

**APPLICATION FOR ZONING ACTION**  
**EMMET COUNTY OFFICE OF PLANNING, ZONING,**  
**AND CONSTRUCTION RESOURCES**  
 3434 HARBOR-PETOSKEY RD, SUITE E, HARBOR SPRINGS, MI 49740  
 PHONE: (231) 348-1735 FAX: (231) 439-8933 EMAIL: [pzcr@emmetcountv.org](mailto:pzcr@emmetcountv.org)

7/10/17  
 DATE RECEIVED  
 \$ 300.00  
 FEE

PSUP17-14  
 APPLICATION #  
7/10/17  
 DATE PAID

PLEASE MAKE CHECKS PAYABLE TO: EMMET COUNTY

Applicant's Name ELMER'S CRANE AND DOZER, INC Phone (231) 943-3443  
 Applicant's Address 3600 RENNIE SCHOOL ROAD, TRAVERSE CITY, MI 49685  
 Applicant's Email Address SCRANE@TEAMELMERS.COM @  
 Owner's Name HGI/DON GRIFFIN Phone \_\_\_\_\_  
 Owner's Address PO BOX 469, TRAVERSE CITY, MI 49685  
 Owner's Email Address \_\_\_\_\_ @

**JOB SITE LOCATION:**

Township: BEAR CREEK Tax Parcel #: 24-SEE LISTING BELOW (\*)

Address: 4281 PICKEREL LAKE ROAD, PETOSKEY, MI 49770

**ZONING REQUEST:**

**Planning Commission:**

- Special Use Permit
- Site Plan Review
- Planned Unit Development
- Zoning Map Change
- Zoning Text Change

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 EMMET COUNTY  
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**Describe Request:**

RESOURCE MINING,  
EXTRACTION OR FILL

**REQUIRED USE INFORMATION**

Ground floor area main building: N/A Sq. Ft.  
 Floor Area accessory building: N/A Sq. Ft.  
 Lot/Parcel Size: 55.30 Acres Sq. Ft.

**Site/Plot Plan required\***

**2 full sized & 14 reduced sized (max 11"x17")  
 site plans required for Planning Commission cases.**

\*Please attach a site/plot plan to show; property dimensions; front, rear, and side yard setbacks; streets, roads, and all buildings on the lot.  
 Review Section 2405 of the Zoning Ordinance for Site Plan requirements.

	Date Submitted		Date Submitted
Elevation Drawing	<input checked="" type="checkbox"/> <u>7/10/17</u>	Site Inventory	<input type="checkbox"/> <u>N/A</u>
Engineered Drainage Plan	<input type="checkbox"/> <u>N/A</u>	Fire Dept Approval	<input type="checkbox"/> <u>N/A</u>
Soil Erosion Permit	<input type="checkbox"/> <u>N/A</u>	Wetlands Permit	<input type="checkbox"/> <u>N/A</u>
Health Dept. Approval/ Sewer Taps	<input type="checkbox"/> <u>N/A</u>	Road Commission/ MDOT Approval	<input checked="" type="checkbox"/> <u>7/5/17</u>

**Other:**

As owner/and or applicant representing the owner, I do  do not  authorize Emmet County (staff, appointed board, and/or commissioners, or committee members) to enter upon the subject property for purposes of making inspections related to the project or request identified in this application. If authorized, such inspections or site-walks shall be conducted at reasonable hours and times.

**I certify that all the above information is accurate to my fullest knowledge:**

[Signature] STEVE CRANE 7/10/17  
 Signature of Applicant Printed Name of Applicant Date

\*Required Signature of Property Owner Printed Name of Property Owner Date

**County of Emmet**

Department of Planning, Zoning & Construction Resources

3434 Harbor Petoskey Road, Suite E

Harbor Springs, Michigan 49740

Phone: 231-348-1735 Fax: 231-439-8933

www.emmetcounty.org

Date: 7-10-17

Emmet County  
Planning, Zoning, & Construction Resources  
3434 Harbor Petoskey Road, Suite E  
Harbor Springs, MI 49740

To Whom It May Concern:

STEVE CRANE

I hereby authorize (applicant's name) ELMER'S CRANE & DOZER, INC. to apply for and sign (as agent) the necessary Emmet County permit applications for (project)

4281 PICKEREL LAKE ROAD SITE. Any questions should be directed to (business name) ELMER'S CRANE & DOZER, INC.

Sincerely,

Donald E. Griffin for HGI LLC

Property Owner Signature (please print name below)

DONALD E. GRIFFIN, member

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**SITE PLAN REVIEW CHECKLIST**

Case # PSUP17-014  
Date Received 7-10-17

<b>Subject Property Address</b>	<u>4281 PICKEREL LAKE ROAD, PETOSKEY, MI 49770</u>
<b>Subdivision and Lot Number (If Applicable)</b>	<u>N/A</u>
<b>Tax Parcel Number: 24-</b>	<u>SEE LIST BELOW (*)</u>
<b>Township</b>	<u>BEAR CREEK</u>
<b>Proposed Use of Property</b>	<u>RESOURCE MINING, EXTRACTION OR FILL</u>
<b>Proposed Number of Employees</b>	<u>1 TO 5</u>

**CHECKLIST**

	<b>Basic Map Information</b>	Yes	No	N/A	Comments
1	Proposed site location map (indicate sufficient area reference to locate site) May use plat map, Google map or other map to identify parcel.	X			
2	Appropriate scale	X			
3	Date, North Arrow, Street Names (existing and proposed right-of-ways).	X			
4	Name, Address and Phone Number of person preparing plan	X			
5	Property line dimensions	X			
<b>Basic Zoning Information</b>					
6	Zoning setback lines -Building (including the eave) Setbacks: Front <u>50</u> Side <u>50</u> Side <u>50</u> Rear/Water <u>50</u>	X			
7	Distance between buildings (nearest point to nearest point)		X		
8	Location of new buildings and general floor plan Dimensions of bldg.(s) = _____ x _____ Total sq.ft.= _____			X	
9	Proposed building elevations (to scale) Max. Height = _____			X	
10	All existing structures (labeled) within 100 feet of perimeter property lines	X			
11	Multiple housing units -Number of units = _____, composition (efficiency, one bedroom, two, three)			X	
12	Surrounding zoning (properties immediate to subject site)	X			
13	Lot coverage of proposed buildings = _____.			X	

	<b>Natural Features</b>	yes	No	N/A	Comments
14	Boundaries of existing natural features (trees, lakes, ponds, streams, rock out-croppings, severe topography, wetlands, woodlands, etc.).	X			
15	Has a wetland permit been applied for?		X		
16	Existing topography	X			
17	Soil analysis Is it in a Critical Dune Area?		X		
18	Site Inventory provided?			X	
19	Are there scenic view considerations?			X	
	<b>Drainage / Parking/ Roads</b>				
20	Access drives, internal roads (note public or private) service roads. Width of Right-of-Way = _____			X	
21	Loading/unloading, service areas			X	
22	Sidewalks, paths, and trails (internal and public within road right-of-ways).			X	
23	Acceleration/deceleration lanes	X			PER ERC PERMIT
24	Road agency approval?	X			
25	Parking areas (dimensioned typical parking space, maneuvering lanes)			X	
26	<b>Parking spaces required _____, parking spaces actual _____ Handicap parking location and number _____</b>			X	
27	Required landscaping in parking areas			X	
28	Snow storage/snow management plan			X	
29	Dumpster location, screening indication			X	
30	Existing easements (utility, access) within site limits	X			
31	Location of Water/well, Sewer/septic, and stormwater			X	EXISTING
32	Site grading and drainage plan (on-site elevations for pavements, drives, roads, parking lots, curbs, sidewalks and finished grades at building facades) Attach a sealed Engineered Drainage Plan.			X	
33	Proposed retention/detention sedimentation ponds			X	

	Other Site Requirements	Yes	No	N/A	Comments
34	Proposed landscaping (required greenbelts, plant materials/size and type, fences, retaining walls, earthberms, etc.)	X			
35	Location of outdoor lights, pole heights, bollards, building attached, luminary shielding techniques*		X		
36	Location of sign(s)*			X	
37	Site amenities (play area, pools, beaches, tennis courts, etc.).			X	
38	Impact Statement attached?	X			
39	Fire Department approval?		X		PENDING
40	Fire hydrants and fire vehicle access.			X	
41	Road Agency approval?	X			
42	Health agency approval?			X	
43	Army Corps of Engineers approval?			X	
44	Michigan Department of Environmental Quality approval?		X		FUTURE

\*Signs and lights will need to be approved by the Emmet County Sign and Lighting Committee.

**ADDITIONAL COMMENTS:**

  
 \_\_\_\_\_  
 Applicants Signature

7/10/17  
 \_\_\_\_\_  
 Date

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PLANNING & ZONING

**IMPACT STATEMENT  
FOR SITE PLAN REVIEW**

APPLICANT'S  
NAME ELMER'S CRANE AND DOZER, INC CASE# PSUP17-014

PHONE  
NUMBER (231) 943-3443 DATE 7/10/2017

PROJECT TITLE  
TEAM ELMER'S PICKEREL LAKE SITE

PROPERTY TAX ID  
# SEE LIST BELOW (\*) TOWNSHIP BEAR CREEK

\*TPN'S-24-01-16-26-300-030;24-01-16-26-300-003;24-01-16-26-400-04

DIRECTIONS TO APPLICANT

BELOW ARE THE REQUIREMENTS TO CONFORM TO SECTION 20.04, IMPACT STATEMENT, OF THE EMMET COUNTY ZONING ORDINANCE #15.1. THESE ITEMS MUST BE ADDRESSED AND SUBMITTED WITH THE SITE PLAN AT LEAST 24 DAYS PRIOR TO THE PLANNING COMMISSION MEETING IN ORDER TO BE PLACED ON THE FOLLOWING MONTH'S AGENDA. (REGULAR MEETING DATE IS THE FIRST THURSDAY OF THE MONTH.) ITEMS LISTED ARE MINIMUM REQUIREMENTS, AND ADDITIONAL INFORMATION MAY BE SUBMITTED TO DESCRIBE THE PROJECT IMPACT.

**1. PROJECT DESCRIPTION**

Give a description of the proposed development including: Site area, number of proposed lots and/or units, population density, other pertinent population data, vehicle traffic, and related.

TOTAL SITE AREA OF 55.3 ACRES; 50 FT SETBACK AREA TO REMAIN WOODED TO PROVIDE SCREENING OF ANY SITE, NOISE AND DUST. SITE TO INCLUDE: 10 ACRES FOR GRAVEL EXTRACTION, 10 ACRES FOR SAND EXTRACTION AND 10 ACRE LAY DOWN AREA. VEHICLE TRAFFIC WOULD BE THROUGH EMMET COUNTY ROAD COMMISSION APPROVED ENTRANCE. NO CHANGE IN POPULATION DENSITY.

## 2. EXPECTED DEMANDS ON COMMUNITY SERVICES

Explain what the impact will be on the following community services and describe how services will be provided (if applicable):

### a. Sanitary Services

NONE

### b. Domestic Water

NONE

### c. Traffic Volumes

UP TO 50 TRUCK LOADS A DAY WHEN WORKING ON A LOCAL PROJECT THAT REQUIRES GRAVEL OR FILL.

### d. Schools

NONE

### e. Fire Protection

NONE

## 3. ENVIRONMENTAL IMPACTS

Include statements relative to the impact of the proposed development on (if applicable):

### a. Soil Erosion

SITE WILL BE MAINTAINED IN COMPLIANCE WITH EMMET COUNTY SOIL EROSION CONTROL STANDARDS.

### b. Storm Drainage

N/A

### c. Shoreline Protection

N/A

### d. Wildlife

KEEP FORESTED AREA IN 50 FOOT SETBACKS IN PLACE AND MINIMIZE OTHER SITE TREE REMOVAL TO WORKING AREAS.

### e. Air Pollution

ALL ACTIVITIES TO BE COMPLETED UNDER DEQ GUIDELINES. FURTHER DUST MITIGATION WITH ELEVATION CHANGE & SCREENING IN SETBACKS.

### f. Water Pollution

N/A

### g. Noise

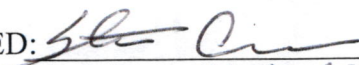
ALL ACTIVITIES TO BE COMPLETED UNDER DEQ GUIDELINES. FURTHER NOISE REDUCTION WITH ELEVATION CHANGE & SCREENING IN SETBACKS.

**LEVEL III  
SPECIAL USE PERMIT  
Conditionally Approved  
Resource Extraction  
Team Elmer's  
#PSUP17-**


Subject Property:

A 55.3 acre R-1 One Family Residential and FF-1 Farm and Forest zoned property located in Section 26 of Bear Creek Township and accessed via Pickerel Lake Road. The property is tax parcel numbers 24-01-16-26-400-004; 24-01-16-26-400-003; & 24-01-16-26-300-030.

1. All excavation work and resource extraction shall be prohibited from occurring within fifty (50) feet of the property lines.
2. Resource extraction shall not exceed the area shown on the site plan Received July 10, 2017.
3. No final slope shall exceed a slope angle of one (1) foot vertical to three (3) feet horizontal.
4. Finished grades shall be uniformly sloped, free from disorganized earth piles and debris. Stockpiled materials shall be confined to the areas designated on the site plan.
5. No site conditions shall be left that will present hazardous conditions, such as cave-ins, and the like.
6. The hours of operation shall be Monday through Friday 7AM to 7PM, Saturday 7AM to 5PM and prohibited on Sundays, and the National Holidays of Easter, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day, and New Year's Day.
7. All applicable State, Federal, and Local Laws/Regulations shall be complied with, e.g. noise, dust, access, etc.
9. All applicable Zoning Ordinance standards shall be met.
10. Site reclamation, as reasonable, shall be progressive as the mining continues, and sufficient top soil (2") shall be retained and mixed into the mined area on the site for use in re-establishing vegetation and reclaiming the site.
11. Existing visual screening shall be left in place to maintain a visual buffer around the property.
12. Crushing and processing shall be limited to six (6) weeks per year. Monday through Friday 7AM to 7PM, Saturday 7AM to 5PM and prohibited on the National Holidays of Easter, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day.
13. Vehicle access to the site shall be via Pickerel Lake Road meeting Emmet County Road Commission standards.
13. This Special Use Permit is subject to the conditions of approval by the Emmet County Planning Commission meeting of August 10, 2017.

SIGNED:   
Applicant **STEVE CRANE**  
**TEAM ELMER'S**

DATE: 7/10/17

SIGNED:   
Witness

DATE: 7/10/17

SIGNED: \_\_\_\_\_  
Tammy Doernenburg, Zoning Administrator  
Emmet County

DATE: \_\_\_\_\_

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PLANNING & ZONING**

**DRAFT**

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