



MEMO

Date: June 15, 2026

To: Nichole Moblo; Planning Commission Chair

From: Zachary Sompels, AICP; Planning Director

Subject: Boyne City Housing Commission, Earl St. & Morgan St., Development Plan Review

Background

Attached is an application for Development Plan Review for vacant property owned by the Boyne City Housing Commission, with proposed development going along Morgan St. and Earl St. The parcel is approximately 8.99 acres and is located North of Division St., South of Morgan St., and West of Earl St. The property is located in the Traditional Residential District (TRD) and the application is to develop 16 two family units on 16 lots through a condominium. Two off street parking spaces have been provided with each unit. Stormwater has been controlled on site through retention ponds.

Discussion

The proposed use of two-family housing is principally allowed use in the TRD district and the proposed site plan follows all ordinance requirements of the Zoning Ordinance Section 20.10 in regards to building placement, size, height and lot coverage. The sites have access points along Morgan St. and Earl St. for each unit.

Process

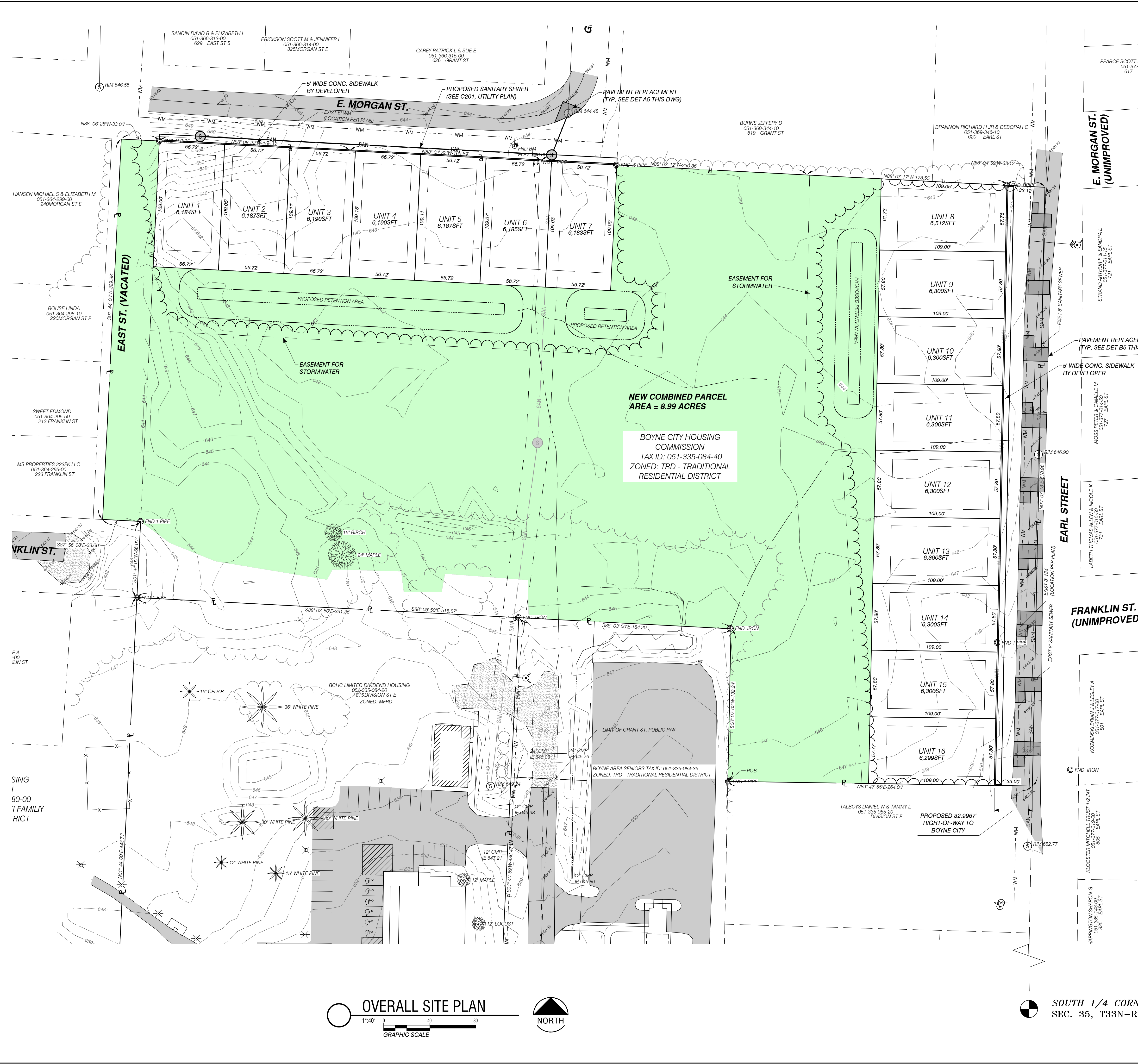
The application requires development plan review as per Article 19 Development Plan Requirements. Plans were also distributed to all department heads and the City Manager for review and no issues or concerns were noted as of 6/8/2026.

Recommendation

Staff recommends approval of the development plan review with the attached findings of fact and with the conditions of parcel division requirements having been met as well as the conditions of 21.72 and 21.82 having been met.



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ZONING INFORMATION

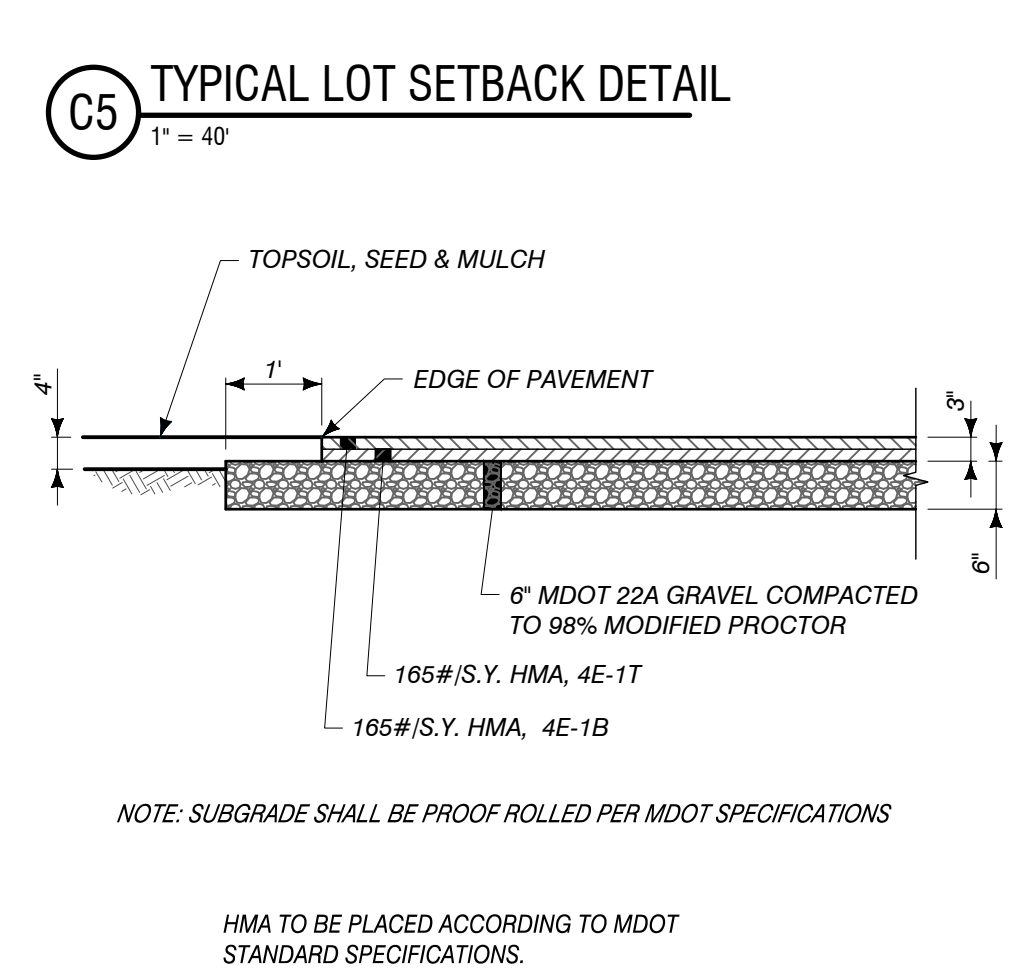
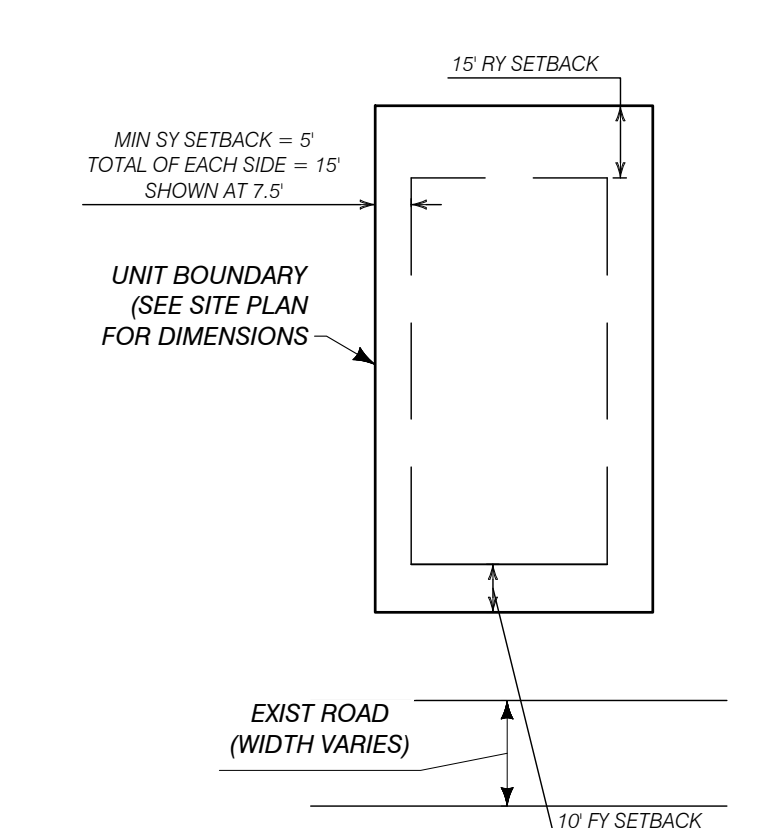
PROJECT DESCRIPTION: PROPOSED 2 - SITE CONDOMINIUMS CREATING 16 NEW UNITS ALONG THE FRONTAGE OF MORGAN AND EARL STREETS.

PROPERTY IS ZONED: TRD - TRADITIONAL RESIDENTIAL DISTRICT

CURRENT USE: VACANT

PROPOSED USE: RESIDENTIAL

TRD DISTRICT:
 MINIMUM FRONT YARD: 10 FEET
 MINIMUM INTERIOR SIDE YARD: MINIMUM OF 5, TOTAL OF 15 FEET
 MINIMUM STREET SIDE YARD: 10 FEET
 MINIMUM REAR YARD: 15 FEET
 MAXIMUM STRUCTURE HEIGHT: 30 FEET
 MINIMUM LOT AREA: 5,445 SQUARE FEET
 MINIMUM LOT WIDTH: 50 FEET



Sheet List Table

Sheet Number	Sheet Title
C100	OVERALL SITE PLAN
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
C102	GRADING AND SOIL EROSION CONTROL PLAN
C201	UTILITY PLAN
L-101	LANDSCAPE PLAN

Performance Engineers, Inc.
 Civil / Structural Engineering
 406 Petoskey Avenue
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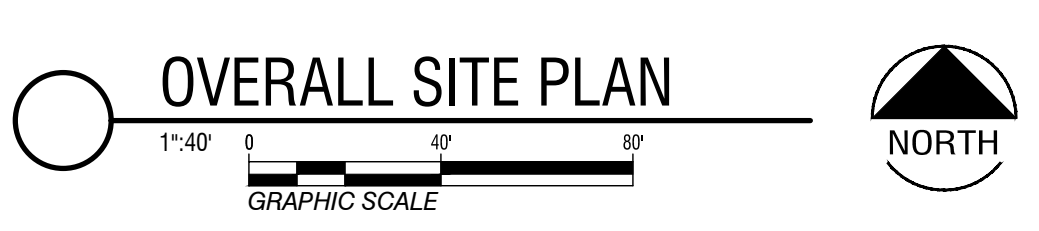
NOT FOR CONSTRUCTION

RESIDENTIAL DEVELOPMENT
 BOYNE CITY HOUSING COMMISSION
 315 DIVISION STREET
 BOYNE CITY, MI
 OWNER: LITZENBURGER MANOR LDKA, LLC
 828 S. PARK STREET, BOYNE CITY, MI

MARK	DATE	DESCRIPTION
1	06-05-26	SITE PLAN APPROVAL

PROJECT NO: 25-7065
 CAD DWG FILE: 7065 C100.dwg
 DRAWN BY: DEH
 DESIGNED BY: DEH
 CHECKED BY: PEI

STATE OF MICHIGAN
 DAVID E. HENDERSHOTT
 ENGINEER
 REGISTRATION #4201038725
 EXP. DATE 03/12/2028
 06-05-2026



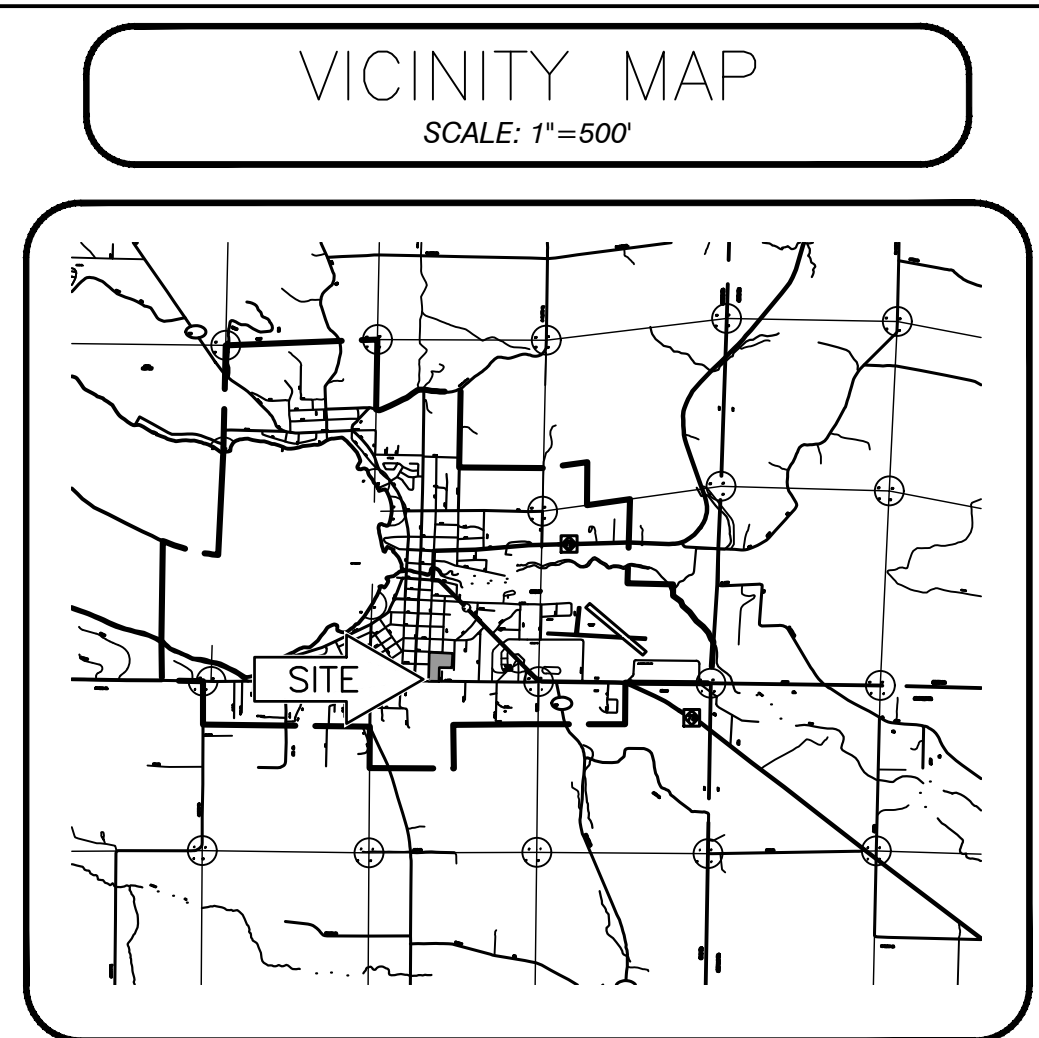
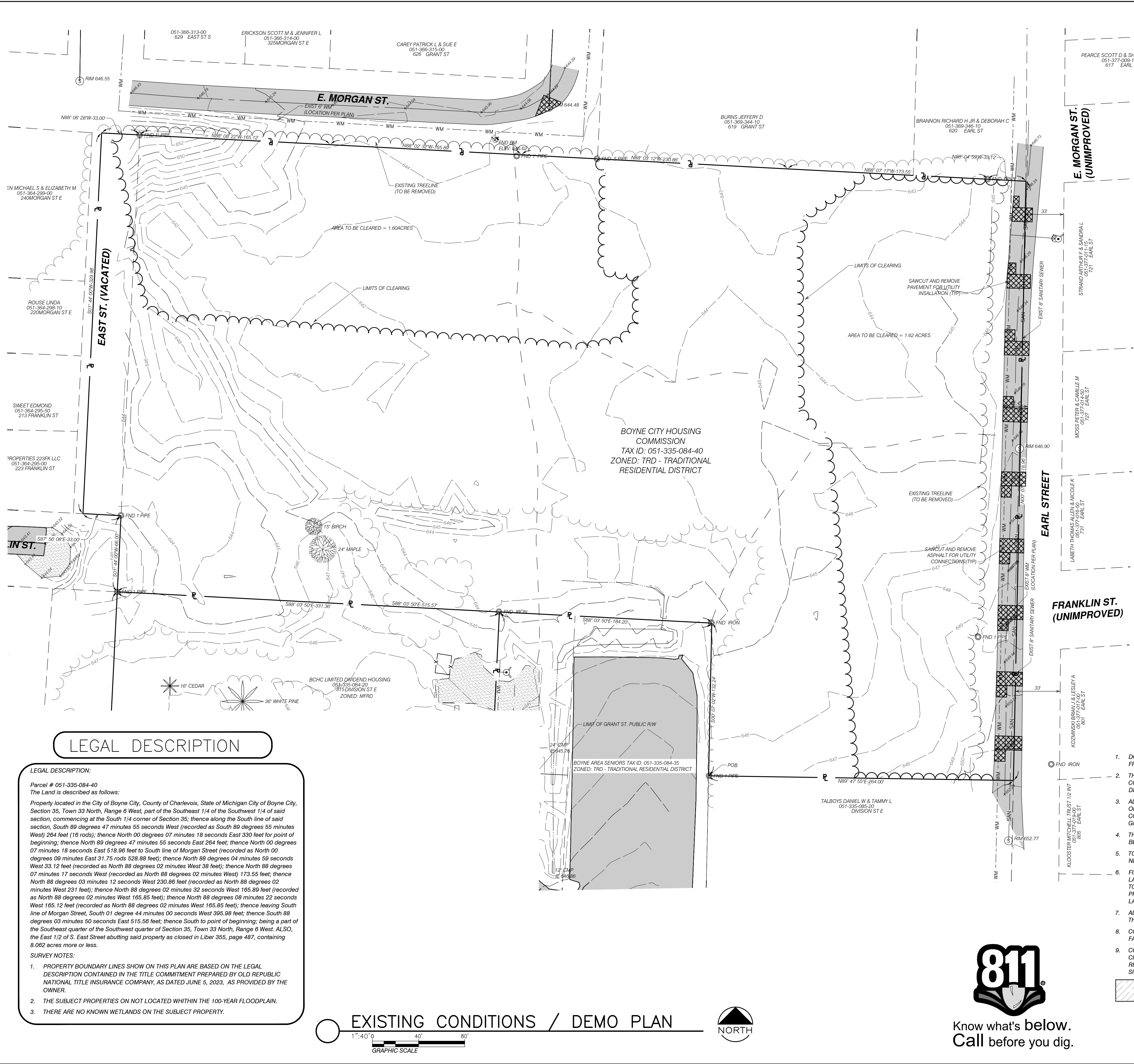
SOUTH 1/4 CORNER
 SEC. 35, T33N-R6W

SHEET TITLE: OVERALL SITE PLAN

C100
 SHEET 1 OF 4

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LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING		
STORM SEWER	— ST —	— ST —
SANITARY SEWER	— SAN —	— SAN —
WATER	— W —	— W —
NATURAL GAS	— G —	— G —
UNDRGRND ELEC.	— U/E —	— U/E —
OVERHEAD ELEC.	— E —	— E —
UNDRGRND TEL.	— U/T —	— U/T —
WELL		
MANHOLE		
CATCH BASIN		
FIRE HYDRANT		
UTILITY POLE		
LIGHT POLE		
CLEANOUT		
WATER VALVE		
DECIDUOUS TREE		
CONIFEROUS TREE		
BUSH		
TREELINE		
DITCH OR SWALE		
ELEVATION		
CONTOUR		
PROPERTY LINE	— P —	— P —
UNIT LINE	— U —	— U —
FENCE	— X —	— X —

ABBREVIATIONS			
ASPH	- ASPHALT	IE	- INVERT ELEVATION
BF	- BARRIER FREE	LFT	- LINEAR FEET
BC	- BACK OF CURB	MH	- MANHOLE
BLDG	- BUILDING	PVC	- POLYVINYLCHLORIDE
B.M.	- BENCH MARK	PIPE	- PIPE
CFT	- CUBIC FEET	R	- RADIUS
C/C	- CENTER TO CENTER	RCP	- REINFORCED
CMP	- CORRUGATED METAL PIPE	CONC	- CONCRETE
CONC	- CONCRETE	RR	- RAILROAD
DIP	- DUCTILE IRON PIPE	SAN	- SANITARY
FDN	- FOUNDATION	STL	- STEEL
FFE	- FINISH FLOOR ELEVATION	STM	- STORM
F.G.	- FINISH GRADE	T/C	- TOP OF CURB
HDPE	- HIGH DENSITY POLYETHYLENE	T/W	- TOP OF WALK
		T/WALL	- TOP OF WALL
		TE	- TOP/RIM ELEVATION
		TYP	- TYPICAL

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STATE OF MICHIGAN
 DAVID E. HENDERSON
 ENGINEER
 REGISTRATION #201338725
 EXP. DATE 03/12/2028
 06-05-2026

SHEET TITLE
 EXISTING CONDITIONS AND DEMOLITION PLAN
 C101
 SHEET 2 OF 4

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
 Parcel # 051-335-084-40
 The Land is described as follows:
 Property located in the City of Boyne City, County of Charlevoix, State of Michigan City of Boyne City, Section 35, Town 33 North, Range 6 West, part of the Southeast 1/4 of the Southwest 1/4 of said section, commencing at the South 1/4 corner of Section 35; thence along the South line of said section, South 89 degrees 47 minutes 55 seconds West (recorded as South 89 degrees 55 minutes West) 264 feet (16 rods); thence North 00 degrees 07 minutes 18 seconds East 330 feet for point of beginning; thence North 89 degrees 47 minutes 55 seconds East 264 feet; thence North 00 degrees 07 minutes 18 seconds East 518.96 feet to South line of Morgan Street (recorded as North 00 degrees 09 minutes East 31.75 rods 528.88 feet); thence North 88 degrees 04 minutes 59 seconds West 33.12 feet (recorded as North 88 degrees 02 minutes West 38 feet); thence North 88 degrees 07 minutes 17 seconds West (recorded as North 88 degrees 02 minutes West) 173.55 feet; thence North 88 degrees 03 minutes 12 seconds West 230.86 feet (recorded as North 88 degrees 02 minutes West 231 feet); thence North 88 degrees 02 minutes 32 seconds West 165.89 feet (recorded as North 88 degrees 02 minutes West 165.85 feet); thence North 88 degrees 08 minutes 22 seconds West 165.12 feet (recorded as North 88 degrees 02 minutes West 165.85 feet); thence leaving South line of Morgan Street, South 01 degree 44 minutes 00 seconds West 305.98 feet; thence South 88 degrees 03 minutes 50 seconds East 515.56 feet; thence South to point of beginning; being a part of the Southeast quarter of the Southwest quarter of Section 35, Town 33 North, Range 6 West. ALSO, the East 1/2 of S. East Street abutting said property as closed in Liber 355, page 487, containing 8.062 acres more or less.

SURVEY NOTES:
 1. PROPERTY BOUNDARY LINES SHOW ON THIS PLAN ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AS DATED JUNE 5, 2023, AS PROVIDED BY THE OWNER.
 2. THE SUBJECT PROPERTIES ON NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
 3. THERE ARE NO KNOWN WETLANDS ON THE SUBJECT PROPERTY.

- DO NOT CLOSE OR OBSTRUCT ANY DRIVES, WALKS, OR OTHER FACILITIES WITHOUT PERMISSION FROM THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY REMOVE ALL BUILDINGS, BUILDING FOUNDATIONS, CONSTRUCTION DEBRIS, DRIVES, WALKS ETC. AS SHOWN ON THE PLAN. ALL MATERIALS SHALL BE DISPOSED OF OFF SITE AT A LICENSED RECEIVING FACILITY.
- ALL TREES, BUSHES AND LANDSCAPE AREAS SHOWN TO BE REMOVED SHALL BE DISPOSED OF OFF SITE. ALL STUMPS SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF-SITE. CONTRACTOR SHALL SUPPLY CLEAN FILL MATERIAL AS REQD. TO BRING EXCAVATED AREAS TO GRADE.
- THE OWNER SHALL MARK THE LIMITS OF CLEARING. ANY ADDITIONAL CLEARING REQUIRED SHALL BE AUTHORIZED BY THE OWNER.
- TOPSOIL SHALL BE STOCKPILED ON SITE IN AREAS DESIGNATED BY THE OWNER FOR LATER USE IN NEW GRASS AREAS.
- FILL MATERIAL SHALL BE MDOT GRANULAR MATERIAL CLASS II AND BE SPREAD IN UNIFORM LAYERS NOT TO EXCEED 8 INCHES (LOOSE MEASURE) IN THICKNESS, APPROXIMATELY PARALLEL TO FINISH GRADES. SPREADING OF MATERIALS SHALL FOLLOW DUMPING AS CLOSELY AS PRACTICABLE. EACH LAYER SHALL BE COMPACTED TO REQUIRED 95% DENSITY BEFORE NEXT LAYER IS PLACED.
- ALL GRADES SHOWN ARE FINISH GRADES. CONTRACTOR IS TO DEDUCT PAVEMENT AND TOPSOIL THICKNESS TO ESTABLISH ROUGH GRADING ELEVATIONS.
- CONTRACTOR SHALL PROVIDE TEMPORARY DUST CONTROL AS REQD. TO PROTECT THE OWNERS FACILITIES AND THE PUBLIC FROM AIRBORNE DUST NUISANCE.
- CONTRACTOR SHALL COORDINATE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION AND CITY OF BOYNE CITY PRIOR TO COMMENCING WITH ANY WORK WITHIN THEIR RESPECTIVE STREET RIGHT-OF-WAYS. CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY BARRICADES AND SIGNAGE TO PROTECT THE PUBLIC.

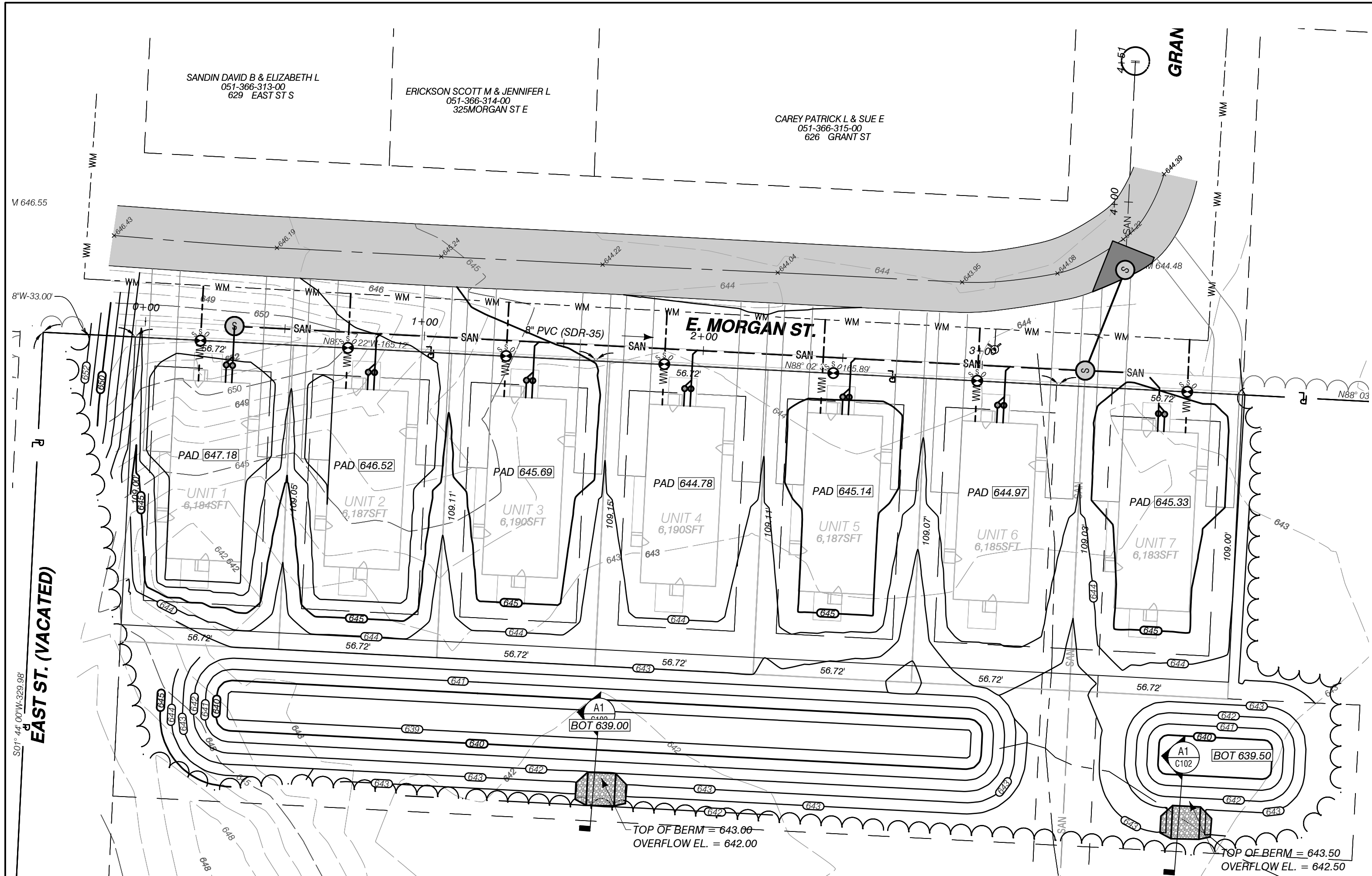


Know what's below. Call before you dig.

A5 SITE DEMOLITION NOTES



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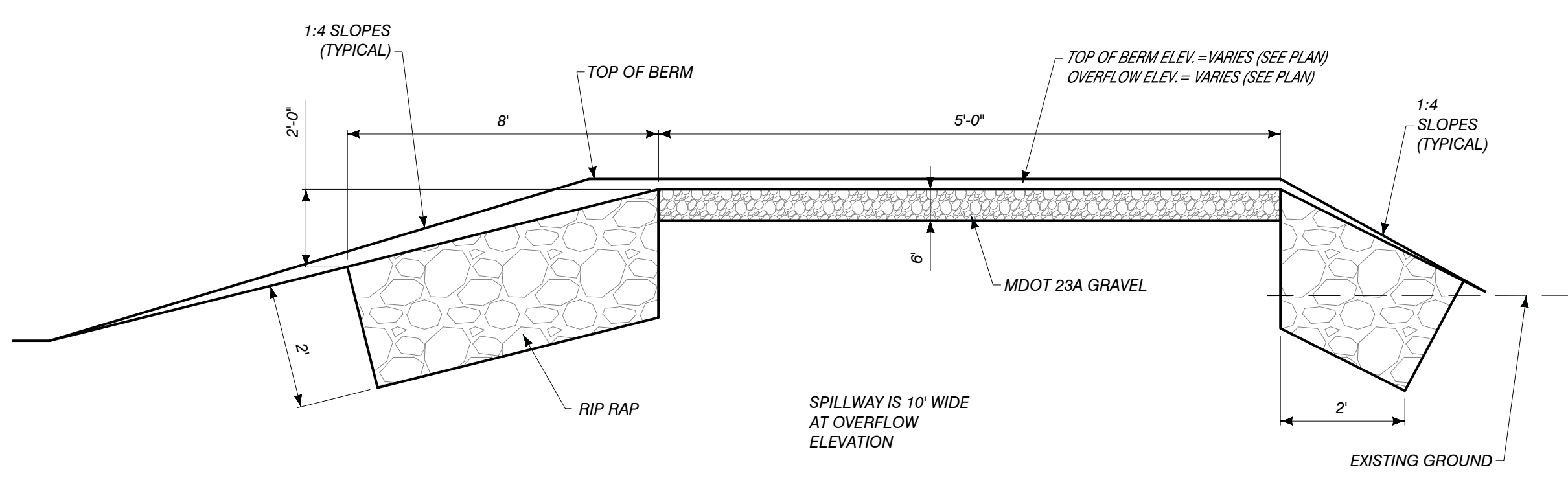
MORGAN STREET GRADING PLAN

GRAPHIC SCALE 0 30 60

NORTH

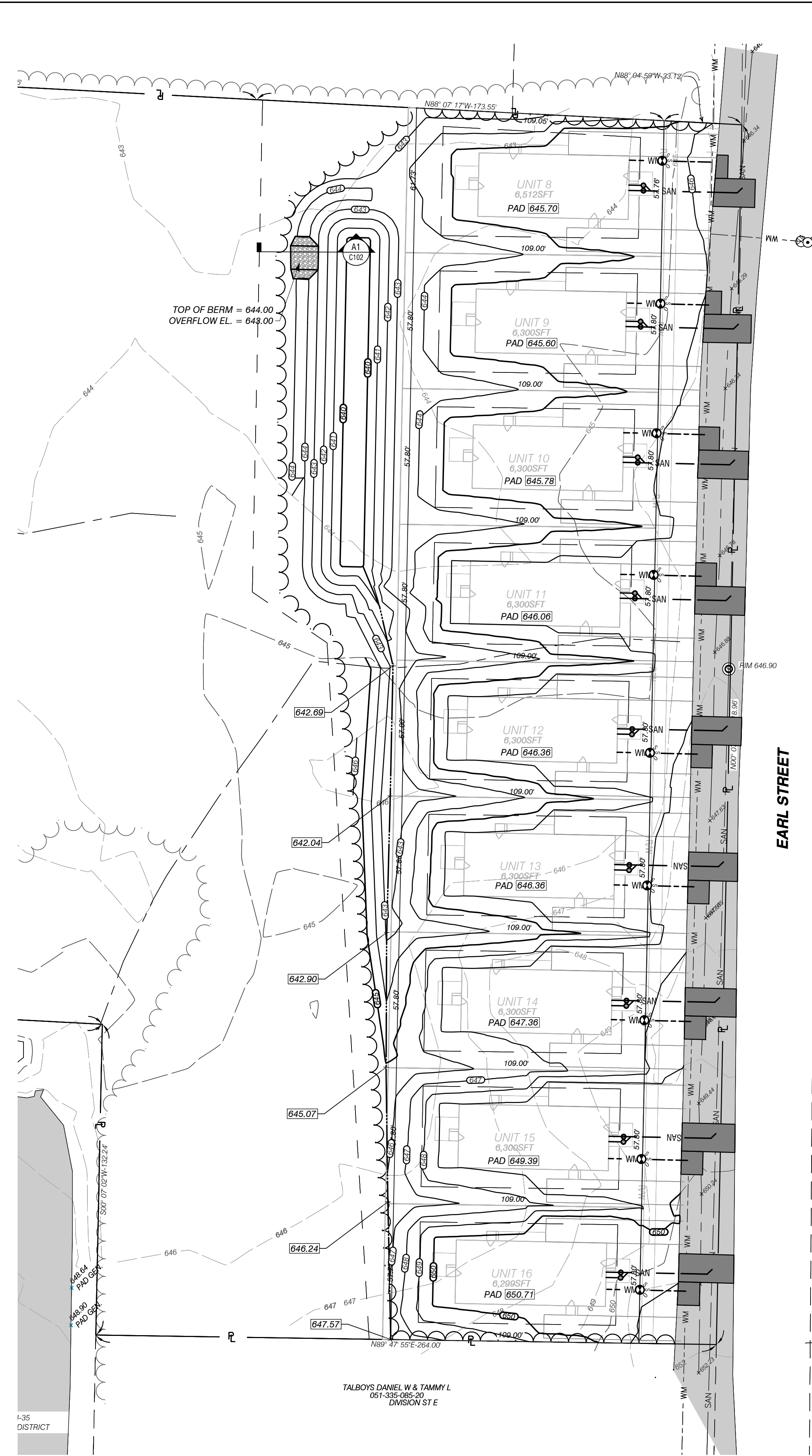
- B5 EROSION CONTROL NOTES**
- ALL EROSION CONTROL MEASURES SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION SOIL EROSION AND SEDIMENTATION CONTROL MANUAL.
 - ALL EROSION CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION IS DEFINED AS WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
 - IF SOIL STOCKPILING IS UTILIZED, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT AND AVOID EROSION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION/RETENTION AREA AFTER THE STABILIZATION OF THE SITE.
 - SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. THE MEASURES SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED AS NEEDED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENTATION CONTROL MEASURES AS NECESSARY TO BE MAINTAINED IN FULLY FUNCTIONAL CONDITION THROUGHOUT THE ENTIRE PROJECT.
 - CONSTRUCTION MANAGER MAY ADJUST LOCATIONS OF EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE PROJECT.
 - DETENTION/RETENTION AREAS AND SLOPES SHALL INCLUDE INSTALLATION OF EROSION CONTROL BLANKETS, NORTH AMERICAN GREEN STS OR EQUAL AND BE SEEDED IMMEDIATELY AFTER GRADING OPERATIONS TO MINIMIZE EROSION. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO FINAL APPROVAL.
 - ALL EXISTING TREES TO BE SAVED SHALL HAVE SOIL EROSION FENCING PLACED AROUND THE BASE AND CONSTRUCTION FENCING TO THE DRIP LINE.

- C5 SITE GRADING NOTES**
- CONTRACTOR SHALL DETERMINE THAT THE SITE BENCH MARK OR BENCH MARKS ARE THE ACTUAL INTENDED MARKS AND ARE STILL AT PROPER ELEVATION.
 - QUANTITIES OF CUT AND FILL MATERIAL ARE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY CONFLICT IN VERIFICATION OF EXISTING GRADES MUST BE BROUGHT TO ENGINEER'S ATTENTION BEFORE WORK IS STARTED IN ORDER TO RECEIVE CONSIDERATION.
 - AREAS OF COMPLETED FILL WHICH ARE TO RECEIVE SLABS, PAVEMENT, STRUCTURES, ETC., SHALL BE KEPT FREE OF STANDING WATER OR OTHERWISE PROTECTED FROM ANY LOSS OF COMPACTION DENSITY.
 - FILLS WITHIN BUILDING LINES SHALL BE SHARP SAND, FREE FROM DEBRIS, WHICH CAN BE PROPERLY COMPACTED. STRUCTURAL FILLS WITHIN BUILDING LINES SHALL EXTEND TO BOTTOM OF FLOOR SLAB.
 - SUBGRADE FOR PAVEMENT SHALL BE PREPARED IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) CONSTRUCTION AND MATERIAL SPECIFICATION 2.08.
 - FILL MATERIAL SHALL BE SPREAD IN UNIFORM LAYERS NOT TO EXCEED 8 INCHES (LOOSE MEASURE) IN THICKNESS, APPROXIMATELY PARALLEL TO FINISH GRADES. SPREADING OF MATERIALS SHALL FOLLOW DUMPING AS CLOSELY AS PRACTICABLE. EACH LAYER SHALL BE COMPACTED TO REQUIRED 95% DENSITY BEFORE NEXT LAYER IS PLACED.
 - IF FILL MATERIAL IS TOO DRY, SPRINKLING SHALL BE REQUIRED TO PROVIDE PROPER MOISTURE CONTENT FOR MAXIMUM COMPACTION. FLOODING OR INUNDATING WILL NOT BE PERMITTED. WET MATERIAL SHALL BE ALLOWED TO DRY TO PROPER MOISTURE CONTENT BEFORE PLACEMENT OR COMPACTION.
 - REMOVE TOPSOIL FROM AREAS TO BE FILLED AND GRADED AND ALL AREAS OF CONSTRUCTION. REMOVE FULL DEPTH OF TOPSOIL AND AVOID MIXTURE OF SUBSOIL, DEMOLITION DEBRIS, OR OTHER CONTAMINANTS.
 - STOCKPILE TOPSOIL IN AREAS DESIGNATED BY THE OWNER FOR LATER DISTRIBUTION.
 - SUBGRADE DEPTH BELOW FINISH GRADE SHALL BE AS REQUIRED TO ALLOW FOR DEPTH OF TOPSOIL, FLOOR SLAB, WALKS, PAVEMENT STRUCTURAL FILLS, ETC.
 - REPLACEMENT OF TOPSOIL, 4 INCH THICK MINIMUM, AND FINE GRADING THEREOF SHALL BE REQUIRED WITHIN ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION ACTIVITIES.
 - TOPSOIL SHALL BE RAKED TO REMOVE DEBRIS AND TO PREPARE IT FOR SEEDING. LUMPS SHALL BE BROKEN AND SPREAD. STONES, DEBRIS ETC., SHALL BE REMOVED AND DISPOSED OFF-SITE.
 - EXCESS TOPSOIL SHALL REMAIN PROPERTY OF OWNER AND BE SPREAD OR STOCKPILED ON SITE AS DIRECTED BY THE OWNER.
 - WHEN OTHER SITE WORK HAS BEEN SUBSTANTIALLY COMPLETED, CONTRACTOR SHALL FINISH GRADE AREAS TO BE SEED. SUCH GRADING SHALL BRING GRADES SMOOTH, TRUE AND EVEN SURFACES WITH USE OF MOTOR POWER GRADERS, SUPPLEMENTED BY HAND WORK AND RAKING, AS REQUIRED.
 - BEFORE SEEDING, SURFACES SHALL BE CLEARED OF CONSTRUCTION DEBRIS, SUCH AS BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS.
 - SEEDING SHALL BE APPLIED AT A RATE OF 8 POUNDS PER 1000 SQ.FT. AFTER SEEDING, SURFACE SHALL BE COMPACTED USING ROLLER WEIGHING 80-90 LBS. PER LINEAL FOOT OF ROLL.
 - STRAW MULCH SHALL BE APPLIED AT A RATE OF TWO BALES PER 100 SQ.FT. MOISTEN STRAW TO PROMOTE GERMINATION.



A1 POND OVERFLOW SECTION

NO SCALE



EARL STREET GRADING PLAN

GRAPHIC SCALE 0 30 60

NORTH

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Civil / Structural Engineering

406 Petoskey Avenue
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CONSULTANTS

RESIDENTIAL DEVELOPMENT

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315 DIVISION STREET
BOYNE CITY, MI

OWNER

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828 S. PARK STREET, BOYNE CITY, MI

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PROJECT NO: 25-7065
 CAD DWG FILE: 7065 C102.dwg
 DRAWN BY: DEH
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 CHECKED BY: PEI

STATE OF MICHIGAN
 DAVID E. HENDERSHOTT
 ENGINEER
 REGISTRATION #201038726
 EXP. DATE 03/12/2028

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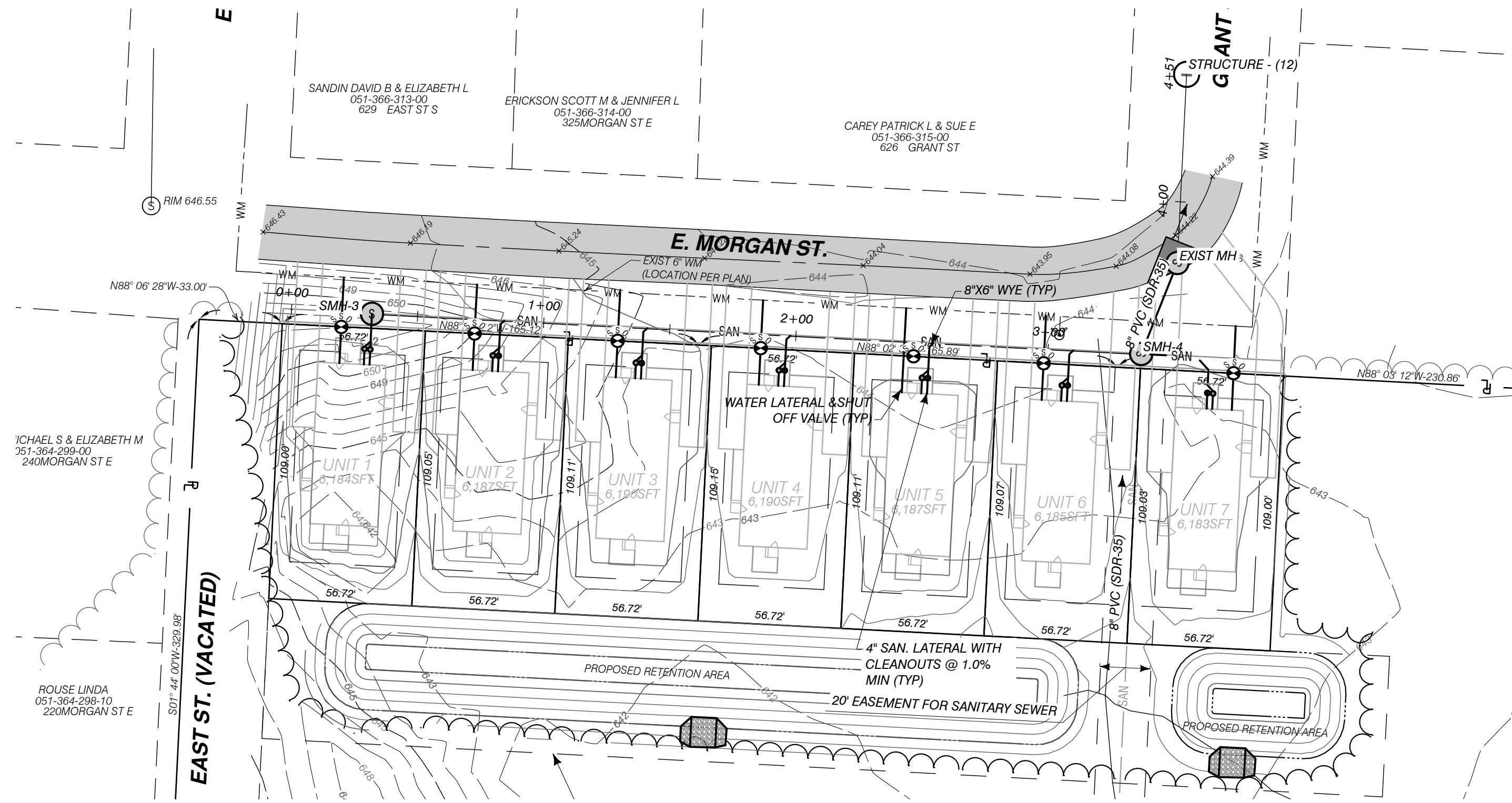
SHEET TITLE

GRADING AND SOIL EROSION CONTROL PLAN

C102

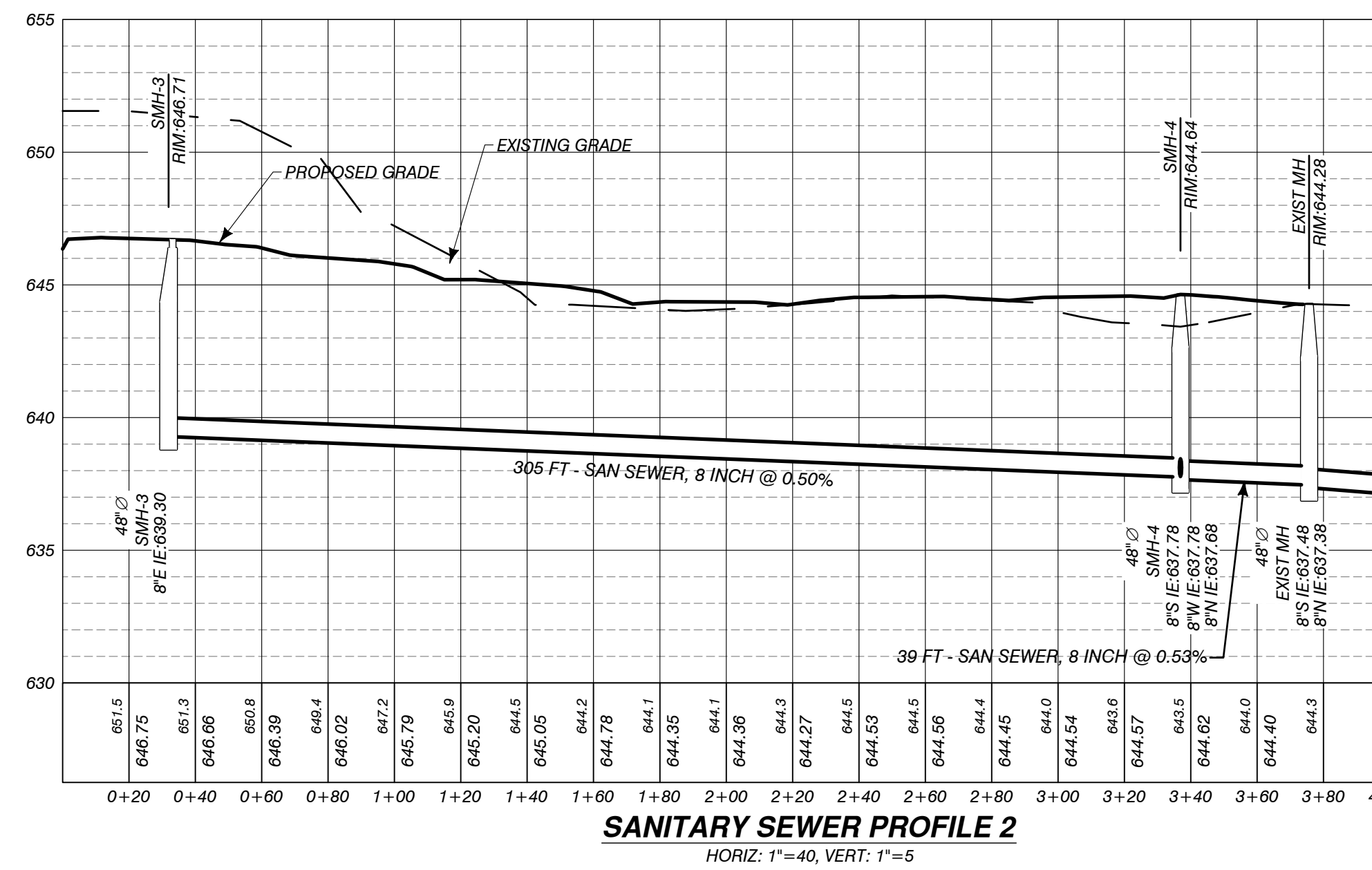
SHEET 3 OF 4

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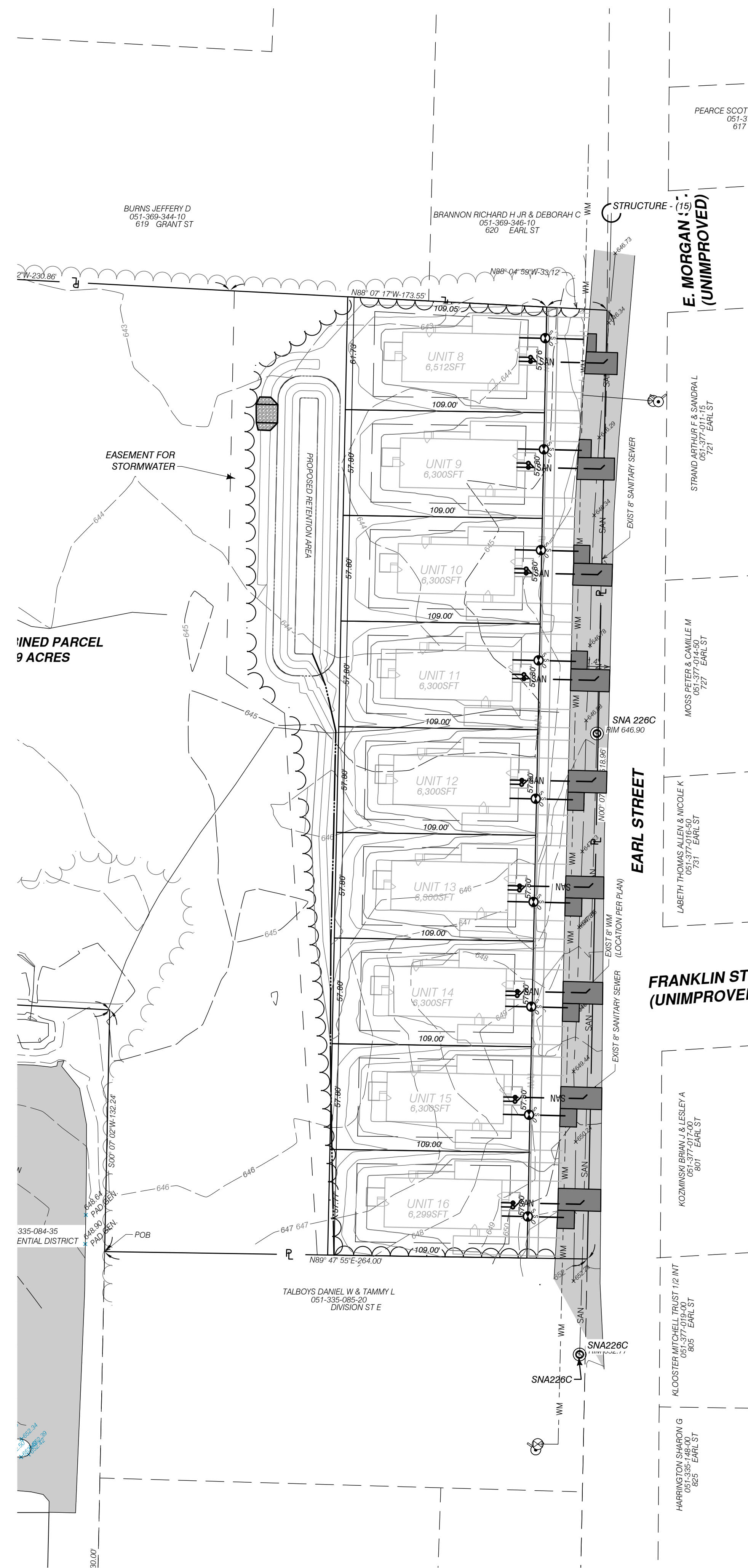
UTILITY IMPROVEMENTS MORGAN STREET

1"=40'



SANITARY SEWER PROFILE 2

HORIZ: 1"=40', VERT: 1"=5'



UTILITY CONNECTIONS EARL STREET

1"=40'

NOT FOR CONSTRUCTION

CONSULTANTS

RESIDENTIAL DEVELOPMENT
BOYNE CITY HOUSING COMMISSION
315 DIVISION STREET
BOYNE CITY, MI
OWNER
LITZENBURGER MANOR LDHA, LLC
825 S. PARK STREET, BOYNE CITY, MI

MARK

DATE

DESCRIPTION

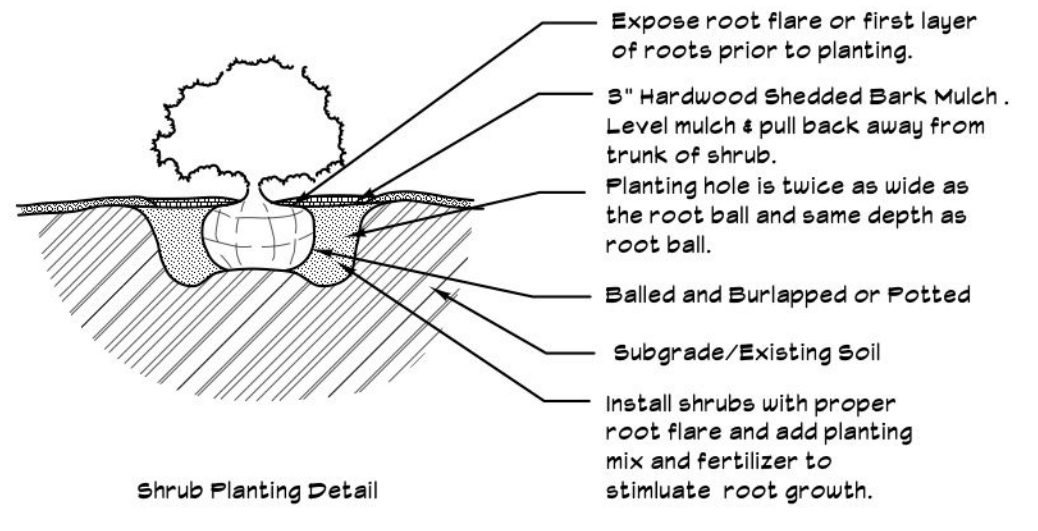
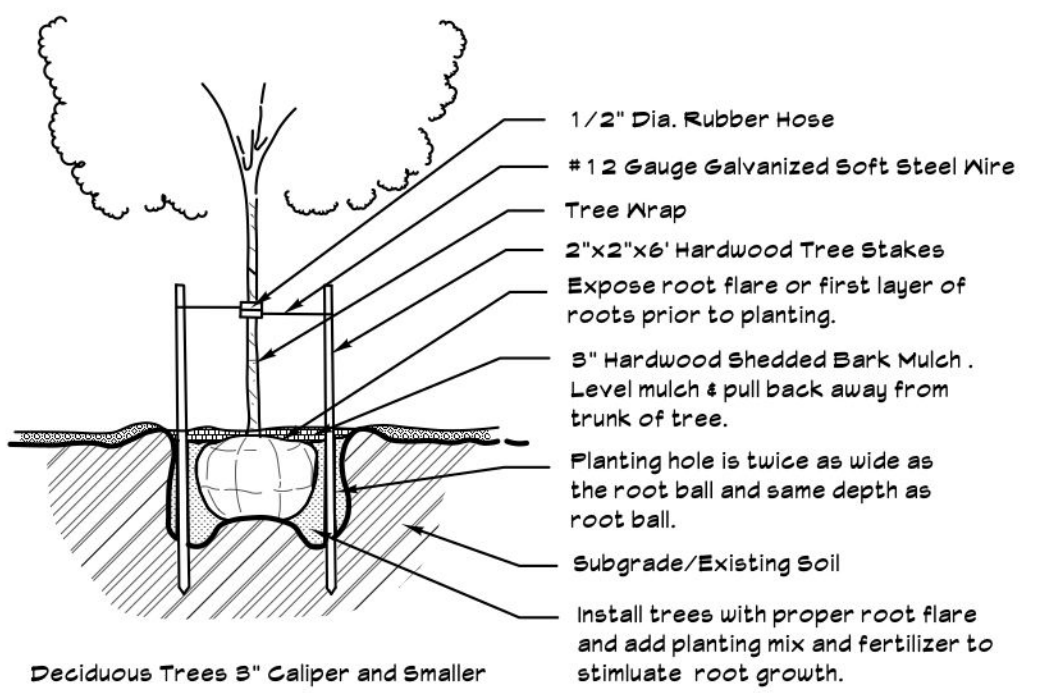
PROJECT NO: 25-7065
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DESIGNED BY: DEH
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SEAL

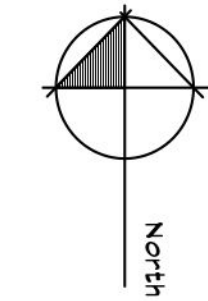
STATE OF MICHIGAN
DAVID E. HENDERSON
REGISTERED PROFESSIONAL ENGINEER
06-05-2026
MI REGISTRATION #420138726
EXP. DATE 03/12/2028

SHEET TITLE
PLAN AND PROFILE
C201
SHEET 4 OF 4

PROPOSED LANDSCAPE PLAN FOR:
Residential Development
Boyer City Housing Commission
Morgan St. & Earl St., Boyne City, Michigan



- Notes:**
- All landscaping shall be installed by a qualified Landscape Contractor. Plant sizes specified on the landscape plan shall be the size planted. Plants smaller than specified will be rejected. Substitutions of any kind must be approved by the Landscape Architect.
 - All plantings shall be mulched with 3" shredded premium hardwood bark mulch. Trees in lawn areas shall receive a 6" diameter bark ring 3" deep.
 - The landscape contractor shall remove any twine that is wrapped around the trunk of a tree or shrub as well as the top third of any burlap. Remove excess soil on the top of the root ball to expose the root flare or first layer of roots prior to planting. Use a wire cutter to make 3-5 cuts in the wire basket to allow roots to grow through.
 - Trees and shrubs shall be planted with a plant mixture consisting of 1/3 existing soil, 1/3 topsoil and 1/3 composted manure or peat. When planting trees in the lawn area or on a berm the existing soil within a 10 foot diameter shall be loosened by tilling or similar and amended with composted manure or peat at a depth of 6-12".
 - Lawn areas shall receive at least 4" of topsoil and hydroseeded. Check with specifications for topsoil availability or contact project manager. Topsoil for lawns shall be appropriate for growing and sustaining a healthy lawn. All lawns shall be hydroseeded with a seed blend consisting of 30% Kentucky Bluegrass, 20% Perennial Ryegrass, 10% Hard Fescue, 20% Creeping Red Fescue and 20% Chewings Fescue.
 - Maintenance of the landscape shall be provided for by the owner and include fertilizing of lawn and plant material, yearly pruning, top dressing of mulch areas every other year and provide 1" of water per week during the growing season.
 - Plant materials shall be chosen and installed in accordance with standards recommended by the County Cooperative Extension Service or American Nursery Association.



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**DEVELOPMENT SITE PLAN REVIEW STANDARDS
FINDINGS OF FACT
Conkle Redevelopment**

Section 19.40 Development Plan Approval Criteria.		
<p>In order that buildings, open space and landscaping will be in harmony with other structures and improvements in the area, and to ensure that no undesirable health, safety, noise and traffic conditions will result from the development, the Planning Commission shall determine whether or not the development plan meets the following criteria, unless the Planning Commission determines that one or more of such criteria are inapplicable:</p>		
ORDINANCE REQUIREMENT	FACTS	FINDINGS
<p><u>A. General.</u> All elements of the development plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance. The development plan shall conform with all requirements of this Ordinance, including those of the applicable zoning district(s).</p>	<p>8.2-acre site 7 Two family on ~6200 sq ft lots off E. Morgan 9 Two family of ~6300 sq ft lots off Earl</p>	<p>Requirement met</p>
<p><u>B. Building Design.</u> The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design guidelines adopted in specific district or sub-area plans, the building design shall meet the architectural and building material requirements of this Ordinance.</p>	<p>Two Family dwellings allowed by Sec. 4.20.C.</p>	<p>Requirement met</p>
<p><u>C. Preservation of Significant Natural Features.</u> Judicious effort shall be used to preserve the integrity of the land, existing topography, and natural, historical, and architectural features as defined in this Ordinance, in particular wetlands designated /regulated by the Michigan Department of Environmental Quality, and, to a lesser extent, wetlands which are not regulated by the Department.</p>	<p>Most of existing site is left undisturbed.</p>	<p>Requirement met</p>
<p><u>D. Streets.</u> All streets shall be developed in accordance with the City of Boyne City Subdivision Control Ordinance and City Municipal Standards, unless developed as a private road in accordance with the requirements of the City.</p>	<p>N/A</p>	<p>N/A</p>

**DEVELOPMENT SITE PLAN REVIEW STANDARDS
FINDINGS OF FACT
Conkle Redevelopment**

<p><u>E. Access, Driveways and Circulation.</u> Safe, convenient, uncongested, and well defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, parking and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points. All driveways shall meet the design and construction standards of the City. Access to the site shall be designed to minimize conflicts with traffic on adjacent streets, particularly left turns into and from the site. For uses having frontage and/or access on a major traffic route, as defined in the City of Boyne City Comprehensive Plan, the number, design, and location of access driveways and other provisions for vehicular circulation shall comply with the access management provisions of this Ordinance.</p>	<p>All access provided off Morgan or Earl with standard residential driveways</p>	<p>Requirement met</p>
<p><u>F. Emergency Vehicle Access.</u> All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department, Ambulance Department and Police Department.</p>	<p>Standard City lot. No FD, AM, or PD concerns.</p>	<p>Requirement met</p>
<p><u>G. Sidewalks, Pedestrian and Bicycle Circulation.</u> The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and sidewalks/pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of primary and secondary schools, playgrounds, local shopping areas, fast food/service restaurants and other uses which generate a considerable amount of pedestrian or bicycle traffic.</p>	<p>N/A</p>	<p>N/A</p>
<p><u>H. Barrier-Free Access.</u> The site has been designed to provide barrier-free parking and pedestrian circulation.</p>	<p>Two family home with own parking provided on site.</p>	<p>Requirement met</p>

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<p><u>I. Parking.</u> The number and dimensions of off-street parking [spaces] shall be sufficient to meet the minimum required by this Ordinance. However, where warranted by overlapping or shared parking arrangements, the Planning Commission may reduce the required number of parking spaces, as provided in this Ordinance.</p>	<p>Two off street parking spaces provided per unit.</p>	<p>Requirement met</p>
<p><u>J. Loading.</u> All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened in accordance with this Ordinance.</p>	<p>N/A</p>	<p>N/A</p>
<p><u>K. Landscaping, Screening, and Open Space.</u> The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping, landscape buffers, greenbelts, fencing, walls and other protective barriers shall be provided and designed in accordance with the landscaping provisions of this Ordinance. Recreation and open space areas shall be provided in all multiple-family residential and educational developments.</p>	<p>Landscape plan provided</p>	<p>Requirement met</p>
<p><u>L. Soil Erosion Control.</u> The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Planning Director or City Engineer, and have a valid Charlevoix County Soil Erosion permit.</p>	<p>Soil erosion permit to be confirmed with County.</p>	

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<p><u>M. Stormwater Management.</u> Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be encouraged. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water. All such measures shall comply with the Charlevoix County Stormwater Ordinance.</p>	<p>Retention ponds added.</p>	<p>Requirement met</p>
<p><u>O. Lighting.</u> Exterior lighting shall be arranged so that it is directed preferably downward onto the subject site and deflected away from adjacent properties. Lighting shall not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.</p>	<p>Standard residential lighting for two family. Will adhere to City ordinance and code.</p>	
<p><u>P. Noise.</u> The site has been designed, buildings so arranged, and activities/equipment programmed to minimize the emission of noise, particularly for sites adjacent to residential districts.</p>	<p>Standard two-family noise expected.</p>	
<p><u>Q. Mechanical Equipment.</u> Mechanical equipment, both roof and ground mounted, shall be screened in accordance with the requirements of this Ordinance.</p>	<p>Standard two-family mechanicals expected.</p>	
<p><u>R. Signs.</u> The standards of the City of Boyne City's Sign Ordinance are met.</p>	<p>Any proposed signs will meet the BCZO.</p>	
<p><u>S Hazardous Materials or Waste.</u> For businesses utilizing, storing or handling hazardous material such as automobile service and automobile repair stations, dry cleaning plants, metal plating industries, and other industrial uses, documentation of compliance with state and federal requirements shall be provided.</p>	<p>N/A</p>	<p>N/A</p>

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<p><u>T. Other Agency Reviews.</u> The applicant has provided documentation of compliance with other appropriate agency review standards, including, but not limited to, the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Transportation, Charlevoix County Drain Commissioner, Northwest Michigan Community Health Agency, Charlevoix County Building Department, and other federal and state agencies, as applicable.</p>	<p>Other agencies requirements shall be met as needed.</p>	
<p><u>U. Approval Process.</u> The development plan shall be reviewed by the Planning Commission. If disapproval is recommended, the Planning Commission shall cite reasons for such disapproval. If the Planning Commission finds a development plan not in conformity with this section, it may, at its discretion, return the development plan to the applicant with a written statement of the modifications necessary to obtain approval. Upon resubmission of the modified development plan, the Planning Commission shall review the plan. The Commission may approve, disapprove or approve subject to compliance with such modifications and conditions as may be deemed necessary to carry out the purpose of this Ordinance and other ordinances and resolutions of the City. If disapproved, the Planning Commission shall cite reasons for such disapproval.</p>	<p>Development plan for a condominium project for an otherwise permitted use.</p>	