Long Lake Township
Grand Traverse County
Ordinance # 121

AN ORDINANCE TO REGULATE THE APPROVAL AND CONSTRUCTION OF PRIVATE ROADS IN LONG LAKE TOWNSHIP

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THE TOWNSHIP OF LONG LAKE HEREBY ORDAINS:

1.0 Intent

The regulations herein are intended to apply to private roads. The Township hereby finds that unobstructed, safe and continuous access to lots and parcels of land is necessary to promote and protect the health, safety, and welfare of the public through police and fire protection, and ambulance service. The Township further finds that access is necessary to insure that such services can safely and quickly enter and exit private property at all times. The Township further finds that access to the interior of certain sections within the Township should meet minimum standards and specifications to permit the subsequent upgrading and dedication of such access rights of way to the Grand Traverse County Road Commission, when public dedication is desirable or required. The procedures, standards and specifications hereinafter set forth are determined to be the minimum procedures, standards and specifications necessary to meet the intent of this Ordinance.

2.0 Parcels of Land Exempted from Ordinance

Two single family dwellings may be accessed by a shared driveway, provided that the driveway is located within a 20 foot wide recorded driveway easement. In all other regards, the provisions of this ordinance shall not apply where only one or two lots are used, or intended to be used, for no more than two single-family dwelling units.

3.0 Definitions

Commercial street: A road primarily serving commercial uses.

Lot: For purposes of this ordinance, a "lot" is a parcel of land separated from other parcels of land by description on a recorded plat, condominium subdivision plan created by a master deed recorded in the office of the register of deeds or by metes and bounds description that complies with the district requirements for access, minimum area, lot width, width to depth ratio~~n~~, and setbacks.

Pavement: The combination of subbase, base course, and surface course placed on a subgrade to support the traffic load and distribute it to the roadbed.

Pavement Width: The width of a given lane or road measured from back-of-curb to back-of-curb, or to the edge of pavement where no curbs are required or exist.

Private Road: A means of direct access to one or more abutting properties; where such access is privately owned by a private individual, a group of individuals, or a corporate body.

Right-of-way: Public or private areas that are predominately used for vehicular transportation and may also contain pedestrian walkways, bike lanes, utility easements and/or on-street parking areas.

Residential street: A local road which has low levels of traffic and primarily serves a residential neighborhood.

Road: An open surface providing for the transport for vehicles or pedestrians. A right-of-way or ingress/egress easement that provides direct access to one or more abutting properties.

Shared Driveway Easement: A private land area used predominantly for the purpose of vehicular

access to no more than two (2) single family residential dwellings. A private access that is used predominantly for the purpose of vehicular access to no more than two (2) single family residential dwellings but does not serve as the road frontage for the lots.

4.0 Design Standards

Except where otherwise provided in this Ordinance, all private roads in the Township shall comply with the following applicable road design standards.

4.1 Road Right of Way and General Standards

The following standards apply unless modified in accordance with Section 13 of this Ordinance:

a. Residential Roads. Minimum right of way width of 33 feet is required for any private residential road. Where required or allowed by the Planning Commission, additional right-of-way width may be permitted where conditions dictate.

b. Commercial Roads. All design standards of the Grand Traverse County Road Commission for Commercial streets shall apply to any private road servicing commercial users unless otherwise regulated under this Ordinance.

4.2 Gravel Roads A gravel road shall comply with all of the following specific road standards:

a. No more than 8 lots shall be accessed by a gravel road.

b. The Zoning Administrator must make a finding that there is no likely potential for additional lots within the same parent parcel to be served by the proposed gravel private road under current regulations.

c. The road maintenance agreement must allow for procedure to begin a special assessment for hard surfacing of the road if the property owners request it

4.3 Multiple Family Developments & Commercial Development If required by the Long Lake Township zoning ordinance or by the Long Lake Township Planning Commission, a private road servicing multiple family developments or commercial developments shall comply with the following applicable specific road standards:

a. Any private road or street constructed to serve four (4) or more multiple family residential units must meet standards set forth in this Ordinance.

b. With the exception of a Village Center Planned Unit Development, private roads serving more than one commercial lot must meet all of the road design and construction standards and specifications of the Grand Traverse County Road Commission for commercial streets.

4.4 Road Layout

The layout of any private road shall conform to the following standards:

a. The road layout shall conform to the Township Master Plan and any adopted road plan of the Township.

b. All proposed roads must connect to existing road stubs that terminate at the boundaries of a proposed development.

c. Suitable access must be maintained for an isolated parcel previously dependent on the property to be served by the private road for sole access to existing public roads. Such access must be provided by easement or dedication.

d. The layout of roads shall provide as much as possible for a continuous circuit for travel. In special cases where the lands to be divided are limited in area or are subject to a natural barrier, the Township Planning Commission may approve a dedication which provides access to another road at one end only if an engineered designed cul-de-sac right-of-way is provided at the terminus of the road to permit turning in a continuous circuit.

e. Private roads that straddle a property line are encouraged where possible and practical. In situations where this cannot be accomplished, the proposed private road shall be located such that additional setbacks are not imposed upon neighboring properties without written consent and deeded access by all affected neighboring property owners.

4.5 Connectivity Standards

a. A proposed development under Planning Commission review shall provide multiple direct connections in its street system to and between local destinations, such as parks, schools, and shopping areas, without requiring the use of Arterial Streets.

b. Each development shall incorporate and continue all streets stubbed to the boundary of the development to previously approved but unbuilt development or existing development.

c. To ensure future road connections where a proposed development abuts unplatted land or a future development phase of the same development, stub streets, outlots, or access easements shall be provided to provide access to all abutting properties or to logically extend the street system into the surrounding area. All stub streets shall be provided with temporary turn-around or cul-de-sacs and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land. Stubs streets need not be constructed where no existing lots access onto the stubs provided that a means to construct the stub in the future has been provided for through a means acceptable to the Township and its attorney.

d. Streets within and contiguous to the development shall be coordinated with other existing or planned streets within the general area as to location, widths, grades, and drainage.

e. Street connections shall be spaced at intervals not to exceed one thousand nine hundred and eighty (1,980) feet along each boundary that abuts potentially developable or redevelopable land unless the proposed road is connecting to existing adjacent stub streets or an existing adjacent road.

f. Gated street entryways into residential developments shall be prohibited.

4.6 Emergency Access

Any private road which will serve or permit access to twenty (20) or more lots or dwelling units shall have two (2) means of direct access to either a public or private road approved by Long Lake Township. The second means of access may be used for emergency access purposes only with approval from the Planning Commission and such access shall be maintained at the developer/property owner's expense. Each access shall be built and maintained to the standards required for private streets.

5.0 Construction Standards: Except as otherwise provided in this Ordinance, all private roads in the Township shall comply with the following applicable road construction standards.

5.1 Pavement Width

For a hard surfaced private road, a minimum twenty (20) foot wide, unobstructed hard surface must be provided. Pavement width may be eighteen (18) feet wide, providing two nine (9) foot travel lanes with one (1) foot hard surface shoulder on each side. Gravel roads must be provided with a total surface width of twenty (20) feet.

5.2 Dead Ends and Turning Radius

Any road that contains a cul-de-sac, dead end, hammerhead or other means of a turnaround shall comply with the International Fire Code as amended.

5.3 Grades

Private streets shall not exceed a maximum grade of ten percent (10%). Grades greater than 10% require approval from the Planning Commission based on recommendations from Township staff and consultants such as the Township attorney and engineer or from other affected public agencies, subject to Section 11.3. If appropriate, conditions may be attached to the approval to alleviate potential run-off or other impacts of the proposed increased grade.

5.4 Paved Roads

Asphalt roads shall have a minimum base asphalt mix of 110#/s.y. of CATM surfacing over 165#/s.y. of CALC leveling course.

5.5 Gravel Roads

Gravel roads shall have at a minimum a suitable sand/gravel sub-base not less than 12 inches of class II sand/gravel and a minimum of 6 inch MDOT 22A or a GTCO 22A modified gravel specification.

5.6 Water Crossings

If a private road crosses a natural drainage course, stream or other natural body of water, the method of crossing (by bridge, culvert or other structure) must be certified by a registered professional engineer that it complies with applicable local, state and federal requirements.

5.7 Clearance

At construction, the private road must be provided with a minimum clearance area of 14 feet in height and 13.5 feet in width. This clear area must be maintained free of vegetation growth and other obstructions to allow for emergency access. Such on-going maintenance shall be provided for through the joint maintenance agreement.

5.8 Extent of Pavement

Notwithstanding any requirements or standards within this Ordinance, new or pre-existing single access private roads may be improved to an extent less than the full length of the road easement, provided that the following requirements have been met:

a. Adequate turn around has been provided in accordance with Section 5.2.

b. Each lot served by the private road abuts the private road pavement (or gravel surface) for a minimum of 8 feet.

c. The proposed design otherwise meets the approval of the Township engineer.

6.0 Utilities

Adequate utility easements shall be provided within or adjacent to the right-of-way and dedicated for sewer, water, gas, electric, telephone and cable use.

7.0 Road Names and Address Numbers

Road names shall be approved by the Grand Traverse County Equalization Department and Township Board. Lot address numbers shall be assigned based on the private road, not the adjoining public road and lot addresses shall be required to be clearly posted in a visible location at each lot driveway.

8.0 Signs

The developer/proprietor shall furnish and erect traffic control signs in accordance with the Michigan Manual of Uniform Traffic Control Devices. In addition, the developer/proprietor shall furnish and erect road name signs at all intersections within the project and entrances. The design and color of road name signs shall be in accordance with the Grand Traverse County Road Commission requirements and shall be placed at the intersections of the private roads within the development and public or private roads outside of the development.

9.0 Maintenance: All private roads in the township shall comply with the following applicable road maintenance requirements.

9.1 Joint Maintenance Agreement

All private roads in the Township shall be subject to a joint maintenance agreement, which shall contain at a minimum all of the following provisions:

a. A majority vote of the property owners of all lots with the legal right to use the private road shall

determine road maintenance and improvement decisions. For purposes of this subsection each lot shall be entitled to one (1) vote with that vote being determined by the owner(s) of that lot.

b. The owner of each lot will be responsible for payment of the share of costs apportioned to his or her lot.

c. The owners shall have standing and the right to commence legal or equitable action against a delinquent lot owner or lot owners to foreclose a lien or otherwise collect the sums owed.

d. The agreement shall be recorded and shall run with the land and bind and benefit the lots, and the owners thereof, in perpetuity.

e. The owner or owners of the lots served by the road shall provide for the requirement to grade, drain, and otherwise maintain the private road including the road name sign, and emergency service access, in accordance with the Township's Storm Water Control Ordinance.

f. A statement that the owners are aware that the road will not be maintained by Long Lake Township, the Grand Traverse County Road Commission or Michigan Department of Transportation. As such, the roadway will be private, and the Road Commission or Department of Transportation will have no obligation to maintain the road in any manner.

g. The easement and road maintenance agreement shall be reviewed and approved by the Township Attorney for compliance with the Township regulations. Following approval of the Township Attorney, the agreement shall be recorded with the Grand Traverse County Register of Deeds.

h. The owners shall be responsible for maintaining private roads at all times to the standards required by this Ordinance and all other applicable laws. Such reasonable maintenance shall include, but not be limited to, plowing snow and removing ice in the winter so that firefighting and other emergency vehicles can access all portions of the private street at all times.

9.2 <u>No Public Repair or Maintenance</u>

Neither the Township, the Grand Traverse County Road Commission, nor the Michigan Department of Transportation shall be obligated to perform regular inspections of the easement area or provide necessary repairs or maintenance, including snow removal, for the private road. The Township is not responsible for the legality or enforcement of the maintenance agreement.

10.0 Stormwater Management and Soil Erosion Control

Private roads shall be designed to manage stormwater by utilizing collection and storage systems in accordance with best management practices.

Any soil erosion, sedimentation and storm water runoff control plan be prepared by one of the following registered professionals: civil engineer, land surveyor, architect, and/or landscape architect.

11.0 Permit Approval An application for a private road permit shall be processed under the following procedures.

11.1 Application Requirements

The application for a private road permit shall include the following information:

a. Private road plans drawn at a scale of at least one (1) inch equals one hundred (100) feet and include plan preparation and revision dates, a graphical scale, north arrow, and a location map. The location map shall depict the proposed development site, section lines and numbers, and major roadways within two thousand (2,000) feet of the site.

b. The applicant's name, address and telephone number and the property owner's name, address and telephone number, if different than that of the applicant.

c. A survey of the property showing property line dimensions and bearings, and easements of record, and a written legal description.

d. The seal of the responsible licensed professional engineer, land surveyor, or registered landscape architect that prepared the private road plans.

e. Location of natural features such as, but not limited to, woodlots, streams, floodplains, county drains, lakes, ponds, and existing topography at intervals no greater than two (2) feet and the location of existing structures on the site and within one hundred (100) feet of the site.

f. Location and dimensions of existing public right-of-way (including paving material), private roads, or access easements of record.

g. Location and dimensions of proposed rights-of-way, acceleration/deceleration lanes, driveways, traffic control measures, street lights and proposed street names.

h. Location of existing and proposed utilities, water mains, well, fire hydrants, sewers, septic fields, storm drains, as well as any easements that exist or are proposed to be established for the installation, repair, or maintenance of utilities.

i. Location and dimension of drains, dry wells, catch basins, retention and/or detention areas, sumps, and other facilities designed to collect, store or transport stormwater as well as point of discharge.

j. Roadway cross-sections and slope including sub-base and paving materials.

k. A graphic depiction and legal description of all lots of land which shall have legal access to the proposed private road.

l. Road maintenance agreement and deed restrictions, if applicable.

11.2 Approval Procedures

a. An applicant for a private road permit shall submit a completed application as required in Section 10.1 and required fee to the Zoning Administrator.

b. The Zoning Administrator shall seek the review and approval of the Township Attorney, Engineer and Planner for all private road permit applications for compliance with the terms of

this Ordinance, all applicable standards and regulations, and the Township Master Plan.

c. The Zoning Administrator shall require review and approval of the Fire Chief and County Soil Erosion Office for all private road permit applications. The Zoning Administrator shall also require review and approval of the County Road Commission and Michigan Department of Transportation (as applicable) for any private roads that connect to public roads.

d. The Zoning Administrator may approve with or without conditions, or deny the application based on the terms of this Ordinance. If necessary under the provisions of the Ordinance, the Zoning Administrator shall refer the application to the Planning Commission for approval. Such approval shall be valid for two years; the approval may be extended in one year intervals at the discretion of the Zoning Administrator and provided that the standards under which the private road was approved do not change.

e. An applicant for a private road permit may appeal a decision of the Zoning Administrator under this Ordinance to the Township Board.

f. The Design Engineer shall inspect and review the private road during and after construction and shall certify that the road was built as designed. This is subject to the review and oversight of the Township's Engineer acting on behalf of the Township.

g. No land use permit shall be issued for any land use proposed to be located on a private road until the private road has been constructed and the construction has been certified by an engineer licensed to practice in Michigan as meeting the requirements of this Ordinance. The applicant shall provide a set of field as-built plans sealed by said engineer prior to the issuance of any land use permit for development to be served by the private road.

11.3 Fees

All fees and charges associated with the review and inspection of private road applications and construction shall be paid in advance by the applicant pursuant to a fee schedule and policy established and updated from time to time by the Township Board.

12.0 Performance Guarantees

The Planning Commission may require the applicant to provide a performance guarantee to insure all improvements and facilities are completed.

13.0 Exceptions or Design Modifications

The Planning Commission may modify the standards in this Ordinance for a given project for good cause shown, especially if natural features are preserved or other goals of the Township Master Plan are met due to the modification of the standards, while maintaining safe conditions. Right-of-way width may be modified by the Planning Commission if, under current zoning and site conditions, there is no potential for future connection with adjacent parcel of land, no curves or no sight distance issues, or no potential for future expansion.

14.0 Preexisting Roads

a. Any extension of a private road established on or before September 13, 2000 shall meet all of

the requirements of this Ordinance including establishment of a joint maintenance agreement in compliance with Section 9.1. These pre-existing private roads are documented in Exhibit A.

b. The Township recognizes that there exist private roads which were lawful prior to the adoption of this Ordinance which do not fully conform to the standards herein. Such roads are declared by this Ordinance to be legal nonconforming roads.

c. The Township also recognizes the importance of having these nonconforming roads upgraded if and when new development occurs. Any applicant proposing an extension, or branch to or from an existing nonconforming road shall be required to upgrade the entire road to conform with the standards for new private roads. Other property owners with access to the road are not required to financially participate in the road improvements; however, nothing in this ordinance shall prohibit other adjacent property owners from financially participating.

15.0 Penalties and Enforcement

1. Any person, firm, corporation, trust, governmental unit, partnership or other legal entity which violates or refuses to comply with any provision of this Ordinance shall be responsible for a municipal civil infraction and shall be punished by a civil fine of fifty dollars ($50.00) for a first violation two hundred and fifty ($250.00) for a second violation and five hundred dollars ($500.00) for a third or subsequent violation, as well as other applicable civil infraction remedies.

2. Any person who violates any of the provisions of this Ordinance shall also be subject to civil action seeking invalidation of the land division and appropriate injunctive or other relief.

3. The person(s) designated by the Township Board are hereby designated as the authorized officials to issue municipal civil infraction citations directing alleged violators of this Ordinance to appear in court.

4. A violation of this Ordinance is hereby declared to be a nuisance per se and is declared to be offensive to the public health, safety and welfare.

16.0 Severability

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

17.0 Repeal

All other Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed, except that this Ordinance shall not be construed to repeal any provision in the Township Zoning Ordinance, Land Division Ordinance or the Township Subdivision Ordinance. To the extent that the provisions of this Ordinance conflict with any provision in the Township Zoning Ordinance, Land Division Ordinance, or the Township Subdivision Ordinance, then the provisions of those ordinances shall control.

18.0 Effective Date

This Ordinance shall take effect 30 days following its publication (or summary thereof) in a newspaper of general circulation within the Township.

LONG LAKE TOWNSHIP

Date: 8-11-15 **By:** Karen Rosa
Karen Rosa, Supervisor

Date: 8/11/15 **By:** Carol Hoffman
Carol Hoffman, Clerk

Published Date: August 17, 2015

Effective Date: September 16, 2015

EXHIBIT A

PRIVATE ROADS/EASEMENTS IN EXISTENCE PRIOR TO TOWNSHIP PRIVATE ROAD ORDINANCE

Map Page	Name (if any)	66+ Ft	Extendable
0123	Rolling Meadows Dr Extension	Y&N	Unlikely
0124*	Wilderness Dr	Y	Maybe
0143	Ne-Li-Wa Lane	Y	No
0210	Commercial Easement off M-72	Y	Unlikely
0210	Commercial Easement off M-72	Y	Maybe
0220	Commercial Easement off M-72	Y	Maybe
0333*	Outlot C Cedar Run Acres & Easement	Y	Likely
0342	Residential Easement off Barney Rd	Y&N	No
0413*	Bobby's Trail/Patty Ln	Y	Likely
0420	Residential Easement off Tilton Rd	Y	Unlikely
0432	Chloewood Dr	Y	Unlikely
0500*	Residential Easement off Goodrick Rd	Y	Unlikely
0533	Residential Easement off Cedar Run Rd	N	Unlikely
0544	Residential Easement off Cedar Run Rd	Y	Unlikely
0630	Clay Rd extension	Y	Unlikely
0630	Residential Easement off Cedar Valley Rd	Y	Unlikely
0640	Hidden Gables Dr	Y	Unlikely
0700	Old Benzonia State Rd	?	Unlikely
0810	Whinnery Dr	Y	No
0820	Acorn Dr extension	Y	Unlikely
0820	Deep Wood Dr	Y	Unlikely
0820+	Goodrick Road extension	Y	Unlikely
0840	Marshall Ln	Y	Unlikely
0840	Residential Easement off Skiver Rd	Y	Maybe
0910	Ah Wah Nee Trl	Y	Unlikely
0910	Residential Easement off Cedar Run Rd	Y	Maybe
0910	Residential Easement off Cedar Run Rd	Y	Unlikely
0920	Old Mill Dr	Y	Unlikely
0920*+	Jennifer Ln	Y	Unlikely
1041	Marykris Ln	Y	Did
1043	Sarah Ln	Y	Unlikely
1100	Residential Easement off NLL Rd	Y	Unlikely
1120	Shade Tree Ln	Y	No
1212	Easement to Twin Lakes off Cedar Run	Y	Unlikely
1213	Cedar Knoll Dr extension	Y	No
1300	Residential Easement off Herkner Rd	Y	Maybe
1312*	Marjorie Ln	Y	Maybe
1312	Residential Easement off NLL Rd	Y	Unlikely
1344+	Country Cove	Y	Unlikely
1400	Residential Easement off NLL Rd	Y	Maybe
1432	Fox Grove Ln Extension	Y	Maybe
1440	Residential Easement off Forest Lodge Rd	Y	Unlikely
1511+	Timbers Trl	Y/N	Maybe
1511	Gilbert Trl	Y	Unlikely
1520	Residential Easement off Timbers Trl	Y	Unlikely
1611	Residential alley off NLL Rd	N	Unlikely

Map Page	Name (if any)	66+ Ft	Extendable
1630	Residential/Commercial off NLL Rd	Y/N	No
1634	Collier Rd	Y	No
1644	Residential Easement off Crescent Shores Dr	N	No
1700	Residential Easement off Cedar Lake Rd	Y	No
1700*	Residential Easement off Skiver Rd	Y	Maybe
1800	Residential Easement off Richardson Rd	N	Maybe
1800*	Avery Trail	Y?	No
1900	West Woodlands Dr	Y	Unlikely
1900	Bellows Lake Rd	N?	Unlikely
1914	Residential Easement off NLL Rd	Y	Maybe
1932*	Loon Ln	Y	Unlikely
2000	Easement off Thiel Rd	Y	Maybe
2010	Maple Hollow Dr	Y	No
2010	Heather Ridge Rd Extension	Y	No
2030	Shirley Trail	Y	No
2030*	Residential Easement off Thiel Rd	Y	Maybe
2030	Virginia Avenue Extension	Y	No
2100+	Mickey Lake Trl & Extension	Y/N	Unlikely
2100	16' Residential Easement off WLL Rd	N	No
2121*+	Crescent Shores Dr	N	No
2123*	Residential Easement off Crescent Shores	Y	Unlikely
2141	Lake Dr	N	No
2311*+	Forest Lodge Dr	Y/N	Unlikely
2312*+	Field Rd	Y/N	Maybe
2314	Old Farm Ln Extension	N	No
2332*+	Cove Dr	N	Maybe
2343*+	Secor Rd Extension	N	No
2422*	Northwind Court Extension	Y	Maybe
2440	Radio Tower Easement off Secor Rd	N	Maybe
2500	Secor Farms Trail & Extension	Y	Maybe
2500	Kary May Dr	Y	Maybe
2531	Strawberry Hill Rd Extension	N	Unlikely
2534*+	Dyer Lake Rd	Y/N	Maybe
2541*	Harvest West Extension	Y	Unlikely
2541*+	Harvest East Extension	Y	Unlikely
2542	Residential Easement off Boone Rd	Y	Maybe
2543*+	Dan's Drive	Y	Maybe
2543	Selsey Ln	Y	Maybe
2610*	Residential Easement off SLL Rd	N	No
2610*+	Old Long Lake Rd	Y	No
2612	Residential Easement off SLL Rd	Y	No
2610+	Russ Noble Dr	Y	No
Sec 26&27*	All roads in Long Lake Peninsula	Y/N	Unlikely
2620	Apollo Lake Ln	Y	Unlikely
2631	Residential Easement off Old LL Rd	N	No
2640	Open Meadows Ln	Y	Unlikely
2640*	Residential Easement off Bass Lake Rd	Y	Maybe
2820	Birch Ln	Y	No
2830*	Residential Easement off Minkin Dr	Y	No
2831*	Residential Access off Cunningham Ln	Y	Likely

Map Page	Name (if any)	66+ Ft	Extendable
2900	Snowshoe Ln	Y	No
2912	Residential Easement off Thiel Rd	Y	Maybe
2920	Derusha Dr	Y	No
3000	Residential Easement off Heniser Rd	Y	No
3100+	Lake Dubonnet Trl	Y	No
3310	Worden's Way Extensions	Y	No
3320	Lakewood Rd Extension	N	No
3342	Lawrence Rd Extension	N	No
3411	Mack Avenue	N	No
3424+	Eastwood Shores Dr	N	No
3433	Hunter Ln & Residential Easements off	Y/N	No
3442	Birchwood Cove Easement (Driveway?)	N	No
3512	Foxwood Dr	Y	Unlikely
3513*	Lake & Byway Streets	N	No
3530+	Luhrs Trl	Y	Unlikely
3623	North Cove Circle	Y/N	Unlikely
3623*+	Residential Easement off Culver Rd	Y	Unlikely
3641*	North St	N	No
3641*+	Central St	N	No
3643*	Lakeside St	N	No

* - Means that part or all of easement length runs along neighboring property lines instead of through them. Many of these roads are platted roads which are not within property lines. The remainder may or may not have deeded access to the abutting properties.

+ - Means that the road is located on more than one map page. Going to the indicated map page will show the adjacent map page to continue viewing that road.

The entire Long Lake Peninsula has a private road system. This road system is primarily platted roads, but there are metes and bounds roads and easements as well.

In determining the likelihood of a road extension, I considered adjacent property development and easement ownership type. Most of the metes and bounds private roads grant easement across properties for specific properties use. In order to expand these easements all property owners would have to agree in a written deeded format the use to be expanded to additional parcels.

Many of the "unlikely" road extensions were not "no" only because there was sufficient abutting land that may attempt to convince the neighboring owners with property on that existing private road to grant access. The "no" road extensions were for roads that clearly are not extendable.

Some of the "maybe" road extensions were roads that could really go no further but had abutting parcels that were large enough that a new private road could be created off the existing private road for a few parcel split such as the 10 acre parcel I had mentioned on Cove Drive. Only those that anyone has shown interest in further extending and had the legal ownership of the easement to do so were listed as "likely" road extensions.

Created Summer 2000

LONG LAKE
CEDAR RUN RD
TILTON RD
CHURCH RD
CEDAR LAKE RD
WEST LONG LAKE RD
EAST LONG LAKE RD
N SOUTH LONG LAKE RD
S SOUTH LONG LAKE RD
THIEL RD
SECOR RD
BOONE RD
FISHERS RUN
CUNNINGHAM LN
LAKEWOOD RD
WOODENS WAY
LINCOLNS CT
READS RUN
WESTWOOD DR
AHDON DR
STONEY ALLE
FISHER RD
BANNISTER RD
DANNISTER TRL
DERUSHA CT
COTTONTAIL DR
SNOWFLAKE TRL
CHEYENNE TRL
SHIRLEYS TRL
SNOWSHOE LN
HEINZER RD
BELCHIS LAKE RD
BUCKLEY RD
OLD BARN RD
MAPLE HOLLOW DR
VIRGINIA AVE
RELY CT
FATHER RIDGE RD
ECHO VALLEY DR
SUGAR CUCH RUN
CRESCENT SHORES RD
CRESCENT WOODS DR
LAKE DR
BIRCH LN
MICKEY LAKE TRL
COLLIER TRL
TEICH WEST
COOKWOOD AVE
DEERPATH NORTH
DEERPATH COURT
RICHARDSON RD
BEAR TRL
AVERY TRL
SILVER RD
MARSHALL LN
ARMATHEE TRL
PICKET FENCE
TRELLIS TRL
ARBOR GROVE DR
ARBOR LATCH
DEEP WOODS DR
ACORN DR
W RED OAKS DR
E RED OAKS DR
TWIN OAKS DR
HATTHEW DR
CHLOEWOOD DR
MARKS LN
JACKS TRL
GOODRICK RD
WOODYS RUN
PATTYS LN
DEER TRAIL DR
TANGLEWOOD CT
GAUTHIER LN
HOOSIER VALLEY DR
CEDAR VALLEY DR
OLD HILL DR
BLACKBURN LN
LITTLE BOOKWORM
BO WAYNE DR
WESTHERBY LN
JENNIFER LN
DEBRA DR
MANHATTAN WEST
MANHATTAN NORTH
MANHATTAN EAST
KIMBERLY LN
CEDAR CREST DR
RED FOX
SARA
LAKESIDE DR
BRIDLEWOOD DR
SIGNACK LN
MARYANN LN
SARAH LN
BRAYTON LN
CIG
EARL DR
TIMBERS TRL
HARVEY
GILBERT TRL
MARIELLAF DR
BREEZE HILL DR
BARKLEY RD
STRICKER RD
ROLLING MEADOWS DR
WILDWOOD DR
GRAY
STRATT RD
SHADE TREE CT
AVENUE A
AVENUE B
ORCHARD DR
CHERRY LN
ESTATES BLVD
SUCURGAN DR
CEDAR KNOLL DR
TYNDERVIEW DR
ROKOL CT
INDIAN WILLOW WAY
BELL FLOWER TRL
NORTH
HUNTERS ROSE DR
FOX GROVE LN
CAMP POST LN
FOREST LODGE RD
FOREST LODGE DR
OLD PARK LN
FIELD RD
HUELLMANTEL LAKE RD
HEPNER RD
COUNTRY LN
NORTH
TYLER HILLS DR
SUGAR PLUM LN
CLOVER DR
BASS LAKE RD
KARMAY DR
SECOR PARKS TRL
APOLLO LAKE LN
OPEN MEADOW LN
SHERWOOD HILL RD
HARVEST WEST
HARVEST EAST
SELSEY RD
LONDON
DOVE HILL
DAVE DR
WEST LAKE RD
PICCADILLY RD
EAST LAKE RD
FISHING SITE RD
EAST OAK RIDGE DR
WEST OAK RIDGE DR
RIDGE
CULVER
RODEO
DOUGLAS
HERSHEY
MAGNOLIA
LAKESIDE ST
GERHALT ST
BAUM RD
LUHRS RD
TREEWOOD TRL
WATERGREEN AVE
HUNTER LN
GUTHERIE LN
EAST TOTTENHAM DR
TOTTENHAM DR
LAWRENCE DR
DUSCHNER TRL
LAKE ROAD
RESORT TRL
OLD
CARS BAYOU
OAK DUSCHWET TRL
EVERGREEN TRL
GINGERWOOD DR
BLUE BIRDS NOBLE DR
HILLSIDE DR
SHADY LN
ELM DR
CEDAR DR
SLOWER DR
SUNSET DR
DIGGERS LAKE RD
MAPLE DR
EASTWOOD SHORES
LONG LAKE

August 13, 2015

Traverse City Record Eagle
Attn: Legal Ads – Denise Lingerfelt
P.O. Box 632
Traverse City, MI 49685-0632

Please publish the following notice on Monday, August 17, 2015

NOTICE OF ORDINANCE ADOPTION

PLEASE TAKE NOTICE that Ordinance No. 121, an ordinance to regulate the approval and construction of private roads in Long Lake Township, was adopted by the Long Lake Township Board at its August 11, 2015 regular meeting. This Ordinance repeals and replaces Ordinance No. 49. Ordinance No. 121 will be effective 30 days following publication of this notice in a newspaper of general circulation within the Township.

A complete copy of the Ordinance No. 121 may be purchased or inspected at the Long Lake Township Office during regular business hours of 8:00 a.m. through 5:30 p.m., Tuesday through Friday.

TOWNSHIP OF LONG LAKE

Carol Hoffman, Township Clerk
8870 North Long Lake Road
Traverse City, Michigan 49685
(231)946-2249

STATEMENT OF ADOPTION

At a regular meeting of the Long Lake Township Board held at the Long Lake Township Hall, 8870 North Long Lake Rd., Traverse City, Grand Traverse County and State of Michigan, held on August 11, 2015 at 6:00pm with:

PRESENT: Rosa, Linnerson, Schaub, Mehney, Hoffman, Garvin
ABSENT: Wagner

The motion to adopt Ordinance No. 121 was moved by Mehney and supported by Linnerson. Upon a roll call vote the following vote was taken:

YES: Linnerson, Rosa, Schaub, Hoffman, Mehney & Garvin
NO: None

Ordinance No. 121 was declared adopted.

LONG LAKE TOWNSHIP

DATED: August 11, 2015

By: Karen J. Rosa

Karen J. Rosa, Supervisor

CERTIFICATION

I, the undersigned, the Clerk of the Township of Long Lake, Grand Traverse County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Long Lake Township Board of said County at its regular meeting held on August 11, 2015 relative to adoption of the ordinance therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and the minutes of said meeting were kept and will be made available as required by said Act.

Dated: August 11, 2015

By: Carol A. Hoffman

Carol A. Hoffman, Clerk