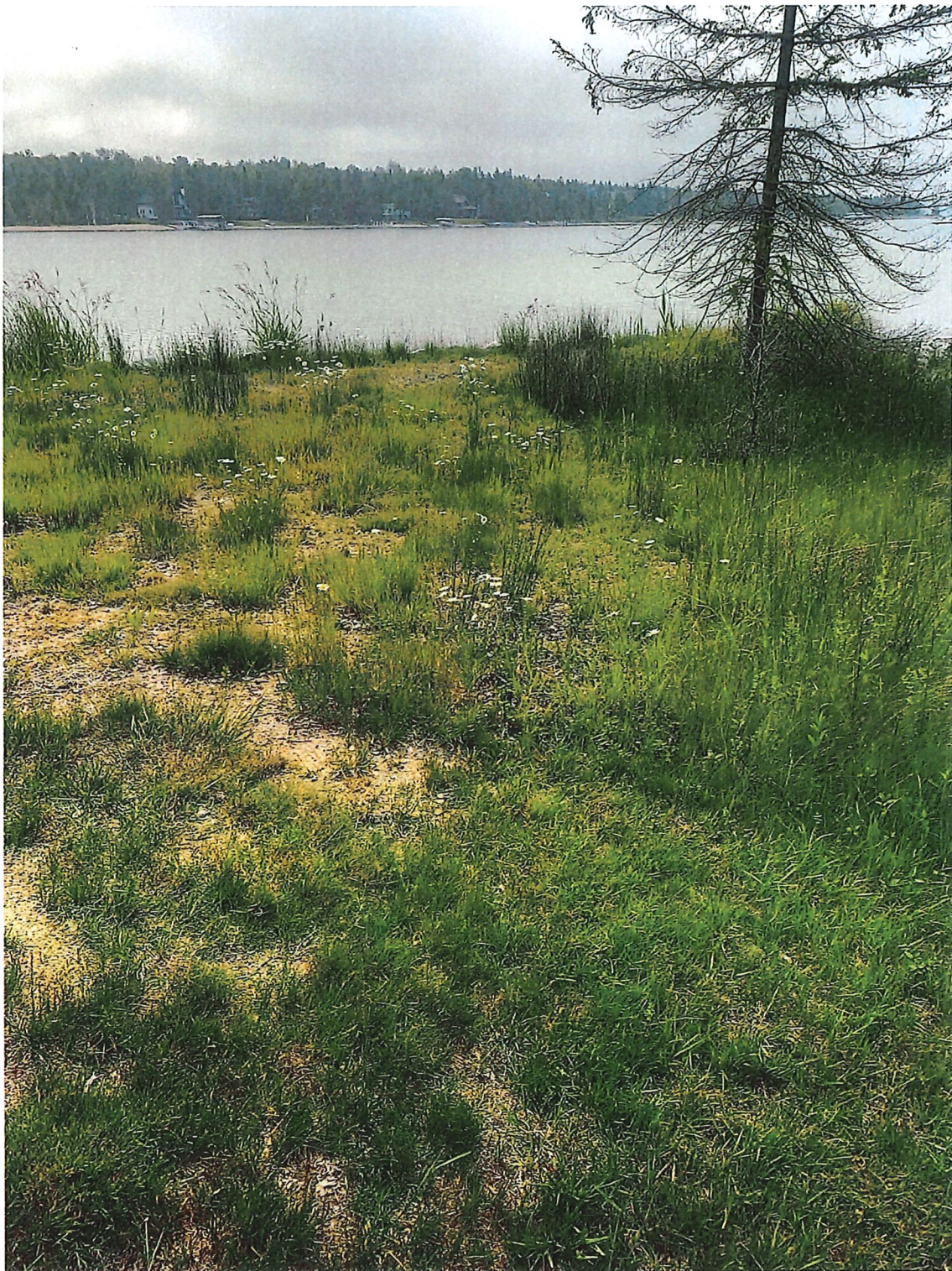
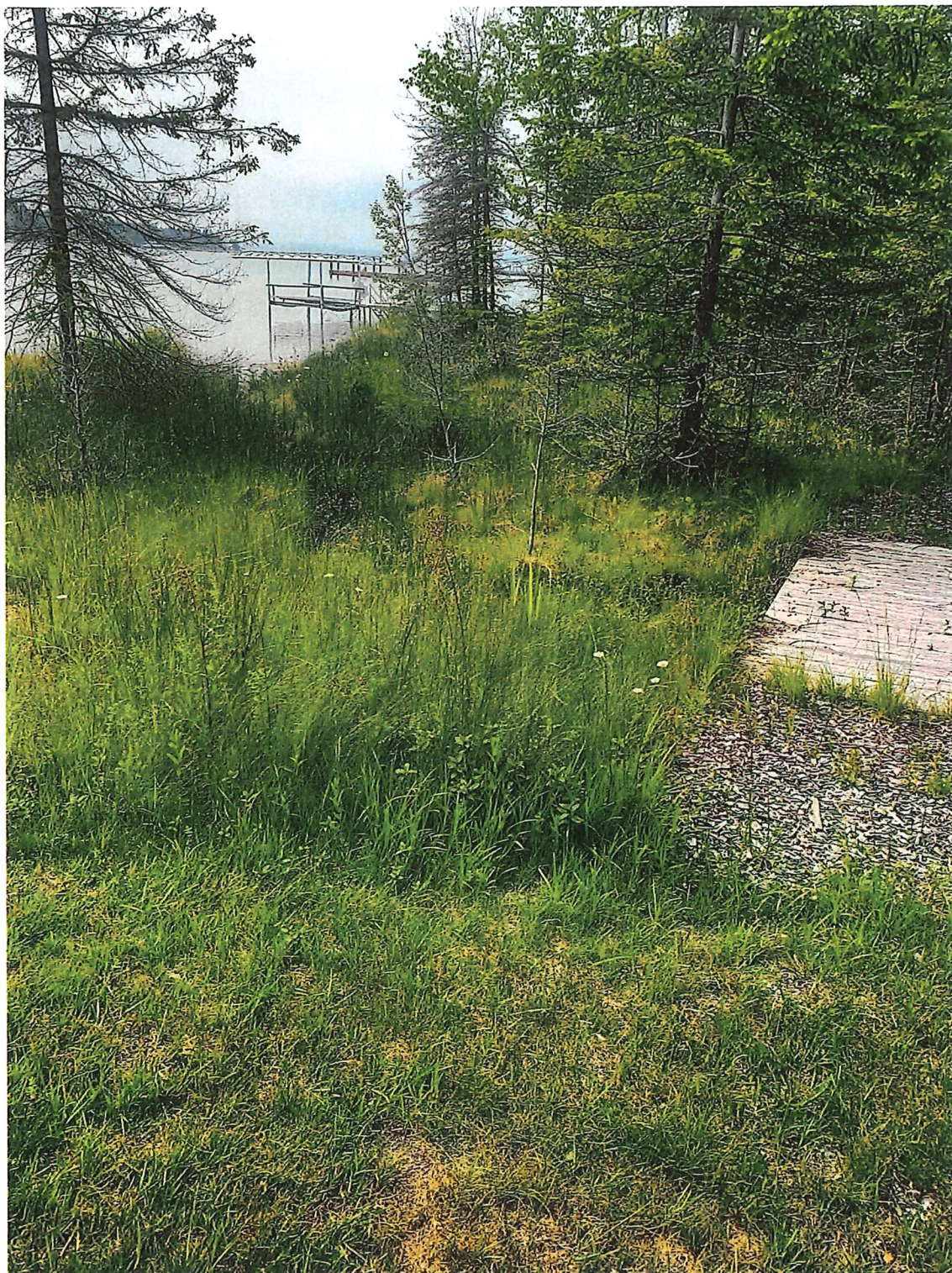






Hayes supervisor <supervisorhayestownshipmi@gmail.com>
To: Marilyn Morehead <morehead.m@gmail.com>, Roy Griffiths <rwgriffitts3@gmail.com>

Tue, Jun 20, 2023 at 5:45 PM

Sent from my iPhone

Begin forwarded message:

From: Noah Jansen <Noah@watershedcouncil.org>
Date: June 20, 2023 at 5:31:37 PM EDT
To: Hayes supervisor <supervisorhayestownshipmi@gmail.com>
Cc: Anna McGlashen <amcglashen@watershedcouncil.org>
Subject: RE: 07948 Indian Trails, Charlevoix

Ron, I think the vegetation looks decent overall, so if what is planned checks the all boxes in terms of its size and extent regarding the ordinance, then I would approve. The vegetation is a little thin/sparse in places (e.g. pictures 5355, 5360), and some shrubs or other native plants in those areas would help solidify the shoreline. You mentioned the landowner wanted to consult on what plants to use – please go ahead and share my contact info with them.



Noah Jansen

Restoration Coordinator

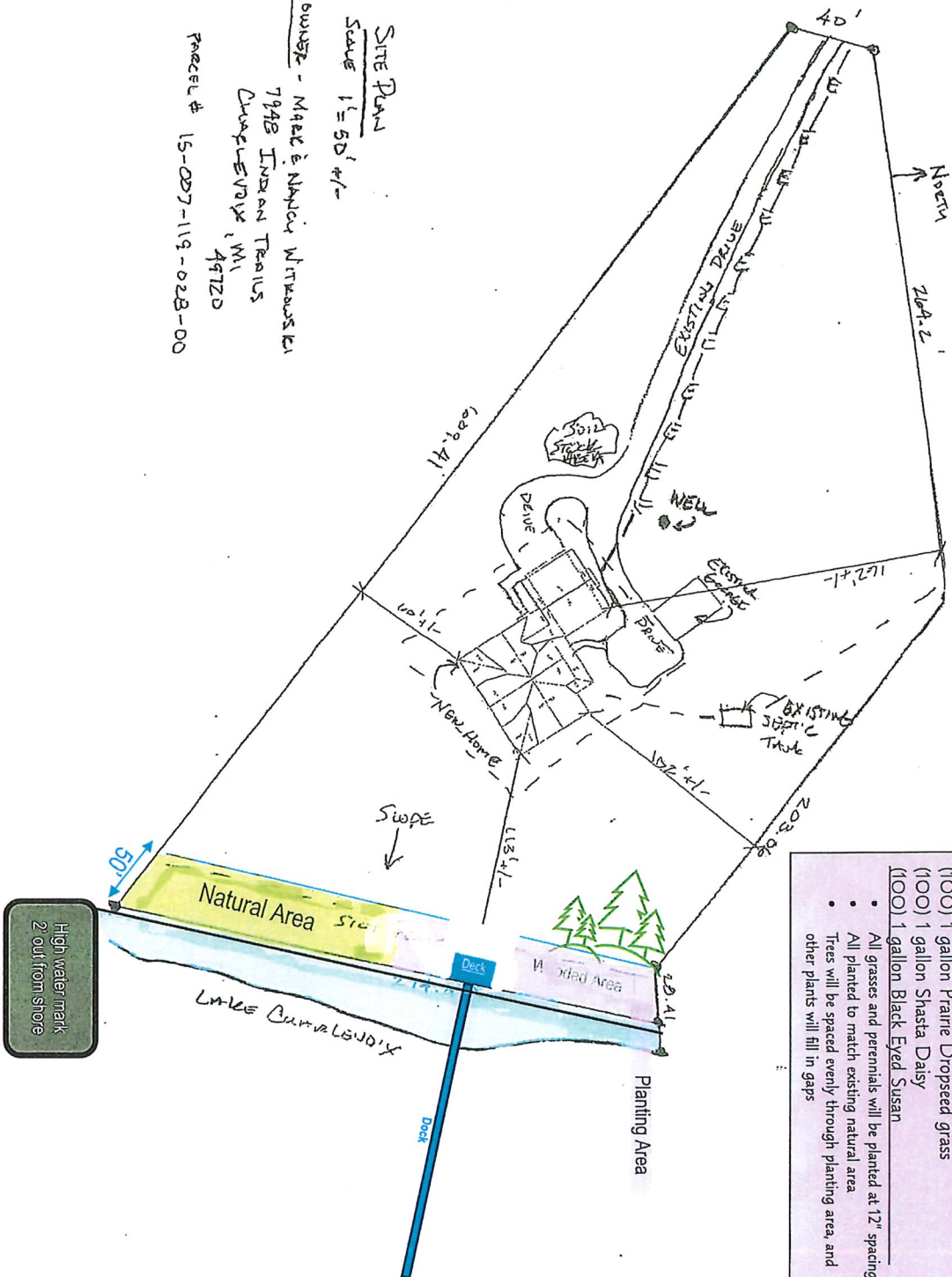
Tip of the Mitt Watershed Council

(231) 347-1181 x 1102

www.watershedcouncil.org



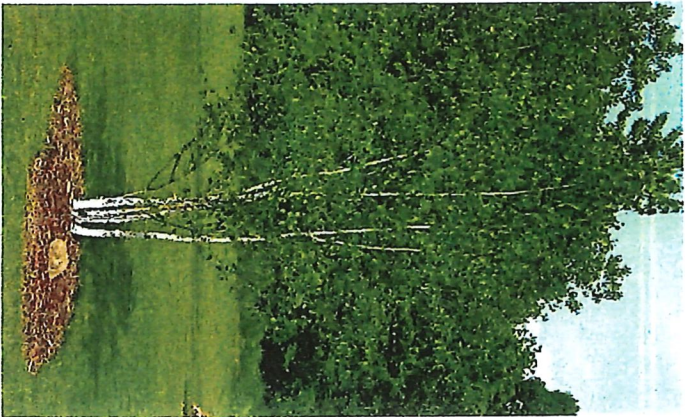
SITE PLAN
 Scale 1" = 50' +/-
 Owner - MARE & NANCY WITKOWSKI
 7948 INDIAN TRAILS
 CUMULAND, MI 49720
 Parcel # 15-007-119-028-00



PLANTING AREA

- (4) 10-12' White Paper Birch trees
- (100) 1 gallon Prairie Dropseed grass
- (100) 1 gallon Shasta Daisy
- (100) 1 gallon Black Eyed Susan

- All grasses and perennials will be planted at 12" spacing
- All planted to match existing natural area
- Trees will be spaced evenly through planting area, and other plants will fill in gaps



White Paper Birch



Shasta Daisy



Prairie Dropseed Grass



Black Eyed Susan

- iii. Prior to receiving a zoning permit to build or increase the footprint of a waterfront structure, a Shoreland Landscaping Plan with the following information is required:

1. A detailed inventory of the existing 50-foot Shoreland Protection Strip area, including the locations of trees, shrubs, and ground cover, with notes as to the locations of native and non-native species.
2. A detailed inventory of all structures within one hundred (100) feet of the Ordinary High Water Mark.
3. A detailed inventory of planned changes to the 50-foot Shoreland Protection Strip area, including tree removals and/or plantings, vegetation removal and/or plantings (if applicable).

C. Shoreland Protection Subcommittee

To ensure the compliance with the waterfront provisions in this section, a Subcommittee of the Planning Commission will meet to review waterfront development proposals to provide input and recommendations to the zoning administrator and/or planning commission.

- i. Members of the Subcommittee shall include two (2) members of the Planning Commission and a representative from Tip of the Mitt Watershed Council, the Lake Charlevoix Association, or a similar organization with technical expertise on aquatic ecosystem management.
- ii. Each member of the Subcommittee shall be appointed by the Planning Commission chairperson to a term that coincides with their regular planning commission term.
- iii. The Subcommittee is advisory only, reports directly to the Planning Commission, and does not have the authority to make final decisions.
- iv. Section 3.14.8D summarizes what actions trigger review by the Subcommittee.

- D. The following table summarizes the information required and the review process for residential development on waterfront properties:

Location	Triggering Actions	Review Process	Data Required
Any Conforming Waterfront Lot	Modification of an existing structure without changing the building footprint.	Administrative Review by the Zoning Administrator	Plot Plan as described in Section 5.02.
	Modification of the spatial dimensions of an existing structure (less than 50%) or the addition of an accessory structure.	Administrative Review by the Zoning Administrator with input from the Shoreland Protection Subcommittee	Plot Plan as described in Section 5.02. and a Shoreland Landscaping Plan as described in Section 3.14.8A.
	A new residential home construction or a major reconstruction (over 50%).	Planning Commission Site Plan Review with input from the Shoreland Protection Subcommittee	Shoreland Landscaping Plan as described in Section 3.14.8A. and Site Plan Data required in 5.03.3.
Within the 100-foot shoreline setback	The addition or modification of a walkway, retaining wall, or patio/deck.	Administrative Review by the Zoning Administrator with input from the Shoreland Protection Subcommittee	Plot Plan as described in Section 5.02. and a Shoreland Landscaping Plan as described in Section 3.14.8(A).

- A. Ten (10) copies of the proposed site plan, including all required additional or related information, shall be presented to the Zoning Administrator by the petitioner or property owner or his designated agent at least thirty (30) days prior to the Planning Commission meeting at which the site plan will be considered. The Zoning Administrator shall review the application and information submitted to determine if all required information was supplied. If the Zoning Administrator determines that all required information was not supplied, he or she shall send written notification to the Applicant of the deficiencies. The application for site plan approval shall not proceed until all required information has been supplied. Once a complete application meeting the requirements of this ordinance has been submitted, the Zoning Administrator shall introduce the application at the next meeting and place on the agenda for the following regular meeting.
 - B. The Planning Commission may distribute the site plan to the following agencies or any other agency deemed appropriate for comment prior to consideration for approval.
 - 1) The Charlevoix County Planning Department
 - 2) The Charlevoix County Soil Erosion and Sedimentation Control Officer
 - 3) The Charlevoix County Drain Commissioner
 - 4) The Charlevoix County Road Commission and, if appropriate, the Michigan Department of Transportation
 - 5) District Health Department
 - 6) Local fire and ambulance service providers
 - C. For all waterfront development requiring a Shoreland Landscaping Plan, the Shoreland Protection Subcommittee of the Planning Commission will review the Shoreland Landscaping Plan in accordance with Section 3.14 prior to review by the planning commission.
 - D. Application fees as determined pursuant to **Section 9.05** of this Ordinance shall be paid when the application and site plan are submitted to cover the estimated review costs.
 - E. Where the applicant is dependent upon the grant of any variances by the Zoning Board of Appeals, said favorable action by the Zoning Board of Appeals shall be necessary before the site plan approval can be granted, or the site plan may be approved subject to favorable action by the Zoning Board of Appeals.
 - F. The applicant or his/her representative shall be present at each scheduled review or the matter may be tabled for a maximum of two consecutive meetings due to lack of representation, the application shall be designated as inactive and all fees forfeited.
5. Standards for Granting Site Plan Approval:
- A. The Planning Commission shall approve, or approve with conditions, an application for a site plan only upon a finding that the proposed site plan complies with all applicable provisions of this Ordinance and the standards listed below, unless the Planning Commission waives a particular standard upon a finding that the standard is not applicable to the proposed development under consideration and the waiver of that standard will not be significantly detrimental to surrounding property. The Planning Commission's decision shall be in writing and shall include findings of fact, based on evidence presented on each standard. These standards are listed in subsections 1-11 listed below.

- 1) All elements of the site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development of surrounding property for uses permitted in this Ordinance.
- 2) The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
- 3) Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
- 4) The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
- 5) All buildings or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides.
- 6) Every structure or dwelling unit shall have access to a public street, private road, walkway or other area dedicated to common use.
- 7) All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened, by a vertical screen consisting of structural or plant materials no less than six feet in height.
- 8) Exterior lighting shall be arranged as follows:
 - a) It is deflected away from adjacent properties.
 - b) It does not impede the vision of traffic along adjacent streets.
 - c) It does not unnecessarily illuminate night skies.
- 9) The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way.
- 10) All streets shall be developed in accordance with any adopted Township private road standards, or if a public road, the County Road Commission specifications.
- 11) Site plans shall conform to all applicable requirements of state and federal statutes and the Hayes Township Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits before the actual zoning permit authorizing the special land use is granted.

B. The Planning Commission shall seek the recommendations of the Fire Chief, the Charlevoix County Road Commission, the County Health Department, and the Michigan Department of Natural Resources, where applicable.

6. Approval Site Plan: If approved by the Planning Commission, three (3) copies of the site plan shall be signed and dated by both the applicant and Zoning Administrator or Planning Commission Chair. One signed and dated site plan shall be provided to the applicant; one

Site Visit report of the Shoreland Protection Subcommittee to 7948 Indian trails, Charlevoix.

The Subcommittee visited the property on June 14, 2023 walking it taking pictures and talking to the owner about the requirements to be included in a plan. Subsequently the materials were provided to Noah Jansen, Restoration Coordinator for the Tip of the Mitt watershed Council for his review. Pictures included existing conditions and plantings. A site plan with the significant measurements has been provided.

General Conditions

This project is a major renovation of a long existing dwelling located 113' inland from the OHWM. The property from the road side of the house slopes rapidly the depth of the house some 8 to 9 feet as the house has a walkout basement. From the waterside of the basement the land slopes gently some additional foot to 18 inches over the course of the 113'.

Some years ago, the shoreline was hardened during the period of extreme high water to prevent erosion. There is an existing deck which is located both inside the shoreland protection strip and extends out over the water as the landing for a dock. The section inside the SPS is 200 square feet in area. The section of the waterfront extending southward from the deck remains in the original plantings at least 50' in depth though there have been some trees removed in the past. The shoreland to the north of the deck has been mown and had dock sections stored on it while being up for sale.

This the area which needs to be restored per the plan submitted. This area is to be planted in a strip with a width of 50', extending from the deck to the property line, and comprises a mixture of new birch trees, prairie dropseed grasses, Shasta Daisy and Black-eyed Susan. (Details on the plan). Existing trees as shown will remain and the dock sections temporarily stored there will be removed. Additional plantings in the existing native strip are encouraged.