carries unanimously.

**2. Approve Draft Site Plan Review Committee Minutes – March 14, 2018**

- Motion by Wentzloff to approve the draft minutes, support by Feringa. Motion carries unanimously.

**ADJOURN:**

- Motion by Feringa to adjourn, support by Wentzloff. Meeting adjourned.



# Site Plan Review

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 | Fax: (231) 938-1510 | [www.acmetownship.org](http://www.acmetownship.org)

Date: 10.08.2019

From: Lindsey Wolf  
To: Karly Wentzloff, Chairperson  
ACME TOWNSHIP PLANNING COMMISSION  
6042 Acme Road  
Williamsburg, MI 49690

Project: Wiper Shaker Storage Building  
6723 E. Railway Commons  
Williamsburg, MI 49690

Request: Administrative Site Plan Review 2019-08

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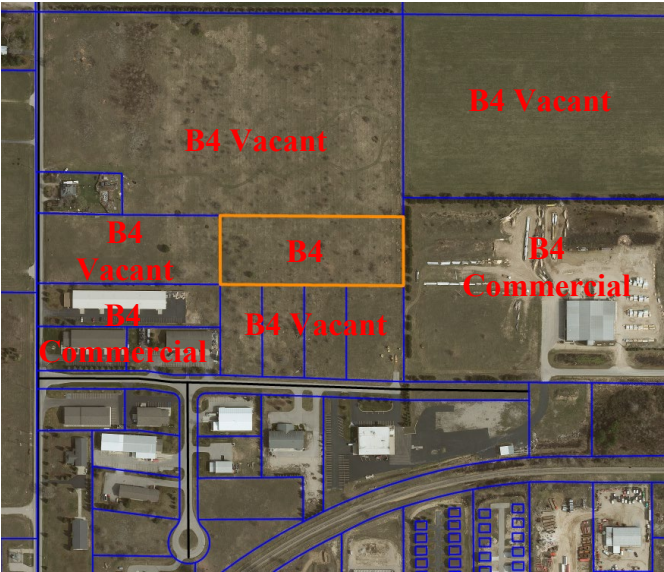
Applicant: Brenda Ott, Northern Michigan Pole Barns

Parcel Number: 28-01-014-028-02

**Legal Description:** PARCEL B PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 28 NORTH, RANGE 9 WEST, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°57'42" WEST, 1,681.16 FEET, ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 31; THENCE NORTH 89°36'21" EAST, 666.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°57'42" WEST, 249.48 FEET; THENCE NORTH 89°36'21" EAST, 663.69 FEET TO THE EAST ONE-EIGHTH LINE OF SAID SECTION 31; THENCE SOUTH 00°56'59" EAST, 249.48 FEET, ALONG SAID EAST ONE-EIGHTH LINE; THENCE SOUTH 89°36'21" WEST, 663.64 FEET TO THE POINT OF BEGINNING SPLIT/COMBINED ON 02/01/2019 FROM 01-014-028-00;

## General Description

The Applicant is proposing to build a 50' x 130', 6500 square foot storage building with 58' x 12', 696 SF lean to. The structure will be used as a storage building for wood and raw materials used in woodworking to be moved to another location for manufacturing. The lot is currently vacant and undeveloped. The use is allowed by right in the B-4 Material Processing & Warehousing District.





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## Existing Permits

None

## Zoning Ordinance Compliance

The proposed use is compliant with the following section(s) of the Acme Township Zoning Ordinance for the B-4 Material Processing & Warehousing District:

### 6.11.2 Uses Permitted By Right

b. Storage where operations are conducted within an enclosed building:

- i. Warehouses, indoor storage and terminal buildings
- iii. Construction Storage

B-4: Material Processing & Warehousing District			
Regulation	Requirement	Site Plan	Met
Minimum Lot Size	n/a [\$6.13.1]	3.80 acres	n/a
Minimum Lot Width	150 ft [\$6.13.1]	663.64 & 663.69 ft	Yes
Minimum Lot Depth	n/a	249.48 ft	n/a
Front Yard Setback	20% of lot depth, not less than 40 ft, not more than 60 ft [\$6.13.1(e)]	20% depth = 49.9 ft; Established at 49.9ft; Building at 87.48 ft	Yes
Side Yard Setback	10% of lot width, not less than 10 ft, not more than 50 ft [\$6.13.1(f)]	10% width = 66.36 ft; Established at 50 ft; Building at 453 & 60 ft	Yes
Rear Yard Setback	10% of lot width, not less than 10 ft, not more than 50 ft [\$6.13.1(f)]	10% depth = 24.9 ft; Established at 24.9 ft; Building at 100 ft	Yes
Maximum Building Height	3 stories, 40 ft [6.13.1]	25.5 ft;	Yes
Parking Requirements	Minimum 1 space per 2,000 sq ft. [\$7.5.3(f)], except area used exclusively for storage [\$7.5.2(a)]	3 spaces provided	Yes
Loading Requirements	Requirements under §7.5.5(a-h) <b>see paragraph under 7.5.5</b>	Loading/unloading proposed inside of building. No exterior loading zone indicated.	<b>No</b>

## Agency Reviews





# Site Plan Review

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1. Soil Erosion and Sedimentation Control – Not required per original plans submitted August 16, 2019. Revised plan submitted September 16, 2019 has notes that indicate a soil erosion permit will be obtained.
2. Health Dept. Well & Septic – not applicable at this time
3. Grand Traverse Metro Fire Department – satisfactory review
4. Gosling Czubak Storm Water Review – pending

## §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.	<b>Satisfied:</b> The Applicant is authorized by the owner of the property to apply
b. That all required information has been provided.	<b>Conditionally Satisfied:</b> Per Application requirements 8.1.4 (3) Does not indicate the number of employees that will access site on a daily basis. (23) The most recent site plan revised 9.16.19 is not signed or sealed.
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.	<b>Satisfied:</b> The proposed use is allowed by right in the B-4 Material Processing & Warehousing District 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.	<b>Conditionally Satisfied:</b> Gosling Czubak – Pending GT Metro Fire – Favorable Soil Erosion –Not required per original plans submitted August 16, 2019. Revised plan submitted September 16, 2019 has notes that indicate a soil erosion permit will be obtained. Health Department – Not applicable
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.	<b>Conditionally Satisfied:</b> GT Metro Fire – Favorable Soil Erosion –Not required per original plans submitted August 16, 2019. Revised plan submitted September 16, 2019 has notes that indicate a soil erosion permit will be obtained Health Department – Not applicable
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.	<b>Satisfied:</b> Areas of disturbance will be limited to the extent necessary for construction.



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Standards for Site Plan Review	
Standard	Finding
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.	<b>Conditionally Satisfied:</b> Gosling-Czubak report – review pending. Soil Erosion Not required per original plans submitted August 16, 2019. Revised plan submitted September 16, 2019 has notes that indicate a soil erosion permit will be obtained.
i. That the proposed development will not cause soil erosion or sedimentation problems.	<b>Satisfied:</b> SESC permit conditions shall be adhered to.
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.	<b>Conditionally Satisfied:</b> Gosling-Czubak report pending.
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.	<b>Satisfied:</b> The property is relatively flat and will only be graded as necessary to accommodate the items indicated in the site plan.
l. That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.	<b>Satisfied:</b> Located in an established industrial park with no significant airsheds or drainage systems in proximity.
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.	<i>Not Applicable</i> – No phasing required
n. That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water and sewage facilities.	<i>Not Applicable</i> - No water or sanitary facilities proposed on site at this time. Access is from a 50' wide easement.
o. That landscaping, fences or walls may be required when appropriate to meet the objectives of this Ordinance.	<b>Conditionally Satisfied:</b> landscaping not required per 7.5.6 (e) . Snow storage area does not indicate square footage.
p. That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.	<b>Satisfied:</b> No impact
q. That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.	<b>Satisfied:</b> Parking provided adjacent to building, sufficient maneuvering lane space, no sidewalks leading to site. 3 spaces required per 2000 SF, 3 provided.
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.	<i>Not Applicable</i> – No outdoor dumpster or waste receptacle indicated on site plan





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Standards for Site Plan Review	
Standard	Finding
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.	<b>Satisfied:</b> The proposed use meets the intent of the B-4 Material Processing & Warehousing District.

## Summary of Review

The proposed site plan and associated use is allowed by right in the B-4 Material Processing & Warehousing District. The scale and use of the proposed building is consistent with the existing development on the surrounding properties, and the intent and purpose of the district. The structure will be used as a storage building for wood and raw materials used in woodworking to be moved to another location for manufacturing.

Stormwater review is pending. Original plans submitted on August 16, 2019 did not receive a favorable stormwater review.

No light plan was included in the application. The Zoning Ordinance does not require any parking lot lighting, however, if security lighting is to be installed it shall adhere to the provisions of section 7.8 in the Zoning Ordinance and is reflected in the motion below.

There are some outstanding items that need to be addressed on the site plan:

1. What is the purpose of the proposed lean to on the plan?
2. The number of employees having access to the site on a daily basis needs clarification.
3. The area of snow storage needs to be clarified/square footage.
4. Where is the proposed loading zone entry per section 7.5.5? Loading space is permitted in the rear yard only – an exception of loading in the side yard may be approved the planning commission.

A copy of the soil erosion permit will be supplied prior to the issuance of any land use permit if required. Noted that 67,100 SF or 1.54 acres will be disturbed – Soil Erosion requires a permit for a disturbance of 1 acre or more.

## Suggested Motion for Consideration

Motion to approve the site plan submitted by Brenda Ott, Northern Michigan Pole Barns for a 6,500 sq ft storage building with an office space located at 6160 South Railway Commons, subject to the following conditions:

1. Items 1-4 in the summary have been addressed and any necessary revisions made to the plan set – subject to review by the Planning and Zoning Administrator for compliance.
  - 1) What is the purpose of the proposed lean to on the plan?

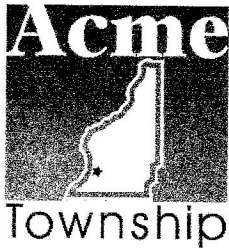


# Site Plan Review

6042 Acme Road | Williamsburg, MI | 49690

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- 2) The number of employees having access to the site on a daily basis needs clarification.
  - 3) The area of snow storage needs to be clarified/square footage.
  - 4) The location of the loading zone entry per section 7.5.5 needs to be clarified. Loading space is permitted in the rear yard only – an exception of loading in the side yard may be approved the planning commission. Must be composed of a hard/dust-free surface.
2. All exterior security lighting shall be limited to shielded, downward facing fixtures located above the entrances and doorways.
3. Before issuing a land use permit:
  - a. Submit a set of revised plans in electronic pdf format and a set of full-size prints sealed by a licensed engineer, architect or landscape architect and signed by the Applicant and Planning Commission Chair.
  - b. Obtain a valid soil erosion permit.
  - c. Receive a favorable stormwater review from Gosling Czubak.



## Special Use Permit/Site Plan Review Application – Checklist

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](http://www.acmetownship.org)

Planning & Zoning Administrator: Lindsey Wolf Email: [zoning@acmetownship.org](mailto:zoning@acmetownship.org)

Acme Township offers this checklist as a service to our Special Use Permit and Site Plan Review applicants. Please note that this checklist represents the minimum amount of information required to process your application. Applicant circumstances will vary and your specific situation may require the submission of additional information to meet the Zoning Ordinance requirements and facilitate the shortest and smoothest possible public process.

We strongly encourage and recommend that all potential applicants schedule a preconference meeting with township staff prior to application submission so that we may provide more customized guidance.

**BEFORE FULL STAFF REVIEW COMMENCES AND A PRELIMINARY PLANNING COMMISSION HEARING/MEETING DATE IS SET, the following plans and documentation must be submitted. (If applicable):**

- ✓ **Completed and signed application form and fee**
- ✓ **Completed and signed Fee Escrow Policy Acknowledgement and initial fee escrow deposit (until this is received, your project will not move forward)**
- ✓ Narrative description of proposed use(s), including but not limited to proposed hours of operation, number of employees, and anticipated traffic generation *See site plan*
- ✓ Site Plans conforming to the requirements of Acme Township Zoning Ordinance Section 8.2.3:
  - NK o Landscape Plan (please refer to Z.O. Sections 7.5-7.5.6)
  - ✓ Visual image of proposed buildings (elevation drawings showing how building will look) and proposed exterior materials
  - ✓ Exterior lighting plan, including locations, types and heights of all proposed exterior lighting and cut sheets (technical specifications, photometric) for all proposed exterior lighting fixtures and associated components *See site plan*
  - ✓ Plans and any other information required by ordinance specifically for your proposed Pdf
  - ✓ Land use
  - ✓ Storm water control plan *See site plan*
  - ✓ Parking (Section 7.5.) *See site plan - gravel areas and covered bays available*
  - NK ✓ Cross Access Easement agreement

## SITE PLAN REVIEW AND SPECIAL USE PERMIT APPLICANT CHECKLIST

Pursuant to Acme Township Zoning Ordinance section 8.2.4.d and 8.2.4.e, as part of the application process you will be required to submit information about your project to various regulatory agencies including but not limited to the following as applicable to determine whether your project appears likely to meet their permit requirements and promote public health, safety and welfare. You will be advised as to their feedback to the township about your project and any plan revisions that may be necessary to satisfy their requirements:

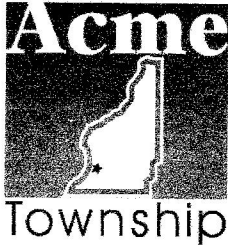
- NA* ○ Grand Traverse County Health Department (well & septic) 231-995-6051
- NA* ○ Grand Traverse County Department of Public Works (sewer) 231-995-6039
  - ✓ ○ Grand Traverse County Soil Erosion Department 231-995-6042
  - ✓ ○ Grand Traverse Metro Fire Department 231-947-3000
- NA* ○ Grand Traverse County Sheriff's Department 231-995-5000
- ✓ ○ Grand Traverse County Road Commission (new roads & driveway locations) 231-922-4848
- NA* *Equalization better* ○ Michigan Department of Transportation (US 31 & M-72) driveways 231-941-1986
- NA* ○ Michigan Department of Environmental Quality (wetlands) 231-775-3960

### NUMBER OF DOCUMENT SETS REQUIRED:

- ✓ ○ Plans: 1 set of 24 x 36 hard copy, signed and sealed; 1 electronic pdf copy
- ✓ ○ All documents must also be submitted In PDF format to the Zoning Administrator
- The Township may also request CAD files and/or GIS shape files for portions or all of your plans

Additional forms can be found on our website at [www.acmetownship.org](http://www.acmetownship.org)

(Updated 08/17/2015 SW)



## 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](http://www.acmetownship.org)

Planning & Zoning Administrator: Lindsey Wolf Email: [zoning@acmetownship.org](mailto:zoning@acmetownship.org)

### Owner Information (please type or print clearly):

Name: Wiper Shaker LLC Phone: (231) 632-2020

Mailing Address: PO Box 4317

City: Traverse City State: MI Zip: 49685

Email Address: pam@heritage-sustainable.com

### Applicant Information (please type or print clearly):

Name: Northern Michigan Pole Barns Phone: (231) 409-1494

Mailing Address: PO Box 624

City: Houghton Lake State: MI Zip: 48629

Email Address: northmichiganpolebarns@gmail.com

### A. Property Information:

1. Address:

6723 E. Railway Commons

2. Parcel Number/Property Description:

01-014-028-02

3. Current Zoning of Property:

B4

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)?

NA

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.

Application Number: \_\_\_\_\_

**6. Proposed Use/Change to Property**

*Storage of materials to be processed.*

**7. Estimated Start and Completion Dates:**

*9/5/19 - 10/5/19*

**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

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

**E. Affidavit:** The undersigned affirms that he/she is the *agent* (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: *Brush Ott* Date: *8-21-19*

**FOR TOWNSHIP USE ONLY**

Application Number: \_\_\_\_\_

Date Received: \_\_\_\_\_

Public Hearing/Meeting: \_\_\_\_\_

Date of Advertising: \_\_\_\_\_

T&A Account: \_\_\_\_\_

**NOTES:**



TOPOGRAPHICAL SITE PLAN

PART OF THE SOUTHEAST 1/4 OF  
SECTION 28, TOWN 28 NORTH, RANGE 9 WEST,  
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN.

8.1.4 APPLICATION REQUIREMENTS

- d. Subject parcel has been in agricultural use in prior years. The topography of subject parcel and surrounding parcels is gently rolling with farm crops as cover. Soils of subject parcel are mixed sand with some gravel all covered with topsoil. There are no water features on subject or adjoining parcels.
2. Current land use of subject parcel and parcels to North and West are agricultural. Parcels to the South and East have commercial uses similar to this proposed use. Proposed use is for storage of wood and raw material used in woodworking. Proposed buildings primary use is to store and dry wood prior to being moved to another location for manufacturing.
3. No housing will be provided in subject building. No pedestrian traffic will be generated from this project. Employees will access building only a couple of times per day on average. There will be no visitors or customers at proposed building or parcel.
4. This single building and driveway are the only current development planned for subject parcel.
5. Subject parcel has no existing natural features. Open farmland.
6. Proposed building will have minimal effect on storm water runoff from property. Retention from proposed building and drives is provided for. Proposed building should have no other effect on this site or adjacent properties.
7. No water or sanitary sewer facilities are proposed at this time.
8. No water or sanitary sewer facilities are proposed at this time.
9. Reference this drawing for storm water retention measures.
10. Reference this drawing for storm water calculations.
11. No water or sanitary sewer facilities are proposed at this time.
12. Proposed use will not increase effluent discharge to the air or increase noise levels emanating from the site.
13. Proposed storage use conforms to the existing surrounding uses of storage and light manufacturing.
14. No discharge to the air is proposed.
15. All retention basins will be topsoiled and seeded to prevent any future soil erosion.
16. Planting that does not reduce the volume of the basins may be allowed within the basins to give a more aestically pleasing appearance.
17. Three low intensity downward directional flood lights proposed. One at each of three entrances. Reference architectural plans for additional details.
18. Access easements as shown on this drawing.
19. No pedestrian or non-motorized facilities are proposed.
20. No additional landscaping is proposed.
21. No known access easements over subject parcel were disclosed on deed.
22. Prepared by Scott D. McLain, PS, 5422 Goodrick Rd., TC, MI 49684
23. Drawing signed/sealed below.

ADDITIONAL ZONING NOTES:

Tax ID: 28-01-014-028-02

ZONED B-4: Material Processing & Warehousing  
All adjacent parcels zoned B-4

Minimum Parcel Size: n/a  
Minimum Parcel Width: 150 feet  
Maximum Structure Height: 3 Stories / 40 feet tall.

Front Setback: 20% of depth >40 feet, <60 feet.  
249.48' depth x 20% = 49.9' front setback.

Side Setback: 10% of width, not <10 feet, not >50 feet  
663.64' width x 10% = 66.4' side, use 50 feet

Rear Setback: 10% of depth, not <10 feet, not >50 feet  
249.48' depth x 10% = 24.9' rear.

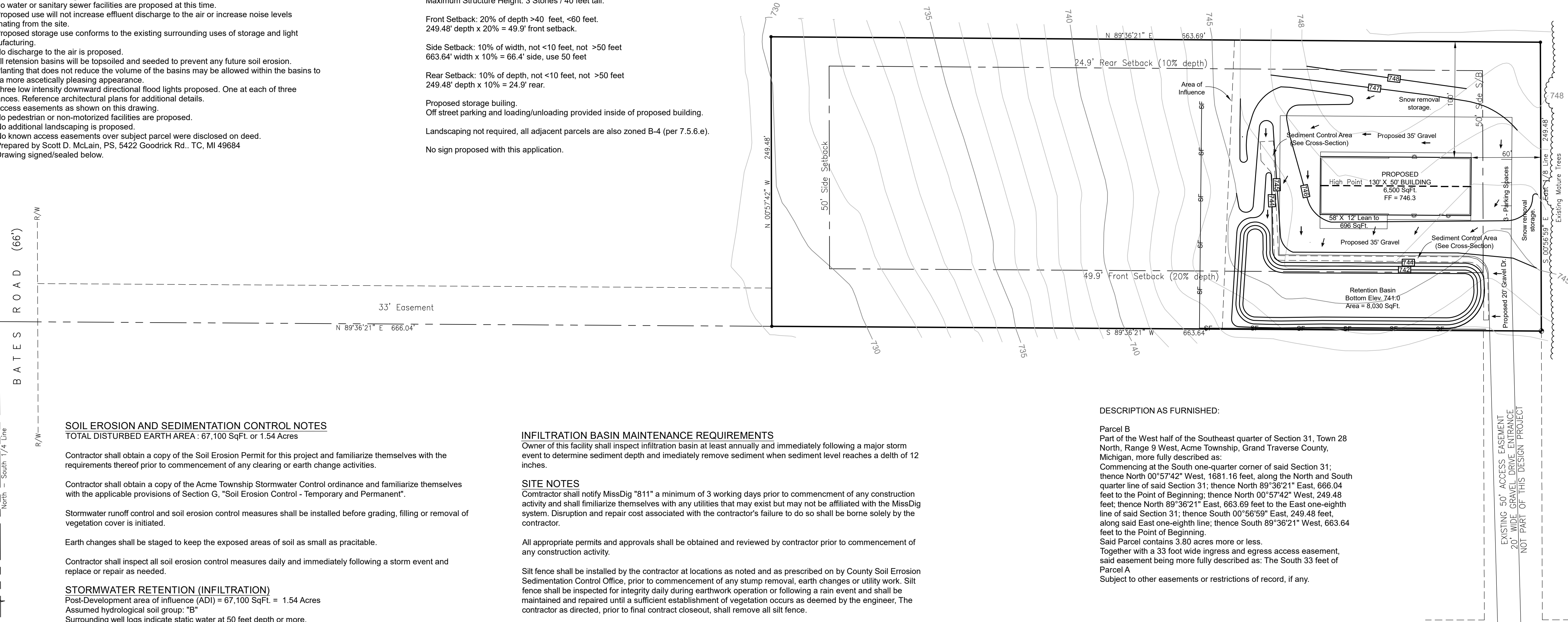
Proposed storage building.  
Off street parking and loading/unloading provided inside of proposed building.

Landscaping not required, all adjacent parcels are also zoned B-4 (per 7.5.6.e).

No sign proposed with this application.



VICINITY MAP & AREAL VIEW OF SURROUNDING AREA  
(Not to Scale)



Legend

- IRON FND
- IRON SET
- MONUMENT FND.
- OUTDOORS LIGHTING
- PROPOSED WATER FLOW
- - - DRAINAGE AREA (HIGH POINT)
- - - SF SILT FENCE
- - - PROPOSED CONTOUR

N

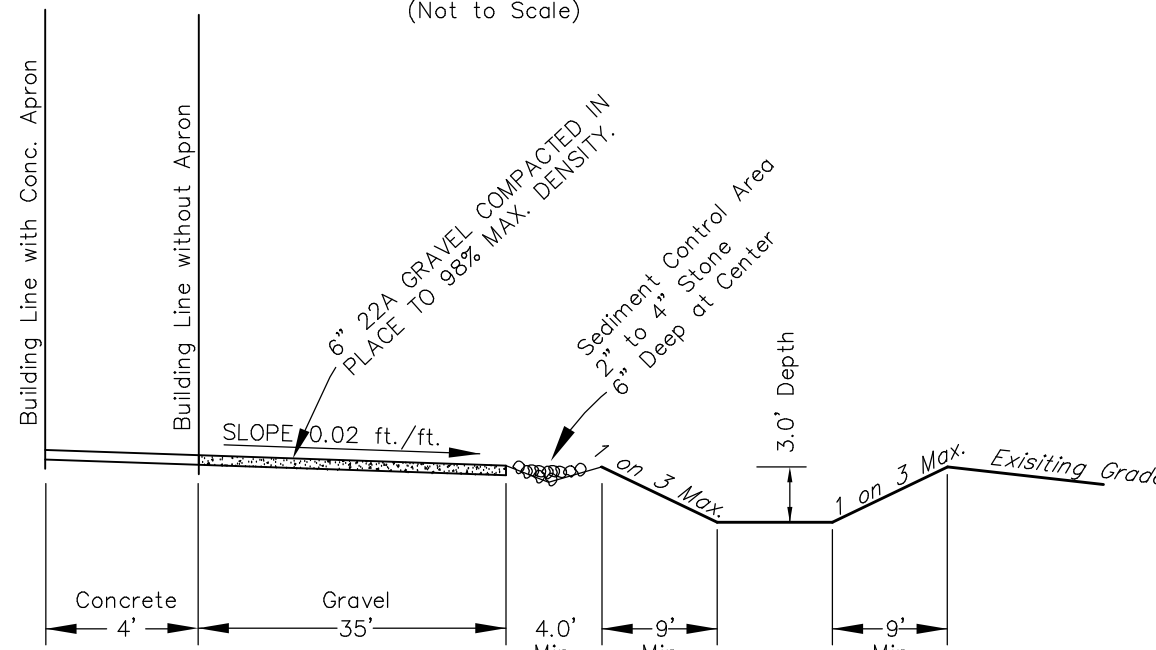
Scale: 1" = 50'  
0' 25' 50' 100'  
Contour Interval = 2'  
Existing Contours Shown

DESCRIPTION AS FURNISHED:

Parcel B  
Part of the West half of the Southeast quarter of Section 31, Town 28 North, Range 9 West, Acme Township, Grand Traverse County, Michigan, more fully described as:  
Commencing at the South one-quarter corner of said Section 31; thence North 00°57'42" West, 1681.16 feet, along the North and South quarter line of said Section 31; thence North 89°36'21" East, 666.04 feet to the Point of Beginning; thence North 00°57'42" West, 249.48 feet; thence North 89°36'21" East, 663.69 feet to the East one-eighth line of said Section 31; thence South 00°56'59" East, 249.48 feet, along said East one-eighth line; thence South 89°36'21" West, 663.64 feet to the Point of Beginning.  
Said Parcel contains 3.80 acres more or less.  
Together with a 33 foot wide ingress and egress access easement, said easement being more fully described as: The South 33 feet of Parcel A  
Subject to other easements or restrictions of record, if any.

TYPICAL CROSS SECTION

(Not to Scale)



GENERAL NOTES:

- The Contractor shall call MISS DIG at 1-800-482-7171, 72 hours before digging (3 days), for the location of underground utilities.
- No construction shall begin until the Contractor receives a "NOTICE TO PROCEED" and has obtained ALL PERMITS.
- The location of the existing utilities shown on the plans are approximate only. The exact locations shall be determined by the Contractor prior to construction. The Contractor is responsible for confirming if "other utilities", not shown on the plans, exist within the area of construction. Should "other utilities" exist, the Contractor shall notify the respective utility owner(s) and resolve utility conflicts and utility adjustments.
- Existing property corners, legal section corners and other land markers or monuments located within the proposed construction area are to be "witnessed" prior to construction and reset after construction by a "Licensed Professional Surveyor".
- Distances shown above, from buildings to lot lines, are measured perpendicular to lot lines.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

TOTAL DISTURBED EARTH AREA: 67,100 SqFt. or 1.54 Acres

Contractor shall obtain a copy of the Soil Erosion Permit for this project and familiarize themselves with the requirements thereof prior to commencement of any clearing or earth change activities.

Contractor shall obtain a copy of the Acme Township Stormwater Control ordinance and familiarize themselves with the applicable provisions of Section G, "Soil Erosion Control - Temporary and Permanent".

Stormwater runoff control and soil erosion control measures shall be installed before grading, filling or removal of vegetation cover is initiated.

Earth changes shall be staged to keep the exposed areas of soil as small as practicable.

Contractor shall inspect all soil erosion control measures daily and immediately following a storm event and replace or repair as needed.

STORMWATER RETENTION (INFILTRATION)

Post-Development area of influence (ADI) = 67,100 SqFt. = 1.54 Acres

Assumed hydrological soil group: "B"

Surrounding well logs indicate static water at 50 feet depth or more.

Calculation type: Rational Method

No deduction for pre-development runoff or infiltration.

COVER	AREA	RCN	TOTAL (Sq.Ft.)
Impervious	25,475	0.98	24,966
Open Space	41,625	0.61	25,391
TOTAL			50,357 SqFt.
Average RCN = 50,357/67,100 = 0.75			

Per GTDC Appendix 8, A 24hour/100year storm event = 5.08 inches.

Per Acme Township Stormwater Ordinance, Infiltration basins shall retain a back-to-back 100 year event.

From MDEQ Handbook Appendix "A", Table 2: 5.08 inches rainfall, RCN = 0.75, Runoff Depth = 2.2"

(2.2"/12) x 67,100SF = 12,302 CF

2(back-back) x 12,302 = 24,604 CF Retention Required

PROVIDED RETENTION

Proposed Basin Bottom Elev. 741.0 (3' depth)

Contour 741 area = 8030 SqFt. x 3' = 24,090 CF

540 Linear feet of 3:1 sides = 7,290 CF

TOTAL PROVIDED = 31,380 CF

INFILTRATION BASIN MAXIMUM DRAIN TIME CALCULATION

Infiltration area = 8,030 SF

Infiltration Rate of 0.52 in/hour

8030/12 x 0.52 = 348 CF/hour

24,604/348 = 71 hours

INFILTRATION BASIN MAINTENANCE REQUIREMENTS

Owner of this facility shall inspect infiltration basin at least annually and immediately following a major storm event to determine sediment depth and immediately remove sediment when sediment level reaches a depth of 12 inches.

SITE NOTES

Contractor shall notify MissDig "811" a minimum of 3 working days prior to commencement of any construction activity and shall familiarize themselves with any utilities that may exist but may not be affiliated with the MissDig system. Disruption and repair cost associated with the contractor's failure to do so shall be borne solely by the contractor.

All appropriate permits and approvals shall be obtained and reviewed by contractor prior to commencement of any construction activity.

Silt fence shall be installed by the contractor at locations as noted and as prescribed on by County Soil Erosion Sedimentation Control Office, prior to commencement of any stump removal, earth changes or utility work. Silt fence shall be inspected for integrity daily during earthwork operation or following a rain event and shall be maintained and repaired until a sufficient establishment of vegetation occurs as deemed by the engineer. The contractor as directed, prior to final contract closeout, shall remove all silt fence.

Utility work shall be conducted as prescribed in the MDOT 2012 Standard Specifications for Construction or subsequent editions unless otherwise noted.

Contractor shall avoid compacting the soils in the infiltration basin area during excavation and grading. Use of equipment with low earth pressure loading is required. The final 2 feet of depth shall be removed by excavating to finish grade.

Topsoil may be stockpiled on site, to be used for restoration. Excess topsoil shall be stabilized and seeded to prevent erosion.

Aggregate base on drives and parking areas shall consist of 6 inches - 22A aggregate and 3 inches Afton stone or similar dust-free stone top course.

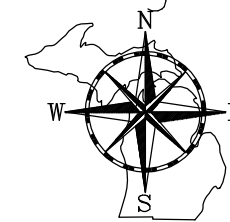
Temporary seeding with 0.5 Lb./1000 SqFt. of oats, barley or annual ryegrass shall be completed within 48 hours of any earth change.

Retention basin bottoms shall receive minimal topsoil cover and retention basin percolation zones shall remain free of organic or non-permeable soils. Should non-permeable soils be encountered, the engineer shall be notified prior to retention basin construction. Retention basins shall be routinely inspected and cleaned of impermeable or organic soils subsequent to construction should it be found that the absorption capacity of the basin has been lessened do to "siltting".

TOPOGRAPHICAL SITE PLAN

Michigan Geomatics

Land Survey Engineering



5422 Goodrick Road  
Traverse City, MI 49684  
(231) 325-2655

MichiganGeomatics.com

CLIENT:

NORTHERN MICHIGAN POLE BARNS

ADDRESS:

Northern Michigan Pole Barns  
1020 Hastings St., Ste. 105  
Traverse City, MI 49685  
PHONE: 231-409-1494

JOB NUMBER:

19-3185

DWN: SDM

DATE: Aug. 16, 2019

CK: SHT.

1 OF 1

REVISIONS:

1.: 08/29/2019 - Changed entrance from 12 to 20 feet. Added employee parking East of building.

2.: 09/16/2019 - Revised after non approval by Township.

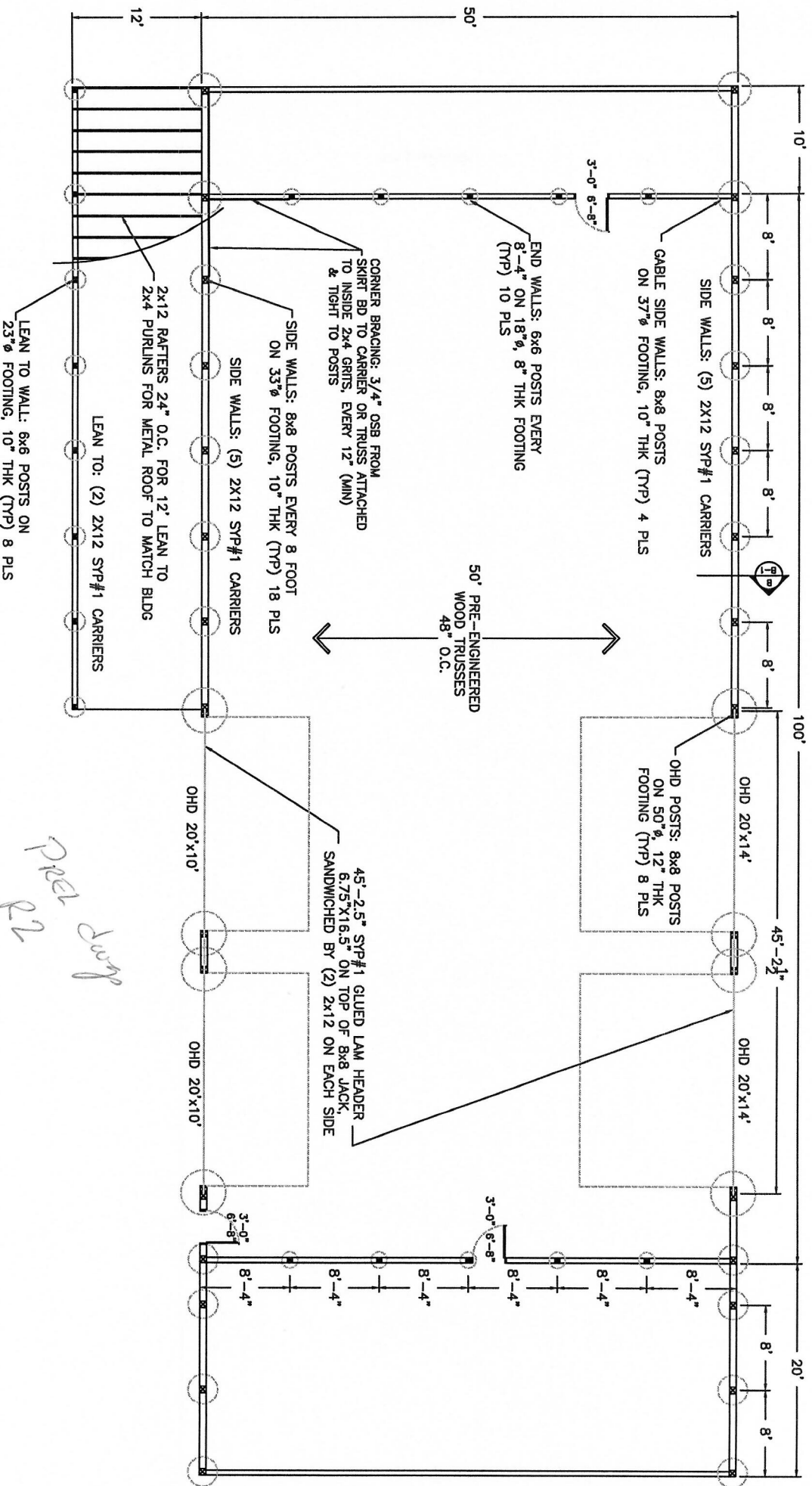
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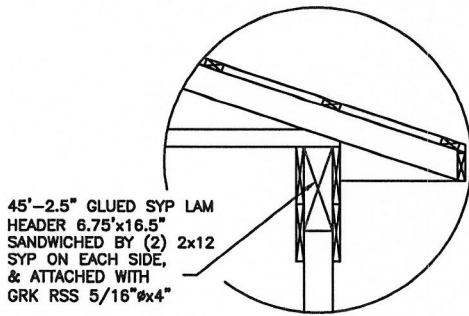
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5.

6.



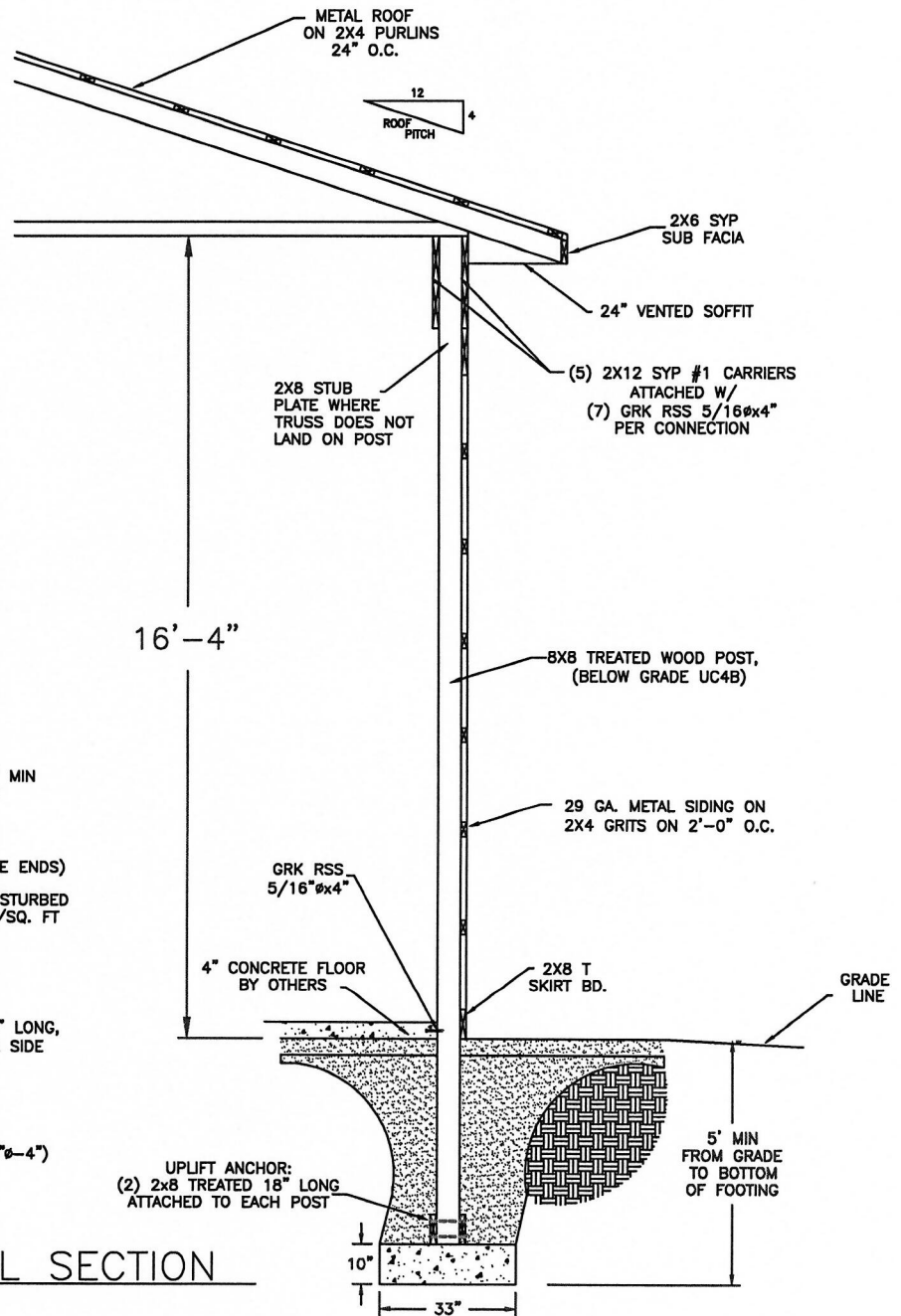




OVERHEAD DOOR BEAM  
DETAIL

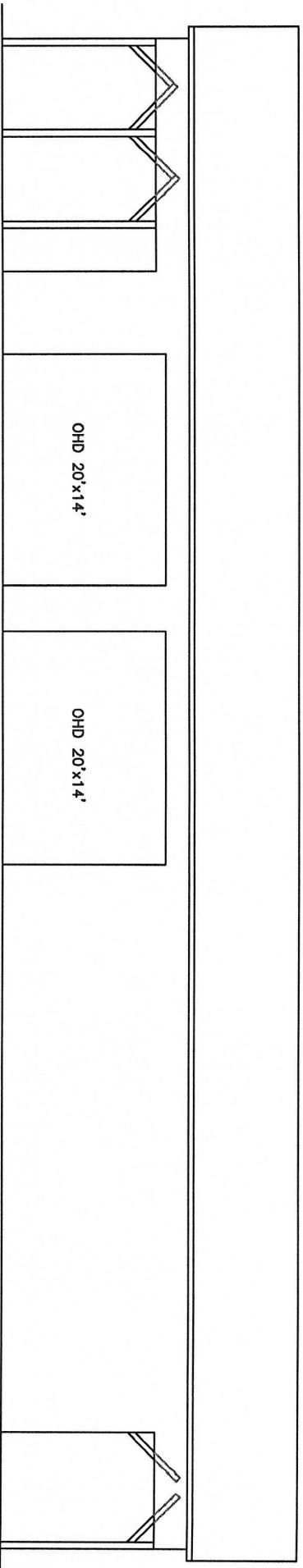
## NOTES:

- (1) 24" OVERHANG ON SIDE WALLS WITH VENTED SOFFIT
- (2) ATTACH 2X4 GIRTS WITH 16d RS NAILS {OR EQUIV.} (2) PER CONNECTION
- (3) ATTACH 2X8T SKIRT BD. WITH 20d GA RS NAILS {OR EQUIV.} (3) PER CONNECTION
- (4) ATTACH 2x12 SYP #1 CARRIER PLATES WITH (7) GRK RSS 5/16"x4" PER CONNECTION {OR EQUIV.}
- (5) OVERHEAD DOOR HEADER: (SEE ABOVE DETAIL) 45'-2.5' GLUED SYP LAM HEADER 6.75'x16.5" SANDWICHED BY (2) 2x12SYP #1 ON EACH SIDE, & ATTACHED WITH GRK RSS 5/16"x4"
- (6) BRACING: 3/4" OSB IN EACH CORNER (INSIDE ON GRITS) FROM CARRIER/TRUSS TO SKIRT BD. ATTACHED EVERY 12" MIN & TIGHT TO EACH POST. 2X4 BRACING EVERY 25' AFTER
- (7) ATTACH LATERAL & KICK BRACES ON TRUSSES PER TRUSS MANUFACTURER'S SPECS. (TRUSS MANUFACTURER MUST BE NOTIFIED OF OPEN GABLE ENDS)
- (8) CONCRETE (3500PSI MIN) FOOTINGS ARE TO SET ON UNDISTURBED SOIL, (ASSUMED SOIL BEARING VALUE SHALL BE 2000#/SQ. FT SIDE WALL: 8x8 TREATED POSTS ON 33"x10" THK. 10' GABLE END: 8x8 TREATED POSTS ON 37"x10" THK. ALL END WALL: 6x6 TREATED POSTS ON 18"x10" THK. ALL OHD POSTS: 8x8 TREATED POSTS ON 50"x12" THK. LEAN TO POSTS: 6x6 TREATED POSTS ON 23"x10" THK. UPLIFT ANCHORS AT FOOTING LEVEL: (2) 2x8 TREATED 18" LONG, ATTACH W/ MIN OF (5) GRK RSS 5/16"x4" EA SIDE
- (9) ATTACH (3 OR 4) GRK RSS 5/16"x4" PENETRATING 1.5" AT EACH POST AT MIDLINE OF CONCRETE FLOOR.
- (10) GABLE ENDS: 6x6 WYE BRACING ON CORNERS UNDER OPEN GABLE ENDS (ATTACH WITH GRK RSS 5/16"x4")

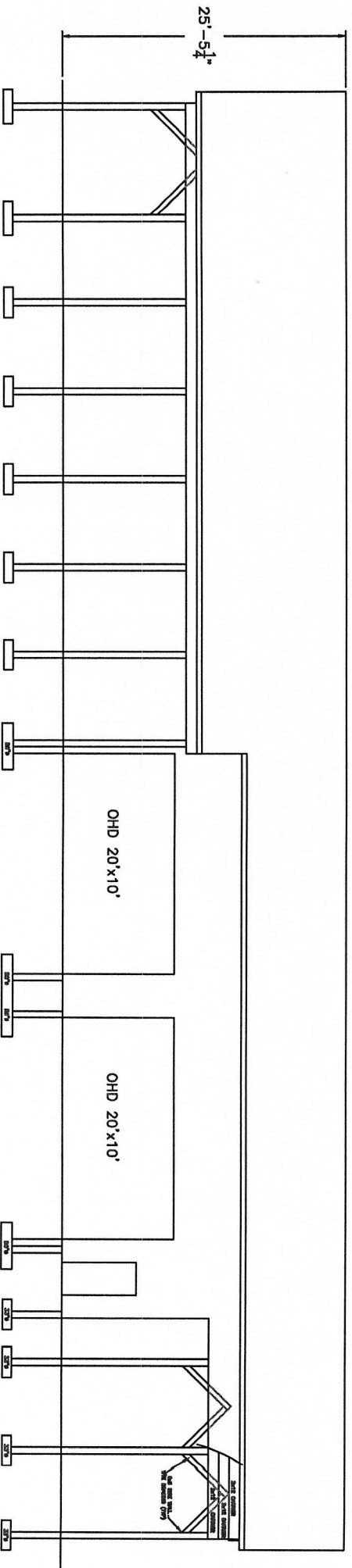


SIDE WALL SECTION

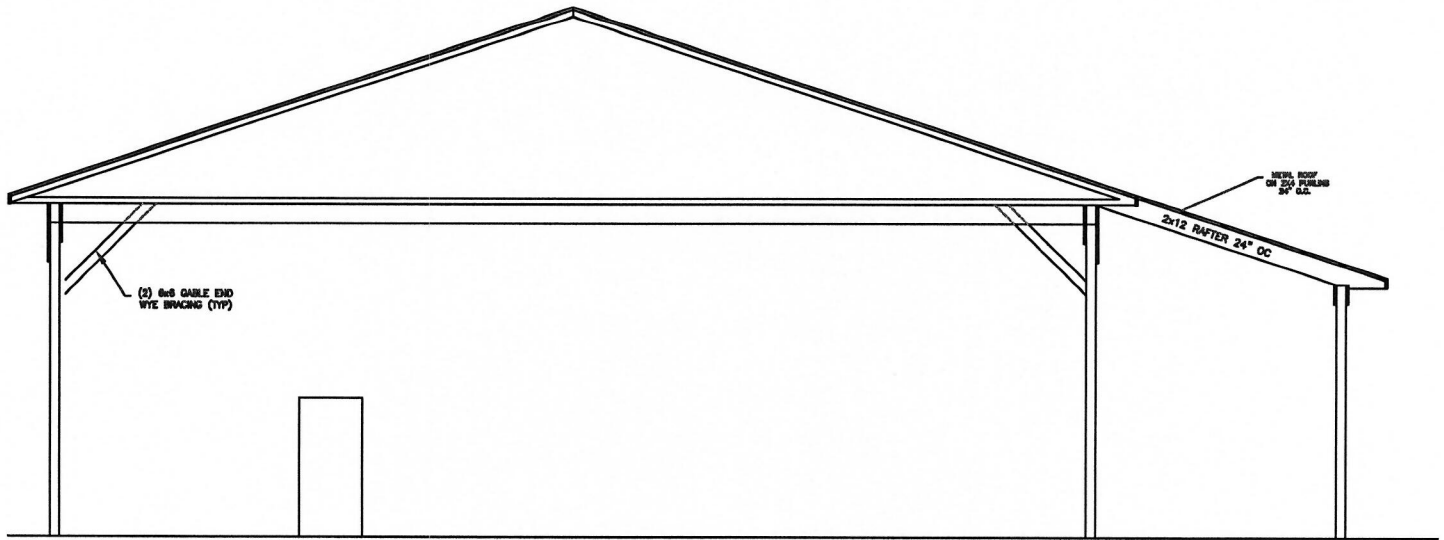
PROJECT DESCRIPTION	USE OR OCCUPANCY	GENERAL BUILDING LIMITATIONS		ENGINEERING DATA	
CONSTRUCT POST FRAMED STORAGE BLDG. 50'x100'x16', NO SUPPRESSION SYSTEM REQUIRED	S-1, STORAGE OCCUPANCY LOAD 5000/500=10 (TABLE 1004.1.2) OCCUPANCY 0 OCCUPANCY BY GENERAL PUBLIC NOT AUTHORIZED	TYPE OF CONST. TYPE VB	TABLE 503	PROPOSED	ROOF LIVE LOAD
		CRITERIA # OF STORIES	1	1	20 PSF
		BLDG HT	40'	25.5'	60 PSF
		BLDG AREA	9000 SF	5000 SF	125 PSF
					BASIC WIND SPEED
					90 MPH



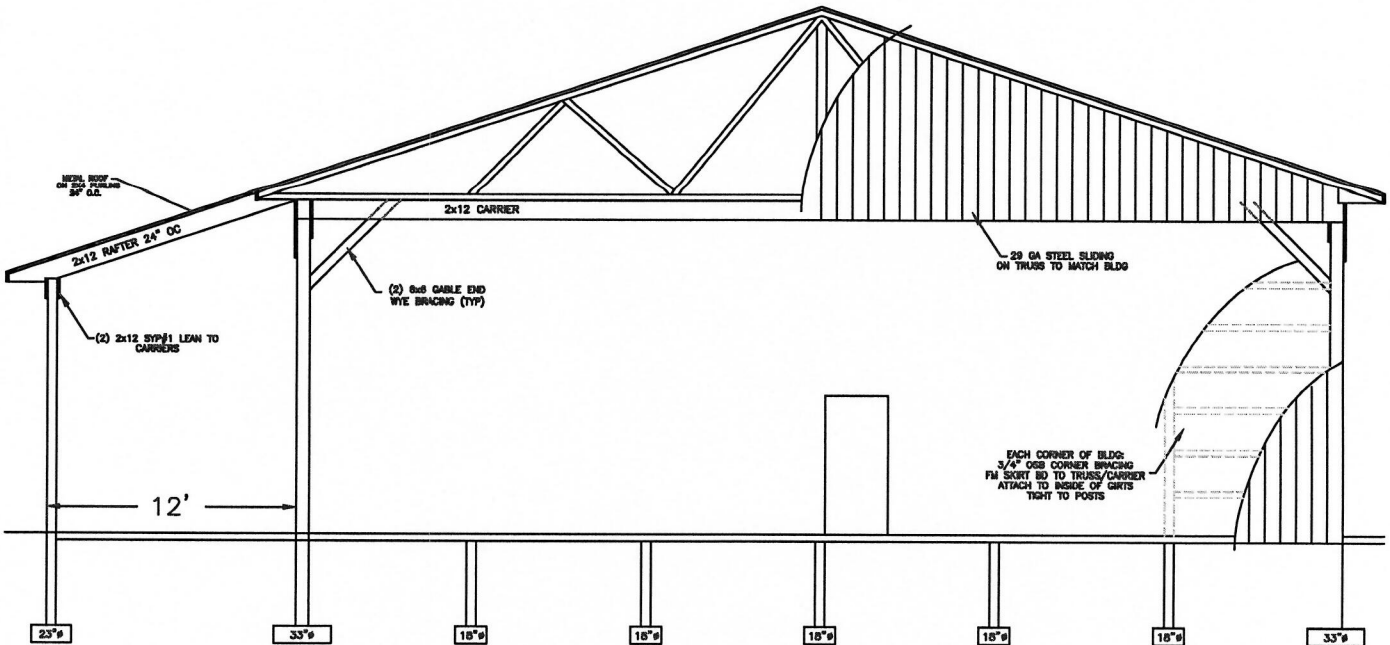
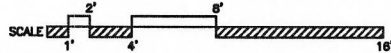
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

PAGE 4	DRAWN BY: TBN CHECKED BY: LAB	DATE: JUL 10, 2019 REVISED: JUL 25, 2019 PROJECT NUMBER: NMPB 298	NEW 50'X100' COLD STORAGE BUILDING AT: RAILWAY COMMONS ROAD, ACME TWP. GRAND TRAVERSE COUNTY FOR:	NORTHERN MICHIGAN POLE BARN 1020 HASTINGS, SUITE 105 TRAVERSE CITY, MI 49686 PHONE: (231) 409-1494	BARNARD ENGINEERING INC. 6633 BELLAIRE HWY. BELLAIRE, MI 49615 PHONE: (231) 533-8669 P.E.# L201022519 EXP: OCT 31, 2019
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# 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](http://www.gtfire.org) Email: [info@gtfire.org](mailto:info@gtfire.org)

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## SITE PLAN REVIEW RECORD

### REVIEW # 2

ID # P-1225-M6725

DATE: 9/5/19

PROJECT NAME: Wiper Shaker Storage Building

PROJECT ADDRESS: 6723 E. Railway Commons

TOWNSHIP: Acme

APPLICANT NAME: Brenda Ott

APPLICANT COMPANY: Northern Michigan Pole Barns

APPLICANT ADDRESS: P.O. Box 624

APPLICANT CITY: Houghton Lake STATE: MI ZIP: 48629

APPLICANT PHONE 231-409-1494 FAX #

REVIEW FEE: \$00.00

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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.





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## SITE PLAN REVIEW

ID # P-1225-M6725

DATE: 9/5/19

### **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 site, visible from the street during construction and on the street side of the building once constructed.**

**Project may proceed with township approval process.**

GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH  
SOIL EROSION AND SEDIMENTATION CONTROL  
SITE DETERMINATION FORM

PART 91, SOIL EROSION & SEDIMENTATION CONTROL, ACT 451 OF 1994,  
AS AMENDED & GTCHD SOIL EROSION SEDIMENTATION CONTROL ORDINANCE

Office  
Use  
Only

Amount: \$ 25.00

Receipt #: 48736

Received By: Jm

Project Type: ☐ Residential ☐ Multi-Family ☒ Commercial

Project Address: 6723 E Railway Commons City, Zip: Williamsburg

Tax #: 28-01-014-028-02 Twp: Arcare Section: 31 Town: 28N Range: 9W

Subdivision: N+ Lot: N+

Size of Earth Change: 15725 sq. ft. Start Date: 9/5/19 Completion Date: 10/5/19

Name & Distance to Nearest Surface Water, Wetland or Drain: none known 4500' to KUBA CREEK

Describe Project: new storage building

\*\*\* DETERMINATIONS MUST BE SUBMITTED WITH AN ACCURATE SITE PLAN OF PROPOSED WORK\*\*\*

Owner's Name: Wiper Shaker LLC

Owner's Mailing Address: PO Box 4317 City, State, Zip: Traverse City, MI 49685

Owner's Phone: (231) 632-2020 Owner's email: paul@heritage-energy.com

Applicant (if other than owner): Northern Mich Pde Barus

Address: PO Box 624 City, State, Zip: Houghton Lake, MI 48629

Phone: (231) 409-1494 Email: northernmich1go@pdebarus@gmail.com

\*\*Signature: [Signature] Date: 8-22-19

DEPARTMENT USE ONLY: COMPLETED BY SANITARIAN

THE FOLLOWING CRITERIA DO NOT APPLY:

SOM PA 451, PART 91 REQUIREMENTS

☒ Within 500' of Lake or Stream

☒ Disturb 1 acre or more

GTCHD SESC REQUIREMENTS

☒ Within 500' of Regulated Wetland

☒ Within 500' of a County Drain

☒ Slopes of 20% or greater

☒ Group D Hydrologic Soils

Comments: No visible waterways or drains  
DISTURBANCE IS >500' FROM ANY WETLANDS, OR SURFACE WATER. SLOPES  
ARE FLAT TO 4%.  
Date: 8/26/19

☐ OFFICE REVIEW ☐ FIELD REVIEW

Based on information provided by the Land Owner, the requirement for a Soil Erosion/Sedimentation Control (SESC) Permit has been reviewed in accordance with Part 91, Act 451 of 1994 and the Grand Traverse County Soil Erosion and Sedimentation Control Ordinance, as amended. Grand Traverse County Health Department, County Enforcing Agency, has determined that a SESC Permit is:

☒ NOT REQUIRED

☐ REQUIRED



Reviewer: [Signature]

Date: 8/26/19

GRAND TRAVERSE METRO FIRE DEPARTMENT

KAHS/Soil Erosion/Forms and Documents/GTCHD SESC SITE DETERMINATION FORM.docx

May 2019

