



Memorandum

To: Hayes Township Planning Commission
From: Elmer's Real Estate Company, LLC
Date: January 29, 2019
Re: General Industrial District Special Use Permit Application

Elmer's Real Estate Company, LLC is currently owns approximately 45.99 acres on Boyne City Road in Section 2, Town 33 North, Range 7 West, Hayes Township, Charlevoix County, Michigan. The site is currently zoned a combination of General Industrial and Agricultural. The site was formerly the headquarters for CH Smith who owned and used the site prior to current zoning laws as a: (1) contracting office and equipment repair facility (2) construction yard to receive and store construction equipment, aggregate, rubble concrete/asphalt, tree clearing materials and other construction materials (3) extraction of sand and gravel (4) recycle of construction materials, including screening of soils and manufacture of aggregate with concrete and asphalt rubble and (5) residential home rental. The site uses are mixed throughout the site as outlined on the site plan prepared with this permit application.

The prior site was most recently home to the following operating assets: (3) tractor trucks, (1) tandem dump trucks, (6) fifth-wheel trailers, (2) haul trucks, (5) bulldozers, (2) excavators, (3) loaders, (2) rollers, (1) screening plant and numerous other operating assets necessary to complete the day to day operations of the business. The site had also accumulated many assets that were discontinued in use, brought back from job sites, and even trailer homes formerly rented to tenants.

We have removed most of the assets from the site and have begun to organize the site in a manner commensurate with our style of operations. We do intend to continue the uses established by the prior owner on the site, but in a more deliberate and harmonious manner with neighboring properties. We believe the work completed to date is a sure sign of that commitment to the Township and neighboring property owners.

Engineered plans showing overall existing and proposed conditions required to be identified in accordance with Site Plan Review Sections 5.02 and 5.03 are included with the permit application. Also included for reference is the survey.

Our permit application is specific to the General Industrial part of the site. We intend to remove the existing shop and other structures and replace it with a new 60 x 80 building that will enclose aggregate bins, scales and conveyors necessary to load sand, stone and cement through a dust collection system into trucks that will process the building materials in transit to the job site. All processing occurs after the building materials are in the truck and being transported to a job site. Pictures of a similar structure that we own are included in this application packet. During the construction phase, we intend to install a portable plant to supply concrete for the site and start serving customers in the area; we except the permanent plant will be installed and operational within 24 months from site plan approval at which time the portable plant will be removed.

We will employ six (6) people at this location. Our company is a leader in its industry in regards to compensation and benefits. We provide top notch wages, a generous retirement plan and a robust medical plan; we still pay for the cost of health insurance for employees and their families without anything coming out of their pocket when they are paid each week. We are a family company and take care of our employees as such, leading to high retention and loyal employees.

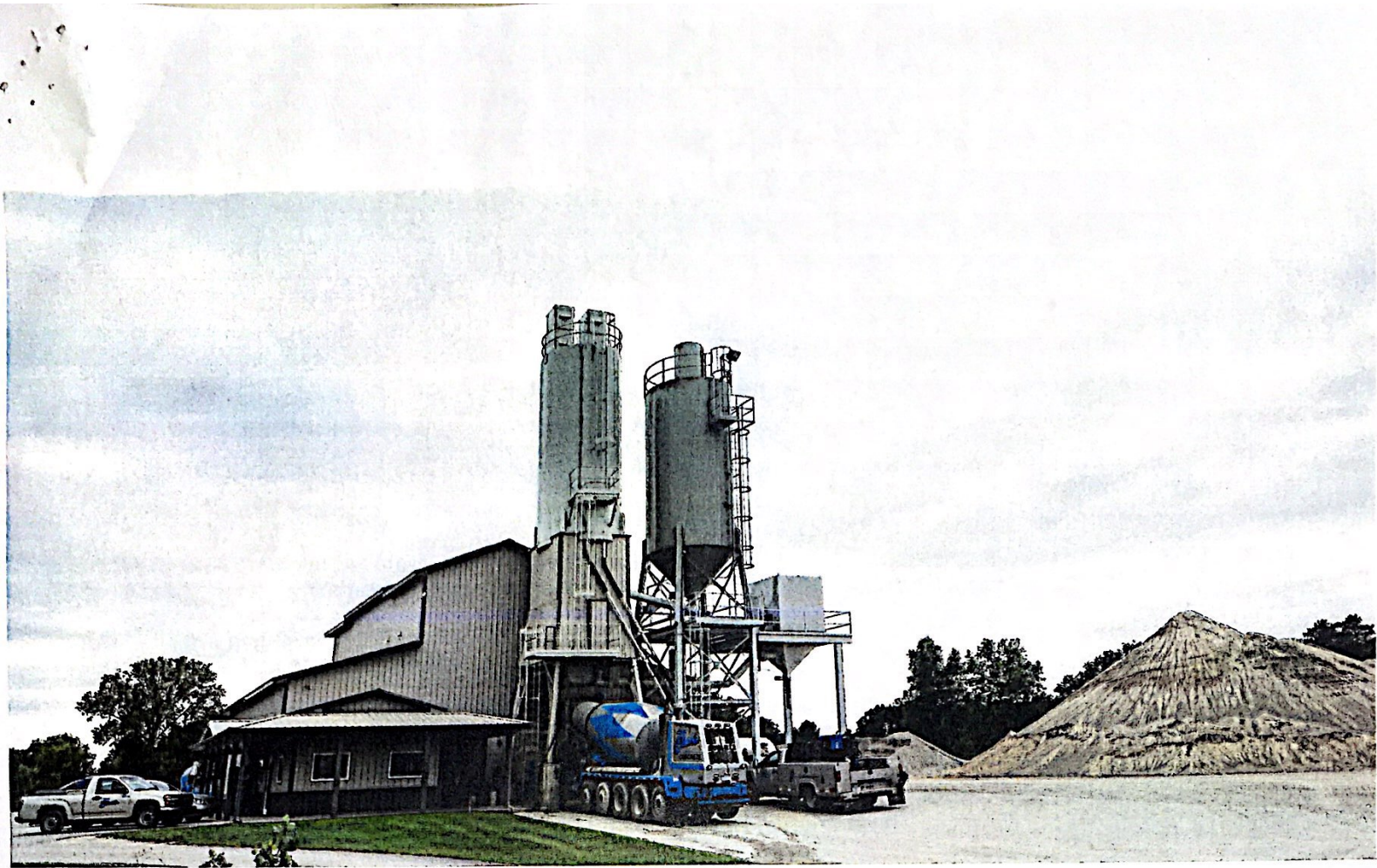
We will have (1) loader and (4) ready mix trucks dedicated to this site and the operation contemplated under this permit. The number of trucks on site equal that of the previous owner. However, our trucks will be hauling ready mix concrete versus hauling equipment to and from job sites. Rather, our site excavation business will be operated out of an existing site in Petoskey. As such, we do not expect a significant change in the traffic associated with this site.

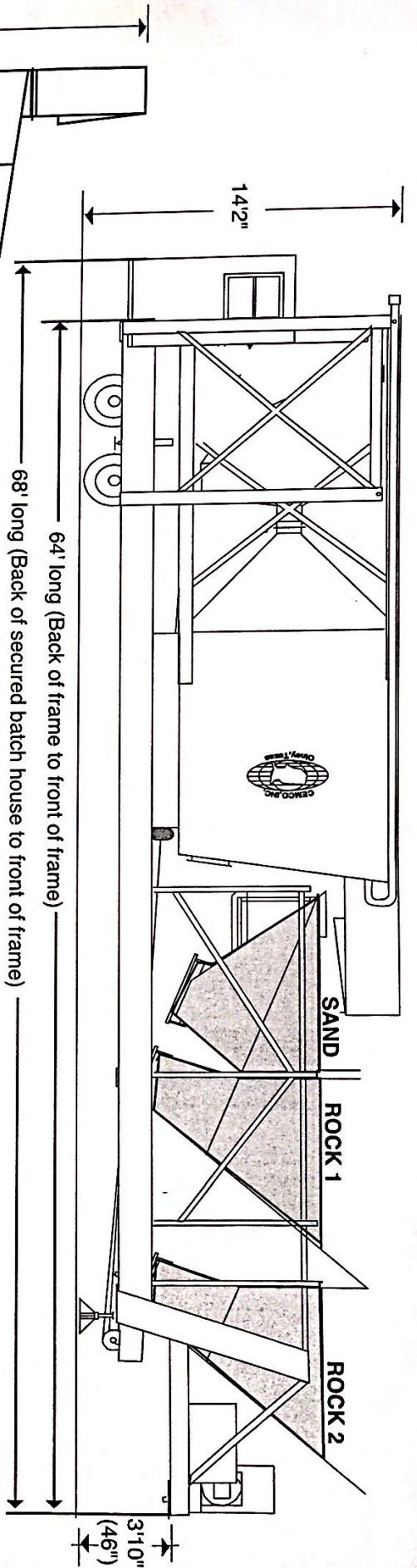
The noise most noticeable from the site will be back up alarms on equipment that are required by Safety Authorities. We will be running less equipment with back up alarms daily on the site than the previous owner, so we expect noise associated with these will be unchanged or reduced.

However, in light of adjacent properties, and our intent to reduce the noise, dust, dirt, vibration and other items that those owners may identify as nuisances, we intend to install two rows of mature pine trees at the right of way of Boyne City Road, install seedlings along the un-treed right of way of Maple Grove Road, sprinkle water on standing aggregate piles and pave the existing gravel driveway, including an entrance that meets Charlevoix County Road Commission standards. A mechanical sweeper will be used as necessary to further reduce dust on newly paved areas.

As you will also see from the site plan, we intend to reduce the amount of buildings and use existing wells and septic tanks/fields, leading to a no change or reduction needs for community services.

Thank you in advance for your review of our site use and we look forward to being a beneficial part of the Hayes Township community.





Cemco, Inc. 3 Bin Batch Plant

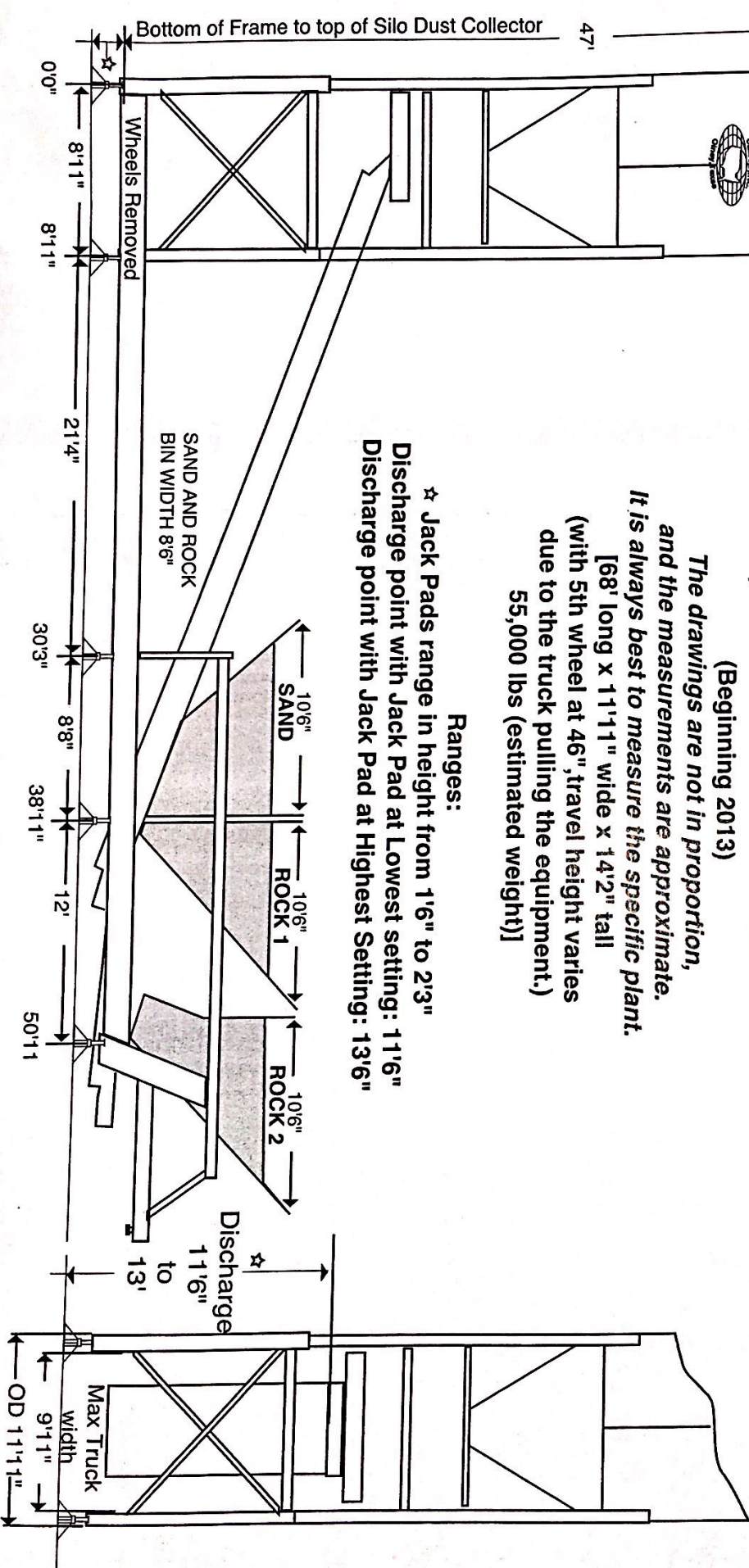
(Beginning 2013)

The drawings are not in proportion, and the measurements are approximate. It is always best to measure the specific plant.

(with 5th wheel at 46", travel height varies due to the truck pulling the equipment.)
55,000 lbs (estimated weight!)]

Ranges:

- ★ Jack Pads range in height from 1'6" to 2'3"
- Discharge point with Jack Pad at Lowest Setting: 1'1'6"
- Discharge point with Jack Pad at Highest Setting: 1'3'6"



HAYES TOWNSHIP
09195 OLD US 31 N, CHARLEVOIX, MI. 49720

~~Handwritten signatures and stamps~~

ZONING PERMIT APPLICATION

ZONE DISTRICT I1 PERMIT NUMBER _____ FEE \$300 DATE RECIEVED Jan 30 2019

GENERAL INFORMATION

Property Owner Name(s) Elmer's Real Estate Co LLC
Mailing Address 3600 Rennie School Rd, Traverse City MI 49685
Telephone 231-943-3443 Cell: 231-218-1445 EMAIL: jason@teamelmers.com

PROPERTY INFORMATION

Property Tax ID Number(s) 15-007-002-011-00
Property Address 7889 Boyne City Rd
Contractor Elmer's Contractor Contact Information Same as Above

PROPOSED USE OF PROPERTY

Type of Improvement(s)(describe) Concrete Batch Facility
New Construction Reconstruction _____ Addition _____ Sign Other _____
Dimensions of Proposed Structure 60 x 80 MAX. HEIGHT < 50' Silos < 70'

PROPOSED ZONING PERMIT

Special Use Type of Special Use 4.12.3.A ~ 4.12.3.E Per Hayes Twp Ord.
P.U.D. _____ Rezone _____ Land Division/Split Involved? No

PERMITS & REQUIRED DOCUMENTS

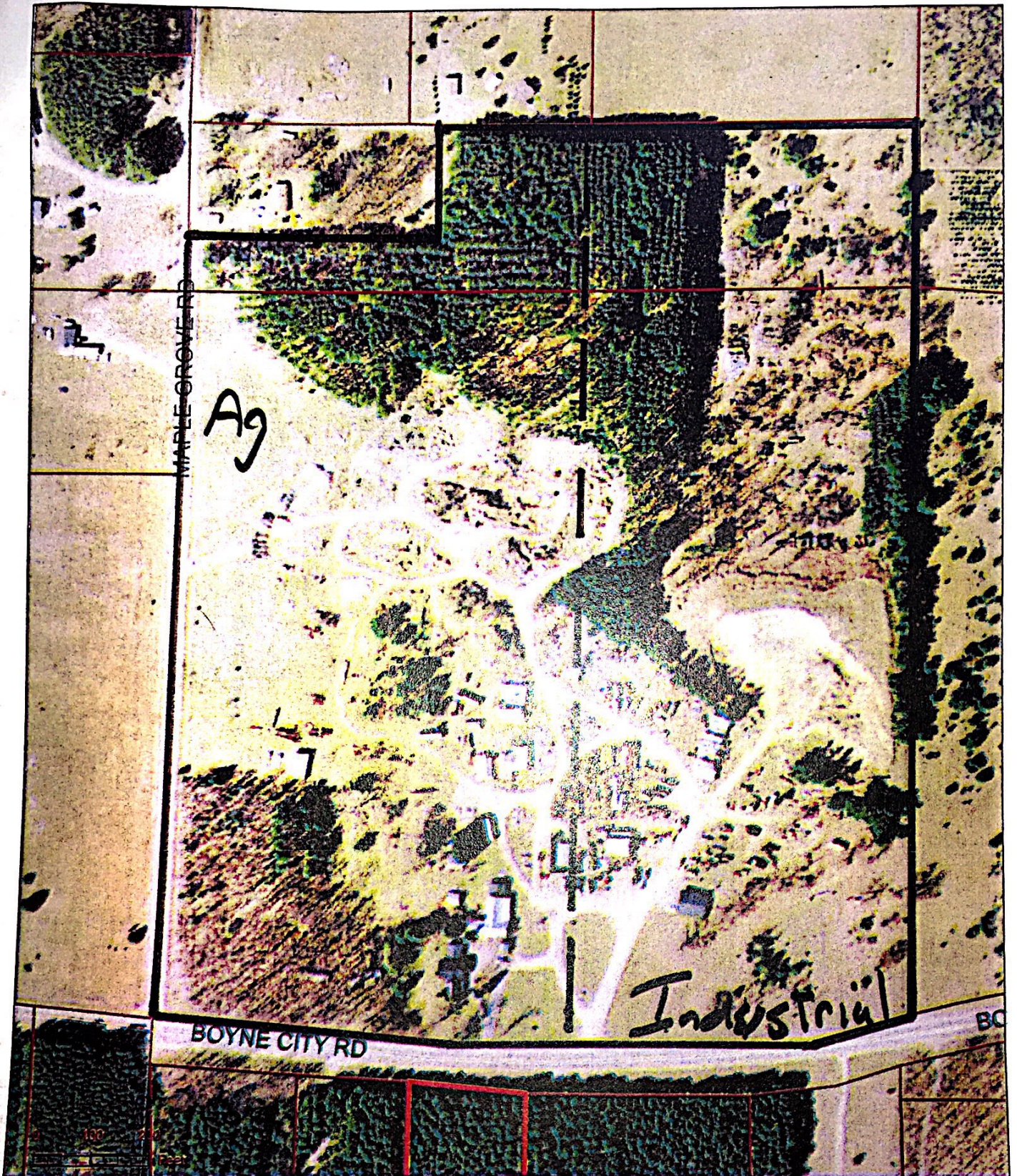
Site Plan Required Survey Required Health Dept. Existing
Road Commission Soil & Erosion Corps of Engineers NA D.N.R. NA D.E.Q. NA

Owners Signature(s) [Signature]

Zoning Administrator Signature [Signature]

SEE REVERSE SIDE

Hayes Twp GIS



- Property Boundary
- - - - Zoning Boundary (Approx.)