

INLAND TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
AGENDA
July 19, 2021
6:00 PM

19668 Honor Hwy
Interlochen, MI 49643

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Input (See Rules on Back of Agenda)
5. Approval of Agenda
6. Approval of Minutes – June 21, 2021
7. Old Business
8. New Business
 - a. **SPR 2021-03** MJP Properties, 19591 Honor Hwy, Parcel # 08-014-006-10, Request for mini-storage facility
9. Public Input
10. Reports/Discussion
11. Adjourn

Public Input Rules:

1. Any person wishing to address the Commission may do so one-time per public input period
2. While not required, please provide name and address for the record
3. The amount of time each person shall be allowed during that time shall not exceed three (3) minutes.
4. This is an "input" option: The members will not comment or respond to presenters. Silence or non-response from the board should not be interpreted as disinterest or disagreement by the board. Comments shall be addressed to the chair not individual board members or others in the audience.

INLAND TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
June 21, 2021 at 6:00pm
19668 Honor Highway
Interlochen MI 49643

1. Call to Order: 6:00pm by Jim Clark
2. Pledge of Allegiance (recited by all)
3. Roll Call: Present: Mary Miller, Paul Huffman, Jim Clark, Nellie Thomas and Laura Turmel
4. Public Input: None
5. Approval of Agenda: Motion by Miller, second by Huffman, to approve the agenda as presented. Motion carried unanimously.
6. Approval of Minutes from May 17, 2021: Miller asked to update 8. New Business, section d., to include the detail that the permits required prior to the land use permit are for soil erosion and county health/septic. Motion by Miller, seconded by Thomas to approve the minutes with correction. Motion unanimously carried.
7. Old Business: none
8. New Business:
 - a. **Public Hearing** - Zoning Ordinance Amendment #2 – Rezoning request by Thomas and Ann Eckel at 18798 Honor Hwy, 10-08-010-026-03 to re-zone Parcel B from C-1 to RR.

Public Comment Open
Being no public comment, public comment closed.

The Planning Commission reviewed the standards for rezoning in section 14.12.E finding that all of the standards were met.

Motion by Turmel, second by Thomas to recommend approval to the Inland Township Board, being sure to note that although the amendment varies from the future use land map (per Standard 1 for Rezoning from Section 14 12.E of the Zoning Ordinance), there are neighboring properties to the North and West that are zoned RR, this is a downzoning and will allow less intense uses, and it is compatible with the neighborhood. Motion passed unanimously.
9. Public Input: None

10. Reports/Discussion: Miller mentioned that there will be a tire disposal in Thompsonville on July 24th, time and cost TBA, the Board is working on design of a new Township Hall, and that the August Board meeting might move to the 3rd.

11. Adjournment: Motion by Miller, seconded by Turmel, to adjourn at 6:20pm. Motion unanimously carried.

To: Inland Planning Commission

From: Sara Kopriva, AICP Planner/Zoning Administrator

Date: July 13, 2021

RE: SPR 2021-03, Mini Storage at 19591 Honor Hwy, Parcel # 08-014-006-10

The applicant has submitted a site plan request to construct 7 storage buildings on a vacant property. This property is immediately adjacent to the existing storage across from the Township Hall (4 Seasons Storage). This property is zoned Commercial and mini storage is a use allowed with site plan review. There is no outdoor storage proposed at this time so all storage will be required to be inside of the buildings.

Section 13.5 Requirements for Site Plan

	Site Plan	Provided
1. Name and Address of Property Owner	Required	Yes
2. Name and Address of Applicant	Required	Yes
3. Legal Description, Property Parcel Number	Required	Yes
4. Dimensions of the property, width, length, acreage,	Required	Yes
5. Zoning Classification	Required	Yes
6. Present and Proposed Use	Required	Yes
7. Topography of the site in two-foot contours	Required	Yes
8. Locations, heights and sizes of existing and proposed structures	Required	Yes
9. Percentage of land covered by buildings and reserved for open space	Required	Yes
10. Dwelling unit density	Required	N/A
11. Location of existing and proposed Public and Private rights-of-ways including percent grades and type of construction	Required	Yes
12. Curb cuts, driving lanes, parking and loading areas	Required	Yes
13. Location and type of drainage, sanitary sewers, storm sewers, and other facilities	Required	Yes
14. Location of fences, landscaping, and screening	Required	Yes
15. Proposed Earth Changes	Required	Yes
16. Signs and On-Site Illumination	Required	N/A
17. Elevation drawings of proposed structures	Required	Yes
18. Seal of a licensed engineer, surveyor, or landscape architect	Required	Yes

Section 13.6 Criteria for Review

All applications for site plan approval shall be reviewed against the standards and requirements of this Ordinance. Only when satisfied that the application meets all standards and requirements shall the Planning Commission approve, or approve with conditions, an application for site plan approval to ensure the health, safety, and welfare of the residents of the Township. The Planning Commission shall make a finding that the following standards are met prior to approving a site plan:

- A. That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to assure the safety and convenience of pedestrian and vehicular traffic, and that the proposed streets and access plan conforms to any street or access plan adopted by the Township or the County Road Commission.
- B. That the buildings, structures and entryways thereto proposed to be located upon the premises are so situated and designed as to minimize adverse effects upon owner and occupants of adjacent properties and the neighborhood.
- C. That as many natural features of the landscape shall be retained as possible, particularly, where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm waters.
- D. That any adverse effects of the proposed development and activities proceeding here from upon adjoining residents or owners shall be minimized by appropriate screening, fencing or landscaping.
- E. That all provisions of this Ordinance are complied with unless an appropriate variance has been granted by the Zoning Board of Appeals.
- F. That all buildings and structures are accessible to emergency vehicles.
- G. That the plan as approved is consistent:
 - 1. To encourage the use of lands in accordance with their character and adaptability.
 - 2. To avoid the overcrowding of population.
 - 3. To lessen congestion on the public roads and streets to reduce hazards to life and property.

4. To facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements.
 5. To conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties.
 6. To preserve property values and natural resources.
 7. To give reasonable consideration to the character of a particular area, its peculiar suitability for particular uses and the general and appropriate trend and character of land, building and population development.
- H. That a plan for erosion controls and storm water discharge has been approved by appropriate public officials.

Inland Township
Benzie County
19668 Honor Hwy
Interlochen, MI 49643
(231)383-1229

Application for Site Plan Review

In addition to a completed application and fee, a site plan meeting the requirements of Section 13.4.A shall be submitted.

Property Information

Address: 19591 HONOR HWY INTERLOCHEN

Parcel Number: 10-08- 014 - 006 - 10 Current Zoning: C1

Proposed Use: STORAGE

Project Name: 4 SEASONS STORAGE

Owner Information

Name: MJP Properties ^{John} Rollet Phone Number: 231-313-2222

Address: 2878 N. 41 RD. MAINTON, MI 49663

Applicant Information (if different)

Name: CHARLES KAO Phone Number: 616-378-5044

Address: 4950 Plainfield Grand Rapids, MI 49525

Affidavit:

I hereby depose and say, under penalties of perjury, that all of the statements and/or information contained herein or submitted with this application are true. If any statements and/or information are found at a later date to be false, this permit shall become null and void. In signing this application, I am permitting a representative of the Township to do an on-site inspection(s) as necessary.

 6/20/21
Owner Signature (Required) Date

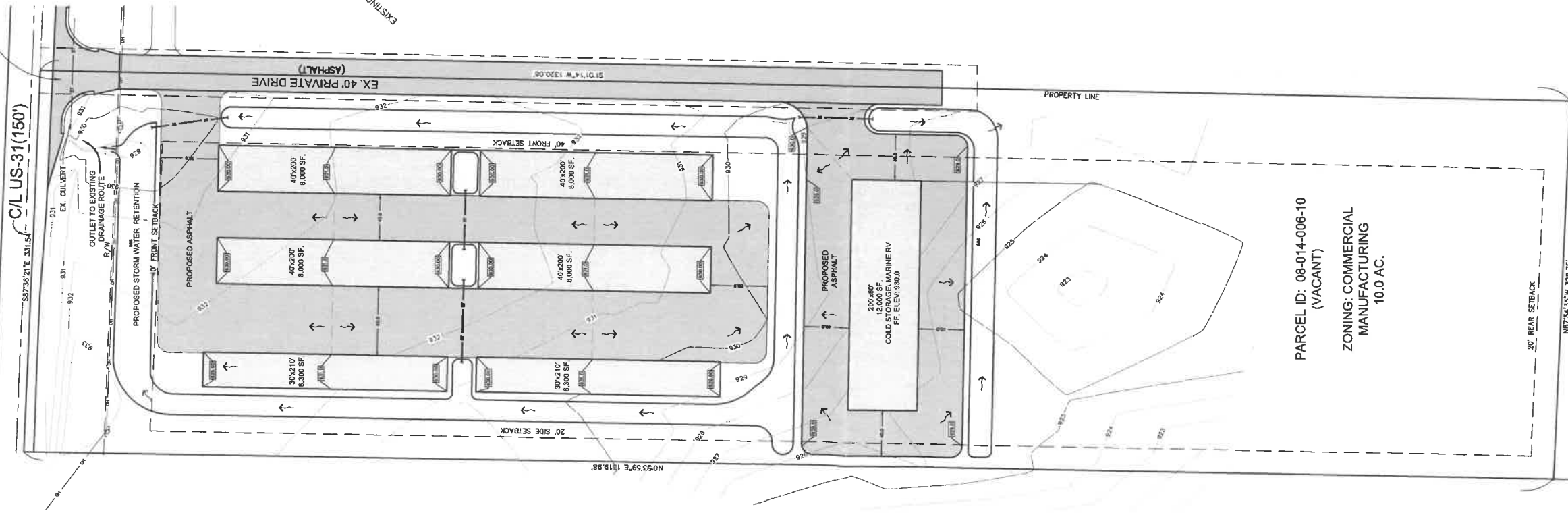
 6-20-21
Applicant Signature Date

SITE PLAN

PROPOSED SELF STORAGE

SECTION 14, T26N, R13W, INLAND TOWNSHIP
BENZIE COUNTY, MICHIGAN

EXISTING MOOT-APPROVED
CURBED ENTRANCE



C/L US-31(150')

587.39 21'E 331.54'

30'x210'
6,300 SF

40'x200'
8,000 SF

40'x200'
8,000 SF

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PARCEL ID: 08-014-006-10
(VACANT)

ZONING: COMMERCIAL
MANUFACTURING
10.0 AC.

SCALE: 1" = 30'
CONTIGUOUS BACKSLOPES AND/OR INTERVALS
ELEVATIONS ARE ON AN NAVD 88 DATUM



PROJECT INFORMATION

PROPERTY OWNER/APPLICANT

OWNER:
CHARLIE WAO
PH: 616-376-5944
Twin Oaks Capital

APPLICANT:
JOHN ROLLETT
PH: 231-934-2222

SITE DATA:

PARCEL ID: 08-014-006-10

PARCEL ADDRESS: 00 HONOR HWY

ZONING DISTRICT: C-1

SETBACKS:

FRONT: 40'

SIDE: 20'

REAR: 20'

40' MAX BUILDING HEIGHT

PROPERTY DESCRIPTION (BENZIE CO. EQUALIZATION RECORDS):

BEG N 1/4 COR OF SEC TH S 87 DEG 36'21"E 331.54 FT TH S 01 DEG 01'14"W 1320.08 FT TH N 87 DEG 34'35"W 328.75 FT TH N 00 DEG 53'59"E 1319.98 FT TO POB SEC 14 T26N R13W 10 A.M.L. "PAR A" SRVY SPLIT FROM 08-014-006-00 FOR 2016 LDA 12/15

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

PLAN LEGEND

- | | |
|----------|-------------------------------------|
| EXISTING | PROPERTY LINE |
| --- | RIGHT-OF-WAY |
| --- | SETBACK |
| --- | CONTOURS |
| --- | OVERHEAD ELECTRIC |
| ○ | IRON SET |
| ● | IRON FOUND |
| ⊕ | POLE, POWER/ELECTRIC |
| ⊖ | HYDRANT |
| ⊕ | WATER VALVE |
| ⊕ | WATER WELL |
| ⊕ | GUY WIRE |
| ⊕ | ELECTRIC BOX |
| ⊕ | TELEPHONE RISER |
| ⊕ | LIGHT POLE |
| ⊕ | TREES |
| ⊕ | CONCRETE |
| ⊕ | ASPHALT |
| --- | PROPOSED CONTOUR |
| --- | LIMITS OF DISTURBANCE |
| --- | SILT FENCE |
| --- | STORM SEWER/CULVERT |
| --- | CATCH BASIN |
| --- | DIRECTION OF SURFACE DRAINAGE |
| --- | SPOT GRADE (INDICATES BACK OF CURB) |

GENERAL NOTES

1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE CURRENT APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE PERFORMING AND USE OF THE PROJECT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.
3. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES, PRIOR TO EXCAVATION.
4. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.
5. ANY CHANGES IN PLANS OR SPECIFICATIONS MUST BE REVIEWED BY THE PROJECT ENGINEER AND/OR THE OWNER.

RETENTION CALCULATIONS

DRAINAGE CALCULATIONS
25 YEAR STORM CALCULATIONS WITH EXISTING OUTLET
CALCULATED 25 YEAR RUNOFF=23,000 CU FEET
SITE REQUIRED VOLUME 23,000 CU. FT.
PROPOSED ON SITE STORAGE 40,000 CU FT

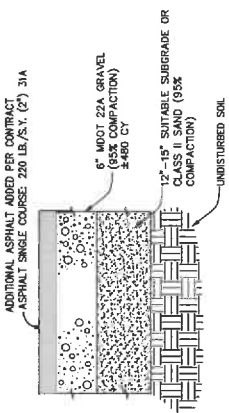
GRADING AND PAVING NOTES

1. THE PRESENCE OF TREES, TRUNKS OR BRANCHES IN THE SUB-GRADE SOIL WILL REQUIRE FULL WIDTH, FIFTEEN INCH, GRANULAR SUB-BASE, MOOT CLASS II OR EQUIVALENT.
2. PREPARE SUB-GRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE FIELD ENGINEER PRIOR TO PLACEMENT OF GRAVEL.
3. GRAVEL TO BE USED ON PROJECT MUST MEET SPECIFICATIONS FOR MOOT 22-A AND MUST BE TESTED AND/OR REVIEWED BY THE FIELD ENGINEER PRIOR TO PLACEMENT.
4. GRAVEL PLACEMENT MUST COMPLY WITH DIVISION 3 OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2003 STANDARD SPECIFICATIONS.
5. ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF SHALL BE REMOVED FROM THE PROJECT AREA PRIOR TO THE START OF THE PROPOSED PROJECT AND DISPOSED OF AS DIRECTED BY THE OWNER.
6. CURB CULVERTS SHALL HAVE A MINIMUM OF ONE-FOOT COVER FROM TOP OF PIPE UNLESS OTHERWISE SHOWN ON THE PLAN. PLASTIC CULVERTS SHALL HAVE TWO-FOOT MINIMUM COVER OVER THE PIPE. ALL COVER SHALL BE CLEAN AND FREE OF ALL DEBRIS.

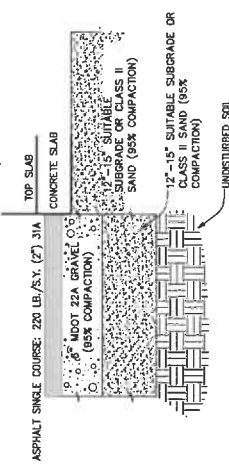
SOIL EROSION PREVENTION NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND PREVENT SOIL EROSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED OR SOILED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
3. CONTRACTOR SHALL COMPLY WITH SOIL EROSION PERMIT, OBTAINED BY OWNER.
4. NO SLOPES WITHIN SITE SHALL BE GRADED GREATER THAN 1 ON 3 UNLESS SPECIFICALLY NOTED AND ADDITIONAL STABILIZATION SUCH AS GEOTEXTILES SHALL BE INSTALLED. ALL RETENTION BASIN SLOPES TO BE NO GREATER THAN 1 ON 3.
5. ALL SILT FENCE IS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO MAKE ROUTINE INSPECTIONS OF SILT FENCE AND REPAIR AND MAINTAIN AS NECESSARY UNTIL VEGETATIVE COVER IS RESTORED.
6. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. CONTRACTOR SHALL STORE TOPSOIL WITHIN 100 FEET OF THE CONSTRUCTION AREA IN A DESIGNATED AREA AS DIRECTED BY THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL AREAS DISTURBED BY CONSTRUCTION WITHIN ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO EXCAVATION AND DISCUSS ANY CONFLICTS.

PAVING DETAIL



SELF STORAGE SECTION DETAIL



Know what's below.
Call before you dig.

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 "MISS DIG" 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 EXCAVATION IS NEAR OR OVERHEAD, THE CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES ABOVE OR BELOW THE GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.

JESSE E. MITCHELL, PROJECT MANAGER
Professional Surveyor No. 54433

20210143 SITE PLAN	5/25/2021
DATE DRAWN:	M/C
DRAWN BY:	
FIELD CHECK:	
REVIEWED BY:	JEM
PROJECT MANAGER:	JESSE E. MITCHELL

PROJECT INFORMATION:
**SITE PLAN FOR
PROPOSED SELF STORAGE**
SECTION 14, T26N, R13W, INLAND TOWNSHIP
BENZIE COUNTY, MICHIGAN

SITE PLAN
JOB NO.:
20210141

BOB MITCHELL & ASSOCIATES
ENGINEERING SURVEYING MANAGEMENT
Northwestern Michigan Central Michigan
400 West Main Street
P.O. Box 308
Kingsley, MI 49649
Hoson, MI 49827
PH: (231) 852-7921
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