



City of Boyne City
Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712
www.boynecity.com

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AGENDA
BOYNE CITY PLANNING COMMISSION
Monday August 19, 2019 5:00 p.m.
Boyne City Hall



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agenda packets & minutes for each board

1. Call to Order
2. Roll Call - Excused Absences
3. Consent Agenda

The purpose of the consent agenda is to expedite business by grouping non-controversial items together to be acted upon by one Commission motion without discussion. Any member of the Commission, staff, or the public may ask that any item(s) on the consent agenda be removed to be addressed immediately following action on the remaining consent agenda items. Such requests will be respected.

Approval of minutes from the July 15, 2019 Boyne City Planning Commission meeting.

4. Hearing Citizens Present (*Non-Agenda Items*)
5. Reports of Officers, Boards, Standing Committees
6. Unfinished Business
7. New Business
 - A. Lakeview Village Development Plan Review
 - B. Parking Ordinance Review Recommendations
 - C. Recommendation for Planning Commission Appointment,
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting September 16, 2019

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Approved:

**Meeting of
July 15, 2019**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday July 15, 2019 at 5:00 pm.

Call to Order

Chair Place called the meeting to order at 5:00 p.m.

Roll Call

Present: Larry Chute, George Ellwanger, Skylar MacNaughton, Tom Neidhamer, Rose Newton, Aaron Place, Jeff Ross and Joe St. Dennis

Absent: None

Vacancy: One

Jim Kozlowski submitted his resignation from the board, effective immediately. The board wishes him well in his future endeavors.

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Pat Haver

Public Present: Four

Consent Agenda

****Motion**

2019-7-15-03

Ellwanger moved, Neidhamer seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda, the Planning Commission minutes from June 17, 2019 as presented.

**Citizen comments on
Non-Agenda Items**

**Reports of Officers,
Boards and Standing
Committees**

None

Unfinished Business

New Business

**Edwin Street Vacation
Request**

Planning Director McPherson reviewed his staff report in the agenda packet. The Law Offices of Daniel J. Harris, representing Charles Johnson, owner of properties at 410 Jefferson, submitted an application to have approximately a 150.6 foot section of undeveloped Edwin Street between Union and Jefferson Streets vacated. The driveway to access the property is located within the ROW of Edwin St and appears to have been built when the house was constructed in 1992. The existing structure is significantly different than the plot plan that was submitted to obtain an approved zoning permit. The original plan showed a 24' x 34' 816 sqft structure accessed directly from Jefferson St. The existing structure appears to encroach into the required 10' setback from the north lot line. Staff checked prior records and cannot find any additional zoning permits or variance requests for this property, so appears that it is illegally placed within the setbacks. The city does plow the developed portion of Edwin Street, however, it is not listed on the ACT 51 maps. Adjacent property owners did not sign the petition for application. Because there is potential for future development, future access for utilities and parcels would become landlocked, the request is not supported by various department heads and staff members of the city who reviewed the plans.

Katherine Mott, representing Charles Johnson - My client is the first purchaser of this property after it was developed by Dino Franchino. The driveway is in the existing position as it was developed and purchased which was in the 1990s. My client did his due diligence at the time of the purchase with getting a property survey and appraisal, and none of those indicated that the driveway was outside of his property. He has

maintained it for 25+ years. The neighbor who lives at the corner of Vogel and Jefferson did not sign the petition, due to an issue, which precipitated the desire to install a fence due to a dog, and that is when he learned a property line was at issue. The other two developed properties with homes have access from Vogel. I don't see a need to have any property access from Edwin Street. There are properties at the end of Edwin St. that have been developed, and the areas in between, we are not asking to have that closed. He did not modify anything, he inherited this issue. We are only asking to have 50 ft x 200 ft vacated.

Place – During the purchase when the survey was done, it did not show any encroachment of Edwin street at all?

Mott - Through the title search, survey or initial appraisal should have indicated the encroachment. It was when he obtained a new appraisal in August of 2015, exhibit C that he was put on notice that a portion of the driveway was in the abandoned portion of the right of way easement. He had no reason to doubt it when he got his refinancing done in 2015.

Chute – When did the owner purchase the property?

Mott – June 28, 1994, soon after it was built

Neidhamer – Scott, when we have this situation that the owner is not a cause of the situation, is there a process to vacate the street; or other options?

McPherson – The primary issue with the property is that it is non-conforming with the encroachment into the setback. I'm not sure how it happened. The issue would be the illegal non-conformity at a transfer of property. The way to solve is a variance request, the hardship would be to prove that it was not self-created, even though he did not do it. I do not see how it would meet the criteria of the variance request that the Zoning Board of Appeals.

Public Comment opened at 11:12

With no comments closed at 11:13

Board Discussion

Chute – Should the owner have checked out the initial plans from the developer? This situation is unfortunate. It is a 50 ft ROW, the homeowner would be 12 to 15 feet into the easement; however it would still be non-conforming with the setback issue. Did the non-conformity hold up the refinance?

Mott – They were not aware of it, and no it did not hold up the refinancing.

Newton – In 1992 when this was built the driveway into the road access was created, would this not been approved “as built”?

McPherson – Do not see where the city signed off on the final permit. That is not generally done for occupancy. The County building department has final approval for occupancy.

Newton – State statute under Michigan law, is there not a provision that if someone was to take care of property considered abandoned that it reverts to that person taking care of it? **McPherson** – not public property.

Chute – It appears that with the abandonment of Edwin Street, a couple of properties would be land locked, and the street actually would need to be extended. 50 ft is quite a large easement, is there a method to reduce the width?

McPherson – No this street is only 50' wide and not the typical 66'

Neidhamer – The original hand drawing that was turned in for the permit does not show the garage.

McPherson – No it does not; the garage and driveway placement were added and/or changed after the permit was issued.

Ross – Setback is only 10' on frontage. **McPherson** – it is now, at the time it was built the setback was 20'

Mott – Asked if she could speak as she has a different exhibit that shows the garage on the building permit that is dated 7/24 (without a year) and turned it over to Chair Place for board and staff review.

McPherson was not aware of this document and indicated that something different was applied to the building department and was not in accordance to the city's zoning ordinance with a 6' setback. This was different than what was approved on the city's zoning permit issued on 4-27-92. He is not sure what documents were looked at when it was approved by the Building Department.

St. Dennis – When the mortgage survey was done at the time of the appraisal, the owner would have prior knowledge of the encroachment when the stakes were put out.

Place – at the time of the 2015 appraisal, it was indicated that the street was abandoned, and that was false.

Neidhamer – Not everyone is knowledgeable about survey stakes

Newton – A survey is not required at the time of a mortgage.

Mott – I can't speak if it was or was not surveyed at that time of an appraisal. I think he had it surveyed initially. After looking through her files, she was able to find a survey dated 1994. Not sure if he got this subsequent of learning of the issue, or got it at the time of purchase. She submitted the survey to Chair Place for board and staff review.

McPherson – This 1994 survey shows a 2'9" setback from the lot line

Chute – There are a number of streets in the TRD with a mixture of large and smaller lots, the streets are platted straight through, and some are not platted all the way. Is it the intent to keep the ROW clear for the possibility of future development?

McPherson - Department heads and staff look at all of that for future potential; and we do not like to limit future potential and routes for utilities.

Neidhamer – The driveway within the ROW is not as big an issue as there are other in the city that are the same, what is of concern is the garage is not built within the zoning setbacks, and was built not based on the plans approved by the city; you cannot have a fence within the right of way. I support staff conclusions to not vacate this street. He had no problems with refinancing, but could have problems if he chose to sell.

McPherson – The survey that was provided to the board tonight was dated June 15, 1994 and MBD Mortgage Company certified it at the time of purchase.

****Motion**

With no further board discussion, **motion by Newton, seconded by Chute**, to recommend to the City Commission not to vacate Edwin Street, based on owner's prior knowledge and survey submitted for review by the applicant's representative.

2019-7-15-7A

Roll Call:

Aye: Chute, Ellwanger, MacNaughton, Neidhamer, Newton, Place, Ross and St. Dennis

Nay: None

Absent: None

Vacancy: One

Motion Carries

Staff asked Kathleen Mott if the copies of the documents submitted for review tonight, were for the board, she said they were her file copies. McPherson asked for copies and she indicated that she would get them to him.

Balsam Street Vacation Request

Planning Director McPherson reviewed his staff report in the agenda packet. Law Office of Barron & Engstrom, PLC, representing, Final Mile Investments, LLC of 639 Woodland Dr. submitted an application for the vacation of Balsam Place from Woodland Drive to Shady Lane. Currently there are 4 properties that are accessed from Balsam Place and three parcels are bifurcated by Balsam Street. Two new driveways would need to be created with the vacation and the owners would create the driveways at their expense.

City sanitary sewer lines are located in the developed portion of the street. The portion of the street requested to be vacated is 33' by 200' and although a public thoroughfare, it is typically only used by the residents. It is designated on the City's ACT 51 map and is maintained by the city. All of the adjacent property owners have signed the petition for the application. This application has been reviewed by Department Heads and staff and they do not see any reason to grant the request.

Attorney Edward Engstrom, representing Final Mile Investments, LLC – A vacation has been requested in the past, and was denied. At the time of submission in 2002, one owner would not sign the petition. All of the owners at that time, put money into the upgrade of the street and the application has been resubmitted with all of the neighbors signing the petition. The street currently doesn't benefit the public, as it is essentially used as a driveway for the residents. Safety is of the major concern with running back and forth to the garages, kids running and playing in the area, the road divides the properties, it would benefit the city by increased tax revenues, they would no longer have to maintain the street, the current utility easements would remain, the lake access from Shady Lane would not go away, and it would not land lock any parcels. There is not any available lots to develop, so future potential is not there. If you were to send out notices to the neighbors within 300 feet, no one would care. The addresses for the effected parcels are Woodland Ave, and not Balsam Place, as placement of the mailboxes would indicate. It is common sense; if you lived here, you would want to have the street vacated.

Board Discussion

Chute – The parcels between Woodland Ave. and Balsam Street, would they be sold or built on?

Binder: 631 Woodland Ave. – No, that portion would be a part of any future sale.

Place – If this was vacated would the easement still remain to the sewer?

McPherson – The city would have to reserve an easement as part of the vacation for city utilities.

Engstrom – We are not going to take anything away from the public.

Ross – What way would you deal with the existing pavement? How would you indicate private and not the public?

Applicant - There is not a street sign, just used as driveways for the properties. The portion that is not needed for driveway access would be taken out, and lawn established. Live trees would be planted at the edge of Shady Lane.

Neidhamer – is the first part of Shady Lane paved? **Stockbridge** – No it is all grassy, with a sign indicating a road end public access to the lake.

St. Dennis – Why is staff against the closure?

McPherson – Department heads and staff are not comfortable with vacating established streets on Act 51 maps and where we have existing infrastructure.

Ellwanger – There is not a possibility of future development potential in this area, the city would no longer be required to maintain this street, however, we would still have access to maintain the utilities, seems like a win/win situation.

Newton – I almost hit someone when I was looking at the area, it makes no sense to me not to vacate it as it would streamline city utilities and give the city more tax revenue.

Chute - With the owners taking responsibility to remove the street at their expense, there would not be any additional cost to the city?

Stockbridge – No there is no additional cost to the city.

With no further board discussion, **motion by Ellwanger, seconded by Newton** to recommend to the City Commission the vacation of Balsam Street as presented.

****Motion**

2019-7-15-7B

Roll Call:

Aye: Chute, Ellwanger, MacNaughton, Neidhamer, Newton, Place, Ross and St. Dennis

Nay: None

Absent: None

Vacancy: One

Motion Carries

Review draft zoning ordinance amendments intended to eliminate unnecessary barriers to providing needed housing options.

Planning Director McPherson facilitated discussion on the proposed amendments to eliminate housing barriers. The amendments provided tonight are a starting point for discussion and began with several amendments to the definition Article I; amendments that would allow accessory dwellings and duplexes as a use by right and permit multiple family units with a maximum 4 units as a conditional use; change terminology from mobile home to manufactured home and park to development and make sure that the changes are consistent in Article VII; Article X amendments proposed would eliminate the setback requirements for apartment buildings in the CBD district and would permit dwellings on the ground floor of mixed use developments. With this discussion, the board felt things were moving in the right direction, so staff will continue to look at additional sections, however, felt that cluster housing should be looked at separately for any possible amendments.

Staff Report

-
- As we have several new planning commissioners, I have reached out to our RRC coordinator to see if it would be possible to schedule some training on a Monday night, sometime in September or October. We would open the training up to adjoining and neighboring communities, hopefully, we can have it hosted here.
 - Tomorrow, Tuesday, July 16th at 10:00 am, will be a marijuana webinar on updated rules. All are invited to attend. This one is not a part of the MSU extension series.

Good of the Order

With the resignation of Kozlowski, the process will be the same as before, gather any interested applicants and make a recommendation to the City Commission.

Adjournment

****Motion**

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, August 19, 2019 at 5:00 p.m.

2019-7-15-10

Ross moved, MacNaughton seconded, PASSED UNANIMOUSLY a motion to adjourn the July 15, 2019 meeting at 6:21 pm

Chair Aaron Place

Recording Secretary Pat Haver

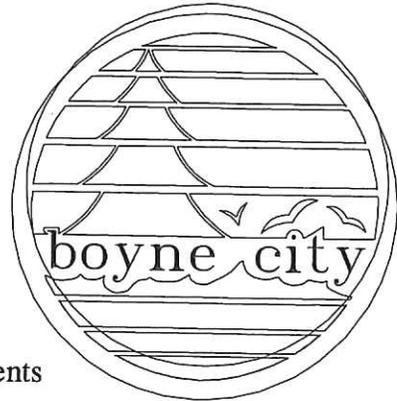
CITY OF BOYNE CITY

To: Chair Aaron Place and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: August 19, 2019

Subject: Review of Zoning Ordinance Parking Requirements



As you may recall the City contracted with Annaka Norris of Cambourne Consulting to provide professional services which included refresher training for the 2018 parking study, a parking review of the Lofts on Lake Street site plan and an assessment and recommendation on the Boyne City Zoning Ordinance parking standards. We have received draft of the zoning ordinance review from Annaka and this is being submitted to the Planning Commission for review and comment.

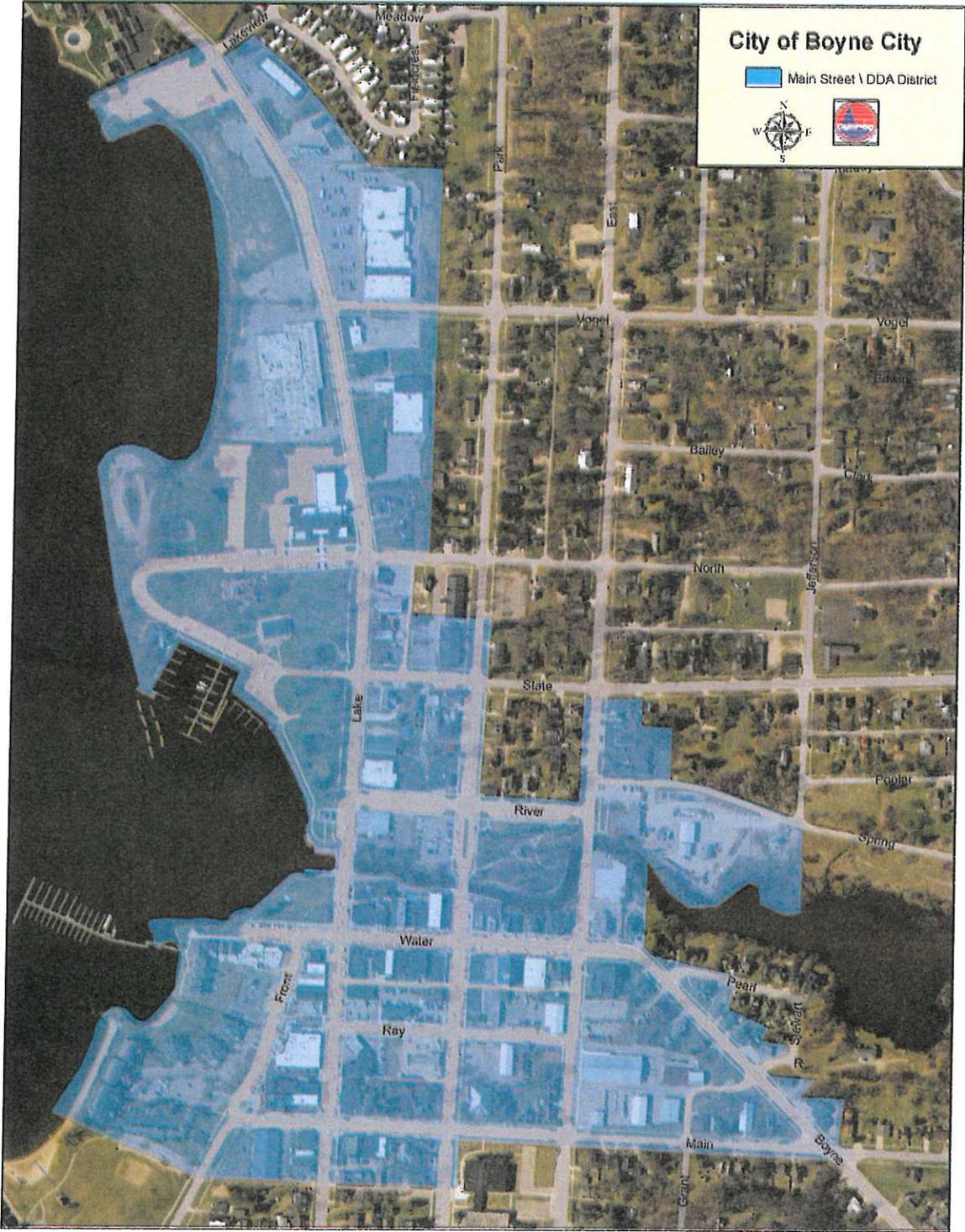
Please note one of the recommendations made is to implement the parking generation ratios developed by Rich and Associates for the downtown core area. For your reference page 26 of the 2018 Downtown Parking Study was included which includes the referenced parking generation ratios.

Michigan Municipal League contracted with Cambourne Consulting to conduct three tasks related to parking in Boyne City. The first was a review of a development plan to determine the projected demand for parking, compared to the current parking requirements and then the 2008 Rich & Associates Parking Study. The second task was a to provide an overview and refresher of the Rich & Associates Parking Study to the Planning Commission and Council to answer questions and ensure an understanding of the study. The third task is a review of downtown Boyne City current parking requirements, specifically, requesting a review of the current zoning code as it relates to the parking requirements in the downtown area. A review of the zoning was conducted and is provided.

This assessment provides a review and discussion of the effects of updating and revising the parking requirements for the downtown area. The core area defined by Rich & Associates, as shown within the yellow boundaries is where the main downtown core and overall density is occurring. Since the study was done development is changing and the area to the north along Lake Street could become more like the downtown with proposed developments. If the proposed development occurs along Lake Street the core boundaries will need to include blocks 3 and 4.



This new core downtown area is the area of focus for changes to zoning. The entire DDA is shown on the map on the next page. This larger boundary has commercial strip development and some light industry that do not match the pedestrian friendly and walkable types of development occurring in the downtown core. Because of this, it would not make sense to include the entire DDA area in the proposed zoning changes. If it is decided to use the entire DDA boundary, the City will need to state that only specific types of development that continue to make the downtown more pedestrian friendly and walkable can benefit from the parking zoning for this area.



Discussion on Zoning:

Shared use parking is typically allowed in areas with multiple forms of public transportation or in a dense downtown setting where a user of the downtown will park once and visit multiple settings. The current zoning in Boyne City allows for a 20% reduction for shared use parking and allows public parking to help meet the required parking spaces for development. This is a best practice and should be continued. It is not necessary to change the zoning to reduce the number of parking spaces required, instead many communities leave it to the discretion of the planning board and or planning director. This can ensure the right number of parking spaces are being provided, if the city is monitoring the utilization and number of parking spaces in the downtown.

It is difficult to determine the exact number of parking spaces needed due to changes in intensity of land use and changes in the economy especially in a tourist and resort area. It is especially important to continually monitor and update the parking supply and overall utilization. Too much parking can have just as much of an effect on the overall use of the downtown than not enough parking. People do not like to walk past empty parking lots and often feel that there is not much interest in a downtown with too much parking. On the other hand, customers and visitors can stop frequenting a downtown when they can no longer find parking. This balancing act can become frustrating not only to the downtown but to developers, landlords and business owners.

Many communities will not require any parking within a downtown district and will provide all parking needed for development. This tactic encourages a dense multi-story and walkable downtown. In this case residential, hotel and large commercial will still need to provide parking or pay into an in-lieu of parking system for these land uses. It puts the parking burden on the city and needs close management of the parking system. This system works best if there is a paid parking system and or if there is a business assessment district to help cover the cost of providing the parking and the management of the system.

It is not realistic to recommend a drastic change to zoning for the core downtown area if parking will not be enforced. Without parking enforcement, it is extremely difficult if not impossible to manage parking. It is also important to note that June, July and August are the peak season in Boyne City. There are additional days throughout the year such as the color season, special events, Christmas season, Presidents weekend and Martin Luther King weekend for the ski areas. It lends to the question of how much parking the City is willing build and have developers build when it will remain underutilized at some times of the year.

Recommendations:

The current zoning code related to parking follows best practices, such as shared use parking reductions and more realistic parking generation ratios. The zoning could offer specific requirements for the core downtown area that would be slightly less restrictive to encourage in-fill and re-development of the downtown. These changes to the zoning will help keep the downtown pedestrian friendly and walkable.

At this point in time it is recommended that Boyne City use Rich & Associates parking generation ratios for the downtown core area only. This model should be used when there is a change of land use or new development. The Rich & Associates model already accounts for shared use parking and the numbers should not be adjusted further for shared use due to this.

The City should allow for an in-lieu of parking fee of \$4,000/space (in the core downtown area) when a developer, landlord or business owner cannot supply the parking due to site limitations and or the overall density of the downtown. This will help facilitate in-fill and redevelopment by allowing the developer to use the entire property without having to provide parking on-site. In this instance the City would then be the provider of the parking spaces in the on-street and off-street parking areas. The \$4,000 would cover the cost of a typical surface lot parking space (this cost will need to be revisited every 4-5 years and adjusted based on inflation). The additional benefit besides density is that the City, by offering an in-lieu of parking fee, can determine where parking lots are developed, keeping the downtown walkable.

Table H

Daytime Parking Demand Matrix

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
TOTALS	OFFICE	MEDICAL OFFICE	RETAIL	SERVICE	MIXED USE	RESTAURANT/ BAR	HOTEL	RESIDENTIAL	LIBRARY	PARK	MARINA	WAREHOUSE	CHURCH	VACANT	DEMAND	PARKING	SURPLUS/ DEFICIT	PROJECTED SURPLUS/ DEFICIT	PROJECTED SURPLUS/ DEFICIT
							(PER ROOM)	(PER UNIT)		(PER ACRE)	(PER BERTH)				CURRENT	SUPPLY	DEFICIT	DEFICIT	DEFICIT
PARKING GENERATION RATIOS	1.85	2.15	1.65	1.75	2.00	4.00	1.15	1.00	1.50	1.50	0.59	0.75	0.35	2.25			CURRENT	5 YEAR (40%)	10 YEAR (80%)
1	71,400	-	-	-	-	-	-	-	-	-	-	-	-	-	132	178	46	46	46
2	-	-	-	-	-	-	-	-	-	7	42	-	-	-	35	136	101	101	101
3	-	14,503	-	-	-	2,160	-	-	-	-	-	-	-	6,232	40	122	82	77	74
4	11,882	-	2,604	-	-	-	-	-	3	-	-	5,000	-	1,102	33	70	37	-103	-104
5	-	1,500	-	-	-	-	-	-	-	-	-	3,700	-	-	6	28	22	22	22
6	2,000	-	20,472	4,952	-	6,060	-	2	-	-	-	-	6,000	-	74	122	48	48	-11
7	5,510	-	3,609	-	-	6,371	-	1	-	-	-	-	-	-	43	65	22	-3	-3
8	-	-	-	-	-	15,000	-	10	-	-	-	-	-	-	70	77	7	7	7
9	1,355	1,116	3,176	4,192	-	-	-	1	-	-	-	-	-	5,064	18	37	19	-15	-17
10	1,139	-	21,711	-	6,708	5,200	-	2	-	-	-	-	-	5,250	74	110	36	-14	-53
11	-	-	3,000	1,200	-	-	-	-	-	-	-	12,502	-	4,297	16	90	74	70	68
12	-	-	-	-	-	-	33	-	-	-	-	-	-	-	38	51	13	13	13
13*	-	-	-	-	-	-	-	-	6	-	-	-	-	-	9	69	60	60	60
14	-	-	-	7,000	-	20,540	-	16	-	-	-	-	-	3,751	110	77	-33	-37	-38
15	5,948	-	2,424	956	-	-	-	5	-	-	-	-	-	-	22	37	15	15	15
16	-	-	-	-	-	-	-	-	10,000	-	-	2,804	4,000	-	19	73	54	54	-60
17	-	-	1,000	-	-	-	-	-	-	-	-	-	-	2	29	27	27	27	27
18	-	-	1,452	-	14,000	-	-	3	-	-	-	-	4,000	-	35	80	45	45	45
19	1,024	3,546	1,056	-	-	-	-	9	-	-	-	750	10,000	5,124	24	65	41	36	34
20	-	-	-	-	-	-	-	-	-	-	-	-	45,000	-	16	65	49	49	49
TOTALS	100,258	20,665	60,504	18,300	20,708	55,331	33	52	10,000	13	42	24,756	69,000	30,820	316	1,581	765	499	275
															(STALLS)	(STALLS)	(STALLS)	(STALLS)	(STALLS)

*Block 13 Residential units and associated parking have been removed from the parking demand.

*Block 21 is not included in the parking demand

Future development scenarios (5 and 10 year) are detailed on pg. 32, loss and gain of parking and new square footage are calculated in column S and T

CITY OF BOYNE CITY

To: Chair Aaron Place and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: August 19, 2019

Subject: Lakeview Village Development Plan Review



BACKGROUND

Northern Properties Mobile Home Park LLC has submitted an application for amendment to an approved development plan for Lakeview Village located at 526 N Lake. The parcel is approximately 23.46 acres and is located in the Manufactured Housing District (MHD), and the application is to develop 22 additional sites that will be used to accommodate single and double wide manufactured housing units. The proposed use is principal permitted use in the MHD district as provided under sections 7.20(A) of the Boyne City Zoning Ordinance (BCZO).



The new units would be accessed from new interior access roads that would connect to Lakeview Street, Barkway Drive and Meadow Lane. Each of the new units will have 2 parking spaces and 11 additional spaces for guest parking will be added. The existing office and maintenance building will be removed and a new 32' x 32' garage and 30' x 70' office and meeting center will be constructed on Meadow Lane near the Lake Street entrance. An open space area of approximately 30,000 square feet will be maintained on the west side of the property along Lake Street. Storm water will be retained on site with basins designed for 25 year storm event. The new sites will be served by existing water and sewer connections in the park and there is sufficient capacity in the system to accommodate the additional users. Street trees along Lake Street and Park Street are proposed and some landscaping and privacy fencing is proposed along the south eastern property line.

DISCUSSION

As the proposed use is a principal allowed use in the MHD district the Planning Commission must approve the proposed site plan if a finding is made the plan is in compliance with the development requirements of BCZO section 7.40 and article 19 Development plan requirements. To assist the planning commission with this review a draft findings of fact has been prepared for each of the referenced sections.

PROCESS

The application requires development plan review as per article 19 Development Plan Requirements. Plans were distributed to all department heads and the city manager for review and no issues or concerns were noted.

RECOMMENDATION

The Planning Commission should then review the development plan requirements of 7.40 and article 19. On each item of the findings the Commission needs to make a determination based on the relevant facts if the standard is met, not met or met with conditions. The Planning Commission can approve the application, approve the application with conditions or deny the application. If approved with conditions the conditions must be listed, if denied the reasons for denial must be stated.

MHPD DEVELOPMENT REQUIREMENTS FINDINGS OF FACT

Section 7.40 Development Requirements.		
The following requirements shall be met within a Manufactured Housing Park District (MHPD):		
ORIDNANCE STANDARD	FACTS	FINDING
A. Preliminary development plan approval shall be required as set forth in Article XIX of this Ordinance. Following review of preliminary requirements and written notice of approval by the County Drain Commission, Road Commission, and the local health agency, the Planning Commission shall notify the developer of its action within sixty (60) days of filing a complete application. Review of a final development plan shall occur as set forth in the State of Michigan Public Acts of 19876, Act No. 96.	Development Approved in 1996. Application to amend development plan as per 19.65 submitted.	
B.1. All mobile home sites shall be provided with two (2) parking spaces.	2 parking spaces provided for each proposed unit.	
B. 2.a. The parking spaces may be either in tandem or side-by-side. If in tandem, the width shall not be less than ten (10) feet and the combined length shall not be less than forty (40) feet. If side-by-side, the combined width of the two (2) parking spaces shall not be less than nineteen (19) feet and the length shall not be less than twenty (20) feet. In either method, the length shall be measured from the curb or inner walkway edge.	Side by side 19' x 20' spaces provided.	
B.2.b. A parking space shall be hard-surfaced and shall be constructed in compliance with Act No. 8 of the Public Acts of 1973, being S 125.1361 of the Michigan Compiled Laws.	Spaces must be constructed to meet ADA requirements.	
B.3.a. Parking facilities shall be provided for the storage of mobile homes if a sales office is part of the park operation.	Sales office is not proposed.	
B.3.b. Parking facilities shall be provided for the storage of maintenance vehicles.	3 car maintenance facility proposed	
B.3.c. Parking facilities shall be provided at the office location for office visitors.	7 spaces provided.	
B.3.d. A minimum of one (1) parking space for every (3) mobile home sites shall be provided for visitor parking located convenient to the area served.	22 new units, 7 spaces required, 11 proposed.	
B.3.e. If off-site parking facilities are provided in bays and at office or other facilities, they shall be in compliance with R 408.30427 of the Michigan Administrative Code.	NA	
B.3.f. If not provided for on-site or in parking bays, a separate parking area may be provided for vehicles that cannot be accommodated within the standards set forth in these rules, and for recreational vehicles, such as motor homes, travel trailers, and snowmobiles.	None provided.	
C. Signs for all uses as specified in the Boyne City Sign Ordinance.	No new signs proposed	
D.1.a. The tract to be developed shall contain a minimum of ten (10) acres.	Site is 23.46 Acres	
D.1.b. The mobile home park shall be developed with sites averaging five-thousand-five-hundred (5,500) square feet per mobile home unit. This 5,500 square feet for any one site may be reduced by twenty percent (20%) provided that the individual site shall be equal to at least four-thousand-four-hundred (4,400) square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open and distance requirements be less than that required under R 125,1946, Rule 946 and R 125.1941 and R 125.1944, Rules 941 and 944 of the Michigan Administrative Code.	173 total units = approximately 5,900 sqft per unit. Development has over 25,000 sqft of open space	

MHPD DEVELOPMENT REQUIREMENTS FINDINGS OF FACT

D.2.a.1). Twenty (20) feet from any part or attached structure of another mobile home which is used for living purposes.	All proposed units meet or exceed this requirement	
D.2.a.2). Ten (10) feet from either an on-site parking space of an adjacent mobile home site or an attached or detached structure or accessory which is not used for living purposes.	All proposed units meet or exceed this requirement	
D.2.a.3). Fifty (50) feet from a permanent building.	All proposed units meet or exceed this requirement	
D.2.a.4). One-hundred (100) feet from a sports field.	NA	
D.2.b.1). Ten (10) feet from the edge of an internal road and seven (7) feet from a parking bay.	All proposed units meet or exceed this requirement	
D.2.b.2). Seven (7) feet from a common pedestrian walkway.	All proposed units meet or exceed this requirement	
D.2.b.3). Ten (10) feet from a natural or man-made lake, object, or waterway.	NA	
D.3.a. Mobile homes, permanent park buildings and facilities, and other structures shall not be located closer than ten (10) feet from the property boundary line of the park.	All proposed units meet or exceed this requirement	
D.3.b. If mobile homes, permanent park buildings and facilities, and other structures abut a public right-of-way, they shall not be located closer than twenty-five (25) feet from the park boundary line. This rule does not apply to internal park roads if dedicated for public use, providing the roads do not present a nuisance or safety hazard to the park tenants.	All proposed units meet or exceed this requirement	
D.4.a.1). The road shall be hard-surfaced.	Proposed roads shall be paved.	
D.4.a.2). The road shall have access to a public thoroughfare by a permanent easement which shall be recorded prior to approval. Sole access by an alley is prohibited.	Existing access on two public streets.	
D.4.a.3). A dead-end road shall terminate with an adequate turning area. A blunt-end road is prohibited.	Turn around areas provided.	
D.4.a.4). An adequate safe-sight distance shall be provided at intersections.	Proposed landscaping in front of maintenance garage may interfere with westward sight distance at Meadow Lane intersection.	
D.4.a.5). An offset at an intersection or an intersection of more than two (2) streets is prohibited.	Proposed roads meet this standard.	
D.4.a.6). All roads shall be clearly marked with appropriate traffic signs, subject to the provisions of Rule 701(2) as set forth by the Michigan Department of Commerce.	Appropriate signage must be installed	
D.4.a.7). A road shall be named and so identified by street signs located at all road intersections.	Appropriate signage must be installed	
D.4.a.8). A name for an internal road shall be approved by the municipality.	Approval of road names required.	
D.4.b.1). One way, with no parking - thirteen (13) feet.	NA	
D.4.b.2). Two way, with no parking - twenty-one (21) feet	New roads exceed 21'	
D.4.c. At access points where general traffic enters or leaves the park, the width shall be sufficient to permit free movement from or to the stream of traffic on the public roads.	No changes proposed to existing access points	

MHPD DEVELOPMENT REQUIREMENTS FINDINGS OF FACT

<p>D.5.a. A mobile home park that contains fifty (50) or more mobile home sites shall have at least one (1) easily accessible open space area continuing not less than twenty-five-thousand (25,000) square feet including a minimum of ten thousand (10,000) square feet of open space developed for active recreation facilities.</p>	<p>151 existing sites, 22 new sites proposed for total of 173 sites. Developments has excess of 25,000 sqft contiguous open space Adjacent to Lake St. Community building proposed, some additional active recreation facilities may be required to meet the 10,000 sqft minimum.</p>	
<p>D.5.b. The total of the land dedicated for open space shall not be less than two percent (2%) of the park's acreage but not less than twenty-five-thousand (25,000) square feet.</p>	<p>2% of park area = 20,438 sqft. Open space exceeds 25,000 sqft</p>	
<p>D.6. A hard-surfaced walkway or patio connecting the dwelling with its off-street parking area shall be provided.</p>	<p>Hard surface connections to parking areas provided</p>	
<p>D.7. Each lot shall contain an area reserved for the placement of a living unit, the base construction (i.e., foundation, pads, ribbons, etc.) of which shall meet or exceed State specifications.</p>	<p>Locations of proposed living units provided.</p>	
<p>D.8. Each living unit shall be skirted, entirely enclosing the bottom, within thirty (30) days after its placement. In the event of inclement weather and upon demonstration of extenuating circumstances, an extension may be granted beyond thirty (30) days.</p>	<p>Compliance with standard verified at time of placement of units</p>	
<p>D.9. Each living unit lot shall be provided with anchors, tie downs or other devices as provided for under Rules 601-609 of the Michigan Department of Commerce Mobile Home Commission General Rules.</p>	<p>Appropriated permits and inspection must be obtained from Charlevoix County Department of Bldg Saftey</p>	
<p>D.10. Mobile home parks, when adjacent to a developed residential zoning district, shall be completely screened by fencing or natural growth along the entire property boundary line abutting the district. If planting material is used for the development of a natural edge, the recommendations of Article XXIII of this Ordinance shall be followed. These requirements may be waived when, in the Planning Commission's opinion, the intent of this requirement has been satisfied.</p>	<p>Necessary screening to be determined by Planning Commission</p>	

**DEVELOPMENT SITE PLAN REVIEW STANDARDS
FINDINGS OF FACT
LAKEVIEW VILLAGE**

Section 19.40 Development Plan Approval Criteria.

In order that buildings, open space and landscaping will be in harmony with other structures and improvements in the area, and to ensure that no undesirable health, safety, noise and traffic conditions will result from the development, the Planning Commission shall determine whether or not the development plan meets the following criteria, unless the Planning Commission determines that one or more of such criteria are inapplicable:

ORDINANCE REQUIREMENT	FACTS	FINDINGS
<p><u>A. General.</u> All elements of the development plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance. The development plan shall conform with all requirements of this Ordinance, including those of the applicable zoning district(s).</p>	<p>A development plan for Northern Properties Lake View Village was approved in 1996. The proposed development plan amendment would develop 22 additional sites to the existing 151 for a total of 173 sites. The proposed sites would be located on the east and west sides of the existing development. The subject property is located at 526 N Lake and is owned by Northern Properties. The property planned for and zoned MHD and the proposed use is a principle permitted use in the district. Primary vehicle access to the new sites will be from existing interior roads from the park, the exiting public access points at Lake St and Park St will remain unchanged.</p>	
<p><u>B. Building Design.</u> The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design guidelines adopted in specific district or sub-area plans, the building design shall meet the architectural and building material requirements of this Ordinance.</p>	<p>Of the 22 sites 11 of the units located along Park St. will be single wide models, the 11 units adjacent to Lake St will be double wide units. The style an design of the units will be typical of what is found currently in the park.</p>	
<p><u>C. Preservation of Significant Natural Features.</u> Judicious effort shall be used to preserve the integrity of the land, existing topography, and natural, historical, and architectural features as defined in this Ordinance, in particular wetlands designated /regulated by the Michigan Department of Environmental Quality, and, to a lesser extent, wetlands which are not regulated by the Department.</p>	<p>The site does not have any significant natural features.</p>	
<p><u>D. Streets.</u> All streets shall be developed in accordance with the City of Boyne City Subdivision Control Ordinance and City Municipal Standards, unless developed as a private road in accordance with the requirements of the City.</p>	<p>No changes proposed to public streets, proposed sites to be accessed by new private streets in accordance with standards of BCZO section 7.40 D. 4.</p>	

**DEVELOPMENT SITE PLAN REVIEW STANDARDS
FINDINGS OF FACT
LAKEVIEW VILLAGE**

<p><u>E. Access, Driveways and Circulation.</u> Safe, convenient, uncongested, and well defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, parking and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points. All driveways shall meet the design and construction standards of the City. Access to the site shall be designed to minimize conflicts with traffic on adjacent streets, particularly left turns into and from the site. For uses having frontage and/or access on a major traffic route, as defined in the City of Boyne City Comprehensive Plan, the number, design, and location of access driveways and other provisions for vehicular circulation shall comply with the access management provisions of this Ordinance.</p>	<p>No changes proposed to existing access.</p>	
<p><u>F. Emergency Vehicle Access.</u> All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department, Ambulance Department and Police Department.</p>	<p>Site accessibility has been reviewed by BCPD, Fire Dept and Ambulance Dept.</p>	
<p><u>G. Sidewalks, Pedestrian and Bicycle Circulation.</u> The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and sidewalks/pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of primary and secondary schools, playgrounds, local shopping areas, fast food/service restaurants and other uses which generate a considerable amount of pedestrian or bicycle traffic.</p>	<p>Pedestrian access to be developed in accordance R125.1928 Rule 928</p>	
<p><u>H. Barrier-Free Access.</u> The site has been designed to provide barrier-free parking and pedestrian circulation.</p>	<p>Site shall be constructed in compliance with Act No. 8 of the Public Acts of 1973, being S 125.1361 of the Michigan Compiled Laws.</p>	

**DEVELOPMENT SITE PLAN REVIEW STANDARDS
FINDINGS OF FACT
LAKEVIEW VILLAGE**

<p><u>I. Parking.</u> The number and dimensions of off-street parking [spaces] shall be sufficient to meet the minimum required by this Ordinance. However, where warranted by overlapping or shared parking arrangements, the Planning Commission may reduce the required number of parking spaces, as provided in this Ordinance.</p>	<p>2 spaces per unit and 11 additional guest spaces provided. Meets ordinance standards.</p>	
<p><u>J. Loading.</u> All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened in accordance with this Ordinance.</p>	<p>No dumpsters proposes</p>	
<p><u>K. Landscaping, Screening, and Open Space.</u> The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping, landscape buffers, greenbelts, fencing, walls and other protective barriers shall be provided and designed in accordance with the landscaping provisions of this Ordinance. Recreation and open space areas shall be provided in all multiple-family residential and educational developments.</p>	<p>Landscaping plan provided.</p>	
<p><u>L. Soil Erosion Control.</u> The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Planning Director or City Engineer, and have a valid Charlevoix County Soil Erosion permit.</p>	<p>Soil erosion permit must be obtained if required.</p>	

**DEVELOPMENT SITE PLAN REVIEW STANDARDS
FINDINGS OF FACT
LAKEVIEW VILLAGE**

<p>M. Stormwater Management. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be encouraged. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water. All such measures shall comply with the Charlevoix County Stormwater Ordinance.</p>	<p>Storm water plan provided.</p>	
<p>O. Lighting. Exterior lighting shall be arranged so that it is directed preferably downward onto the subject site and deflected away from adjacent properties. Lighting shall not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.</p>	<p>Lighting fixture details and locations provided.</p>	
<p>P. Noise. The site has been designed, buildings so arranged, and activities/equipment programmed to minimize the emission of noise, particularly for sites adjacent to residential districts.</p>	<p>Proposed uses are anticipated to produce noise that is typical of the current use.</p>	
<p>Q. Mechanical Equipment. Mechanical equipment, both roof and ground mounted, shall be screened in accordance with the requirements of this Ordinance.</p>	<p>NA</p>	
<p>R. Signs. The standards of the City of Boyne City's Sign Ordinance are met.</p>	<p>No signage shown on plan.</p>	
<p>S Hazardous Materials or Waste. For businesses utilizing, storing or handling hazardous material such as automobile service and automobile repair stations, dry cleaning plants, metal plating industries, and other industrial uses, documentation of compliance with state and federal requirements shall be provided.</p>	<p>No hazardous materials or waste</p>	

**DEVELOPMENT SITE PLAN REVIEW STANDARDS
FINDINGS OF FACT
LAKEVIEW VILLAGE**

<p><u>T. Other Agency Reviews.</u> The applicant has provided documentation of compliance with other appropriate agency review standards, including, but not limited to, the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Transportation, Charlevoix County Drain Commissioner, Northwest Michigan Community Health Agency, Charlevoix County Building Department, and other federal and state agencies, as applicable.</p>	<p>County permits and City WWWW and DPW approval required.</p>	
<p><u>U. Approval Process.</u> The development plan shall be reviewed by the Planning Commission. If disapproval is recommended, the Planning Commission shall cite reasons for such disapproval. If the Planning Commission finds a development plan not in conformity with this section, it may, at its discretion, return the development plan to the applicant with a written statement of the modifications necessary to obtain approval. Upon resubmission of the modified development plan, the Planning Commission shall review the plan. The Commission may approve, disapprove or approve subject to compliance with such modifications and conditions as may be deemed necessary to carry out the purpose of this Ordinance and other ordinances and resolutions of the City. If disapproved, the Planning Commission shall cite reasons for such disapproval.</p>		

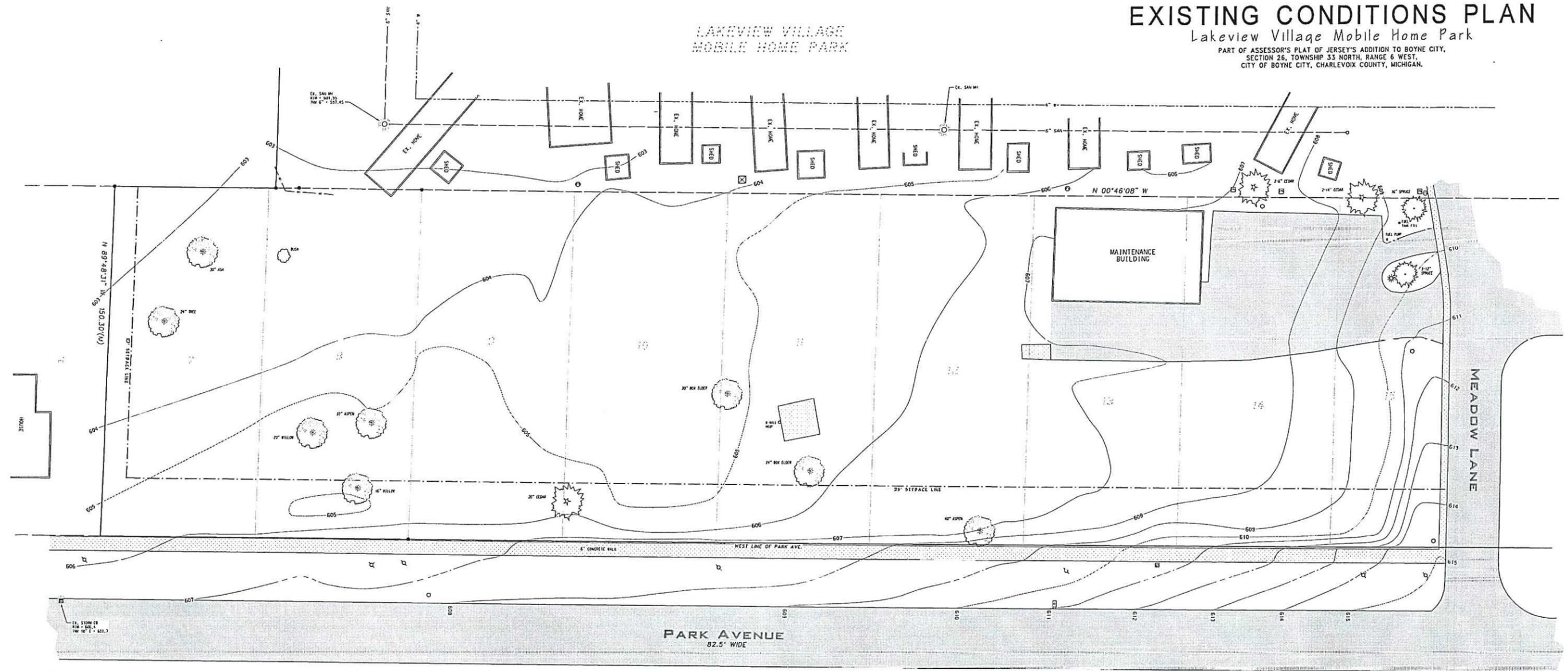


EXISTING CONDITIONS PLAN

Lakeview Village Mobile Home Park

PART OF ASSESSOR'S PLAT OF JERSEY'S ADDITION TO BOYNE CITY,
SECTION 26, TOWNSHIP 33 NORTH, RANGE 6 WEST,
CITY OF BOYNE CITY, CHARLEVOIX COUNTY, MICHIGAN.

LAKEVIEW VILLAGE
MOBILE HOME PARK



LEGEND:

- = SIGN
- ⌘ = UTILITY POLE w/ GUY WIRE
- ⊙ = TELEPHONE PEDESTAL
- ⊠ = ELECTRIC PEDESTAL
- ⊙ = CABLE TV PEDESTAL
- ⊙ = LAMP POLE
- ⊠ = MAIL BOX
- ⊠ = GAS MARKER
- ⊙ = FIRE HYDRANT
- ⊠ = STORM SEWER CATCH BASIN
- = MANHOLE COVER
- = PROPERTY LINE
- = FENCE
- = APPROXIMATE WATERMAIN
- = APPROXIMATE SANITARY SEWER
- = FOUND SURVEY IRON
- ▨ = EX. CONCRETE SURFACE
- ▨ = EX. ASPHALT SURFACE

NOTES:

UTILITIES LINES SHOWN SHALL BE CONSIDERED APPROXIMATE LOCATION.
CALL MISS DIG THREE (3) FULL WORK DAYS PRIOR TO EXCAVATION.

PLAN PREPARED BY:
 Bryan R. Nolan, P.E.
 Benchmark Engineering
 607 E. Lake Street
 Harbor Springs, MI 49740
 231-526-2119

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 bennmark162@gmail.com

Client: Northern Properties
 Project Mgr: B. NOLAN
 Drawn By: B. NOLAN
 Field By:
 CAD File: 1-EX PARK 18-206.Cxd
 Job #: 18-206
 Sheet #: 1 of 4

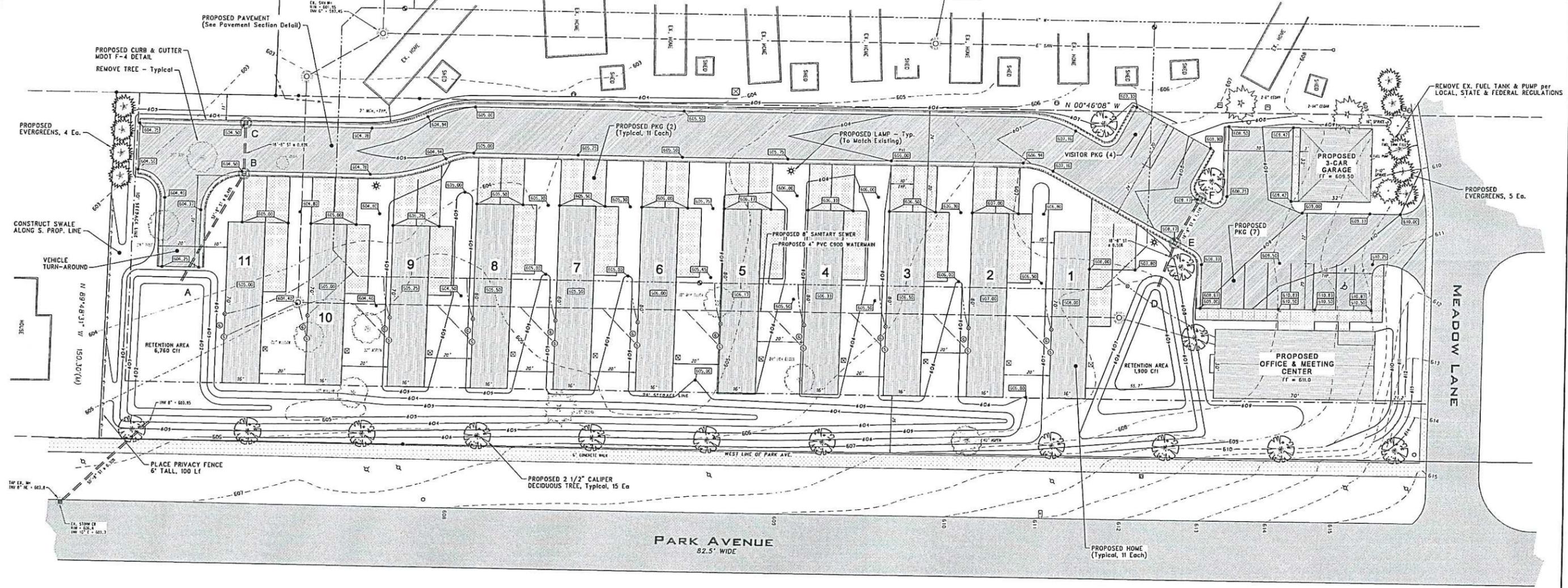
Date: (revisions)	by
JULY 30, 2019	

EXISTING CONDITIONS PLAN
Lakeview Village Expansion Project



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LAKEVIEW VILLAGE
MOBILE HOME PARK



- LEGEND:**
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 - ▩ = EX. ASPHALT SURFACE
 - ▧ = PROPOSED ASPHALT SURFACE
 - ▦ = PROPOSED CONCRETE SURFACE
 - ⊕ = PROPOSED SANITARY RISER
 - ⊖ = PROPOSED WATER SERVICE RISER
 - ⊗ = PROPOSED GAS METER
 - ⊘ = PROPOSED ELEC, TV, PHONE HOOK-UP
 - ⊙ = PROPOSED WATER MAIN
 - ⊚ = PROPOSED SANITARY SEWER MAIN

NOTES:

UNDERGROUND UTILITY LOCATIONS SHOWN ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE. CALL MISS DIG (3) FULL WORK DAYS PRIOR TO EXCAVATION.

RETENTION AREAS SHALL BE CLEANED & RAKED OF LEAVES & DEBRIS IN THE SPRING & AUTUMN ANNUALLY TO MAINTAIN SOIL PERMEABILITY.

STORM SEWER STRUCTURES AND PIPE SHALL BE INSPECTED AND CLEANED OUT ANNUALLY AS NEEDED TO MAINTAIN PROPER FUNCTIONALITY.

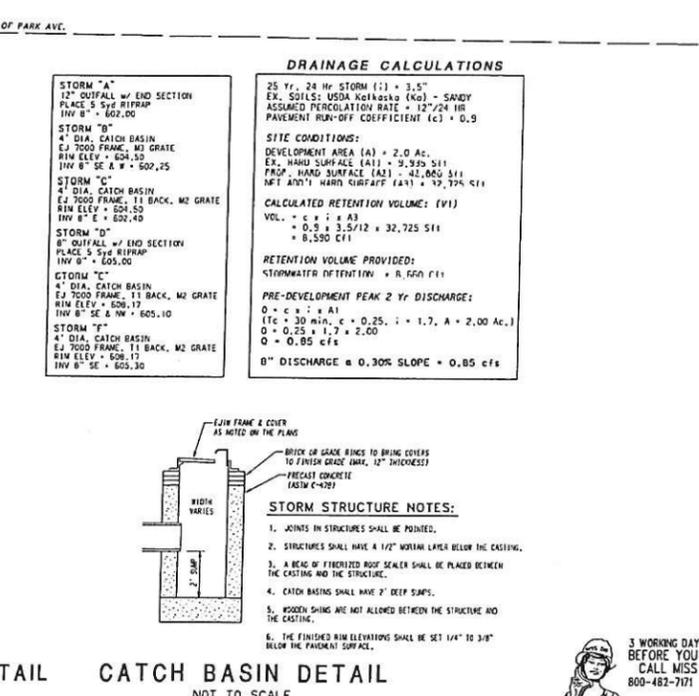
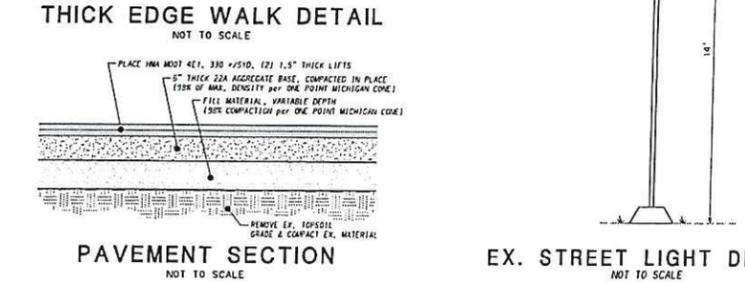
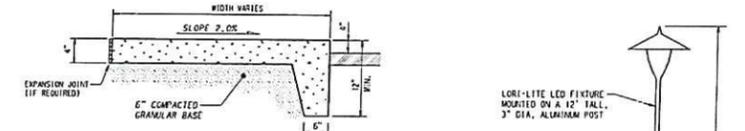
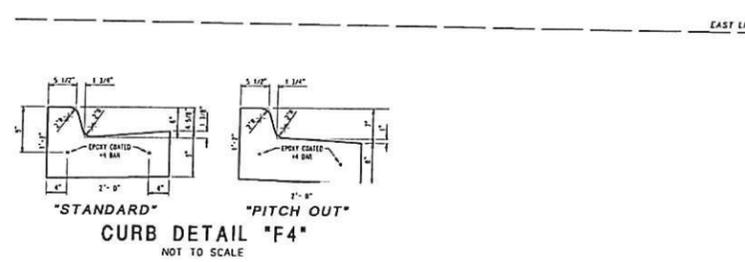
STORM SEWER SHALL BE ADS #12 OR APPROVED EQUIVALENT.

WATER MAIN & SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STATE & CITY SPECIFICATIONS AND REQUIREMENTS.

THE OWNER SHALL OBTAIN A CONSTRUCTION PERMIT FROM THE STATE OF MICHIGAN FOR THE PROPOSED PARK EXPANSION.

SITE NOTES:

SITE AREA: +/- 1.98 Ac.
 BUILDING COVERAGE: 0.38 Ac. (19.2%)
 GREENSPACE: 1.00 Ac. (50.5%)



DRAINAGE CALCULATIONS

25 Yr., 24 Hr. STORM (1) = 3.5"
 EX. SOILS: USOM Kalamazoo (K6) - SANDY
 ASSUMED PERCOLATION RATE = 12"/24 HR
 PAVEMENT RUN-OFF COEFFICIENT (C) = 0.9

SITE CONDITIONS:
 DEVELOPMENT AREA (A) = 2.0 Ac.
 EX. HARD SURFACE (A1) = 3,359 S.F.
 PROP. HARD SURFACE (A2) = 41,060 S.F.
 NET ANTI-HARD SURFACE (A3) = 43,794 S.F.

CALCULATED RETENTION VOLUME: (V1)
 VOL. = C x A
 = 0.9 x 3.5/12 x 32,725 S.F.
 = 8,590 CFI

RETENTION VOLUME PROVIDED:
 STORMWATER DETENTION = 8,590 CFI

PRE-DEVELOPMENT PEAK 2 Yr. DISCHARGE:
 Q = C x A x I
 I = 0.30 min., C = 0.25, I = 1.7, A = 2.00 Ac.)
 Q = 0.25 x 1.7 x 2.00
 Q = 0.85 cfs

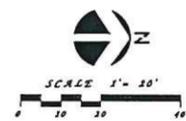
DISCHARGE @ 0.30% SLOPE = 0.85 cfs

STORM STRUCTURE NOTES:

- JOINTS IN STRUCTURES SHALL BE POINTED.
- STRUCTURES SHALL HAVE A 1/2" NOTCH LAYER BELOW THE CASTING.
- A BEAD OF FIBERGLASS ROOF SEALER SHALL BE PLACED BETWEEN THE CASTING AND THE STRUCTURE.
- CATCH BASINS SHALL HAVE 2" DEEP STAMPS.
- WOODEN SHIMS ARE NOT ALLOWED BETWEEN THE STRUCTURE AND THE CASTING.
- THE FINISHED RIM ELEVATIONS SHALL BE SET 1/4" TO 3/8" BELOW THE PAVED SURFACE.

BRYAN R. NOLAN
 ENGINEER
 No. 37218

PLAN PREPARED BY:
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 Benchmark A. Engineering
 607 E. Lake Street
 Harbor Springs, MI 49740
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SITE & GRADING PLAN
 Proposed Expansion
 Lakeview Village Mobile Home Park
 PART OF GOVERNMENT LOT 1, SECTION 26,
 TOWNSHIP 33 NORTH, RANGE 6 WEST,
 CITY OF BOYNE CITY, CHARLEVOIX COUNTY, MICHIGAN.

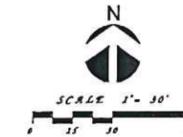
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 Project Mgr.: B. NOLAN
 Drawn By: B. NOLAN
 Field By:
 CAD File: 3-SP PARK 18-206.Grd
 Job #: 18-206
 Sheet #: 2 of 4

Date: (revisions) by
 JULY 31, 2015

SITE & GRADING PLAN
 Proposed Expansion - Lakeview Village MHP, Boyne City





EXISTING CONDITIONS PLAN

Lakeview Village Mobile Home Park

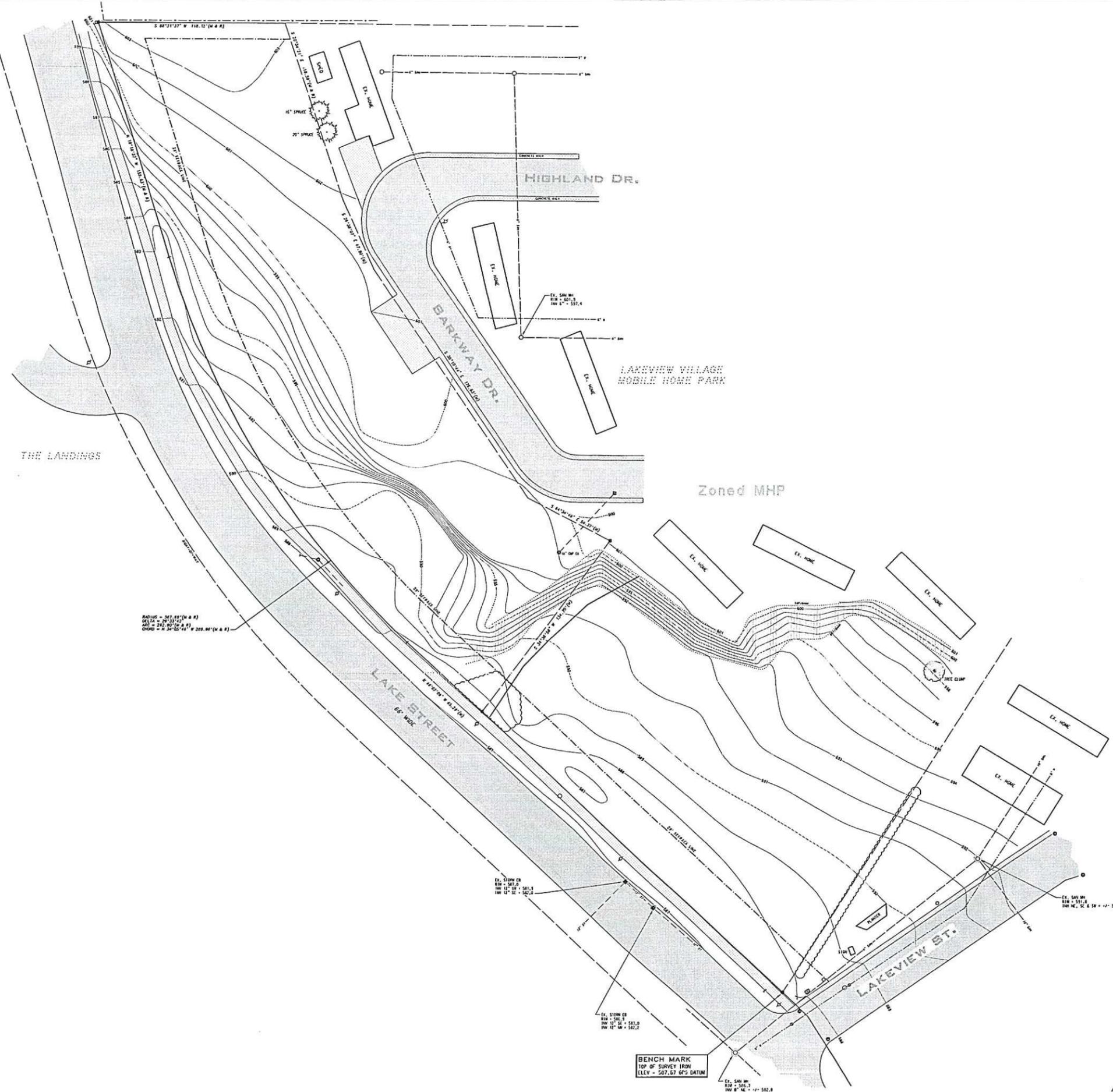
PART OF GOVERNMENT LOT 1, SECTION 26,
TOWNSHIP 33 NORTH, RANGE 6 WEST,
CITY OF BOYNE CITY, CHARLEVOIX COUNTY, MICHIGAN.

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NOTES:

UTILITIES LINES SHOWN SHALL BE CONSIDERED APPROXIMATE LOCATION.
CALL MISS DIG THREE (3) FULL WORK DAYS PRIOR TO EXCAVATION.



RADIUS = 561.85' (N & S)
C2114 = 28° 23' 12"
C22 = 242.90' (N & S)
C200 = 0.34' (E) w 203.80' (N & S)

BENCH MARK
TOP OF SURVEY IRON
ELLEV = 587.67 GPS DATUM

PLAN PREPARED BY:
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Benchmark Engineering
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Harbor Springs, MI 49740
231-526-2119

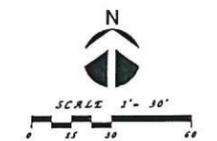
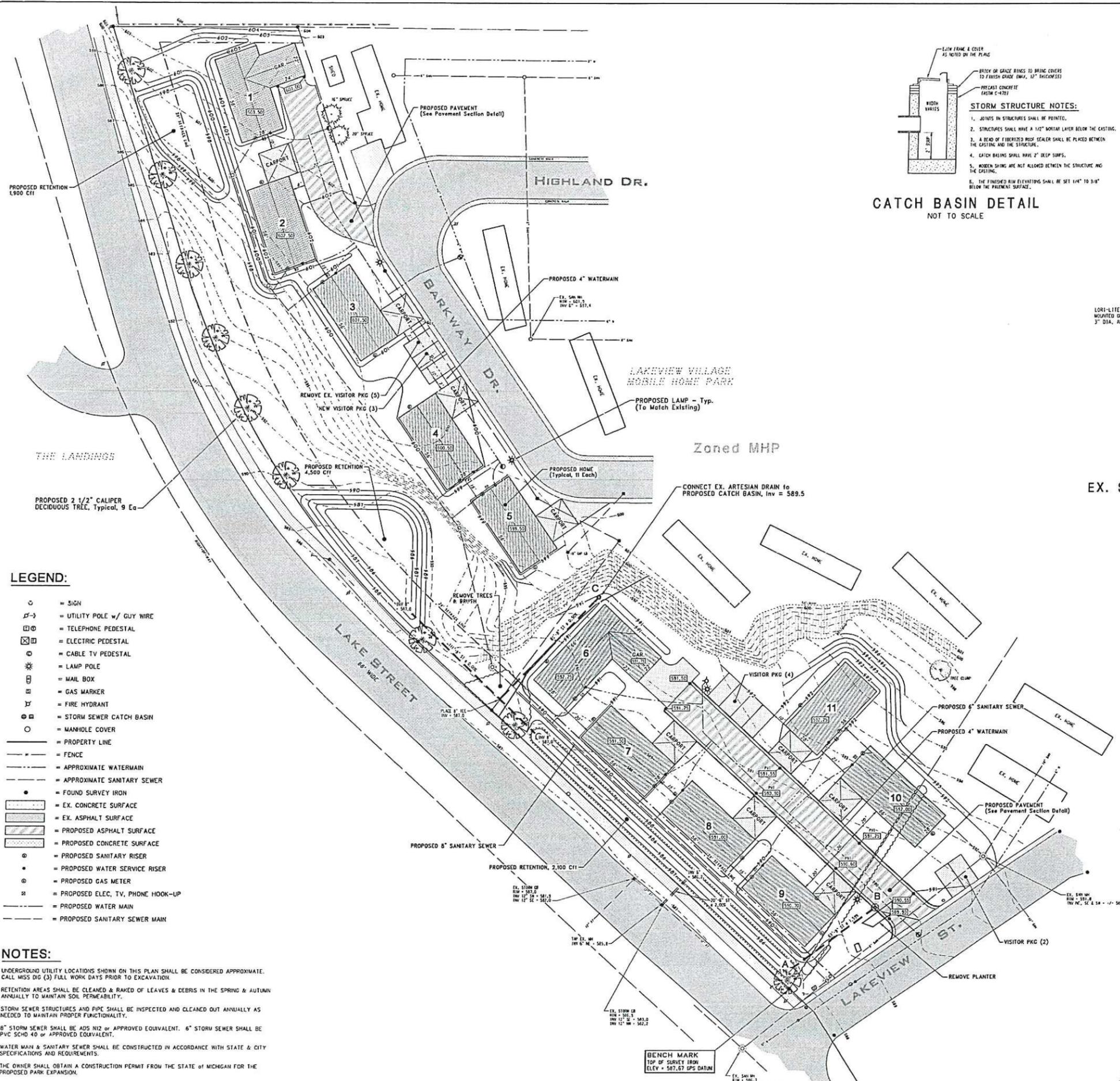
3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
800-482-7171

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Project Mgr.: B. NOLAN
Drawn By: B. NOLAN
Field By: WINTER-WILSON
CAD File: 2-EX LAKE 18-206.gxd
Job #: 18-206
Sheet #: 3 of 4

Date:	(revisions)	by
JULY 30, 2019		

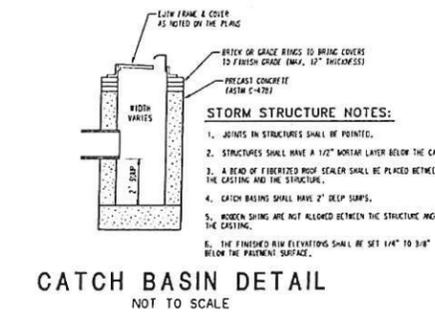
EXISTING CONDITIONS PLAN
Lakeview Village Expansion Project



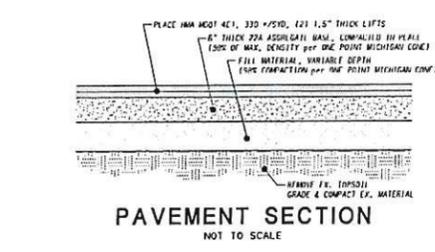
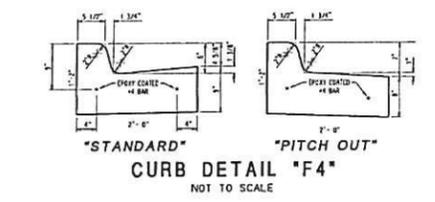
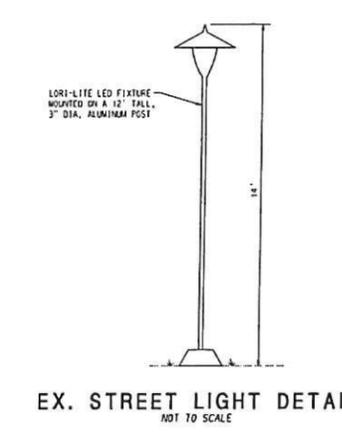
SITE & GRADING PLAN

Proposed Expansion
Lakeview Village Mobile Home Park

PART OF GOVERNMENT LOT 1, SECTION 26,
TOWNSHIP 33 NORTH, RANGE 6 WEST,
CITY OF BOYNE CITY, CHARLEVOIX COUNTY, MICHIGAN.



CATCH BASIN DETAIL
NOT TO SCALE



LEGEND:

- = SIGN
- ⊕ = UTILITY POLE w/ GUY WIRE
- ⊙ = TELEPHONE PEDESTAL
- ⊠ = ELECTRIC PEDESTAL
- ⊞ = CABLE TV PEDESTAL
- ⊛ = LAMP POLE
- ⊜ = MAIL BOX
- ⊝ = GAS MARKER
- ⊙ = FIRE HYDRANT
- ⊞ = STORM SEWER CATCH BASIN
- = MANHOLE COVER
- = PROPERTY LINE
- = FENCE
- - - = APPROXIMATE WATERMAIN
- - - = APPROXIMATE SANITARY SEWER
- = FOUND SURVEY IRON
- ▨ = EX. CONCRETE SURFACE
- ▩ = EX. ASPHALT SURFACE
- ▧ = PROPOSED ASPHALT SURFACE
- ▦ = PROPOSED CONCRETE SURFACE
- ⊙ = PROPOSED SANITARY RISER
- ⊙ = PROPOSED WATER SERVICE RISER
- ⊙ = PROPOSED GAS METER
- ⊙ = PROPOSED ELEC, TV, PHONE HOOK-UP
- = PROPOSED WATER MAIN
- = PROPOSED SANITARY SEWER MAIN

NOTES:

UNDERGROUND UTILITY LOCATIONS SHOWN ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE. CALL MISS DIG (3) FULL WORK DAYS PRIOR TO EXCAVATION.

RETENTION AREAS SHALL BE CLEANED & RAKED OF LEAVES & DEBRIS IN THE SPRING & AUTUMN ANNUALLY TO MAINTAIN SOIL PERMEABILITY.

STORM SEWER STRUCTURES AND PIPE SHALL BE INSPECTED AND CLEANED OUT ANNUALLY AS NEEDED TO MAINTAIN PROPER FUNCTIONALITY.

8" STORM SEWER SHALL BE ADS N12 OR APPROVED EQUIVALENT. 6" STORM SEWER SHALL BE PVC SCHD 40 OR APPROVED EQUIVALENT.

WATER MAIN & SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STATE & CITY SPECIFICATIONS AND REQUIREMENTS.

THE OWNER SHALL OBTAIN A CONSTRUCTION PERMIT FROM THE STATE OF MICHIGAN FOR THE PROPOSED PARK EXPANSION.

SITE NOTES:

SITE AREA: +/- 2.40 Ac.
BUILDING COVERAGE: 0.43 Ac. (18.0%)
GREENSPACE: 1.66 Ac. (69.2%)

- STORM "A"**
6" DUALS w/ END SELECTION
PLACE 5 Sps RIPRAP
INV B' SW = 586.00
- STORM "B"**
4" DIA. CATCH BASIN
EJ 7000 FRAME, 11 BACK, W2 GRATE
RIM ELEV = 590.10
INV B' SW = 587.00
- STORM "C"**
2" DIA. CATCH BASIN
EJ 1045 FRAME, W GRATE
RIM ELEV = 590.50
INV B' SW = 588.50
INV B' SW = 587.45

DRAINAGE CALCULATIONS

25 Yr, 24 Hr STORM (1) = 3.5"
EX. SOILS: USDA Kolkosha (ka) - SANDY
ASSUMED PERCOLATION RATE = 12"/24 HR
PAVEMENT RUN-OFF COEFFICIENT (c) = 0.9

SITE CONDITIONS:
DEVELOPMENT AREA (A) = 2.40 Ac
EX. HARD SURFACE (A1) = 0 SFI
PROP. HARD SURFACE (A2) = 32,367 SFI
NET ADD'L HARD SURFACE (A3) = 32,367 SFI

CALCULATED RETENTION VOLUME: (V1)
VOL. = c * i * A
= 0.9 * 3.5/12 * 32,367 SFI
= 8,455 CFI

RETENTION VOLUME PROVIDED:
STORMWATER DETENTION = 8,500 CFI

PRE-DEVELOPMENT PEAK 2 Yr DISCHARGE:
Q = c * i * A
(Tc = 30 min, c = 0.25, i = 1.7, A = 2.40 Ac.)
Q = 0.25 * 1.7 * 2.4
Q = 1.00 cfs

6" DISCHARGE @ 2.00% SLOPE = 1.00 cfs

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BENCHMARK ENGINEERING INC.
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PHONE (231) 526-2115 FAX (231) 526-7157
benchmark@bme.com

Client: NOR. PROPERTIES
Project No.: B-1624
Drawn By: B. NOLAN
Field By: WINTER-WILSON
CAD File: 4-SP LAKE 18-206.sxd
Job #: 18-206
Sheet #: 4 of 4

Date: (revisions) by
JULY 31, 2019

SITE & GRADING PLAN
Proposed Expansion - Lakeview Village MHP, Boyne City



CITY OF BOYNE CITY

319 North Lake Street Boyne City, MI 49712 (231) 582-6597

AUG 13 2019



BOARD MEMBER APPLICATION

The City understands you are interested in becoming a member on one of the City Advisory Boards/Commissions. We appreciate your interest and future dedication to Boyne City. In order for the City to have information on file as reference when the next board has an opening, we ask you please complete the following and return to City Hall.

See next page for a list of Boyne City Advisory Boards or Commissions, term of appointment, and meeting schedule.

Name: Monica Kroondyk

Address: 513 Groveland St. Boyne City, Mi. 49712

Telephone: 231-373-0731 (daytime) 231-582-7861 (library) (evening)

Email: kroondykm@me.com

Occupation: Librarian

Please check any Advisory Board or Commission you may be interested in.

- | | |
|---|---|
| <input type="checkbox"/> Airport Advisory Board | <input type="checkbox"/> Economic Development Corporation |
| <input type="checkbox"/> Historical Commission | <input checked="" type="checkbox"/> Downtown Development Authority/ Main Street Program |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Parks and Recreation Commission |
| <input type="checkbox"/> Board of Review | <input type="checkbox"/> Housing Commission |
| <input type="checkbox"/> Local Development | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Finance Authority | <input type="checkbox"/> District Library Board |
| <input type="checkbox"/> Historic District Commission | |

Reason(s) you wish to serve: I served on the Planning Commission for Evangeline Township for 4 years and it was a great experience. I have a strong connection to our community and would welcome the opportunity to serve. Also, I completed the Citizen Planner course taught by Dean Solomon in 2014.

Other community or civic service activities: I currently serve on the board of trustees for the Charlevoix Community Foundation, Leadership Charlevoix County, and the Boyne Heritage Center. I also serve on the Organization Committee for Main Street. I will be a resident of Boyne City for 1 year on July 13, 2019.

Signature:

Date: ~~7/8/2019~~ 8/15/19