

NOTICE OF PUBLIC MEETING
COUNCIL CHAMBERS-VILLAGE HALL
102 South Huron Avenue
231-436-5351

7:00 P.M.

September 24, 2015

AGENDA-REGULAR MEETING
MACKINAW CITY PLANNING COMMISSION

- I. Call to Order/Welcome
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Minutes from June 25, 2015
- V. Public Comment
- VI. New Business
 - A. Humbard Dock Development PUD 2014-SP-006
 - 1. Construction Timeline Extension
 - B. Biere de Mac Brewery 2015-SP-007
 - 1. Site Plan Review
- VII. Old Business
- VIII. Commissioner Comments
- IX. Commissioner Calendar
 - 1. October 22, 2015- Regular Meeting
 - 2. Planning Commission Training—set date
- X. Adjournment

All communication, petitions, additions, etc. must be in the office of the Village Secretary by 12 o'clock noon on the Monday preceding the second and fourth Thursday of every month to be on the Agenda

**UNAPPROVED
MINUTES REGULAR PLANNING COMMISSION MEETING
MACKINAW CITY**

7:00 P.M.

June 25, 2015

- I. CALL TO ORDER/WELCOME**
Planning Commission Chair Rosada Mann was present and called the meeting to order.
- II. ROLL CALL**
Commissioners Present: Ronald Dye, Earl Taylor, Mary Clark, and Paul Allers.
Absent Matt Cooley. One commissioner vacancy.
Also present-Interim Zoning Director Fred Thompson, Jr. and recording secretary Lana Jaggi
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF MINUTES**
Motion Taylor support Clark to approve the minutes of the regular meeting of May 28, 2015. Voice Vote, motion carried unanimously.
- V. PUBLIC COMMENTS-None**
- VI. NEW BUSINESS:**
Discussion of boat line temporary seasonal parking.
- VII. OLD BUSINESS: None**
- VIII. COMMISSIONER COMMENTS:**
- IX. COMMISSIONER CALENDAR**
July 23, 2015
- X. ADJOURNMENT: 8:07 PM**

Respectfully submitted;

Rosada Mann; Chairperson

Lana Jaggi, Recording Secretary



707 North Huron - Suite #2, P.O. Box 548 Mackinaw City, Michigan 49701
Phone 231.436.7376 archforum@sbcglobal.net
fax 508.657.9591

August 21, 2015

Village of Mackinaw City
Mr. Fred Thompson, Zoning Administrator
102 South Huron Ave.
P.O. Box 580
Mackinaw City, MI 49701

Re: Humbard Dock Development PUD Construction Timeline Extension

This letter is in response to the request to extend the construction timeline which was approved in the final room adjustments based on the following:

1. Footing design was delayed due to sub-soil investigation and testing of materials. This delay was due to the presence of frost in the soil continuing into the spring later than anticipated.
2. Site access for sub-soil investigation was further delayed due to Village Paving Contractor use of site during the South Huron paving process.
3. Existing and re-rerouted storm sewer easement has not been recorded therefore no knowledge of placement around footing can be determined.
4. Specific elements of construction can only be built during non-winter months based on daily temperatures.

These unforeseen delays have pushed the completion of the footing design into late summer. The site preparation has begun however completion of the footings prior to winter conditions will likely not be accomplished. The winter conditions will present an undesirable construction conditions therefore the extension is needed for a more reasonable completion date. We are therefore requesting the following adjustment for approval:

ADJUSTED CONSTRUCTION TIMELINE

COMMENCING FOLLOWING COUNCIL APPROVAL

This time line assumes and is dependent on the Village having the sewer easement in place by September 30th, 2015.

31 WEEKS ENDING - CONSTRUCTION DRAWINGS COMPLETED.
43 WEEKS ENDING - CONTRACTOR SELECTED BASED ON BIDS FROM CONSTRUCTION DRAWINGS.
64 WEEKS ENDING - FINANCING BASED ON LOW CONTRACTOR BID PACK.
78 WEEKS ENDING - UNDERGROUND AND FOOTINGS POURED.
94 WEEKS ENDING - STEEL FRAME COMPLETE.
128 WEEKS ENDING - ROUGH FRAMING COMPLETED.
137 WEEKS ENDING - ROOF COMPLETED.
147 WEEKS ENDING - WINDOWS INSTALLED.
168 WEEKS ENDING - KITCHEN INSTALLED.
172 WEEKS ENDING - EXTERIOR FINISHES COMPLETED.
172 WEEKS ENDING - SITE COMPLETED.
173 WEEKS ENDING - READY FOR OCCUPANCY PERMIT INSPECTION BY ALL AGENCIES.

If you have any questions regarding our request please contact us.

Respectfully submitted,

David McFarland

David McFarland - Project Director
The Architect Forum



Expansion of existing structures less than three hundred (300) sq. feet and parking areas less than ten (10) spaces taking place less than five (5) years apart on the same parcel shall be subject to formal Site Plan approval as based on the provisions set forth herein.

B. Submission Requirements. All site plans, as required by this Ordinance, shall be submitted to the Village with enough copies for each Planning Commissioner and Village Trustee. The Village Zoning Administrator shall adhere to the following procedures in the review of the site plan:

1. For variance requests, the site plan shall be reviewed by both the Planning Commission and Zoning Board of Appeals with the decision made by the Zoning Board of Appeals.
2. All other site plan reviews shall use the following procedures:
 - a. Professional review by approved architect or engineer as required by the Zoning Administrator. The cost of review will be passed along to the applicant. No zoning permit will be issued until this fee is paid.
 - b. The Planning Commission shall review the Site Plan at its next regularly scheduled meeting. One (1) copy of the initial draft of the site plan and a property survey by a registered surveyor must be submitted to the Village by the first day of the month in order to be on the Planning Commission's agenda for that regular monthly meeting. If the first day of the month falls on a weekend or holiday, the site plan shall be submitted the next regular business day. The Planning Commission may elect to postpone a decision on a pending Site Plan to the next regularly scheduled meeting if the Site Plan is determined to be incomplete.
 - c. The Planning Commission shall recommend to Village Council for their final decision, with specified changes and/or conditions, or disapprove the applicant's request, using the standards described in Section 4-117E of this Ordinance.
 - d. Conditions or changes stipulated by the Planning Commission shall be recorded in the minutes of the meeting and made available to the applicant in writing. The sealed copy of the approved site plan shall contain the approval date and signature of the Zoning Administrator.
 - e. Of the copies submitted, one (1) shall be retained by the Zoning Administrator's office and one (1) returned to the applicant.

C. The following information shall accompany all site plans submitted for review:

1. A legal description of the property under consideration, including the Property Tax Identification number.

12. A ten (10) year storm event study shall be provided for each development based on Michigan Department of Transportation and American Association of State Highway Transportation Officials Standards (MDOT and AASHTO). A grading plan with topographic elevations of the area shall also be provided.
 13. Size and location of proposed sewer and water lines and connections.
 14. The number of proposed units (or multiple family developments).
 15. Significant environmental features such as wetlands, shoreline, streams, wood lots, existing trees and vegetation.
 16. Information as may be required by the Planning Commission and Village Council to assist in the consideration of the proposed development.
 17. Site Plans must contain the registered seal of a professional architect, planner, landscape architect or engineer responsible for the certification of the Site Plan.
- E. In order that building, open space and landscaping will be in harmony with other structures and improvements in the area, and to assure that no undesirable health, safety, noise and traffic conditions will result from the development, the Planning Commission shall determine whether the site plan meets the following criteria, unless the Planning Commission determines that one (1) or more of such criteria are inapplicable:
1. The vehicular transportation system shall provide for circulation throughout the site and for efficient ingress and egress to all parts of the site by fire and safety equipment.
 2. Pedestrian walkways shall be provided as deemed necessary by the Planning Commission for separating pedestrian and vehicular traffic.
 3. Recreation and open space areas shall be provided in all multiple family residential developments.
 4. The site plan shall indicate compliance with the district requirements for minimum floor space, height of building, lot size, yard space, density and all other requirements, including applicable special use requirements, as set forth in the Village of Mackinaw City Zoning Ordinance, unless otherwise provided.
 5. The requirements for fencing, walks, and other protective barriers shall be complied with as provided in the Zoning Ordinance of the Village of Mackinaw City and as deemed appropriate by the Planning Commission.
 6. Adequate storage space shall be provided for the use therein.
 7. Security measures shall be provided as deemed necessary by the Police Chief for resident protection in all multiple family residential developments.

SITE PLAN REVIEW PROCEDURE
VILLAGE OF MACKINAW CITY
102 S. Huron Avenue, Mackinaw City, MI 49701

1. Request estimated water and sewer connection fees from Village Staff.
2. The following items must be submitted to the Village by the 1st day of the month in which you would like to be on the Planning Commission agenda:
 - Five (5) copies of Site Plan (drawn by a registered Architect, Landscape Architect, Engineer or Professional Community Planner) in CAD or compatible format.
 - Application Sheet for Site Plan Review
 - Site Plan Review Checklist
 - Site Plan Review Fee
3. Site Plan to be reviewed by Village Staff.
4. Plan preparer will be notified of any necessary modifications.
5. One copy of revised site plan may be required to be sent to: C2AE, Attn: Larry Fox, at 123 West Main Street, Suite 200, Gaylord, MI 49735. This is at Village Staff's direction and will be at the expense of the applicant.
6. Plan preparer will be notified of additional modifications.
7. Applicant shall provide 9 printed copies (one set sealed) of modified site plan no later than 7 days prior to the next regularly scheduled Planning Commission meeting.
8. Site Plan review by Planning Commission with approval, and/or required plan modifications, or denial recommendation to Village Council.
9. Plan prepared will be notified of Planning Commission's required modifications.
10. Applicant shall provide a computer file in an AutoCAD (.dwg) or compatible format of final plan to the Village Hall by 9:00 a.m. the Monday following the regularly scheduled Planning Commission meeting. If plans are not submitted on time, they will not be heard by the Village Council at their next regularly scheduled meeting.
11. Site Plan Review by Village Council. Applicant will provide 7 printed copies of the modified site plan before noon on the Tuesday before the next Council meeting.
12. Any professional plan review costs, i.e. engineer, attorney, etc. to be paid by applicant.
13. If approved, apply for Zoning Permit.
14. Development EUF fees will be invoiced when the Zoning Permit is pulled.

**SITE PLAN REVIEW APPLICATION
VILLAGE OF MACKINAW CITY
102 S. Huron Avenue, Mackinaw City, MI 49701**

Project: Biere de Mac - Micro-Brewery

Property Owned by:

Name: Roberta Paquin

Address: PO Box 402

City: Mackinaw City State: MI Zip: 49701

Telephone Home: 231.436.8871 Cell: _____

Fax No.: _____ Email: _____

Plan Prepared by:

Company: Gourdie-Fraser, Inc.

Contact Person: Dave Lewis

City: Traverse City State: MI Zip: 49684

Telephone Home: 231.946.5874 Cell: _____

Fax No.: 231.946.3703 Email: davel@gfa.tc

IS APPLICANT SAME AS PROPERTY OWNER? Yes No

If No, provide name, address, phone of applicant: Biere de Mac Brew Works, LLC

PO Box 691, Mackinaw City, MI 49701, George Ranville - President (616.862.8018),

Danny Ranville - General Manager (303.999.6822)

Site Characteristics:

General site location: Southeast corner of W. Jamet Street and N. Marest Street intersection

Property address: 219 W. Jamet Street, Mackinaw City, MI 49701

Current Zoning District: B1

Proposed Use of Property: Micro-Brewery, with retail space

Site Size (square feet/acres): 45,000 sq. ft./1.03 acres

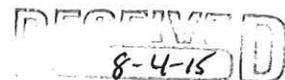
Proposed building square footage: 4,000 sq. ft.

Number of dwelling units: 0

Estimated construction cost (include parking and utilities): \$500,000

Notes:

- Village processing fee of \$200 due upon submittal of this application.
- Applicant required to pay all additional fees necessary for site plan review.

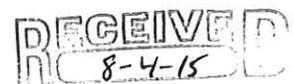


SITE PLAN REVIEW CHECKLIST

Project: Biere de Mac - Micro-Brewery

Listed below is the Site Plan Review Checklist in accordance with Article IV, Sec. 4.6 of the Village of Mackinaw City Zoning Ordinance. Indicate N/A if item does not apply, check each item.

- X 1. Appropriate Scale
- X 2. Date, North Point, Street Names (existing and proposed right of way).
- X 3. Name of person preparing plan.
- X 4. Proposed site location map.
- X 5. Property line dimensions.
- X 6. Zoning setback lines, distance between buildings (nearest point to nearest point)
- X 7. Location of new buildings.
- X 8. All existing structures (labeled for use and zoning) within 100 feet of perimeter property lines.
- X 9. Access drives, internal roads (note public or private, identify right of way) service roads.
- X 10. Parking areas (numbered spaces, dimensioned typical parking space, maneuvering lanes). Handicap parking location and number.
- X 11. Table of parking spaces required, parking spaces provided.
- N/A 12. Multiple housing units-number of units, composition (efficiency, one bedroom, two, three).
- 13. Existing easements (utility access) within site limits. If none, state this on the plan.
- X 14. Loading/unloading, service areas.
- X 15. Sidewalks (internal and public within road right of way).
- X 16. Site grading and drainage plan (on-site elevations, current and proposed, for pavements, drives, roads, parking lots, curbs, sidewalks and finished grades at building facades).



SITE PLAN REVIEW CHECKLIST

- X 17. Existing natural features (trees, lakes, ponds, streams, rock out-croppings, severe topography, wetlands, etc.).
- X 18. An engineered and sealed Drainage Plan (one copy) shall accompany all Site Plans. Require 10 Year Storm Calculations.
- X 19. Proposed retention/sedimentation ponds.
- X 20. Snow storage/snow management plan.
- X 21. Dumpster location, screening indication.
- X 22. Proposed landscaping (required greenbelts, plan materials/size and type, fences, retaining walls, earth berms, etc.).
- 23. Location of outdoor lights, poles, bollards, building attached, luminary shielding techniques, height of fixture.
- N/A 24. Fire hydrants.
- N/A 25. Acceleration/deceleration lanes.
- N/A 26. Site amenities (play area, pools, beaches, tennis courts, etc.).
- X 27. Types of surfacing (paving, turfing or grated) to be used.
- N/A 28. Standard MDOT or AASHTO cross sections for pavement, curbing, catch basins, drive entrances, or other standard facilities.
- 29. Proposed building elevations (to scale, identifying maximum building height, average curb elevation, finish floor elevation, highest point of building).
- 30. General floor plan indicating internal function.
- N/A 31. Numbered hotel rooms/residential units on floor plan.
- X 32. Identify water main on floor plan.

Applicant's Signature: *George E. Ranville* Date: 8/4/15
 Print Applicant Name: George E. Ranville
 Project Name: Biere de Mac - Micro-Brewery



ARTICLE XI. B1 - BUSINESS DISTRICT

Sec. 11-101 PRINCIPAL PERMITTED USES.

In the B1 District, no uses shall be permitted unless otherwise provided in this Ordinance except the following:

- A. Grocery store, including beer, wine and liquor, fruit, vegetable, meat, dairy products, and baked goods.
- B. Confectioneries, delicatessens, restaurants and taverns.
- C. Museums.
- D. Financial institutions.
- E. Laundromat & dry cleaning.
- F. Offices for plumbing, roofing, heating contractors, decorators, upholsterers, and similar establishments.
- G. Funeral parlors and mortuaries.
- H. Shoe repair shop.
- I. Watch, television, and radio repair shops.
- J. Barber and beauty shop.
- K. Professional office, except medical or dental clinics.
- L. Retail shops.
- M. Theaters, assembly halls, concert halls and similar places of assembly.
- N. Public utilities.
- O. Single and two-family dwellings.
- P. Mixed uses i.e., commercial and residential uses combined in one (1) building.
- Q. New and used car sales including outdoor displays of vehicles.
- R. Accessory buildings and uses customarily incidental to the above Permitted Principal Uses.
- S. Off-street parking in accordance with the requirements of Section 4-109.
- T. Car Wash.
- U. Health Spa.

Sec. 11-102 PERMITTED USES SUBJECT TO SPECIAL USE PERMIT.

- A. Hotels, motels, and motor court in accordance with Section 23-105.
- B. Medical or Dental Clinics in accordance with Section 23-114.
- C. Office Developments in accordance with Section 23-115.
- D. Hospitals in accordance with Section 23-124.
- E. Bowling Alleys, skating rinks and indoor recreation facilities subject to 23-108.
- F. Gasoline filling stations as defined in Section 2-102 subject to Section 23-125.
- G. Employee/Boarding Housing in accordance with Section 23-130.
- H. Assisted Living Facility in accordance with Section 23-133. (Amended 9/04)
- I. Temporary and Seasonal Unpaved Boat Line Parking. (Amended 4/10)
- J. All open air businesses in accordance with Section 23-109. (Amended 6/16/11)

Sec. 11-103 SITE PLAN APPROVAL.

For permitted uses and uses subject to a special use permit, a site plan shall be submitted in accordance with Section 4-117.

Sec. 11-104 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS.

A. Lot Dimensions

1. Minimum Lot width: 50 ft.
2. Minimum Lot Area: 6,500 sq. ft.
3. Max. Lot Coverage: -

B. Maximum Building Height

1. Stories: 4
2. Height: 45 feet (maximum 30 feet for all structures between I-75 and Nicolet Street, which are also north of the I-75 exit #338 to protect viewshed from highway towards the downtown and the water)
(Amended 9/05)

C. Yard Setbacks

1. Front: 10 ft. (See Sec. 22-102E)
2. Sides: 10 ft. (See Sec. 22-102G)
 - a. Total of 2: 20 ft.
3. Rear: 10 ft. (See Sec. 22-102F)

D. Minimum Building Dimensions

1. 1st Floor Area (single family): 800 sq. ft.
2. 1st Floor Area (two family): 1,200 sq. ft.
3. Principle Use 1st Floor Area: 500 sq. ft. (Amended 6/03)

E. Accessory Buildings, Detached Garages

1. Maximum height: 30 ft.
2. Side Yard setback: 10 ft. (See Sec. 22-102G)
3. Rear Yard setback: 10 ft. (See Sec. 22-102F)
4. Front Yard setback: Must be no closer to front property line than an allowable or existing primary structure, whichever is the greater distance.
5. Maximum floor area: 864 sq. ft.
6. Minimum distance from main bldg.: 6 ft.



123 W. Main St., Suite 200, Gaylord, MI 49735
989.732.8131 office
989.732.2714 fax
www.c2ae.com

August 25, 2015

Village of Mackinaw City
Mr. David White, Village Manager
102 South Huron Ave.
P.O. Box 580
Mackinaw City, MI 49701

**Re: Biere De Mac Brew Works, LLC – Micro Brewery
Site Plan Review 2015-SP-007**

Dear Mr. White,

We have reviewed the following items for the “Biere De Mac Brew Works, LLC, Micro-Brewery,” submitted by Gourdie-Fraser, Inc.:

- Site Plan Review Application (23 pages, dated August 4, 2015).
- C1.0 Cover Sheet (dated July 27, 2015)
- C1.2 Notes (dated July 27, 2015)
- C2.1 Existing Conditions & Demolition Plan (dated July 27, 2015)
- C3.1 Site Plan (dated July 27, 2015)
- C3.2 Grading, Drainage & Soil Erosion and Sedimentation Control Plan (dated July 27, 2015)
- C3.3 Utility Plan (dated July 27, 2015)
- C3.4 Landscaping Plan (dated July 27, 2015)
- C4.1 Construction Utility Details (dated July 27, 2015)
- C4.2 Construction Paving Details (dated July 27, 2015)
- C4.3 Construction Details (dated July 27, 2015)
- HydroCAD Report (6 pages, dated July 31, 2015)

Also submitted were a floor plan, elevations and exterior lighting information/cut sheets (11 pages), completed by TowerPinkster, Architects | Engineers (received from Village via email August 24, 2015).

The site is located at 219 West Jamet Street, within the Village limits, and is zoned B-1 Business District. The project consists of a proposed 4,000 sft micro-brewery with retail space. The project will share the parcel with the Wa-Watam Motel and be constructed in an open space on the site. Please note that the submittal did not address the existing motel and what use it may have in the future. The proposed project was reviewed for compliance with the current Village of Mackinaw City Zoning Ordinance adopted June 16, 2011 and as amended February 7, 2013. Specific attention was given to Section 11 B1- Business District of the Ordinance.

Review comments for consideration by the Village are as follows:

<u>Section Reference</u>	<u>Comment</u>
IV.Sec.4-109	<p>Off -Street Parking and Loading requirement are as follows: Table 3.1.No.35 Retail Store-One space for every 300 sft. 842 sft of Retail noted = 3 spaces required. Total number of employee's not provided. Reviewer estimates five = five spaces required. Total required = eight spaces.</p> <p>The total parking spaces provided = eight spaces.</p> <p>Complies with the Ordinance if the number of employees does not exceed 5.</p> <p>The proposed 9 feet x 18 feet typical parking space complies with the Ordinance.</p>
IV.Sec.4-109.J	<p>This section requires buildings which will be occupied by manufacturing, storage, warehouse, group of stores, or other use similarly requiring the receipt of distribution in vehicles of materials or merchandise, in addition to all other parking requirements, off-street loading spaces shall be provided.</p> <p>Please note, the proposed loading space does not align with the proposed overhead door location.</p> <p>One loading space is provided on the plan. Complies with the Ordinance.</p>
IV.Sec.4-110.A	<p>This section requires that all two-way commercial/industrial driveways be curbed and paved. Two-way commercial/industrial driveways serving one business shall not exceed a width greater than 30 feet, nor less than 22 feet. The existing easterly angled drive along Jamet Street does not meet the requirements of section, (wider than 30 feet at ROW & not curbed). If the proposed brewery drives are analyzed separately and independent of the Wa-Watam Motel, both drives will be paved and curbed. However, the east proposed drive is wider than the maximum width of 30 feet. This drive does not comply with the Ordinance.</p>
IV.Sec.4-110.B	<p>With the proposed brewery, the existing easterly angled drive along Jamet Street drive will now be serving two businesses. Two-way commercial/industrial driveways serving two businesses shall not exceed a width greater than 50 feet, nor less than <u>35</u> feet. The total width of the two-way driveway at the right-of-way line is approximately 105 feet. Analyzing this driveway as serving two businesses, it does not comply with the Ordinance.</p> <p>Further, there is a poor circulation pattern of the proposed easterly drive as there is no turn around area.</p>
IV.Sec.4-111.A	<p>Parking lots in all districts having 15 or fewer spaces shall require no landscape internal to the parking area. The proposed brewery notes eight parking spaces will be provided. No additional landscaping is required. Complies with the Ordinance.</p>
IV.Sec 4-113.A.1	<p>All lighting fixtures shall not exceed 20 feet in height due to the existing RM-Residential District to the south. Light fixtures shall be designed to achieve total luminary cutoff. The submittal indicates three wall packs on the building at 15 foot height and two parking lot poles at 15 foot height. Complies with the Ordinance.</p>

- IV.Sec 4-113.B.1 & 2 Except as otherwise provided in the Zoning Ordinance, all premises used for businesses, commercial or industrial purposes shall be screened from abutting residential uses. The submittal notes a combination of visual screening fence and evergreen shrubs for visual screening that meet the Village requirements will be used along the south and west property lines. Complies with the Ordinance.
- IV.Sec 4-114 Development occurring within the RM, B1, B2, MR, MRS, MC and CR Districts shall require a minimum of 25% of parcel to be landscaped open space, also called green space. Open space areas shall be landscaped with a minimum of one evergreen tree or shrub for every 1,000 square feet of lot area, plus a minimum of one deciduous tree or shrub for every 2,000 square feet of lot area. *No deciduous or evergreen trees or shrubs shall be placed in the required setback or clear area/view shed of the B2 or MC Districts. Landscaping in the clear area/view shed of the B2 and MC Districts shall consist of ground cover only.* All Districts identified above require a minimum of 30% of the required open space to be located between the right-of-way and the building. Buildings on corner lots shall have 60% of the required open space between the building and right-of-way. All district developments identified shall meet the following requirements: (as stated in this section).
- The submittal only used the area of proposed brewery (Lots 5, 6 & 7) for landscape requirement calculations. This appears reasonable, but should be verified by the Planning Commission.
- Applying the above landscaping requirements to Lots 5, 6 & 7 only, the proposed green space would require 23 evergreen trees or shrubs and 11 deciduous trees or shrubs, for a total of 34 trees/shrubs. The submittal complies with these proposed landscaping numbers. The submittal also credits existing on-site trees toward the required numbers, including three existing 15"-21" red pine trees that may be on the adjacent property to the south. It is the opinion of the reviewer that more information is required to verify that these existing pine trees are indeed on the existing property and thus can be credited toward the required numbers. Does not comply with the Ordinance
- IV.Sec 4-115 The submittal shows a proposed enclosed dumpster with 6 foot tall vinyl screening fence. Complies with the Ordinance.
- IV.Sec 4-117.B.2a A professional review by an approved engineer was required by the Village.
- IV.Sec 4-117.C.1 A legal description of the property under consideration was not provided. Does not comply with the Ordinance.
- IV.Sec 4-117.D.11 A site construction and improvement timeline was not included. Does not comply with the Ordinance.
- IV.Sec 4-117.D.13 A Grading Plan with topographic elevations of the area was provided. Further, a HydroCAD Report for 10-yr & 25-yr storms were also provided. These reports provided minimum detention basin storage volumes for both storm events. The detention basin volume provided exceeds the minimum storage volume required for both storm events. Complies with the Ordinance.

IV.Sec 4-117.D.14 The submittal proposes a four inch diameter live tap and water service to the site. The water service material shall be DR-18 PVC or Ductile Iron, as determined by the Village. Further, the two inch diameter water service shall be Type K copper.

The submittal proposes a 6 inch diameter SDR-35 or SCH 40 PVC sanitary sewer service into the building. Please note, the sewer service material within the right of way shall be SDR-35 PVC. The submittal also proposes an Industrial/Commercial IPP Surveillance Manhole per the detail on sheet C4.1 to be placed at the right-of-way line.

With the above requirements, complies with the Ordinance.

Please note, the Developer must fully comply with the Village Sanitary Sewer Ordinance. Section 25.207 of the Ordinance also provides limitations to the sanitary sewer discharge. If at any time, the brewery is unable to maintain its effluent discharge within the limitations set forth in the Sewer Ordinance, the Village has the ability to reject the sewage, require pre-treatment of the sewage to an acceptable condition, require control over the quantities & rates of discharge or require payment to cover the added cost of handling and treating the sewage not covered by the existing taxes or sewer charges.

IV.Sec 4-117.D.18 The submittal must contain the registered seal of a professional architect, planner, landscape architect or engineer responsible for the certification of the Site Plan. Verify with Village staff that the submittal included the required seal and thus complies with the Ordinance.

IV.Sec 4-117.E.8 The site plan should be reviewed and receive approval by the local Fire Department Chief. The Village should verify that this has occurred.

XI.Sec.11-101.B Confectioneries, delicatessens, restaurants and taverns are a permitted use in the existing B1 Business District. Complies with the Ordinance.

XI.Sec.11-101.L Retail shops are a permitted use in the existing B1 Business District. Complies with the Ordinance.

XI.Sec.11-104 Elevations and miscellaneous information provided indicates that height and setback requirements have been met for the B1 Business District. (Please note, the existing Wa-Watam motel was not reviewed as part of this submittal.) However, the proposed structure complies with the Ordinance.

Please let us know if you, the Planning Commission or the Village Council have questions or comments.

Sincerely,

C2AE


Kevin Makarewicz, P.E.
Professional Engineer



September 3, 2015

c2ae
Kevin Makarewicz, P.E.
123 W. Main Street
Gaylord, MI 49735

Re: **Biere De Mac Brew Works, LLC – Micro Brewery
Site Plan Review 2015-SP-007**
219 W. Jamet Street
Village of Mackinaw City
GFA Site Plan Review Comments Response

Dear Mr. Makarewicz:

GFA has reviewed your comments made during your Site Plan Review for the proposed Biere De Mac Brew Works, LLC – Micro Brewery located in the Village of Mackinaw City. We offer the following responses:

Section Reference: IV.Sec.4-109.J

Comment:

This section requires buildings which will be occupied by manufacturing, storage, warehouse, group of stores, or other use similarly requiring the receipt of distribution in vehicles of materials or merchandise, in addition to all other parking requirements, off-street loading spaces shall be provided.

Please note, the proposed loading space does not align with the proposed overhead door location.

One loading space is provided on the plan. Complies with the Ordinance.

Response:

This comment is to be addressed by others.

Section Reference IV.Sec.4-110.A and IV.Sec.4-110.B

Comment:

This section requires that all two-way commercial/industrial driveways be curbed and paved.

Two-way commercial/industrial driveways serving one business shall not exceed a width greater than 30 feet, nor less than 22 feet. The existing easterly angled drive along Jamet Street does not meet the requirements of section, (wider than 30 feet at ROW &



not curbed). If the proposed brewery drives are analyzed separately and independent of the Wa-Watam Motel, both drives will be paved and curbed. However, the east proposed drive is wider than the maximum width of 30 feet. This drive does not comply with the Ordinance.

With the proposed brewery, the existing easterly angled drive along Jamet Street drive will now be serving two businesses. Two-way commercial/industrial driveways serving two businesses shall not exceed a width greater than 50 feet, nor less than 35 feet. The total width of the two-way driveway at the right-of-way line is approximately 105 feet. Analyzing this driveway as serving two businesses, it does not comply with the Ordinance.

Further, there is a poor circulation pattern of the proposed easterly drive as there is no turn around area.

Response:

The revised site plan contains a revised eastern entrance which is curbed and paved, and satisfies the Two-way commercial requirements. We feel that the proposed easterly drive and parking area's 25 foot deep maneuvering area between the northly edge of the parking area (along the front setback line) and the rear end of the parking spaces provides ample room for vehicles to pull into and back out of the proposed parking spaces, turn around, and exit the parking lot. The revised plan complies with the Ordinance.

Section Reference: IV.Sec 4-114

Comment:

Development occurring within the RM, B1, B2, MR, MRS, MC and CR Districts shall require a minimum of 25% of parcel to be landscaped open space, also called green space. Open space areas shall be landscaped with a minimum of one evergreen tree or shrub for every 1,000 square feet of lot area, plus a minimum of one deciduous tree or shrub for every 2,000 square feet of lot area. No deciduous or evergreen trees or shrubs shall be placed in the required setback or clear area/view shed of the B2 or MC Districts. Landscaping in the clear area/view shed of the B2 and MC Districts shall consist of ground cover only. All Districts identified above require a minimum of 30% of the required open space to be located between the right-of-way and the building. Buildings on corner lots shall have 60% of the required open space between the building and right-of-way. All district developments identified shall meet the following requirements: (as stated in this section).

The submittal only used the area of proposed brewery (Lots 5, 6 & 7) for landscape requirement calculations. This appears reasonable, but should be verified by the Planning Commission.

Applying the above landscaping requirements to Lots 5, 6 & 7 only, the proposed green space would require 23 evergreen trees or shrubs and 11 deciduous trees or shrubs, for



a total of 34 trees/shrubs. The submittal complies with these proposed landscaping numbers. The submittal also credits existing on-site trees toward the required numbers, including three existing 15"-21" red pine trees that may be on the adjacent property to the south. It is the opinion of the reviewer that more information is required to verify that these existing pine trees are indeed on the existing property and thus can be credited toward the required numbers. Does not comply with the Ordinance

Response:

The revised site plan contains (3) additional evergreen shrubs on the property. The revised plan complies with the Ordinance.

Section Reference: IV.Sec 4-117.C.1

Comment:

A legal description of the property under consideration was not provided. Does not comply with the Ordinance.

Response:

The revised site plan contains a legal description on Sheet C3.1. The revised plan complies with the Ordinance.

Section Reference: IV.Sec 4-117.D.11

Comment:

A site construction and improvement timeline was not included. Does not comply with the Ordinance.

Response:

The revised site plan contains a revised Construction Sequence and Timeline Notes section on Sheet C1.2 which now includes approximate dates of construction. The revised plan complies with the Ordinance.

Section Reference: IV.Sec 4-117.D.14

Comment:

The submittal proposes a four inch diameter live tap and water service to the site. The water service material shall be DR-18 PVC or Ductile Iron, as determined by the Village. Further, the two inch diameter water service shall be Type K copper.

The submittal proposes a 6 inch diameter SDR-35 or SCH 40 PVC sanitary sewer service into the building. Please note, the sewer service material within the right of way shall be SDR-35 PVC. The submittal also proposes an Industrial/Commercial IPP Surveillance Manhole per the detail on sheet C4.1 to be placed at the right-of-way line.

With the above requirements, complies with the Ordinance.

Please note, the Developer must fully comply with the Village Sanitary Sewer Ordinance. Section 25.207 of the Ordinance also provides limitations to the sanitary sewer



discharge. If at any time, the brewery is unable to maintain its effluent discharge within the limitations set forth in the Sewer Ordinance, the Village has the ability to reject the sewage, require pre-treatment of the sewage to an acceptable condition, require control over the quantities & rates of discharge or require payment to cover the added cost of handling and treating the sewage not covered by the existing taxes or sewer charges.

Response:

Additional notes were added or previous notes were revised on Sheet C3.3 to address the water and sanitary pipe materials. The revised plan complies with the Ordinance.

We believe that the revisions contained in this submission address the comments pertaining to GFA's work contained in the project's site plan drawing set. Any additional comments are to be addressed by others, as noted.

Should you have any questions or comments, please let us know at your earliest convenience.

Sincerely,
GFA

A handwritten signature in black ink, appearing to read 'Dave Lewis'.

Dave Lewis
Surveying and Engineering Designer

Encl. Biere De Mac Brew Works, LLC – Micro Brewery – Revision 01

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Storm Design Biere De Mac - 073015

Type II 24-hr 10-Year Rainfall=3.21"

Prepared by GFA

Printed 07/31/2015

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Page 1

Summary for Subcatchment 1S: Site

Runoff = 0.88 cfs @ 12.07 hrs, Volume= 0.053 af, Depth> 1.86"

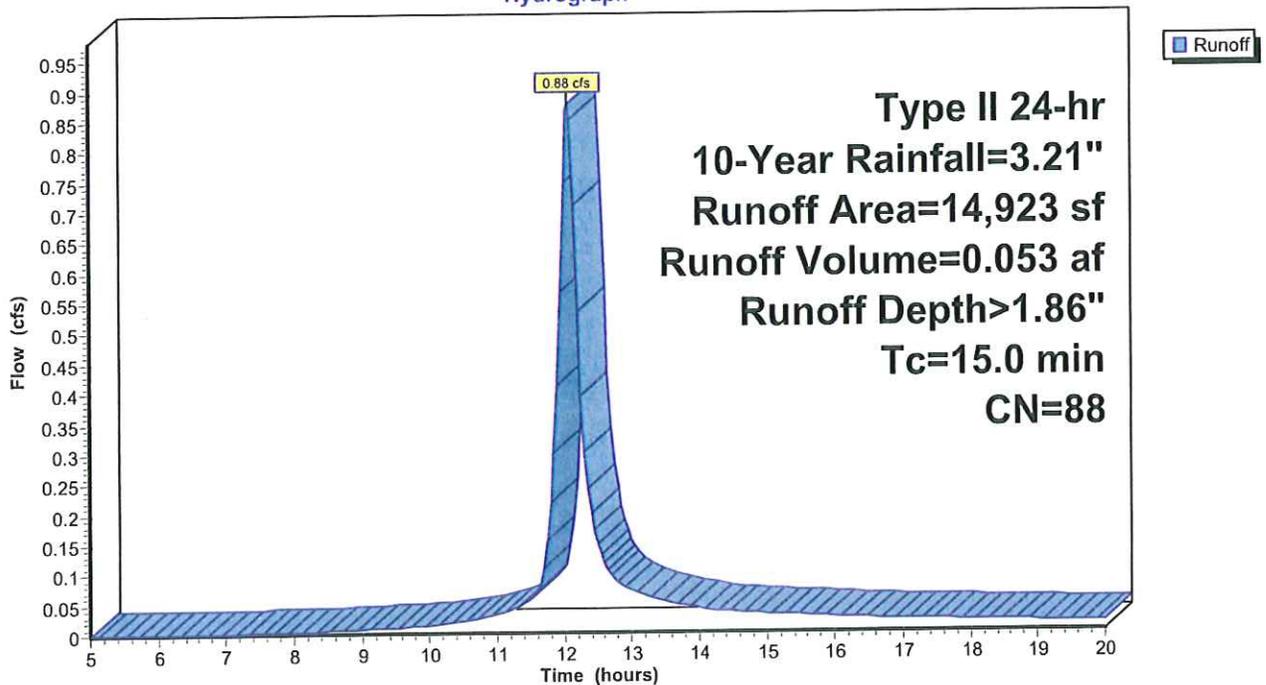
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.21"

	Area (sf)	CN	Description
*	10,705	98	Impervious, HSG B
	4,218	61	>75% Grass cover, Good, HSG B
	14,923	88	Weighted Average
	4,218		28.27% Pervious Area
	10,705		71.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry, direct

Subcatchment 1S: Site

Hydrograph



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Storm Design Biere De Mac - 073015

Type II 24-hr 10-Year Rainfall=3.21"

Prepared by GFA

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Page 2

Summary for Pond 2P: Detention Basin

Inflow Area = 0.343 ac, 71.73% Impervious, Inflow Depth > 1.86" for 10-Year event
Inflow = 0.88 cfs @ 12.07 hrs, Volume= 0.053 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 607.34' @ 20.00 hrs Surf.Area= 2,334 sf Storage= 2,312 cf

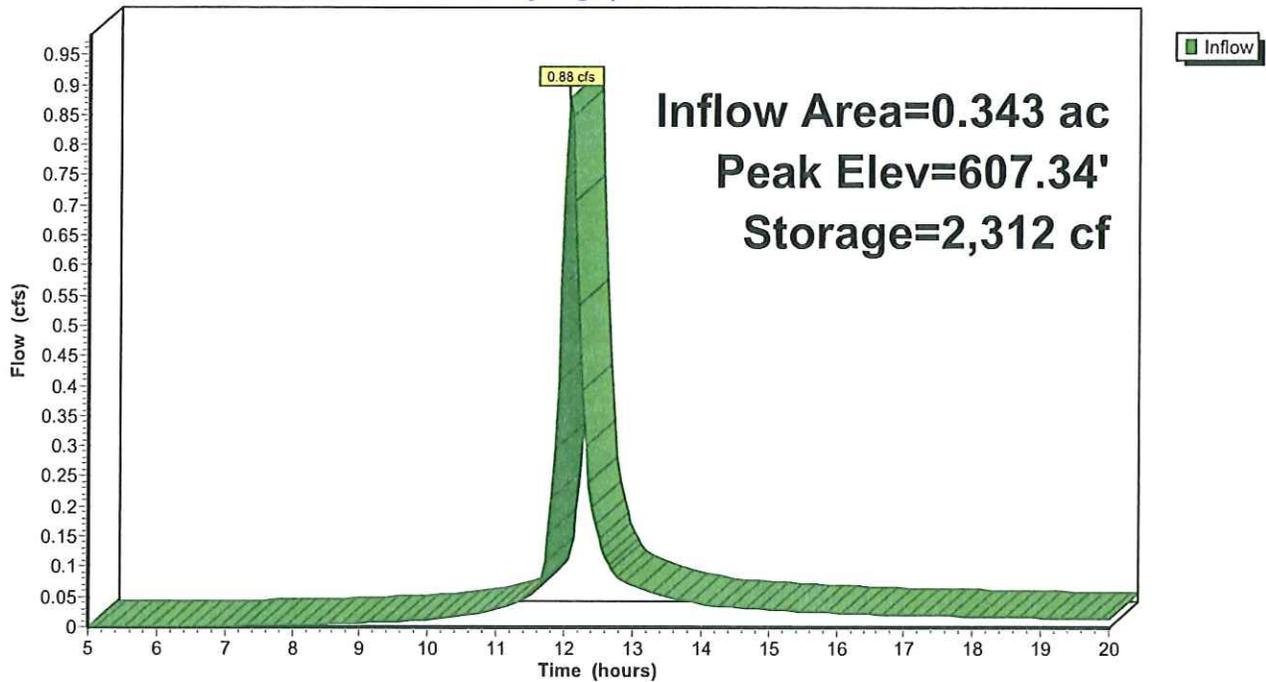
Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	606.10'	3,473 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
606.10	1,419	0	0
606.20	1,488	145	145
606.40	1,628	312	457
606.60	1,771	340	797
606.80	1,918	369	1,166
607.00	2,070	399	1,565
607.20	2,224	429	1,994
607.40	2,382	461	2,455
607.60	2,544	493	2,947
607.80	2,711	525	3,473

Pond 2P: Detention Basin

Hydrograph



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Storm Design Biere De Mac - 073015

Type II 24-hr 25-Year Rainfall=3.89"

Prepared by GFA

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Page 4

Summary for Subcatchment 1S: Site

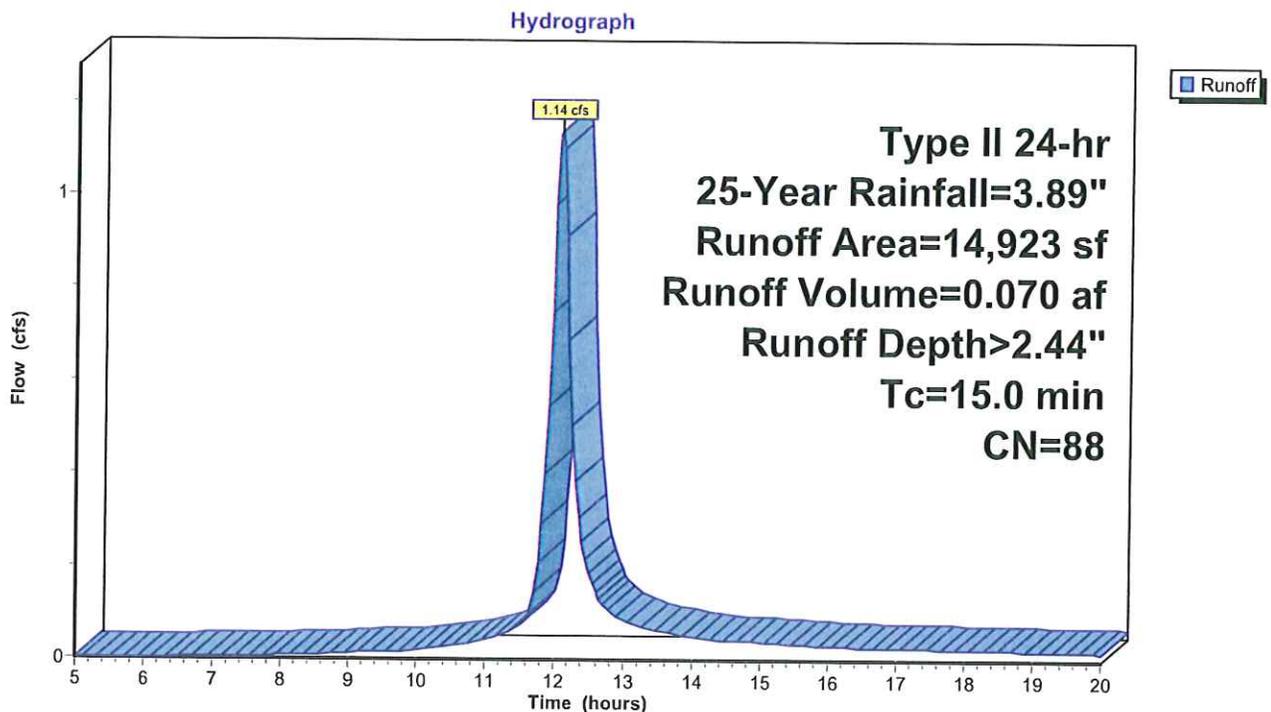
Runoff = 1.14 cfs @ 12.07 hrs, Volume= 0.070 af, Depth> 2.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.89"

Area (sf)	CN	Description
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4,218	61	>75% Grass cover, Good, HSG B
14,923	88	Weighted Average
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10,705		71.73% Impervious Area

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Subcatchment 1S: Site



8-4-15

Storm Design Biere De Mac - 073015

Type II 24-hr 25-Year Rainfall=3.89"

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Page 5

Summary for Pond 2P: Detention Basin

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 Inflow = 1.14 cfs @ 12.07 hrs, Volume= 0.070 af
 Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 607.64' @ 20.00 hrs Surf.Area= 2,574 sf Storage= 3,039 cf

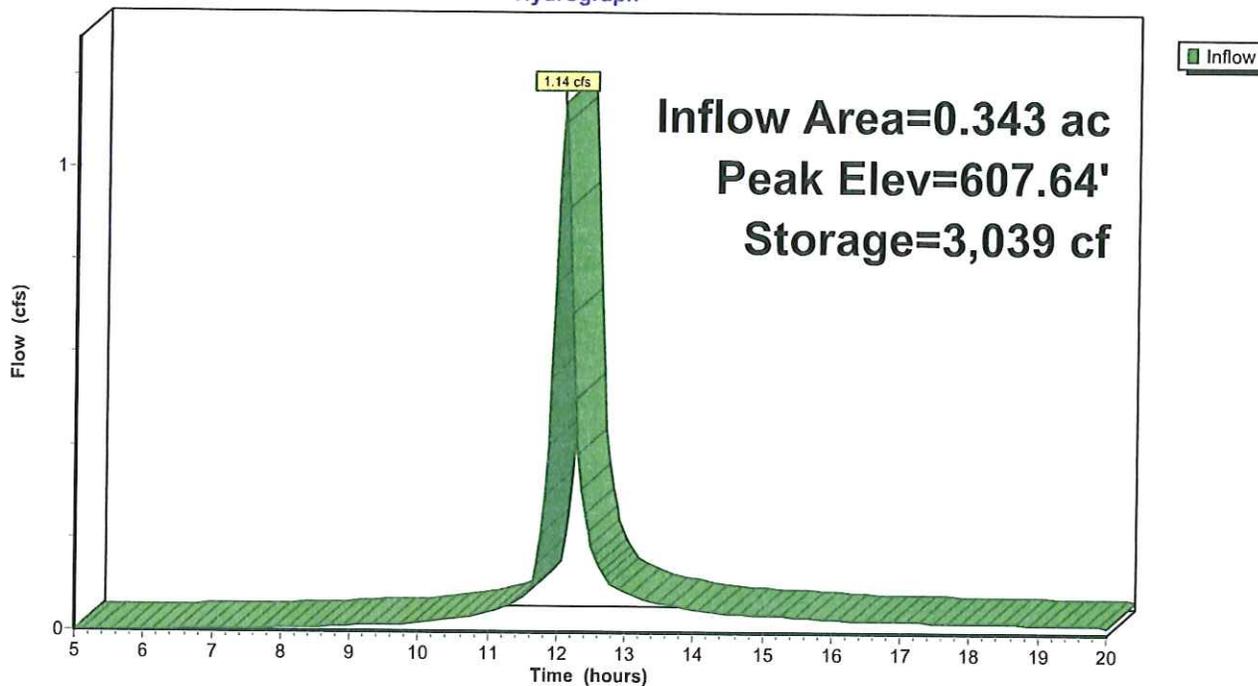
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607.60	2,544	493	2,947
607.80	2,711	525	3,473

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Pond 2P: Detention Basin

Hydrograph



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Village of Mackinaw City
Finding of Facts
Biere De Mac Brew Works, LLC
Micro Brewery
September 24, 2015

Site Plan Review: 2015-SP-007

Biere De Mac Brew Works, LLC; Micro Brewery. This property is located at 219 W Jamet St, Mackinaw City, MI 49701. Parcel number is 42-03-12-476-068 and is currently zoned B-1, Business District. The applicant would like to build a combination Tavern and Retail Shop.

Finding of Facts: Please refer to the documents provided by C2AE to review the Village Engineer's comments.

Please refer to the response from the applicant's engineer, GFA, also.