



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
September 11th, 2017 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:**
 - 1. None
- E. CONSENT CALENDAR:** The purpose of the consent calendar is to expedite business by grouping non-controversial items together for one Commission motion without discussion. A request to remove any item for discussion later in the agenda from any member of the Commission, staff or public shall be granted.
 - 1. **RECEIVE AND FILE**
 - a. Township Board Special Meeting Draft Minutes 08/08/17
 - b. Zoning Board of Appeals Draft Minutes 08/30/17
 - c. Grand Traverse Town Center Development Constructed Wetland Inspection Report
 - 2. **ACTION:**
 - a. Adopt Planning Commission Minutes 08/14/17
- F. ITEMS REMOVED FROM THE CONSENT CALENDAR**
 - 1. _____
 - 2. _____
- G. CORRESPONDENCE:**
 - 1. Haggards Plumbing and Heating re SUP 2017-03
 - 2. Northern Michigan Housing Summit 2017 announcement
 - 3. Capital Improvements Programs (CIP) Workshop announcement
- H. PUBLIC HEARINGS:**
 - 1. SUP 2017-03 - Archangel Gabriel Orthodox Church
 - 2. Zoning Ordinance Amendment 045 – Medical Marihuana Facilities
- I. NEW BUSINESS:**
 - 1. None
- J. OLD BUSINESS:**
 - 1. SUP 2017-03 - Archangel Gabriel Orthodox Church
 - 2. Zoning Ordinance Amendment 045 – Medical Marihuana Facilities
 - 3. Short-Term Rentals
- K. PUBLIC COMMENT & OTHER PC BUSINESS**
 - 1. Zoning Administrator Report – Shawn Winter

2. Planning Consultant Report – John Iacoangeli
3. Township Board Report – Doug White
4. Parks & Trails Committee Report – Marcie Timmins

ADJOURN:



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
September 11th, 2017 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL: Members present: B. Balentine (Secretary), D. White, K. Wentzloff (Chair), D. Rosa, M. Timmins, D. VanHouten S. Feringa (Vice Chair)

Members excused: none

Staff present: S. Winter, Planning & Zoning Administrator, J. Jocks, Legal Counsel, V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Opened at 7:00

Jim Heffner, 4050 Bayberry Lane, commented on the report by Cardno Consulting on the latest evaluation of the storm water system. The report stated the system has exceeding expectations and they no longer feel it is required to do evaluations. Heffner praised Acme Township, the Tribe and VGT Developers and feels this good news should be spread to the surrounding communities.

Closed for Public Comment at 7:02

B. APPROVAL OF AGENDA:

Timmins motioned to approve the agenda. Supported by Balentine. Motion carried unanimously to approve the agenda as presented.

C. INQUIRY AS TO CONFLICTS OF INTEREST:

Wentzloff recused herself from item H -2 Public Hearing on Zoning Ordinance Amendment 045 – Medical Marihuana Facilities and J-2 Old Business Zoning Ordinance Amendment 045 – Medical Marihuana Facilities, due to a conflict with a client.

D. SPECIAL PRESENTATIONS:

1. None

E. CONSENT CALENDAR:

1. RECEIVE AND FILE

- a. Township Board Special Meeting Draft Minutes 08/08/17
- b. Zoning Board of Appeals Draft Minutes 08/30/17
- c. Grand Traverse Town Center Development Constructed Wetland Inspection Report

2. ACTION:

- a. Adopt Planning Commission Minutes 08/14/17

Feringa requested the Adopt Planning Commission Minutes 08/14/17 be removed from the Consent Calendar.

Timmins motioned to approve the Consent Calendar with the removal of Adopt Planning Commission Minutes 08/14/17, supported by Feringa. Motion carried unanimously

F. ITEMS REMOVED FROM THE CONSENT CALENDAR

1. Adopt Planning Commission Minutes 08/14/17

Corrections of misspelling of Timmins in B and E-2 and Balentine in E-2.

Timmins motioned to approve the minutes with corrections as stated, support by White for approval of the Planning Commission Minutes 08/14/17. Motion carried unanimously.

G. CORRESPONDENCE:

1. Haggards Plumbing and Heating re SUP 2017-03 – see attached correspondence.
2. Northern Michigan Housing Summit 2017 announcement – see attached correspondence. If interest in attending, let Winter know and he will get you registered.
3. Capital Improvements Programs (CIP) Workshop announcement – see attached correspondence. If interest in attending, let Winter know and he will get you registered.

H. PUBLIC HEARINGS:

1. SUP 2017-03 - Archangel Gabriel Orthodox Church – Opened at 7:11, closed at 7:11- none
2. Zoning Ordinance Amendment 045 – Medical Marihuana Facilities –Opened at 7:14, closed at 7:14 - none

I. NEW BUSINESS:

1. None

J. OLD BUSINESS:

1. SUP 2017-03 - Archangel Gabriel Orthodox Church

Ben Loznak representative of Cornwell Architects provided an update presentation on the proposed project and non-use variances. They have worked through items that were outstanding from the last meeting. Obtained variances from the zoning board of appeals regarding parking, landscaping requirements, lighting, septic system, and the Fire Marshal. All reviews have taken place and are included in the packet.

Winter suggested to add irrigation to the landscaping plan as #5 in the approval of Special Use Permit application for township board.

Suggested Motion for Consideration Motion to recommend approval of Special Use Permit application 2017-03 to the Township Board for the construction of a 12,385 square foot church building submitted by the Applicant Mark Humitz on behalf of the Archangel Gabriel Orthodox Church to be located at 7111 US-31 N, Williamsburg, MI 49690, subject to the following conditions:

1. The Acer x freemanii “Autumn Blaze Maples” indicated in the landscape plan be replaced by a species listed on the Invasive Species Networks’ “Recommended Planting Guidelines for Municipalities”.
2. Irrigation be incorporated into the landscape plan to maintain the health of the grass, shrubs and trees.
3. The landscape and irrigation improvements are to be completed within one month of occupancy. The planting season shall be April 1 through November 1, provided no evergreen trees shall be planted later than September 15. If occupancy occurs in October through April, the applicant shall have until the next May 1st to complete the required improvements.
4. That the Township Board consider establishing a bond, letter of credit, or cash surety in the amount they determine necessary to ensure the completion of the project.
5. Township Board needs to establish a Bond for the amount needed for the landscaping work to include the cost of irrigation.

Motion by Timmins to recommend approval of Special Use application 2017-03, second by Balentine. Motion carried unanimously.

2. Zoning Ordinance Amendment 045 – Medical Marihuana Facilities

Winter reported the Township Board is working on the police ordinance draft supplied by J. Jocks.

Winter reviewed revisions of the Zoning Ordinance Amendment 045.

Add “Medical Marihuana Provisioning Center” as a use allowed by right in the Corridor Commercial (C) District under §6.6.4, limited to no more than one (1) licensed Provisioning Center.

Add “Medical Marihuana Grower” and “Medical Marihuana Processor” as uses allowed by right in the A- 1 Agricultural District under §6.12.2, limited to no more than five (5) licensed Growers and five (5) licensed Processors.

Add the following under Article VII Supplementary Regulations:

§7.11 MEDICAL MARIHUANA FACILITIES §7.11.1 Statement of Intent: The purpose of a Medical Marihuana Facility is to allow for the uses set out in the Medical Marihuana Facilities Licensing Act. Acme Township desires to allow all legal businesses to operate in the Township, but recognizes the need to zone for all uses to protect the health, safety, and welfare of the general public.

For purposes of this section the term “park” means any land or facility of any size or shape, including but not limited to road ends, and submerged lands, that are open to the public and used for recreation or held for future recreational use. For purposes of this section the term “park” shall not mean linear ways or multiuse paths.

Motion by Timmins to send the proposed Zoning Ordinance Amendment 045 Medical Marihuana Facilities to the Grand Traverse County Planning Commission for review and recommend adoption to the Township Board. Second by Rosa. Motion carried by a vote 6 (Feringa, Balentine, VanHouten, Timmins, Rosa and White) in favor, Wentzloff recused.

3. Short-Term Rentals – Keeping as old business while Board of Trustees is reviewing.

K. PUBLIC COMMENT & OTHER PC BUSINESS

No Public Comments, closed at 7:38

1. Zoning Administrator Report – Shawn Winter: Applied for a grant offered by Impact 100 TC where the funds are donated by women in the region for environmental use. Acme Township has applied for the grant to use for the park. If considered the township will be required to give a short presentation. Applicants are then narrowed down to two recipients.
2. Planning Consultant Report – John Iacoangeli - none
3. Township Board Report – Doug White - none
4. Parks & Trails Committee Report – Marcie Timmins – will be having a meeting Friday, September 15.

ADJOURN: Motion to adjourn by Timmins, supported by Balentine. Meeting adjourned at 7:50.



MEMORANDUM

Planning and Zoning

6042 Acme Road | Williamsburg, MI | 49690

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

To: Acme Township Planning Commission
From: Shawn Winter, Planning & Zoning Administrator
CC: Jeff Jocks, Counsel; John Iacoangeli, Planning Consultant
Date: September 7, 2017
Re: September 11, 2017 Planning Commission Packet Summary

A. LIMITED PUBLIC COMMENT

Open: _____ **Close:** _____

B. APPROVAL OF AGENDA

Motion to approve: _____ **Support:** _____

C. INQUIRY AS TO CONFLICTS OF INTEREST

Name: _____ **Item:** _____
Name: _____ **Item:** _____

D. SPECIAL PRESENTATION

1. None

E. CONSENT CALENDAR:

1. **RECEIVE AND FILE:**
 - a. Township Board Special Meeting Draft Minutes 08/08/17
 - b. Zoning Board of Appeals Draft Minutes 08/30/17
 - c. Grand Traverse Town Center Development Constructed Wetland Inspection Report
2. **ACTION:**
 - a. Approve Draft Planning Commission Minutes 08/14/17

Motion to adopt: _____ **Support:** _____

F. ITEMS TO BE REMOVED FROM THE CONSENT CALENDAR

1. _____
2. _____

G. CORRESPONDENCE:

1. Haggards Plumbing and Heating re SUP 2017-03
2. Northern Michigan Housing Summit 2017 announcement
3. Capital Improvements Programs (CIP) Workshop announcement

H. PUBLIC HEARINGS:

1. SUP 2017-03 – Archangel Gabriel Orthodox Church
 - See item under Old Business
2. Zoning Ordinance Amendment 045 – Medical Marihuana Facilities
 - See item under Old Business

I. NEW BUSINESS:

1. None

J. OLD BUSINESS:

1. **SUP 2017-03 – Archangel Gabriel Orthodox Church**

- The public notice, proof, and property list within 300 feet that were notified.
- The outstanding issues previously listed in the staff report have been addressed through Gosling Czubak’s storm water review, Department of Environmental Health review, and a non-use variance granted by the ZBA to allow the parking in the front and the landscape plan indicated in the packet.
- The staff report contains the details of these elements and a suggested motion to recommend approval to the township board with four minor conditions.

2. **Zoning Ordinance Amendment 045 – Medical Marihuana Facilities**

- The proposed amendment included in this packet reflects the necessary changes that need to be made to the Zoning Ordinance to accommodate the uses allowed by the police power ordinance.
- The Township Board received the draft police power ordinance at their September 5, 2017 meeting. The draft has been included for reference. The Board will review it individually over the next month and bring it back on the agenda in October.
- Counsel and Doug White may be able to provide insight into the conversations that occurred this month at the Board meeting
- The intent is to begin moving the amendment process along so that it can be before the Board for adoption at the time they act on the police power ordinance
- **Suggested Motion:** *Motion to send the proposed Zoning Ordinance Amendment 045 – Medical Marihuana Facilities to the Grand Traverse County Planning Commission for review and to recommend adoption to the Township Board.*

3. **Short-Term Rental Draft Ordinance (v3)**

- The Board received the draft police power ordinance for short-term rentals at their August meeting and brought it back in September for discussion.
- I was not at the meeting, but Jeff Jocks and Doug White were present and can provide a summary of the discussions (note – the draft minutes have not been completed yet).
- It sounds like the Board still has a lot to consider related to this ordinance and will bring it back in October for further discussion.
- The Planning Commission will need to amend the Zoning Ordinance to reflect the police power ordinance, however, I recommend holding off now. I have the impression I received is that there’s a possibility that the ordinance may change from what was sent to the Board. It may be worth better understanding the direction they wish to pursue before initiating the amendment process.

K. PUBLIC COMMENT & OTHER PC BUSINESS:

1. **Public Comment:**

Open:

Close:

2. **Zoning Administrator Report:** Shawn Winter

- **Permits** (since June 10, 2017)
 - Land Use Permits – 5
 - LUP 2017-37 Change of occupancy, 5700 US-31, Pro Fireworks
 - LUP 2017-38 Addition, 10213 Kay Ray
 - LUP 2017-39 New Home, 6526 Deepwater Point
 - LUP 2017-40 Accessory Building, 8504 Bates Rd

- LUP 2017-41 Accessory (deck), 3291 Kirkridge
- Zoning Board of Appeals - 1
 - ZBA 2017-03 Non-use variance for landscaping/parking, 7111 US-31 N (Greek Church)

3. **Planning Consultant Report:** John Iacoangeli
4. **Township Board Report:** Doug White
5. **Parks & Trails Committee Report:** Marcie Timmins

L. ADJOURN:

Motion to adjourn:

Support:



ACME TOWNSHIP SPECIAL BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, August 8, 2017 5:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE
ROLL CALL

Members present: J. Aukerman, C. Dye, P. Scott, D. White, J. Zollinger
Members excused: A. Jenema, D. Nelson
Staff present: None

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

Motion by White, seconded by Aukerman to approve agenda. Motion carried unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. NEW BUSINESS:

1. Resolution to approve contract for DNR Bayside Phase II

Zollinger presented Resolution #R-2017-26 for DNR Bayside Park Phase II this resolution will allow Supervisor Zollinger to sign the Grant agreement. Also acknowledgement of letter received from GTRLC, Glen Chown for their committed pledge to provide \$200,000 of matching funds for this project. Discussion followed.

Motion made by White and seconded by Dye to approve Resolution #R-2017-26 to support acceptance of Michigan DNR Trust Fund Grant for Bayside Park Improvements with correction of August 8th meeting date. Motion carried unanimously by roll call vote

PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD: None

Adjourn at 5:10 p.m..



**ACME TOWNSHIP ZONING BOARD OF APPEALS
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
August 30th, 2017 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE (7:00)

ROLL CALL:

Members present: Hoxsie, LaSusa, Maitland (vice chair), Kuncaitis (Chair), Balentine

Members excused: n/a

Staff present: Winter

- A. APPROVAL OF AGENDA:** no objections
- B. INQUIRY AS TO CONFLICTS OF INTEREST:** none
- C. CORRESPONDENCE:** none. Jim Maitland serves on the LochenHeath HOA Board and will speak as a representative of the HOA during the public hearing.
- D. PUBLIC HEARINGS:**
- 1.** ZBA 2017-03: Non-Use Variance Requests, Archangel Gabriel Orthodox Church, 7111 US-31 N
 - a.** Request Mark Humitz, President of Cornwell Architects
 - Kuncaitis read the public notice into the record.
 - Ben Loznak, representative of Cornwell Architects, provided an overview of the proposed project and non-use variance requests they are pursuing.
 - Specifically, the applicant is requesting a non-use variance to allow the parking in the front and to deviate from the required placement of trees prescribed in the landscape section of the Zoning Ordinance. Loznak reviewed the hardships they presented in their application detailing the reasons for their request, including the natural drainage of the property due to topography and viewshed preservation. The Applicant is requesting to use the same number of required trees in the landscape and ROW buffers but to allow for clustering in groups of 4 at a distance of 80 feet between clusters, as opposed to the maximum spacing of 35 feet required by the Zoning Ordinance.
 - Father Ciprian spoke on the Church's goal of being good stewards of the land and wanting to protect the viewshed and value it provides to the community.
 - Kuncaitis asked for clarification of the building heights at different points along the façade and the overall design. Further discussion occurred regarding the existing berm and proposed berm.
 - Maitland questioned the need for a berm if the protecting the viewshed is the goal. Kuncaitis explained the effect of blocking headlights from the parking lot from projecting onto the highway.
 - Loznak reinforced the landscape requirements, particularly a fence and 6 foot trees placed 20 feet apart, will be met along the northwest property line adjacent to the LochenHeath residential lots as required.
 - LaSusa asked about the type of trees. Winter indicated the Ordinance allows either evergreen or canopy and the species details will be forthcoming.
 - Discussion occurred about the treed islands and tree types, as well as grade elevation of the parking lot, drainage plan, and design/purpose of the berm along the ROW.
 - Maitland expressed a desire to give more authority to Winter regarding the flexible spacing of the trees as the project develops. Would like to see trees closer together along the ROW, more open along the south and west property line. Loznak is willing to reduce the number of trees along the south and west if allowed.
 - LaSusa asked Winter if he has any recommended language for approval that maximizes the protection of the viewshed. Winter Recommended looking at the conditions of the adjacent LochenHeath development included in the packet.

- LaSusa suggests conditioning the installation of the fence on the request of the neighboring HOA at a later date when development occurs.
- Kuncaitis opened the hearing up to public comment
- Arlene Staich – 319 Green Acres Lane, Elk Rapids, MI. Questioned the need for the proposed fence along the LochenHeath lots. Suggests leaving the installation of fence up to the Church and the neighbors in the future so they can decide together on the appropriate design/style. Supports trees, but feels in some cases you can have too many trees.
- Jim Maitland – LochenHeath HOA Board. The HOA feels the Church have been good neighbors. The HOA has no issues with the plans. Does not see a problem delaying the installation of the fence line until a later date with the Church and HOA deciding on the timing and design.
- Loznak appreciates the conversations that have occurred, but does feel the amount of trees required will drastically affect the existing viewshed.
- Balentine is in favor of not requiring the trees.
- Discussed the need for proposed trees adjacent to the existing community garden.
- Hoxsie feels the trees, especially along the south and west line will drastically disrupt the viewshed.
- Discussed the parking lot placement. Noted the use will not fill the parking lot on a regular basis. Discussed the affect a rear parking lot will have on the adjacent residential lots.
- Kuncaitis closed the public comment portion.
- Conversation occurred around the structure of a motion and the associated conditions.
- Eliminate trees requirements along the ROW
- Eliminate trees along the south and west property lines indicated on the plan as “Protected Viewshed”
- Delay the installation of the 6’ high opaque fence along the northwest property line until requested by a resolution of the LochenHeath HOA
- Berm height along the ROW of 3 feet above highest parking lot grade south of the driveway, truncated on the north end to accommodate the sign as indicated in Exhibit C
- Use of shrubs to create a hedge row 3’ high along the northwest property adjacent to the LochenHeath residential lots.

Motion by LaSusa to accept the findings of fact by the Zoning Administrator and grant the non-use variance request to allow the following as submitted by the Applicant and indicated on the landscape plan identified as Exhibit C with the following changes:

1. The parking shall be located in the front of the yard.
2. Eliminate the required trees along the south and west in the “Protected Viewshed” and the northwest property line adjacent to the LochenHeath lots
3. Substitute the trees adjacent to the LochenHeath lots with low shrubbery
4. Allow the screening of the refuse receptacle with evergreen trees
5. The reduction of the berm’s northern extent south of the driveway as indicated in Exhibit C.
6. Eliminate the required berm north of the driveway
7. Install additional the treed islands as indicated in Exhibit C
8. A 6’ high opaque gate to be placed in front of the refuse receptacle
9. Delay the installation of the opaque fence along the residential lots until initiated by resolution of the LochenHeath HOA
10. Eliminate the required trees along the US-31 ROW

Second by Hoxsie. Motion passes unanimously.

E. ADMINISTRATIVE ACTION

1. Approve Zoning Board of Appeals draft minutes from 06/08/17
 - Motion by LaSusa, Second by Hoxsie. Motion passes unanimously.
2. Election of Officers
 - Kuncaitis opened up the election of officers
 - Maitland nominates Kuncaitis as Chair. Second by LaSusa. Kuncaitis elected unanimously.
 - Balentine nominates LaSusa for Vice Chair. Second by Maitland. LaSusa elected unanimously.

ADJOURN:


Motion by Maitland to adjourn. Second by Balentine. Motion passes unanimously. Adjourn at 8:24.

Grand Traverse Town Center
Development
Constructed Wetland
Inspection Report



Contact Information

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Document Information

Prepared for **Beckett and Raeder, Inc.**
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Suite 101,
Ann Arbor, MI, 48103

Project Name Grand Traverse Town Center
Storm water basin monitoring

Version Number 1.0

Effective Date 8/4/2017

Document History

| Version | Effective Date | Description of Revision | Prepared by: | Reviewed by: |
|---------|----------------|-------------------------|----------------|---------------------|
| 1.0 | 8/4/2017 | Initial Draft | Joe von Wahlde | Jamie Edelyn - Barr |
| 2.0 | 9/1/2017 | Second Draft | Joe von Wahlde | Cardno |
| 3.0 | | Client Reviewed Draft | | |
| 4.0 | | Final | | |

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1 Introduction

Cardno Inc. and Barr Engineering were contracted by Acme Township and the Village at Grand Traverse, LLC (VGT), respectively to assess the conditions of the wetland plantings within the site storm water management system at the Grand Traverse Town Center (Site) located in Acme Township, Grand Traverse County Michigan. The Site consists primarily of newly constructed and proposed commercial and retail buildings. Storm water detention and treatment at the Site relies on two detention basins, the east basin and the west basin, draining 47 acres and 40 acres respectively.

This document summarizes the progress of the storm water detention basins and associated plantings two years after implementation. Cardno and Barr will provide recommendations to Acme Township for further action and monitoring at the site.

2 Site Layout

The storm water system for the Site is comprised of two basins, the east basin (Basin #1) and the west basin (Basin #2). Basin #1 empties into three marsh pools separated by low berms and then empties into a grassed swale before exiting through natural wetlands adjacent to Acme Creek. Basin 2 empties into a grassed swale which flows into two marsh pools separated by a low berm and then flows into the natural wetland adjacent to Acme Creek.

3 Methodology

3.1 Biological Monitoring of Storm Water Basins and Treatment Train

Monitoring of the vegetation within the storm water basins, marsh pools, and grassed swales was accomplished by senior biologist, Joe von Wahlede of Cardno. Each area was walked in a meander style survey method and plant species were identified within each habitat. Unknown species at the time of the investigation were collected and brought back for keying out to species. General observations of wildlife presence and use were noted. Additionally, observations were recorded on sediment deposition within the planted zones, turbidity in the water, water depth within the basins, pools, and swales, and general plant health. Representative photographs were taken in each area.

Cardno can provide a detailed list of plant species recorded in each area upon request.

4 Site Observations

4.1 East Side

4.1.1 Basin

The vegetation in the main storm water basin (Basin #1) has increased in density along the north and east edges compared to the lack of vegetation in these areas last year. The water in the basin appears to be approximately two feet or deeper and there is vegetation growing below the surface of the water. The south end of the basin, near the outlet, has the greatest density of vegetation within the whole basin. The banks

are well vegetated. The east bank still contains some bare ground areas, but they appear to be filling in with vegetation. There does not appear to be any erosion concerns.

Of the species planted for the Basin Shelf plant list, approximately 50% of the species were present in Basin #1 which is an eight percent increase from last year. Of the species planted for the herbaceous plant list, approximately 60% were present in Basin #1. Comparing the number of plants identified and species present in Basin #1 in 2017 with 2016, there is marked improvement. Reed canary grass (*Phalaris arundinacea*) is still present, but it does not appear to have spread through the basin because it is still concentrated in small clumps at the south end of the basin.

Wildlife observations include northern leopard frog (*Lithobates pipiens*), green frog (*Lithobates clamitans*), killdeer (*Charadrius vociferus*), red-winged blackbirds (*Agelaius phoeniceus*), green heron (*Butorides virescens*), mallards (*Anas platyrhynchos*), damselfly (*Ondonata*) species. Canada goose (*Branta canadensis*) droppings and white-tailed deer (*Odocoileus virginianus*) tracks were also observed at the water's edge.

Water flowing out of the basin into the first marsh pool is clear which indicates the basin is effective in minimizing sedimentation.

4.1.2 Marsh Pool #1

The water flowing into Marsh Pool #1 (formerly labeled Basin 1A in 2015) is clear and snails were observed in the sediment at the outflow. This marsh pool is very dense with vegetation throughout the entire pool.

Of the species planted from the Basin Shelf seed mix, approximately 63% of the total species were observed in this pool. From the herbaceous plant list, approximately 55% of the total species were observed in this pool. Hard-stemmed bulrush (*Scirpus acutus*) was observed this year and was not present last year. There were additional plant species present this year which were not planted. Reed canary grass was observed in small quantities intermixed with the native vegetation.

Wildlife observed included snails, northern leopard frogs and green frogs (*Rana clamitans*), and tadpoles. The vegetation was fairly dense prohibiting observations of other wildlife species.

Water depths ranged from six inches at the outlet to a foot at the berm separating the first and second pool. These water depths have increased since the 2016 visit when water depths ranged from four to six inches. Water was flowing well between the two marsh pools and the water was not turbid.

4.1.3 Marsh Pool #2

Vegetation in Marsh Pool #2 was also fairly dense and has increased in density since 2016. Of the total species planted from the Basin Shelf seed mix, approximately 83% were observed in Marsh Pool #2. Of the total species planted from the herbaceous plant list, the total plant species has not changed from the previous year and remains at 56% of the total planted. Reed canary grass was observed in small quantities intermixed with the native vegetation.

Water depths ranged from 24 inches at the berm separating Pool 1 from Pool 2 to 12 inches at the berm separating Pool 2 from Pool 3. There is not much change from the previous year.

Wildlife observed in Pool 2 included northern leopard frogs, damselflies, dragonflies, mallard, green heron, and red-wing blackbird (*Agelaius phoeniceus*). As was observed last year, there was a mallard hen that was flushed along the bank of Pool #2 and her observed behavior indicated that she had a nest or ducklings nearby. This appears to be suitable nesting habitat for mallards.

4.1.4 Marsh Pool #3

Pool 3 was dense with vegetation and remained similar to that observed in 2016.. In 2015, it was observed that 50% of the area planted for cattails had dead vegetation and 90% of the area planted to

bur reed (*Sparganium eurycarpum*) were dead. Observations in 2016 indicated that these two species bounced back and did not show any signs of mortality and in 2017, there was no signs of mortality. Of the species planted for the Basin Shelf mix, approximately 83% were observed. Of the species planted from the herbaceous plants, approximately 55% were observed. There was a marked improvement from 2016 where the planted species observed was 33% of the total plants for both the Basin Shelf mix and the herbaceous mix. Reed canary grass was present in small quantities intermixed with the native vegetation.

Water depths ranged from six inches at the berm separating Pool 2 from Pool 3 to nine inches at the berm exiting to the grassed swale. These water depths were a bit deeper than those observed in 2016.

Wildlife observed included northern leopard frogs.

4.1.5 Grassed Swale

Water leaving Pool #3 into the grassed swale was flowing well and was clear of turbidity. Water depths ranged from four to six inches. Of the total species in the Grassed Swale seed mix, 36% were observed in the swale which is a slight increase from last year. Reed canary grass was present within this habitat, though not in great abundance. There were several clumps of reed canary grass observed towards the west end of the swale. Wildlife observations included deer tracks. No erosion within the wetland was observed at the grass swale outlet location and water was clear.

4.2 West Side

4.2.1 Basin

This basin (Basin #2) has improved since the site visit in 2016. In 2016, the primary issue was the presence of algal mats. The water levels appeared to be higher this year than in 2017 and it also appeared there was more flow out of the basin. The shore areas had filled in well with vegetation and saturation occurred to the toe of slope. There appeared to be more wetland vegetation in the saturated zones. There was also an increase of the invasive reed canary grass along the north and west sides of the basin.

Of the species planted for the Basin Shelf plant list, approximately 50% of the species were present in Basin #2 which is a 46% increase from last year. Of the species planted for the herbaceous plant list, approximately 88% were present in Basin #2. Dead river bulrush stalks were observed in 2015 and no river bulrush was observed in 2016 or 2017. River bulrush is the only species in the herbaceous plant list that is not present in the basin. There are additional wetland species that were not planted occurring in the basin this year which supplements the absent planted vegetation.

Wildlife observations include green frogs, leopard frogs, green heron, killdeer, Belted Kingfisher (*Megaceryle alcyon*) and damselflies. There were two families of mallards in the basin. No plant herbivory was observed near the basin's edge.

There were no green algal mats.

Water flowing out of the basin into the grassed swale is clear which indicates the basin is effective in minimizing sedimentation.

4.2.2 Grassed Swale

The grassed swale was more vegetated and had more hydrology in it compared with observations recorded in 2016. This year, of the total species in the Grassed Swale seed mix, 56% were observed in the swale which is a 75% increase from last year. There were no invasive species observed within the swale. Wildlife observations included leopard frogs and deer tracks.

4.2.3 Marsh Pool #1

The appearance of this Marsh Pool has changed slightly from observations in 2016. There does not appear to be much herbivory in the pool and the vegetation is dense.

Of the species planted from the Basin Shelf seed mix, approximately 55% of the total species were observed in this pool which is a 60% increase from last year. From the herbaceous plant list, approximately 67% of the total species were observed in this pool which is a 50% increase from last year. Reed canary grass was observed in this pool this year.

Wildlife observed included northern leopard frogs and green frogs. The average pool depth is approximately 6 inches.

4.2.4 Marsh Pool #2

In 2017, the average water depth was approximately six inches (at pool center). Of the species planted from the Basin Shelf seed mix, approximately 55% of the total species were observed in this pool which is a 60% increase from last year. From the herbaceous plant list, approximately 67% of the total species were observed in this pool which is a 50% increase from last year. In 2017, there are other supplemental wetland species that have been colonized into this habitat. Reed canary grass is present in this pool. Water flowing out of this pool, through the swale, and into the natural wetland adjacent to Acme Creek was not turbid. No erosion within the wetland was observed at the grass swale outlet location.

5 Summary and Conclusions

The diversity of plant life in both basins and associated pools and swales have increased from 2016. The East Basin has a higher density of vegetation and more diversity. The West basin has a higher diversity of vegetation than last year and no presence of algal mats. The average percentage of species observed that were planted in the East Basin is 63% which is an increase from 30% last year. In the West basin, the average percentage of species observed that were planted is 54% compared with 37% last year. The number of plant species observed that were planted in each of the habitats ranges from seven to 15 with an average of 11 species. Last year, it was observed that 18 wetland species were inhabiting these areas. In 2017, both basins have over 20 wetland species.

The only issue that has not been resolved in the basin systems is the presence of the invasive species Reed Canary grass. However, in observations collected this year, it does not appear to be dominating the systems or increasing in density where it was discovered in 2016. It has colonized in the West basin and the pools of the West Basin where it had not been previously observed in 2016. It will be present in all of the basins and pools because it grows in the landscape surrounding the systems. There is a natural wetland between the East and the West basin where it dominates the wetland. Any attempts to treat the Basins to eradicate this plant species will be a losing battle because the other reed canary grass populations in the landscape will continue to provide a seed source.

Although this is an engineered storm water management system and not a wetland mitigation project, performance standards used to judge wetland mitigation projects suggest that 20 species by the end of a five year monitoring period is a successful outcome. It is our opinion, that wetland portion of the storm water basins has met the goals of creating diversity and the designed habitats to facilitate improvement of the water quality prior to it entering the watershed. It is Cardno's professional opinion that the wetland plant community has become established and further monitoring is no longer required.



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
August 14th, 2017 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL:

Members present: B. Balentine (Secretary), D. White, K. Wentzloff (Chair), D. Rosa, M. Timmins, D. VanHouten

Members excused: S. Feringa (Vice Chair)

Staff present: S. Winter, Planning & Zoning Administrator, J. Jocks, Legal Counsel, J. Iacoangeli, Planner, V. Donn, Recording Secretary

- A. **LIMITED PUBLIC COMMENT:** None
- B. **APPROVAL OF AGENDA:** Timmons motioned to approve the agenda. Support by White. Motion carried unanimously.
- C. **INQUIRY AS TO CONFLICTS OF INTEREST:** None
- D. **SPECIAL PRESENTATIONS:**
 - 1. None
- E. **CONSENT CALENDAR**
 - 1. **RECEIVE AND FILE**
 - Township Board Draft Minutes 07/11/17
 - Township Board Special Meeting Draft Minutes 08/01/17
 - 2. **ACTION:**
 - Adopt Planning Commission Minutes 07/10/17

Motioned by Timmons to approve the Consent Calendar, Receive and File, second by Ballentine. Motion carried unanimously.

F. ITEMS REMOVED FROM THE CONSENT CALENDAR

- 1. None
- 2. _____

G. CORRESPONDENCE:

- 1. S. Winter - County Planning Awards Banquet, deadline October 6, 2017 for nomination forms.

H. PUBLIC HEARINGS:

- 1. None

I. NEW BUSINESS:

- 1. Planning Commission Elections

Wentzloff opens nominations. Balentine nominated Wentzloff for Chair. Wentzloff accepted. Roll Call Vote, Motion carried unanimously. Timmins nominated Feringa for Vice Chair. Roll Call Vote, Motion carried unanimously. White nominated Timmins for Secretary. Timmins accepted. Roll Call Vote, Motion carried unanimously.

2. Special Use Permit 2017-03 – Archangel Greek Orthodox Church, 7111 US-31 N

Fr. Ciprian Streza, with Traverse City Greek Orthodox Mission Church, 7331 Deepwater Point Rd., Williamsburg and Mark Hamitz with Cornwell Architects, 401 E. Front St., Traverse City, gave overview with renderings of church and landscaping. Discussion with questions were addressed.

Completed documents for parking lot variance, treed islands, landscaping plan, GT County Environmental Health permit, storm water system edits, signage, and photometric plan details will all need to be submitted to S. Winters prior to the next Planning Commission Meeting. Suggested date for Public Hearing to be set for September 11, 2017, any outstanding items will be keep the public hearing open before making recommendations to Board of Trustees. Concerns of times and type of night lighting were discussed. Mark Hamitz will include renderings of the church and ground's lighting to meet the township ordinance.

Motion by Timmins to set a public hearing for September 11, 2017 to review Special Use Permit application SUP 2017-03 to consider recommending approval of a 12,385 square foot church building submitted by the Applicant Mark Humitz on behalf of the TC Greek Orthodox Mission Church to be located at 7111 US-31 N, Williamsburg, MI 49690. Prior to the public hearing date, the Applicant shall resubmit amended plans and/or submit the necessary documents to include:

1. A variance by the Zoning Board of Appeals to allow the parking to be located in the front and side yard, as opposed to the rear and side yard, and for the landscaping requirements.
2. A well and septic permit issued by the Grand Traverse County Environmental Health Department.
3. An updated parking plan that reflects the tree island, buffering, landscaping, screening, refuse receptable, and snow storage requirements of §7.5.4
4. A landscape plan meeting the requirements of §7.5.6, or the standards approved through a variance by the Zoning Board of Appeals.
5. An updated storm water control plan the meets the requirements of the Storm Water Control Ordinance, as reviewed by Gosling Czubak.
6. An updated photometric plan that includes intended architectural lighting, intened hours of exterior lighting, and method of which the exterior lighting will be controlled, and/or minimized when not in use.
7. A sign plan that conforms with §7.4 (recommended)

Support by Rosa. Motion carried unanimously.

J. OLD BUSINESS:

1. Short-Term Rental Draft Ordinance (v3)

Review of Short-Term Rental Ordinance. Winter will begin drafting the necessary zoning ordinance amendments to reflect the short-term rental ordinance.

2. Medical Marihuana Ordinance

Discussion held on medical marihuana facilities, growers, transporters, processors and number of permits. J. Jocks (Counsel) will provide draft with changes to be included for Medical Marihuana Zoning Ordinance Amendment.

Motion by Rosa to set a Medical Marihuana Zoning Ordinance Amendment Public Hearing for September 11, 2017. Support by Timmins. Motion carried unanimously.

Motion by Timmins to send Board of Trustees Medical Marihuana Ordinance to review. Support by Balentine. Motion carried unanimously.

K. PUBLIC COMMENT & OTHER PC BUSINESS

1. Zoning Administrator Report – Shawn Winter reported Pro Fireworks has purchased the former Dollar General Store and Four Seasons Sunroom Buildings.
2. Planning Consultant Report – John Iacoangeli -none
3. Township Board Report – Doug White -none
4. Parks & Trails Committee Report – Marcie Timmins - none

ADJOURN: Motion to adjourn by Timmins, support by Balentine. Meeting adjourned at 8:48.

Haggard's
PLUMBING and HEATING
"Business of Quality and Service"
"Charlevoix-the-Beautiful"
haggardsinc@hotmail.com

Date: August 31, 2017

To: Planning & Zoning Administrator
6042 Acme Rd
Williamsburg, MI 49690
Attn: Shawn Winter

RE: Application by Mark Humitz of Cornwell Architects, 410 E. Front St, Traverse City, MI 49686 for a Special Use Permit and Site Plan Approval to construct a 12,385 sq. ft. church on the property located at 7111 US-31 N, Williamsburg, MI 49690
Parcel#28-01-226-010-02

To Whom it May Concern,

Upon reviewing the above Notice of Public Hearing of the Zoning Board of Appeals, I would like to express my view with the above case's requests. We at Haggard's Plumbing & Heating are not at all opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time of economical struggles to either build and/or improve their existing property, we would like to see their request granted. It would prove positive for the local, county, state and country to do all we can to improve and promote growth in any way possible.

Sincerely,

Haggard's Plumbing & Heating



Northwest Michigan **HOUSING SUMMIT 2017**

Monday, October 16, 2017

NMC Hagerty Conference Center
Traverse City | 9 a.m. to 3 p.m.

Join community leaders, businesses, housing agencies, and funders to network, learn, and build solutions for housing choices in Northwest Michigan.

SUMMIT SESSIONS:

- Home Builders Association of Michigan: housing and economic challenges report
- Northwest Michigan's housing market and population dynamics
- Accessing capital for new development
- Expanding the housing toolbox: creating statewide policy priorities
- Getting your community ready for development
- Diverse housing types for diverse needs
- Learning from each other: local leaders tell their stories

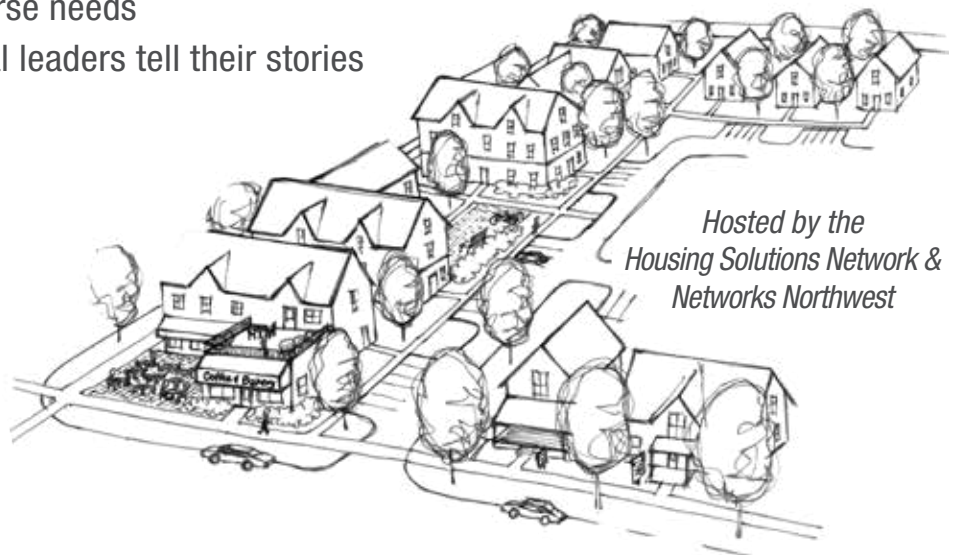
REGISTRATION:

\$40 Early bird: By September 25

\$50 Registration:
September 26 - October 6

Register online at:
nwm.org/housingsummit

Phone: 231-929-5077



*Hosted by the
Housing Solutions Network &
Networks Northwest*

SAVE THE DATE!

The Grand Traverse County Planning Commission is pleased to announce the upcoming

Capital Improvement Programs (CIP) Workshop

being conducted expressly for local governments, transportation agencies, institutional organizations, businesses, and non-profit groups in Grand Traverse County.



Thursday, October 19, 2017

Second Floor Training Room — Governmental Center
Downtown Traverse City

6:00 p.m. to 9:00 p.m.

Presentation by the Michigan Association of Planning (MAP)
Discounted fees for local planners/government officials

Registration information to follow

TOWNSHIP OF ACME
NOTICE OF HEARING

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at its regular meeting on Monday, September 11, 2017 at 7:00 p.m. at the Acme Township Hall, 6042 Acme Road, Williamsburg MI 49690, to consider the following amendments to the Acme Township Zoning Ordinance.

Amendment # 045 would make the following changes related to the adoption of a police power ordinance regulating the operation of medical marihuana facilities under the Medical Marihuana Facilities Licensing Act (MCL 333.2701 *et seq.*):

Delete the definitions for “Medical Marihuana Dispensary”, “Medical Marihuana Cultivation”, “Medical Marihuana Cultivation Facility”, and “Medical Marihuana Cultivation Operation” under §3.2.

Add the following definitions under §3.2, pursuant to the Medical Marihuana Facilities Licensing Act (MCL 333.2701 *et seq.*):

“**Medical Marihuana Facility:** A Facility authorized and defined pursuant to Medical Marihuana Facilities Licensing Act.”

“**Medical Marihuana Grower:** A Medical Marihuana Grower as defined in the Medical Marihuana Facilities Licensing Act.”

“**Medical Marihuana Processor:** A Medical Marihuana Processor as defined in the Medical Marihuana Facilities Licensing Act.”

“**Medical Marihuana Secure Transporter:** A Medical Marihuana Secure Transporter as defined in the Medical Marihuana Facilities Licensing Act.”

“**Medical Marihuana Provisioning Center:** A Medical Marihuana Provisioning Center as defined in the Medical Marihuana Facilities Licensing Act.”

“**Medical Marihuana Safety Compliance Facility:** A Medical Marihuana Safety Compliance Facility as defined in the Medical Marihuana Facilities Licensing Act.”

“**Medical Marihuana Facilities Licensing Act:** means MCL 333.27101 *et seq.*, as amended and the regulations adopted pursuant to the act. The definitions found in the Medical Marihuana Facilities Licensing Act are incorporated into this Ordinance for all purposes concerning Medical Marihuana licensing.”

Delete “Medical Marihuana Dispensary” under §6.11.3(h) and “Medical Marihuana Cultivation Operation” under §6.11.3(i) from the B-4 Material Processing and Warehousing District.

Add “Medical Marihuana Provisioning Center” as a use allowed by right in the Corridor Commercial (C) District under §6.6.4, limited to no more than one (1) licensed Provisioning Center.

Add “Medical Marihuana Grower”, “Medical Marihuana Processor”, “Medical Marihuana Secure Transporter”, “Medical Marihuana Provisioning Center”, “Medical Marihuana Safety Compliance Facility” as uses allowed by right in the B-4 Material Processing and Warehousing District under §6.11.2.

Add “Medical Marihuana Grower” and “Medical Marihuana Processor” as uses allowed by right in the A-1 Agricultural District under §6.12.2, limited to no more than five (5) licensed Growers and five (5) licensed Processors.

Delete §9.26 “Medical Marihuana Dispensary” and §9.27 “Medical Marihuana Cultivation Operation”.

Add the following under Article VII Supplementary Regulations:

§7.11 MEDICAL MARIHUANA FACILITIES

§7.11.1 Statement of Intent: The purpose of a Medical Marihuana Facility is to allow for the uses set out in the Medical Marihuana Facilities Licensing Act. Acme Township desires to allow all legal businesses to operate in the Township, but recognizes the need to zone for all uses to protect the health, safety, and welfare of the general public. A Medical Marihuana Facility must satisfy the general standards in Section 91.1, the specific requirements of this Section, and all other requirements of the Acme Township Zoning Ordinance.

§7.11.2 Specific Medical Marihuana Facilities Requirements: All Medical Marihuana Facilities must comply with the following:

- a. Possess a valid license from both Acme Township and the State of Michigan.
- b. A Medical Marihuana Facility shall not be located within a 1,000 foot radius of any existing public or private elementary, vocational, or secondary school, or a public or private college, junior college, or university, or a library, or a playground or park, or a public or private youth recreation facility.
 1. For purposes of this section the term “library” means a library that is established by the state; a county, city, township, village, school district, or other local unit of government or authority or combination of local units of government and authorities; a community college district; a college or university; or any private library open to the public.
 2. For purposes of this section the term “playground” means any outdoor facility (including any parking lot appurtenant thereto) intended for recreation, open to the public, and with any portion thereof containing three or more separate apparatus intended for the recreation of children including, but not limited to, sliding boards, swing sets, and teeterboards.
 3. For purposes of this section the term “park” means any land or facility of any size or shape, including but not limited to road ends, and submerged lands, that are open to the public and used for recreation or held for future recreational use. For purposes of this section the term “park” shall not mean linear ways or multiuse paths.
 4. For purposes of measuring the 1,000 foot radius in this section, the measurement shall be taken from the nearest property line of the existing public or private elementary, vocational, or secondary school, or public or private college, junior college, or university, library, or playground or park, or a public or private youth recreation facility to the nearest point on the building where the proposed Medical Marihuana Dispensary is proposed.”

Copies of the entire proposed Amendment #045 are available for inspection at the Acme Township hall. All interested persons are invited to attend and be heard at public hearings before the Planning Commission. After each public hearing, the Planning Commission may or may not deliberate and take action. The entire Zoning Ordinance is available for inspection at the Acme Township Hall from 7:30 a.m. to 6:00 p.m. Monday through Thursday. Proposed Zoning Ordinance Amendments and the entire Zoning Ordinance are also available for inspection via the Township’s website, www.acmetownship.org.

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

Written comments may be directed to:

Shawn Winter, Planning & Zoning Administrator
6042 Acme Road, Williamsburg, MI 49690, (231) 938-1350, swinter@acmetownship.org

ACME TOWNSHIP

**AMENDMENT #045 TO THE ZONING ORDINANCE
REGARDING MEDICAL MARIHUANA**

1. Delete from Definitions the following terms and their accompanying definitions:
 - a. Medical Marihuana Dispensary
 - b. Medical Marihuana Cultivation
 - c. Medical Marihuana Cultivation Facility
 - d. Medical Marihuana Cultivation Operation

2. Add the following terms and their accompanying definition to Definitions:
 - a. **“Medical Marihuana Facility:** A Facility authorized and defined pursuant to Medical Marihuana Facilities Licensing Act.
 - b. **“Medical Marihuana Grower:** A Medical Marihuana Grower as defined in the Medical Marihuana Facilities Licensing Act.
 - c. **“Medical Marihuana Processor:** A Medical Marihuana Processor as defined in the Medical Marihuana Facilities Licensing Act.
 - d. **“Medical Marihuana Secure Transporter:** A Medical Marihuana Secure Transporter as defined in the Medical Marihuana Facilities Licensing Act.”
 - e. **“Medical Marihuana Provisioning Center:** A Medical Marihuana Provisioning Center as defined in the Medical Marihuana Facilities Licensing Act.”
 - f. **“Medical Marihuana Safety Compliance Facility:** A Medical Marihuana Safety Compliance Facility as defined in the Medical Marihuana Facilities Licensing Act.”
 - g. **“Medical Marihuana Facilities Licensing Act** means MCL 333.27101 *et seq.*, as amended and the regulations adopted pursuant to the act. The definitions found in the Medical Marihuana Facilities Licensing Act are incorporated into this Ordinance for all purposes concerning Medical Marihuana licensing.”

3. Delete 6.11.3(h) Medical Marihuana Dispensary and (i) Medical Marihuana Cultivation Operation from 6.11 B-4 District Material Processing and Warehousing.
4. Add the following to 6.11 B-4 District Material Processing and Warehousing as uses authorized by special use permit in 6.11.3.
 - a. Medical Marihuana Grower.
 - b. Medical Marihuana Processor.
 - c. Medical Marihuana Secure Transporter.
 - d. Medical Marihuana Provisioning Center.
 - e. Medical Marihuana Safety Compliance Facility.
5. Add the following to 6.6 Acme Township US-31 / M-72 Business District as uses **authorized by right** in 6.6.4.
 - a. Medical Marihuana Provisioning Center. **By right** in the C (Corridor-Commercial) zone. Include that no more than one (1) Provisioning Center may be licensed and operating at any given time.
6. Add the following to 6.12 A-1 Agricultural District as uses authorized by right in 6.12.2.
 - a. Medical Marihuana Grower. **By right, but that no more than five (5) Growers may be licensed and operating at any given time.**
 - b. Medical Marihuana Processor. **By right, but that no more than five (5) Growers may be licensed and operating at any given time.**
7. Delete 9.26 Medical Marihuana Dispensary and 9.27 Medical Marihuana Cultivation Operation.
8. Add the following to Article **VII**.
 - a. **7.11 MEDICAL MARIHUANA FACILITIES**

7.11.1 Statement of Intent:
 The purpose of a Medical Marihuana Facility is to allow for the uses set out in the Medical Marihuana Facilities Licensing Act. Acme Township desires to allow all legal businesses to operate in the Township, but recognizes the need to zone for all uses to protect the health, safety, and

welfare of the general public. A Medical Marihuana Facility must satisfy the general standards in Section 9.1.1, the specific requirements of this Section, and all other requirements of the Acme Township Zoning Ordinance.

7.11.2 Specific Medical Marihuana Facilities Requirements:

All Medical Marihuana Facilities must comply with the following:

- a. Possess a valid license from both Acme Township and the State of Michigan.
- b. A Medical Marihuana Facility shall not be located within a 1,000 foot radius of any existing public or private elementary, vocational, or secondary school, or a public or private college, junior college, or university, or a library, or a playground or park, or a public or private youth recreation facility.

- 1. For purposes of this section the term “library” means a library that is established by the state; a county, city, township, village, school district, or other local unit of government or authority or combination of local units of government and authorities; a community college district; a college or university; or any private library open to the public.
- 2. For purposes of this section the term “playground” means any outdoor facility (including any parking lot appurtenant thereto) intended for recreation, open to the public, and with any portion thereof containing three or more separate apparatus intended for the recreation of children including, but not limited to, sliding boards, swing sets, and teeterboards.
- 3. For purposes of this section the term “park” means any land or facility of any size or shape, including but not limited to linear ways, road ends, and submerged lands, that are open to the public and used for recreation or held for future recreational use. For purposes of this section the term “park” shall not mean linear ways or multiuse paths.

4. For purposes of measuring the 1,000 foot radius in this section, the measurement shall be taken from the nearest property line of the existing public or private elementary, vocational, or secondary school, or public or private college, junior college, or university, library, or playground or park, or a public or private youth recreation facility to the nearest point on the building where the proposed Medical Marihuana Dispensary is proposed.”

ACME TOWNSHIP MEDICAL MARIHUANA LICENSING ORDINANCE

1. Title

This ordinance shall be known and cited as the Acme Township Medical Marihuana Licensing Ordinance.

2. Purpose

The purpose of this ordinance is to regulate and license the conduct of activity pursuant to the Michigan Medical Marihuana Act, Public Act 1 of 2008 as amended, the Medical Marihuana Facilities Licensing Act, Public Act 281 of 2016 as amended, and the Marihuana Tracking Act, Public Act 282 of 2016 as amended (the Acts) in order to:

- A) Protect the health, safety, and welfare of the general public.
- B) Establish a set of rules and regulations which are fair and equitable for those interested in establishing Medical Marihuana Facilities in compliance with the Acts:
- C) Provide reasonable regulation pursuant to the Acme Township general police power granted to townships by the Michigan Constitution of 1963 and the Township Ordinances Act, MCL 41.181 *et seq.*

Acme Township does not intend that registration and regulation under this ordinance be constructed as a finding that such businesses and activities are legal under federal law. By requiring registration and compliance with requirements as provided in this ordinance, Acme Township intends to protect, to the extent possible, the public health, safety and welfare of the residents of and visitors to Acme Township from harm that may result from the activities of persons who unilaterally or on the advice of their own attorney determine that they may legally operate a business involved in the cultivation, possession, use, manufacture, distribution, transport, processing or dispensing of medical marihuana.

Nothing in this ordinance is intended to grant, nor shall it be construed as granting, immunity from criminal prosecution, for cultivation, possession, use, manufacture, distribution, transport, processing or dispensing of medical marihuana not in strict compliance with the Acts.

This ordinance permits authorization for certain activities based on the Acts. Nothing in this ordinance shall be construed as allowing persons to engage in conduct that endangers others or causes a public nuisance, or to allow use, cultivation, possession, use, manufacture, distribution, transport, processing or dispensing of medical marihuana not in strict accordance with the express authorization of the Act and this ordinance; and, nothing in this ordinance shall be construed to undermine or provide immunity from federal law as it may be enforced by the federal or state government relative to the cultivation, distribution, or use of marihuana. Thus, the authorization of activity, and the approval of a license under this ordinance shall not have the effect of superseding or nullifying federal law applicable to the cultivation, use, and possession of marihuana, and all applicants and grantees of licenses are on notice that they may be subject to prosecution and civil penalty, including forfeiture of property.

3. Legal Basis

This ordinance is enacted pursuant to the statutory authority granted by MCL 41.181 *et seq* authorizing the Acme Township to adopt licensing ordinances and regulations to secure the public health, safety and general welfare.

4. Definitions

For purposes of this ordinance, terms and words defined by the Acts shall have the same meaning as provided those Acts.

Additionally, certain terms and words used herein shall have the following meaning:

- A) **Act** means the Michigan Medical Marihuana Act, Public Act 1 of 2008 as amended, the Medical Marihuana Facilities Licensing Act, Public Act 281 of 2016, and the Marihuana Tracking Act, Public Act 282 of 2016, and all related Michigan Administrative Rules, as amended.
- B) **Applicant** means a person who applies for a license under this ordinance and includes an officer, director, and managerial employee of the applicant and a person who holds any direct or indirect ownership interest in the applicant.
- C) **Licensee** means a person holding a license from Acme Township r under this ordinance and also holding a state operating license.
- D) **Medical Marihuana** means marihuana grown, used, or transferred for “medical use” as defined by the Acts.
- E) **Medical Marihuana Grower** means a licensee that is a commercial entity located in Acme Township that cultivates, dries, trims, or cures and packages marihuana for sale to a processor or provisioning center.
- F) **Medical Marihuana Provisioning Center** means a licensee that is a commercial entity located in Acme Township that purchases marihuana from a grower or processor and sells, supplies, or provides marihuana to registered qualifying patients. Provisioning center includes any commercial property where marihuana is sold at retail to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver through the department’s marihuana registration process in accordance with the Michigan medical marihuana act is not a provisioning center for purposes of this ordinance.
- G) **Medical Marihuana Facility** means a location at which a license holder is licensed to operate under this ordinance.
- H) **Medical Marihuana Processor** means a licensee that is a commercial entity located in this state that purchases marihuana from a grower and that extracts resin from the marihuana or creates a marihuana-infused product for sale and transfer in packaged form to a provisioning center.
- I) **Medical Marihuana Safety Compliance Facility** means a licensee that is a commercial entity that receives marihuana from a marihuana facility or registered primary caregiver, tests it for contaminants and for tetrahydrocannabinol and other cannabinoids, returns the test results, and may return the marihuana to the marihuana facility.
- J) **Medical Marihuana Secure Transporter** means a licensee that is a commercial entity located in this state that stores marihuana and transports marihuana between marihuana facilities for a fee.
- K) **Person** means an individual, corporation, limited liability company, partnership, limited partnership, limited liability partnership, limited liability limited partnership, trust, or other legal entity.

5. Regulations for Medical Marihuana Grower

Medical Marihuana Grower shall comply at all times with the following:

- 1) A Medical Marihuana Grower shall comply at all times with the Acts and Administrative Rules, as they may be amended from time to time.
- 2) A Medical Marihuana Grower shall have at all times a valid license from the State Medical Marihuana Licensing Board created by the Acts.
- 3) No Distribution of Medical Marihuana to any Primary Caregiver or Qualifying Patient may take place at a Medical Marihuana Grower.
- 4) A Medical Marihuana Grower's may grow no more marihuana plants than allowed pursuant to its license from the State Medical Marihuana Licensing Board for one of the following classes:
 - a. Class A – 500 marihuana plants
 - b. Class B – 1,000 marihuana plants
 - c. Class C -- 1,500 marihuana plants
- 5) A Medical Marihuana Grower may only sell marihuana seeds or marihuana plants to a grower by means of a secure transporter pursuant to the Acts.
- 6) A Medical Marihuana Grower may sell marihuana, other than seeds to a processor or provisioning center by means of a secure transporter pursuant to the Acts.
- 7) Until December 31, 2021, a Medical Marihuana Grower must have, or have as an active employee an individual who has, a minimum of 2 years' experience as a registered primary caregiver.
- 8) A Grower may not be a registered primary caregiver and may not employ a registered primary caregiver.
- 9) All marihuana plants or products must be contained within the Medical Marihuana Grower in an enclosed, locked facility that restricts and prevents access by any persons other than those allowed and meets all state requirements.
- 10) Any artificial lighting must be shielded to prevent glare and light trespass and must not be visible from neighboring properties, adjacent streets or public right of ways.
- 11) All activities shall be conducted so as not to create or permit trespass of spillage of dust, glare, sound, noise, vibrations, fumes, odors, or light, onto neighboring properties, adjacent streets or public right of ways.
- 12) All activities shall be conducted so as not to be visible in any way from neighboring properties, adjacent streets or public right of ways.

6. Regulations for Medical Marihuana Provisioning Center

A Medical Marihuana Provisioning Center shall comply at all times with the following:

- 1) A Medical Marihuana Provisioning Center shall comply at all times with the Acts and Administrative Rules, as they may be amended from time to time.
- 2) A Medical Marihuana Provisioning Center shall have at all times a valid license from the State Medical Marihuana Licensing Board created by the Acts.
- 3) A Provisioning Center may only purchase or transfer medical marihuana from a grower or processor and may only sell or transfer medical marihuana to a qualifying patient or registered primary caregiver.
- 4) A Provisioning Center may transfer medical marihuana to or from a safety compliance facility for testing.
- 5) All transfers to or from a separate marihuana facility must be by means of a secure transporter.
- 6) A Provisioning Center may only sell or transfer medical marihuana to a qualifying patient or primary caregiver after the medical marihuana has been tested and bears the label required for retail sale.

- 7) No use of medical marihuana shall be allowed at a Provisioning Center.
- 8) A Provisioning Center shall not allow a physician to conduct a medical examination or issue a medical certification document on its premises for the purpose of obtaining a registry identification card.

7. Regulations for Medical Marihuana Processor

A Medical Marihuana Processor shall comply at all times with the following:

- 1) A Medical Marihuana Processor shall comply at all times with the Acts and Administrative Rules, as they may be amended from time to time.
- 2) A Medical Marihuana Processor shall have at all times a valid license from the State Medical Marihuana Licensing Board created by the Acts.
- 3) A Processor may only purchase marihuana from a grower and may only sell marihuana-infused products or marihuana to a Provisioning Center.
- 4) A Processor may only transfer medical marihuana by means of a secure transporter.
- 5) Until December 31, 2021, a Processor must have, or have as an active employee, an individual who has, a minimum of 2 years' experience as a registered primary caregiver.
- 6) A Processor may not be a registered primary caregiver and may not employ a registered primary caregiver.

8. Regulations for Medical Marihuana Secure Transporter

A Medical Marihuana Secure Transporter shall comply at all times with the following:

- 1) A Medical Marihuana Secure Transporter shall comply at all times with the Acts and Administrative Rules, as they may be amended from time to time.
- 2) A Medical Marihuana Secure Transporter shall have at all times a valid license from the State Medical Marihuana Licensing Board created by the Acts.
- 3) A Secure Transporter may store and transport marihuana and money associated with the purchase or sale of marihuana between marihuana facilities for a fee upon request of a person with legal custody of that marihuana or money.
- 4) A Secure Transporter may not transport to a registered qualifying patient or to a registered primary caregiver.
- 5) No Secure Transporter or investor therein may have an interest in a Grower, Processor, Provisioning Center or Safety Compliance Facility.
- 6) No Secure Transporter or investor therein may be a registered qualifying patient or a registered primary caregiver.
- 7) A Secure Transporter is subject to administrative inspection by a law enforcement officer at any point during the transportation of marihuana to determine compliance with the act.

9. Regulations for Medical Marihuana Safety Compliance Facility

- 1) A Medical Marihuana Safety Compliance Facility shall comply at all times with the Acts and Administrative Rules, as they may be amended from time to time.
- 2) A Medical Marihuana Safety Compliance Facility shall have at all times a valid license from the State Medical Marihuana Licensing Board created by the Acts.
- 3) A Safety Compliance Facility may receive marihuana from, test marihuana for, and return marihuana to only a medical marihuana facility.
- 4) A Safety Compliance Facility must be accredited or have a variance pursuant to the Acts.

- 5) No Safety Compliance Facility owner or investor may have an interest in a Grower, Secure Transporter, Processor, or Provisioning Center.
- 6) A Safety Compliance Facility must have a secured laboratory space that cannot be accessed by the general public.

10. License Required

No Medical Marihuana Facility, whether proposed, or existing at time of enactment of this ordinance, shall be permitted within Acme Township unless such location shall have obtained a current License under this ordinance as follows: The exact location of a Facility used for the Medical Marihuana including the space within a building so used shall be clearly identified on the License;

- 1) The License requirement applies to all Medical Marihuana Facilities that are proposed or existing on the effective date of this ordinance.
- 2) Issuance of a License does not waive any other licensing and permitting requirement imposed by any other state or local law.
- 3) A License shall be valid for the calendar year in which it is issued, unless revoked for violation(s), in which case it is considered to be null and void.
- 4) No License is transferable or assignable to any other person or location

11. License Application

Any License issued under this ordinance is specific to the licensed person and location.. Any change in ownership in any manner and any change in location requires a new license. Applicants shall make application to the Zoning Administrator and applications shall include the following:

- 1) The address and legal description of the premises which is to be used as a Medical Marihuana Facility. .
- 2) Describe the Facility, and all enclosed, locked areas within the Facility as required by Michigan law. , .
- 3) If a Provisioning Center, describe all locations in the premises where the sale or transfer to a shall take place.
- 4) If a Grower, specify the Class under which the Grower seeks the license. Include a statement attesting and consenting that all activities will be conducted so as not to create or permit trespass or spillage of dust, glare, sounds, noise, vibrations, fumes, odors, or light, onto neighboring properties, adjacent streets or public right of ways.
- 5) Include a statement attesting and consenting that all artificial lighting must and will be shielded to prevent glare and light trespass and must not and will not be visible, from neighboring properties, adjacent streets or public right of ways.
- 6) The name and address of all owners of the real property where the Medical Marihuana Facility is located, including a statement by each owner attesting to their knowledge, understanding, and approval of such activity upon their property.
- 7) Name, address, and other contact information of all Applicants as defined above. A statement attesting whether an Applicant has been indicted for, charged with, arrested for, or convicted of, pled guilty or nolo contendere to, forfeited bail concerning any criminal offense under the laws of any jurisdiction, either felony or controlled substance related misdemeanor, not including traffic violations, regardless of whether the offense has been reversed on appeal or otherwise, including the date, the name and location of the court, arresting agency, and prosecuting agency, the case caption, the docket number, the offense, the disposition, and the location and length of incarceration.

- 8) Documentation demonstrating that the proposed Medical Marihuana Facility meets the requirements of all other local, state and federal ordinances and codes, including those for Metro Emergency Services and Grand Traverse County.
- 9) Payment of a non-refundable License fee, which shall be determined by resolution of the Acme Township Board.

12. License Standards

The standards for approval of all Medical Marihuana Facilities are as follows:

- 1) The Facility complies with zoning.
- 2) A Medical Marihuana Grower's Facility shall occur inside of an enclosed, locked facility within the confines of a building, and such activities shall occur only in locations not visible to the public and adjoining uses.
- 3) The Application meets all requirements found in this Licensing Ordinance.
- 4) An Applicant shall meet all requirements found in the Acts, including issuance of a State license.
- 5) The Applicant has signed and sworn that the Applicant has not knowingly submitted an Application containing false information.

13. Renewal or Amendment to License

The same procedures for application for and issuance of a new License shall apply to renewal, or amendment, of an existing License, subject also to the following:

- 1) To renew an existing License, the Licensee shall submit an application with full supporting documentation, in the same manner and degree as is required to apply for a new License, no sooner than ninety (90) days before the expiration date and no later than sixty (60) days before the expiration date.
- 2) An amended application shall be submitted when there is a change in any information the applicant was required to provide in the most recent application on file.
- 3) An application to change the location of an existing License shall require a new application, with full supporting documentation, must meet all requirements, and shall be processed in the same manner as provided for the issuance of a new License.
- 4) The Applicant or existing Licensee has used the property or land in accordance with any prior approved application for that property.

14. License Revocation

- 1) A License issued under this ordinance shall be revoked for any of the following violations:
 - a. Any person required to be named on the application for the License is convicted of or found responsible for violation of any provision of this ordinance;
 - b. The application contains any misrepresentation or omission of any material fact, or false or misleading information, or the applicant has provided Acme Township with any other false or misleading information;
 - c. Marihuana is transferred or otherwise Distributed on the premises in violation of this ordinance or any other applicable state or local law, rule or regulation;
 - d. The Facility is operated or is operating in violation of the specifications of the License, or any additional applicable conditions or approvals from Acme Township, Grand Traverse County, or the State of Michigan.
- 2) The procedure for revocation shall be as follows:

- a. The Zoning Administrator shall issue a notice to the Licensee, in writing through certified mail, that the Township intends to revoke the License.
- b. The Licensee may request a hearing before the Township Board to show cause as to why the License should not be revoked within fourteen (14) days of service of the notice.
- c. If a hearing is timely requested, then the Zoning Administrator shall inform the Licensee, and Township Board of the time and place of the hearing.
- d. The Licensee may present evidence and reasons arguing why the License should not be revoked. The Township Board shall review and either revoke the License or allow the License to continue.

15. Revocation Not Exclusive Penalty

Nothing in this ordinance shall be deemed to prohibit Acme Township from imposing other penalties authorized by this code or other ordinances, including filing a public nuisance action or any other legal action in a court of competent jurisdiction.

16. Civil Infraction

Any person, firm, or corporation who violates any of the provisions of this ordinance shall be deemed to be responsible for a municipal civil infraction as defined by Michigan statute which shall be punishable by a civil fine for each violation in accordance with the schedule set forth herein, along with costs which may include all expenses, direct or indirect, which the Township incurs in connection with the municipal civil infraction. A violator of this ordinance shall also be subject to such additional sanctions and judicial orders as are authorized under Michigan law. Each day that a violation continues to exist shall constitute a separate violation of this ordinance. The Acme Township Zoning Administrator may issue appearance ticket citations for violations of this ordinance. The provisions of this ordinance may also be enforced by suit for injunctive relief.

17. Civil Fines for Municipal Infractions

Civil fines for municipal civil infractions under this ordinance shall be assessed in accordance with the following schedule:

| | Fine and Suspension |
|--|---------------------|
| 1 st violation within a 3-year period | \$ 500.00 |
| 2 nd violation within a 3-year period | \$1000.00 |
| 3 rd violation within a 3-year period | \$2000.00 |

18. Severability

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of this ordinance other than said part or portion thereof.

TOWNSHIP OF ACME
NOTICE OF HEARING

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at a regular meeting on Monday, September 11, 2017 at 7:00 p.m. in the Acme Township Hall, Acme, Michigan to consider the following application:

An application by Mark Humitz of Cornwell Architects, 410 E Front St, Traverse City, MI 49686, on behalf of Archangel Gabriel Orthodox Church, PO Box 6350, Traverse City, MI 49696, for a Special Use Permit and Site Plan Approval to construct a 12,385 sq. ft. church on the property located at 7111 US-31 N, Williamsburg, MI 49690, more fully described as

PART OF SE 1/4 SW 1/4 SEC 26 T28N R10W COM AT SW CNR SEC 26 TH S 88 DEG 45'26" E 1484.15' TH N 21 DEG 56'03" E 360.45' TO POB TH N 68 DEG 03'57" W 350' TH N 21 DEG 56'03" E 421.19' TH N 72 DEG 58'17" E 246.02' TH N 42 DEG 26'07" E 233.01' TH N 21 DEG 56'03" E 85.75' TH S 68 DEG 03'57" E 77.10' TH S 21 DEG 56'03" W 880' TO POB SPLIT ON 03/26/2008 FROM 01-227-001-06;

Parcel Number: 28-01-226-010-02

All interested persons are invited to attend and be heard at the public hearings before the Planning Commission. After the public hearings the Planning Commission may or may not deliberate and make its recommendation based on the Acme Township Zoning Ordinance to the Township Board, which will subsequently take appropriate action on the application.

Applications may be inspected at the Acme Township Hall between 7:30 a.m. and 6:00 p.m. Monday through Thursday. The application materials will also be available on the Acme Township website www.acmetownship.org as an attachment to the agenda and minutes of the meeting(s) at which they are discussed. If you are planning to attend and require any special assistance, please notify Cathy Dye, Township Clerk, within 24 hours of the meeting at 938-1350. Written comments may be directed to:

Shawn Winter, Planning & Zoning Administrator
6042 Acme Rd, Williamsburg, MI 49690, (231) 938-1350, swinter@acmetownship.org

STARS & STRIPES 3J LLC
COLD RIVER LAND LLC
6435 SHILOH ROAD, SUITE A
ALPHARETTA GA 30005

HYDUK RODNEY & NANCY
460 E LONG LAKE RD
BLOOMFIELD HILLS MI 48304

BUSH JAMES N & BETTY M
10 FRANCONIAN CT
FRANKENMUTH MI 48737

GRAND TRAVERSE RESORT AND SPA LLC
P O BOX 404
ACME MI 49610

CHERRIES R DA BERRIES LLC
6137 QUARTERLINE RD
KEWADIN MI 49648

MUSIC HOUSE CORPORATION
7377 US 31 N
WILLIAMSBURG MI 49690

MUSIC HOUSE MUSEUM
7377 US 31 N
WILLIAMSBURG MI 49690

SIXEEM LLC
7874 TURNBERRY CIRCLE
WILLIAMSBURG MI 49690

TC GREEK ORTHODOX MISSION CHURCH
P O BOX 6350
TRAVERSE CITY MI 49696

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000

ORDER CONFIRMATION

Salesperson: DENISE LINGERFELT Printed at 08/24/17 09:55 by dling

Acct #: 6 Ad #: 473285 Status: N

ACME TOWNSHIP Start: 08/27/2017 Stop: 08/27/2017
CATHY DYE, CLERK Times Ord: 1 Times Run: ***
6042 ACME ROAD STDAD 3.00 X 4.87 Words: 349
WILLIAMSBURG MI 49690 Total STDAD 14.61
Class: 147 LEGALS
Rate: LEGAL Cost: 119.50
Affidavits: 1

Contact: Ad Descrpt: LEGAL NOTICE TOWNSHIP OF
Phone: (231)938-1350 Given by: EMAIL SHAWN WINTER
Fax#: (231)938-1510 Created: dling 08/24/17 09:50
Email: szollinger@acmetownship.org Last Changed: dling 08/24/17 09:55
Agency:

PUB ZONE EDT TP START INS STOP SMTWTFS
RE A 97 W 08/27/17 1 08/27/17 SMTWTFS
IN AIN 97 W 08/27/17 1 08/27/17 SMTWTFS

AUTHORIZATION

Thank you for advertising in the Record-Eagle, our related publications and online properties. If you are advertising with the Record-Eagle classifieds, your ad will begin running on the start date noted above.

Please be sure to check your ad on the first day it appears. Although we are happy to make corrections at any time, the Record-Eagle is only responsible for the first day's incorrect insertions. Also, we reserve the right to edit or reclassify your ad to better serve buyers and sellers.

No refunds or rebates will be issued if you cancel your ad prior to the stop date.

We appreciate your business.

(CONTINUED ON NEXT PAGE)

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000

ORDER CONFIRMATION (CONTINUED)

Salesperson: DENISE LINGERFELT

Printed at 08/24/17 09:55 by dling

Acct #: 6

Ad #: 473285

Status: N

**LEGAL NOTICE
TOWNSHIP OF ACME
NOTICE OF HEARING**

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Parcel Number: 28-01-226-010-02

All interested persons are invited to attend and be heard at the public hearings before the Planning Commission. After the public hearings the Planning Commission may or may not deliberate and make its recommendation based on the Acme Township Zoning Ordinance to the Township Board, which will subsequently take appropriate action on the application.

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Shawn Winter, Planning & Zoning Administrator
6042 Acme Rd, Williamsburg, MI 49690, (231) 938-1350,
swinter@acmetownship.org

August 27, 2017-1T

473285



Planning & Zoning Staff Report

6042 Acme Road | Williamsburg, MI | 49690

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

Date: 08.02.17 – AMENDED 09.05.17

From: Shawn Winter, Planning & Zoning Administrator
John Iacoangeli, Planning Consultant

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

Permit No.: SUP 2017-03

Project: Archangel Gabriel Orthodox Church
7111 US-31 N
Williamsburg, MI 49690

Request: Special Use Permit with Site Plan Review to construct a 12,385 sq ft church building with assembly space and onsite parking

Applicant: Mark Humitz, President of Cornwell Architects
401 East Front St, Traverse City, MI 49686

Owner: Archangel Gabriel Orthodox Church
P.O. Box 6350, Traverse City, MI 49696

I. OVERVIEW

General Description and Recommendation

The Applicant is proposing to build a 12,385 sq ft church on a parcel of land that is zoned A-1: Agricultural District. The subject parcel is currently undeveloped and is located on the west side of US-31 N approximately 350 feet north of the Dock Rd/US-31 N intersection. The proposed project is consistent with the intent and purpose of the zoning district as well as the designated future land use category. The use requires approval of a special use permit by the Township Board upon recommendation of the Planning Commission.

Staff recommends the Planning Commission recommend approval of the project by the Township Board, subject to the conditions included in the suggested motion at the end of this report.



Planning & Zoning Staff Report

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| Subject Property Location | |
|---|------------------|
| Address | Parcel Number |
| 7111 US-31 N, Williamsburg, MI 49690 | 28-01-226-010-02 |
| Legal Description | |
| PART OF SE 1/4 SW 1/4 SEC 26 T28N R10W COM AT SW CNR SEC 26 TH S 88 DEG 45'26" E 1484.15' TH N 21 DEG 56'03" E 360.45' TO POB TH N 68 DEG 03'57" W 350' TH N 21 DEG 56'03" E 421.19' TH N 72 DEG 58'17" E 246.02' TH N 42 DEG 26'07" E 233.01' TH N 21 DEG 56'03" E 85.75' TH S 68 DEG 03'57" E 77.10' TH S 21 DEG 56'03" W 880' TO POB SPLIT ON 03/26/2008 FROM 01-227-001-06; | |
| Aerial Image | |
| | |



Planning & Zoning Staff Report

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| Existing Conditions of Subject Property | | |
|---|--|------------------|
| Zoning | Existing Uses | Existing Permits |
| A-1: Agricultural District | The property contains a community garden and small pavilion accessible through an existing curb cut, but is otherwise undeveloped. | None |

| Adjacent Zoning and Land Uses | | |
|-------------------------------|--------|--|
| Location | Zoning | Land Use |
| North: | A-1 | Museum – Music House Corporation |
| East: | A-1 | Golf Course – Grand Traverse Resort & Spa |
| South: | A-1 | Undeveloped Residential - LochenHeath (OSD 2004-06P) |
| West: | A-1 | Undeveloped Residential - LochenHeath (OSD 2004-06P) |

| Relationship to Master Plan |
|---|
| <p>Future Land Use Category – Rural Residential</p> <p>The Acme Township Community Master Plan designates the subject property as Rural Residential on the Future Land Use Map. The main objectives are to “provide limited and low density development in the rural areas of the Township where sensitive ecosystems and special land features such as steep slopes, creeks, and streams are prevalent.” Conservation-development is strongly encouraged in this area to minimize the impact on existing agricultural uses, demonstrate strong stewardship of the land, and to preserve sensitive ecosystems and special natural features. The properties that fall into this future land use category tend to be former agricultural sites, or in a transitional state from agricultural to residential and complementary uses.</p> <p style="text-align: right;"><i>(p. 70, Acme Township Community Master Plan, adopted August 11, 2014)</i></p> |

II. SUBMITTED APPLICATION MATERIALS

The tables below present the items submitted with the application for the proposed project. These items have been reviewed in accordance with the processes set forth in the Zoning Ordinance

| Drawings | | |
|-----------------|--|---------------------|
| Sheet | Title | Date (revised) |
| C1.1 | Existing Conditions | 07/11/17 |
| C2.1 | Proposed Site Plan | 08/27/17 |
| C2.2 | Proposed Utility Plan | 08/17/17 |
| C3.1 | Proposed Drainage Plan | 08/10/17 |
| C3.2 | Proposed Drainage Plan and Storm Water Calculation Summary | 08/10/17 |
| C3.3 | Proposed Site Grading | 07/11/17 |
| C3.4 | Proposed Grading Outlet Swale & Profile | 08/10/17 |
| C4.1 | Construction Details | 08/17/17 |
| C4.2 | Construction Details | 08/30/17 |
| A0.0 | General Information / Code Plans | 01/12/17 |



Planning & Zoning Staff Report

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| Drawings | | |
|----------|---|----------------|
| Sheet | Title | Date (revised) |
| A1.0 | Lower Level Plan | 01/12/17 |
| A1.1 | Main Level Floor Plan | 01/12/17 |
| A1.2 | Mezzanine / Roof Plan | 01/12/17 |
| A1.3 | Roof Plan | 01/12/17 |
| A2.0 | Enlarged Plans | 01/12/17 |
| A3.0 | First Floor Reflected Ceiling Plan | 01/12/17 |
| A5.0 | Exterior Elevations | 01/12/17 |
| A5.1 | Exterior Elevations | 01/12/17 |
| A5.2 | Building Sections | 01/12/17 |
| A5.3 | Building Sections | 01/12/17 |
| A6.1 | Wall Sections | 01/12/17 |
| A6.2 | Wall Sections | 01/12/17 |
| A8.0 | Finish Schedule & Door Schedule | 01/12/17 |
| SE1.1 | Electrical Site Lighting Photometric Plan | 07/19/17 |
| n/a | Sign and Cross Lighting | n/a |
| n/a | Landscape Plan | n/a |

| Agency Reviews | | |
|--|--|--|
| Agency | Status | Permit No. (Date) |
| Grand Traverse County Drain Commissioner | Satisfactory review | 09/05/17 |
| Grand Traverse County Health Department | Satisfactory review | 08/31/17 |
| Michigan Department of Transportation | Satisfactory review, permit granted | 28013-0116650-13-050313 (permit date to be amended) |
| Grand Traverse Metro Fire Department | Satisfactory review | P-1177-5815-M6270 (07/19/17) |
| Grand Traverse County Soil Erosion & Sedimentation Control | Preliminary approval pending payment of surety deposit | 07/27/17 |
| Grand Traverse County Sheriff's Department | Satisfactory review | 07/20/17 |
| Gosling-Czubak Storm Water Plan Review | Satisfactory review | 08/31/17 |
| Landscape Plan Review (performed by staff) | Satisfactory review with condition in suggested motion | 09/07/17 |

| Additional Documentation | |
|-----------------------------------|--|
| Submitted With Application Packet | |
| - | Site Plan Review/Special Use Permit Application Form |
| - | Warranty Deed/Proof of Ownership |



Planning & Zoning Staff Report

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- Escrow Policy Acknowledgement Form
- Drain Easement Agreement
- HydroCad Report
- Project Narrative

With the exception of the Site Plan Review/Special Use Permit Application Form and Project Narrative, the items listed in this table have not been attached to this staff report, but are available for review upon request.

III. ZONING ORDINANCE COMPLIANCE

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**.

| Allowed Uses | |
|--------------|--|
| § 6.12 | A-1: Agricultural District |
| § 6.12.3 | Uses Permitted by Special Use Permit: <ul style="list-style-type: none"> b. Institutional Uses: Subject also to the requirements of Section 9.5. |
| § 9.5 | Institutional Uses in the Residential and Agricultural Districts |
| § 9.5.2 | Requirements – the following land uses in the Residential or A-1 Zoning District must meet the following additional requirements: <ul style="list-style-type: none"> a. Religious Institutions: Churches or similar places of worship, including child care centers, convents, parsonages, parish houses, and other housing for clergy. |

| § 6.13 Schedule Limiting Height, Bulk, Density and Area by Zoning District | | |
|--|---------------------|--|
| Regulation | Requirement | Site Plan |
| Minimum Lot Size | 5 acres | 5.03 acres |
| Minimum Lot Width | 330 ft | 880 ft |
| Minimum Lot Depth | n/a | 350 ft |
| Front Yard Setback | 50 ft | 50 ft to parking lot; 117 ft to building |
| Side Yard Setback | 25 ft | 38 ft to parking lot; 203 ft to building |
| Rear Yard Setback | 40 ft | 40 ft to parking lot; 69 ft to building |
| Maximum Building Height | 2 ½ Stories / 35 ft | Main Dome – 55' 2" Main Dome Cross – 61' 0" Bell Tower Dome – 41' 3" Bell Tower Cross – 44' 2" Sanctuary Peak – 31' 9" Social Hall – 17' 7" Administration – 12' 10" |

§ 7.3.1 allows permitted exceptions to maximum building heights for structural appurtenances, which includes domes, church steeples, etc., provided that such structures do not exceed 20% of the gross roof area. The gross roof area for the proposed project is 10,500 sq ft, with the dome occupying 370 sq ft and



Planning & Zoning Staff Report

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the bell tower occupying 80 sq ft. Collectively, the two structural appurtenances account for 4.3% of the gross roof area, thus satisfying the standard. The Ordinance does not provide an upper limit of allowable height for such structures

§ 7.5 Off-Street Parking and Loading Regulations

| Standard | Requirement | Site Plan |
|---|--|--|
| Parking Spaces [§7.5.3(c)(1)] | Min – 26 spaces; Max – 136 spaces | 97 spaces Includes 4 ADA spaces |
| Off-Street Parking Location [§7.5.4(a)] | Located in rear and/or side yard | Located in front and side yard, as allowed by ZBA 2017-03 |
| Maneuvering Lane & Space Dimensions [§7.5.4(b)(1)] | Lane Width (min.) – 20' Space Width (min.) – 9' Space Length (min.) – 20' | Lane Width – 26' Space Width – 9' Space Length – 20' |
| Buffering, Landscaping & Screening – buffering strip [§7.5.4(c)(1)] | 10' buffering strip on all visible sides | 10' – 20' buffering strip surrounding entire property |
| Buffering, Landscaping & Screening - plantings [§7.5.4(c)(2)] | a. 10' buffer along ROW b. 16 evergreen/canopy trees along ROW frontage c. 36" high continuous hedge/berm/wall screen d. Screened refuse receptacle | a. 10' buffer along ROW b. n/a per ZBA 2017-03 c. Indicated south of the driveway only, as allowed by ZBA 2017-03 d. Screened with evergreens with a 6' high opaque gate, per ZBA 2017-03 |
| Buffering, Landscaping & Screening – tree islands, snow storage [§7.5.4(c)(3)] | a. 10 canopy trees in islands evenly distributed b. 14 additional canopy trees in islands at end of each row c. n/a d. Designated snow storage | a. 10 canopy trees evenly distributed in tree islands b. 12 canopy trees, 2 evergreens as allowed by ZBA 2017-03 c. n/a d. Designated on landscape plane |

§ 7.5.6 Landscaping

| Standard | Requirement | Site Plan |
|-------------------------------------|---------------------------------------|--|
| Application [§7.5.6(b)(1-6)] | Landscape plan requirements | Plans submitted consistent with the ZO standards and non-use variance by ZBA 2017-03 |
| Standards & Criteria [§7.5.6(c)] | Planting standards | Standards met based on ZO and ZBA 2017-03 |
| Planting Materials [§7.5.6(d)] | Non-invasive, native species | Autumn Blaze Maple (<i>Acer x freemanii</i>) is not on the recommended plantings list |
| Landscape Buffers [§7.5.6(e)] | 1. 20' wide 2. See §7.5.4(c) above | 1. 20' wide (10' along ROW) 2. See §7.5.4(c) above |



Planning & Zoning Staff Report

6042 Acme Road | Williamsburg, MI | 49690

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| § 7.5.6 Landscaping | | |
|-----------------------------|--|--|
| Standard | Requirement | Site Plan |
| | <ol style="list-style-type: none"> 3. Continuous screen of massed evergreen/deciduous trees at 3.5' tall, 6' tall at 3 years 4. Opaque fence substitution 5. 71 canopy/evergreen trees in buffer strip on side and rear property boundaries 6. Earthen berm substitution | <ol style="list-style-type: none"> 3. n/a per ZBA 2017-03 4. n/a 5. n/a per ZBA 2017-03 6. PC discretion |
| ROW Landscaping [§7.5.6(f)] | <ol style="list-style-type: none"> 1. 10' buffer along ROW 2. 37 evergreen/canopy trees (includes those required in §7.5.4(c)(2)(b)) and 183 shrubs along ROW buffer 3. 3' tall continuous landscape screen, opaque fence, berm, or combination along ROW | <ol style="list-style-type: none"> 1. 10' buffer along ROW 2. n/a per ZBA 2017-03 3. located along ROW south of driveway only as permitted by ZBA 2017-03 |

§ 7.8.3 Outdoor Lighting Standards – (a) Business Zoning Districts and Land Uses

The photometric plan consists of 5 parking lot lights located on 20' foot poles atop a 2.5' base. Four of the parking lot light poles are distributed evenly throughout the lot with the fifth one located near the entrance. They consist of downward facing LED bulbs recessed into the fixtures. The pedestrian lighting consists of 30 recessed LED lights mounted in the soffits and recessed entryways. There is one wall pack light included in the plan near the southwest corner of the building. The photometric plan indicates that no foot candles will be measurable at the property lines except at the entrance which is necessary for safety. The photometric plan meets the standards of the this section, except as noted below:

- The Applicant has submitted a drawing of the crosses atop the dome and bell tower, and free-standing sign which will all be internally illuminated.
- **Applicant would like to incorporate lighting in the window sills of the dome windows, but not light the outside of the dome.**
- **The Planning Commission should consider conditions that establish the time and manner in which the exterior lighting can be activated.**

IV. SITE PLAN REVIEW

| § 8.2 Standards for Site Plan Review | |
|---|---|
| Standard | Finding |
| a. That the applicant may legally apply for site plan review. | Satisfied: The Applicant has been authorized the owner to apply for site plan review |
| b. That all required information has been provided. | Satisfied: The Applicant has submitted all necessary documents |



Planning & Zoning Staff Report

6042 Acme Road | Williamsburg, MI | 49690

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| § 8.2 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. | Conditionally Satisfied: The proposed use is allowed by special use permit in the A-1 Agricultural District. Zoning standards that need attention have been included in the suggested motion at the end of this report. |
| 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: Gosling Czubak – Favorable GT Metro Fire – Favorable GT Sheriff’s Dept. – Favorable MDOT – Permitted GT Drain Commission – Favorable Soil Erosion – Favorable, pending deposit Health Department – Favorable |
| 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: GT Metro Fire – Favorable GT Sheriff’s Dept. – Favorable MDOT – Permitted GT Drain Commission – Favorable Soil Erosion – Favorable, pending deposit Health Department – Favorable |
| 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. |
| 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: Soil type and conditions were indicated on site plan. Third-party review by Gosling Czubak did not find the site to be unfavorable to development. |
| i. That the proposed development will not cause soil erosion or sedimentation problems. | Satisfied: 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. | Satisfied: Gosling Czubak has submitted a summary of their review finding the proposed storm water management system compliant with the ordinance and appropriate for this development. |



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| § 8.2 Standards for Site Plan Review | |
|---|--|
| Standard | Finding |
| 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: The property is relatively flat atop a hill 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. | Satisfied: Located adjacent to an approved open space preservation residential development with no established air sheds on site. |
| 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. | Satisfied: Existing roadway established, new well and septic to be installed, curb cut has already been installed, new storm water drainage system will tie into the Dock Rd drainage district, per GT County Drain Commissioner and easement agreement with adjacent property owner. |
| o. That landscaping, fences or walls may be required when appropriate to meet the objectives of this Ordinance. | Satisfied: The landscape plan meets the requirements of the ordinance and the non-use variance of ZBA 2017-03. |
| p. That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets. | Satisfied: 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. | Satisfied: Parking provided in front yard and north side yard. Parking lots are accessible through sidewalks that provide circulation around the site. |
| 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: The refuse receptacle is screened by evergreens and an opaque gate per ZBA 2017-03. |
| 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. | Conditionally Satisfied: The use is in accord with the zoning district through a special use permit, however, as indicated above with the exception of the conditions presented in the suggested motion. |



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V. STANDARDS FOR SPECIAL USE PERMIT

| § 9.1.3 Basis For Determination | |
|--|---|
| Standard | Finding |
| 1. Be designed, constructed, operated and maintained so as to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity to protect the natural environment and conserve natural resources and energy to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. | The proposed project will be developing a largely undeveloped site. The change from a formerly agricultural use to an institutional use will likely generate more traffic, especially on Sundays and dates of other religious observations. This increase is expected to be minimal, and temporal in nature. The low intensity of this use is compatible with the approved residential development adjacent to it, as well as the golf course across the street and the museum to the north. This intensity and complimentary nature to the residential uses is consistent the community master plan. |
| 2. Be designed to protect natural resources, the health, safety, and welfare and the social and economic wellbeing of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole. | The proposed use utilizes a vacant former agriculture site surrounded by an approved residential development, and is not found to have a negative effect on the health, safety and welfare of those utilizing the property, surrounding land owners, or the community at large. |
| 3. Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity. | The proposed use conforms to A-1 district's uses allowed by special use permit and is therefore a valid exercise of police power. |
| 4. Be necessary to meet the intent and purpose of the zoning ordinance, be related to the standards established in the ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards. | The proposed use, subject to the revisions noted in the suggested motion, will meet the intent and purpose of the Zoning Ordinance. |
| 5. Meet the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured. The applicant shall have the plan reviewed and approved by the Grand Traverse Metro Fire Department prior to the review by the Planning Commission. | The plans have been submitted for interagency review. MDOT will be amending the date from the 2013 permit. GTC Soil Erosion & Sedimentation Control has approved the plans and will be issue the permit once they receive a surety. Both GT Metro Fire and Sheriff provided favorable reviews. The GTC Drain Commissioner has approved the drainage plan. GTC Environmental Health Dept. has approved the plans, but a full-reivew of the kitchen plans will be needed prior to construction. |



Planning & Zoning Staff Report

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VI. REPORT SUMMARY

The proposed project is allowed through approval of a special use permit in the A-1 Agricultural District. The use, scale, and intensity is consistent with the intent and purpose of the district, and meets the standards required for approval of a special use permit.

The Zoning Ordinance standards have been satisfied, with the exceptions granted through a non-use variance request (ZBA 2017-03) and the items listed in the suggested motion below. The Storm Water Control Ordinance standards have been met based on Gosling Czubak's third-party review and subsequent approval by the Grand Traverse County Drain Commissioner. The Grand Traverse County Department of Environmental Health has approved the utility plan for wells and drianfield, but will need to conduct a complete review of the kitchen plans prior to issuing a permit necessary for the Township to issue a land use permit. The exterior lighting plan is compliant with the Zoning Ordinance, however, the Planning Commission may want to establish clear conditions on when the lighting can be activated at night given the development's prominent location atop a hil overlooking Grand Traverse Bay and Old Mission Peninsula.

The non-use variance granted by the Zoning Board of Appeals (ZBA 2017-03) accepted the findings of fact findings of fact by the Zoning Administrator to except the landscape plan submitted in ZBA application with the following changes:

1. The parking shall be located in the front of the yard.
2. Eliminate the required trees along the south and west in the "Protected Viewshed" and the northwest property line adjacent to the LochenHeath lots
3. Substitute the trees adjacent to the LochenHeath lots with low shrubbery
4. Allow the screening of the refuse receptacle with evergreen trees
5. The reduction of the berm's northern extent south of the driveway as indicated in Exhibit C.
6. Eliminate the required berm north of the driveway
7. Install additional the treed islands as indicated in Exhibit C
8. A 6' high opaque gate to be placed in front of the refuse receptacle
9. Delay the installation of the opaque fence along the residential lots until initiated by resolution of the LochenHeath HOA
10. Eliminate the required trees along the US-31 ROW

Suggested Motion for Consideration

Motion to recommend approval of Special Use Permit application 2017-03 to the Township Board for the construction of a 12,385 square foot church building submitted by the Applicant Mark Humitz on behalf of the Archangel Gabriel Orthodox Church to be located at 7111 US-31 N, Williamsburg, MI 49690, subject to the following conditions:

1. The *Acer x freemanii* "Autumn Blaze Maples" indicated in the landscape plan be replaced by a species listed on the Invasive Species Networks' "Recommended Planting Guidelines for Municipalities".
2. Irrigation be incorporated into the landscape plan to maintain the health of the grass, shrubs and trees.

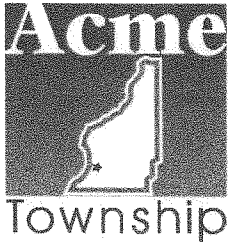


Planning & Zoning Staff Report

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3. The landscape and irrigation improvements are to be completed within one month of occupancy. The planting season shall be April 1 through November 1, provided no evergreen trees shall be planted later than September 15. If occupancy occurs in October through April, the applicant shall have until the next May 1st to complete the required improvements.
4. That the Township Board consider establishing a bond, letter of credit, or cash surety in the amount they determine necessary to ensure the completion of the project.



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: Shawn Winter Email: swinter@acmetownship.org

Owner Information (please type or print clearly):

Name: ARCHANGEL GREEK ORTHODOX CHURCH
-NATE KROMMENDYK Phone: (313) 598-4700
CELL: ~~(313) 258~~

Mailing Address: P.O. BOX 6350

City: TRAVERSE CITY State: MI Zip: 49696

Email Address: natekrommendyk@gmail.com

Applicant Information (please type or print clearly):

Name: CORNWELL ARCHITECTS Phone: 946-7711

Mailing Address: 401 EAST FRONT ST.

City: TRAVERSE CITY State: MI Zip: 49686

Email Address: mark@cornwell-architects.com

A. Property Information:

1. **Address:** 7111 U.S. 31 NORTH
WILLIAMSBURG, MI 49690
2. **Parcel Number/Property Description:** TAX NO. 28-01-226-010-02
(5) ACRES NORTH OF DOCK ROAD - SECTION 26, TOWNSHIP T28N1, RANGE R10W
3. **Current Zoning of Property:** A-1 AGRICULTURAL
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)? NOT APPLICABLE
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

RELIGIOUS INSTITUTIONAL FOR WORSHIP & FELLOWSHIP WITH BANQUET FACILITIES & A SMALL COMMERCIAL KITCHEN. TOTAL OCCUPANT LOAD OF APPROXIMATELY 670

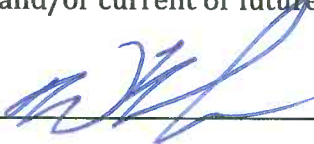
7. Estimated Start and Completion Dates: ESTIMATED START DATE = OCTOBER 2017 WITH COMPLETION OCTOBER 2018.

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:  Date: 7-25-17

FOR TOWNSHIP USE ONLY

Application Number: _____

Date Received: _____

Public Hearing/Meeting: _____

Date of Advertising: _____

T&A Account: _____

NOTES:



Escrow Policy Acknowledgement

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: Shawn Winter Email: swinter@acmetownship.org

I have read, and agree to abide by the Acme Township policy concerning escrow fees.

Name (please print): Archangel Gabriel Greek Orthodox Church - Nate Krommendyk

Signature: [Handwritten Signature] Date: 7-25-17

Project Name: Greek Church

Person/Company responsible for account (billing purposes):

Name: Archangel ^{Gabriel} ~~Greek~~ Greek Orthodox Church (AGGOC)

Mailing Address: 1030 HASTINGS

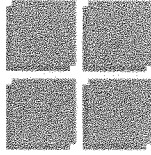
City: TRAVERSE CITY State: MI Zip Code: 49686

Phone Number: 313-598-4700 Fax Number: 231-258-9330

Email Address: natekrommendyk@gmail.com

ALL ESCROW CHARGES MUST BE CURRENT OR PROJECT WILL BE REMOVED FROM AGENDAS AND NO ACTION WILL BE TAKEN.

NO BUILDING PERMITS WILL BE ISSUED IF A BALANCE IS OWING.



C O R N W E L L A R C H I T E C T S

Archangel Greek Orthodox Church

July 24, 2017

Project Narrative

Archangel Greek Orthodox Church at 7111 US 31 North is a single-phase development of new +/- 250 person sanctuary worship space with adjacent administration and banquet facility. There will be a partial basement for building equipment and mechanical systems.

The church is open seven days a week with primary use on the weekends. The banquet facility and the worship space will not be used at the same time, minimizing the impact on surrounding properties.

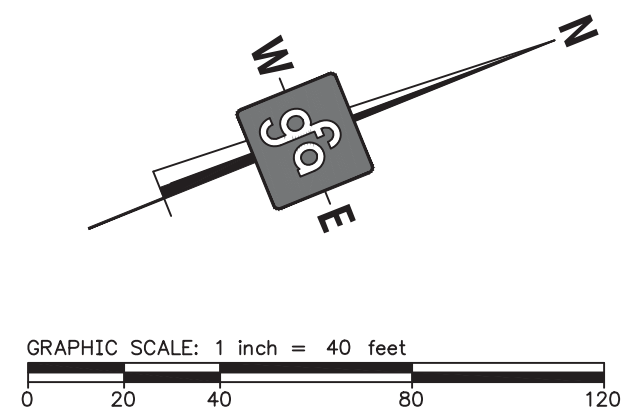
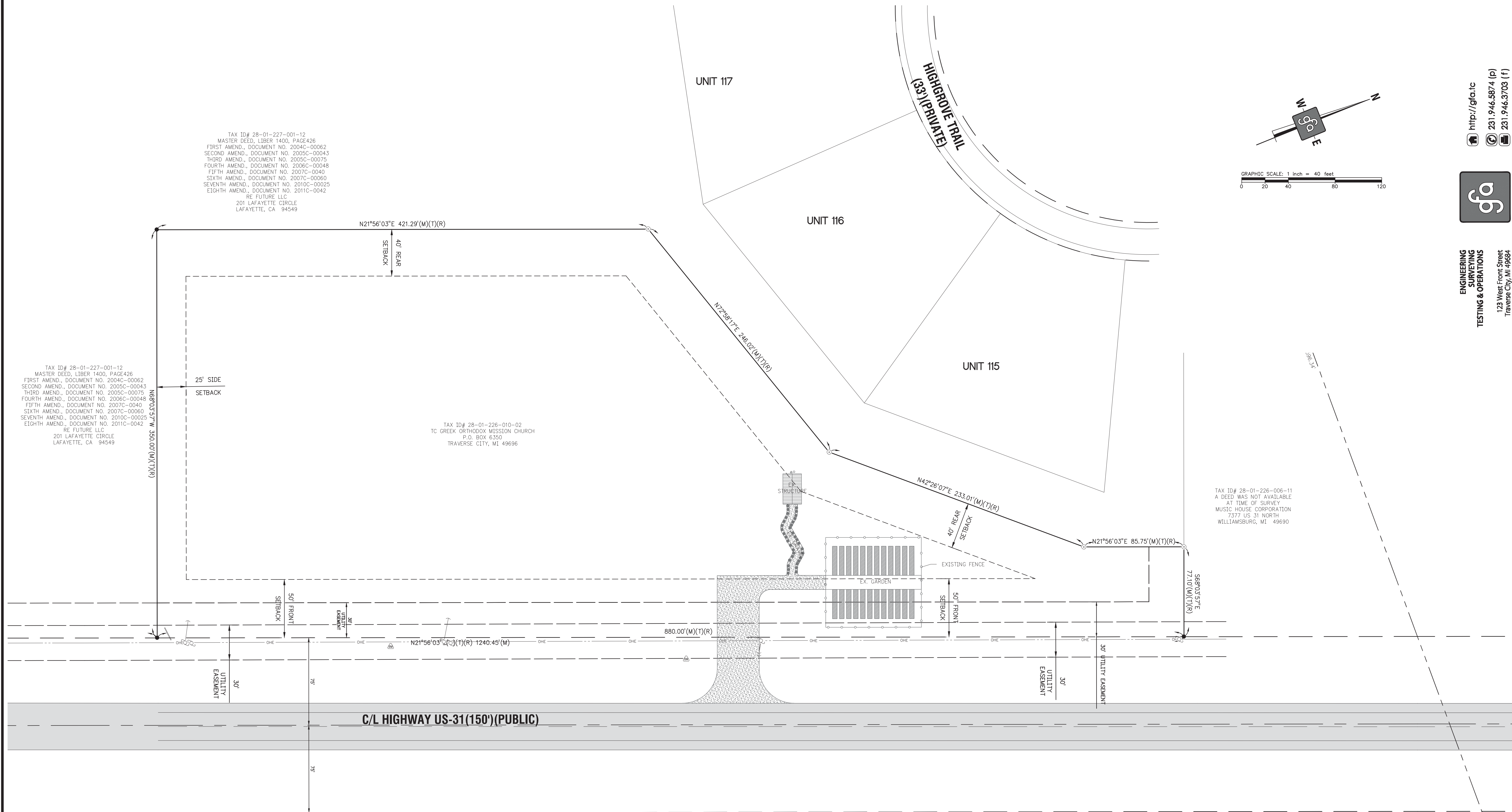
The building architecture is intended to reflect the Greek Orthodox faith with a metal clad domed roof over the worship space and a low simply structure for the administration area to not compete, visually with the sanctuary.

TAX ID# 28-01-227-001-12
 MASTER DEED, LIBER 1400, PAGE 426
 FIRST AMEND., DOCUMENT NO. 2004C-00062
 SECOND AMEND., DOCUMENT NO. 2005C-00043
 THIRD AMEND., DOCUMENT NO. 2005C-00075
 FOURTH AMEND., DOCUMENT NO. 2006C-00048
 FIFTH AMEND., DOCUMENT NO. 2007C-00040
 SIXTH AMEND., DOCUMENT NO. 2007C-00060
 SEVENTH AMEND., DOCUMENT NO. 2010C-00025
 EIGHTH AMEND., DOCUMENT NO. 2011C-00042
 RE FUTURE LLC
 201 LAFAYETTE CIRCLE
 LAFAYETTE, CA 94549

TAX ID# 28-01-227-001-12
 MASTER DEED, LIBER 1400, PAGE 426
 FIRST AMEND., DOCUMENT NO. 2004C-00062
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 RE FUTURE LLC
 201 LAFAYETTE CIRCLE
 LAFAYETTE, CA 94549

TAX ID# 28-01-226-010-02
 TC CREEK ORTHODOX MISSION CHURCH
 P.O. BOX 6350
 TRAVERSE CITY, MI 49696

TAX ID# 28-01-226-006-11
 A DEED WAS NOT AVAILABLE
 AT TIME OF SURVEY
 MUSIC HOUSE CORPORATION
 7377 US 31 NORTH
 WILLIAMSBURG, MI 49690



http://gfa.fc
 231.946.5874 (p)
 231.946.3703 (f)

gfa

ENGINEERING
 SURVEYING
 TESTING & OPERATIONS

123 West Front Street
 Traverse City, MI 49684

CORNWELL ARCHITECTS
 401 East Front Street, Traverse City, MI 49686
 tel: 231-946-7711 fax: 231-946-7712

NEW BUILDING
 ARCHANGEL GREEK ORTHODOX CHURCH
 7111 U.S.-31 North, Acme, MI 49610

EXISTING CONDITIONS

DRAWN
 06-07-17

REVISIONS

| | |
|---|----------|
| A | 06-14-17 |
| B | 07-11-17 |

JOB NO.
 201525

C1.1

Legal Description

Stewart Title Guaranty Company
 Commitment No. 12-4125
 Effective Date: May 9, 2012 at 8:00 a.m.

Situated in the Township of Acme, County of Grand Traverse, and State of Michigan, to wit:

Commencing at the Southwest corner of said Section 26, Township 28 North, Range 10 West; thence South 88°45'26" East, 1484.15 feet, along the South line of said Section 26 to a point on the Westerly right-of-way of Highway US-31; thence North 21°56'03" East, 360.45 feet, along said Highway right-of-way to the Point of Beginning; thence North 68°03'57" West, 350.00 feet; thence North 21°56'03" East, 421.29 feet; thence North 72°58'17" East, 246.02 feet; thence North 42°26'07" East, 233.01 feet; thence North 21°56'03" East, 85.75 feet; thence South 68°03'57" East, 77.10 feet, to a point on the Westerly right-of-way of said Highway US-31; thence South 21°56'03" West, 880.00 feet, along said Highway right-of-way to the Point of Beginning.

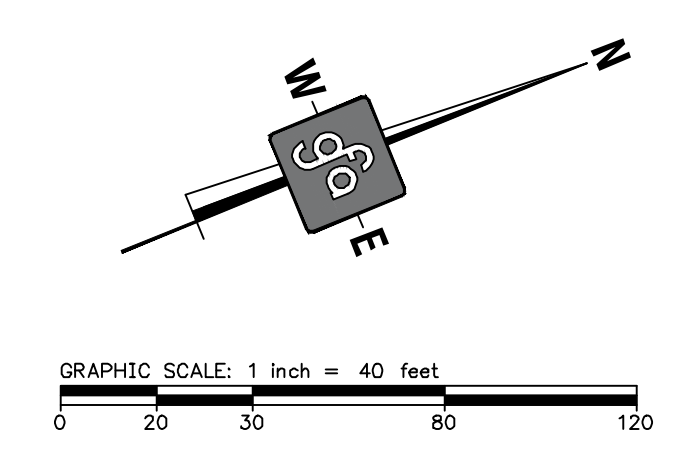
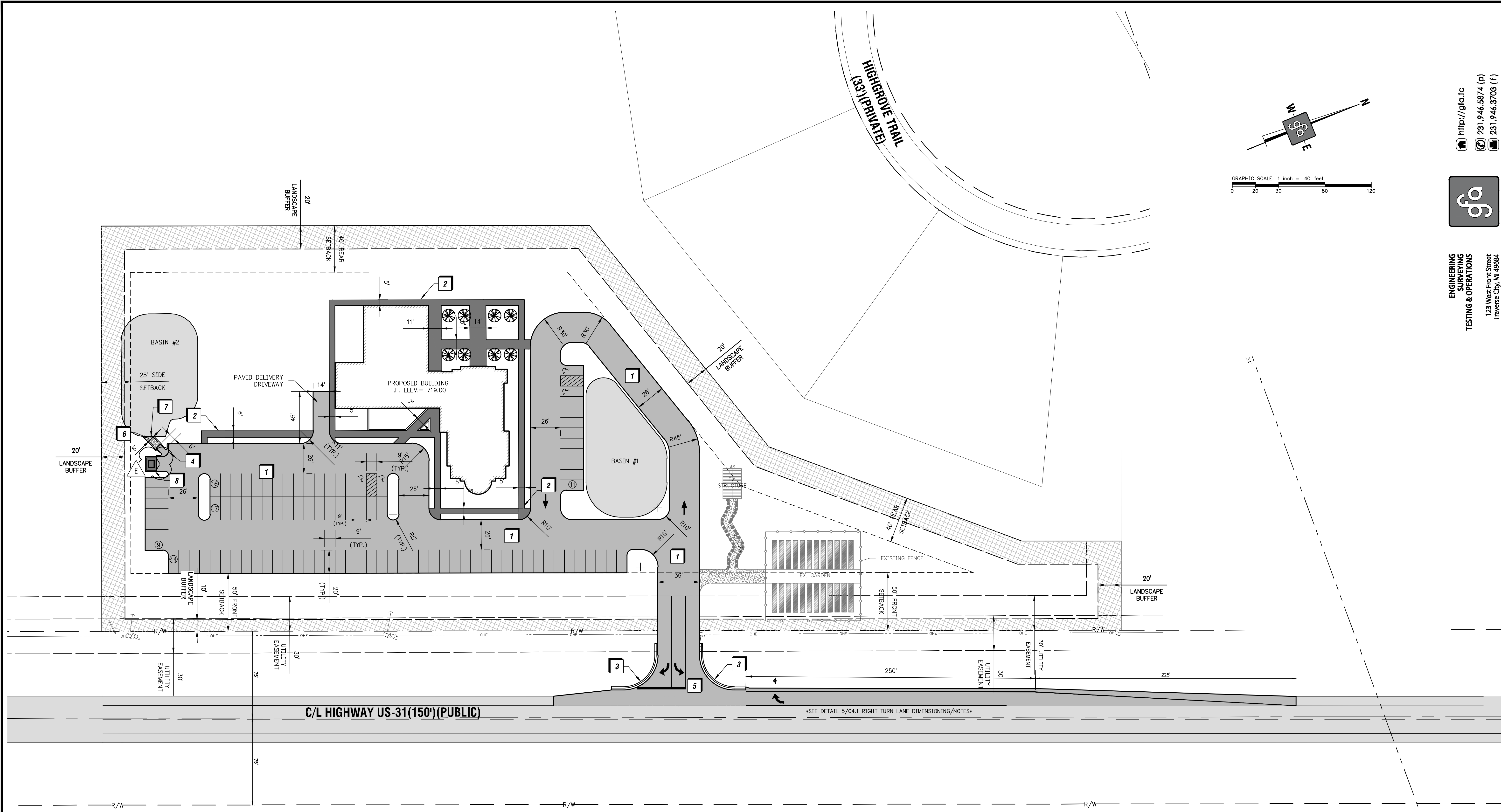
Legend

- | | | | |
|---|-------------------|------|-------------------|
| ⊙ | TANK COVER | N. | NORTH |
| ⊕ | ELECTRICAL PANEL | S. | SOUTH |
| ⊙ | GUARD POST | E. | EAST |
| ⊙ | FLAG POLE | W. | WEST |
| ⊙ | FLOOD LIGHT | ° | DEGREES |
| ⊙ | CATCH BASIN | ' | FEET OR MINUTES |
| ⊙ | TEST LEAD | " | INCHES OR SECONDS |
| ⊙ | LIGHT POLE | Sq. | SQUARE |
| ⊙ | CURB STOP | Ft. | FEET |
| ⊙ | MANHOLE | Vol. | VOLUME |
| ⊙ | ELEC. TRANSFORMER | P. | PAGE |
| ⊙ | FIRE HYDRANT | C | CALCULATED |
| ⊙ | MAILBOX | R | RECORD |
| ⊙ | SIGN | R/W | RIGHT OF WAY |
| ⊙ | UTILITY POLE | C/L | CENTERLINE |
| ⊙ | TELE. RISER | T | TITLE |
| ⊙ | FOUND IRON | M | MEASURED |
| ⊙ | FOUND MONUMENT | OHE | OVERHEAD ELECTRIC |
| ⊙ | GOVERNMENT CORNER | | |

BENCHMARKS:

BM #100: TOP OF IRON WITH CONTROL CAP
 ELEV.= 723.09' (NAVD88)

BM #101: TOP OF IRON WITH CONTROL CAP
 ELEV.= 721.84' (NAVD88)



<http://gfa.fc>
 231.946.5874 (p)
 231.946.3703 (f)

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 401 East Front Street, Traverse City, MI 49686
 TEL: 231-946-7711 FAX: 231-946-7712

NEW BUILDING
ARCHANGEL GREEK ORTHODOX CHURCH
 7111 U.S.-31 North, Acme, MI 49610

PROPOSED SITE PLAN
 DRAWN 06-07-17
 REVISIONS
 A 06-14-17
 B 07-11-17
 C 07-27-17
 D 08-10-17
 E 08-27-17
 JOB NO. 201525
C2.

Site Data

PROPERTY OWNER:
 TG GREEK ORTHODOX MISSION CHURCH
 P.O. BOX 6350
 TRAVERSE CITY, MI 49696
PARCEL INFORMATION:
 PARCEL ZONING: A-1 AGRICULTURAL
 PROPERTY TAX NO: 28-01-226-010-02
 SEC. TOWN RANGE: 26, T28N, R10W
 PARCEL SIZE: 219,146 SF (5.03 AC)

PARCEL ADDRESS:
 TG GREEK ORTHODOX MISSION CHURCH
 7111 U.S. 31 N
 WILLIAMSBURG, MI 49690
MINIMUM PARCEL AREA: 5 ACRES
MINIMUM LOT WIDTH: 330'
STRUCTURE BUILDING HEIGHT: 35'
YARD SETBACKS:
 • FRONT: 50'
 • SIDE: 25'
 • REAR: 40'

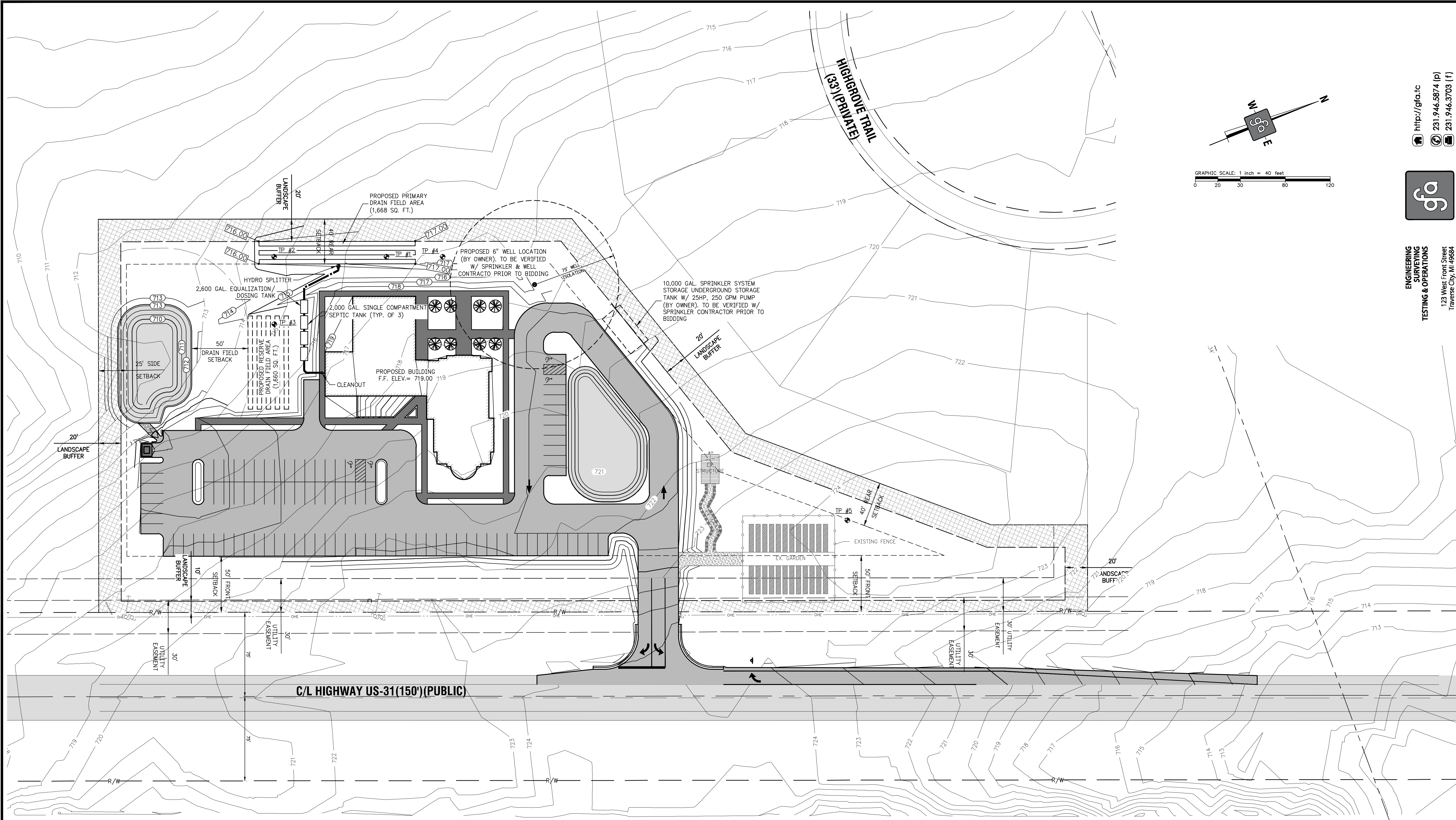
Parking Requirements

PARKING SPACES REQUIRED:
 • ONE (1) SPACE PER 8 SEATS OR 250' OF BENCH/PEW (MIN.)= 204 SEATS/8= 26 SPACES
 • ONE (1) SPACE PER 1.5 SEATS OR 50' OF BENCH/PEW (MAX.)= 204 SEATS/1.5= 136 SPACES
 • 26-136 SPACES REQUIRED
PARKING SPACES PROVIDED:
 • 91 SPACES
 • 4 ADA SPACES
 • 95 TOTAL SPACES PROVIDED

Construction Notes

- | | |
|--|---|
| 1 PAVING DETAIL (SEE DETAIL 1 ON SHEET C4.1) | 8 DUMPSTER ENCLOSURE DETAIL (SEE DETAIL 10 ON SHEET C4.1) |
| 2 CONCRETE SIDEWALK (SEE DETAIL 2 ON SHEET C4.1) | 9 |
| 3 CONCRETE CURB & GUTTER (SEE DETAIL 3 ON SHEET C4.1) | 10 |
| 4 BITUMINOUS RAISED EDGE CURB (SEE DETAIL 6 ON SHEET C4.1) | 11 |
| 5 COMMERCIAL DRIVEWAY DETAIL (SEE DETAIL 5 ON SHEET C4.1) | 12 |
| 6 ASPHALT SPILLWAY (SEE DETAIL 7 ON SHEET C4.1) | 13 |
| 7 RIP-RAP APRON (SEE DETAIL 4 ON SHEET C4.2) | |

REV E: REVISIONS PER PC MEETING
 REV D: REVISIONS PER GC STORM WATER REVIEW
 REV C: REVISIONS PER MDOT COMMENTS
 REV B: AGENCY PERMIT APPLICATIONS

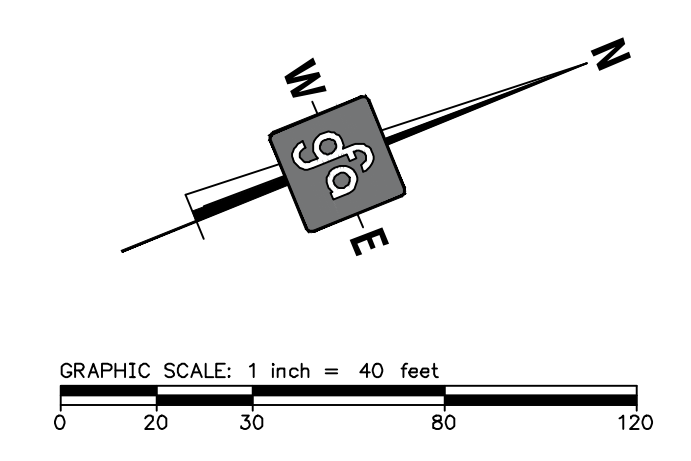


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ENGINEERING
 SURVEYING
 TESTING & OPERATIONS

123 West Front Street
 Traverse City, MI 49684



TEST PIT LOG

PERFORMED ON 07/19/2017 BY GFA AND CTCHD

TP #1
 0-12" LOAMY SAND TOPSOIL
 12"-30" LOAMY SAND
 30"-60" SANDY LOAM
 60"-102" SANDY CLAY LOAM
 102"-120" SANDY LOAM
 120"-144" MEDIUM SAND

TP #2
 0-10" LOAMY SAND TOPSOIL
 10"-32" LOAMY SAND
 32"-80" SANDY LOAM
 80"-108" MEDIUM SAND/SANDY LOAM MIX W/SOME STONE

TP #3
 0-15" LOAMY SAND TOPSOIL
 15"-37" LOAMY SAND
 37"-110" SANDY LOAM

TP #4
 0-14" LOAMY SAND TOPSOIL
 14"-55" LOAMY SAND
 55"-84" SANDY CLAY LOAM
 84"-128" MEDIUM SAND W/SANDY LOAM INCLUSIONS
 128"-134" SANDY LOAM

TP #5
 0-16" LOAMY SAND TOPSOIL
 16"-44" LOAMY SAND
 44"-72" SANDY LOAM
 72"-118" COMPACTED SANDY LOAM

BASIS OF DESIGN

THE ARCHANGEL GREEK ORTHODOX CHURCH WILL BE COMPRISED OF A 240 SEAT CHURCH, ONE OFFICE SPACE, TWO CLASSROOMS, A BOOKSTORE, A SOCIAL HALL WITH A 200 MAXIMUM CAPACITY, AND A FULL SERVICE KITCHEN. THE DAILY DESIGN FLOW IS CALCULATED UTILIZING SEVEN (7) GALLONS/SEAT FOR MASS SERVICE, FIVE (5) GALLONS/PERSON FOR WEEKDAY VISITORS, THIRTEEN (13) GALLONS/EMPLOYEE, AND TEN (10) GALLONS/SEAT FOR SOCIAL HALL EVENTS. THE CHURCH WILL HAVE ONE MASS SERVICE PER WEEK ON SUNDAYS AND ONE SOCIAL HALL EVENT PER WEEK ON SATURDAYS. DURING THE WEEK THERE WILL BE 3 STAFF MEMBERS AND A MAXIMUM OF 75 VISITORS PER DAY.

DAILY FLOW

WEEKDAYS= (3 EMPLOYEES X 13 GAL/EMPLOYEE/DAY) + (75 VISITORS X 5 GAL/VISITOR/DAY)= 414 GAL/DAY
 SATURDAY= 200 PEOPLE X 10 GAL/PERSON/DAY= 2,000 GAL/DAY
 SUNDAY= 240 PEOPLE X 7 GAL/PERSON/DAY= 1,680 GAL/DAY

WEEKLY TOTAL= (414 GPD X 5 DAYS) + 2,000 GAL + 1,680 GPD= 5,750 GAL/WEEK
 EQUALIZED DAILY FLOW= (5,750 GAL/WEEK)/(7 DAYS/WEEK)= 822 GAL/DAY

LOW BALANCE CALCULATION

| DAY | IN [GALLONS] | OUT [GALLONS] | RESIDUAL [GALLONS] |
|-----------|--------------|---------------|--------------------|
| SATURDAY | 2,000 | 822 | 1,178 |
| SUNDAY | 1,680 | 822 | 2,036 |
| MONDAY | 414 | 822 | 1,628 |
| TUESDAY | 414 | 822 | 1,220 |
| WEDNESDAY | 414 | 822 | 812 |
| THURSDAY | 414 | 822 | 404 |
| FRIDAY | 414 | 822 | -4(0) |
| TOTAL | 5,750 | 5,754 | -4(0) |

MAX DAILY FLOW = 2,000 GAL/DAY
 MAX RESIDUAL + 20% FACTOR OF SAFETY= 2,036 GAL/DAY X 1.2= 2,444 GAL/DAY

SEPTIC TANK SIZING

MAX DAILY FLOW X 3 DAYS RETENTION= 2,000 GAL/DAY X 3 DAYS= 6,000 GAL
 TANKS SELECTED= (3) 2,000 GAL SINGLE COMPARTMENT SEPTIC TANK= 6,000 GAL

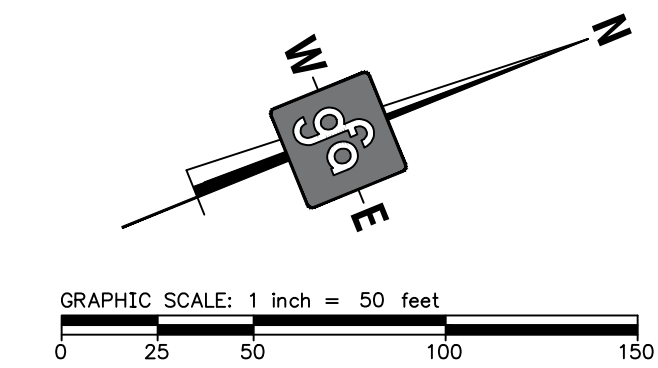
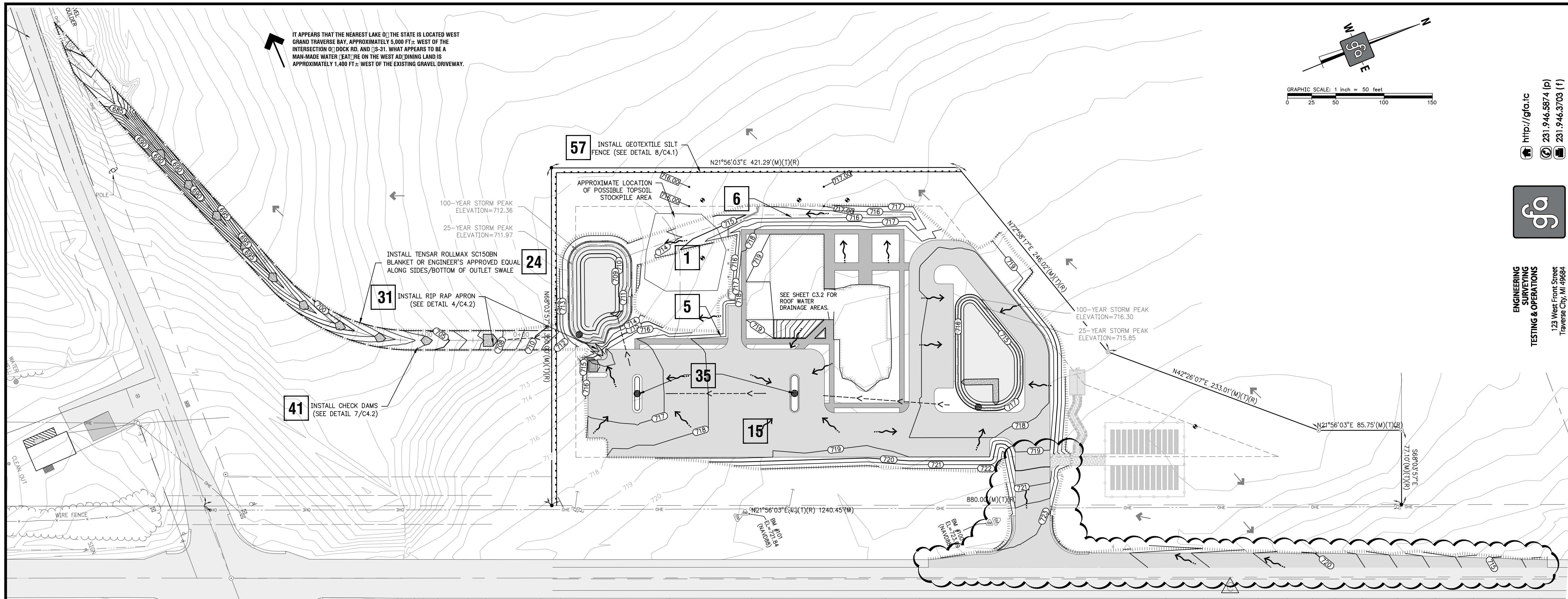
EQUALIZATION/DOSING TANK SIZING

MAX RESIDUAL FLOW + 20% FACTOR OF SAFETY= 2,444 GAL/DAY
 TANK SELECTED= (1) 2,600 GAL SINGLE COMPARTMENT TANK

DRAIN FIELD SIZING

ASSUMPTIONS:
 EQUALIZED DAILY FLOW= 822 GAL/DAY
 APPLICATION RATE= 0.5 GPD/SQ. FT. PER MICHIGAN CRITERIA TRENCH CONSTRUCTION
 MINIMUM DRAIN FIELD SIZE= 822 GPD / 0.5 GPD/SQ. FT.= 1,644 SQ. FT.
 DRAIN FIELD SELECTED= 417 LF OF 4' WIDE TRENCH= 1,668 SQ. FT.

REV E: REVISIONS PER PC MEETING
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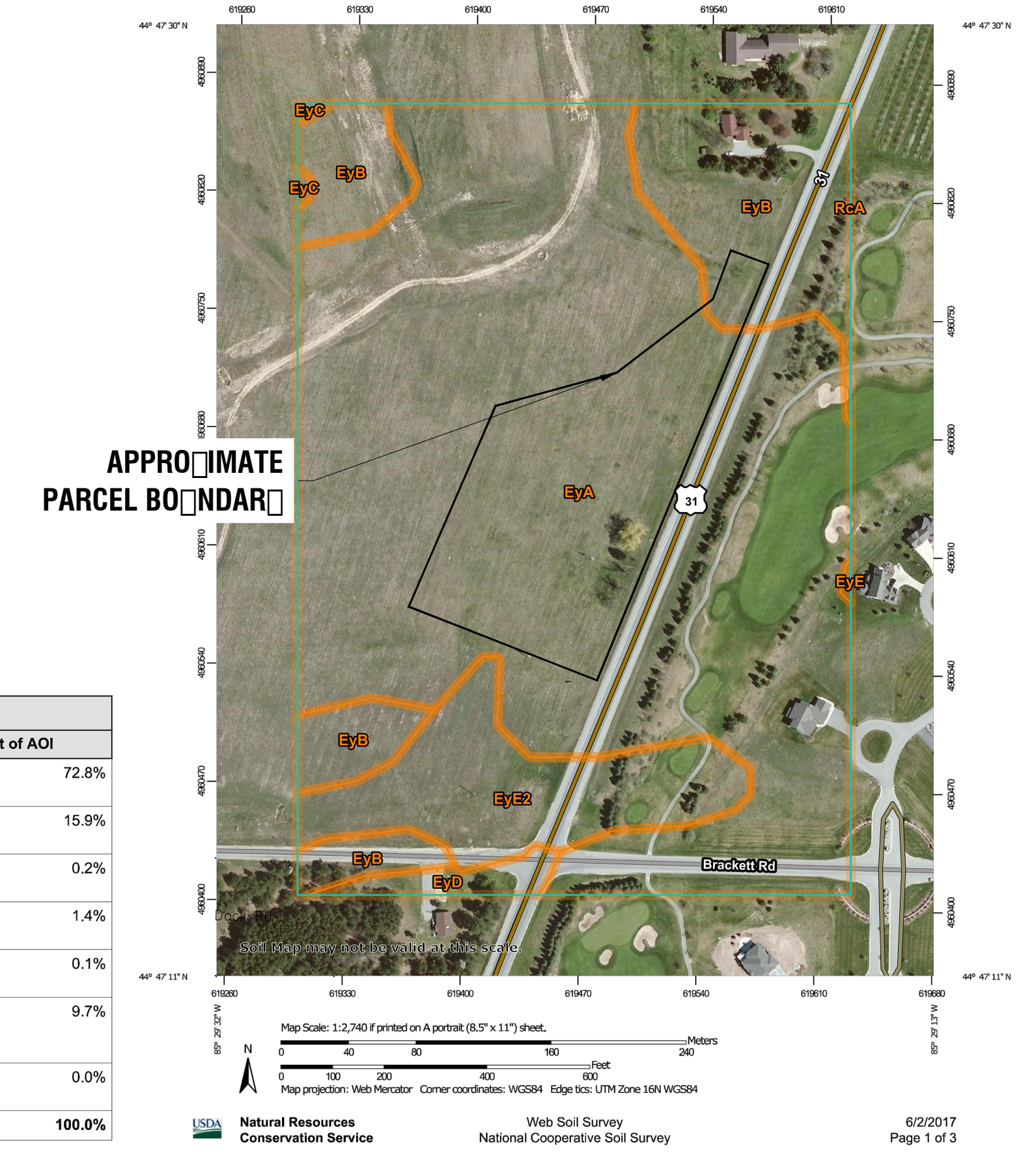
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 123 West Front Street
 Traverse City, MI 49684

Soil Erosion & Storm Water Control

Michigan Unified Keying System

| | | |
|----|------------------------------|--|
| 1 | STRIPPING & STOCKING TOPSOIL | TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREA TO ACT AS A DIVERSION STOCKPILE SHOULD BE TEMPORARILY SEED |
| 5 | SEEDING | INEXPENSIVE AND VERY EFFECTIVE, STABILIZES SOIL, THUS MINIMIZING EROSION PROMPTS RUNOFF TO INFILTRATE SOIL, REDUCING RUNOFF VOLUME SHOULD INCLUDE PREPARED TOPSOIL BED |
| 6 | SEEDING w/ MULCH OR MATING | FACILITATES ESTABLISHMENT OF VEGETATIVE COVER, EFFECTIVE FOR DRAINAGEWAYS w/ LOW VELOCITY, EASILY PLACED IN SMALL QUANTITIES BY INEXPERIENCED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED |
| 15 | PAVING | PROTECTS AREA WHICH OTHERWISE CANNOT BE PROTECTED, BUT INCREASES RUNOFF VOLUME AND VELOCITY IRREGULAR SURFACE WILL HELP SLOW VELOCITY |
| 24 | GRASSED WATERWAY | MUCH MORE STABLE FORM OF DRAINAGEWAY THAN BARE CHANNEL GRASS TENDS TO SLOW RUNOFF AND FILTER OUT SEDIMENT USED WHERE BARE CHANNEL WOULD BE ERODED |
| 41 | STONE AND ROCK CROSSING | MAY BE ROCK OR CLEAN RUBBLE, MINIMIZES STREAM TURBIDITY, INEXPENSIVE, MAY ALSO SERVE AS DITCH CHECK OR SEDIMENT TRAP |
| 31 | ENERGY DISSIPATOR | SLOWS RUNOFF VELOCITY TO NON-EROSIVE LEVEL, PERMITS SEDIMENT COLLECTION FROM RUNOFF |
| 35 | STORM SEWER | SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF CONDUITS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION USE CATCH BASINS TO COLLECT SEDIMENT |
| 57 | GEOTEXTILE SILT FENCE | USES GEOTEXTILE AND POSTS OR BALES MAY BE CONSTRUCTED OR PREPACKAGED EASY TO CONSTRUCT AND LOCATE AS NECESSARY |

- TOPSOIL TO BE STRIPPED AND STOCKPILED IN WHERE INDICATED OR AT A LOCATION DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES, PER P.A. 451, AS AMENDED, WITH THE USE OF SILT FENCE AND OTHER TEMPORARY MEASURES. THE CONTRACTOR SHALL PROTECT ADJACENT AREAS FROM ACCELERATED EROSION AND SEDIMENTATION FLOWS RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES, IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, AT NO ADDITIONAL COST TO THE PROJECT.
- INSTALLATION AND MAINTENANCE OF TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SHOULD ADDITIONAL SOIL EROSION CONTROL MEASURES BE DETERMINED TO BE NECESSARY BY EITHER THE SOIL EROSION CONTROL OFFICER OR THE OWNER'S ENGINEER THEY SHALL BE IN PLACE NO LATER THAN 24 HOURS FROM THE TIME OF NOTIFICATION TO THE GENERAL CONTRACTOR FOR THE PROJECT. IF NOT PLACED IN 24 HOURS OR LESS ALL ON SITE CONSTRUCTION WILL BE HALTED UNTIL SUCH MEASURES ARE INSTALLED AND APPROVED BY EITHER THE SOIL EROSION CONTROL OFFICER OR THE OWNER'S ENGINEER.
- ALL DISTURBED NON-HARD SURFACE AREAS TO BE STABILIZED WITH TOPSOIL AND THEN SEED, FERTILIZED AND MULCHED. DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH NOT LESS THAN FOUR (4) INCHES. SLOPES BETWEEN 1 ON 3 AND 1 ON 2 SHALL BE SODDED AND STAKED OR RECEIVE SEED WITH MULCH BLANKET.
- IF REQUESTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, A WATER TRUCK SHALL BE KEPT ON STAND-BY ON SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE WATER TRUCK SHALL BE USED AS DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER TO CONTROL WIND EROSION.
- ALL STORM DRAINAGE PIPE SHALL BE CORRUGATED GALVANIZED STEEL PIPE, HDPE OR APPROVED EQUAL.
- A MINIMUM OF TWO (2) FEET OF COVER FROM FINISHED ELEVATIONS SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.
- ALL DRAINAGE PIPES THAT OUTLET AT GROUND SURFACE SHALL INCLUDE END SECTIONS.
- EXISTING STORM DRAINAGE DITCHES SHALL BE REBUILT IF FILLED IN OR REMOVED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS REQUIRED, ALL DRAINAGE CULVERTS DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR SHALL REMOVE OR CAUSE TO BE REMOVED ALL SEDIMENT OR SOILS THAT HAVE BEEN DROPPED, WASHED ONTO OR TRACKED OUT ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE ROADS AT THE END OF EACH WORKING DAY OR AFTER EACH RAIN EVENT ON NON-WORK DAYS.
- THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.



Map Unit Legend

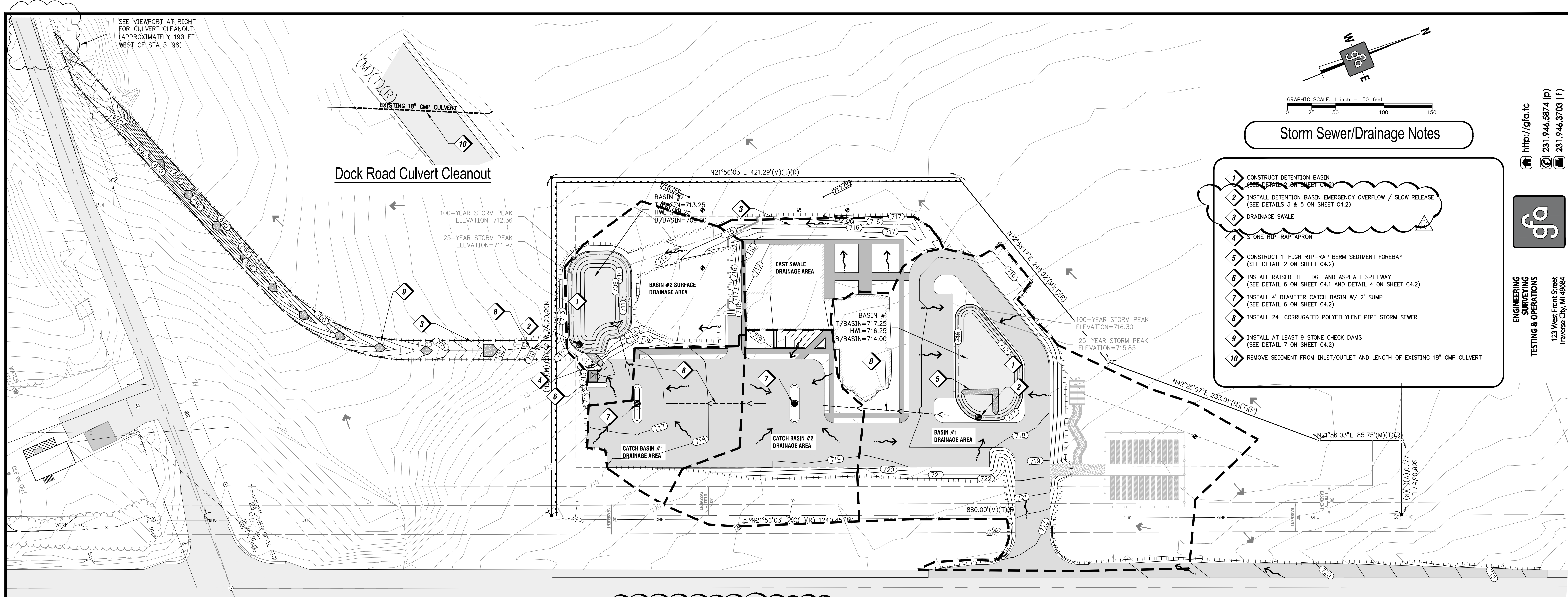
| Grand Traverse County, Michigan (M055) | | | |
|--|--|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| EyA | Emmet sandy loam, 0 to 2 percent slopes | 27.8 | 72.8% |
| EyB | Emmet sandy loam, 2 to 6 percent slopes | 6.1 | 15.9% |
| EyC | Emmet sandy loam, 6 to 12 percent slopes | 0.1 | 0.2% |
| EyD | Emmet sandy loam, 12 to 18 percent slopes | 0.5 | 1.4% |
| EyE | Emmet sandy loam, 18 to 25 percent slopes | 0.0 | 0.1% |
| EyE2 | Emmet sandy loam, 18 to 25 percent slopes, moderately eroded | 3.7 | 9.7% |
| RcA | Richter loams, 0 to 2 percent slopes, overwash | 0.0 | 0.0% |
| Totals for Area of Interest | | 38.2 | 100.0% |

NRCS Soil Survey Information

REV D: REVISIONS PER GC STORM WATER REVIEW
 REV C: REVISIONS PER MDT COMMENTS
 REV B: AGENCY PERMIT APPLICATIONS

NEW BUILDING
ARCHANGEL GREEK ORTHODOX CHURCH
 7111 U.S.-31 North, Acme, MI 49610

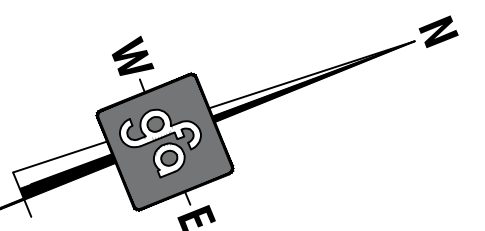
PROPOSED DRAINAGE PLAN
 DRAWN 06-07-17
 REVISIONS
 A 06-14-17
 B 07-11-17
 C 07-27-17
 D 08-10-17
 JOB NO. 201525
C



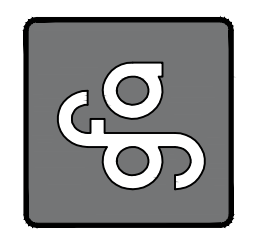
Storm Sewer/Drainage Notes

- 1 CONSTRUCT DETENTION BASIN (SEE DETAIL 2 ON SHEET C4.2)
- 2 INSTALL DETENTION BASIN EMERGENCY OVERFLOW / SLOW RELEASE (SEE DETAILS 3 & 5 ON SHEET C4.2)
- 3 DRAINAGE SWALE
- 4 STONE RIP-RAP APRON
- 5 CONSTRUCT 1' HIGH RIP-RAP BERM SEDIMENT FOREBAY (SEE DETAIL 2 ON SHEET C4.2)
- 6 INSTALL RAISED BIT. EDGE AND ASPHALT SPILLWAY (SEE DETAIL 6 ON SHEET C4.1 AND DETAIL 4 ON SHEET C4.2)
- 7 INSTALL 4' DIAMETER CATCH BASIN W/ 2' SUMP (SEE DETAIL 6 ON SHEET C4.2)
- 8 INSTALL 24" CORRUGATED POLYETHYLENE PIPE STORM SEWER
- 9 INSTALL AT LEAST 9 STONE CHECK DAMS (SEE DETAIL 7 ON SHEET C4.2)
- 10 REMOVE SEDIMENT FROM INLET/OUTLET AND LENGTH OF EXISTING 18" CMP CULVERT

GRAPHIC SCALE: 1 inch = 50 feet
0 25 50 100 150



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ENGINEERING & SURVEYING
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Traverse City, MI 49604

Watershed Area Summary

| Summary for Subcatchment 3S: BASIN #1 | | | | |
|--|----------------------|-------------------------------|-------------------------|----------------|
| Runoff = | 4.55 cfs @ 12.07 hs, | Volume = | 0.271 af, Depth > 1.65" | |
| Runoff by SCS TR-20 method, UH-SCS, Weighted CN, Time Span = 5.00-20.00 hs, dt = 0.05 hs, Type II 24-hr 25-Year Rainfall = 3.89" | | | | |
| Area (sf) | CN | Description | | |
| 39,115 | 98 | Paved parking, HSG B | | |
| 46,863 | 61 | >75% Grass cover, Good, HSG B | | |
| 85,978 | 78 | Weighted Average | | |
| 46,863 | | 54.51% Pervious Area | | |
| 39,115 | | 45.49% Impervious Area | | |
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) |
| 15.0 | | | | |
| Direct Entry, Minimum Tc | | | | |
| Summary for Subcatchment 7S: CB#1 | | | | |
| Runoff = | 1.55 cfs @ 12.06 hs, | Volume = | 0.100 af, Depth > 3.01" | |
| Runoff by SCS TR-20 method, UH-SCS, Weighted CN, Time Span = 5.00-20.00 hs, dt = 0.05 hs, Type II 24-hr 25-Year Rainfall = 3.89" | | | | |
| Area (sf) | CN | Description | | |
| 15,320 | 98 | Paved parking, HSG B | | |
| 2,089 | 61 | >75% Grass cover, Good, HSG B | | |
| 17,409 | 94 | Weighted Average | | |
| 2,089 | | 12.00% Pervious Area | | |
| 15,320 | | 88.00% Impervious Area | | |
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) |
| 15.0 | | | | |
| Direct Entry, Minimum Tc | | | | |
| Summary for Subcatchment 11S: EAST SWALE | | | | |
| Runoff = | 1.01 cfs @ 12.07 hs, | Volume = | 0.060 af, Depth > 1.72" | |
| Runoff by SCS TR-20 method, UH-SCS, Weighted CN, Time Span = 5.00-20.00 hs, dt = 0.05 hs, Type II 24-hr 25-Year Rainfall = 3.89" | | | | |
| Area (sf) | CN | Description | | |
| 8,727 | 98 | Paved parking, HSG B | | |
| 9,496 | 61 | >75% Grass cover, Good, HSG B | | |
| 18,223 | 79 | Weighted Average | | |
| 9,496 | | 52.11% Pervious Area | | |
| 8,727 | | 47.89% Impervious Area | | |
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) |
| 15.0 | | | | |
| Direct Entry, Minimum Tc | | | | |

Basin #1 Design Summary

Basin #1
 Catchment Characteristics:
 Impervious Area = 30,115 SF (0.90 Acre) Pervious Area = 46,863 SF (1.07 Acre)
 Weighted CN = 78
 Runoff Coefficient "C" for Table 5: Minimum Flood Control
 Pervious Area assumed to be lawns, heavy soils, average slopes 2% to 7% slopes, C = 0.22 (area = 1.07 Acre)
 Impervious Area assumed C = 0.98 (area = 0.91 Acre)
 Weighted "C" = 0.567 say 0.60
 Treatment Volume Criteria Summary
 Treatment Volume (CF, 2.5-year storm routed via HydroCAD) = 4138
 Minimum Treatment Volume (5,000 CF/Impervious Area) = 4400 <control>
 Max. release rate to detain this volume for at least 24 hours is 0.05 cfs/Impervious acre.
 Max. release rate (CF/s) = 0.04
 Actual release rate (CF/s, 2.00" routed through HydroCAD) = 0.09 <less than max., okay>
 (with 0.125" orifice set at 714.00)
 Flood Control Volume Criteria Summary
 Set flood control orifice(s) at or above elevation to obtain treatment volume from above.
 The flood control volume shall be sized to detain the 25-year rainfall event from the entire contributing area with a maximum release rate of 0.13 cfs/acre. The minimum storage required per acre is given in Table 6.
 25-year storm routed via HydroCAD = 10,890
 Min. storage required from Table 5, "C"=0.60 (CF/AC) = 5,500
 Volume = 5,000 CF/AC X 1.97 AC = 10,895 CF <25-year control>
 Max. release rate of 0.13 cfs/acre (CF/s) = 0.26
 Actual release rate (CF/s, 25-Year Storm routed through HydroCAD) = 0.11 <less than max., okay>
 (with 0.125" orifice set at 715.25)
 Emergence Overflow:
 Provision for emergency overflow from Basin #1 is the top of the 24" slow release structure and storm sewer to Basin #2.
 Slow Release Structure Capacity:
 Top of structure set at 716.25 (1.8' below top of basin)
 Volume Provided at 716.25 = 13,800 CF (Required=10,895)
 Via HydroCAD, 0.60 CFS passes through the top of structure during 100-Year event
 Actual Capacity of horizontal orifice "C" = 0.14 (Depth 0.2) 125 cfs <capacity of structure much greater than actual flow, okay>
 24 inch Storm Sewer Capacity:
 Via HydroCAD, 0.72 CFS passes through the 24" Storm Sewer during 100-Year event
 Actual Capacity of Storm Sewer using Manning's = 22 CFS <capacity of storm sewer much greater than actual flow, okay>
 Sediment Forebay:
 Since surface drainage is proposed into Basin #1 a sediment forebay is proposed around the basin's weir structure equipped with traditional weir structure. Forebay to be a minimum 30' x 25' year volume.
 Forebay Volume Required (CF) = 10,890 CF @ 0.05 545
 Forebay Volume Provided (CF) = 175
 (with 2' high ramp per acre)

Basin #2 Design Summary

Basin #2
 Catchment Characteristics:
 Impervious Area = 43,503 SF (1.00 Acre) Pervious Area = 46,515 SF (1.08 Acre)
 Weighted CN = 79
 Runoff Coefficient "C" for Table 5: Minimum Flood Control
 Pervious Area assumed to be lawns, heavy soils, average slopes 2% to 7% slopes, C = 0.22 (area = 1.08 Acre)
 Impervious Area assumed C = 0.98 (area = 1.0 Acre)
 Weighted "C" = 0.585 say 0.60
 Treatment Volume Criteria Summary
 Treatment Volume (CF, 2.5-year storm routed via HydroCAD) = 1655
 Minimum Treatment Volume (5,000 CF/Impervious Area) = 5685 <control>
 Max. release rate to detain this volume for at least 24 hours is 0.05 cfs/Impervious acre.
 Max. release rate (CF/s) = 0.06
 Actual release rate (CF/s, 2.00" routed through HydroCAD) = 0.05 <less than max., okay>
 (with 0.125" orifice set at 709.00)
 Flood Control Volume Criteria Summary
 Set flood control orifice(s) at or above elevation to obtain treatment volume from above.
 The flood control volume shall be sized to detain the 25-year rainfall event from the entire contributing area with a maximum release rate of 0.13 cfs/acre. The minimum storage required per acre is given in Table 6.
 25-year storm routed via HydroCAD = 6,185
 Min. storage required from Table 5, "C"=0.60 (CF/AC) = 5,500
 Volume = 5,000 CF/AC X 1.97 AC = 10,895 CF <Table 5 Control>
 Max. release rate of 0.13 cfs/acre (CF/s) = 0.27
 Plus, the additional 0.25 CFS from Basin #1
 Max. release rate (CF/s) = 0.53
 Actual release rate (CF/s, 25-Year Storm routed through HydroCAD) = 0.32 <less than max., okay>
 (with 0.125" orifice set at 711.25)
 Emergence Overflow:
 Provision for emergency overflow from Basin #2 is the top of the 24" slow release structure and storm sewer outlet to the drainage swale.
 Slow Release Structure Capacity:
 Top of structure set at 716.00 (1.8' below top of basin and above minimum storage requirement above)
 Volume Provided at 716.00 = 9,824 CF (Required=6,250)
 Via HydroCAD, 2.31 CFS passes through the top of structure during 100-Year event
 Actual Capacity of horizontal orifice "C" = 0.14 (Depth 0.2) 125 cfs <capacity of structure much greater than actual flow, okay>
 24 inch Storm Sewer Capacity:
 Via HydroCAD, 0.72 CFS passes through the 24" Storm Sewer during 100-Year event
 Actual Capacity of Storm Sewer using Manning's = 22 CFS <capacity of storm sewer much greater than actual flow, okay>

General Notes

1. STORM WATER BASINS DESIGNED AS DETENTION BASINS WITH OUTLETS PER ACME TOWNSHIP STORM WATER ORDINANCE NO. 2007-01.
2. BASIN #1 IS PROPOSED TO SLOW RELEASE INTO STORM SEWER THAT OUTLETS INTO BASIN #2. BASIN #2 IS PROPOSED TO SLOW RELEASE INTO A PROPOSED DRAINAGE SWALE WHICH OUTLETS TO THE DOCK ROAD RIGHT-OF-WAY AS SHOWN. OWNER OBTAINING DRAINAGE EASEMENT ACROSS ADJACENT PROPERTY AND PROPER DOCUMENTATION OF EASEMENT TO BE PROVIDED BY OWNER.
3. STORM WATER INFORMATION IS A SUMMARY OF STORM WATER CALCULATIONS COMPLETED USING HYDROCAD. ELECTRONIC HYDROCAD OUTPUT AVAILABLE UPON REQUEST.

25-Year Flow thru Outlet Swale Summary

Summary for Reach 11R: Outlet Swale
 [79] Warning: Submerged Pond 9P Primary device #1 INLET by 0.13'
 Inflow Area = 4,049 ac, 46.84% Impervious, Inflow Depth > 0.60' for 25-Year event
 Inflow = 0.32 cfs @ 14.56 hs, Volume = 0.203 af
 Outflow = 0.32 cfs @ 14.64 hs, Volume = 0.201 af, Allen=0%, Lag=5.8 min
 Routing by Stor-Ind+Trans method, Time Span=5.00-20.00 hs, dt=0.05 hs
 Max. Velocity=3.05 ft/s, Min. Travel Time=3.3 min
 Avg. Velocity=2.18 ft/s, Avg. Travel Time=4.6 min
 Peak Storage= 63 cf @ 14.59 hs
 Average Depth at Peak Storage= 0.23'
 Bank-Full Depth= 1.00' Flow Area= 2.0 sf, Capacity= 16.26 cfs
 0.00' x 1.00' deep channel, n=0.022 Earth, clean & straight
 Side Slope Z-value= 2.07 Top Width= 4.00'
 Length= 568.0' Slope= 0.0425 7
 Inlet Invert= 707.40', Outlet Invert= 682.00'

NEW BUILDING
 ARCHANGEL GREEK ORTHODOX CHURCH
 7111 U.S.-31 North, Acme, MI 49610

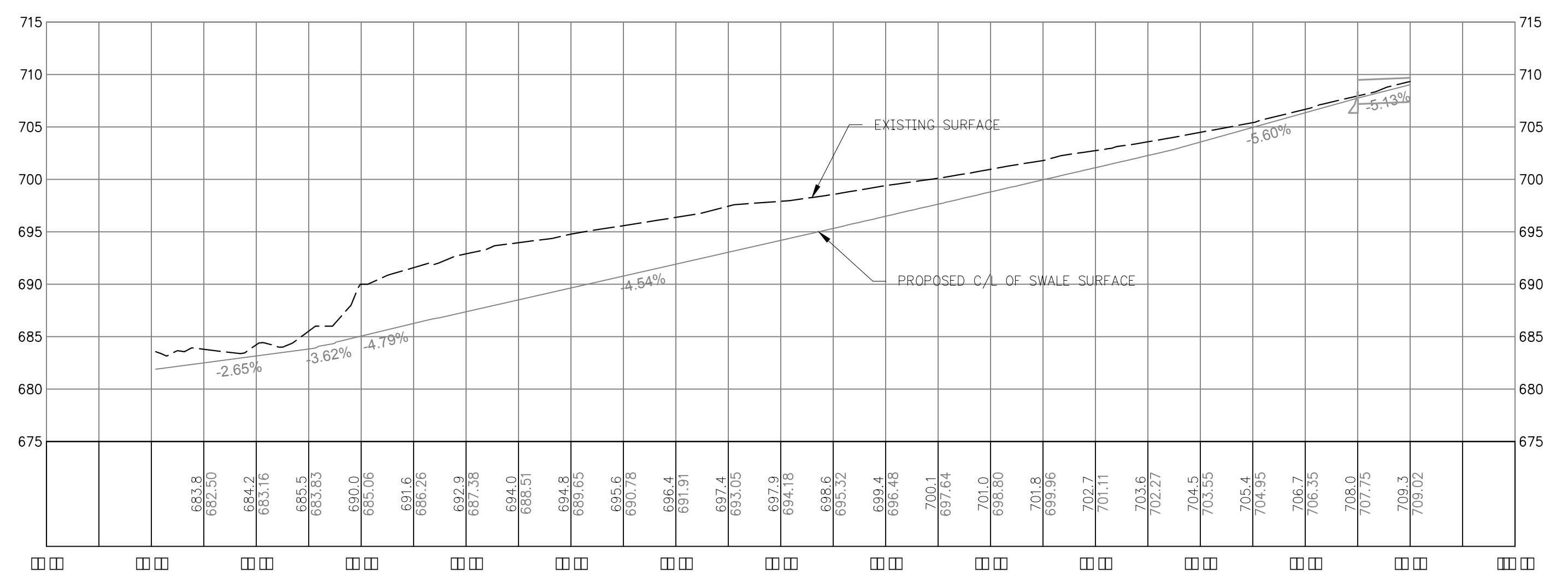
PROPOSED DRAINAGE PLAN & STORM WATER CALCULATION SUMMARY

| REVISIONS | DATE |
|-----------|----------|
| A | 06-14-17 |
| B | 07-11-17 |
| C | 07-27-17 |
| D | 08-10-17 |

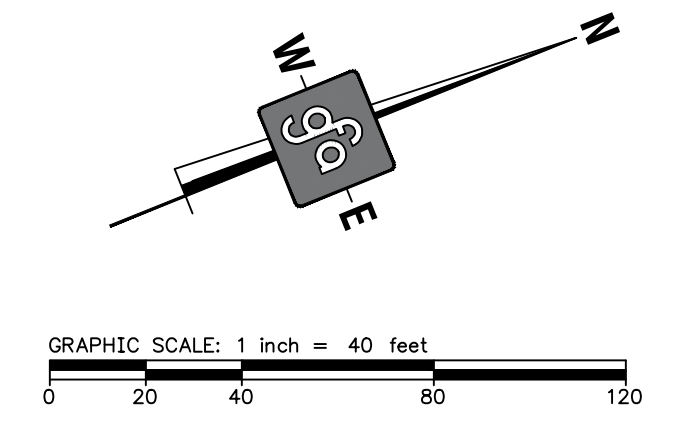
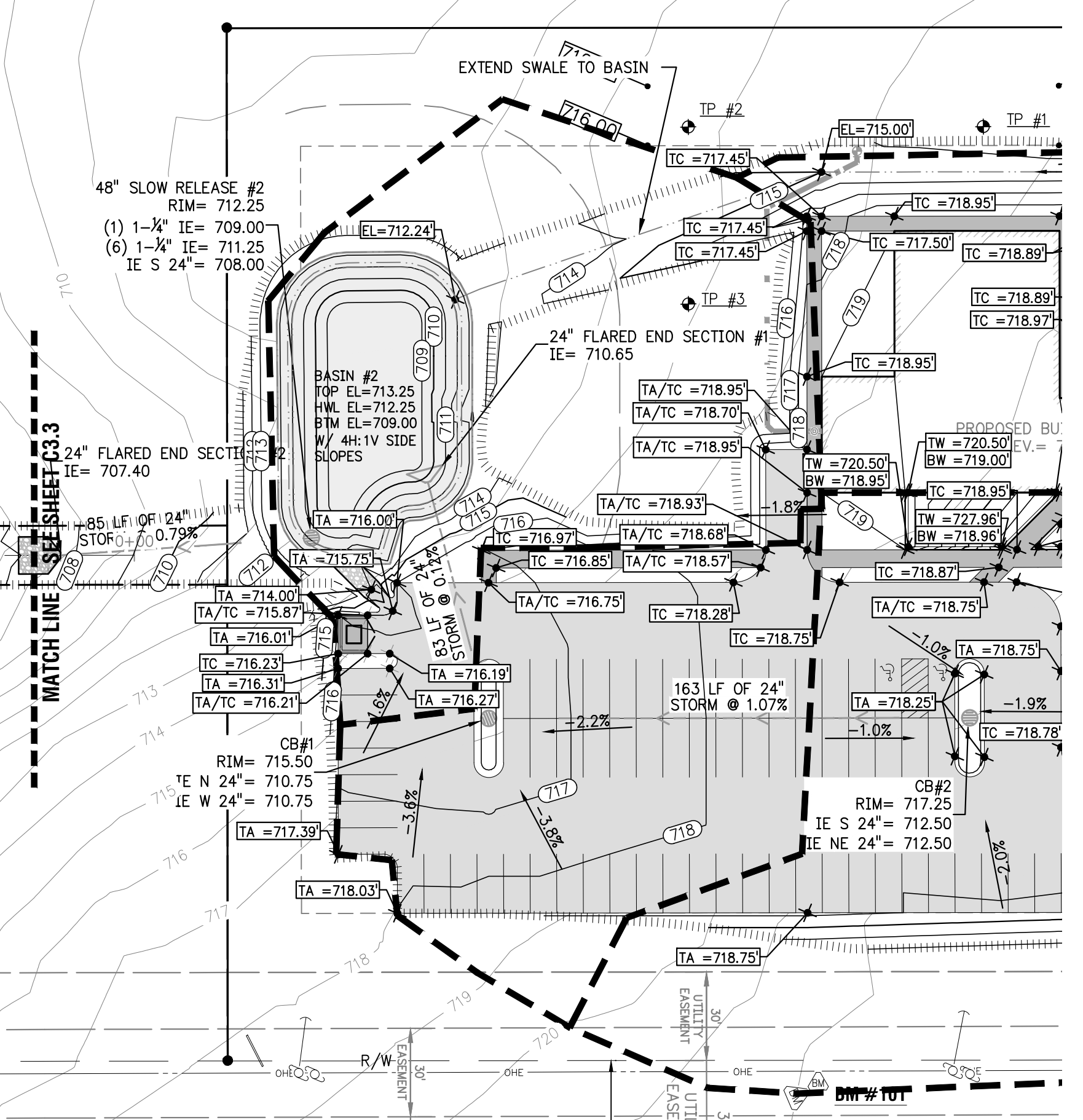
JOB NO.
201525

C.2

REV D: REVISIONS PER GC STORM WATER REVIEW
 REV C: REVISIONS PER MDOT COMMENTS
 REV B: AGENCY PERMIT APPLICATIONS



Outlet Swale Profile
Scale: 1"=50'H:1"=10'V



Legend

- 665 - EXISTING CONTOURS
- 665 - PROPOSED CONTOURS
- 660.5 - WATERSHED BOUNDARY
- 660.5 - PROPOSED SPOT ELEVATION
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- TC = TOP OF CONCRETE
- TA = TOP OF ASPHALT
- PROPOSED DRAINAGE FLOW
- ⊠ PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- ↔ EXISTING DIRECTION OF FLOW

REV D: REVISIONS PER GC STORM WATER REVIEW
REV C: REVISIONS PER MDOT COMMENTS
REV B: AGENCY PERMIT APPLICATIONS

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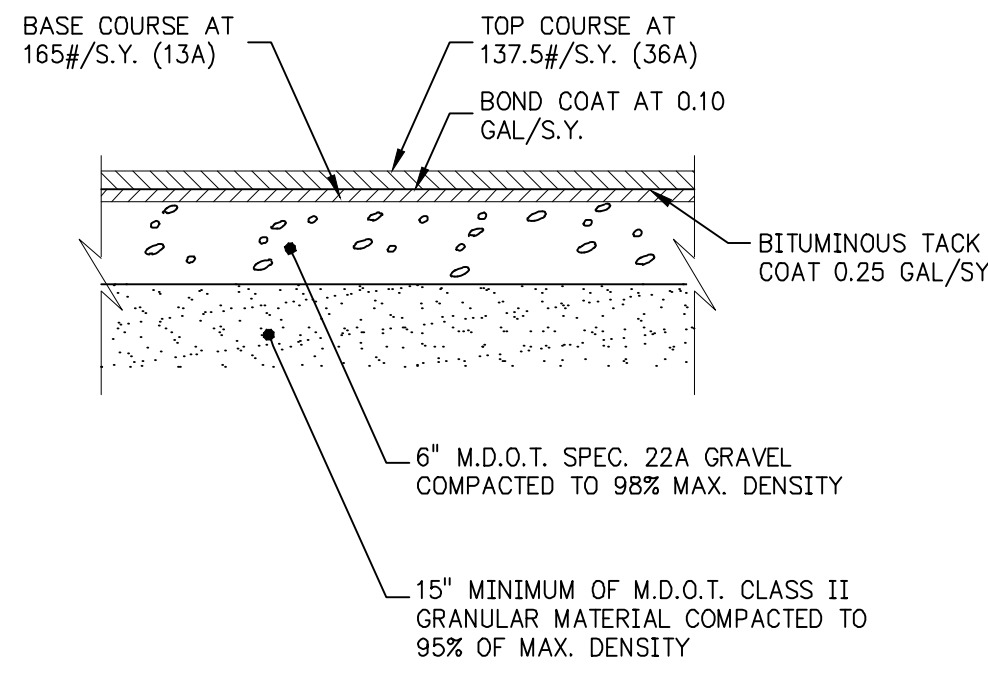
NEW BUILDING
 ARCHANGEL GREEK ORTHODOX CHURCH
 7111 U.S.-31 North, Acme, MI 49610

PROPOSED GRADING
 OUTLET SWALE &
 PROFILE

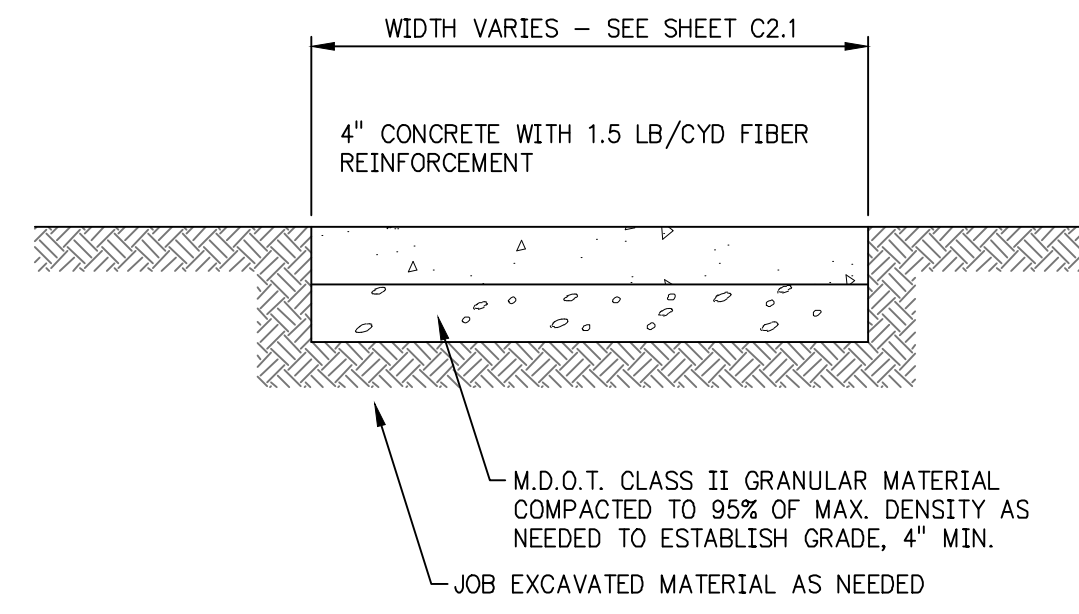
DRAWN 06-07-17
 REVISIONS
 A 06-14-17
 B 07-11-17
 C 07-27-17
 D 08-10-17

JOB NO.
 201525

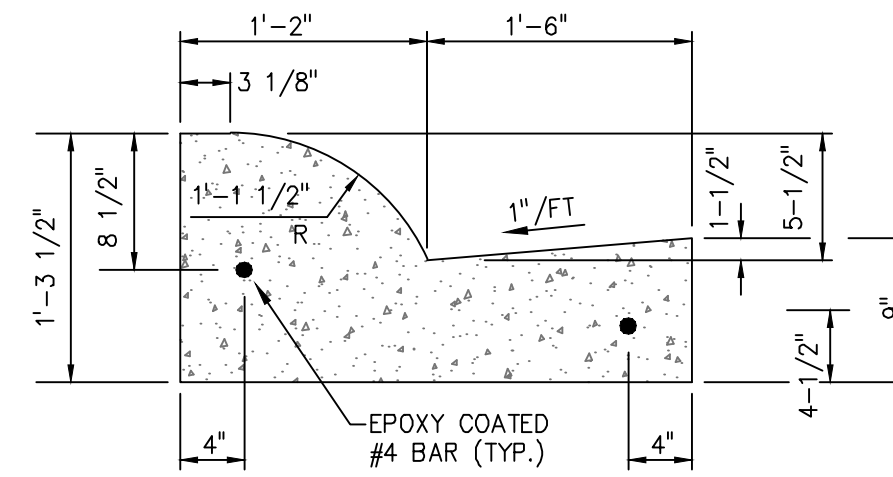
C4



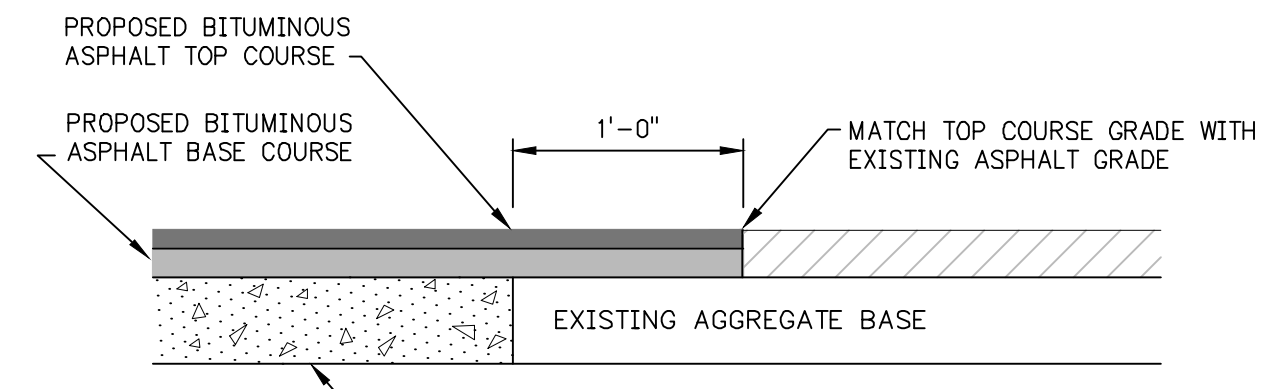
1 PAVING DETAIL
C4.1 NO SCALE



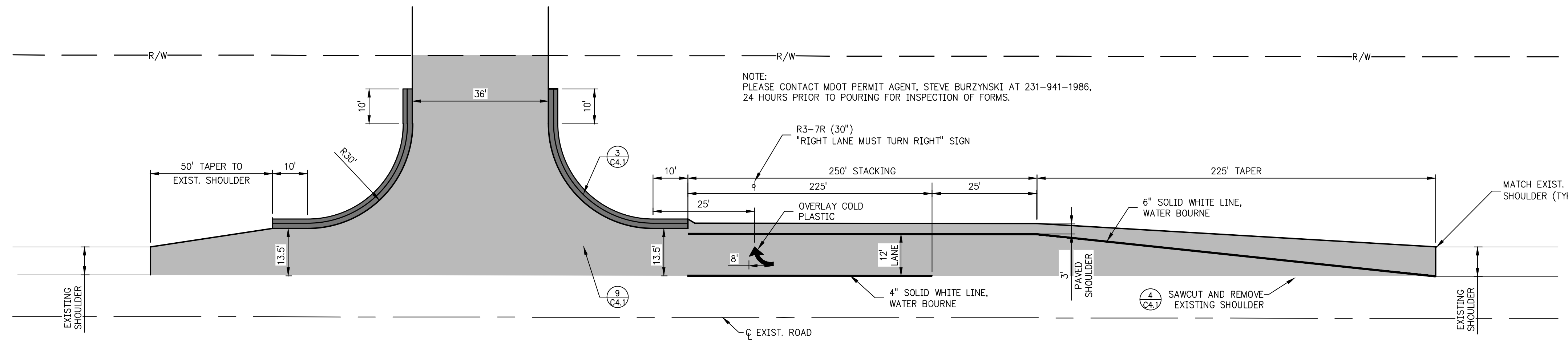
2 CONCRETE WALK DETAIL
C4.1 NO SCALE



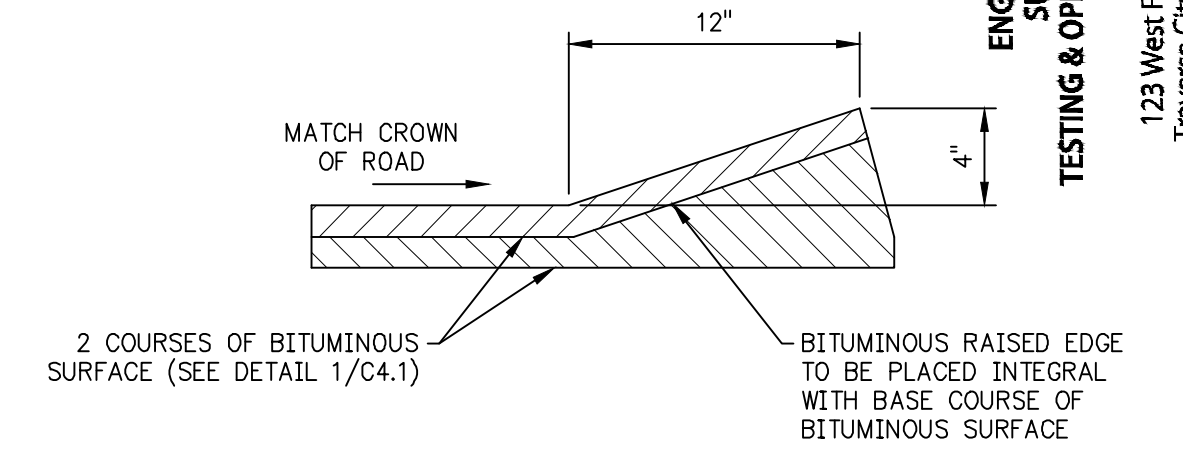
3 CURB DETAIL
C4.1 (M.D.O.T. TYPE B2) NO SCALE



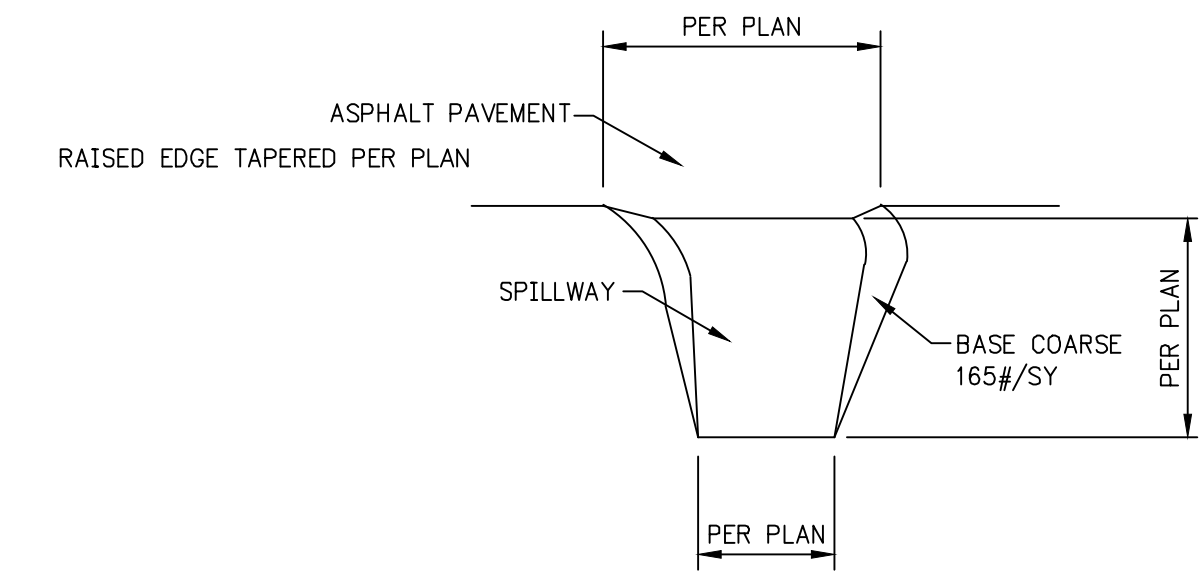
4 BUTT JOINT DETAIL
C4.1 NO SCALE



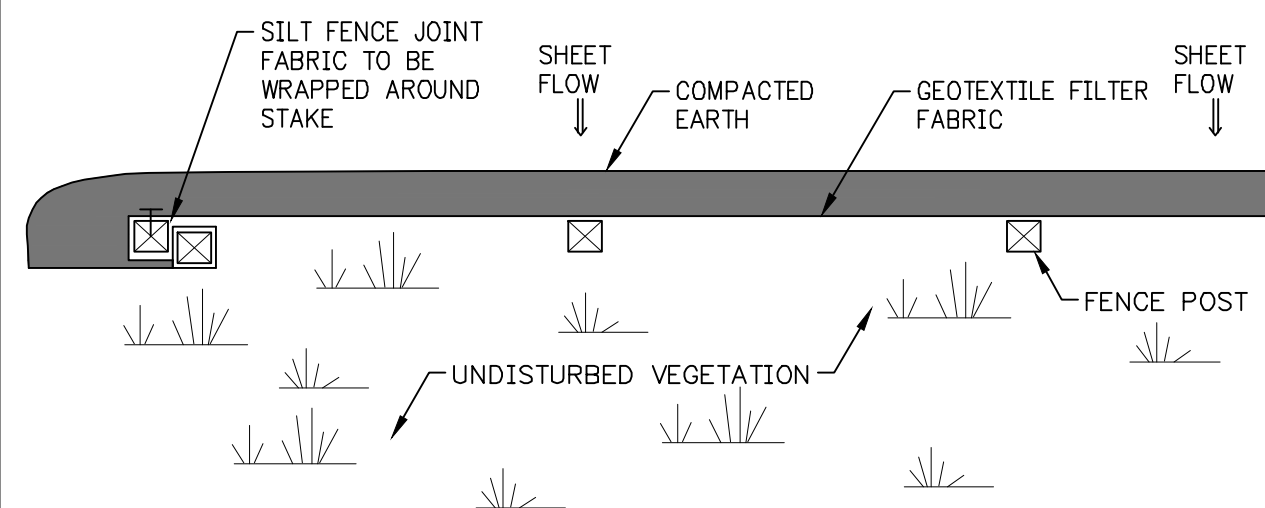
5 COMMERCIAL DRIVEWAY DETAIL
C4.1 NO SCALE



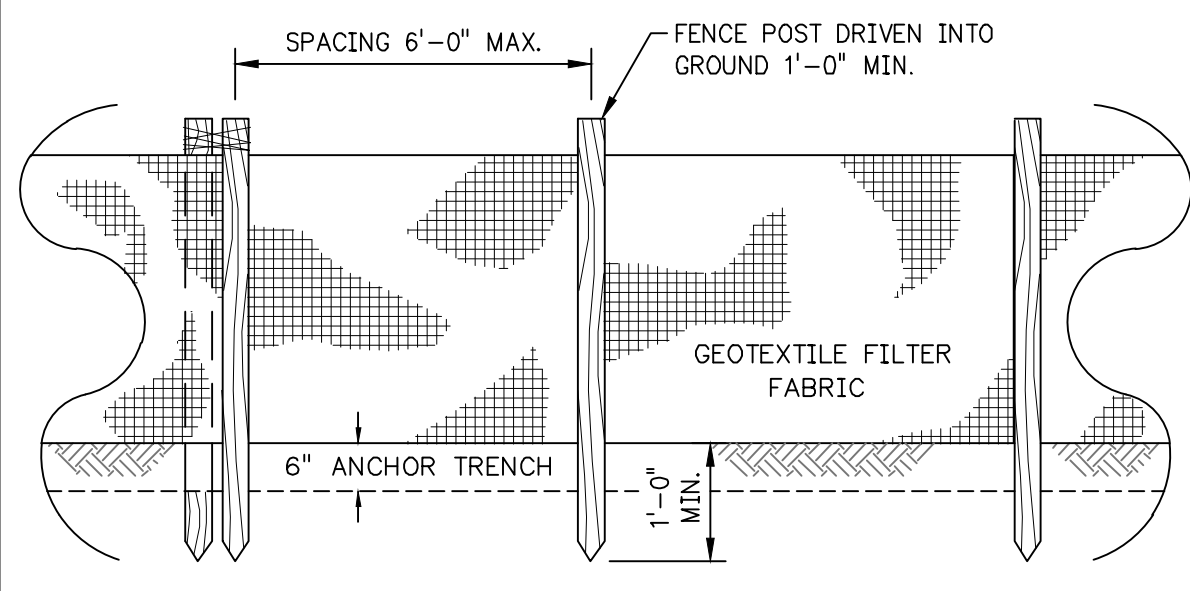
6 BITUMINOUS RAISED EDGE DETAIL
C4.1 NO SCALE



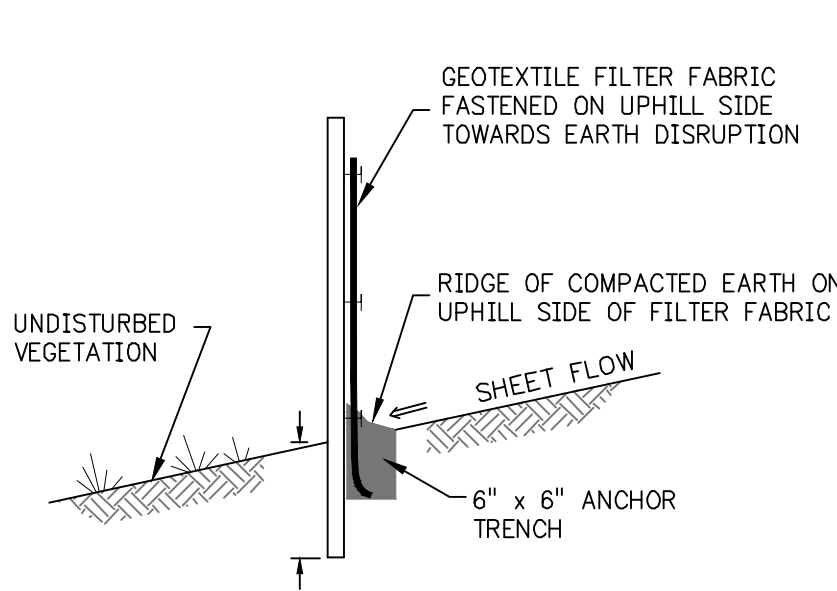
7 ASPHALT SPILLWAY DETAIL
C4.1 NO SCALE



PLAN VIEW

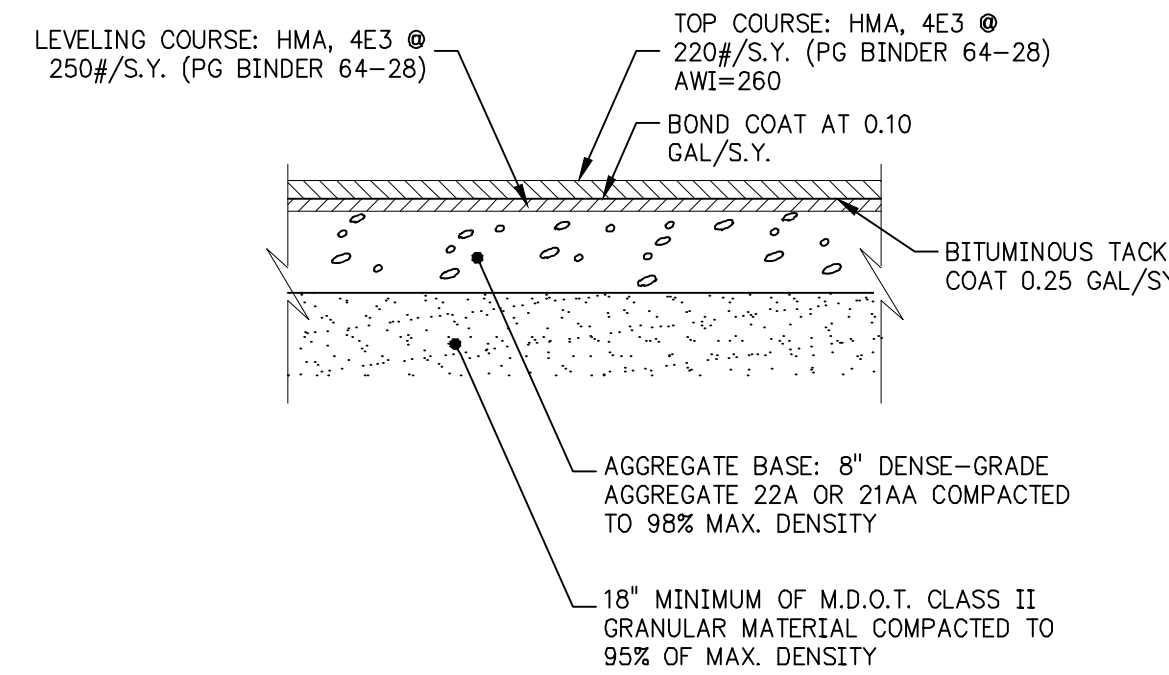


FRONT ELEVATION



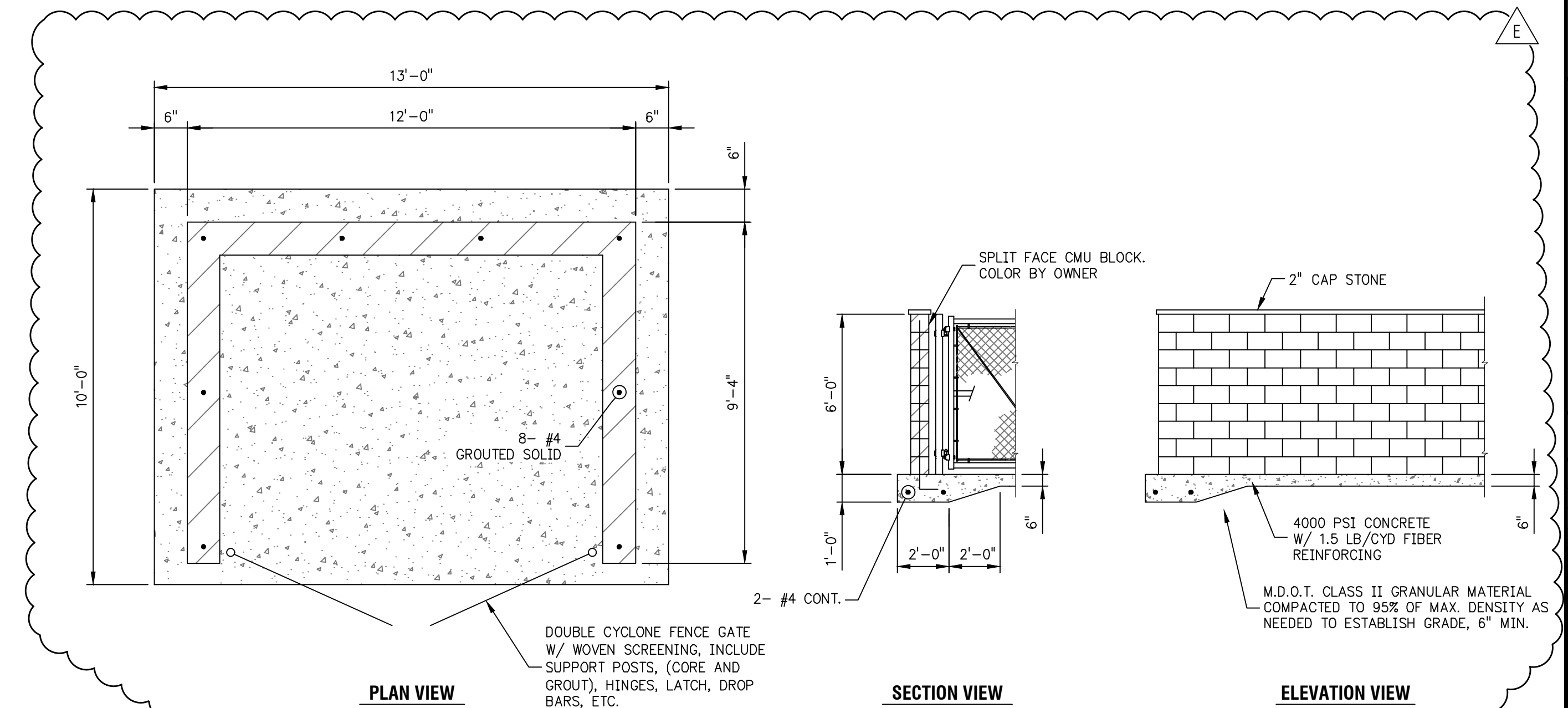
SECTION VIEW

8 SILT FENCE DETAILS
C4.1 NO SCALE

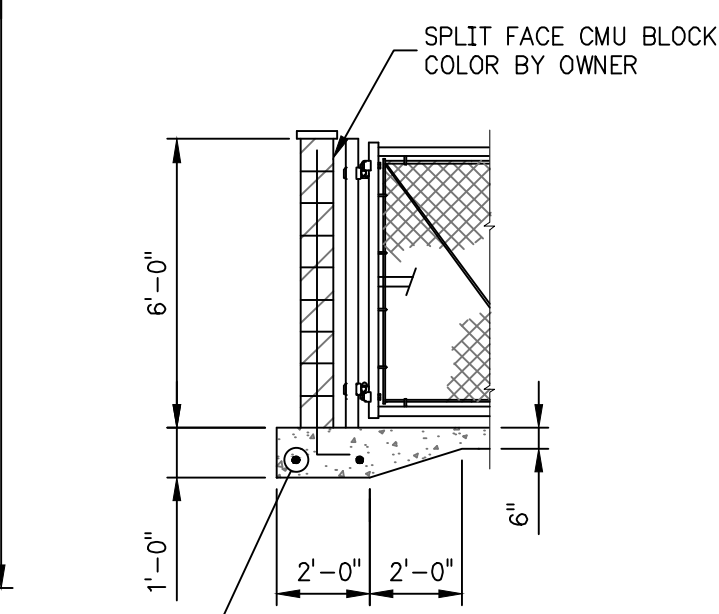


NOTE: SUB-BASE IS ONLY REQUIRED WHERE EITHER EXISTING MATERIAL DOES NOT MEET MDOT SPECIFICATION REQUIREMENT FOR GRANULAR MATERIAL, CLASS II OR WHERE THERE IS PROPOSED WIDENING AND SAND SUB-BASE IS REQUIRED TO BUILD THE PROPOSED CROSS SLOPE.

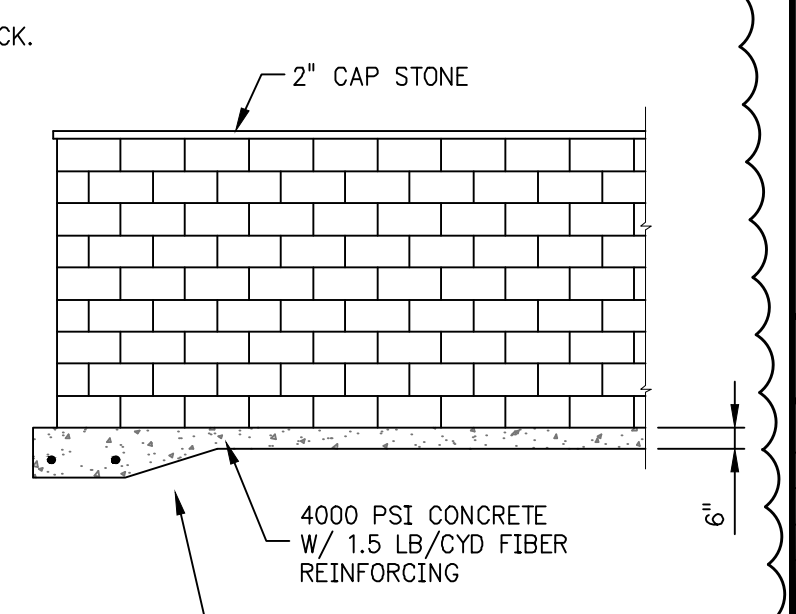
9 PAVING DETAIL
C4.1 NO SCALE



PLAN VIEW



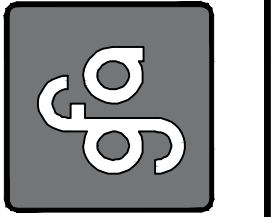
SECTION VIEW



ELEVATION VIEW

10 dumpster ENCLOSURE DETAILS
C4.1 NO SCALE

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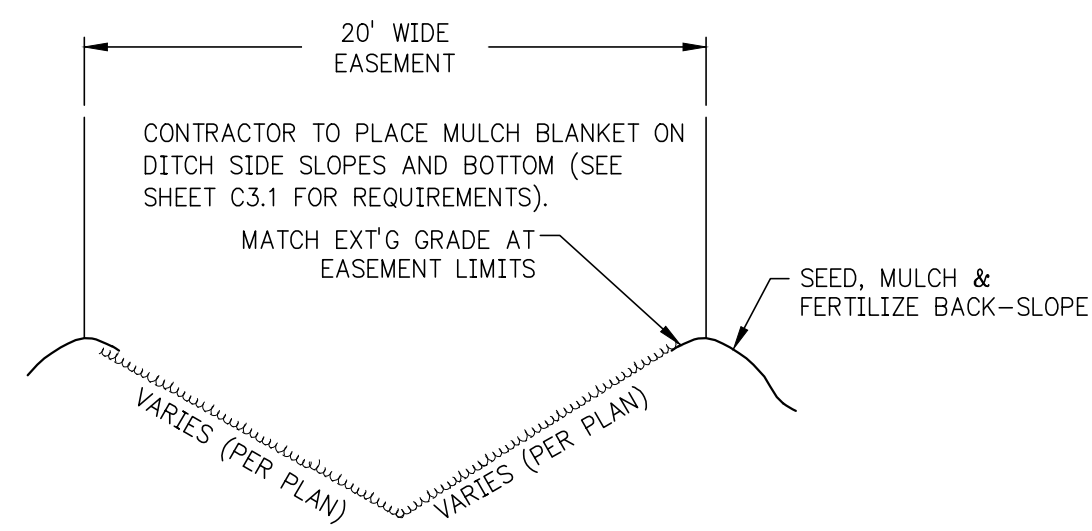
NEW BUILDING
ARCHANGEL GREEK ORTHODOX CHURCH
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CONSTRUCTION DETAILS

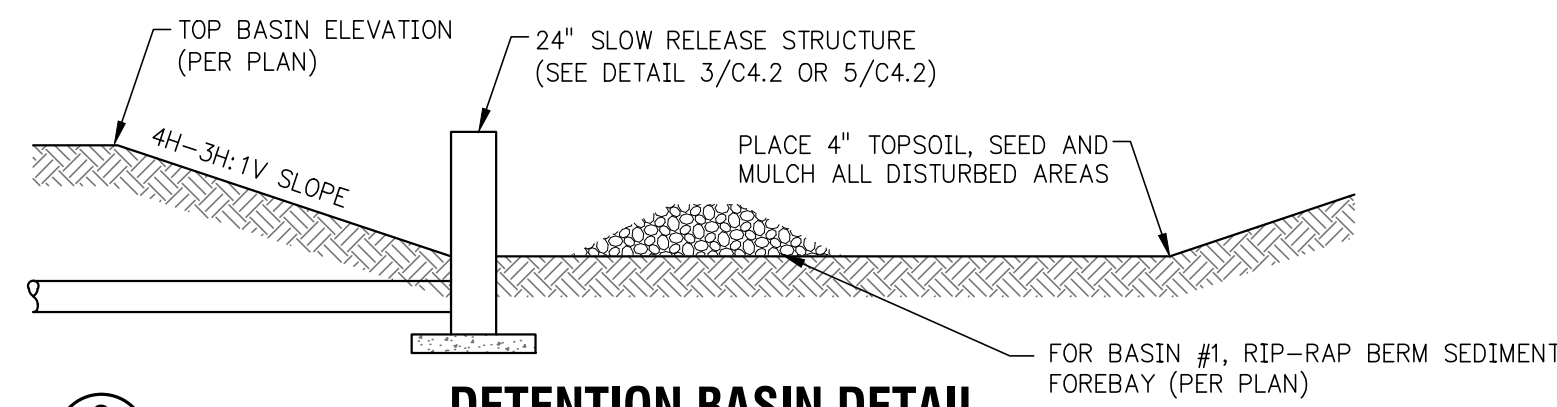
| | |
|-----------|----------|
| DRAWN | 06-07-17 |
| REVISIONS | |
| A | 06-14-17 |
| B | 07-11-17 |
| C | 07-27-17 |
| D | 08-10-17 |
| E | 08-17-17 |
| JOB NO. | 201525 |

C4.

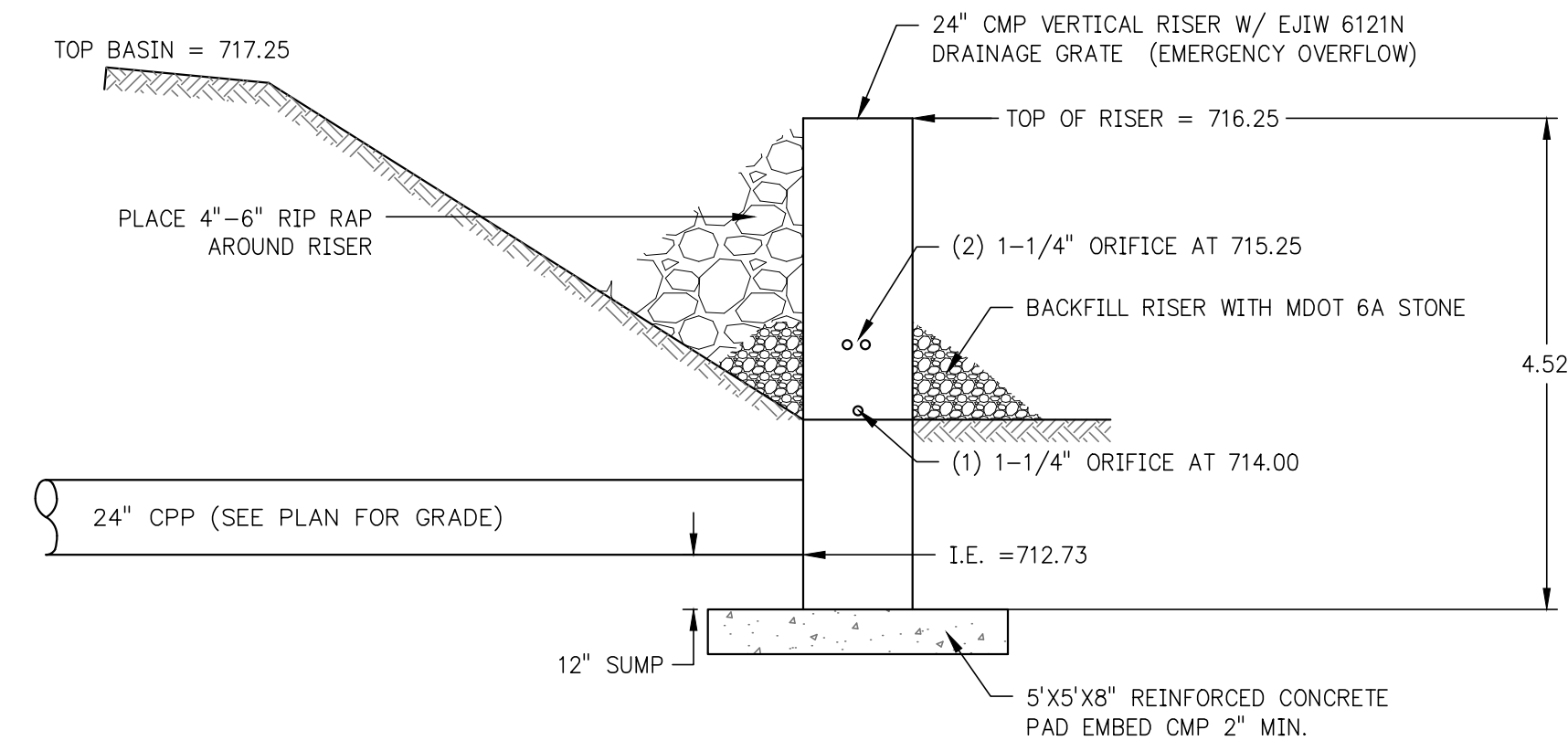
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REV D: REVISIONS PER GC STORM WATER REVIEW
REV C: REVISIONS PER MDOT COMMENTS
REV B: AGENCY PERMIT APPLICATIONS



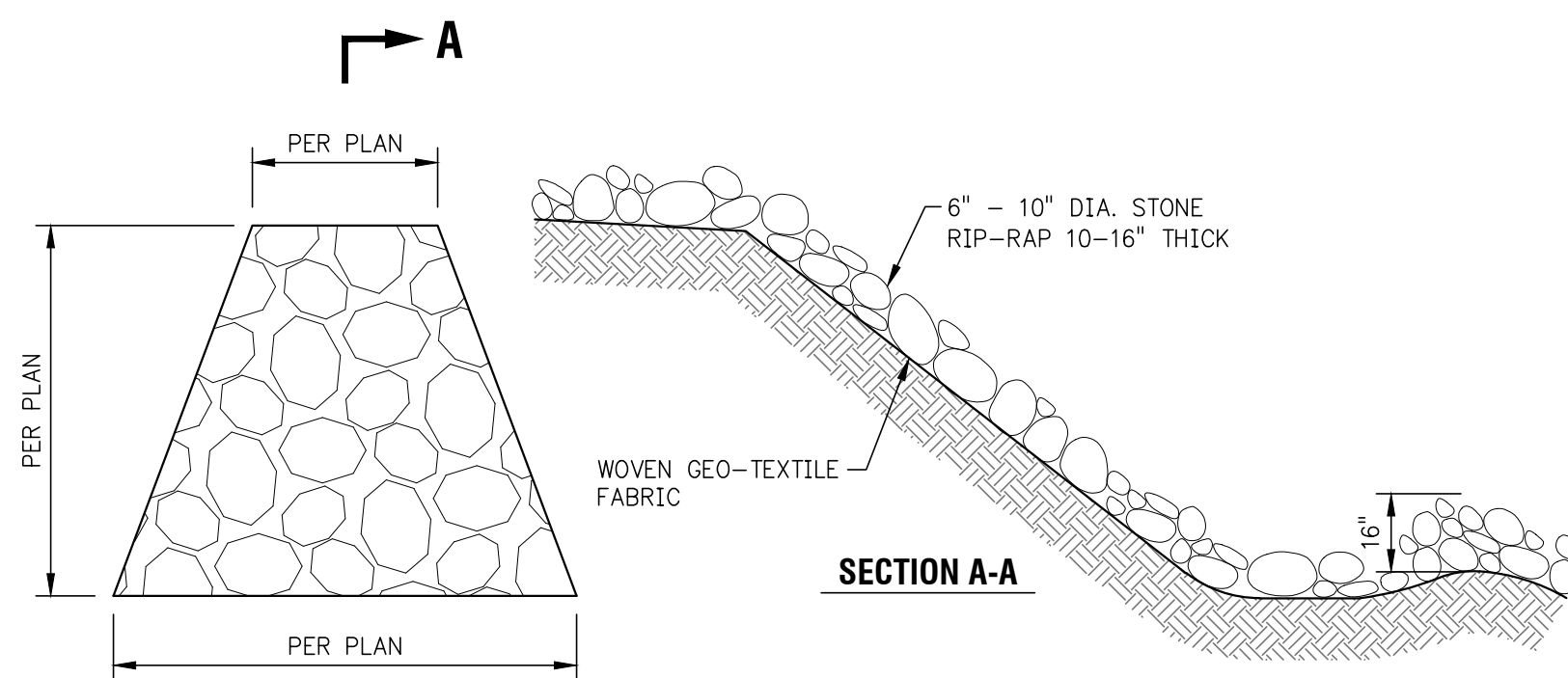
1
C4.2 DRAINAGE SWALE DETAIL
NO SCALE



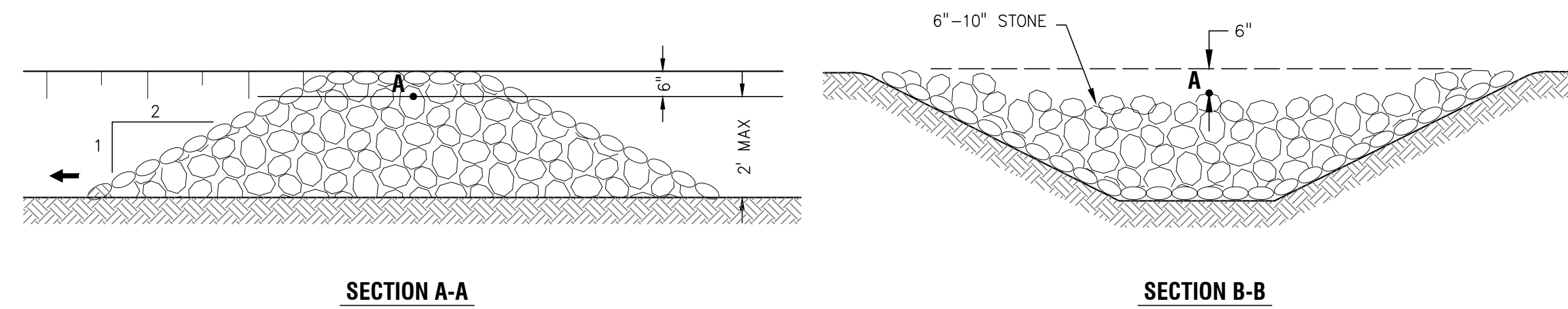
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C4.2 DETENTION BASIN DETAIL
NO SCALE



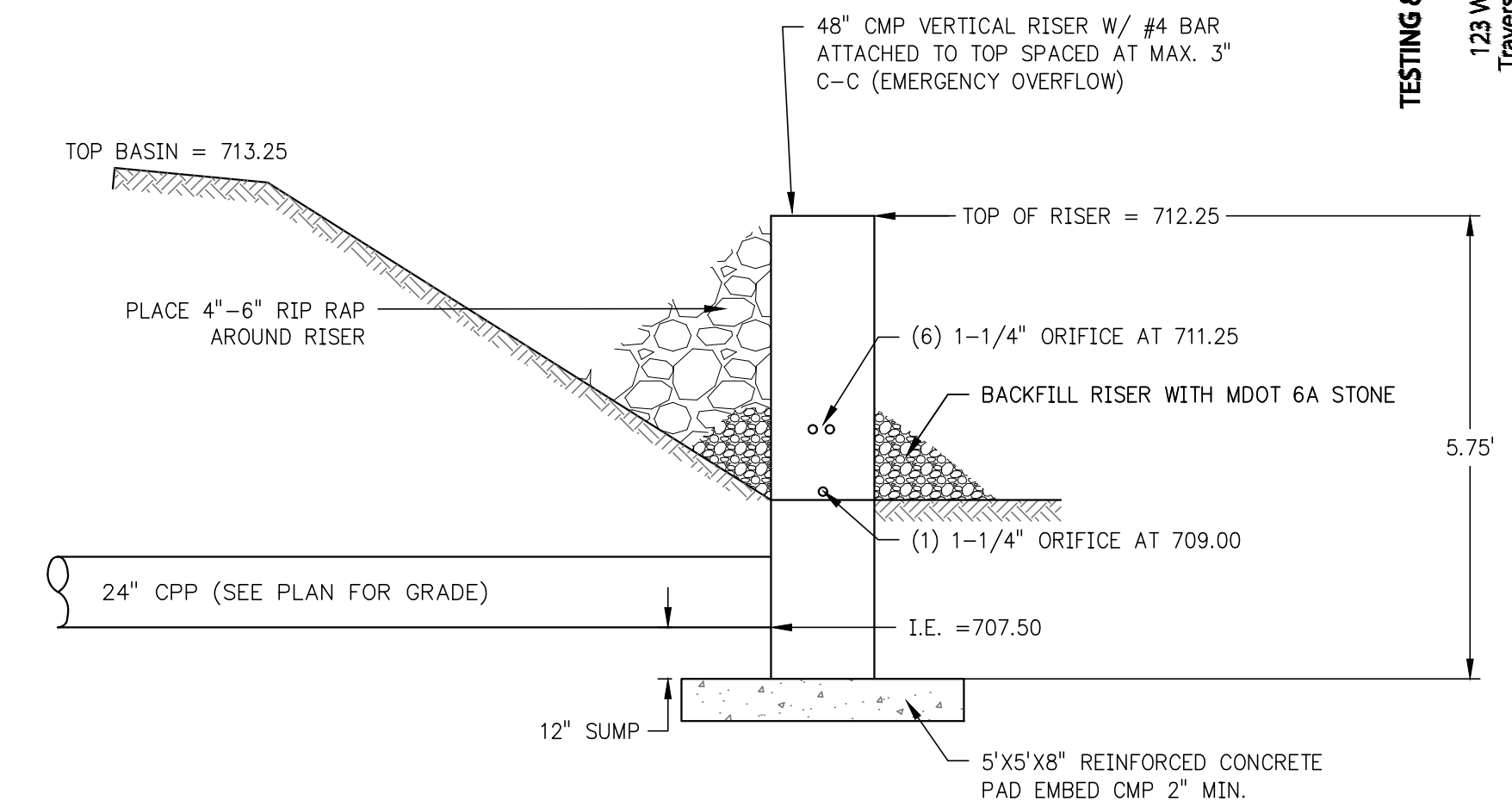
3
C4.2 BASIN #1 SLOW RELEASE RISER DETAIL
NO SCALE



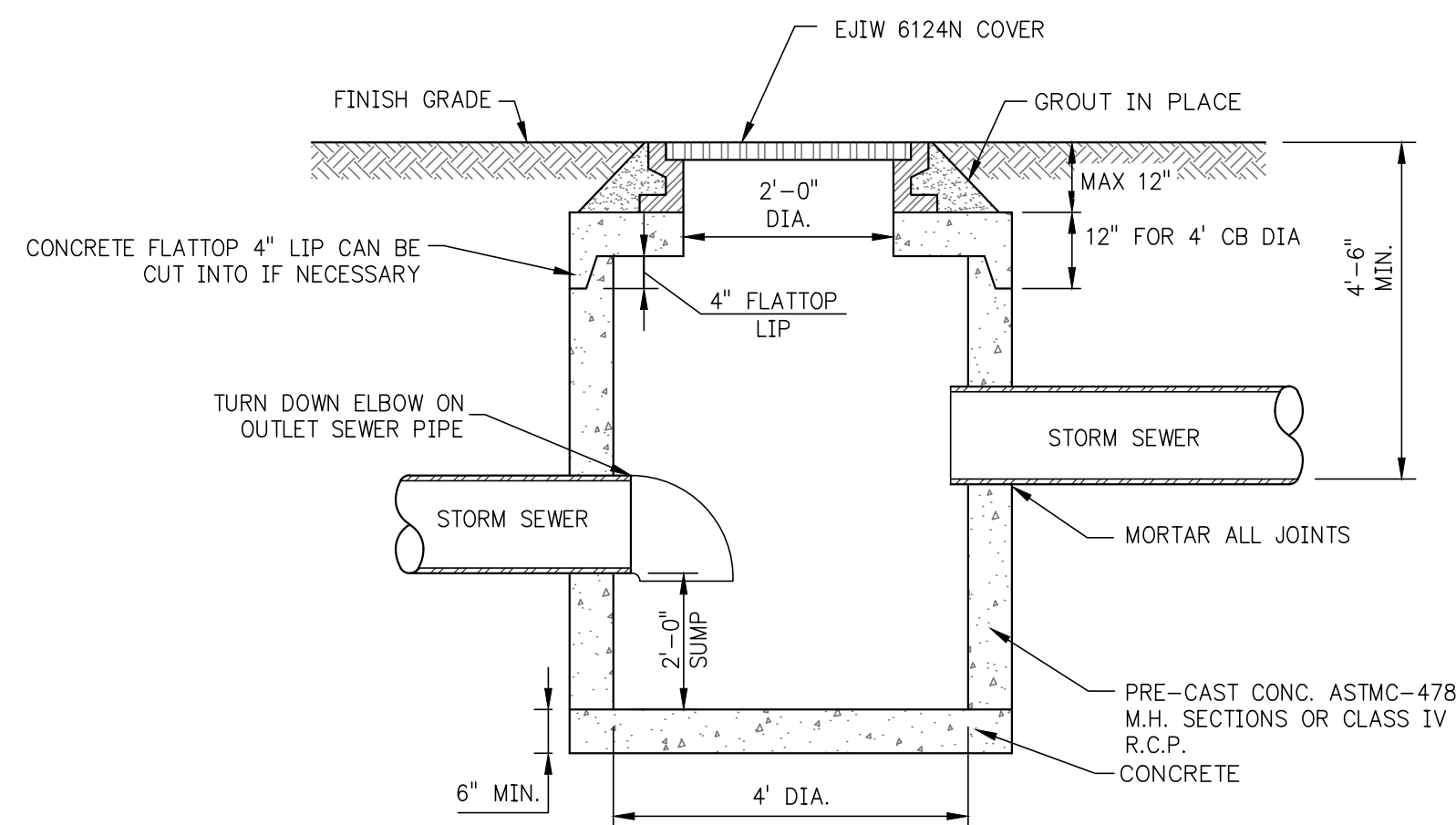
4
C4.2 STONE RIP-RAP APRON
NO SCALE



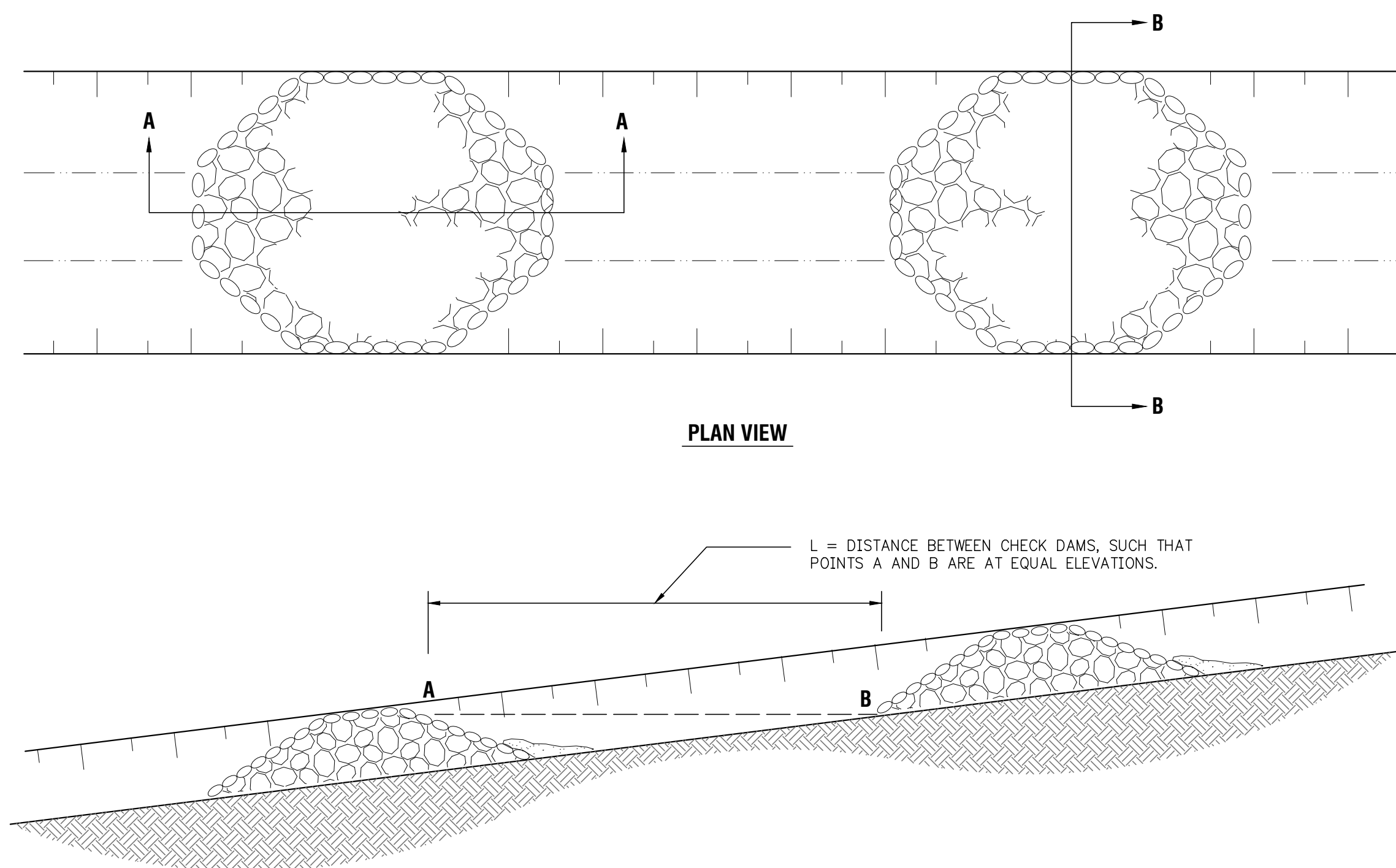
7
C4.2 CHECK DAM CROSS SECTION
NO SCALE



5
C4.2 BASIN #2 SLOW RELEASE RISER DETAIL
NO SCALE



6
C4.2 4' DIA. CATCH BASIN DETAIL
NO SCALE



PLAN VIEW

STORM WATER MAINTENANCE PLAN

- Responsibility for Maintenance:**
- During construction, it is the Contractor who is responsible for operation maintenance.
 - Following construction, it will be the responsibility of the Land Owner to perform the maintenance.
 - Emergency maintenance (i.e. when there is endangerment to public health, safety or welfare) shall be performed immediately. Should the Land Owner fail to act within these time frames, the Local Unit of Government may perform the needed maintenance and assess the costs against the property.
- 2. Source of Financing:**
- The Land Owner is required to pay for all maintenance activities on a continuing basis.
- 3. Maintenance Tasks and Schedule:**
- See the following chart on the next page for a schedule of maintenance items.
 - Immediately following construction, the developer will have the storm water management system inspected by an engineer to verify grades of the detention and infiltration areas and make recommendations for any necessary sediment removal or maintenance prior to turning over responsibility to the Land Owner. The Contractor is responsible for removing sediment and/or cleaning the storm sewer system before acceptance by the Land Owner.

| Tasks | Storm Sewer System | Catch Basin Sumps | Catch Basin Inlet Castings | Ditches & Swales | Outflow Control Structure | Rip Rap | Infiltration Basins | Storm Detention Areas | Wetland Issues | Emergency Overflow | Schedule |
|--|--------------------|-------------------|----------------------------|------------------|---------------------------|---------|---------------------|-----------------------|----------------|--------------------|-------------------------------|
| Inspect for sediment accumulation | | | | X | X | | | X | | | Annually |
| Removal of sediment accumulation | | | | X | X | | | X | | | Every 2 years or as needed |
| Inspect for floatables and debris | | | | X | X | | | X | | | Annually |
| Cleaning of floatables and debris | | | | X | X | | | X | | | Annually |
| Re-establish permanent vegetation on eroded slopes | | | | X | | | | X | | | As needed |
| Replacement of Stone | | | | | | X | | | | | Every 3-5 years or as needed |
| Mowing | | | | X | | | | X | | | 1-4 times per month as needed |
| Inspect storm water system components during wet weather and compare to as-built plans | | | | X | X | X | | X | | | Annually |
| Make adjustments or replacements as determined by annual wet weather inspection | | | | X | | X | | X | | | As needed |
| Keep records of all inspections and maintenance activities | | | | X | X | X | | X | | | Annually |
| Keep records of all costs for inspections, maintenance and repairs. | | | | X | X | X | | X | | | Annually |

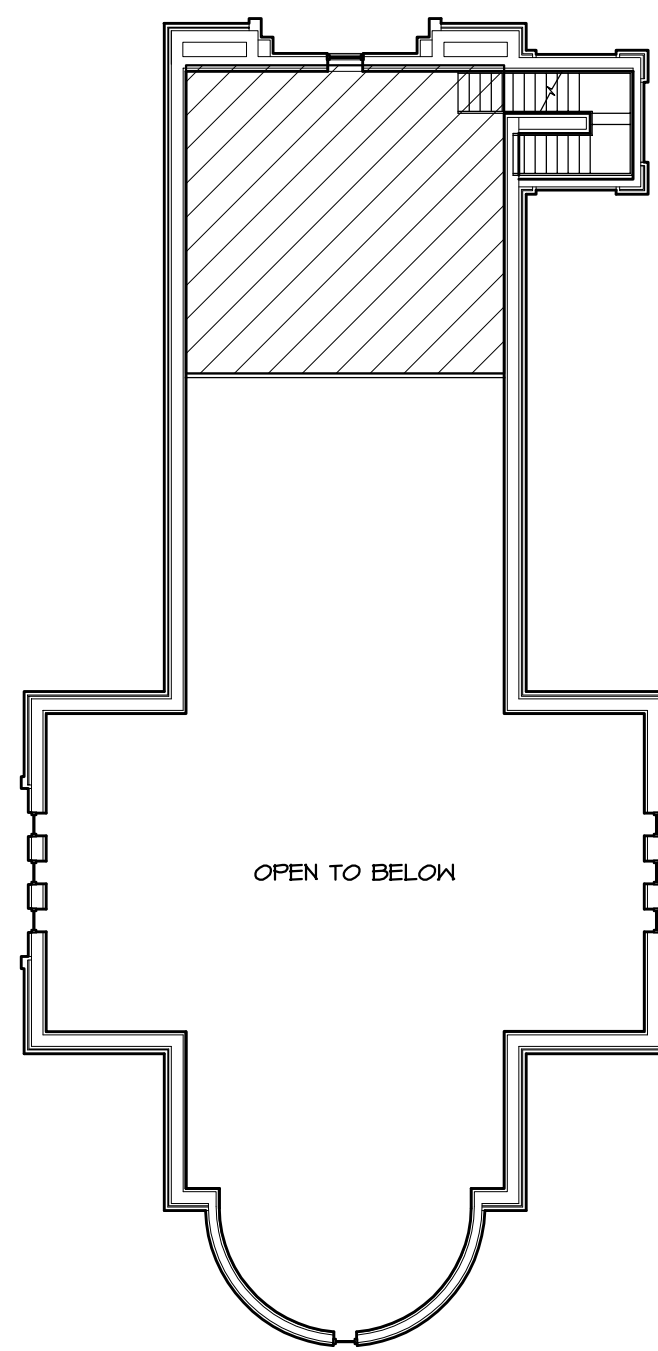
REV E: REVISION PER GC STORM WATER REVIEW
REV D: REVISIONS PER GC STORM WATER REVIEW
REV C: REVISIONS PER MDT COMMENTS
REV B: AGENCY PERMIT APPLICATIONS

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CORNWELL ARCHITECTS
401 East Front Street, Traverse City, MI 49686
tel: 231-946-7711 fax: 231-946-7712

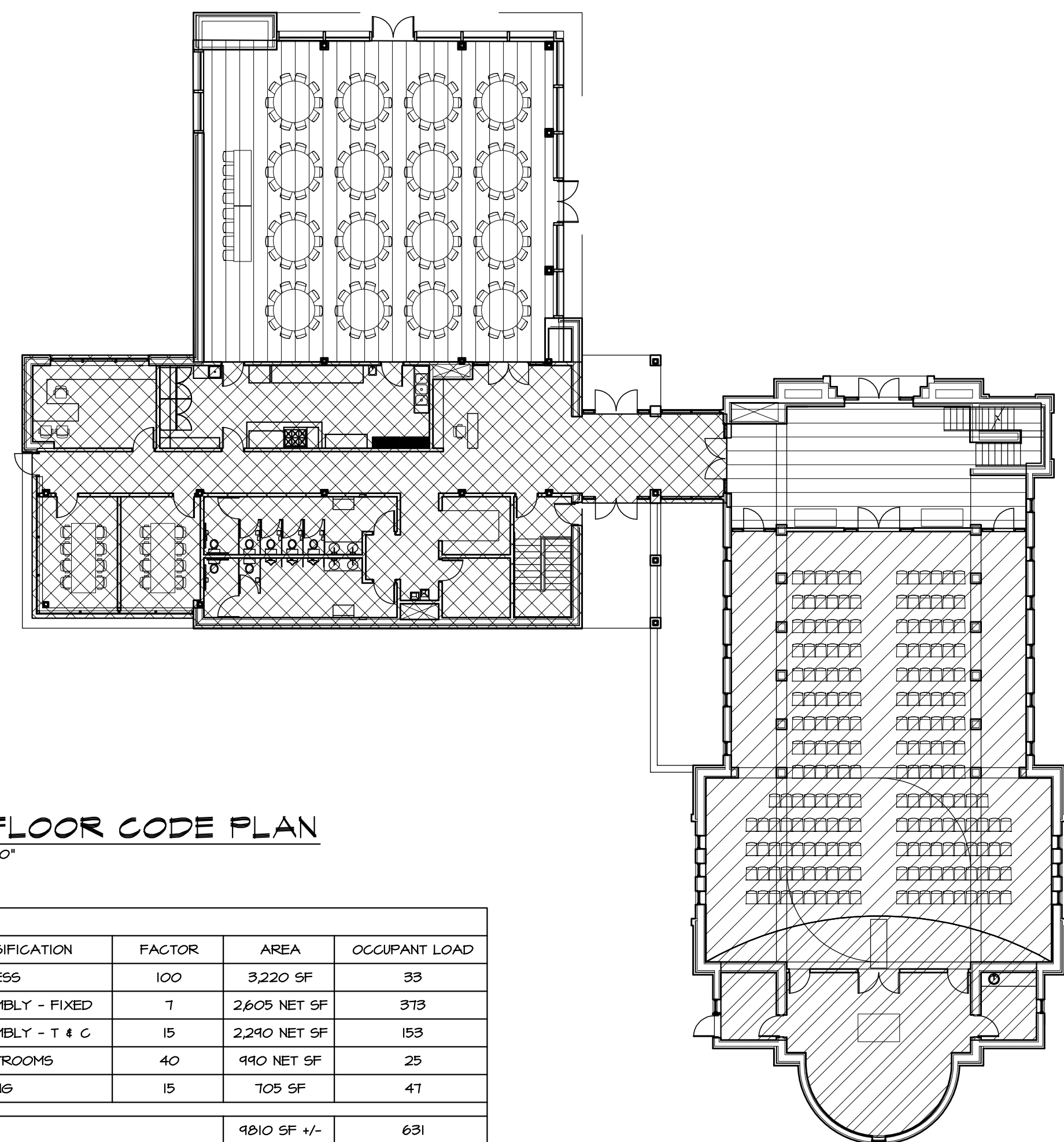
NEW BUILDING ARCHANGEL GREEK ORTHODOX CHURCH
7111 U.S.-31 North, Avon, MI 49610

CONSTRUCTION DETAILS
DRAWN 06-07-17
REVISIONS
A 06-14-17
B 07-11-17
C 07-27-17
D 08-10-17
E 08-30-17
JOB NO. 201525
C4.2



MEZZANINE CODE PLAN
SCALE: 1/16" = 1'-0"

| BASEMENT SUMMARY | | | | |
|------------------|------------------|--------|------------|---------------|
| LEGEND | CLASSIFICATION | FACTOR | AREA | OCCUPANT LOAD |
| | ASSEMBLY - FIXED | - | 680 NET SF | LIMIT 40 |
| TOTAL | | | 680 SF +/- | 40 |



FIRST FLOOR CODE PLAN
SCALE: 1/16" = 1'-0"

| LEVEL 1 SUMMARY | | | | |
|-----------------|------------------|--------|--------------|---------------|
| LEGEND | CLASSIFICATION | FACTOR | AREA | OCCUPANT LOAD |
| | BUSINESS | 100 | 3,220 SF | 33 |
| | ASSEMBLY - FIXED | 1 | 2,605 NET SF | 313 |
| | ASSEMBLY - T & C | 15 | 2,240 NET SF | 153 |
| | COURTROOMS | 40 | 990 NET SF | 25 |
| | WAITING | 15 | 1,05 SF | 41 |
| TOTAL | | | 9,810 SF +/- | 631 |

REFERENCE SYMBOLS

| | | | |
|--|------------------|--|----------------------|
| | DETAIL NUMBER | | ENLARGED DETAIL |
| | SECTION NUMBER | | SECTION |
| | ELEVATION NUMBER | | ELEVATION |
| | NAME | | ROOM NAME AND NUMBER |
| | WINDOW TAG | | WINDOW TAG |
| | DOOR TAG | | DOOR TAG |
| | WALL TAG | | WALL TAG |
| | KEYED NOTE | | KEYED NOTE |

GENERAL NOTES

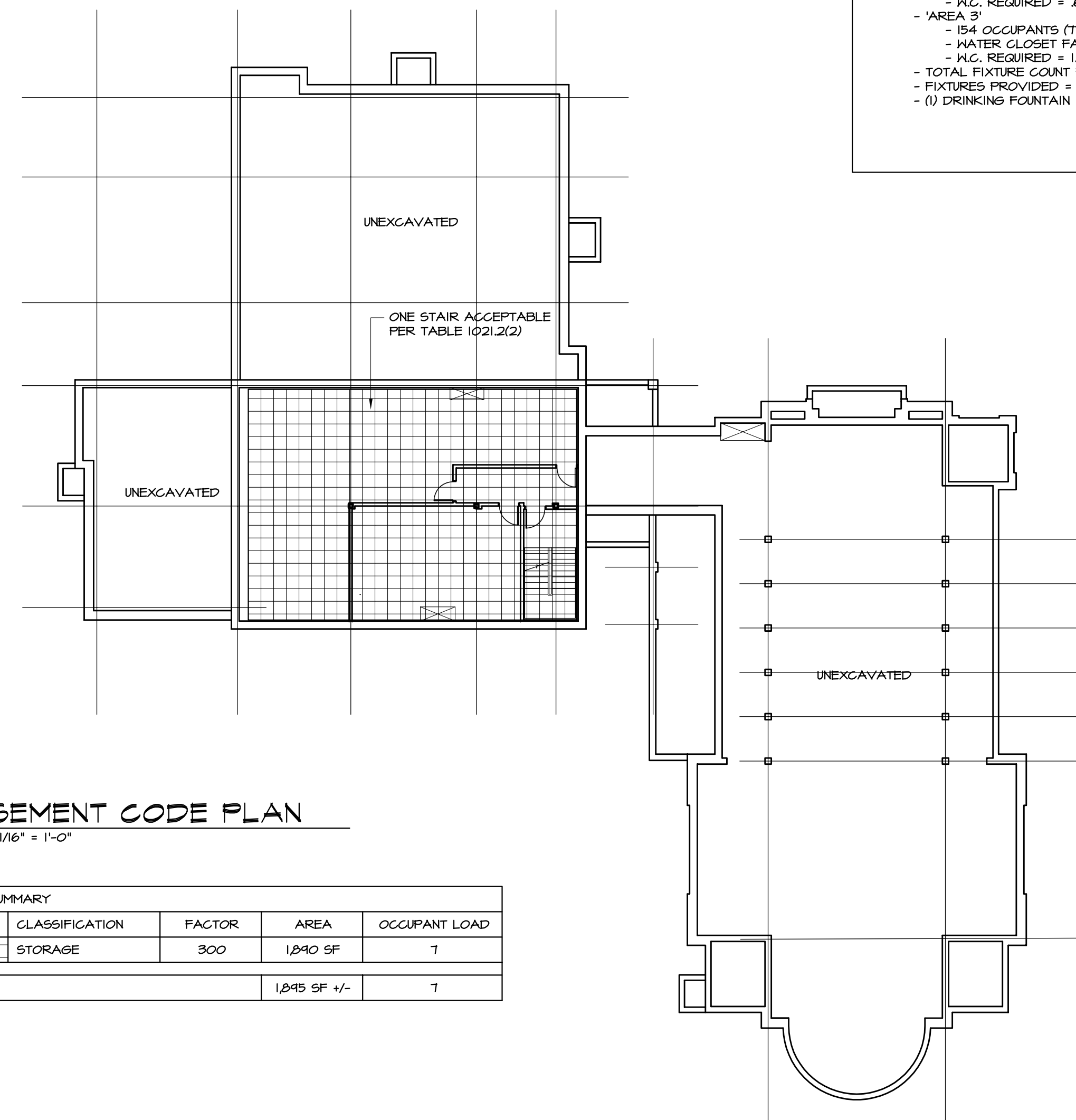
- CONFLICTS, ERRORS OR OMISSIONS WITH THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING, AND WRITTEN CLARIFICATION AND/OR INFORMATION SHALL BE RECEIVED PRIOR TO PROCEEDING WITH ITEMS QUESTIONED. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY CONFLICTS, ERRORS OR OMISSIONS OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT.
- G.C. IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND CITY CODES AND STANDARDS.
- THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND CERTIFICATES OF OCCUPANCY.
- SUBSTANTIAL COMPLETION OF THE PROJECT WILL BE BASED UPON COMPLETION OF THE WORK SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- UNLESS OTHERWISE INDICATED, EACH SUBCONTRACTOR AND GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND SUPPORTING ALL ITEMS FROM THE ROOF STRUCTURE FOR GRAVITY LOADS AND TO RESIST LATERAL MOVEMENTS AS REQUIRED BY ALL APPLICABLE CODES. (ANY BRACING W/ A SIGNIFICANT VISUAL IMPACT IS SUBJECT TO ARCHITECT REVIEW & APPROVAL)
- DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF COMPLETE SETS OF CONTRACT DOCUMENTS TO ALL TRADES. EACH TRADE SHALL REVIEW ALL CONTRACT DOCUMENTS SO AS TO BE AWARE OF ALL ITEMS OF WORK AFFECTING THEIR RESPECTIVE TRADE.
- GENERAL CONTRACTOR TO KEEP AND MAINTAIN APPROVED AND CURRENT CONTRACT DOCUMENTS ON SITE AT ALL TIMES.

LEGEND

| | |
|--|-----------------|
| | 1/2 HOUR RATING |
| | 1 HOUR RATING |
| | 2 HOUR RATING |

CODE REVIEW

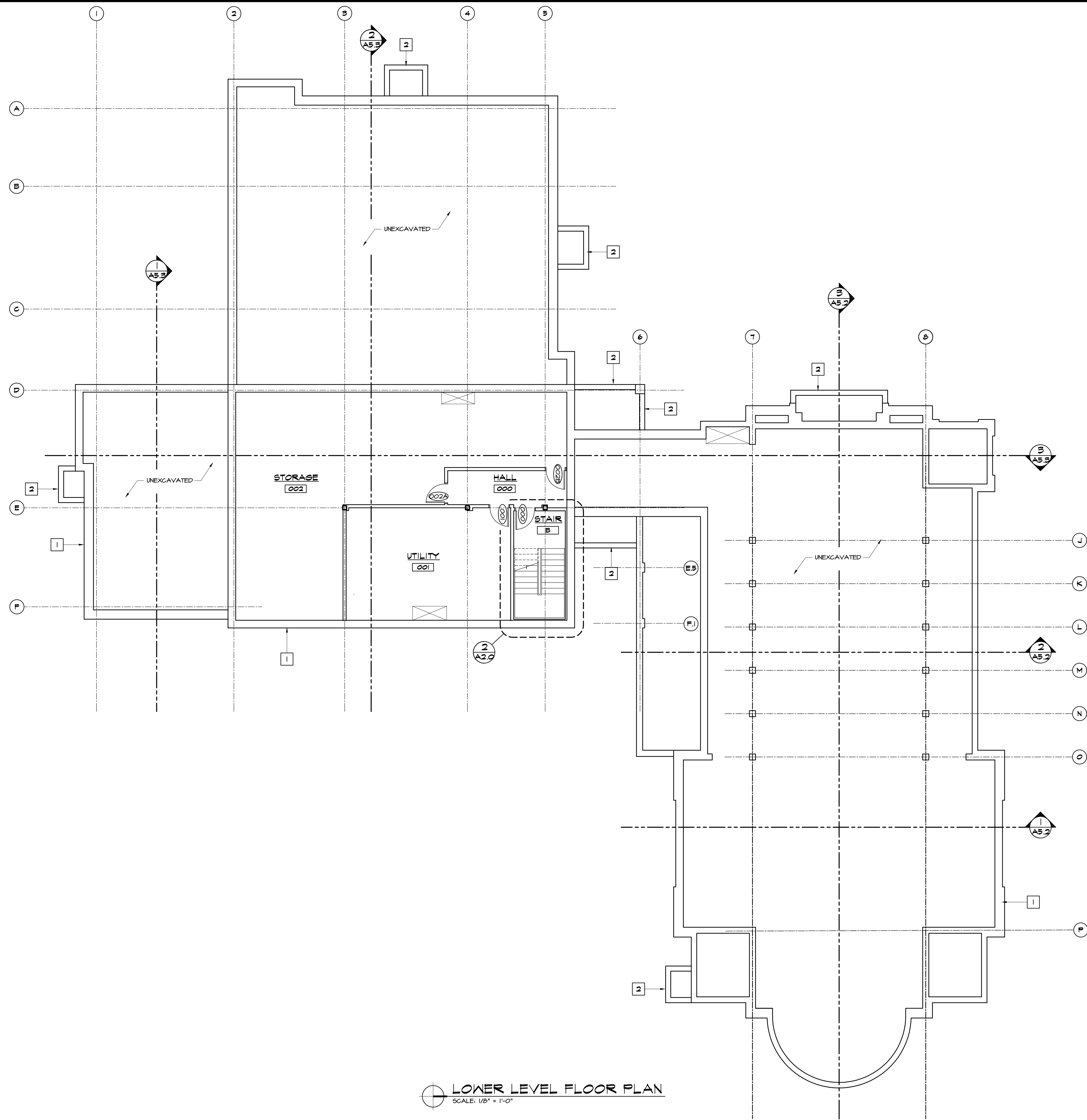
- APPLICABLE CODES
 - 2015 MICHIGAN BUILDING CODE
- USE GROUPS:
 - 'AREA 1' = 'A3'
 - 'AREA 2' = 'B'
 - 'AREA 3' = 'A2'
- BUILDING AREAS:
 - 'AREA 1'
 - SANCTUARY = 4,880 SF GROSS, 4,300 SF NET
 - BALCONY = 680 SF GROSS, 680 SF NET
 - TOTAL AREA 1 = 5,560 SF GROSS, 4,980 SF NET
 - 'AREA 2'
 - ADMINISTRATION = 3,220 SF GROSS, 3,010 SF NET
 - BASEMENT = 2,180 SF GROSS, 1,840 SF NET
 - TOTAL AREA 2 = 5,350 SF GROSS, 4,900 SF NET
 - 'AREA 3'
 - TOTAL AREA 3 = 2,425 SF GROSS, 2,245 SF NET
 - TOTAL AREA = 13,335 SF GROSS, 12,175 SF NET
- BUILDING HEIGHTS:
 - 'AREA 1' = 55'
 - 'AREA 2' = 12'
 - 'AREA 3' = 16'
- CONSTRUCTION TYPE = 3B
- BUILDING TO BE SPRINKLERED THROUGHOUT
- BUILDING HAS 100% OPEN PERIMETER WITH 30' WIDE AVERAGE PUBLIC WAY
- ALLOWABLE BUILDING HEIGHTS & AREAS:
 - FOR BUILDINGS W/ 'A' USE: (2) STORIES, 9,500 SF PER STORY (GOVERNS)
 - FOR BUILDINGS W/ 'B' USE: (3) STORIES, 14,000 SF PER STORY
 - MODIFIED ALLOWABLE BUILDING AREAS DUE TO FRONTAGE INCREASE
- ENTIRE BUILDING (USING THE MORE STRINGENT VALUES OF 'A' USE PERIMETER (P) = 882'
 - OPEN PERIMETER (P) = 882'
 - AREA INCREASE DUE TO FRONTAGE (IF) = (P - 0.25) / 30 = (882 - 0.25) / 30 = 29.408
 - IF = 15%
 - ALLOWABLE AREA (AA) = 9,500 x (1 + 0.15) = 10,925 SF
 - AA = AT / (AT x IF) = 14,000 / (14,000 x 0.15) = 16,625 SF
 - ALLOWABLE AREA = 16,625 SF
 - ACTUAL AREA = 13,335 SF (COMPLIES)
- OCCUPANT LOADS:
 - SEE CODE PLANS FOR OCCUPANCY COUNT BREAKDOWNS.
 - TOTAL OCCUPANT LOAD = 631
- EGRESS:
 - SEE CODE PLANS FOR EGRESS REQUIREMENTS
- MAXIMUM TRAVEL DISTANCES:
 - DEAD END CORRIDOR LIMIT = 20' PER 1010.4
 - FROM ANY POINT TO NEAREST EXIT ACCESS = 250'
- PLUMBING FIXTURE COUNT:
 - 'AREA 1'
 - 485 OCCUPANTS (243 MALE + 243 FEMALE)
 - WATER CLOSET FACTOR = 1/150 (MALE) + 1/175 (FEMALE)
 - W.C. REQUIRED = 1.62 (MALE) + 3.24 (FEMALE)
 - 'AREA 2'
 - 34 OCCUPANTS (11 MALE + 11 FEMALE)
 - WATER CLOSET FACTOR = 1/25
 - W.C. REQUIRED = .68 (MALE) + .68 (FEMALE)
 - 'AREA 3'
 - 154 OCCUPANTS (71 MALE + 71 FEMALE)
 - WATER CLOSET FACTOR = 1/175
 - W.C. REQUIRED = 1.02 (MALE) + 1.02 (FEMALE)
 - TOTAL FIXTURE COUNT REQUIRED = 3.32 (MALE) + 4.94 (FEMALE)
 - FIXTURES PROVIDED = 5 (MALE) + 5 (FEMALE)
 - (1) DRINKING FOUNTAIN & (1) SERVICE SINK PROVIDED



BASEMENT CODE PLAN
SCALE: 1/16" = 1'-0"

| BASEMENT SUMMARY | | | | |
|------------------|----------------|--------|--------------|---------------|
| LEGEND | CLASSIFICATION | FACTOR | AREA | OCCUPANT LOAD |
| | STORAGE | 300 | 1,840 SF | 7 |
| TOTAL | | | 1,845 SF +/- | 7 |

PRELIMINARY



KEYED NOTES:

1 CONCRETE FOUNDATION WALL - SEE STRUCTURAL DRAWINGS

2 CONCRETE STOOP FOUNDATION WALL - SEE STRUCTURAL DRAWINGS

LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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401 East Front Street, Traverse City, MI 49686
Tel: 231-946-7711 Fax: 231-946-7712

NEW BUILDING
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7111 U.S.-31 North, Avon, MI 49610

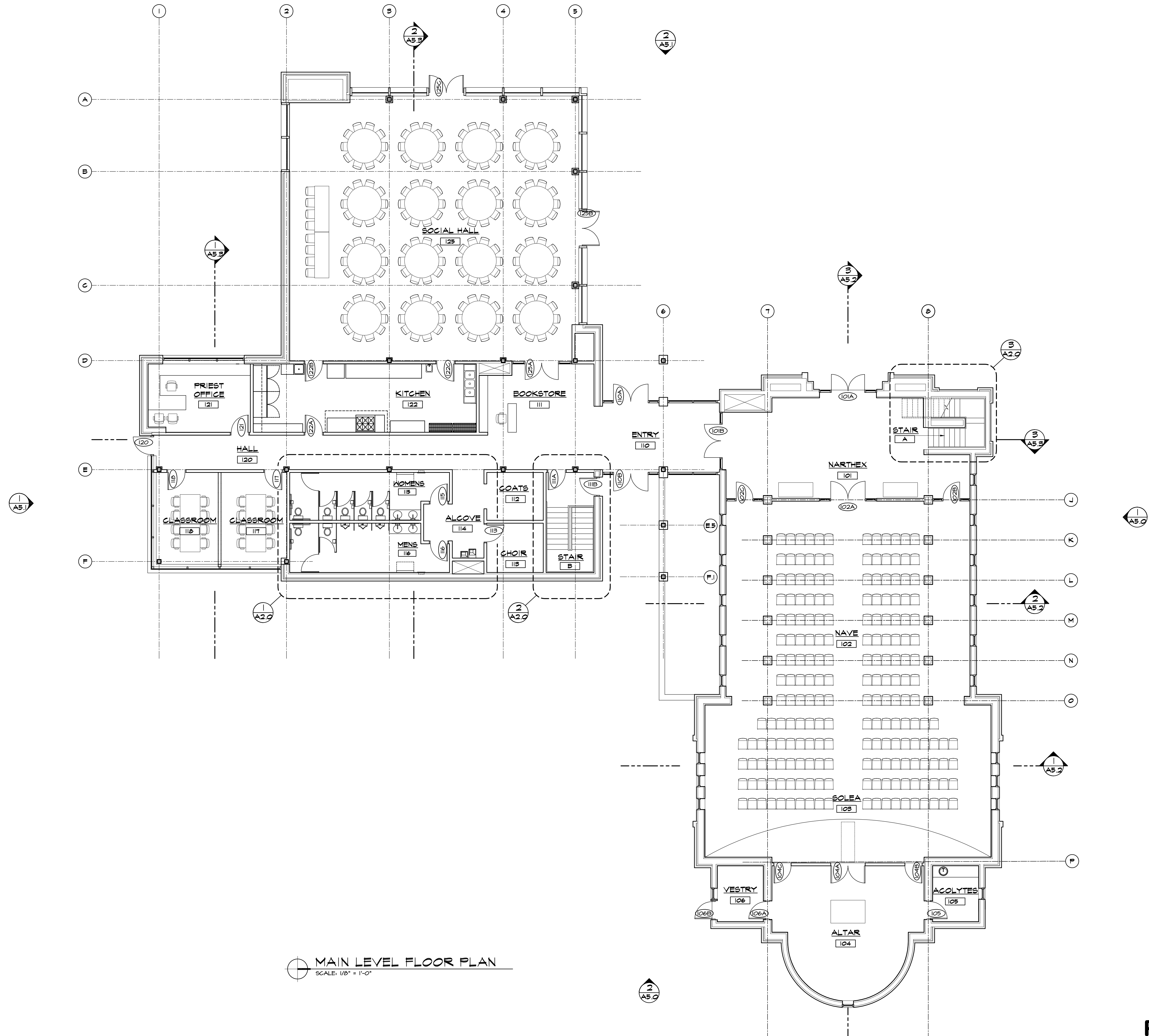
LOWER LEVEL PLAN

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
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| | | |
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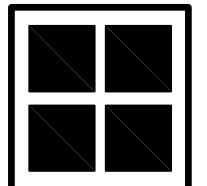
JOB NO.
201633

A1.0

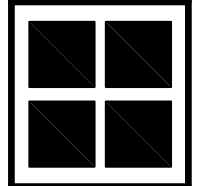
PRELIMINARY





MAIN LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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 Tel: 231-946-7711 Fax: 231-946-7712



NEW BUILDING
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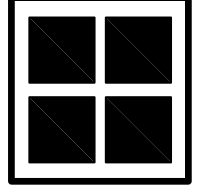
MAIN LEVEL FLOOR PLAN

DRAWN
1-12-17

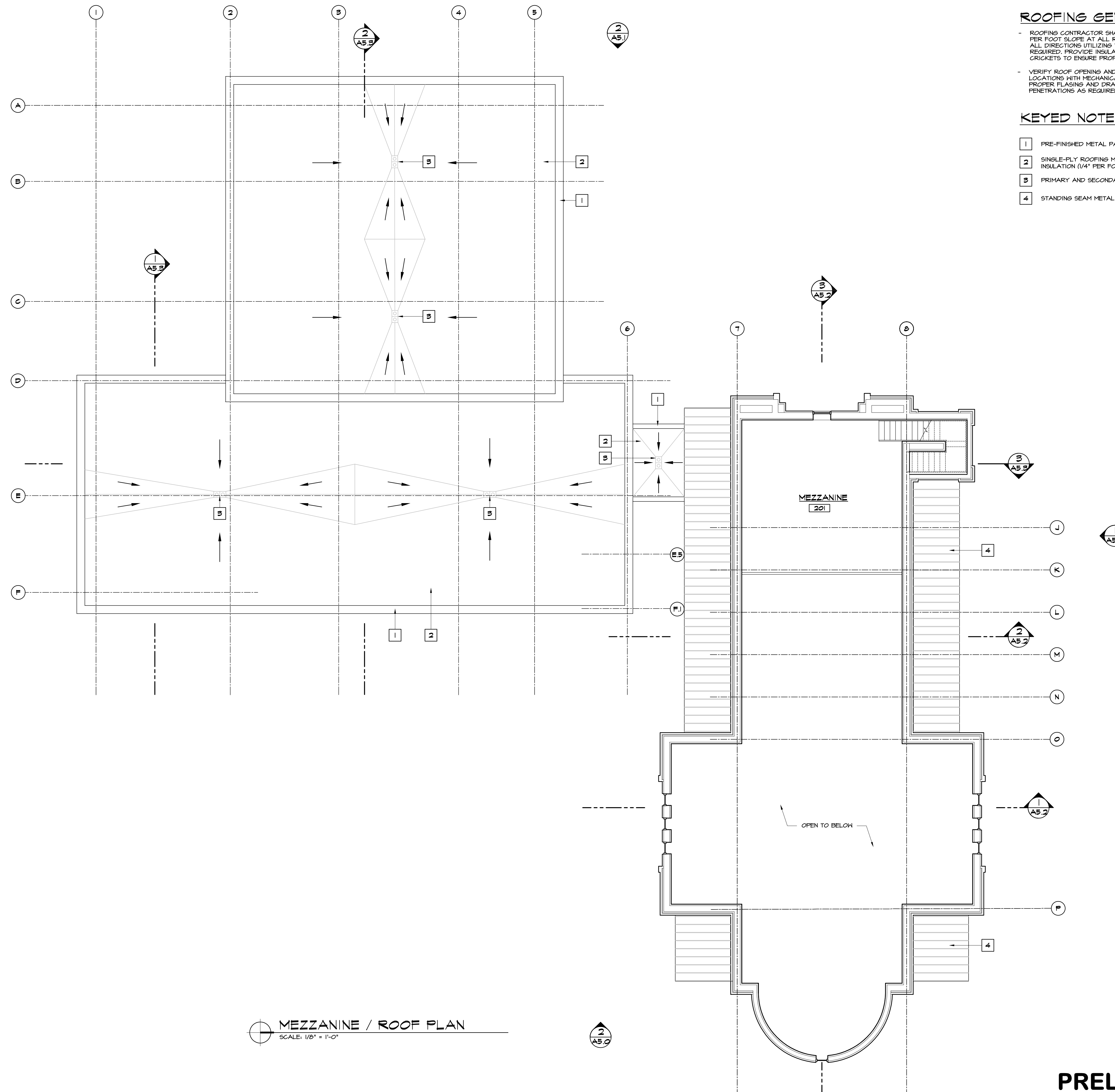
REVISIONS

JOB NO.
201633

A1.1



PRELIMINARY



ROOFING GENERAL NOTES:

- ROOFING CONTRACTOR SHALL PROVIDE A MINIMUM OF 1/4" PER FOOT SLOPE AT ALL ROOF AREAS TO ROOF SUMPS IN ALL DIRECTIONS UTILIZING TAPERED INSULATION AS REQUIRED. PROVIDE INSULATION FORMED SADDLES OR CRICKETS TO ENSURE PROPER DRAINAGE.
- VERIFY ROOF OPENING AND EQUIPMENT SIZES AND LOCATIONS WITH MECHANICAL DRAWINGS. MAINTAIN PROPER FLASHING AND DRAINAGE AROUND CURBS AND PENETRATIONS AS REQUIRED FOR POSITIVE DRAINAGE.

KEYED NOTES:

- 1 PRE-FINISHED METAL PARAPET COPING
- 2 SINGLE-PLY ROOFING MEMBRANE ON TAPERED INSULATION (1/4" PER FOOT MIN)
- 3 PRIMARY AND SECONDARY ROOF DRAIN
- 4 STANDING SEAM METAL ROOFING

MEZZANINE / ROOF PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY

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Tel: 231-946-7711 Fax: 231-946-7712

NEW BUILDING
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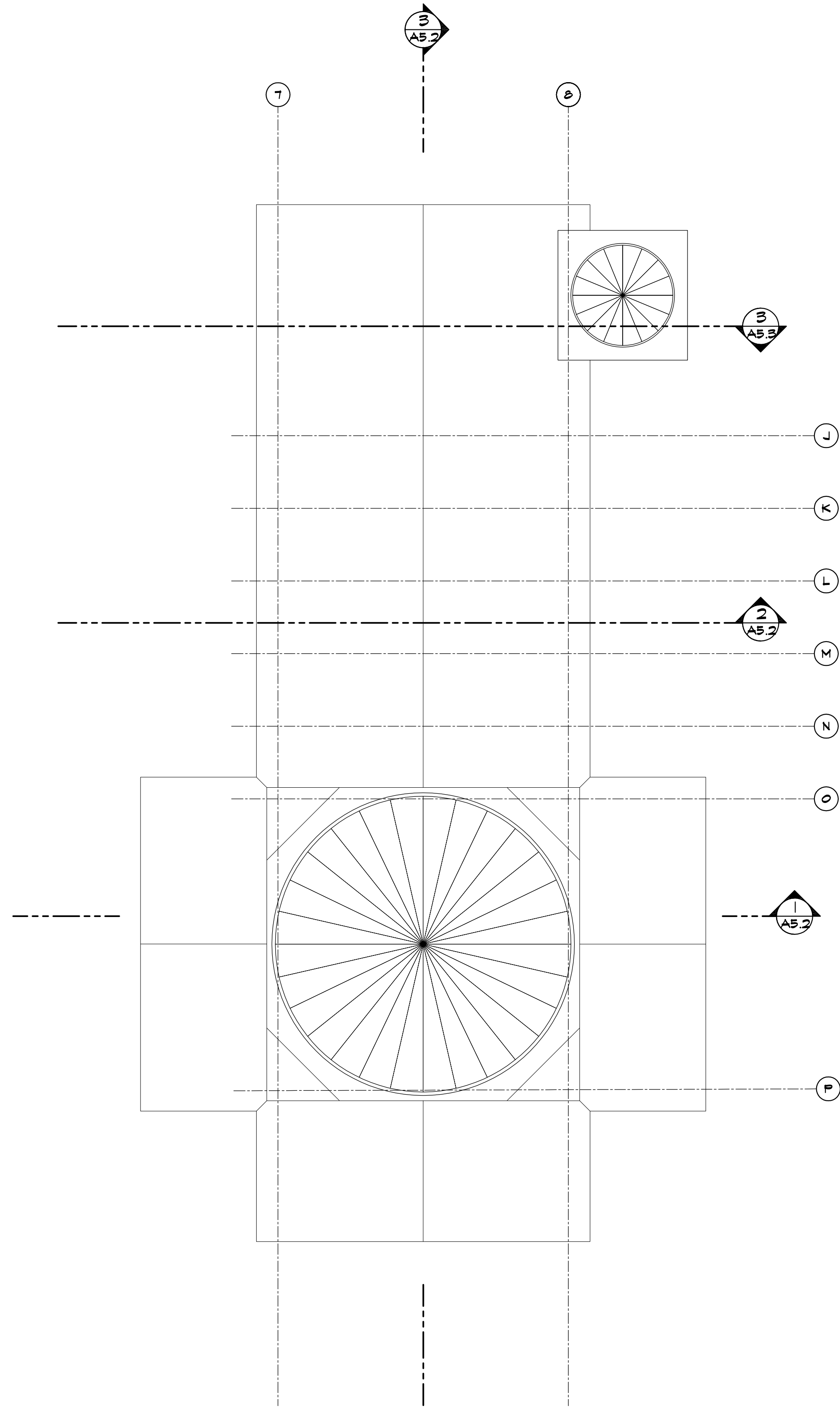
MEZZANINE / ROOF PLAN

DRAWN: I-12-IT
REVISIONS:

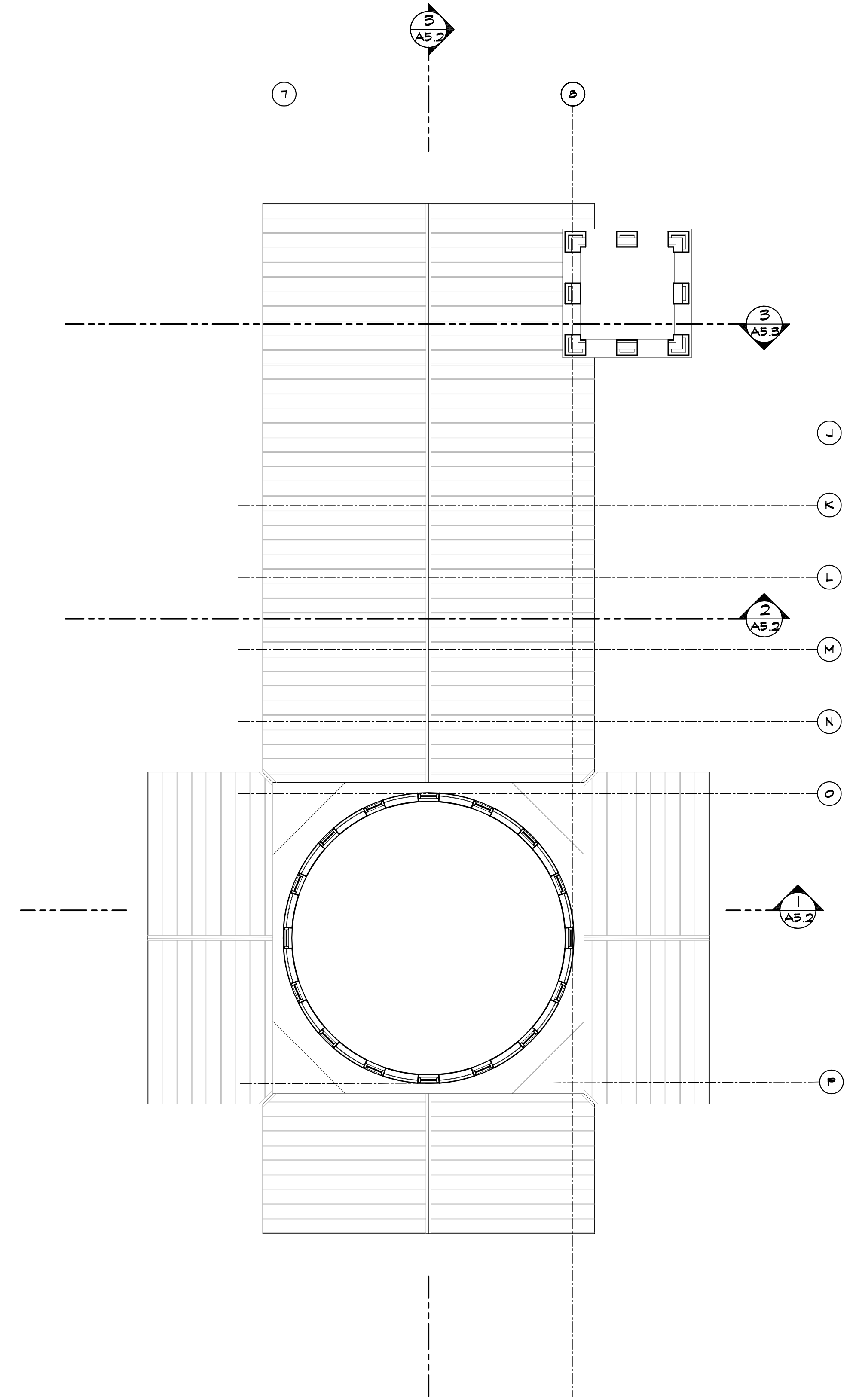
| NO. | DATE | DESCRIPTION |
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JOB NO.
201633

A1.2

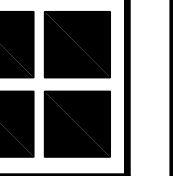


DOME ROOF PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN / DRUM & BELL TOWER
FLOOR PLAN
SCALE: 1/8" = 1'-0"

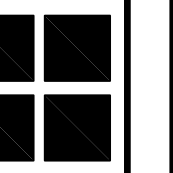
PRELIMINARY



CORNWELL ARCHITECTS
401 East Front Street, Traverse City, MI 49686
Tel: 231-946-7711 Fax: 231-946-7712



NEW BUILDING
ARCHANGEL GREEK ORTHODOX CHURCH
7111 U.S.-31 North, Avon, MI 49610



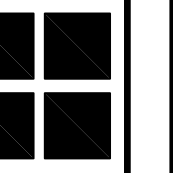
ROOF PLAN

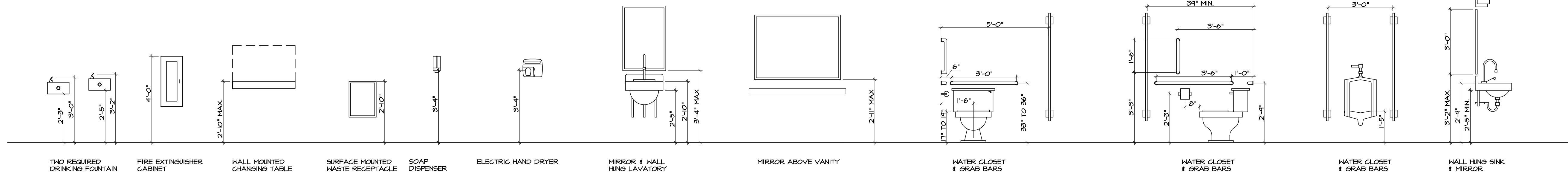
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I-12-17

REVISIONS

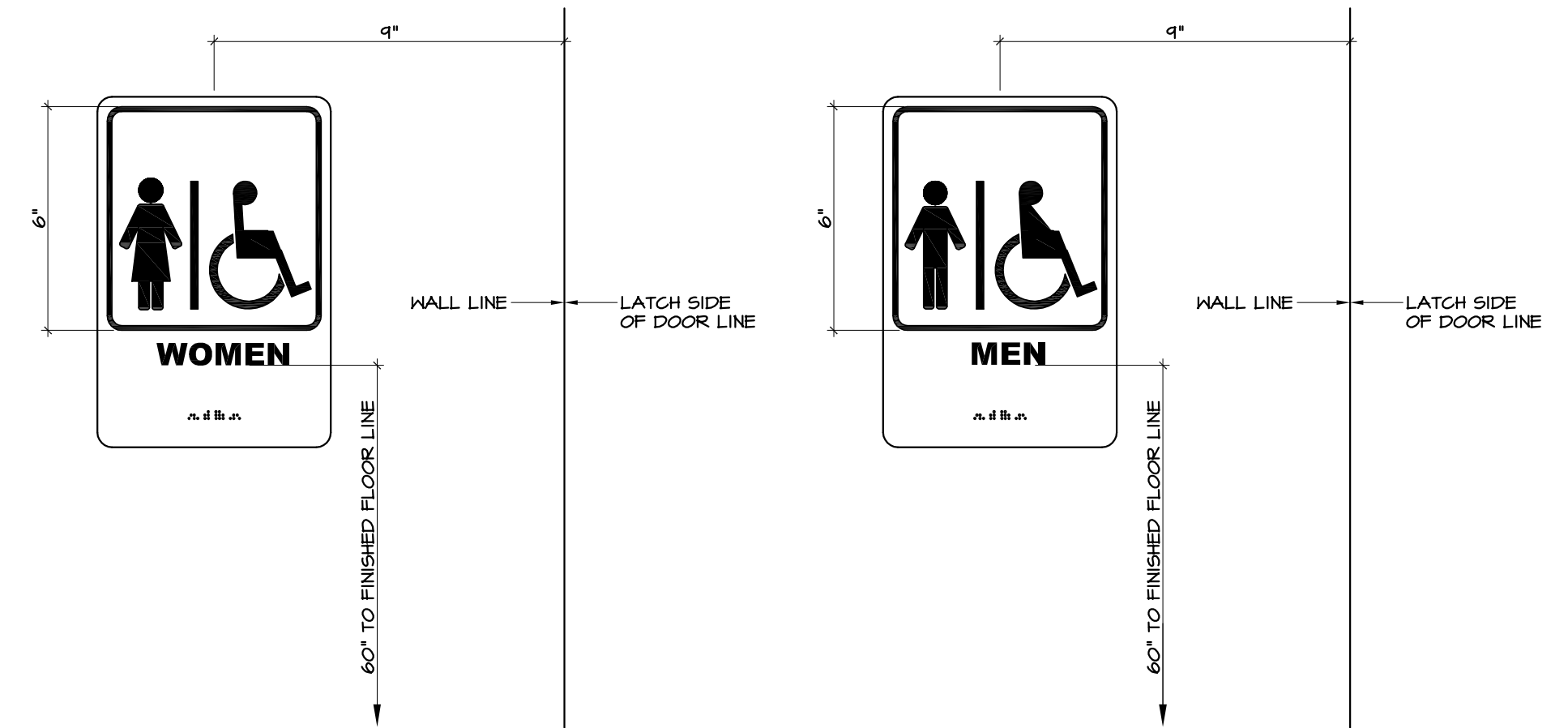
JOB NO.
201633

A1.3





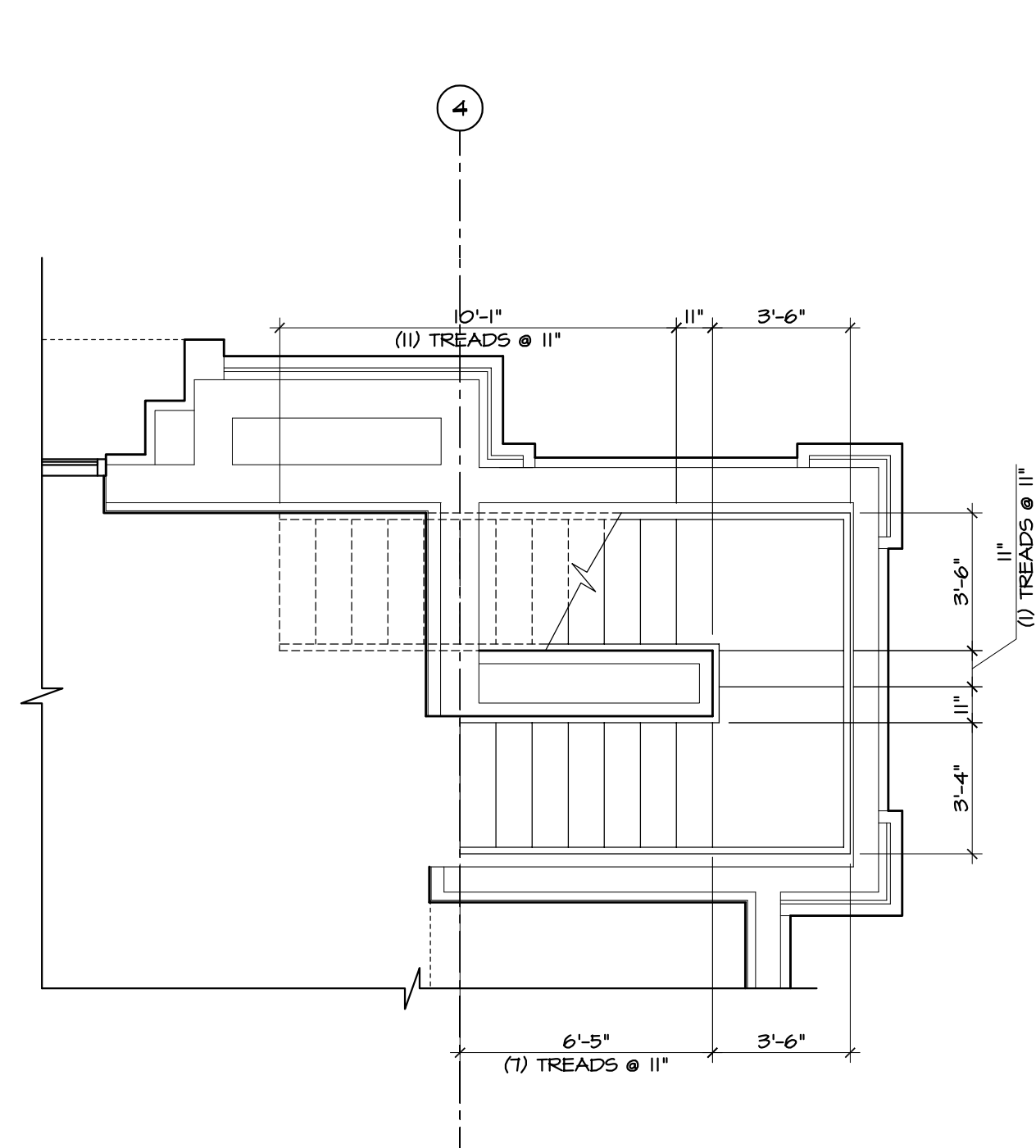
PLUMBING FIXTURES & TOILET ACCESSORIES
SCALE: 3/8" = 1'-0"



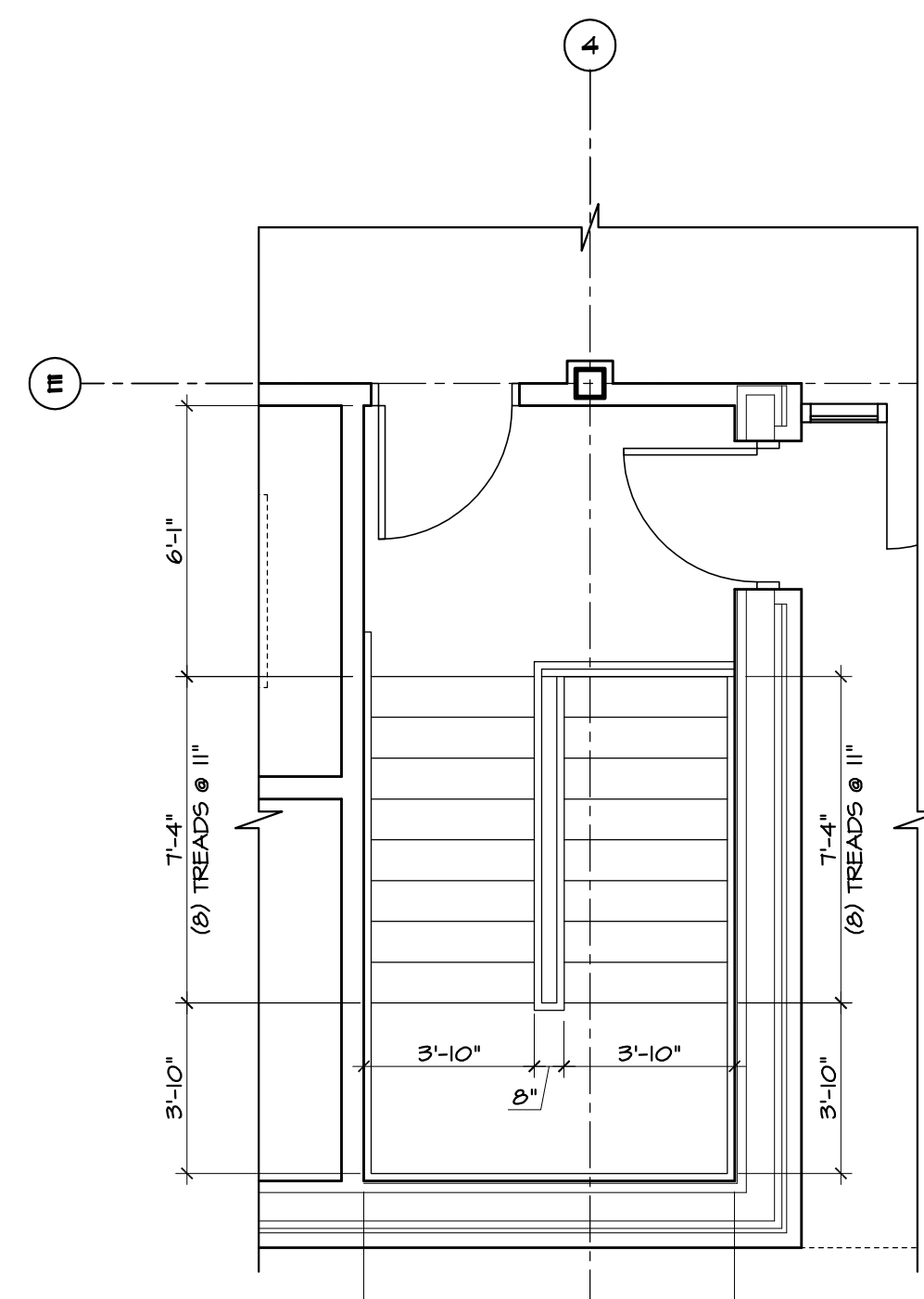
TOILET ROOM SIGNAGE
SCALE: 3" = 1'-0"

KEYED NOTES:

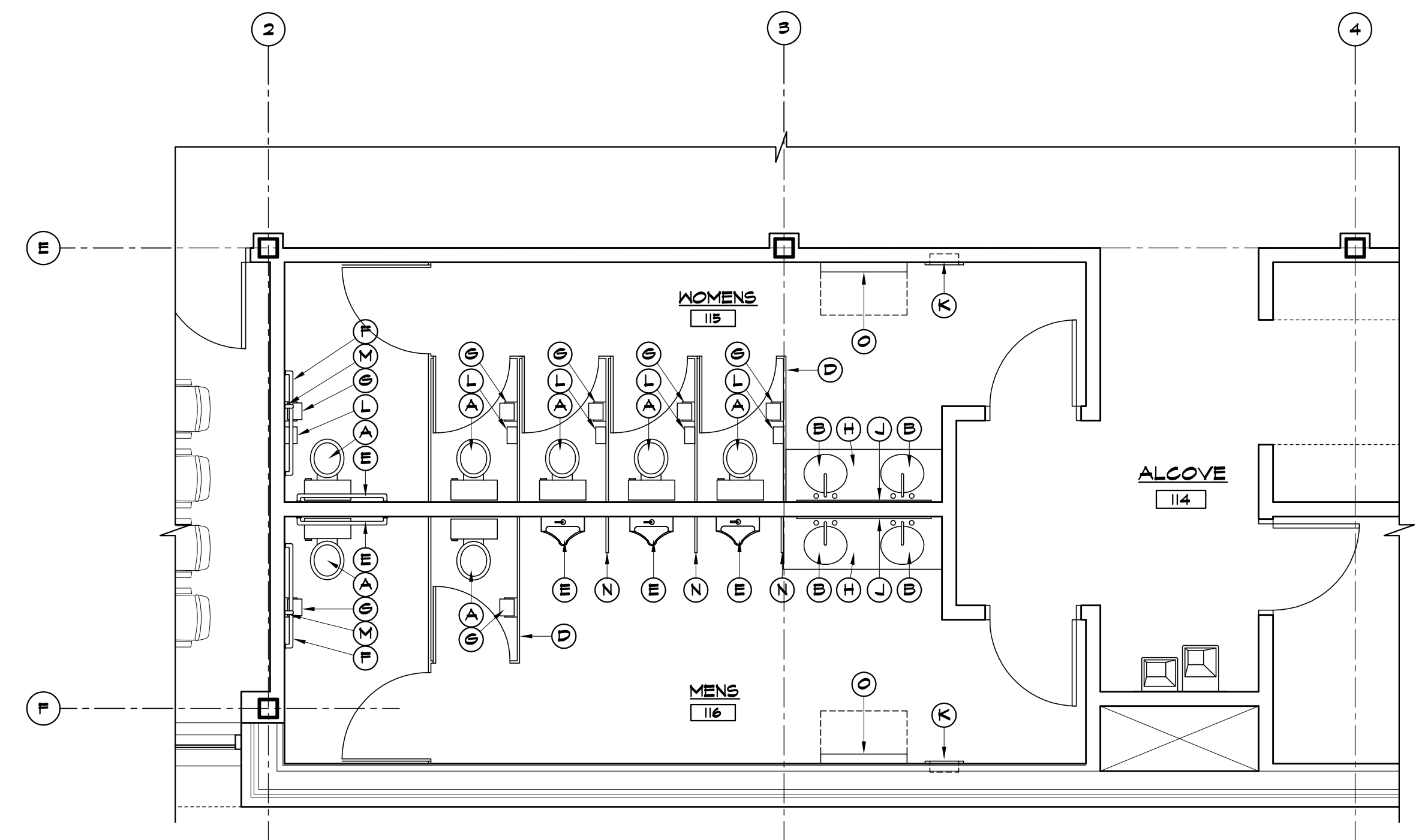
- | | | |
|--|---|--|
| (A) FLOOR MOUNTED FLUSH VALVE TOILET | (F) 42" X 1-1/2"Ø METAL GRAB BAR | (L) SANITARY NAPKIN DISPOSAL |
| (B) SINK SET IN SOLID SURFACE COUNTER TOP | (G) TOILET PAPER HOLDER | (M) 18" 1-1/2"Ø METAL GRAB BAR |
| (C) HALL-MOUNTED URINAL | (H) SOLID SURFACE COUNTER TOP W/ 4" BACK & SIDE SPLASH | (N) POWDER COATED STEEL URINAL PARTITION |
| (D) POWDER COATED STEEL TOILET PARTITION (FLOOR SUPPORT) | (J) MIRROR W/ METAL EDGE TRIM | (O) BABY CHANGING STATION |
| (E) 36" X 1-1/2"Ø METAL GRAB BAR | (K) COMBINATION PAPER TOWEL DISPENSER AND WASTE RECEPTACLE, RECESSED - "BOBRICK" B-369 (TOWEL LINE 3'-4" ABOVE FLOOR) | |



ENLARGED PLAN
SCALE: 3/8" = 1'-0"

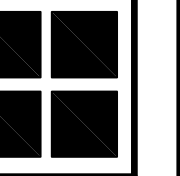


ENLARGED PLAN
SCALE: 3/8" = 1'-0"

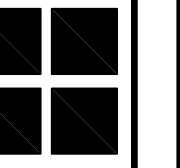


ENLARGED TOILET ROOM PLAN
SCALE: 1/4" = 1'-0"

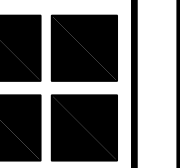
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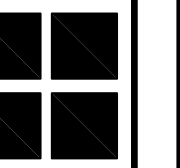
ENLARGED PLANS

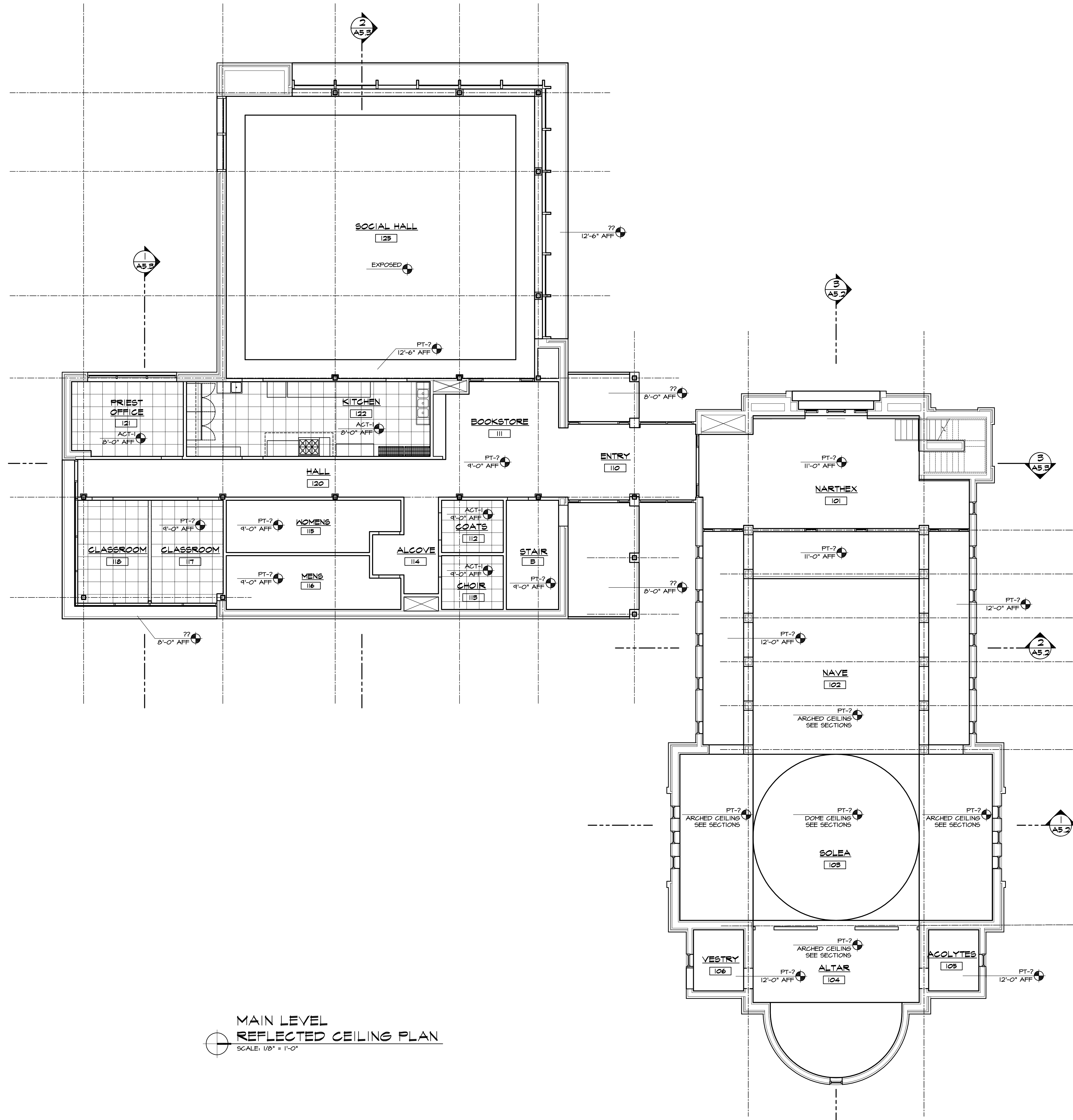
DRAWN I-12-17

REVISIONS

JOB NO. 201633

A2.0



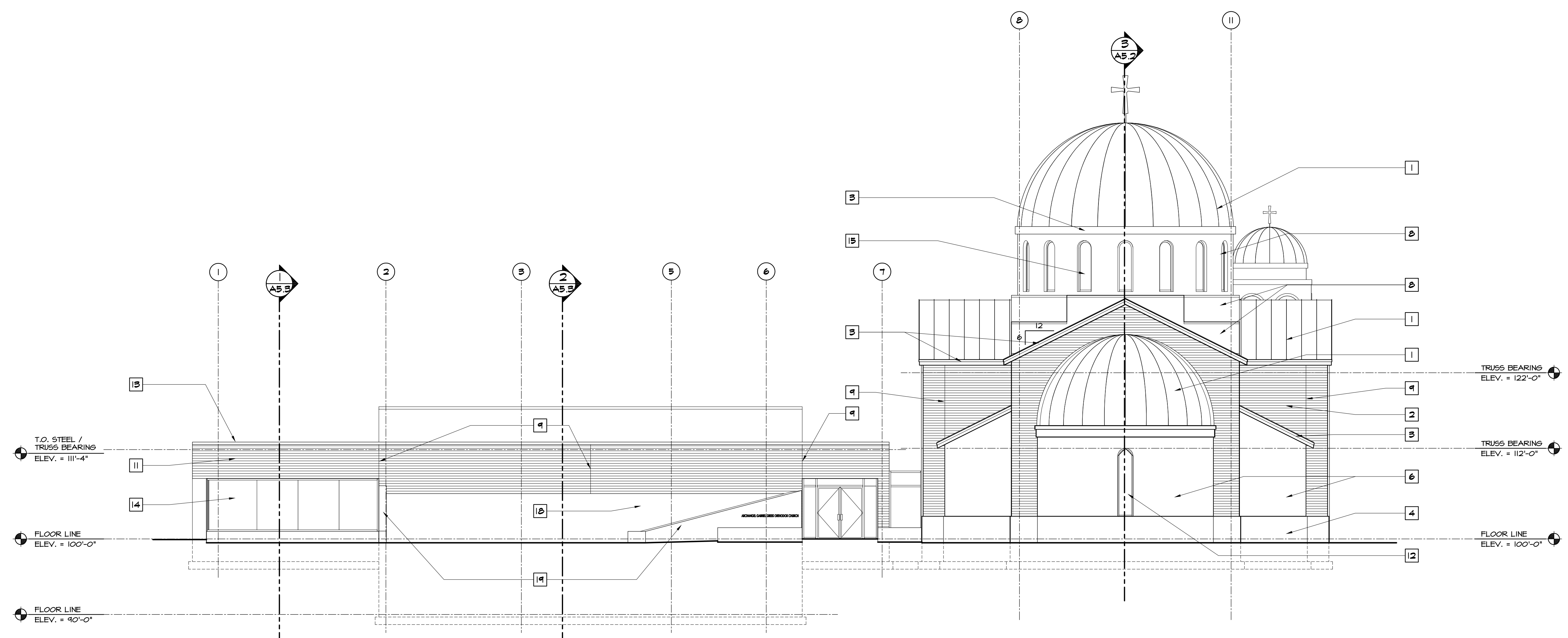


MAIN LEVEL
 REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"

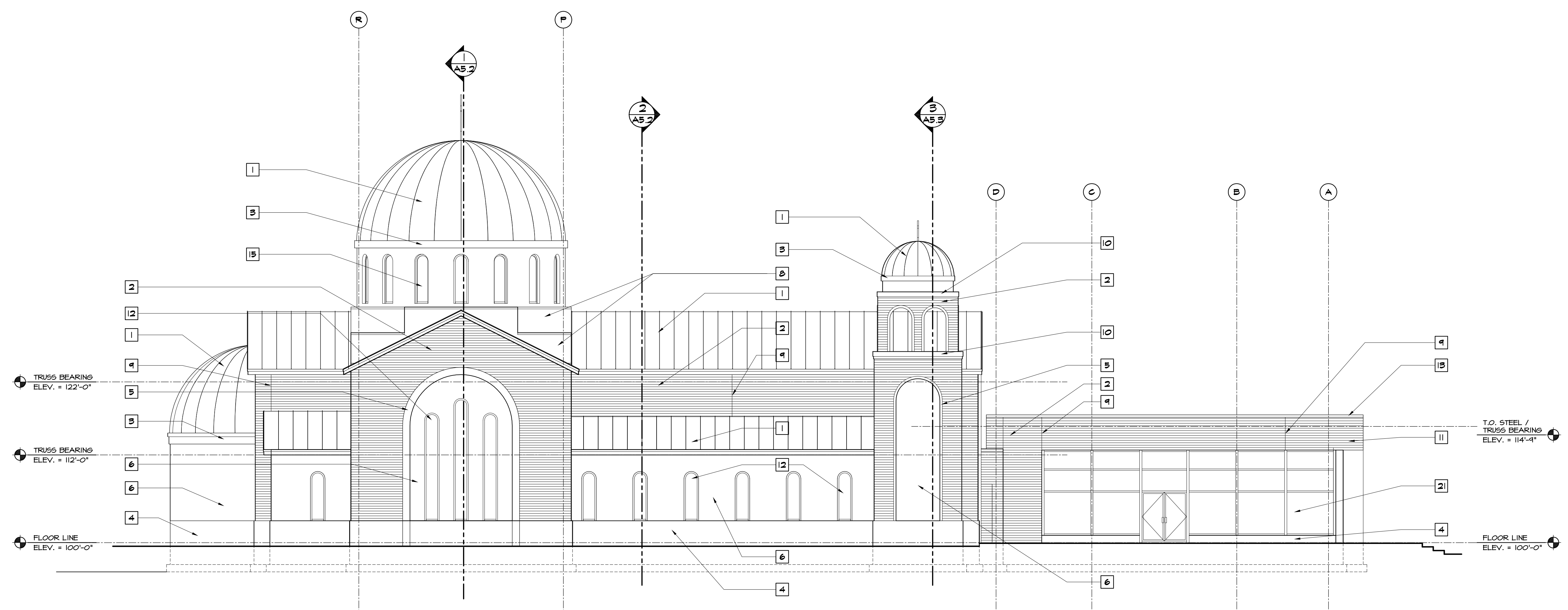
PRELIMINARY

KEYED NOTES

- 1 PRE-FINISHED STANDING SEAM METAL ROOFING
- 2 STONE / MASONRY VENEER ON 8" CMU BACKING + AIR-BARRIER + CAVITY INSULATION
- 3 PRE-FINISHED METAL ROOF EDGE / TRIM - TO MATCH S.S. ROOF
- 4 CAST STONE BASE OVER CMU BACKING
- 5 CAST STONE ARCH "BAND" OVER CMU BACKING
- 6 EIFS OVER AIR-BARRIER ON CMU BACKING
- 7 EIFS ARCH SOFFIT OVER AIR-BARRIER ON EXTERIOR GYPSUM SHEATHING ON METAL STUD FRAMING
- 8 EIFS OVER AIR-BARRIER ON EXTERIOR SHEATHING ON METAL STUD WALL FRAMING
- 9 STONE / MASONRY CONTROL JOINT
- 10 CAST STONE ACCENT BAND
- 11 STONE / MASONRY VENEER OVER AIR SPACE + AIR-BARRIER ON EXTERIOR SHEATHING OVER METAL STUD WALL FRAMING
- 12 CLEAR PROTECTIVE GLASS PANEL OVER STAINED GLASS WINDOW
- 13 PRE-FINISHED METAL EDGE ROOF COPING
- 14 1" INSULATED TINTED GLASS IN PRE-FINISHED ALUMINUM FRAMING
- 15 1" CLEAR INSULATED GLASS IN PRE-FINISHED ALUMINUM FRAMING
- 16 STONE VENEER @ BELL TOWER
- 17 EXTERIOR COVERED ENTRANCE CANOPY
- 18 SLOPED LANDSCAPE BURM W/ GRASS COVER
- 19 REINF. POURED CONC. RETAINING WALL W/ TOP SLOPED TO MATCH GRADE
- 20 NOT USED
- 21 1" INSULATED TINTED GLASS IN PRE-FINISHED ALUMINUM CURTAINWALL SYSTEM WITH 6" EXTENDED CAPS



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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| NO. | DESCRIPTION |
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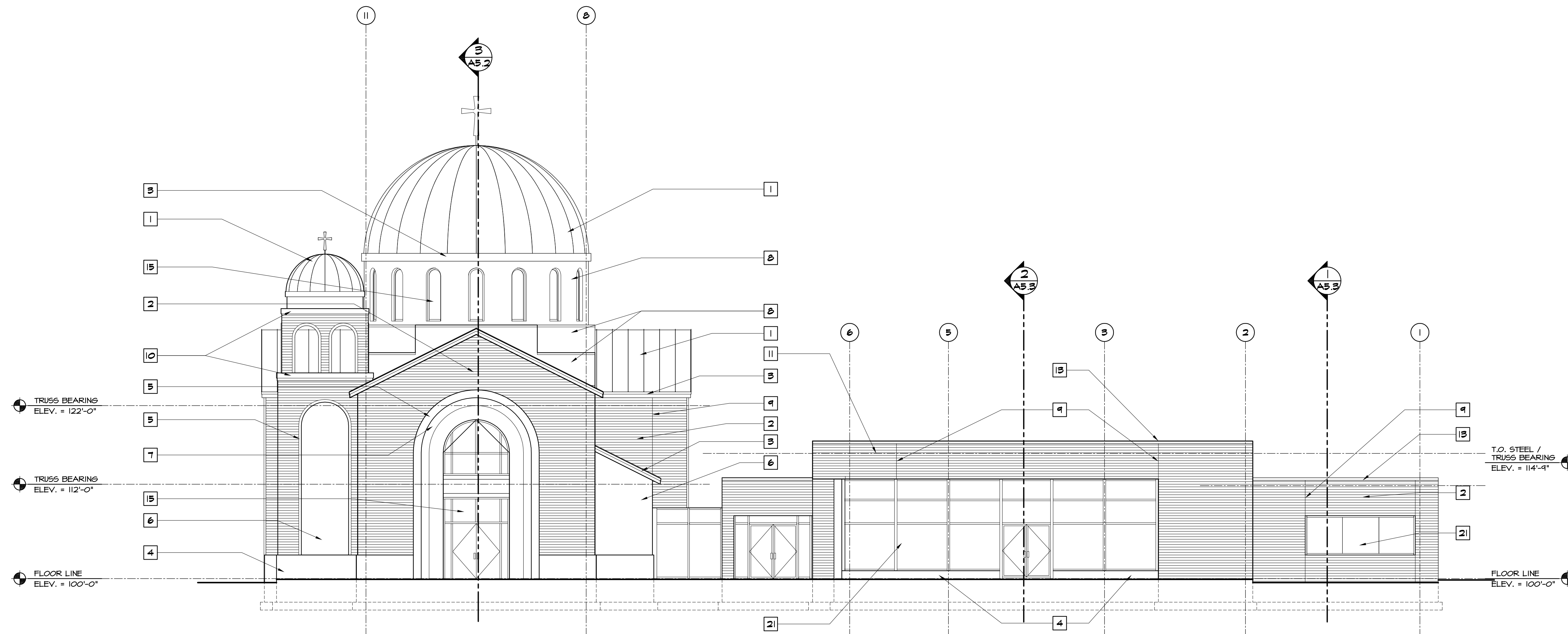
JOB NO. 201633

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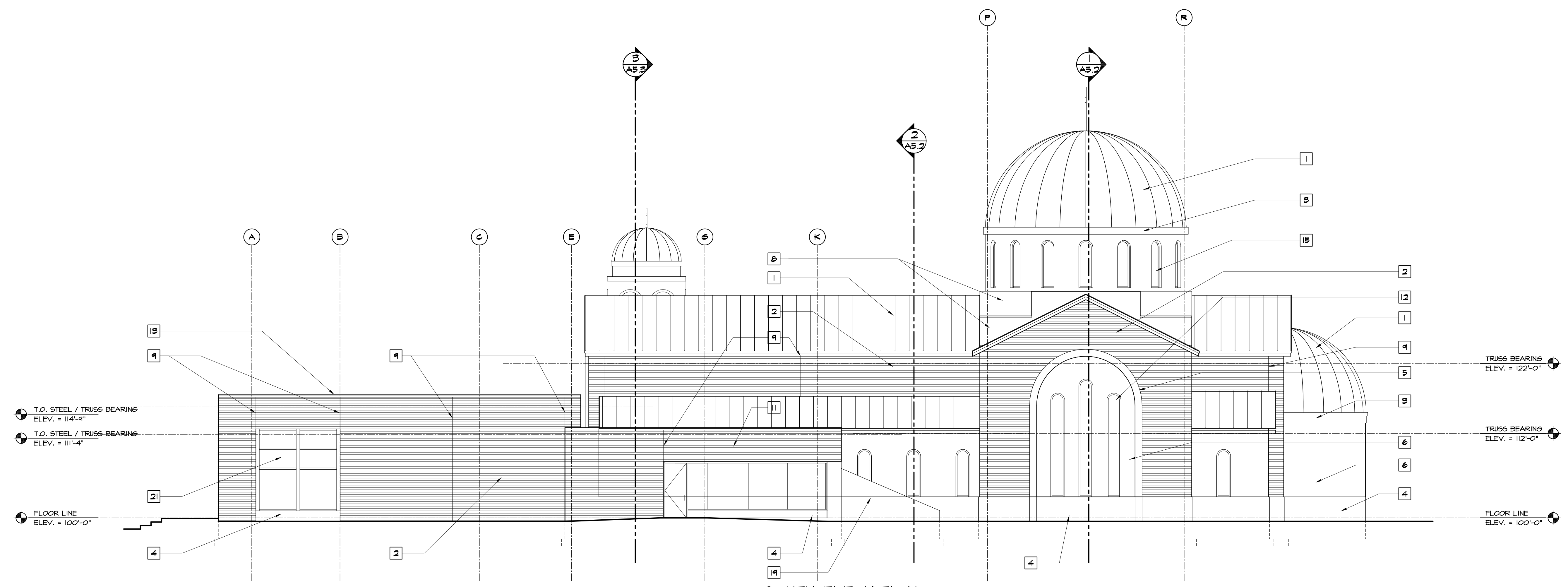
PRELIMINARY

KEYED NOTES

- 1 PRE-FINISHED STANDING SEAM METAL ROOFING
- 2 STONE / MASONRY VENEER ON 8" CMU BACKING + AIR-BARRIER + CAVITY INSULATION
- 3 PRE-FINISHED METAL ROOF EDGE / TRIM - TO MATCH S.S. ROOF
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- 5 CAST STONE ARCH "BAND" OVER CMU BACKING
- 6 EIFS OVER AIR-BARRIER ON CMU BACKING
- 7 EIFS ARCH SOFFIT OVER AIR-BARRIER ON EXTERIOR GYPSUM SHEATHING ON METAL STUD FRAMING
- 8 EIFS OVER AIR-BARRIER ON EXTERIOR SHEATHING ON METAL STUD WALL FRAMING
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- 15 1" CLEAR INSULATED GLASS IN PRE-FINISHED ALUMINUM FRAMING
- 16 STONE VENEER @ BELL TOWER
- 17 EXTERIOR COVERED ENTRANCE CANOPY
- 18 SLOPED LANDSCAPE BERM W/ GRASS COVER
- 19 REINF. POURED CONC. RETAINING WALL W/ TOP SLOPED TO MATCH GRADE
- 20 NOT USED
- 21 1" INSULATED TINTED GLASS IN PRE-FINISHED ALUMINUM CURTAINWALL SYSTEM WITH 6" EXTENDED CAPS



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

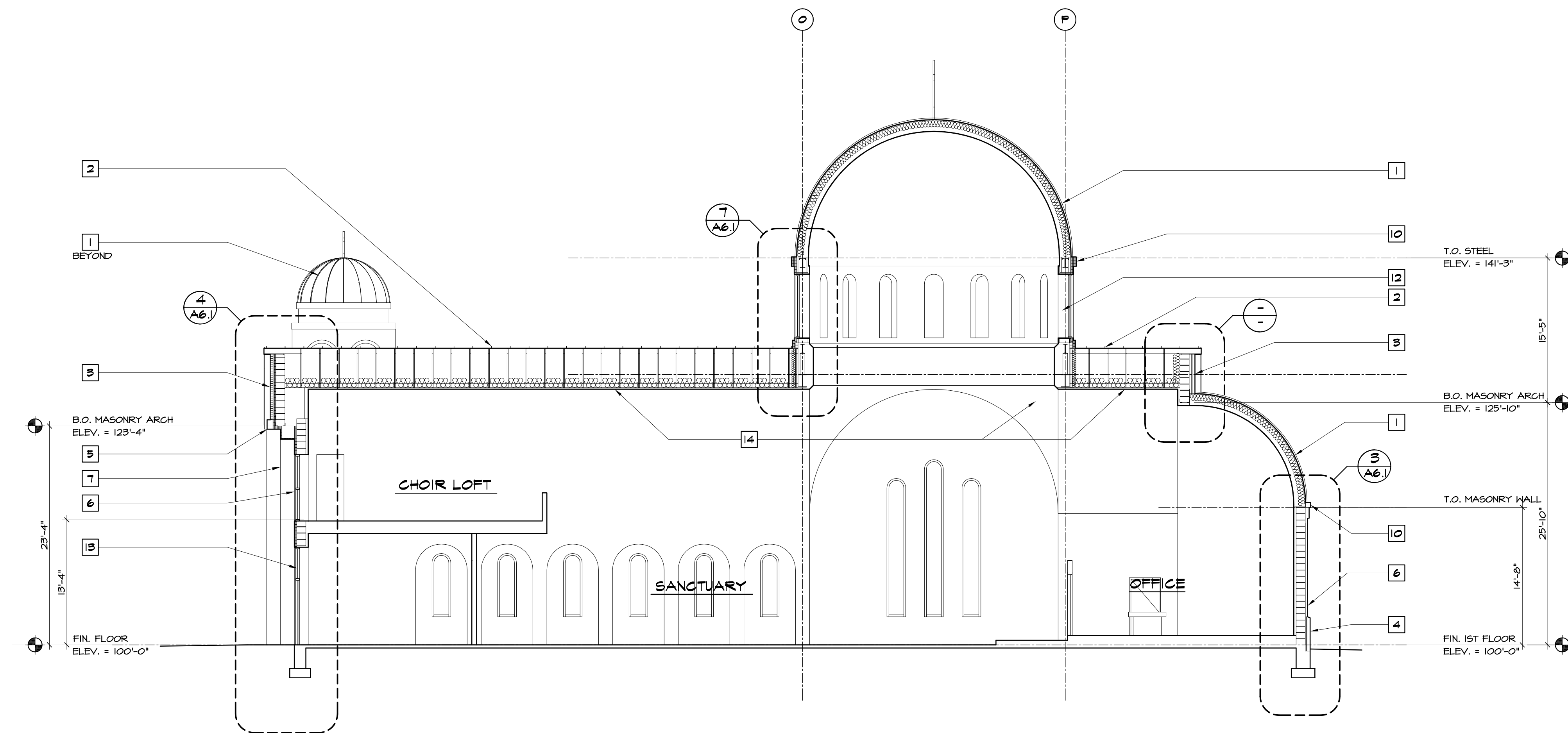


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

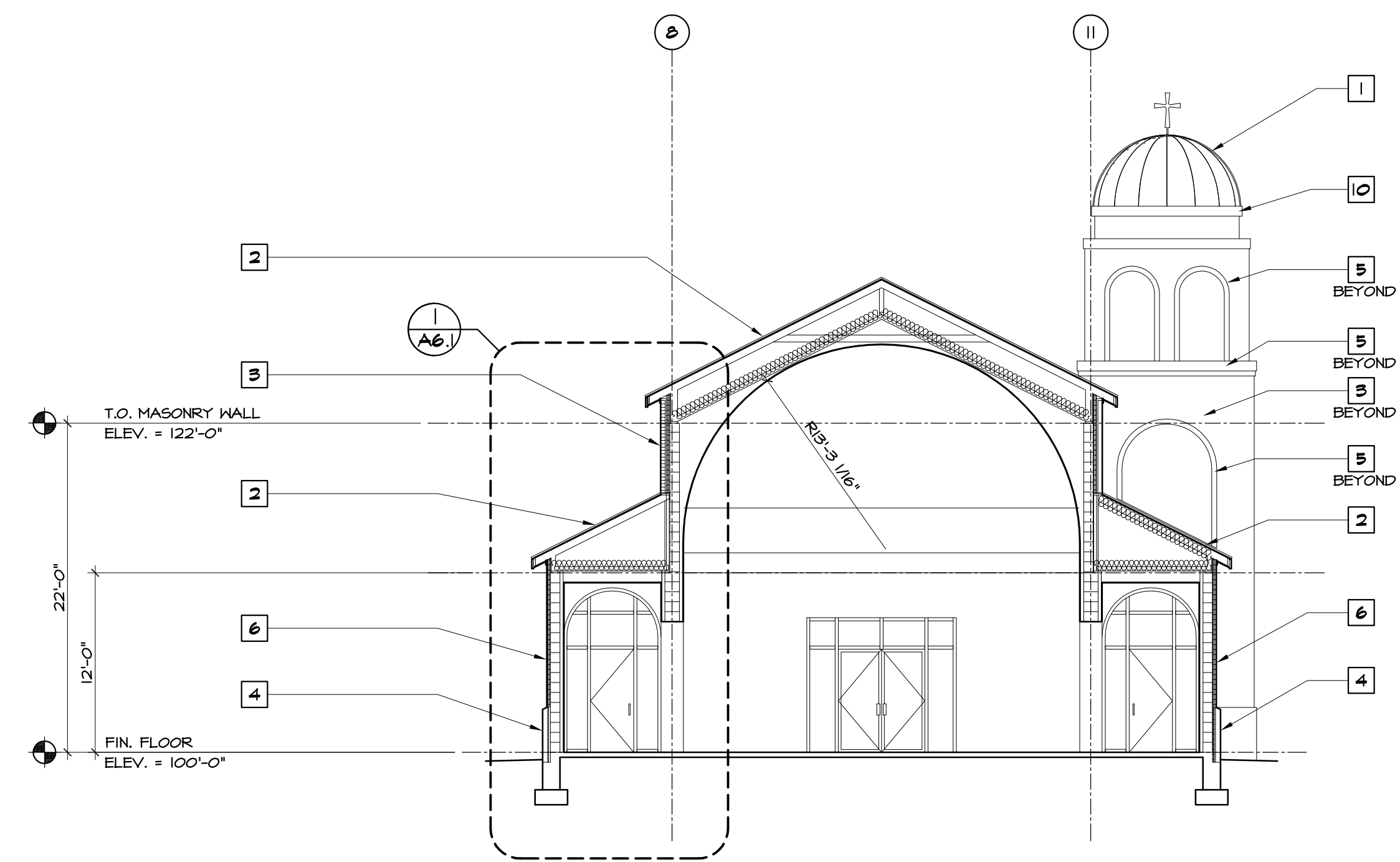
PRELIMINARY

KEYED NOTES

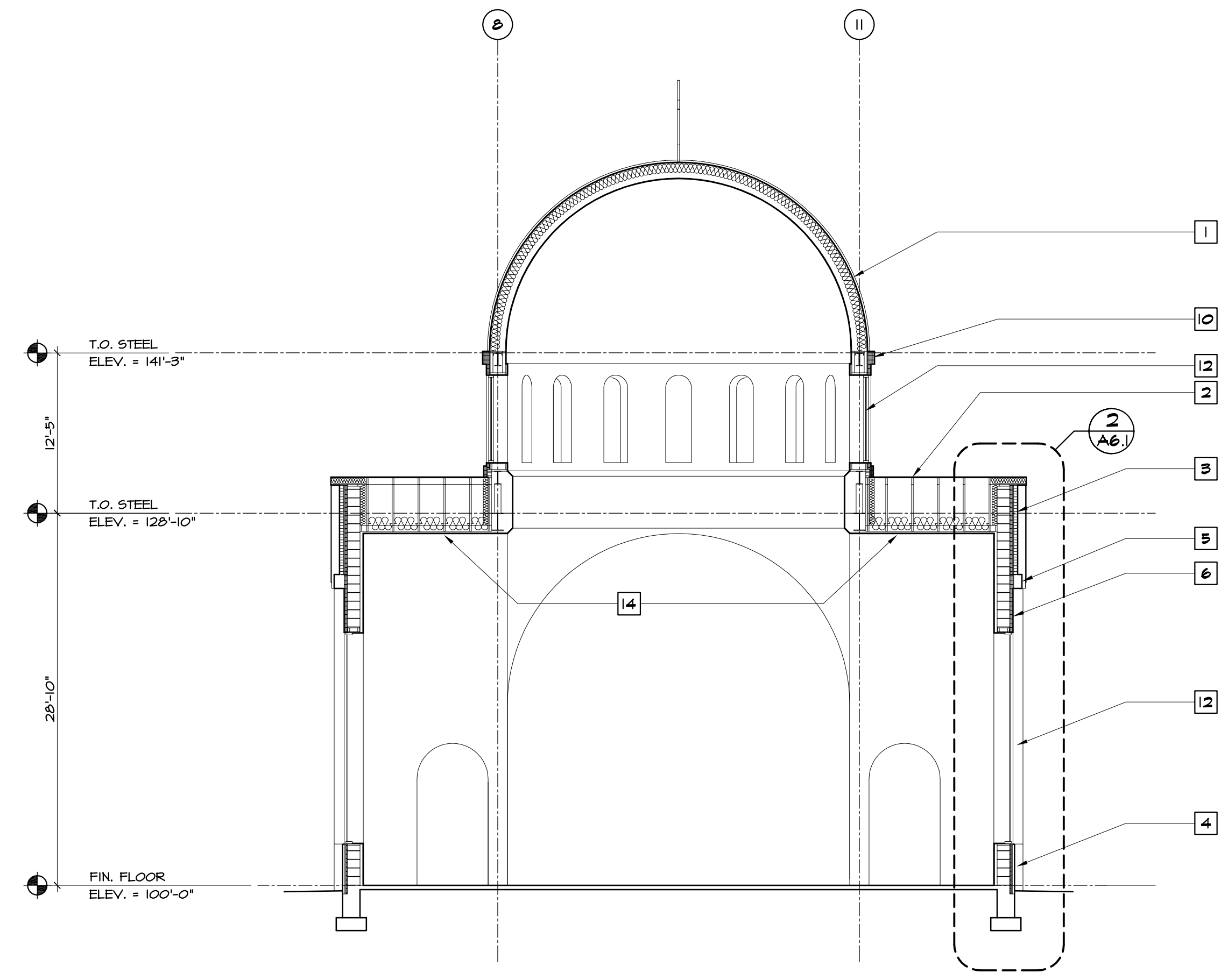
- 1 PRE-FINISHED TAPERED STANDING SEAM METAL ROOFING OVER ICE & WATER BARRIER ON EXTERIOR ROOF SHEATHING OVER PRE-ENGINEERED METAL STUD FRAMING
- 2 PRE-FINISHED STANDING SEAM METAL ROOFING OVER ICE & WATER BARRIER ON EXTERIOR ROOF SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES
- 3 STONE / BRICK VENEER ON 8" CMU BACKING W/ INSULATION IN CAVITY
- 4 CAST STONE BASE OVER CMU BACKING
- 5 CAST STONE ACCENT "BAND" OVER CMU BACKING
- 6 EIFS OVER AIR-BARRIER ON CMU BACKING
- 7 EIFS ARCH SOFFIT OVER AIR-BARRIER ON EXTERIOR GYPSUM SHEATHING ON METAL STUD FRAMING
- 8 EIFS OVER AIR-BARRIER ON EXTERIOR SHEATHING ON METAL STUD WALL FRAMING
- 9 STONE / BRICK VENEER OVER AIR SPACE OVER AIR-BARRIER ON EXTERIOR SHEATHING ON METAL STUD WALL FRAMING
- 10 PRE-FINISHED METAL EDGE ROOF TRIM
- 11 1" INSULATED TINTED GLASS IN PRE-FINISHED ALUMINUM FRAMING
- 12 1" CLEAR INSULATED GLASS IN PRE-FINISHED ALUMINUM FRAMING OUTSIDE STAINED GLASS WINDOW
- 13 1" CLEAR INSULATED GLASS IN PRE-FINISHED ALUMINUM STORE FRONT SYSTEM
- 14 5/8" GYP. BD. ON SUSPENDED METAL FRAMING HUNG FROM PRE-ENGINEERED WOOD ROOF TRUSSES



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



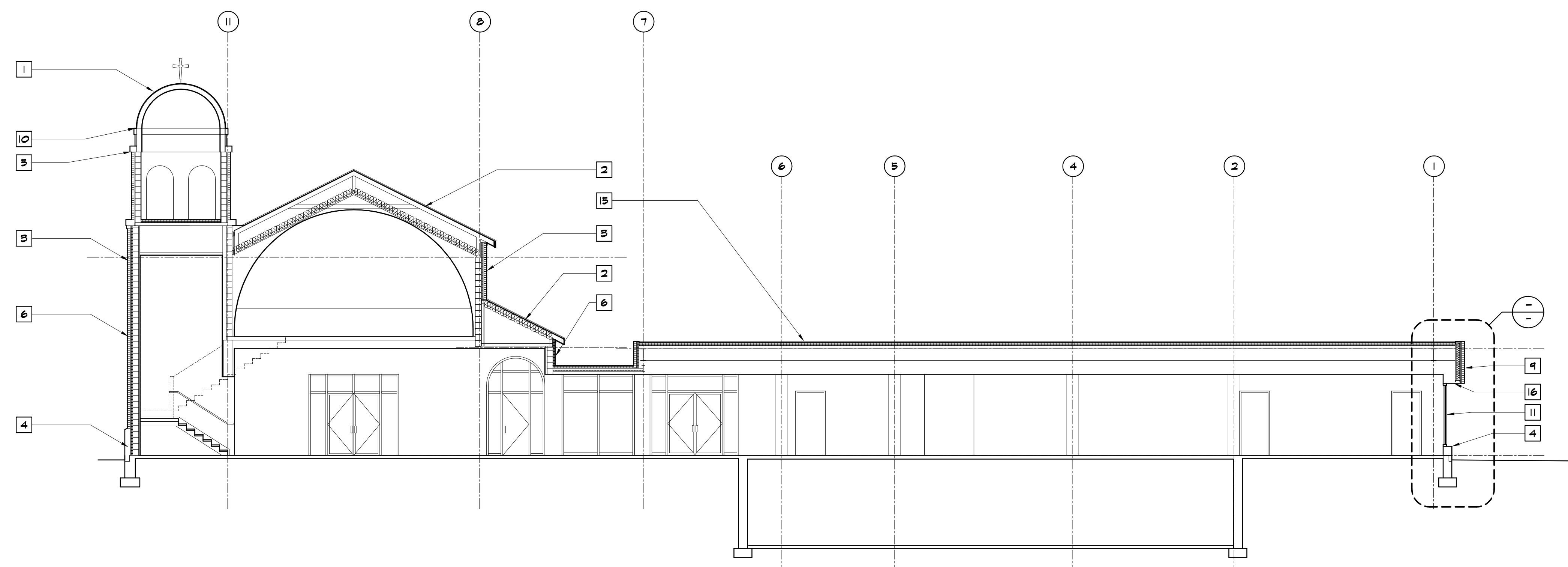
2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



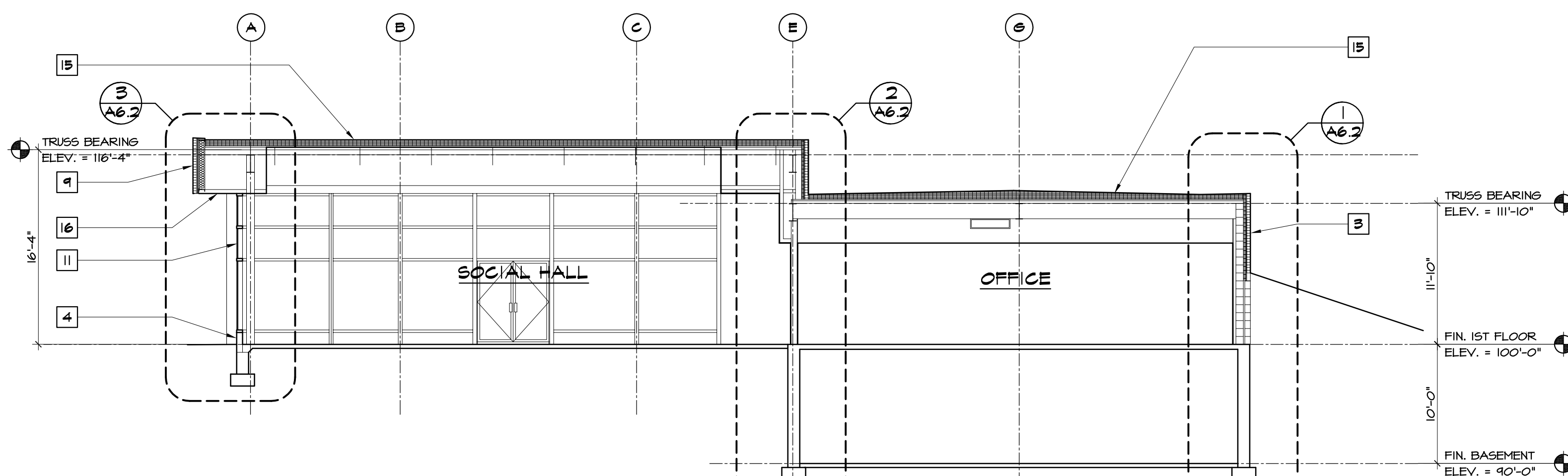
1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

KEYED NOTES

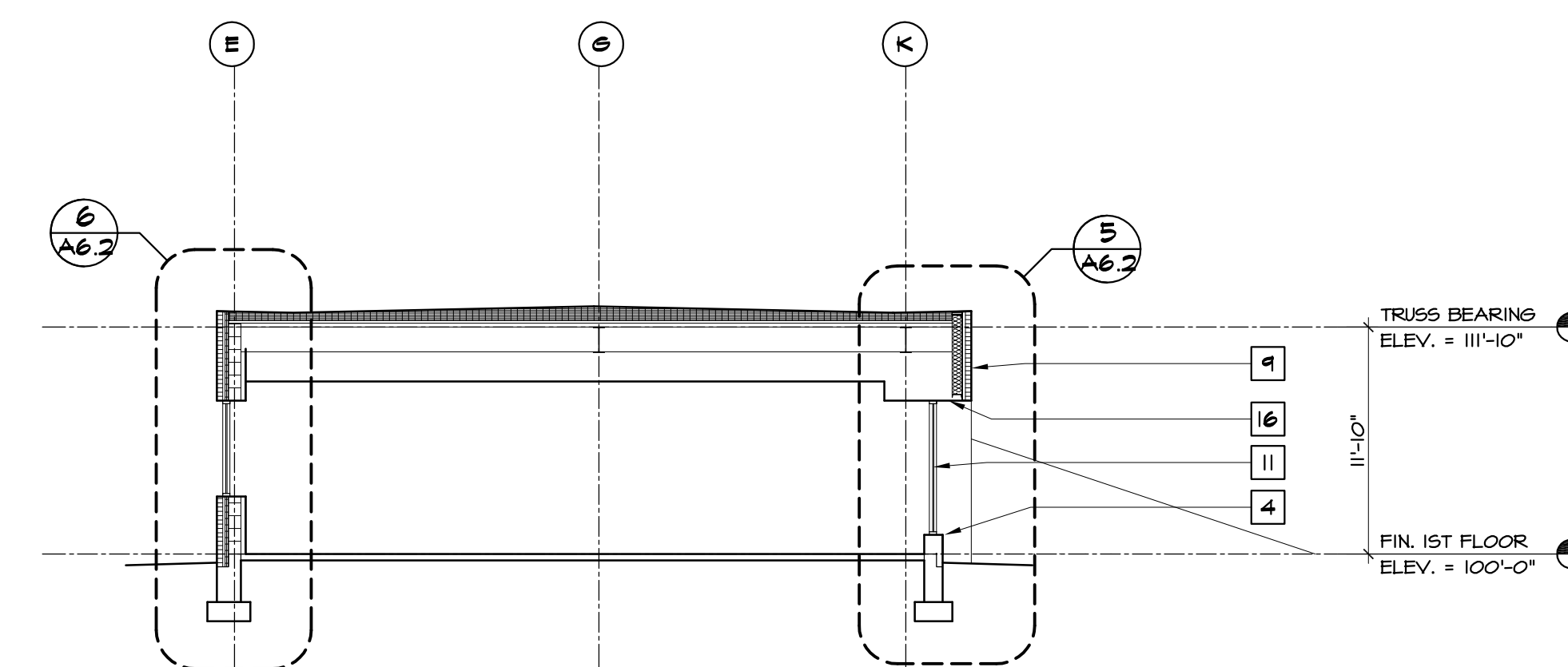
- 1 PRE-FINISHED TAPERED STANDING SEAM METAL ROOFING OVER ICE & WATER BARRIER ON EXTERIOR ROOF SHEATHING OVER PRE-ENGINEERED METAL STUD FRAMING
- 2 PRE-FINISHED STANDING SEAM METAL ROOFING OVER ICE & WATER BARRIER ON EXTERIOR ROOF SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES
- 3 STONE / BRICK VENEER ON 8" CMU BACKING W/ INSULATION IN CAVITY
- 4 CAST STONE BASE OVER CMU BACKING
- 5 CAST STONE ACCENT "BAND" OVER CMU BACKING
- 6 EIFS OVER AIR-BARRIER ON CMU BACKING
- 7 EIFS ARCH SOFFIT OVER AIR-BARRIER ON EXTERIOR GYPSUM SHEATHING ON METAL STUD FRAMING
- 8 EIFS OVER AIR-BARRIER ON EXTERIOR SHEATHING ON METAL STUD WALL FRAMING
- 9 STONE / BRICK VENEER OVER AIR SPACE OVER AIR-BARRIER ON EXTERIOR SHEATHING ON METAL STUD WALL FRAMING
- 10 PRE-FINISHED METAL EDGE ROOF TRIM
- 11 1" INSULATED TINTED GLASS IN PRE-FINISHED ALUMINUM FRAMING
- 12 1" CLEAR INSULATED GLASS IN PRE-FINISHED ALUMINUM FRAMING OUTSIDE STAINED GLASS WINDOW
- 13 1" CLEAR INSULATED GLASS IN PRE-FINISHED ALUMINUM STORE FRONT SYSTEM
- 14 5/8" GYP. BD. ON SUSPENDED METAL FRAMING HUNG FROM PRE-ENGINEERED WOOD ROOF TRUSSES
- 15 FULLY ADHERED MEMBRANE ROOFING OVER TAPERED RIGID INSULATION ON METAL DECK - SEE STRUCTURAL DRAWINGS
- 16 LINEAR METAL SOFFIT PANEL (SIMULATED WOOD GRAIN) OVER SUSPENDED LIGHT GAUGE METAL FRAMING



3 BUILDING SECTION
A5.3 SCALE: 1/8" = 1'-0"

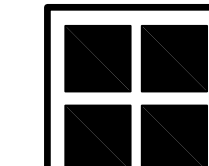


2 BUILDING SECTION
A5.3 SCALE: 1/8" = 1'-0"



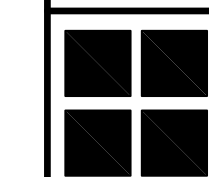
1 BUILDING SECTION
A5.3 SCALE: 1/8" = 1'-0"

PRELIMINARY



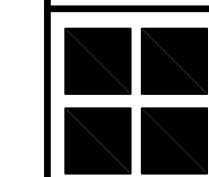
CORNWELL ARCHITECTS

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NEW BUILDING
ARCHANGEL GREEK ORTHODOX CHURCH

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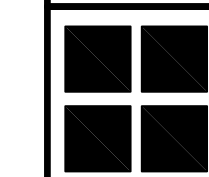
BUILDING SECTIONS

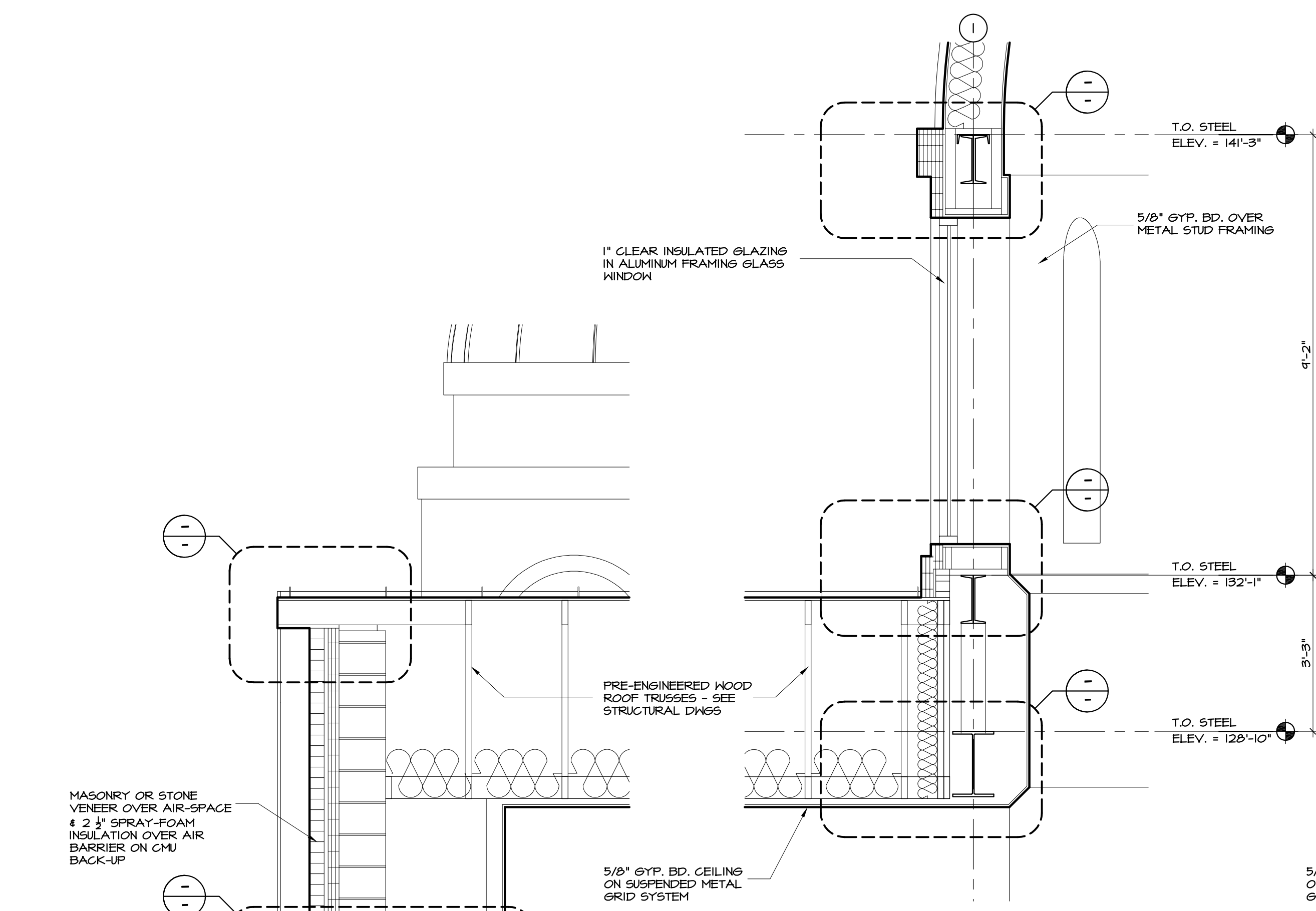
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REVISIONS

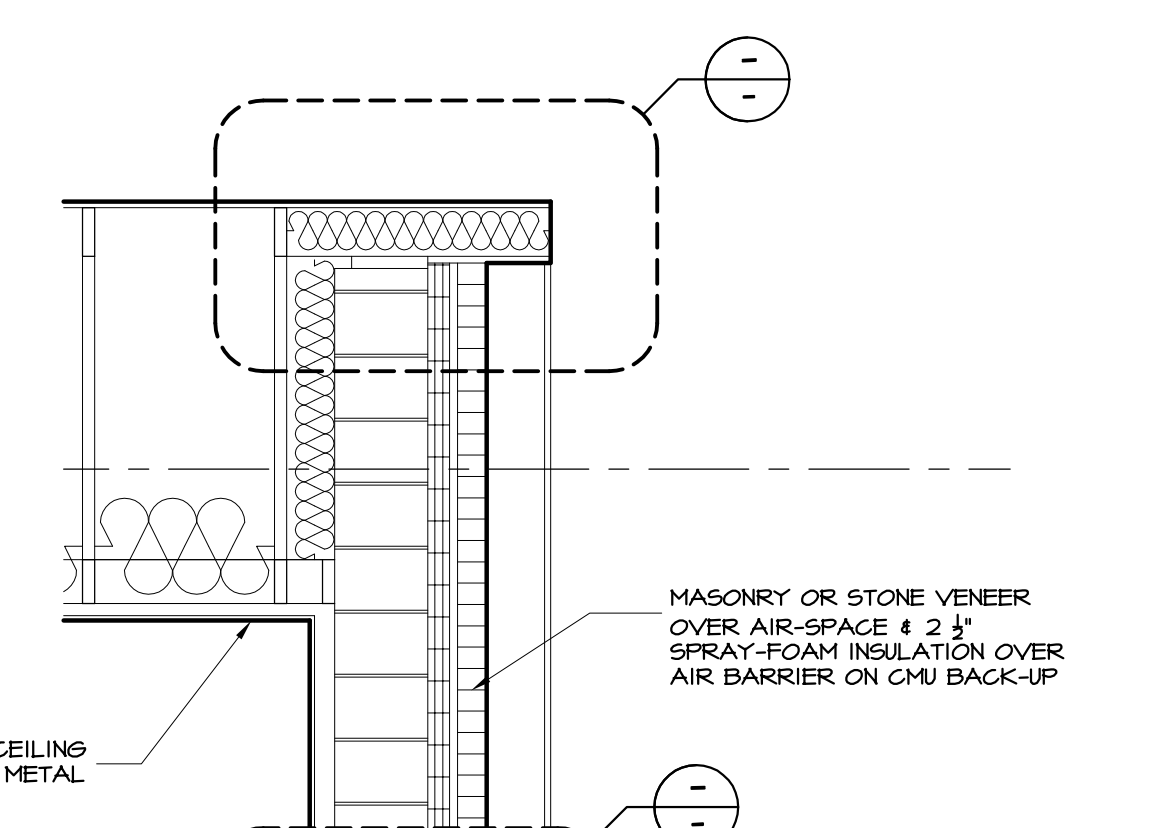
JOB NO. 201633

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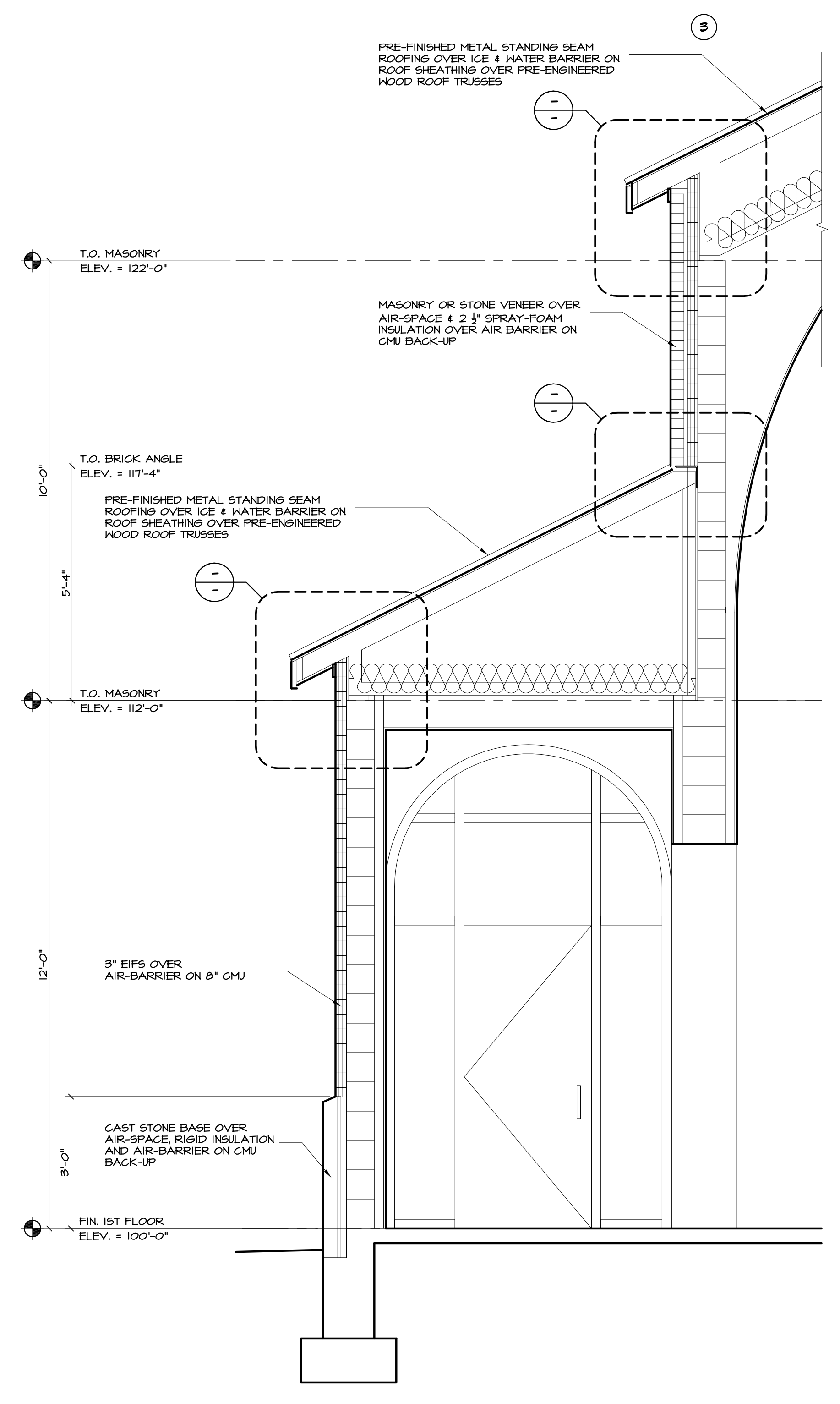




1 WALL SECTION
 SCALE: 1/2" = 1'-0"



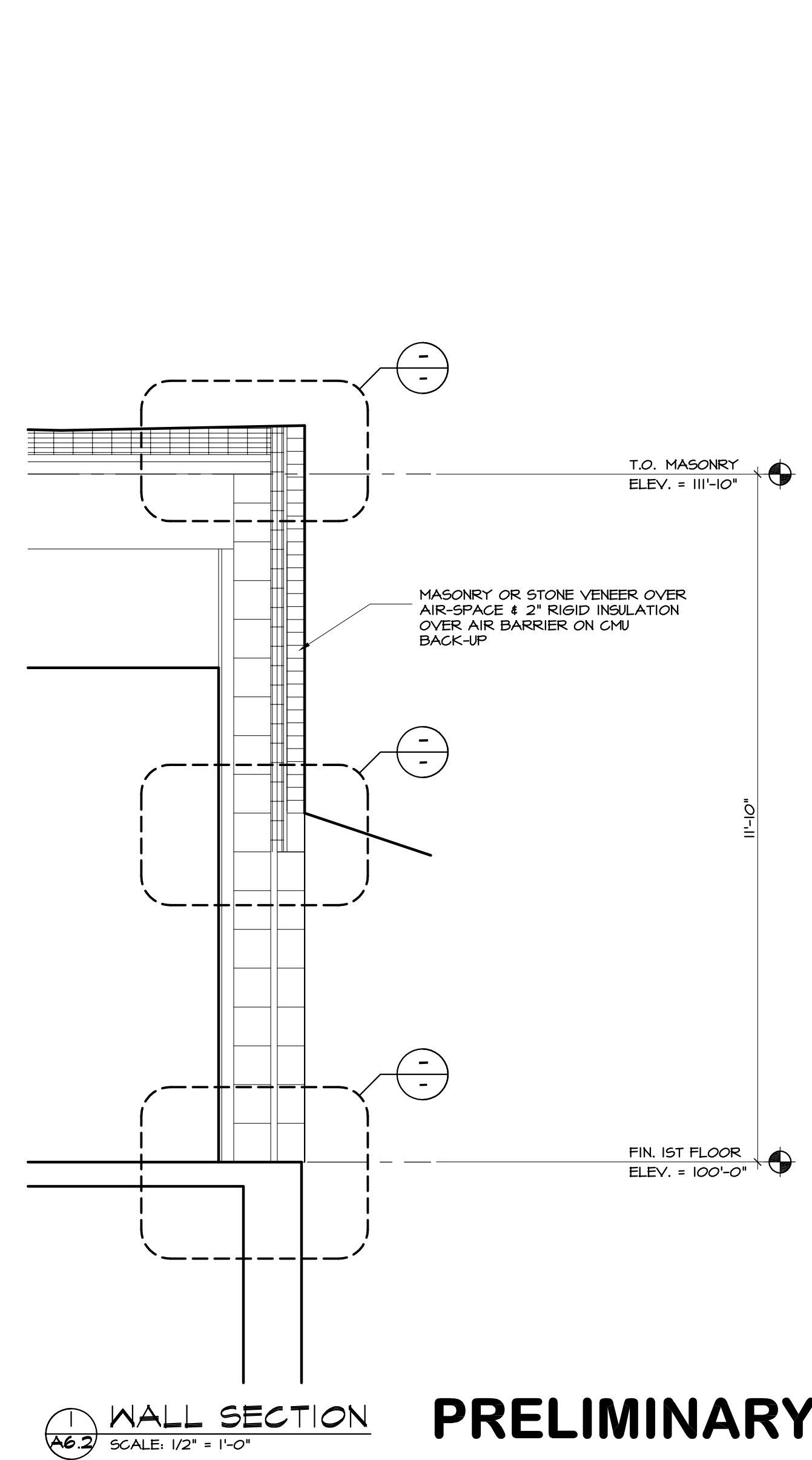
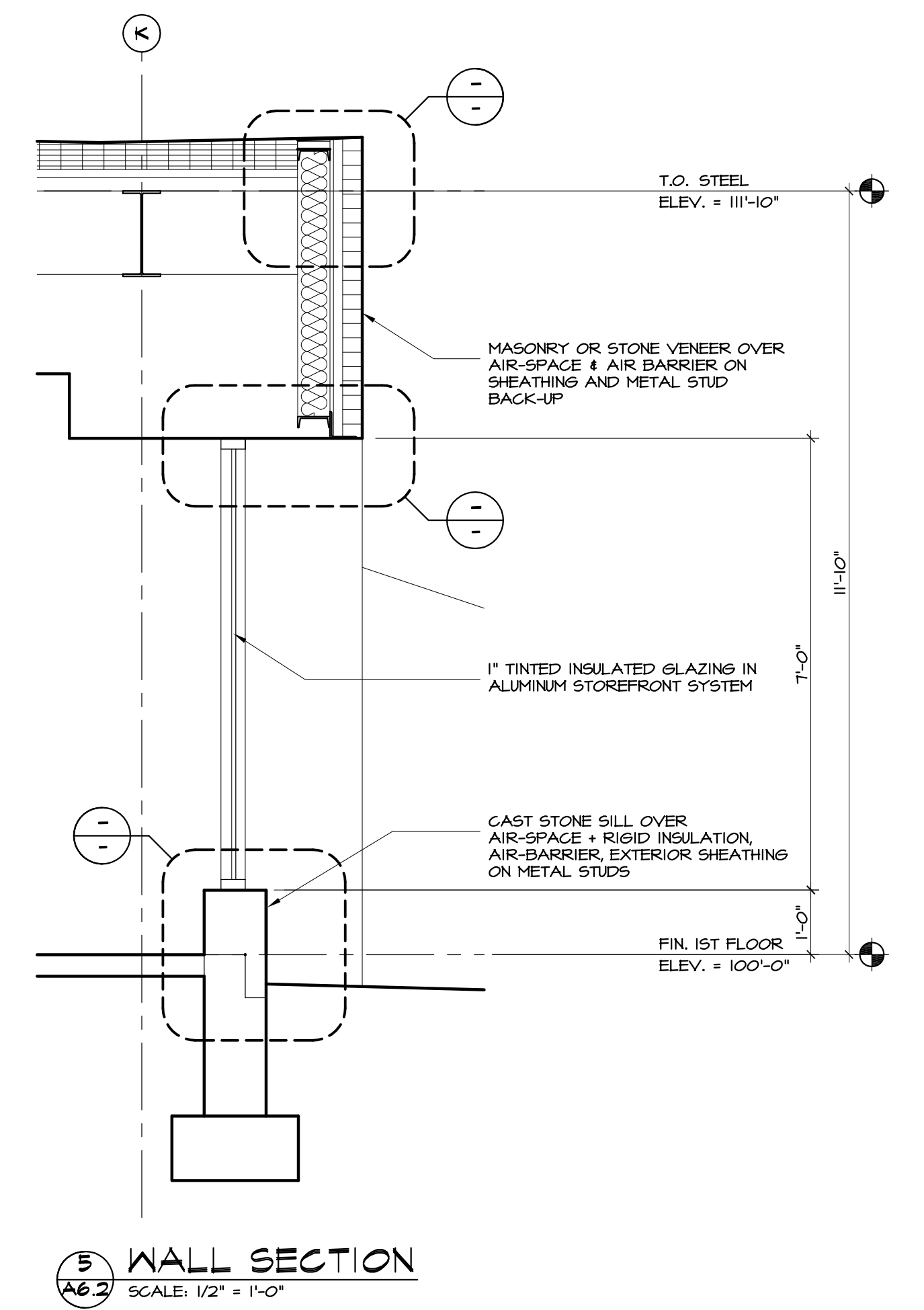
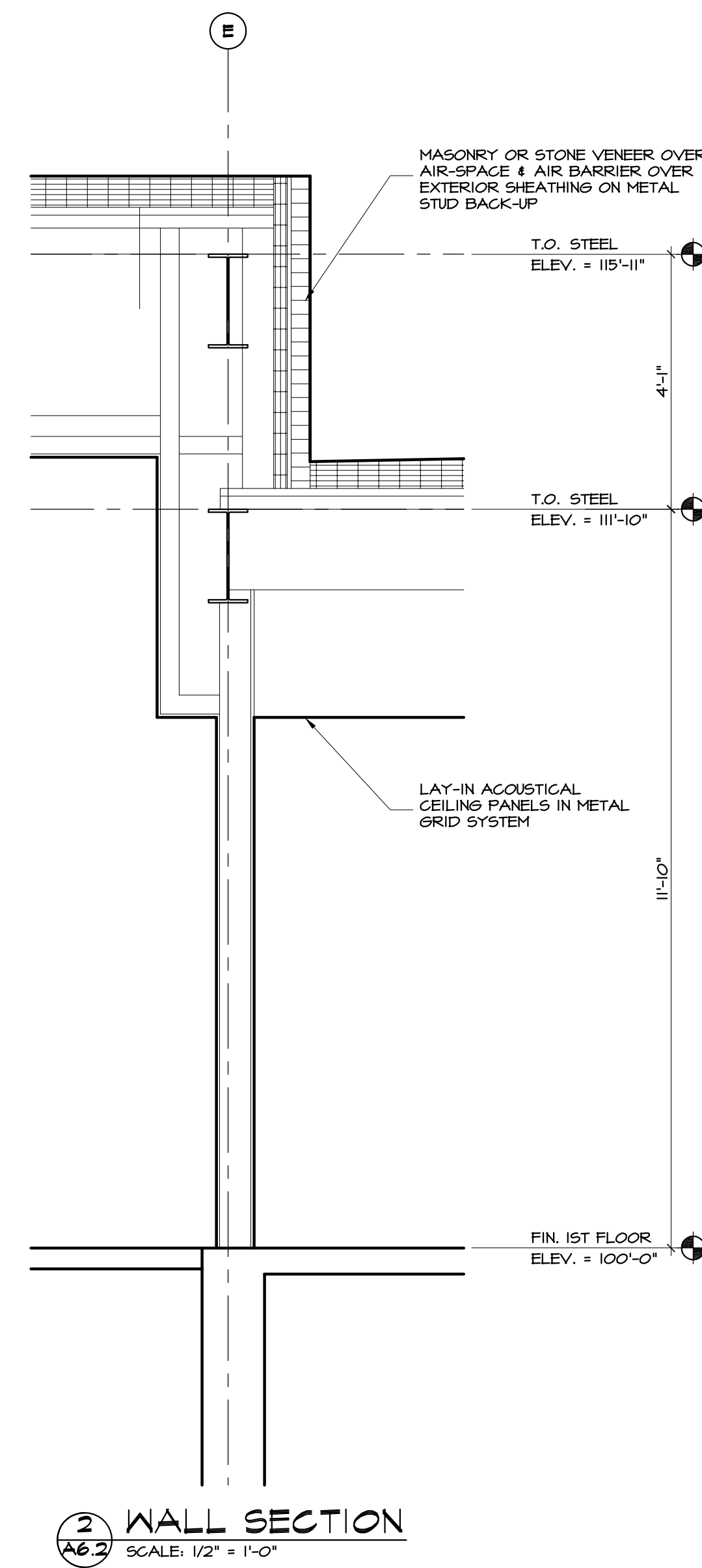
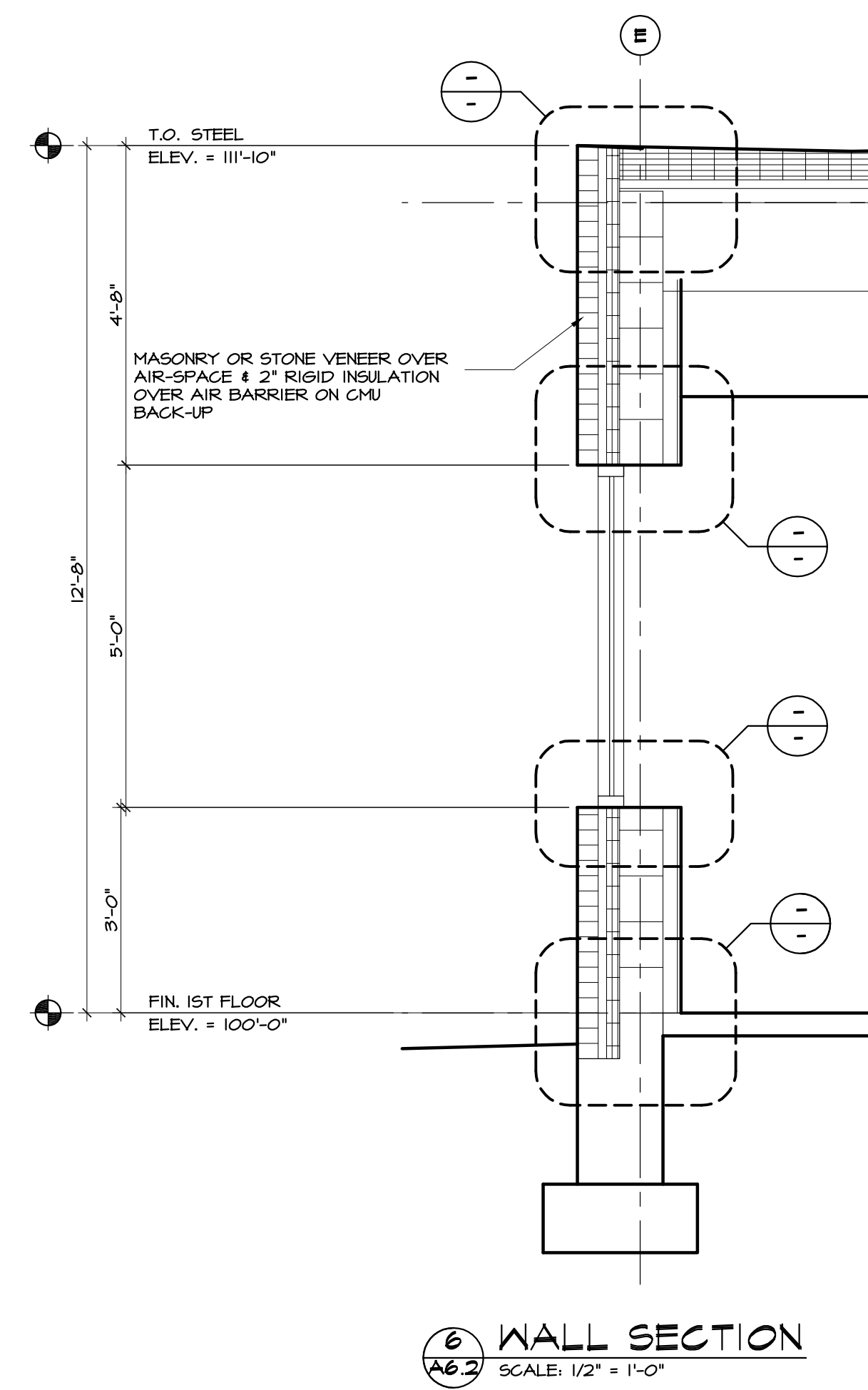
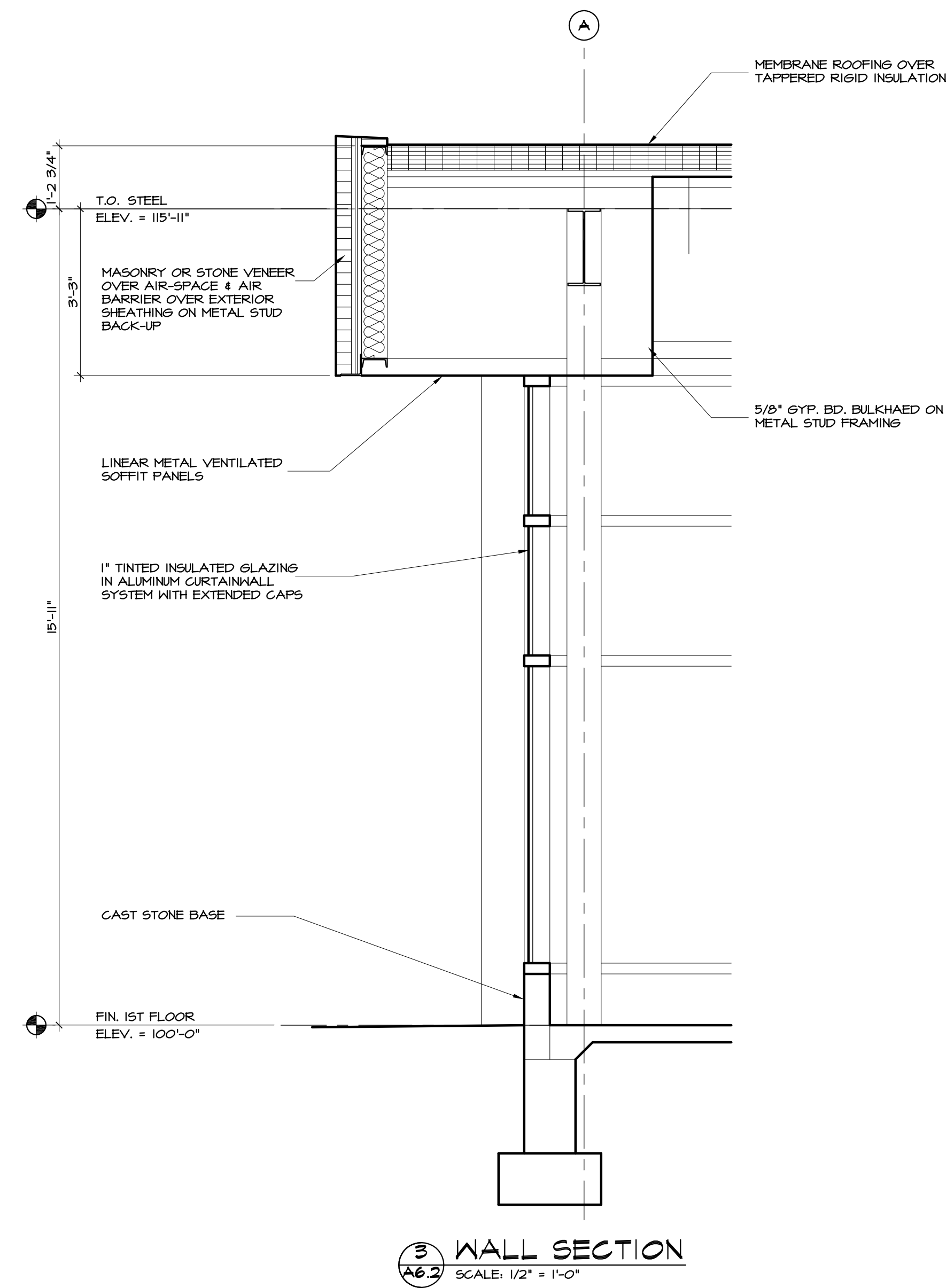
2 WALL SECTION
 SCALE: 1/2" = 1'-0"



3 WALL SECTION
 SCALE: 1/2" = 1'-0"

4 WALL SECTION
 SCALE: 1/2" = 1'-0"

PRELIMINARY



PRELIMINARY

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WALL SECTIONS

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201633

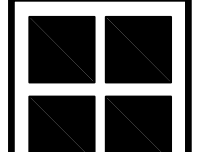
A6.2

FINISH SCHEDULE

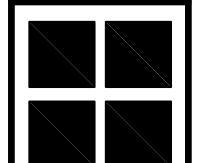
| NO. | ROOM | FLOOR | BASE | WALLS NORTH | WALLS SOUTH | WALLS WEST | WALLS EAST | CEILING | MISCELLANEOUS | REMARKS |
|-----|---------------|-------|-------|-------------|-------------|------------|------------|------------|---------------|---------|
| - | STAIR A | CONC. | - | PT | PT | PT | PT | PT | - | - |
| - | STAIR B | CONC. | - | PT | PT | PT | PT | PT | - | - |
| 000 | HALL | CONC. | - | PT | PT | PT | PT | EXPOSED | - | - |
| 001 | UTILITY | CONC. | - | PT | PT | PT | PT | EXPOSED | - | - |
| 002 | STORAGE | CONC. | - | PT | PT | PT | PT | EXPOSED | - | - |
| 101 | NARTHEX | CONC. | WD | PT | PT | PT | PT | PT | - | FEDIMAT |
| 102 | NAVE | CONC. | WD | PT | PT | PT | PT | PT | - | - |
| 103 | SOLEA | CONC. | WD | PT | PT | PT | PT | PT | - | - |
| 104 | ALTAR | CONC. | WD | PT | PT | PT | PT | PT | - | - |
| 105 | ACOLYTES | CPT1 | VB | PT | PT | PT | PT | PT | - | - |
| 106 | VESTRY | CPT1 | VB | PT | PT | PT | PT | PT | - | - |
| 110 | ENTRY | CONC. | VB | PT | PT | PT | PT | PT | - | FEDIMAT |
| 111 | BOOKSTORE | CONC. | VB | PT | PT | PT | PT | PT | - | - |
| 112 | COATS | CPT2 | VB | PT | PT | PT | PT | ACT | - | - |
| 113 | CHOIR | CPT2 | VB | PT | PT | PT | PT | ACT | - | - |
| 114 | ALCOVE | CONC. | VB | PT | PT | PT | PT | PT | - | - |
| 115 | WOMEN'S | CONC. | CHTL | PT/CHTL | PT/CHTL | PT/CHTL | PT/CHTL | PT | - | - |
| 116 | MEN'S | CONC. | CHTL | PT/CHTL | PT/CHTL | PT/CHTL | PT/CHTL | PT | - | - |
| 117 | CLASSROOM | CPT2 | VB | PT | PT | PT | PT | ACT | - | - |
| 118 | CLASSROOM | CPT2 | VB | PT | PT | PT | PT | ACT | - | - |
| 120 | HALL | CONC. | VB | PT | PT | PT | PT | PT | - | FEDIMAT |
| 121 | PRIEST OFFICE | CPT2 | VB | PT | PT | PT | PT | ACT | - | - |
| 122 | KITCHEN | CONC. | EPOXY | PT | PT | PT | PT | ACT | - | - |
| 125 | SOCIAL HALL | VGT | VB | PT | PT | PT | PT | PT/EXPOSED | - | - |
| 201 | MEZZANINE | CPT1 | VB | PT | PT | PT | PT | PT | - | - |

DOOR SCHEDULE

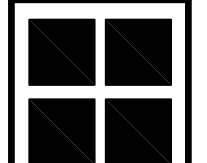
| NO. | FROM | TO | NO. OF DOORS | MATERIAL | WIDTH | HEIGHT | THICKNESS | DOOR TYPE | HARDWARE SET | FRAME MATERIAL | FRAME TYPE | THRESHOLD | DOOR STOP | CLOSER | REMARKS |
|------|-------------|---------------|--------------|----------|-------|--------|-----------|-----------|--------------|----------------|------------|-----------|-----------|--------|---------|
| 000 | HALL | STAIR B | 1 | H.M. | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 001 | HALL | UTILITY | 1 | H.M. | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 002A | HALL | STORAGE | 1 | H.M. | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 002B | STORAGE | HALL | 1 | H.M. | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 101A | NARTHEX | EXTERIOR | 2 | WOOD | 6'-0" | 7'-0" | 1-3/4" | - | - | ALUM. | - | • | - | • | |
| 101B | NARTHEX | ENTRY | 2 | GLASS | 6'-0" | 7'-0" | 1-3/4" | - | - | ALUM. | - | - | - | • | |
| 102A | NAVE | NARTHEX | 2 | GLASS | 6'-0" | 7'-0" | 1-3/4" | - | - | ALUM. | - | - | - | • | |
| 102B | NAVE | NARTHEX | 1 | GLASS | 3'-0" | 7'-0" | 1-3/4" | - | - | ALUM. | - | - | - | • | |
| 102C | NAVE | NARTHEX | 1 | GLASS | 3'-0" | 7'-0" | 1-3/4" | - | - | ALUM. | - | - | - | • | |
| 104A | SOLEA | ALTAR | 2 | WOOD | 6'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 104B | SOLEA | ALTAR | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 104C | SOLEA | ALTAR | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 105 | ALTAR | ACOLYTES | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 106A | ALTAR | VESTRY | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 106B | VESTRY | EXTERIOR | 1 | H.M. | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | • | - | • | |
| 110A | ENTRY | EXTERIOR | 2 | GLASS | 6'-0" | 7'-0" | 1-3/4" | - | - | ALUM. | - | • | - | • | |
| 110B | ENTRY | EXTERIOR | 2 | GLASS | 3'-0" | 7'-0" | 1-3/4" | - | - | ALUM. | - | • | - | • | |
| 111A | ENTRY | STAIR | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | • | - | • | |
| 111B | STAIR | EXTERIOR | 1 | H.M. | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 113 | ALCOVE | CHOIR | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 115 | ALCOVE | WOMEN'S | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 116 | ALCOVE | MEN'S | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 117 | HALL | CLASSROOM | 1 | WOOD | 6'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 118 | HALL | CLASSROOM | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 120 | HALL | EXTERIOR | 1 | GLASS | 3'-0" | 7'-0" | 1-3/4" | - | - | ALUM. | - | • | - | • | |
| 121 | HALL | PRIEST OFFICE | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 122A | HALL | KITCHEN | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 122B | SOCIAL HALL | KITCHEN | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 122C | SOCIAL HALL | KITCHEN | 1 | WOOD | 3'-0" | 7'-0" | 1-3/4" | - | - | H.M. | - | - | - | • | |
| 125A | SOCIAL HALL | BOOKSTORE | 2 | GLASS | 6'-0" | 7'-0" | 1-3/4" | - | - | ALUM. | - | - | - | • | |
| 125B | SOCIAL HALL | EXTERIOR | 2 | GLASS | 6'-0" | 7'-0" | 1-3/4" | - | - | ALUM. | - | • | - | • | |
| 125C | SOCIAL HALL | EXTERIOR | 2 | GLASS | 6'-0" | 7'-0" | 1-3/4" | - | - | ALUM. | - | • | - | • | |



CORNWELL ARCHITECTS
 401 East Front Street, Traverse City, MI 49686
 Tel: 231-946-7711 Fax: 231-946-7712



NEW BUILDING
ARCHANGEL GREEK ORTHODOX CHURCH
 7111 U.S.-31 North, Avon, MI 49610



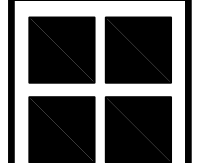
FINISH SCHEDULE &
DOOR SCHEDULE

DRAWN
1-12-17

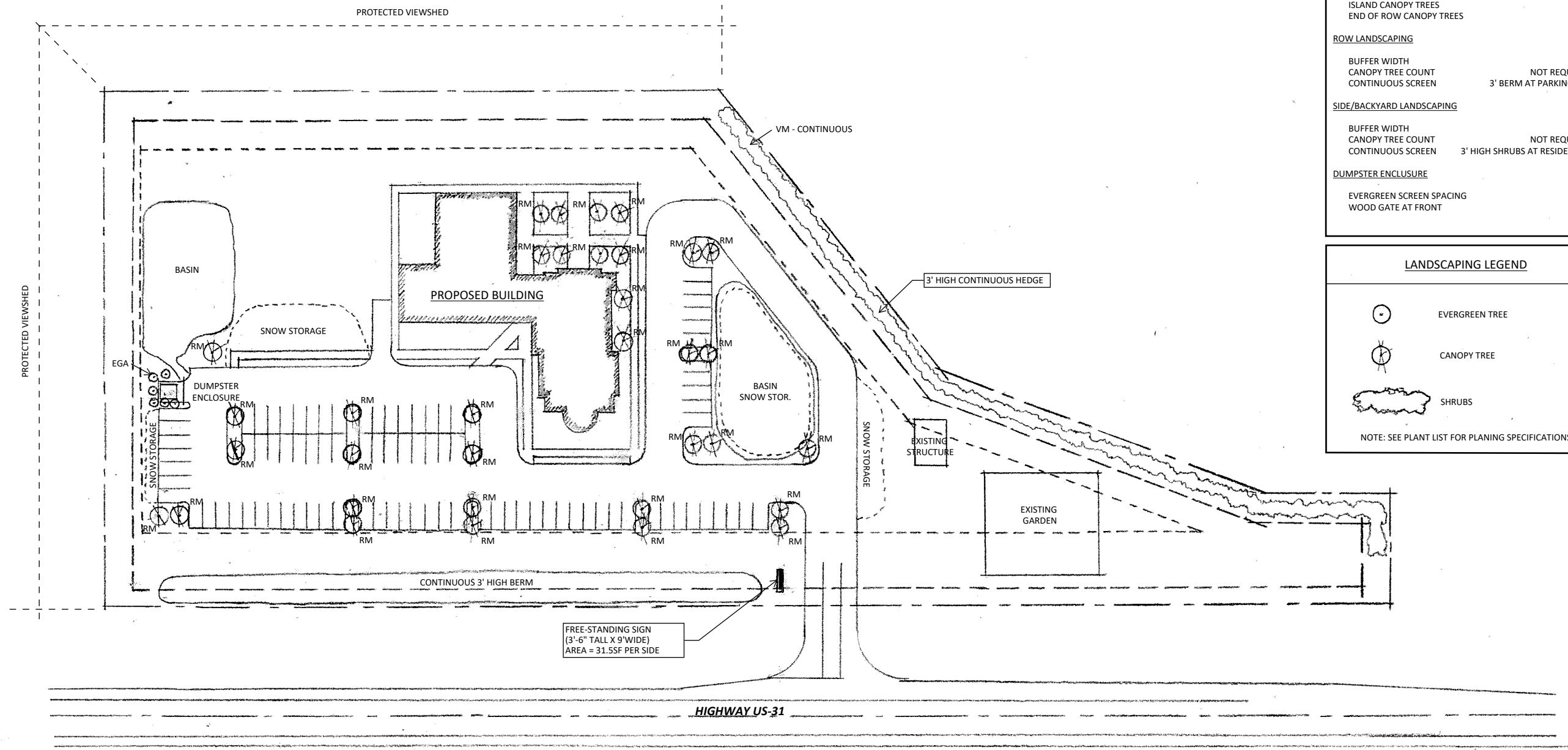
| NO. | DATE | REVISIONS |
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JOB NO.
201633

A8.0



PRELIMINARY



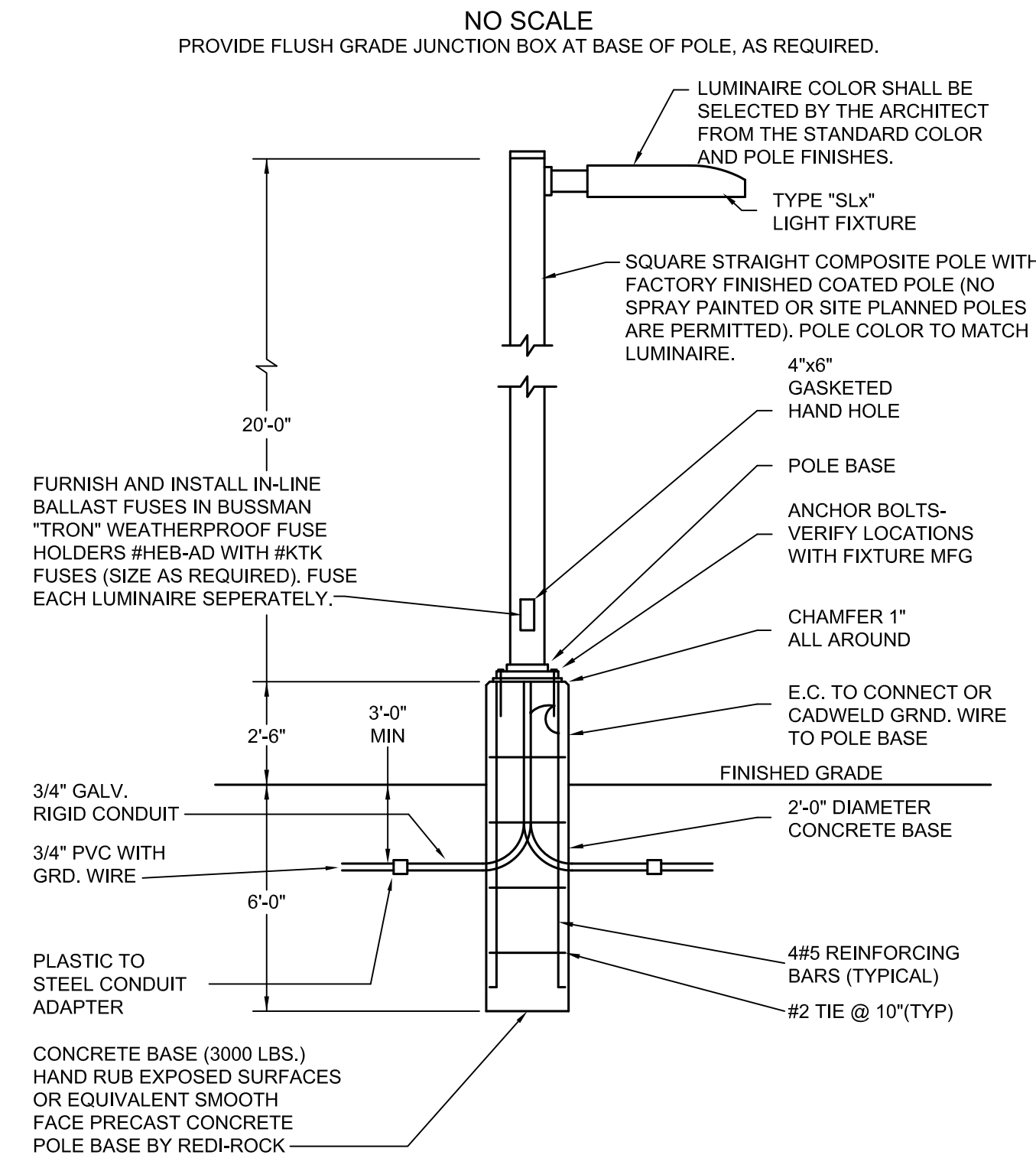
| LANDSCAPING CRITERIA | |
|-------------------------------------|-------------------------------|
| SNOW STORAGE | |
| PARKING AREA | 50,000 SF |
| SNOW STORAGE | 7,500 SF |
| OFFSTREET PARKING TREE COUNT | |
| ISLAND CANOPY TREES | 14 |
| END OF ROW CANOPY TREES | 10 |
| ROW LANDSCAPING | |
| BUFFER WIDTH | 10' |
| CANOPY TREE COUNT | NOT REQUIRED |
| CONTINUOUS SCREEN | 3' BERM AT PARKING LOT |
| SIDE/BACKYARD LANDSCAPING | |
| BUFFER WIDTH | 20' |
| CANOPY TREE COUNT | NOT REQUIRED |
| CONTINUOUS SCREEN | 3' HIGH SHRUBS AT RESIDENTIAL |
| DUMPSTER ENCLOSURE | |
| EVERGREEN SCREEN SPACING | 5' |
| WOOD GATE AT FRONT | |

| LANDSCAPING LEGEND | |
|---|----------------|
| | EVERGREEN TREE |
| | CANOPY TREE |
| | SHRUBS |
| NOTE: SEE PLANT LIST FOR PLANING SPECIFICATIONS | |

**ARCHANGEL GABRIEL CHURCH
LANDSCAPE PLAN**

| LANDSCAPE PLANTING LIST | | | | |
|-------------------------|--------|---------------------------------|--------------------------|--------------------------------|
| | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
| DECIDUOUS TREES | RM | ACER X FREEMANII "AUTUMN BLAZE" | AUTUMN BLAZE RED MAPLE | 2.5" CAL. |
| SHRUBS | VM | VIBURNUM ACERIFOLIUM | VIBURNUM MAPLELEAF | 30" HEIGHT / SPACING = 6' O.C. |
| EVERGREENS | EGA | THUJA OCCIDENTALIS | EMERALD GREEN ARBORVITAE | 72" HEIGHT / SPACING = 5' O.C. |

TYPE "SLx" LIGHT FIXTURE & CONCRETE BASE DETAIL

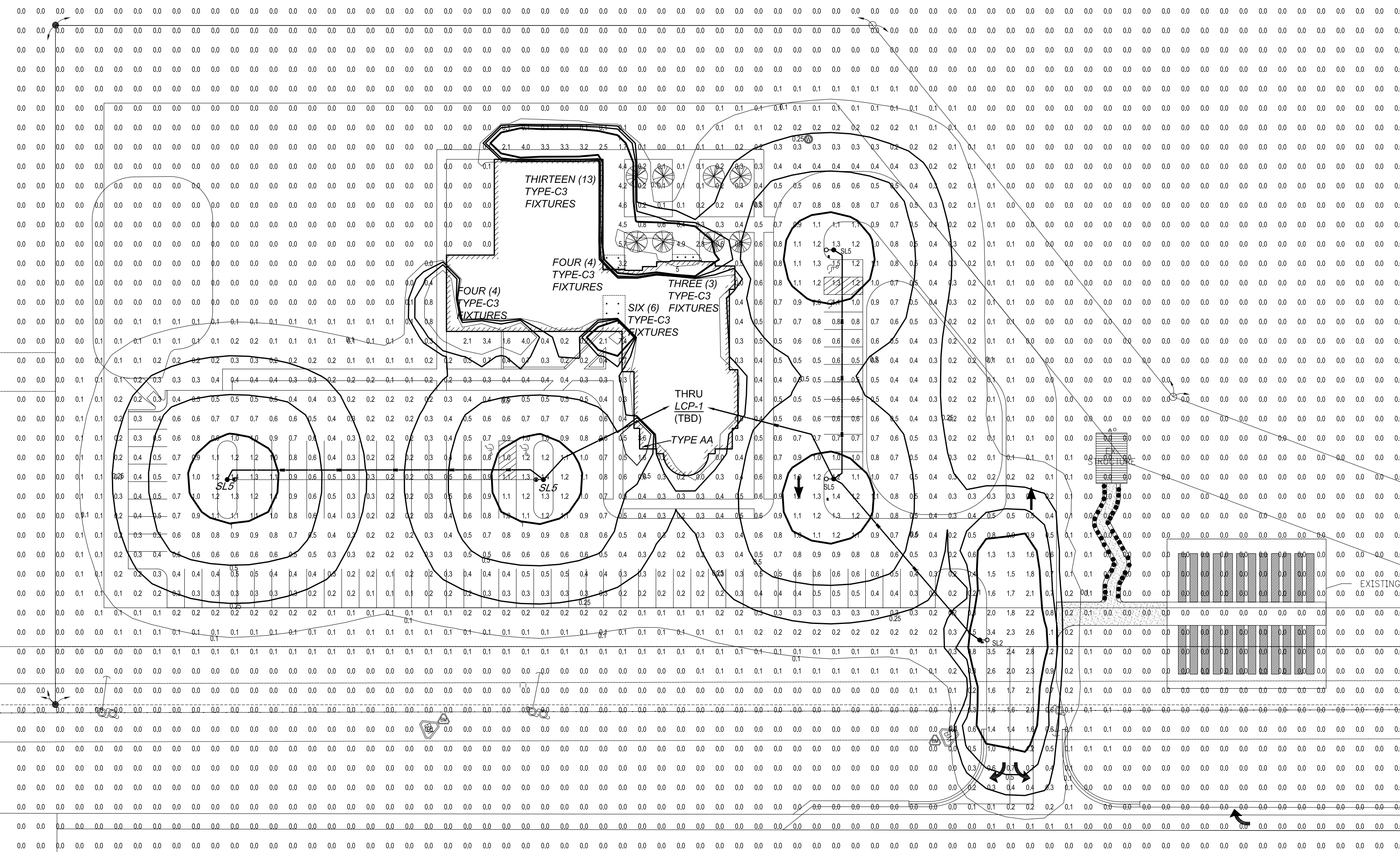


EXTERIOR LIGHT FIXTURE SCHEDULE

| Type | Mount | Description | Lumen | Temp | CRI | Watts | Volt | Dim | Manufacturer | Catalog # | Notes | Type |
|------|--------------|--|--------|-------|-----|-------|---------|-------|-----------------------------|--|--|------|
| AA | Surface Wall | ADA Exterior Wall Pack | 800 | 3000K | 80 | 11 | 120-277 | ND | Ligman Ltg. | #30001-11w-W30-XX-120/277v | Mntd. so that bottom of fixture is approx. 8'-6" AFG | AA |
| C3 | Recessed | 4" Diameter LED Downlight w/ Haze Reflector and Diffuse Lens | 720 | 3500K | 90 | 13 | 120-277 | 0-10V | Halo Ltg. | #H457/CAT1E-EL406935-TL410H | | C3 |
| SL2 | Pole/Arm | Single LED Shoebox with 20' Composite Pole | 10,561 | 3000K | 80 | 113 | 120-277 | ND | McGraw-Edison & Shakespeare | #GLEON-AF-02-LED-E1-SL2-8030-XX-LCF with #SSA5-20-S1-OPSH-AR-5 | BUG Rating (B2-U0-G3) - XX denotes standard finish as selected by the Architect. | SL2 |
| SL5 | Pole/Arm | Single LED Shoebox with 20' Composite Pole | 11,355 | 3000K | 80 | 113 | 120-277 | ND | McGraw-Edison & Shakespeare | #GLEON-AF-02-LED-E1-5WQ-8030-XX-LCF with #SSA5-20-S1-OPSH-AR-5 | BUG Rating (B4-U0-G2) - XX denotes standard finish as selected by the Architect. | SL5 |

Calculation Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|----------------------|-------------|-------|-----|-----|-----|---------|---------|
| Site Lighting Planar | Illuminance | Fc | 0.2 | 7.4 | 0.0 | N.A. | N.A. |
| Parking Areas | Illuminance | Fc | 0.6 | 1.5 | 0.1 | 6.0 | 15.0 |
| Site Drive Areas | Illuminance | Fc | 0.7 | 2.8 | 0.0 | N.A. | N.A. |



ELECTRICAL SITE LGS. PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"



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Call before you dig.

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tel: 231-946-7711

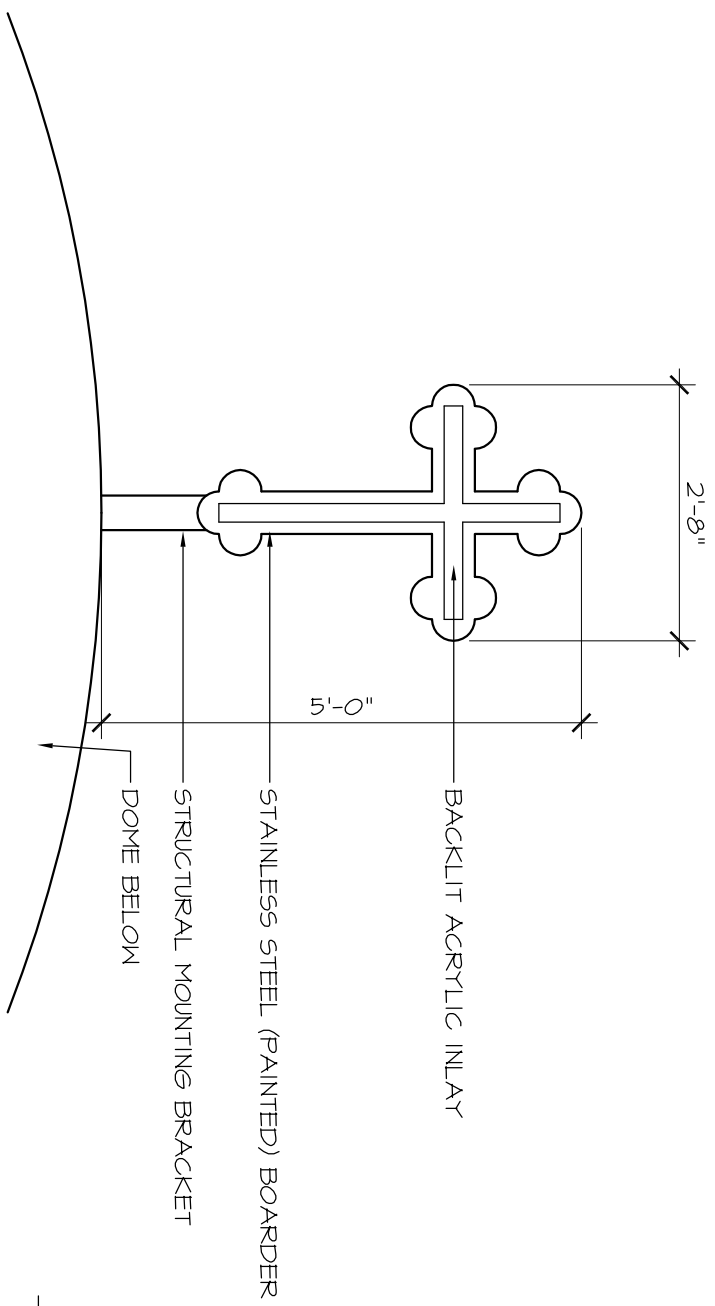
NEW BUILDING
ARCHANGEL GREEK ORTHODOX CHURCH
7111 U.S.-31 North, Acme, MI 49610

ELECTRICAL SITE
LGS. PHOTOMETRIC
PLAN

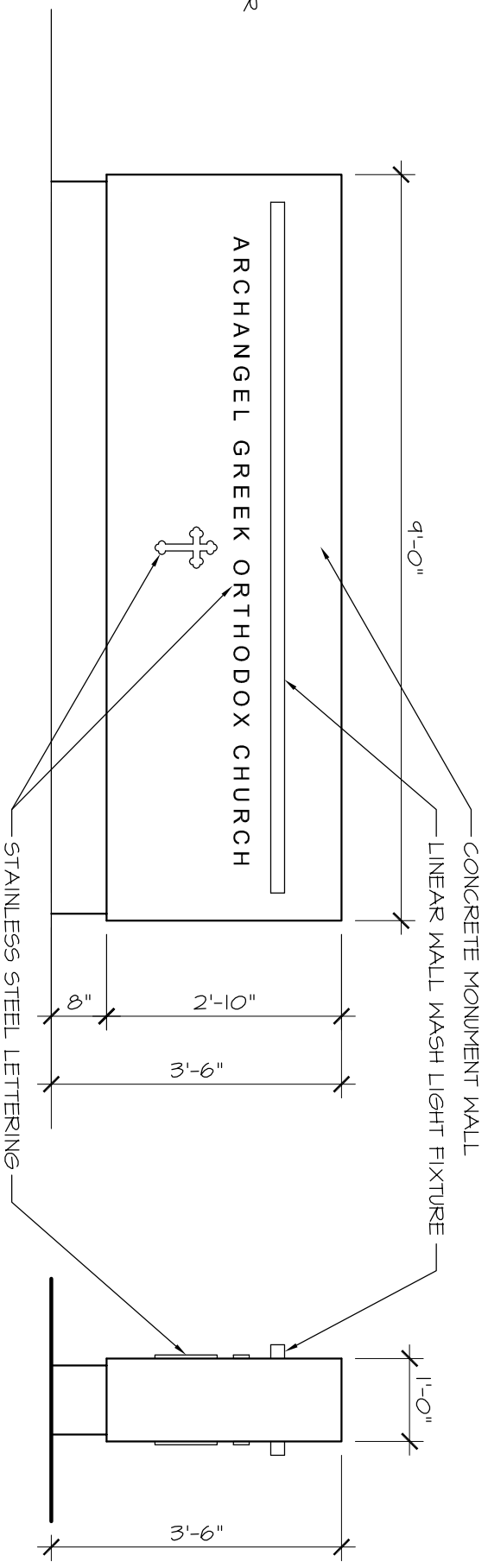
DRAWN
07-19-17
REVISIONS

JOB NO.
201525

SE1.1



INTERNALLY LIT CROSS CONCEPT



ROADSIDE MONUMENT SIGN CONCEPT



STEVE LARGENT
DRAIN COMMISSIONER
GRAND TRAVERSE COUNTY
400 BOARDMAN AVENUE, SUITE 200
TRAVERSE CITY, MI 49684-2577
Phone: (231) 922-4807

September 5, 2017

Mr. Shawn Winter, Planning & Zoning Administrator
Acme Township
6042 Acme Road
Williamsburg, MI 49690

Re: Final Approval for Archangel Greek
Orthodox Church Storm Water Plan

Dear Shawn:

Please accept this letter as my Final Approval of the Storm Water Plan for the proposed Greek Orthodox Church as request by Acme Township. This approval is based upon a 3rd party review of the storm water plan that was conducted by Robert Verschaeve. P.E., Gosling Czubak.

According to Mr. Verschaeve's review, the Storm Water Plan meets the design criteria for a detention system with slow release outlets. It is understood that the controlled outlets from the basins discharge into a drainage swale that extends off-site to the southwest through a recorded private drainage easement onto a neighboring property then to the Dock Road Right of Way and the existing Deepwater Point Drainage District.

Please provide this office with a copy of the recorded private drainage easement for our records.

Furthermore, a review of the existing drainage district boundaries and the associated Apportionments will take place at some point in the future once this project is complete.

Please let me know if you have any questions or concerns.

Sincerely,

Steve Largent, Drain Commissioner

Cc: Mr. Jay B. Zollinger, Supervisor, Acme Township
Mr. Terry Boyd, Project Manager, Gourdie-Fraser, Inc.



TECHNICAL MEMORANDUM

Greek Orthodox Church – Storm Water Review

To: Shawn Winter, Zoning Administrator
Jay Zollinger, Supervisor

Date: August 31, 2017

From: Robert Verschaeve, P.E.

Re: Greek Orthodox Church – Storm Water Review

This review is being provided as requested by Acme Township and is limited to the 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.

The plans provided for review include sheets C1.1, C2.1, C3.1, C3.2, C3.3, C3.4, and C4.1 with a latest revision date of 8-10-2017. Sheet C4.2 with a latest revision date of 8-30-2017 was also provided. The plans were prepared by GFA for the project architect, Cornwell Architects. GFA also provided a copy of their electronic HydroCAD file for review.

The plans show a proposed church building of an approximately 11,655 sft footprint on an irregular shaped parcel of approximately 5 acres. The entrance to the site is located off US-31 just north of Dock Road. Paved parking and circulation is provided for 97 cars. Storm water runoff from the site is proposed to be routed via a combination of sheet flow, storm sewers, and swales to two detention basins. Controlled outlets from the basins discharge to a drainage swale extending off site to the southwest through a drainage easement to Dock Road Right of Way and the Deepwater Point Drainage District. The soils present on the site are noted to be Emmet sandy loam per the Natural Resources Conservation Service Soil Survey. Areas for the building, parking lot, and basins were scaled from the plans provided and found to match the areas used in the calculations.

Since the proposed plans show the basins designed as detention basins with slow release outlets, 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 basins are not designed as wet basins, therefore a base flow is not required. The basins proposed physically fit the site and are appropriate.

b) Design Criteria

i) Treatment Volume -

The plans and calculations show the basins meeting the required treatment volumes and maximum release rates. The minimum treatment volume for Basin 1 is 4,490 cft and 5,665 cft is provided. The maximum release rate for the treatment volume is .04 cfs and .03 cfs is provided. The minimum treatment volume for Basin 2 is 5,685 cft and 6,615 cft is provided. The maximum release rate for the treatment volume is .06 cfs and .05 cfs is provided.

ii) Flood Control Volume –

The plans and calculations show the basins meeting the required flood control volumes and maximum release rates. The minimum flood control volume for Basin 1 is 10,890 cft and 11,149 cft is provided. The maximum release rate for the flood control volume is .26 cfs and .11 cfs is provided. The minimum flood control volume for Basin 2 is 10,835 cft and 11,093 cft is provided. The maximum release rate for the flood control volume is .53 cfs and .32 cfs is provided.

Part of the flood control volume requirement (3)) is that certification that an adequate outlet is available shall be provided. It is understood that the runoff from the outlet is to the existing Deepwater Point Drainage District. A letter of “preliminary approval” from the Drain Commissioner has been provided by the project engineer. It was noted that a review of Apportionments of that district may be needed once this project is complete. We recommend that final approval from the Drain Commissioner be obtained by the applicant.

iii) Wet Basins –

This criterion is not applicable to this project.

iv) Snow Storage –

Snow storage is not shown within the basins and there is adequate space along other edges of the parking lot and site for snow storage.

c) **Pre-Treatment Criteria**

i) Sediment Forebay –

A sediment forebay is provided in Basin 1. Catch basin sumps and a drainage swale provide equivalent upstream pre-treatment prior to runoff entering Basin 2.

d) **Controls**

i) Inlet Design –

Inlet pipes are not normally submerged and forebays or equivalent are provided as described in C.

ii) Outlet Design –

The outlet structures meet the numerous requirements of this section.

iii) Emergency Overflow –

Appropriate emergency overflows are incorporated into the outlet structures.

iv) Erosion Control –

The plans indicate appropriate erosion control measures. A separate Soil Erosion and Sedimentation Control permit is required from Grand Traverse County.

e) **Geometry**

The geometry of the proposed ponds is acceptable.

f) **Public Safety**

The applicable public safety requirements of this section are met. The basins aren't deep enough to require ledges or fencing.

g) Maintenance

The basins are accessible as required for maintenance. A maintenance plan is also included on the drawings.

The storm water controls for this site are typical for similar sites in Acme Township and Grand Traverse County. The storm water control plan for this site can be approved as long as the following conditions are met:

- Final approval from the Drain Commissioner shall be obtained for the outlet discharge to the Deepwater Point Drainage District.
- Copies of a recorded drainage easement for the swale crossing neighboring property to Dock Road shall be provided.

Shawn Winter

From: Daniel Thorell <dthorell@gtchd.org>
Sent: Thursday, August 31, 2017 3:33 PM
To: mark@cornwell-architects.com
Cc: Erik Arbut; Shawn Winter
Subject: Re: Arch Angel Church onsite water and wastewater

Shawn

I have reviewed plans for Archangel Greek Orthodox Church and found the onsite wastewater design and location to comply with Local and State Environmental Health Regulations. The Type II well location appears to meet isolation requirements. plan review of the plumbing schematic will be done to determine the well capacity requirements. Permits for the onsite wastewater system and Type II well will be forthcoming.

Due to the church having a banquet hall facility with a full service kitchen, a full plan review of the kitchen will be required prior to construction to insure the facility complies with licensing requirements as prescribed by the Michigan Food Code.

If you have any questions, please contact me.

Daniel R. Thorell, M.S., R.S.
Environmental Health Director
Grand Traverse County Health Department
Environmental Health Division
2650 LaFranier Rd
Traverse City, MI 49686

231.995.6021

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On Mon, Jul 24, 2017 at 10:30 AM, Daniel Thorell <dthorell@gtchd.org> wrote:
Shawn

I am sending this email to confirm that I have meet with Erik Arbut from Gourdie -Frasier onsite and we have established an area for the onsite wastewater system location. Erik is working on a design plan for the wastewater system and will be submitting that soon. Please let me know if you have any questions or concerns going forward.

Daniel R. Thorell, M.S., R.S.
Environmental Health Director

Grand Traverse County Health Department
Environmental Health Division
2650 LaFranier Rd
Traverse City, MI 49686

231.995.6021

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INDIVIDUAL CONSTRUCTION PERMIT
For Operations within State Highway Right-of-Way

Issued To:
TRAVERSE CITY GREEK ORTHODOX MISSION
CHURCH
7331 Deepwater Point Rd.
Williamsburg MI 49690

Permit Number: 28013-016650-13-050313
Permit Type: Individual Application
Permit Fee: \$410.00
Effective Date: May 03, 2013 to May 03, 2014
Bond Numbers:
Liability Insurance Expiration Date: Aug 15, 2013

Contact:
Fr. Ciprian Streza
231-492-0493(O) 513-728-0206(Cell)
fatherciprian@gmail.com

This Permit has been amended.

| Amendment Date | Description |
|----------------|--|
| 05/06/2013 | Add 60 feet of 15 inch culvert with flared end sections. |

THIS PERMIT IS VALID ONLY FOR THE FOLLOWING PROPOSED OPERATIONS:

PURPOSE:

The purpose is to grant access to a 5 acre lot, which was recently purchased.

STATE ROUTE: US-31 TOWNSHIP OF: Acme COUNTY: Grand Traverse County
TOWN RANGE SECTION
T 28 N R 10 W 26

| NEAREST INTERSECTION: | SIDE OF ROAD: | DISTANCE TO (in feet) NEAREST INTERSECTION: | DIRECTION TO NEAREST INTERSECTION: |
|-----------------------|---------------|---|------------------------------------|
| Dock Road | N | 1,005.00 | North |

| CONTROL SECTION: | MILE POINT FROM: | MILE POINT TO: | LOCATION: | | | |
|------------------|------------------|----------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| | | | LEFT | MEDIAN | RIGHT | TRANSVERSE |
| 28013 | 9.100 | 9.720 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

REQUISITION NUMBER: WORK ORDER NUMBER: MDOT JOB NUMBER: ORG JOB NUMBER:

This permit is incomplete without "General Conditions and Supplemental Specifications"

I certify that I accept the following:

1. I am the legal owner of this property or facility, the owner's authorized representative, or have statutory authority to work within state highway Right-of-Way.
2. Commencement of work set forth in the permit application constitutes acceptance of the permit as issued.
3. Failure to object, within ten (10) days to the permit as issued constitutes acceptance of the permit as issued.
4. If this permit is accepted by either of the above methods, I will comply with the provisions of the permit.
5. I agree that Advance Notice for Permitted Activities shall be submitted **5 days prior** to the commencement of the proposed work.

I agree that Advance Notice for Permitted Utility Tree Trimming and Tree Removal Activities shall be submitted **15 days prior** to the commencement of the proposed work for an annual permit.

CAUTION

Work shall NOT begin until the Advance Notice has been approved.
Failure to submit the advance notice may result in a Stop Work Order.

TRAVERSE CITY GREEK
ORTHODOX MISSION
CHURCH

David McCaw
MDOT

May 03, 2013
Approved Date

TSC Contact Info

Traverse City T

(231) 941-1986

THE STANDARD ATTACHMENTS, ATTACHMENTS AND SPECIAL CONDITIONS MARKED BELOW ARE A PART OF THIS PERMIT.

STANDARD ATTACHMENTS:

- 1 Mobility Flowchart for Permit Activities (2204C)
- 2 General Conditions for Permit (General Conditions)

ADDITIONAL ATTACHMENTS:

- 1 US-31 - Greek Orthodox Church.pdf

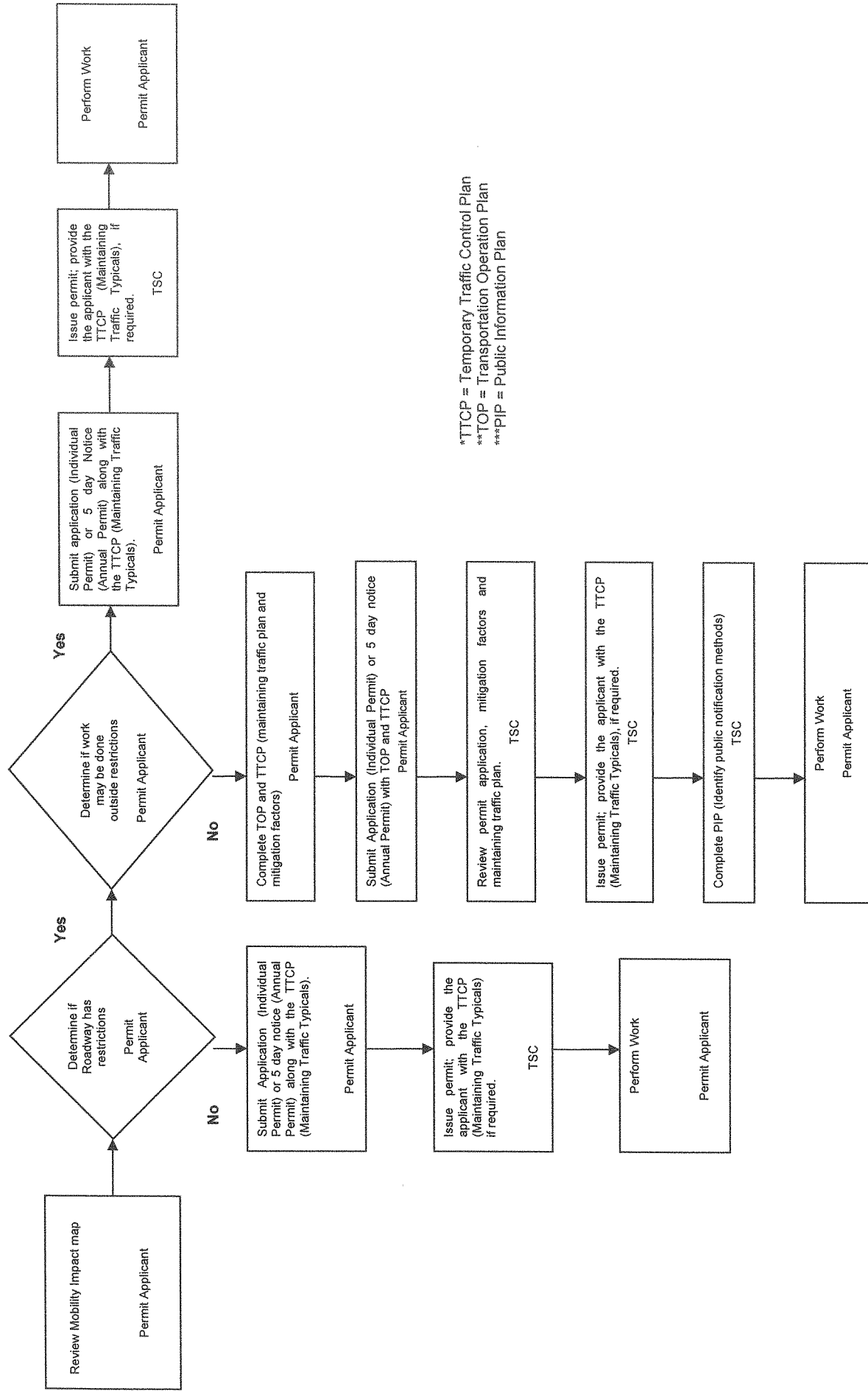
AMENDMENT ATTACHMENTS:

28013-016650-13-050313 Issued To: TRAVERSE CITY GREEK ORTHODOX MISSION CHURCH

SPECIAL CONDITIONS:

- 1 The Department of Transportation does not, by issuance of this permit, assume any liability claims or maintenance costs resulting from the commercial approach facility placed by this permit. The Department reserves the right to require removal of all or any portion of this facility as needed for highway maintenance or construction purposes without replacement or reimbursement of any costs incurred by the permitted or other party. The permitted will defend, indemnify and hold harmless the Department for any claims whatsoever resulting from the construction or the removal of the authorized by this permit.
- 2 All disturbed areas within the right of way shall be top-soiled, seeded and mulched to match existing areas per current MDOT standards and specifications.

Mobility Flowchart for Permit Activities



*TTCP = Temporary Traffic Control Plan
 **TOP = Transportation Operation Plan
 ***PIP = Public Information Plan

GENERAL CONDITIONS

This permit is issued subject to the following conditions:

1. This permit grants to the permittee only those rights specifically stated and no other. Maintenance work within the trunkline right of way may require a separate permit unless authorized within the scope of the annual permit.
2. Issuance of this permit does not relieve permittee from meeting any and all requirements of law, or of other public bodies or agencies. The permittee shall be responsible for securing including but not limited to any other permissions including or required by law including but not limited to cities, villages, townships, corporations, or individuals for the activities hereby permitted.
3. The permittee agrees as a condition of this permit to:
 - a. Have in the permittee's or the permittee's representative's possession on the job site at all times the approved permit, advanced notice and any necessary plans or sketches.
 - b. Submit form 2204 (Advance Notice and Approval of Permitted Activities) to the Departments at least five (5) working days prior to commencement of any operations covered by this permit. No work shall start until an approved copy of form 2204 is returned to permittee.
 - c. Perform no work except emergency work, unless authorized by the Department, on Saturdays, Sundays, or from 3:00 p.m. on the day proceeding until the normal starting time the day after the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
 - d. Provide and maintain all necessary precautions to prevent injury or damage to persons and property from operations covered by this permit.
 - e. Furnish, install and maintain all necessary traffic controls and protection during permittee's operations in accordance with the Michigan Manual of Uniform Traffic Control Devices and any supplemental specifications set forth herein.
 - f. Advise the Department within seven (7) days of completion of work authorized by this permit, so that final inspection may be made and surety deposit released (where applicable). Surety deposit will not be released until the work authorized by the permit has been completed and inspected, and all inspection charges billable to the permittee are paid.
4. Nothing in this permit shall be construed to grant any rights what so ever to any public utilities, except as to the consent herein specifically given, nor to impair any existing rights granted in accordance with the constitution or laws of this state.
5. Any operations in the trunkline right of way not covered by permit and the appropriate Department specifications are in violation of the jurisdictional authority of the Department, with respect to the control of the trunkline right of way, unless approved by the Department. Any change or alteration in the permit activities requires prior approval of the Department and may require a new permit.
6. Performance of the requirements of this permit is the responsibility of the permittee. The permittee shall complete all operations for which this permit is issued in accordance with the conditions of this permit, by the specified completion date. The permittee shall meet all requirements of the current Department Standard Specifications for Construction, and the Supplemental Specifications set forth on/or incorporated as a part of this permit.
7. The construction, operation and maintenance of the facility covered by this permit shall be performed without cost to the Department unless specified herein. The permittee shall be responsible for the cost of restoration of the state trunkline and right of way determined by the Department to be damaged as a result of the activities of the permittee.
8. Facilities allowed on state trunkline right of way shall be placed and maintained in a manner which will not impair the state trunkline or interfere with the reasonable safe and free flow of traffic. Failure of the permittee to maintain the facilities located within the State trunkline right of way so as not to interfere with the operation, maintenance or use of the state trunkline by the traveling public may result in revocation of the permit.
9. The permittee is solely and fully responsible for all activities undertaken pursuant to the permit. Any and all actions by the Department and those governmental bodies performing permit activities for the Department pursuant to a maintenance contract, including but not limited to any approved reviews and inspections of any nature, permit issuing, and final acceptance or rejection of the work or activity authorized by the permit shall not be construed as a warranty or assumption of liability on the part of the Department or those governmental bodies. It is expressly understood and agreed that any such actions are for the sole and exclusive purposes of the Department and the governmental bodies acting in a governmental capacity. Any such actions by the Department and governmental bodies will not relieve the permittee of its obligations hereunder, nor are such actions by the Department and the governmental bodies to be construed as a warranty as to the propriety of the permittee's performance. The permittee shall indemnify and save harmless the State of Michigan, Michigan Transportation Commission, the Department and all officers, agents and employees thereof, and those governmental bodies performing permit activities for the Department and all officers, agents and employees thereof, pursuant to a maintenance contract, against any and all claims for damages arising from operations covered by this permit except claims resulting from the sole negligence or unwillful acts or omissions of said indemnities, its agent, or employees. In addition, permittee upon request shall furnish proof of insurance coverage for the term of this permit in an amount pre-specified.
10. This permit is not assignable and not transferable unless specifically agreed to by the Department.
11. The permittee, upon request of the Department, shall immediately remove, cease operations, and surrender this permit, or alter or relocate, at the permittee's own expense, the facility for which this permit is granted. Upon failure to do so, the Department may take any necessary action to protect the trunkline interest and the permittee shall reimburse the Department for its costs in doing same. The permittee expressly waives any right to claim damages or compensation in the event this permit is revoked.
12. The permittee shall, upon request by the Department, furnish a performance surety deposit in the form of a bond, cash, certified check, or (when authorized by the Department) an irrevocable letter of credit in such amount as deemed necessary by the Department to guarantee restoration of the trunkline highway or performance under the conditions of the permit.

13. The permittee hereby acknowledges and agrees that the Department has the right to demand completion by the permittee, or the performance surety, or to complete any uncompleted activity authorized by this permit which adversely affects the operation and/or maintenance of the state trunkline highway, or which is not completed by the expiration date of the permit, including:
 - a. Completion of construction of driveway and/or approach (not authorized by annual permit).
 - b. Removal of materials.
 - c. Restoration of the trunkline facilities and right of way as necessary for the reasonably safe and efficient operations of the trunkline highway.

The permittee further agrees to immediately reimburse the Department in full for all such costs incurred by the Department upon receipt of billing, and that upon failure to pay, the Department may effect payment with the performance surety deposit. Should the surety deposit be insufficient to cover expenses incurred by the Department, the permittee shall pay such deficiency upon billing by the Department. If the surety deposit exceeds the expense incurred by the Department, any excess will be returned or released to the depositor upon completion of the work to the satisfaction of the Department.
14. The Department reserves the right during the time any or all of the work is being performed to assign an inspector to protect the trunkline interest, and to charge the permittee all such costs incurred. In addition, the permittee may be billed any engineering and review fees incurred by the Department or its agent in connection with the work covered by this permit.
15. Emergency Operations: In time of disaster or emergency, or when utility lines or facilities are so damaged as to constitute a danger to life and/or property of the public, access to the same may be had by the most expeditious route. Work is to be completed in a manner which will provide the traveling public with maximum possible safety and minimize traffic distribution. Notice of such situations shall be given to the nearest police authority and the department as soon as can reasonably be done under the circumstances. During normal Department work hours, the facility owner shall advise the Department of any operations within right of way which affect traffic operations or the highway structure or facilities prior to performance of the work. After normal Department work hours, the permittee, at the beginning of the first working day after the emergency operation, shall advise the Department of any operations which affect traffic operations or the highway structures and facilities. If determined necessary by the Department, the permittee shall secure an individual permit for such work after notification.
16. Upon the Department's request, as built drawings of work performed will be furnished to the Department within 30 days after completion of the work.
17. The permittee shall give notice to public utilities in accordance with Act 53, P.A. of 1974, as amended, and comply with all applicable requirements of this act. The permittee shall also comply with requirements of Act 347, P.A. of 1972, as amended, controlling soil erosion and sedimentation.
18. The permittee acknowledges that the Department is without liability for the presence of the permittee's facility which is located within the trunkline right of way. Acceptance by the Department of work performed, and/or notice of termination of performance obligations for the surety and/or the permittee do not relieve the permittee of full responsibility for the permittee's work or for the presence of the permittee's facility in the trunkline right of way.
19. Where the Department has accepted an Indemnification Commitment in lieu of bond and/or insurance policies, such commitment is incorporated into this permit by reference.
20. It is illegal to discharge substances other than storm water into the Department's storm sewer system unless permission has been obtained in writing for other discharges.
21. The permittee shall be responsible for obtaining information on permitted environmental site closures within MDOT right of way. MDOT has implemented a program that allows environmental contamination to remain within the right of way by use of a permit. Issued permit information can be obtained from the Region/TSC in which the permit is issued. If the permittee will encounter a site area identified as a site closure permit area, the permittee shall follow instructions and conditions set forth in Supplemental Specifications #3 and specifications found in form 2205-C, "Special Conditions for Underground Construction".

SUPPLEMENTAL SPECIFICATIONS

1. Construction and Maintenance of Facilities – To construct and maintain utility crossings of limited access highways, access for the utility's service vehicles may be from county roads, service roads, and openings authorized in limited access right of way fences. The construction of utilities across limited access highways should be for the purpose of serving a general area rather than providing individual services, unless extenuating circumstances necessitate such crossings.

Equipment, vehicles or personnel will not operate within a distance of 30 feet from the edge of the pavement of roadways or ramps on limited access highways. At locations where utilities have been constructed in medians having a width greater than 80 feet or have otherwise been allowed to remain or to be constructed in limited access right of way, ingress and egress shall be by such routes as specified by the Department, which may also specify additional safety provisions.

2. Restoration- Restoration of the trunkline highway and right of way will be such that it will provide a condition equal to or better than the original condition, in accordance with Michigan Department of Transportation Standard Specifications.
3. Excavation and Disposal of Excavated Material – The permittee shall provide and place the necessary sheeting, shoring and bracing required to prevent caving, loss or settlement of foundation material supporting the pavement, or any other highway installation such as sewers, culverts, etc. The permittee shall assume the full responsibility for this protection and shall not proceed in these areas before approval of the methods by the Department.

Construction equipment and excavating material shall not be stocked in such locations that it creates a traffic hazard or interferes with the flow of traffic; and on limited access highways, shall be a minimum of 30 feet from the traveled way. Sod and topsoil shall be stacked separately from other excavated material. The permittee shall dispose of all surplus and unsuitable material outside of the limits of the highway, unless the permit provides for disposal at approved locations within right of way. In the latter case, the material shall be leveled and trimmed in an approved manner.

When the permittee is excavating within trunkline right of way and discovers existing contaminated soil and/or an abandoned underground storage tank, special permit specifications entitled "Special Conditions for Underground Construction" (Form 2205-C) shall apply.

4. Utility Cuts, Trenches and Pavement Replacement – Utility crossing by pavement cutting and removal are generally prohibited. If extenuating circumstances make tunneling, boring and jacking impractical pavement cutting may be used with approval of the Department. All utility cuts, trenching and pavement replacement shall comply with the requirements of the Standard Specifications and the Standard Plan "Utility Cuts, Trenches and Pavement Replacement". Unless otherwise specified, cuts in concrete residential and commercial drives shall be as above; except that the patch width shall be a minimum of 3 feet and the remaining slab from patch to existing joint shall be a minimum of 3 feet. Backfill shall be made with sand-gravel as specified in the Standard Specifications, unless otherwise directed. After the backfill has been placed and compacted by controlled density method, the pavement shall be replaced with new pavement of the original type and quality, unless at the season of the year when it is not feasible to replace pavement in kind. In this case, a temporary surface of bituminous material shall be placed with Department approval and later replaced with pavement of the original type at the applicant's expense. Other pavement types may be allowed with prior approval of the Department.

5. Crossing Roadbed by Tunneling or Boring and Jacking – All crossing of roadbed operations involving tunneling, boring and jacking shall comply with the Department's special provisions for such work.
6. Backfilling and Compacting Backfill – Unless otherwise specified, all trenches, holes and pits shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than 9 inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping. All backfill compaction will be subject to check by the controlled density method.
7. Depth of Cover Method- Unless otherwise authorized, pipes shall be placed to a depth that will provide not less than 4 feet of cover between the top of the roadway surface and the pipe, 3 feet cover below the ditch line and the pipe.
8. Trees:
 - a. The permittee is responsible for obtaining permission from abutting owners when trimming or removing trees on easement right of way.
 - b. Tree removal or trimming may be undertaken only after submission of an "Advance Notice of Permitted Activity"-Tree Trimming/Removal" (form 2215), a field review by the Region Resource Specialist and a written approved copy of the advanced notice returned to the permittee.
 - c. Limbs, logs, stumps and litter shall be disposed of in a manner acceptable to the Department.
 - d. Tree roots shall be bored a distance of one foot for each one inch of trunk diameter for underground utility installations
9. Aerial Wire Crossings – Vertical clearance of wires, conductors and cables over state trunkline shall not be less than required by Section 232 of the National Electrical Safety Code, except in no case shall the under-clearance below any wire, conductor, or cable, under any temperature or loading condition, be less than eighteen feet (18').



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 # P-1177-5815-M6270

DATE: 7/19/17

PROJECT NAME: Archangel Greek Orthodox Church

PROJECT ADDRESS: 7111 N. US 31

TOWNSHIP: Acme

APPLICANT NAME: Mark Humitz

APPLICANT COMPANY: Cornwell Architects

APPLICANT ADDRESS: 401 East Front Street

APPLICANT CITY: Traverse City STATE: MI ZIP: 49686

APPLICANT PHONE # 946-7711 FAX #

REVIEW FEE: **\$75.00**

Reviewed By: Brian Belcher Assistant Chief/ Fire Marshal

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 2012 International Fire Code, as adopted.



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SITE PLAN REVIEW

ID # P-1177-5815-M6270

DATE: 7/19/17

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 according to the above criteria.

2. 503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

3. 503.3 Marking.

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

- Provide NO-PARKING-FIRE LANE signs every 100 feet along the driveway from the road all the way around the building and including the delivery drive.

4. D105.1 Aerial Access where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.



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5. D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

6. D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

7. D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Owners must be aware that there is not a water supply capable of meeting fire flow requirements for fighting a fire in this building.

Project may proceed with township approval process.



GRAND TRAVERSE COUNTY
SOIL EROSION – SEDIMENTATION CONTROL DEPARTMENT
400 BOARDMAN AVE
TRAVERSE CITY, MICHIGAN 49686
(231) 995-6042 * FAX (231) 995-6048

ACME TOWNSHIP PLANNING AND ZONING
SHAWN WINTER
6042 ACME RD
WILLIAMSBURG, MI 49690

To Whom It May Concern:

Our office received an application for a Soil Erosion and Sedimentation Control permit for Archangel Gabriel Greek Orthodox to be located at 7111 US31 North. Gourdie Fraser & Associates designed the engineered site plan.

The soils are mostly Emmet sandy loams which have a clay content that has the potential to cause erosion and tracking issues. The site slopes to the South and West, away from US 31.

The site plan has been reviewed and a site inspection was conducted on July 18, 2017. Based on the review, the site plan was approved; reasonable Soil Erosion and Sedimentation Control practices have been included. Therefore, this office grants conceptual approval for a Soil Erosion and Sedimentation Control permit.

This office requires a surety deposit of \$8000.00 for this project to proceed. In addition, we will require the contact information when a contractor is chosen.

If you have any questions or concerns regarding this decision please feel free to contact me at 231-995-6055.

Respectfully,

Gwendolyn Zagore
Grand Traverse County Soil Erosion Inspector

Cc: Jean Derenzy, Director Community Development/Building Codes
Nate Krommendyk, Archangel Gabriel Greek Orthodox Church



GRAND TRAVERSE COUNTY SHERIFF'S OFFICE
Thomas J. Bensley, Sheriff • Nathan Alger, Undersheriff

Administration

851 Woodmere Avenue, Traverse City, MI 49686-3349 • (231) 995-5000 • F AX (231) 995-5010

Corrections

320 Washington Street, Traverse City, MI 49684-2583 • (231) 922-4530 • F AX (231) 922-4415

Acme Township Zoning Department
6042 Acme Road
Williamsburg, MI 49690

Recently the Grand Traverse County Sheriff's Office received a copy of site/dimension plans from Ben Loznak of Cornwell Architects related to a proposed Archangel Greek Orthodox Church being constructed at 7111 US31 North in Acme Township. After reviewing the site plan and information provided for traffic, safety and security concerns this agency finds the following:

- We see nothing objectionable in the submitted site plan within the Sheriff's Office areas of responsibility.
- Nothing in the site plan appears pertinent to the responsibilities of the Sheriff's Office.
- There is insufficient information for our agency to comment.
- The following deficiencies or recommendations in the site plan are noted:

Referred to the Acme Township Zoning Department on:
July 20, 2017

Sincerely,

Thomas Bensley, SHERIFF
by;

Lt. Chris Barsheff

cc: Cornwell Architects

