

DATE POSTED: OCTOBER 21, 2016

AGENDA
LONG LAKE TOWNSHIP PLANNING COMMISSION
LONG LAKE TOWNSHIP HALL
8870 NORTH LONG LAKE ROAD
TRAVERSE CITY, MI 49685

TUESDAY, OCTOBER 25, 2016

1. CALL TO ORDER – 6:00 P.M.
2. ROLL CALL
3. APPROVAL OF AGENDA
4. CONFLICT OF INTEREST STATEMENT (Declare and cite agenda item.)
5. APPROVAL OF MINUTES: September 27, 2016 (regular meeting)
6. BRIEF PUBLIC COMMENT (Any person may speak for up to 3 minutes.)
7. NEW BUSINESS:
8. PUBLIC HEARINGS:
 - A. CLU 10-16-02 & SPR 10-16-10 – A REQUEST BY OWNER WENDY GOODCHILD TO ESTABLISH A GROUP DAY CARE HOME CARING FOR UP TO 12 MINOR CHILDREN AT 3621 EAST LONG LAKE ROAD PARCEL NUMBER 28-08-014-004-00
 1. COMMENTS BY APPLICANT
 2. REVIEW AND RECOMMENDATION BY PLANNER
 3. QUESTION/DISCUSSION BY COMMISSIONERS
 4. **OPEN PUBLIC HEARING TO PUBLIC COMMENT**
 5. CLOSE PUBLIC HEARING TO PUBLIC COMMENT
 6. DELIBERATION BY COMMISSIONERS
 7. DISPOSITION BY THE COMMISSIONERS
9. OLD BUSINESS:
10. PUBLIC COMMENT (Any person may speak for up to 3 minutes)
11. CORRESPONDENCE
12. REPORTS

- A. PLANNER
 - B. ZONING ADMINISTRATOR
 - C. TOWNSHIP BOARD REPRESENTATIVE
 - D. ZONING BOARD OF APPEALS REPRESENTATIVE
13. COMMISSIONERS COMMENTS
14. ADJOURNMENT

IF YOU ARE PLANNING TO ATTEND THE PUBLIC MEETING AND REQUIRE REASONABLE SPECIAL ASSISTANCE, PLEASE CONTACT CAROL HOFFMAN, TOWNSHIP CLERK AT (231)946-2249, (T.D.D. 800-649-3777) AT LEAST TWO DAYS PRIOR TO THE SCHEDULED MEETING DATE.

PUBLIC COMMENT/INPUT POLICY

Any person shall be permitted to address a meeting of the Long Lake Township Planning Commission which is required to be open to the public under the provisions of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et. seq.) Public comment shall be carried out in accordance with the following Commission Rules & Procedures:

- 1. Any person may speak for up to 3 minutes during the public comment portion of the meeting. Groups of +10 have the option of selecting a spokesperson, who may speak for up to 15 minutes.**
- 2. Any person may make a video or audio recording of the meeting. Standing equipment, cords, or portable microphones must be located to the right side of the meeting room for safety and so as not to block audience view.**

MINUTES
LONG LAKE TOWNSHIP PLANNING COMMISSION
LONG LAKE TOWNSHIP HALL
8870 NORTH LONG LAKE ROAD
TRAVERSE CITY, MI 49685

TUESDAY, SEPTEMBER 27, 2016

1. CALL TO ORDER: By Chair Cuthbert at 6:00 pm.
2. ROLL CALL: Board members present were Mehney, Marsh, Verschaeve, Castile, Witkop, Cuthbert and Tobin. Also present were Leslie Sickterman, Township Planner and Ronda Robinson, Recording Secretary.
3. PLEDGE OF ALLEGIANCE: Was recited.
4. APPROVAL OF AGENDA: Motion by Mehney and support by Castile to approve the agenda as written. Carried.
5. CONFLICT OF INTEREST STATEMENT: Witkop will participate as a member of the public during 9 A.
6. APPROVAL OF MINUTES: Motion by Tobin and support by Mehney to approve the amended minutes of the meeting held on August 23, 2016. The motion in #8 should be for 09-14-05 and GAMPS should be changed to GAAMPS. Carried.
7. BRIEF PUBLIC COMMENT: None.
8. NEW BUSINESS:
 - A. SPR 09-16-07 A REQUEST BY OWNER AND APPLICANT MATT HALL OF GRAND TRAVERSE MASONRY FOR SITE PLAN APPROVAL FOR A WAREHOUSE STORAGE FACILITY ON PATRIOTIC DRIVE, PARCEL ID 28-08-002-003-03 AND 28-08-002-003-18.

Sickterman explained that the structure will be a warehouse to hold equipment and materials and will not have heat, water, or sewer. The review by the Township's outside engineer has not been completed and approval should be conditional on this review.

Hall said that prep work has been done and the neighbors are happy with the results.

Castile asked that the dumpster pad be left on the site plan, even if Hall won't be using a dumpster at this time.

Marsh asked to add to the site plan a notation about no outside lighting or sign, the easement with a description, and the floor drains.

Motion by Mehney and support by Witkop to approve SPR 09-16-07 with the provisions and conditions listed in the memorandum dated 9-23-16, along with the changes to the site plan listed above. Passed.

9. PUBLIC HEARING:

- A. ZOA 02-16-04 A PROPOSAL TO AMEND ZONING ORDINANCE #109, AS FOLLOWS: AMEND SECTION 4.24 AGRI-TOURISM AND AGRI-BUSINESS TO UPDATE THE REGULATIONS FOR AGRI-BUSINESS AND AGRI-TOURISM OVERLAY AND REGULATIONS: ALSO AMENDED ARE RELATED DEFINITIONS FOR "AGRI-BUSINESS USE", "AGRI-TOURISM USE", AND A NEW DEFINITION FOR "FIFTY PERCENT RULE" UNDER ARTICLE 3 DEFINITIONS AND INTERPRETATIONS.

Public Hearing opened by Cuthbert at 6:28 pm.

Public Hearing closed by Cuthbert at 6:29 pm.

Motion by Mehney and support by Castile to approve ZOA 02-16-04 and to send it on to the County Planning Commission and then to the Long Lake Township Board. Passed.

10. OLD BUSINESS: None.

11. PUBLIC COMMENT: None.

12. CORRESPONDENCE: None.

13. REPORTS

- A. PLANNER: Sickterman reported that the County Planning Banquet is November 3rd. She also said there may be a group day care and a doggie day care coming before the Board.
- B. ZONING ADMINISTRATOR: None.
- C. TOWNSHIP BOARD REPRESENTATIVE: Mehney mentioned that the last day to register to vote for the November Election is October 11th. She also said that if anyone has heard the radio ads about Karen they are not true.
- D. ZONING BOARD OF APPEALS REPRESENTATIVE: Marsh reported that the ZBA heard two very unique cases this month, one was passed and one was passed with conditions.

14. COMMISSIONERS COMMENTS: None.

15. ADJOURNMENT: Cuthbert adjourned the meeting at 6:42 pm.

DRAFT MINUTES
LONG LAKE TOWNSHIP PLANNING COMMISSION
TUESDAY, JUNE 28, 2016

JOY TOBIN, SECRETARY
LONG LAKE PLANNING COMMISSION

RONDA ROBINSON, RECORDING SECRETARY
LONG LAKE PLANNING COMMISSION

NOTE: THESE MINUTES ARE SUBJECT TO AMENDMENT AND/OR CORRECTION PRIOR
TO THEIR ADOPTION.

DRAFT

MEMORANDUM

LONG LAKE TOWNSHIP PLANNING DEPARTMENT

TO: Long Lake Township Planning Commission

FROM: Leslie Sickterman, Township Planner

DATE: October 18, 2016

RE: Request for Conditional Land Use and Site Plan Approval (CLU 10-16-02 & SPR 10-16-10) by Wendy Goodchild for the approval of a Group Child Care Home – Parcel # 28-08-014-004-00

PROPOSAL AND BACKGROUND

The subject property is located in Section 14 of the Township on a parcel of approximately 1.4 acres located on the west side of East Long Lake Road between North Long Lake Road and Huellmantel Drive. The lot is addressed as 3621 East Long Lake Road and is currently the location of a single family bi-level home with an attached garage. The owner has run a family day care home, licensed to care for up to 6 children, at this home since shortly after purchasing it in May of 2016.

The lot for the subject home is 190 feet wide and 270 feet deep. The rear yard is partially wooded; there are two small outbuildings on the property and a dog kennel on the north side of the house. The driveway includes a gravel parking/turnaround area approximately 20' by 50' in area.

This current license allows the applicant to care for up to 6 children in her home. The applicant proposes to change the license for a Group Daycare which would allow her to care for up to 12 children.

Under the newly revised provisions of the zoning ordinance and in accordance with the Michigan Zoning Enabling Act, the Township reviews applications for Group Day Cares as a Conditional Use, but must approve if all standards are met. Standards of review are as allowed under state law and are found under Section 19.33 of the ordinance.

In the Low Density Residential district, group child care homes are allowed only as a conditional land use. A public hearing is required as with all conditional uses considered by the Planning Commission. All neighboring property owners and residents within a minimum of 300 feet were notified of the public hearing and a notice was advertised in the newspaper as required by law.

REVIEW CRITERIA

Staff has reviewed the proposal based on Section 24.05, Standards for Granting Site Plan Approval, the general standards of Article 19 governing conditional land uses and the specific standards of Section 19.33 for group child care homes, and on other provisions of the Long Lake Township zoning ordinance and based on accepted planning standards. General comments are included below, review of the standards of approval are included in the attached draft Findings of Fact.

1. **Required Information** Section 24.3 Data Required for Site Plans lists all information required with a site plan. The Planning Commission has the ability to waive or lessen site plan requirements for certain uses including group child care homes. The applicant has completed an application form, provided a statement describing the use, provided pictures of the property, proposed hours of operation, location maps, and a recent survey indicating all existing and proposed improvements on the property.

Staff recommends that all information necessary to review the application has been provided as required.

2. **Parking & Circulation**

The applicant has indicated that, in addition to an attached two car garage, there are two parking spots available next to the garage for her assistant and for use of residents as well as the 20' x 50' gravel parking/turn around area perpendicular to the driveway. This will allow concurrent drop off or pick up of children of up to 5 parent vehicles at once with additional room for circulation. The ordinance requires a total of 4 parking spaces for a group child care home.

At the time staff inspected the site, two resident vehicles were parked facing east-west in a portion of the gravel parking area. The applicant noted that she would be sure that this area was left for parent parking and turnaround.

3. **Screening & Potential Nuisance Violations**

The ordinance language does not require screening of the play areas for group child care homes. The property is required to be maintained "consistent with the visible characteristics of the neighborhood in regards to such elements as fencing, building materials, parking areas, outdoor storage, etc."

The rear yard play area is not easily visible from the street. The applicant has playground equipment, toys, parts of the proposed tire wall, and other materials unrelated to the daycare stored in the rear yard at this time. This area is most visible to the houses immediately north and south of the subject and to the house to the west (rear) of the subject which is a flag lot with driveway access along the

south end of the subject parcel. The neighbor to the west has indicated that she does not prefer a privacy fence along either the south or west property lines, but that she may install a landscape hedge along the south property line to visually screen along the driveway.

The neighbor to the north is subjected to noise, activity, and visual clutter as described more fully below.

The children in the daycare are contained within the newly installed split rail fencing, limiting the chance for trespass onto other properties and helping to ensure the safety of the children at play.

There are currently two or three vehicles that may qualify as junk vehicles (inoperable or uninsured and unlicensed) on the north side of the lot. One of these vehicles is a pick-up truck filled with small appliances that also appear to be inoperable. In addition, there are wooden pallets, other recycled wooden materials, and brightly painted used tires piled concentrated near the north property line in the rear yard. There is also a dog kennel with several dogs in this part of the rear/side yard. These materials and dogs all pose some potential safety risk to the children but because they are separated from the enclosed play area, they really constitute more of a visual nuisance and potentially violate the Township's newly adopted Nuisance Ordinance.

In discussion with the applicant, staff has learned that the wood materials and tires are all intended to be used as part of the decorative tire wall, garden area, and outdoor play structures for the daycare. The applicant noted that any inoperable vehicles are planned to be removed from the property and she agreed to a reasonable time frame for the removal or acceptable reuse of these materials. A suggested timeline and details for this is included in the staff recommendations.

In consideration of the north neighbors given the location of the play area, dog kennel, and parking areas on the north side, the addition of a privacy fence along a portion of this property line is recommended by staff if agreeable to the Planning Commission and the applicant.

4. **Hours of Operation**

Hours of operation can be limited to between 10 p.m. and 6 a.m. and a total of no more than 16 hours in a day. The applicant proposes to maintain hours of operation between 6:00 a.m. and 5:30 p.m. Monday through Friday and 6:00 a.m. and 4:00 p.m. on Saturday. These are reasonable hours that meet the ordinance parameters.

STAFF RECOMMENDATION

Staff recommends approval of the site plan and conditional use permit for Wendy Goodchild for a group child care home allowing for care for up to 12 children at 3621 East Long Lake Road with the following conditions:

1. Applicant to obtain a license from the State of Michigan for a group child care home and such license will remain in good standing and in compliance with all licensing requirements.
2. The applicant to maintain hours of operation of 6:00 a.m. to 5:30 p.m., Mondays through Fridays, and 6:00 a.m. to 4:00 p.m. Saturdays.
3. The applicant to maintain the property in a manner consistent with this residential neighborhood.
4. At the Planning Commission's discretion, applicant to adhere to the following nuisance abatement plan for completion within one year of the date of approval of this use:
 - Completion of all split rail fencing and decorative tire wall to create a complete enclosed outdoor play area for the children cared for in the group childcare home
 - Removal of any inoperable or unlicensed/inoperable vehicles from the property
 - Removal or indoor storage of any stockpiled materials from the property. Such materials to include items such as wood pallets, other wooden materials, appliances, used tires or any other items meeting the definition of junk in the Township's Nuisance Ordinance. Alternately, these materials may be repurposed into appropriate play structures or garden features. With the added provision that any decayed, unsafe, or unusable materials to be removed.
 - Installation of a privacy fence along the north property line for a distance of approximately 80 feet located such as to visually screen the play area or parking area from the northerly neighbors.
5. The applicant to obtain a Township permit for a sign for a home child care if any is proposed in the future.
6. The applicant to maintain gravel parking and turn around area for use of parents during regular daycare hours.

**LONG LAKE TOWNSHIP
PLANNING COMMISSION**

DECISION

Applicant: Wendy Goodchild

Hearing Date: October 25, 2016

PROPERTY DESCRIPTION

The property of Wendy Goodchild, described as:

Parcel ID # 28-08-014-004-00 hereinafter referred to as the "property."

APPLICATION

The Applicant seeks approval of the following: site plan and conditional land use approval for the establishment of a group child care home.

The Planning Commission having considered the Application, and Exhibits, and the Planning Commission having reached a decision on this matter, states as follows:

GENERAL FINDINGS OF FACT

1. The property is located in the Low Density Residential zoning district.
2. Under Section 24.2.2 site plan approval is required to establish any conditional use.
3. Under Section 19.33, conditional use approval is required for a child care center in this district.

FINDINGS OF FACT UNDER SECTION 24.5 OF THE ZONING ORDINANCE

STANDARDS FOR GRANTING SITE PLAN APPROVAL. Each Site Plan shall conform to the applicable provisions of this Ordinance and the standards listed below:

1. Arrangement of Structure. Site Plans shall demonstrate that buildings, parking areas, signs, walls, fences, and the like are designed to minimize adverse affects on development users and the occupants of adjacent properties.
 - a. The Planning Commission finds that this standard has been met in that the existing buildings and parking will have minimal additional impact on neighboring properties.
2. Natural Features. Site Plans shall demonstrate that as many natural features as possible have been retained, particularly where such features provide a buffer between adjoining

properties or assist in preserving the general appearance of the neighborhood or help control soil erosion or stormwater.

- a. The Planning Commission finds that the applicant will not remove any existing natural features in association with the establishment of this use.
3. Vehicular and Pedestrian Traffic. Site Plans shall fully conform to the driveway and traffic standards of the Michigan Department of Transportation and the Grand Traverse County Road Commission. Further, the Site Plan shall demonstrate that there is proper relationship between existing and proposed roadways, parking areas, and that the safety and convenience of pedestrian and vehicular traffic has been assured. Manufactured housing communities, multifamily developments, shopping centers and/or office parks are not exempt from providing interior roads for vehicular and pedestrian access to abutting properties.
 - a. The Planning Commission finds that the amount of parking, drop off area, and orientation of the parking areas and pedestrian circulation is adequate for the proposed use provided that the designated parent parking and turnaround area is unencumbered by resident vehicles.
 4. Public Safety. Site Plans shall fully conform to the applicable fire safety and emergency vehicle access requirements of the Grand Traverse County Construction Code.
 - a. The Planning Commission finds that this standard does not apply as this a home day care in an existing residence with no known trigger for enhance fire safety review on the part of the county or township.
 5. Drainage. Site Plans shall fully conform to the Grand Traverse County Drain Commission standards.
 - a. The Planning Commission finds that this standard is met because there are no storm water concerns associated with the proposal.
 6. Erosion. Site Plans shall fully conform to the Grand Traverse County Soil Erosion and Sedimentation Control Ordinance.
 - a. The Planning Commission finds that this standard is met because there are no soil erosion control concerns present on the site.
 7. Hazardous Waste Management. Site Plans shall demonstrate that reasonable precautions will be taken to prevent hazardous materials from entering the environment.
 - a. The Planning Commission finds that this standard is met because the use does not involve any hazardous substances.
 8. Public Health. Site Plans shall fully conform to the requirements of the Michigan Department of Public Health and the Grand Traverse County Health Department.

- a. The Planning Commission finds that this standard has been met, as the applicant will obtain all necessary permits from the Health Department and other agencies as required through the state licensing process.
9. Statutory Compliance. Site Plans shall fully conform to all applicable state and federal statutes.
- a. The Planning Commission finds that this standard is met, subject to receipt of copies of permits and reviews by all affected agencies.
10. Conformance with Township Master Plan. Site Plans shall fully conform to the land use policies, goals and objectives of the Long Lake Township Master Plan.
- a. The Planning Commission finds that this use is consistent with the uses planned for the low density residential plan area in this part of the Township.

FINDINGS OF FACT UNDER SECTION 19.01 OF THE ZONING ORDINANCE

General Standards for a Conditional Land Use Under Section 19.01.3

1. A Conditional Land Use shall be harmonious with and in accordance with the goals, objectives and policies of the Township Master Plan.
 - a. The Planning Commission finds that this standard is met as the proposal is consistent with the general intent of the Master Plan.
2. A Conditional Land Use shall be designed, constructed, operated and maintained in harmony with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
 - a. The Planning Commission finds that the uses in the vicinity include primarily single family residential uses.
 - b. The Planning Commission finds that the use is complimentary to the residential character of the Township as it provides an important service to the area's residents and is in keeping with the residential character of the neighborhood.
3. A Conditional Land Use shall not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
 - a. The Planning Commission finds that there are minimal potential additional noises and activities associated with the use that may have the potential of disturbing nearby residences.
 - b. The Planning Commission further finds that these impacts can be mitigated with the proposed limitation of hours of operation and with the potential addition of screening along portions of the north property line.
 - c. The Planning Commission further finds that there are potential nuisances and hazardous and present on the site that can be addressed through nuisance abatement.

4. A Conditional Land Use shall be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, stormwater drainage, refuse disposal, water and sewage facilities and schools or persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.
 - a. The Planning Commission finds that the use proposed is located on a public road and has adequate access for the users, public services, and emergency vehicles.
5. A Conditional Land Use shall not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
 - a. The Planning Commission finds that the use will have negligible fiscal or economic impact on the Township or the community.
6. A Conditional Land Use shall not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, glare or odors.
 - a. The Planning Commission finds that the proposed use will not involve any activities or materials that will be detrimental to the general welfare due to excessive vibration, smoke, glare or odors.
7. A Conditional Land Use shall be designed, constructed and maintained so as to ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modifications that result in maximum harmony with adjacent areas.
 - a. The Planning Commission finds that this standard is met.

Standards under Section 19. Group Child Care Homes

1. Location The group child care home shall be located not closer than 1,500 feet to any of the following. Distances shall be measured from the closest property line along a public or private road right-of-way.
 - a. Another licensed group child care home.
 - b. An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.
 - c. A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under article 6 of the public health code, 1978 PA 368, MCL 333.6101 to 333.6523.
 - d. A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.
 - a. *The Planning Commission finds that this standard is met as staff has completed a record search for any such licensed facilities within 1,500 feet.*
2. The group child care home shall have appropriate fencing for the safety of the children in the group child care home.

- a. *The Planning Commission finds that this standard is met as the play areas as planned are well defined and are not easily accessible to the street or any potential hazards.*
3. The group child care home operator shall maintain the property consistent with the visible characteristics of the neighborhood in regards to such elements as fencing, building materials, parking areas, outdoor storage, etc.
 - a. *The Planning Commission finds that this standard is met if additional screening is provided along the north property line to mitigate potential noise and activity which may be in excess of that normally associated with a residential subdivision.*
4. The group child care home shall not exceed 16 hours of operation during a 24-hour period. The Planning Commission may limit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.
 - a. *The Planning Commission finds that this standard is met.*
5. The group child care home shall meet regulations governing signs used by a group child care home to identify itself as found under Section 21.7.2.e of this ordinance.
 - a. *The Planning Commission finds that this standard is met.*
6. The group child care home shall meet the parking standards under Section 25.4 for group child care homes.
 - a. *The Planning Commission finds that this standard is met.*

DECISION

Upon motion, seconded and passed, the Planning Commission grants the Applicant's requested site plan and conditional land use approval for the establishment of a group child care home for the care of up to 12 children with the following conditions.

CONDITIONS

1. Applicant to obtain a license from the State of Michigan for a group child care home and such license will remain in good standing and in compliance with all licensing requirements.
2. The applicant to maintain hours of operation of 6:00 a.m. to 5:30 p.m., Mondays through Fridays, and 6:00 a.m. to 4:00 p.m. Saturdays.
3. The applicant to maintain the property in a manner consistent with this residential neighborhood.
4. At the Planning Commission's discretion, applicant to adhere to the following nuisance abatement plan for completion within one year of the date of approval of this use:
 - Completion of all split rail fencing and decorative tire wall to create a complete enclosed outdoor play area for the children cared for in the group childcare home
 - Removal of any inoperable or unlicensed/inoperable vehicles from the property
 - Removal or indoor storage of any stockpiled materials from the property. Such materials to include items such as wood pallets, other wooden materials, appliances, used tires or any other items meeting the definition of junk in the

Township's Nuisance Ordinance. Alternately, these materials may be repurposed into appropriate play structures or garden features. With the added provision that any decayed, unsafe, or unusable materials to be removed.

- Installation of a privacy fence along the north property line for a distance of approximately 80 feet located such as to visually screen the play area or parking area from the northerly neighbors.
- 5. The applicant to obtain a Township permit for a sign for a home child care if any is proposed in the future.
- 6. The applicant to maintain gravel parking and turn around area for use of parents during regular daycare hours.

TIME PERIOD FOR JUDICIAL REVIEW

State law provides that a person having an interest affected by the zoning ordinance may appeal a decision of the Planning Commission to the Circuit Court. Pursuant to MCR 7.101 any appeal must be filed within twenty-one (21) days after this Decision and Order is adopted by the Planning Commission.

DATE DECISION AND ORDER ADOPTED

October 25, 2016

Chairperson

Secretary

SITE PLAN REVIEW / CONDITIONAL LAND USE APPLICATION

OFFICIAL USE ONLY	Date Received
Project Title:	Received by
Case No.	Fee Amount Fee Received



SUBMIT TO:

**LONG LAKE TOWNSHIP
PLANNING AND ZONING DEPARTMENT
8870 NORTH LONG LAKE ROAD
TRAVERSE CITY, MI 49684
PHONE # 231 946-2249 FAX 231 946-4573**

You MUST answer all questions and include all attachments as required by the Long Lake Township Zoning Ordinance #109, as amended, or the application will be considered incomplete. Submittal of application is required 45 days prior to the regular meeting date of the Long Lake Township Planning Commission

A. Applicant & Owner Information			
Owner(s): Wendy Goodchild	Applicant (if different):		
Owner's Address: 3621 East Long Lake Road	Applicant's Address:		
City: Traverse City State: Michigan Zip: 49685	City:	State:	Zip:
Phone Number (231) 631-3231 Fax Number	Phone Number	Fax Number	
Email Address wtrestoration@aol.com	Email Address		
B. Property & Plan Preparer Information			
Property ID: 28-08-014 -004 -00 28-08- - - 28-08- - - 28-08- - -	Property Address: 3621 East Long Lake Road, Traverse City, MI. 49685		
	Proof of ownership (copy(s) attached): <i>select one from pull down list & provide copy of proof</i> Option DEED		
Name & Address of professional (engineer, land surveyor, landscape architect) licensed in Michigan who prepared the plan:			
Name: William P. Mitchell	Firm: Bob Mitchell & Associates, INC		
Address: 404 West Main Street. PO Box 306	Phone: (231) 263-5463	Fax Number:	
City: Kingsley State: Michigan Zip: 49649	Email Address jesse@mapcivilsurvey.com		

SITE PLAN REVIEW / CONDITIONAL LAND USE APPLICATION

C. Project Information

Type of use (check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Single Family Residential Development |
| <input type="checkbox"/> Office(s) | <input type="checkbox"/> Multiple Family Development | <input type="checkbox"/> Utility |
| <input type="checkbox"/> Commercial/Retail | <input type="checkbox"/> Condominium | <input checked="" type="checkbox"/> Other |

Project Description: To open a group daycare in my home that resides in Long Lake Township.

Section 24.5 lists the standards for approval of a site plan. Explain below or on an attached sheet how the project meets all standards.

- Arrangement of Structure.** Site Plans shall demonstrate that buildings, parking areas, signs, walls, fences, and the like are designed to minimize adverse affects on development users and the occupants of adjacent properties.
- Natural Features.** Site Plans shall demonstrate that as many natural features as possible have been retained, particularly where such features provide a buffer between adjoining properties or assist in preserving the general appearance of the neighborhood or help control soil erosion or stormwater.
- Vehicular and Pedestrian Traffic.** Site Plans shall fully conform to the driveway and traffic standards of the Michigan Department of Transportation and the Grand Traverse County Road Commission. Further, the Site Plan shall demonstrate that there is proper relationship between existing and proposed roadways, parking areas, and that the safety and convenience of pedestrian and vehicular traffic has been assured. Manufactured housing communities, multifamily developments, shopping centers and/or office parks are not exempt from providing interior roads for vehicular and pedestrian access to abutting properties.
- Public Safety.** Site Plans shall fully conform to the applicable fire safety and emergency vehicle access requirements of the Grand Traverse County Construction Code.
- Drainage.** Site Plans shall fully conform to the Grand Traverse County Drain Commission standards.
- Erosion.** Site Plans shall fully conform to the Grand Traverse County Soil Erosion and Sedimentation Control Ordinance.
- Hazardous Waste Management.** Site Plans shall demonstrate that reasonable precautions will be taken to prevent hazardous materials from entering the environment.
- Public Health.** Site Plans shall fully conform to the requirements of the Michigan Department of Public Health and the Grand Traverse County Health Department.
- Statutory Compliance.** Site Plans shall fully conform to all applicable state and federal statutes.
- Conformance with Township Master Plan.** Site Plans shall fully conform to the land use policies, goals and objectives of the Long Lake Township Master Plan.

SITE PLAN REVIEW / CONDITIONAL LAND USE APPLICATION

D. Conditional Land Uses

Is the proposed use a conditional land use?

- Yes → complete the rest of Section D
 No → skip to Section E

Are there use specific standards under Article 14 that apply to the use proposed?

- Yes, Section 14. → explain how the standards are met on attached sheet

Section 14.1.3 requires the Planning Commission to find that the following general standards are met to approve any conditional use. Explain how the proposal meets these standards (add additional sheets if necessary)

- Will be harmonious with and in accordance with the goals, objectives and policies of the Township Master Plan.
- Will be designed, constructed, operated and maintained in harmony with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
- Will not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
- Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, stormwater drainage, refuse disposal, water and sewage facilities and schools or persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.
- Will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, glare or odors.
- Will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modifications that result in maximum harmony with adjacent areas.

E. Required Submittals

Engineered Site Plan - all of the following are required

- CD attached of digital version (.pdf) of each page of plan set
- 1 copy attached of full size site plan set
- 3 copies attached of 11" x 17" size plan set

Signed Escrow Agreement Attached

Sign Notification Form and Fee Attached

F. Required Signatures

I agree the statements made above are true, and if found not to be true, this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided by the Long Lake Township Zoning Ordinance #109, effective August 29, 2010, as amended.

Owner's
Signature:

Wendy L. Goodchild
(Required)

Date: 9/20/2016

Applicant's
Signature:

(If Applicable)

Date: _____

NOTE: By signing this application, the property owner agrees to on-site inspections by Long Lake Township Zoning, Planning, or Assessing officials, necessary to ascertain compliance, completion and value of the content of the application.

Shepherds Flock Daycare

Hours of Operation

Monday - Friday

6:00 am - 5:30 pm

Saturday

6:00 am - 4:00 pm



It is approximately 92 feet from the edge of the road to my front door. It is almost 94 feet from the road to the garage.

Road View



There is a small path that is used for pick up/drop off for parents who pull straight into the drive, for safe walking.

Red dots indicate where path exists.
Picture Turned out dark and made it
hard to see. Its just a worn path
Through the grassy area.



The two vehicles to the right, above gravel zone are demonstrating **EMPLOYEE PARKING**. The gravel area is for extra parking/drop off-pick up. There is a walk way that goes from the outer edge up to garage for safe passage to the boardwalk that leads to the entrance. This entire area shown is the pick up/drop off zone.



Wire fencing extends from back corner of home, extending southwest to split rail fence. The split rail fence then extends around the west end of play area to a colorful tire planter wall that is used for flower gardens that the children plant themselves.

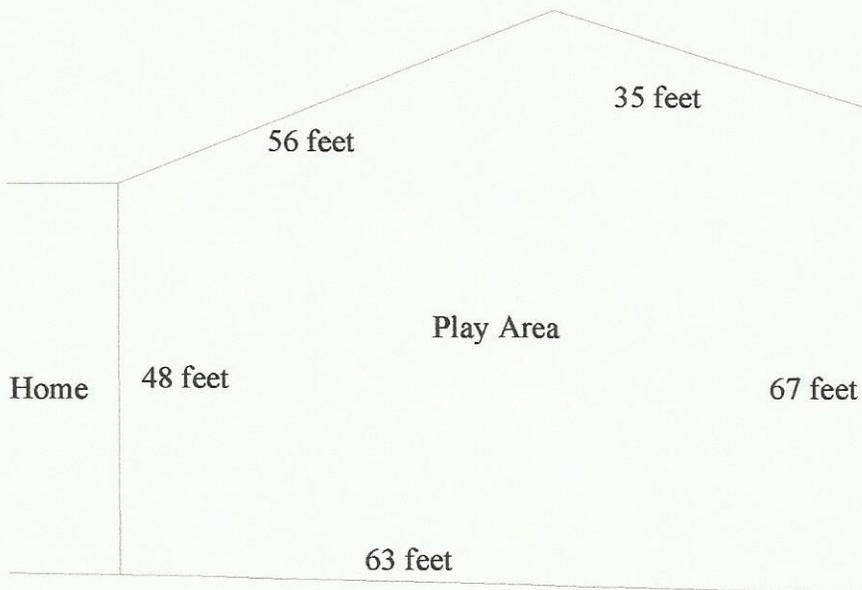


Tire Planter Wall

Used as a decorative barrier to contain children within the safety of the play area, as well as a developmental growth tool to assist in learning about nature, colors, sensory, math skills, and science.



Painted tires used for tire planter wall



Above are approximate dimensions of the existing play area which is greater than the size needed for a group home daycare via licensing and regulations.

Google Maps 3621 E Long Lake Rd

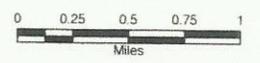


LONG LAKE

Municipality	Subdivision / Condo	Highway
Section	Lake	County Highway
Parcel	River / Stream	Major Road
		City Street

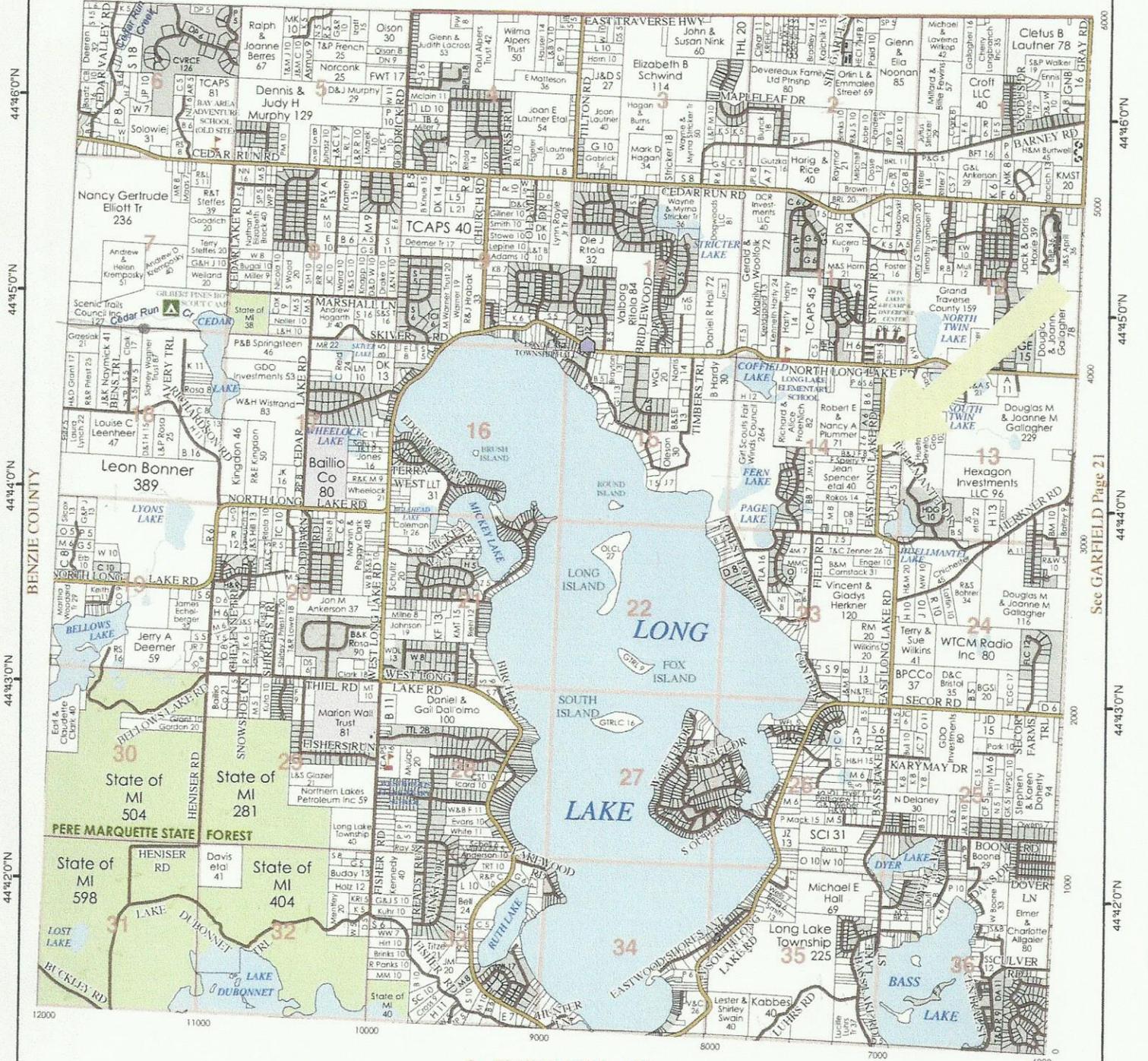


T. 27N-R. 12W



85°49'0"W 85°48'0"W 85°47'0"W 85°46'0"W 85°45'0"W 85°44'0"W 85°43'0"W 85°42'0"W

LEELANAU COUNTY



BENZIE COUNTY

Sec GARFIELD Page 21

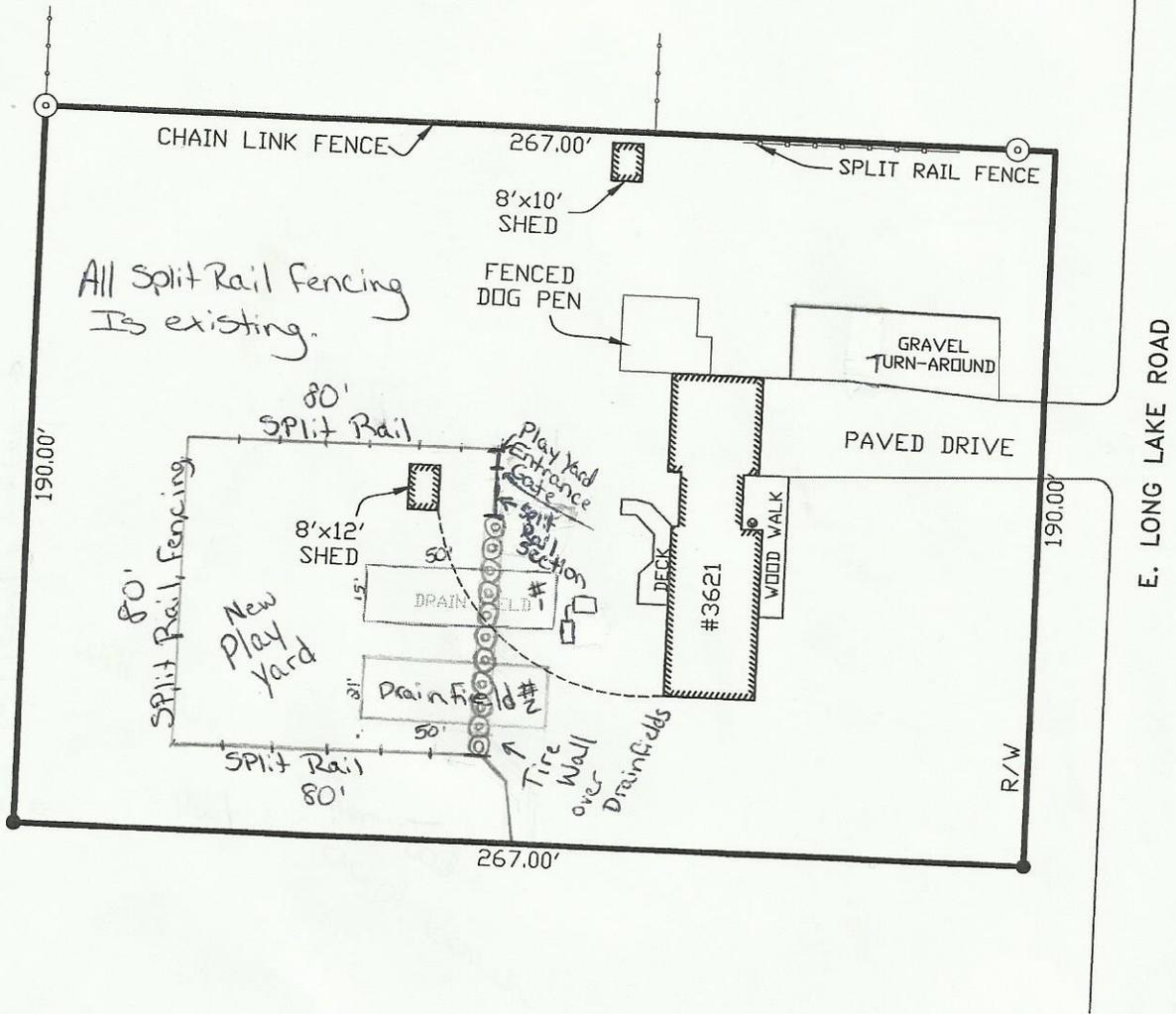
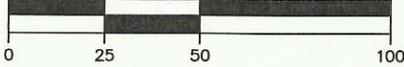
See GREEN LAKE Page 25

85°49'0"W 85°48'0"W 85°47'0"W 85°46'0"W 85°45'0"W 85°44'0"W 85°43'0"W 85°42'0"W

SITE PLAN

3621 EAST LONG LAKE ROAD

Scale: 1" = 50'



William P. Mitchell

William P. Mitchell
Professional Surveyor No. 57370

ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE PERMISSION OF BOB MITCHELL & ASSOCIATES IS PROHIBITED.



BOB MITCHELL & ASSOCIATES

SURVEYING / ENGINEERING
404 West Main Street P.O. Box 306 NORTH 1ST STREET
Kingsley, MI 49649 Harrison, MI 48625
(231) 263-5463 · FAX (231) 263-7921
Toll Free in Michigan 1-800-533-6627
email wm@mapcivilsurvey.com

CLIENT:
WENDY GOODCHILD

LOCATION:
PART OF THE NORTHEAST ONE-QUARTER,
SECTION 14, TOWN 27 NORTH, RANGE 12 WEST,
LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY,
MICHIGAN.

DWN. WPM	DATE 9-15-16	FILE NO. 20160345
CK. JEM	FLD. BK. DIG PG. DIG	SHEET 1 OF 1

aj@ajsexcavating.com
mail

B051670804 6/19

Grand Traverse County Health Department
2650 LAFRANIER RD
TRAVERSE CITY, MI 49686
231-995-6051

GT #: **36870**

OWNER **JOSEPH & WENDY GOODCHILD**
CURRENT MAILING ADDRESS **3621 E. LONG LAKE RD**
Traverse City, MI 49685 PH. **231-383-0721**
NEW No EXISTING Replacement
TYPE OF ESTABLISHMENT **Residential**
PROPERTY ADDRESS **3621 E. LONG LAKE RD**
SUBDIVISION _____
CITY **Traverse City** LOT # _____
TOWNSHIP **Long Lake Twp.** SECTION **14**

SEPTIC PERMIT
WELL PERMIT

PROPERTY TAX # - **280801400400**

WATER SUPPLY INFORMATION

CITY _____ WELL _____
WELL TYPE **Existing**
DEPTH _____
EXISTING WELL TO BE ABANDONED AND PLUGGED **NO**
APPROVED _____

SOIL: *L.S. Type 10-11
Sandy loam + gravel 1-4'
Liang sand + silt with
gravel 4-5'
Strat at 5'
No gravel water*
SOIL TYPE TO A DEPTH OF 6"
DEPTH TO GROUND WATER *Existing 1000 gal +
New 1000 gal in series*

WATER SAMPLE RESULTS

BACTERIOLOGICAL _____ DATE SAMPLED _____
NITRATES _____ PPM DATE SAMPLED _____

WATER SAMPLING REQUIREMENT

(1) Before placing a new, repaired, or reconditioned water supply system into service, and after all traces of chlorine have been flushed out, 1 or more water samples shall be collected from the sampling faucet. Organisms of the coliform group shall not be present in the sample or samples.
(2) The water supply owner shall be responsible for collecting the water sample or shall arrange for the owner's designated representative to collect the sample. The well drilling contractor or pump installer shall notify the water supply owner of the owner's responsibility for collecting the water sample.

SEPTIC TANK SIZE _____ NUMBER OF BEDROOMS **4**
PUMP CHAMBER _____ NUMBER OF BATHS **2**
EFFLUENT FILTER _____ LAUNDRY **YES**
DRAIN BED **21x50** DISHWASHER **YES**
LINEAL FEET **350** GARBAGE DISPOSAL **NO**
SQUARE FEET **1050** BASEMENT PLUMBING **YES**
TILE LINES ON **3 center** SEWAGE EJECTOR **NO**
TILE FIELD _____ EXISTING FUEL TANKS **NO**
TRENCH WIDTH _____ SHARED WELL **NO**
OTHER _____
OTHER *over-exposed to sands near 4ft.*

AGREEMENT

I HEREBY AGREE TO COMPLY WITH REQUIREMENTS OF THE SANITARY CODE FOR THE COUNTY OF GRAND TRAVERSE, AND THE APPLICABLE LAWS OF THE STATE OF MICHIGAN IN THE INSTALLATION OF A SEPTIC TANK SEWAGE DISPOSAL SYSTEM & /OR WELL INSTALLATION ON THE ABOVE DESCRIBED PROPERTY, AND TO CONSTRUCT THE SAME ACCORDING TO THE PLANS AND SPECIFICATIONS AS DESCRIBED AND APPROVED ABOVE; OTHERWISE I UNDERSTAND, THE PERMIT WILL BE VOID.

THE FINAL INSPECTION REQUIRED BEFORE COVERING. ONE DAY NOTICE SHALL BE GIVEN FOR INSPECTION.

SIGNED *[Signature]* DATE **6/16/15**
OWNER OR AGENT

THE SPECIFICATIONS AS STATED ON THIS PERMIT MEET WITH MINIMUM REQUIREMENTS OF THE SANITARY CODE. THE OWNER SHOULD BE ADVISED THAT ADDITIONAL CONSTRUCTION OPTIONS MAY BE AVAILABLE WHICH COULD EXTEND THE LIFE EXPECTANCY OF THE SEWAGE SYSTEM. CONSULT WITH THE HEALTH DEPARTMENT REGARDING THESE OPTIONS.

PERMIT TO INSTALL, CONSTRUCT OR REPLACE
EXPIRES 2 YEARS AFTER DATE OF ISSUE
PERMIT IS NON-TRANSFERABLE TO PERSON OR PLACE

SEE REVERSE SIDE FOR DRAWING AND CONSTRUCTION DETAILS

CERTIFICATION OF INSPECTION
(PERMIT TO COVER)

SEWER _____ SEPTIC TANK _____ PUMP CHAMBER _____
MANUFACTURER OF SEPTIC TANK _____
FINAL DISPOSAL _____ ISOLATION DIST _____
NOTES _____
INSPECTION BY _____ DATE _____
CONTRACTOR _____
SEPTIC _____
WELL _____

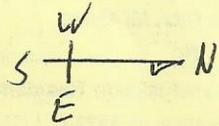
ISSUED TO *Joseph & Wendy Goodchild*
DATE **6/22/15** BY *[Signature]*
HEALTH DEPT. REPRESENTATIVE

RECEIPT # **40793** DATE **06/16/2015**

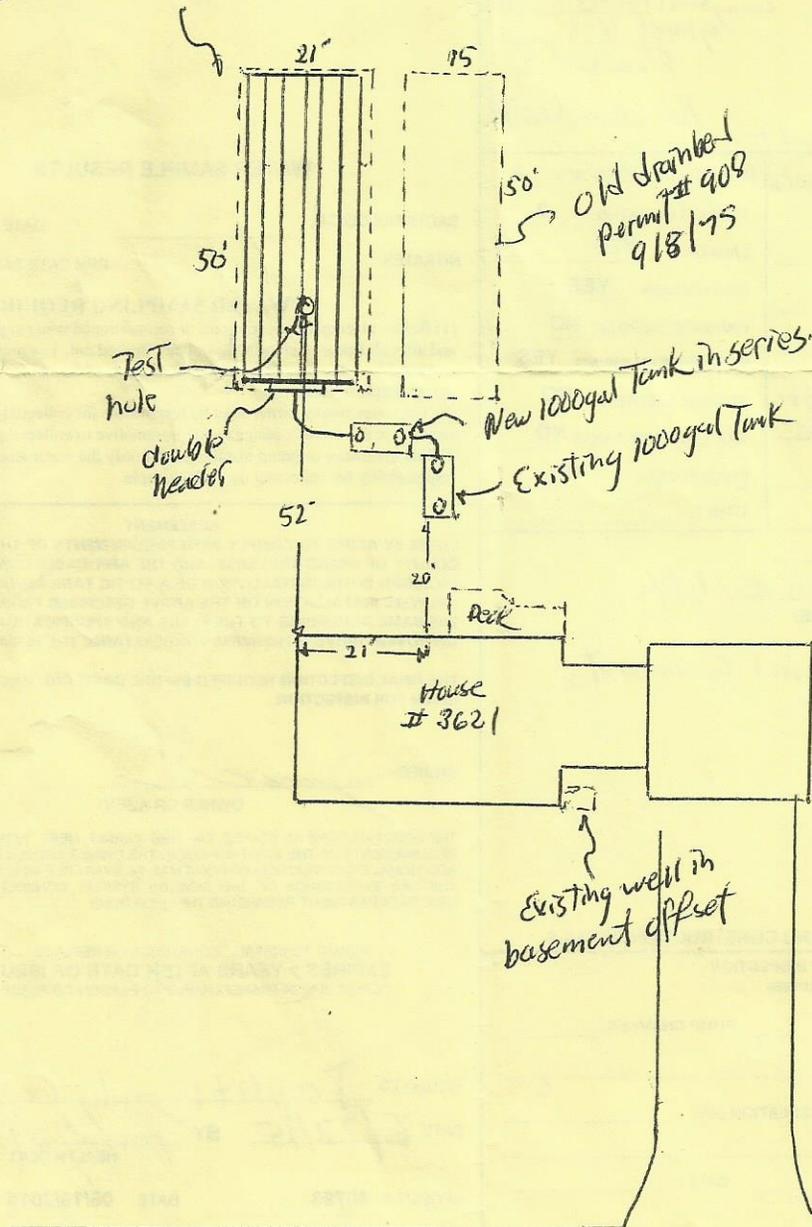
RECEIVED **\$299.00** SEPTIC PERMITS

Refer to drawing and comments on back of permit

APPROVAL OF A PLAN AND THE INSTALLATION CANNOT BE CONSIDERED BY THE OWNER AS A GUARANTEE THAT SUCCESSFUL OPERATION IS ASSURED. THERE ARE MANY WAYS A SYSTEM CAN BE ABUSED CAUSING FAILURE.



Remove upper heavy sandy loam soils from drained area down to heavy sand & gravel below 4ft. Replace with clean sand fill sufficient to keep drained shallow with 1-2 ft. sandy cover



E. Long Lake Rd

NOTICE OF PUBLIC HEARING
LONG LAKE TOWNSHIP
GRAND TRAVERSE COUNTY
LONG LAKE TOWNSHIP PLANNING COMMISSION

Notice is hereby given that the Long Lake Township Planning Commission will hold a public hearing at a regular meeting on Tuesday, October 25, 2016, beginning at 6:00 p.m. The hearing will take place at the Long Lake Township Hall, 8870 North Long Lake Road, Traverse City, MI 49685. Further description of the request that is subject to the hearing follows:

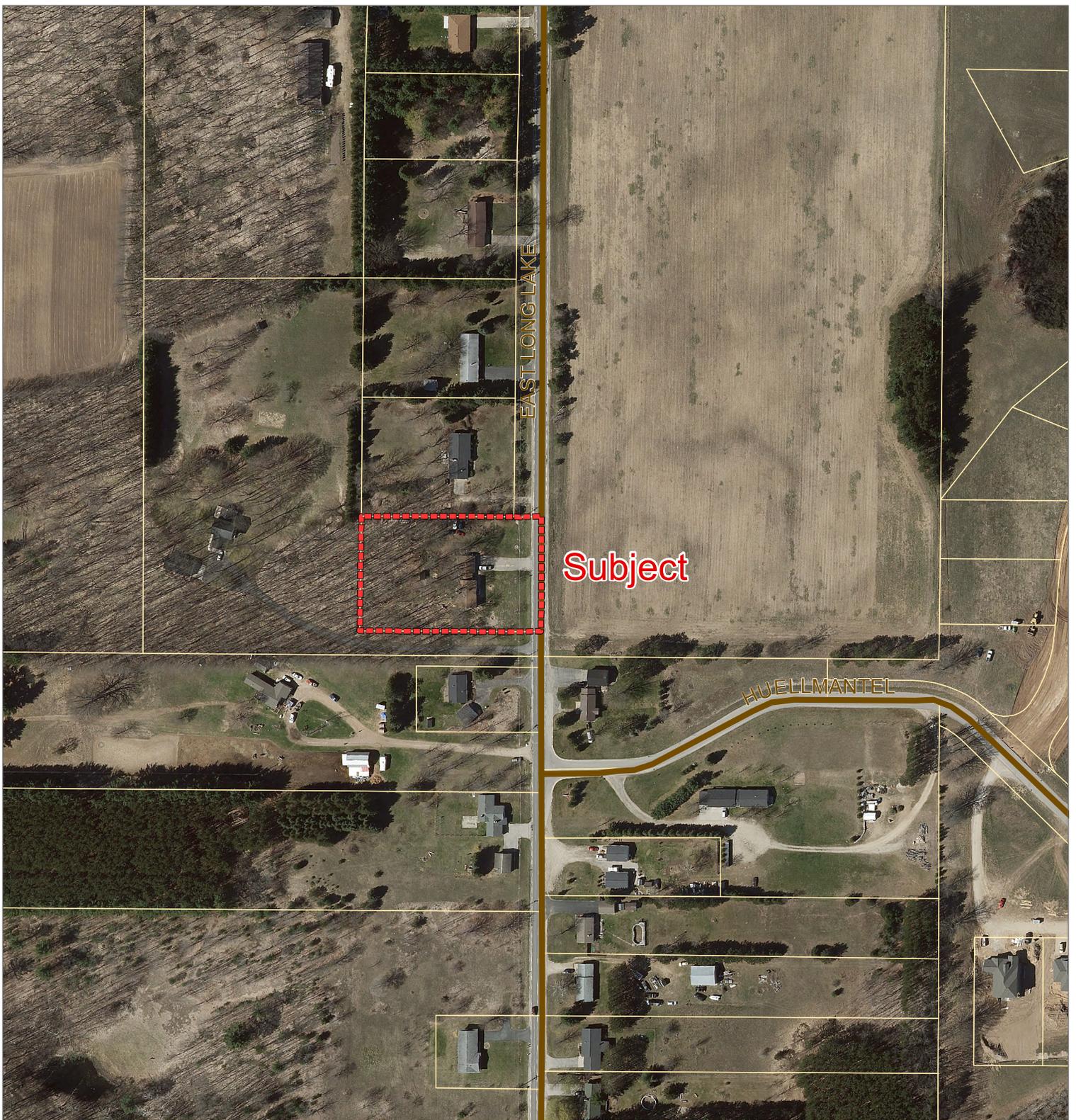
CLU 10-16-02 & SPR 10-16-10– A request by owner Wendy Goodchild to establish a group day care home caring for up to 12 minor children at 3621 East Long Lake Road, parcel number 28-08-014-004-00, located in Section 14 of Long Lake Township. There is currently a family day care home at this location licensed to care for up to 6 children.

Copies of the application are available for public inspection at the Long Lake Township Hall, 8870 North Long Lake Road, Traverse City, MI 49685, during regular office hours, Tuesday through Friday, 8:00 a.m. to 5:30 p.m.

Individuals may make public comment, in person, at the public hearing or written and/or faxed (231-946-4573) or emailed to planner@longlaketownship.com. Comments will be received until 5:00 p.m. on Tuesday, October 25th, 2016. Address comments to: Pam Cuthbert, Chairman, Planning Commission, Long Lake Township Hall, 8870 North Long Lake Road, Traverse City, MI 49685. Written comments may also be submitted at the public hearing.

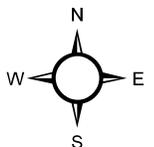
Leslie Sickterman, Planner
Long Lake Township

IF YOU ARE PLANNING TO ATTEND THE PUBLIC MEETING AND REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT CAROL HOFFMAN, TOWNSHIP CLERK AT (231)946-2249, (T.D.D. 800-649-3777) PRIOR TO THE SCHEDULED MEETING DATE.



Planning Commission Public Hearing 10/25/16
Request for Group Day Care Case # CLU 10-16-02
Applicant: Wendy Goodchild
Location: 3621 East Long Lake Rd

Long Lake Township
Grand Traverse County, Michigan



Jennifer Ciolek

5272 Goodrick Rd.
Traverse City, MI 49684
(231) 357-7844
ciolekje@tcaps.net

October 16, 2016

Pam Cuthbert

Chairperson
8870 North Long Lake Road
Traverse City, Michigan 49685

Dear Ms. Cuthbert,

I am writing this letter in regards to the kennel ordinance in the Low Density Residential Zoning in Long Lake Township. I would like the zoning commission to consider allowing dog kennels in the LDR zones with restrictions. I believe that the dog kennelling business model has changed over the years so that it would be conducive to LDR zones with the proper restrictions in place.

The dog kennelling business model that we propose in the LDR zone would require the same restrictions as the Agricultural and Business zones, as well as special considerations of neighbors. Our model is based on dogs being treated as part of people's families as opposed to animals that are put in outdoor pens and left unattended for long periods of time. There will be insulated kennels that provide sound barriers, we would live on site with kennels within 30 yards of our dwelling, enclosed indoor play areas, fenced outdoor areas, as well as have 24 hour personnel on site.

Therefore, we would like you to consider allowing kennels in the LDR zone with strengthening restrictions as outlined above. Thank you for your time and consideration of this issue.

Sincerely,



Jennifer Ciolek

October 21, 2016

James & Jacqueline Kloska
10495 Fencepost Lane
Traverse City, MI 49685
P: 616.295.0921

Re: Long Lake Township Zoning Ordinance #109, Article 4, Section.6, Provision 8

My name is James Kloska and my wife is Jackie. We live at 10495 Fencepost Lane in the Wheelock Farms subdivision. We are in the process of planning for a shed in our yard. When we initially going to apply for a land use permit it was brought to our attention that the placement would be in violation of township ordinances. We live on a corner lot and according to the township we have two front yards, one in the front and one on the side of the house due to the property abutting up to the road. We understand that there have been numerous requests for an adjustment to the following ordinance.

Article 4, Section 6, Provision 8, states the following:

8) Accessory Buildings in Front Yards.

1. In the LDR, MDR and HDR districts, major accessory buildings shall not be located in the front yard of any lot within the districts or within the side yard abutting a public or private road right-of-way on any corner lot within the districts unless all of the following conditions are met:
 - A. The parcel is in excess of two (2) acres in area; and
 - B. The major accessory building is set back a minimum of 100 feet from any abutting public or private road right-of-way; and
 - C. All other applicable standards are met.
2. In the LR, AG, NL, and CR Districts, major accessory buildings may be located in the front yard of any lot within the districts, but not within the required front yard setback.

We would like to propose two options for an amendment to the aforementioned ordinance.

Option 1

We propose to adjust the ordinance to allow an outbuilding if the property exceeds (1) acre in area and meets the other required criteria.

Option 2

We propose for corner lot to be considered for a change in what is considered your front yard dividing the "front yard" into two sections, the primary and secondary.

1. The primary front yard is defined as the area of property directly facing from the front of the primary residence.
2. The secondary front yard is defined as the area of property directly to the side of the primary residence.

The proposal would state that out buildings are allowed in the secondary front yard if they meet all the other requirements as referenced in Article 4, Section 6, Provision 8.

Thank you for your time and consideration.

Sincerely,

James & Jacqueline Kloska

James Kloska

PLANNERS REPORT

TO: Long Lake Township Board

FROM: **Leslie Sickterman**

DATE: October 7, 2016

RE: September 2016 Monthly Report

Planning Commission Activities

The Planning Commission finalized its discussions relating to regulations for agri-businesses and, after a public hearing, made a recommendation to adopt the regulations to the Township Board.

The Planning Commission conditionally approved a site plan for Grand Traverse Masonry.

The Planning Commission will hear an application for a group child care home for property on East Long Lake Road at their October meeting.

Additional Projects

Staff continues follow up and compliance with the outstanding DNR grants and other recreation projects.

Staff has been reviewing new changes to state law in regards to medical marijuana. This will impact all jurisdictions in Michigan. At this time, we are waiting for direction from the Township's legal counsel.

Staff has also been reviewing the issues surrounding nonconforming uses in regards to condominium conversions. The ZBA has recently made an interpretation in regards to this and

Staff has reviewed and issued approvals of several administrative site plans and site plan amendments. Follow up and enforcement on several properties continues as the season winds down.

Permit List

09/30/2016

Permit	Address	Issued	Status	Category	Permit Fees
PADSPR-09-16-P07946	5932 SHUGART LN	09/13/2016	ISSUED	Com, New Structure	\$150.00
P07946	2185 HENISER RD	09/01/2016	ISSUED	Residential (SFD) Addition	\$50.00
P07947	5901 SHUGART LN	09/01/2016	ISSUED	Com, Alteration	\$100.00
P07948	6465 CULVER RD	09/01/2016	ISSUED	Accessory Building - Detached	\$50.00
P07949	9885 CRESCENT SHORE	09/01/2016	ISSUED	Fence	\$20.00
P07950	6867 FISHING SITE RD	09/01/2016	FINALED	Fence	\$20.00
P07951	6054 ROBERT DR	09/01/2016	ISSUED	Deck	\$30.00
P07952	3201 HUELLMANTEL D	09/08/2016	FINALED	Deck	\$30.00
P07953	7700 TIMBERS TRL	09/14/2016	ISSUED	Residential (SFD) Addition	\$50.00
P07954	10091 THIEL RD	09/23/2016	ISSUED	Demolition	\$20.00
P07955	1085 DYER LAKE RD	09/14/2016	FINALED	Residential (SFD) Addition	\$50.00
P07956	7935 S OUTER DR	09/16/2016	ISSUED	Accessory Building - Detached	\$50.00
P07957	10477 FENCEPOST LN	09/14/2016	ISSUED	Accessory Building - Detached	\$50.00
P07958	3928 AVERY TRL	09/20/2016	ISSUED	Accessory Building - Detached	\$50.00
P07960	9160 NORTH LONG LAK	09/23/2016	ISSUED	Fence	\$20.00
P07961	4865 FAIRWAY DR	09/27/2016	ISSUED	Single Family Dwelling	\$50.00
P07962	7388 BRIAR RIDGE DR	09/27/2016	ISSUED	Single Family Dwelling	\$50.00
P07963	4236 THORN CREST	09/28/2016	ISSUED	Single Family Dwelling	\$50.00
P07964	9720 CEDAR RUN RD	09/28/2016	ISSUED	Residential (SFD) Addition	\$50.00
P07965	4386 WEATHERBY LN	09/28/2016	ISSUED	Accessory Building - Detached	\$50.00
P07966	8178 BARNEY RD	09/28/2016	ISSUED	Fence	\$20.00
P07967	3268 HUELLMANTEL D	09/29/2016	ISSUED	Change of Use	\$20.00

Total Permits:

22

Total Fees:

\$1,030.00

ZONING DEPARTMENT
Kim Smith, Zoning Administrator

Long Lake Township Monthly Land Use Permits Issued - Year to Date 2016		Commercial/Industrial, Agricultural	Home Occupation	Single Family Dwelling	Multiple-Attached "SFD" (# represents units)	Dwelling Addition	Garage/Det Acces Bldg or Addition to same	Mobile Home	Deck/Porch/Demolition	Miscellaneous	Total Permits		
Date	Permit #											Fee	Fee Cumul. Total
January	7771 - 7776	0	0	4	0	0	2	0	0	0	6	\$300	\$300.00
February	7777 - 7790	0	1	8	0	0	1	0	0	4	14	\$1,530	\$1,830.00
March	7791 - 7814	4	0	4	4	0	4	0	0	7	23	\$1,080	\$2,910.00
April	7815 - 7838	4	0	3	0	2	3	0	5	7	24	\$1,300	\$4,210.00
May	7839 - 7852	6	0	8	0	1	5	0	5	5	30	\$1,570	\$5,780.00
June	7853 - 7900	2	0	9	0	1	8	0	8	4	32	\$1,450	\$7,230.00
July	7901 - 7918	0	0	3	0	1	4	0	5	5	18	\$660.00	\$7,890.00
August	7919 - 7945	2	0	6	0	2	4	0	8	6	28	\$1,210	\$9,100.00
September	7946 - 7967	2	0	3	0	4	5	0	3	5	22	\$1,030	\$10,130.00
October													
November													
December													
TOTALS		20	1	48	4	11	36	0	34	43	197		\$10,130.00

ZONING DEPARTMENT
Kim Smith, Zoning Administrator

Long Lake Township Monthly Land Use Permits Issued - Year to Date 2015		Commercial/Industrial, Agricultural	Home Occupation	Single Family Dwelling	Multiple-Attached "SFD" (# represents units)	Dwelling Addition	Garage/Det Acces Bldg or Addition to same	Mobile Home	Deck/Porch/Demolition	Miscellaneous	Total Permits		
Date	Permit #											Fee	Fee Cumul. Total
January	7580 - 7584	0	0	3	0	0	0	0	0	2	5	\$200	\$200.00
February	7585 - 7592	0	0	3	0	1	1	0	0	3	8	\$320	\$520.00
March	7593 - 7600	3	0	1	0	1	0	0	0	3	8	\$470	\$990.00
April	7601 - 7619	0	0	7	0	1	4	0	2	3	17	\$710	\$1,700.00
May	7620 - 7640	0	0	5	0	2	6	0	4	3	20	\$840	\$2,540.00
June	7641 - 7671	0	0	13	0	1	7	0	7	2	30	\$1,290	\$3,830.00
July	7672 - 7694 +7633	1	0	3	0	2	4	0	2	12	24	\$877.95	\$4,707.95
August	7695 - 7710	0	1	2	0	3	6	0	1	3	16	\$610	\$5,317.95
September	7711 - 7728	0	0	9	0	1	4	0	2	2	18	\$830	\$6,147.95
October													
November													
December													
TOTALS		4	1	46	0	12	32	0	18	33	146		\$3,237.95

ZONING DEPARTMENT

Long Lake Township Monthly Land Use Permits Issued - Year to Date 2014		Commercial/Industrial, Agricultural	Home Occupation	Single Family Dwelling	Multiple-Attached "SFD" (# represents units)	Dwelling Addition	Garage/Det Acces Bldg or Addition to same	Mobile Home	Deck/Porch/Demolition	Miscellaneous	Total Permits		
Date	Permit #											Fee	Fee Cumul. Total
January	7407 - 7408	1	0	0	0	0	0	0	0	1	2	\$70	\$70.00
February	7409 - 7419	0	0	10	0	0	0	0	1	0	11	\$500	\$570.00
March	7420 - 7429	0	0	9	0	0	0	0	0	1	10	\$470	\$1,040.00
April	7431 - 7453	0	1	9	0	1	5	0	0	5	21	\$830	\$1,870.00
May	7446 - 7468	0	0	4	0	1	6	0	2	1	14	\$580	\$2,450.00
June	7469 - 7484	1	1	2	4	0	2	0	6	0	16	\$530	\$2,980.00
July	7485 -7504	1	0	2	0	1	5	0	6	5	20	\$600	\$3,580.00
August	7505 - 7520	0	0	6	0	1	6	0	1	1	15	\$650	\$4,230.00
September	7521 - 7542	1	0	4	0	1	7	0	6	2	21	\$813.95	\$5,043.95
October													
November													
December													
TOTALS		4	2	46	4	5	31	0	22	16	130		\$6,593.95