

**West Traverse Township Planning Commission
October 14, 2026, 5:30 PM -- Meeting Agenda**

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Agenda
- V. Public Comment
- VI. Approval of September 9, 2026, Regular Meeting Minutes
- VII. Unfinished Business:
 - a. Discussion—data centers
 - b. Discussion--battery energy storage systems
- VIII. New Business:
 - a. **Case #06-2026**—Public Hearing-- to consider an application by North 45 Development Company, on behalf of property owner Michael Idorowitz, to amend the Birchwood Farms Planned Unit Development ("PUD") to allow for the construction of six single family duplex condominiums. The proposed PUD amendment pertains to changes to a condominium development previously approved in June, 2021. The property for the proposed project is more particularly described as 701 Greenway Drive, Harbor Springs, MI 49740, ID#24-16-12-33-426-001.
- IX. Other:
 - a. Zoning Administrator Report
 - b. Township Board Representative Report
 - c. Correspondence
- X. Planning Commissioner Comments (open discussion)
- XI. Public Comment
- XII. Next Meeting: Planning Commission Regular Meeting, November 11, 2026, 5:30 PM
- XIII. Adjournment

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
September 9, 2026

Chair Forster called the meeting to order at 5:30 p.m.

Roll Call: Hollerith, Remus, Thompson, Forster, Dohan, Green

Absent: Osetek

Visitors: Ed Taylor, Geron Gopigian, Molly Ballor, Rich Bachus, Lisa Morris

The Pledge of Allegiance was recited by all.

Approve Agenda as presented or with additions: Dohan motioned to approve the agenda as presented. Remus seconded. Six (6) ayes, one (1) absent.

Public Comment – none

Approval of August 12, 2026, Regular meeting minutes: Dohan asked that the word “*alternate*” in the sentence “*alternate language was too restrictive*”, be changed to “*standard*”. **Remus made the motion to approve the minutes of August 12, 2026, as presented with corrections. Thompson seconded. Six (6) ayes, one (1) absent.**

Unfinished Business:

- a. Discussion – Data Centers – Lane reported on a recent MTA workshop regarding Data Centers and Public Act 233 noting that while the Township’s wind/solar provisions are more restrictive than state law, large scale projects may default to State oversight. The Planning Commission reviewed the information about Data Centers, including the potential impact on energy capacity and zoning requirements. Legal Counsel that spoke at the MTA Workshop suggested that communities consider adopting a moratorium to allow for time to research the impacts Data Centers will have before updating their zoning ordinances, that Industrial areas are better suited for Data Centers and Townships should consult with their local attorney regarding the wording of the moratorium as Data Centers are a “unique use.” It was also noted that “Hyperscale” Data Centers require significant resources, smaller “Edge” Data Centers may be less use intensive.
- b. Discussion – Battery Energy Storage Systems – Lane suggested using the same template for Data Centers and that a moratorium for Data Centers be in place before a Battery Storage System moratorium.

New Business:

- a. Case #5-2026 – Public Hearing to consider a temporary moratorium on applications for data centers in West Traverse Township. Forster opened the public hearing at 5:45 p.m. Lane pointed out the moratorium was drafted by the Township Attorney, a notice regarding the Public Hearing was published in the Harbor Light Newspaper on 8-19-

Proposed: 9-9-26

Approved:

26, that a letter against Data Centers was received and in the packets. Forster opened the meeting for public comment. Garon Gopigian questioned if Industrial Parks within the Township such as Franklin Park are areas they are interested in or are they looking at AG areas as well and would those areas be able to encompass the square footage of Data Centers. Rich Bachus questioned as wind & solar are currently allowed, could wind & solar energy production offset the pull from the electrical grid should Data Centers be allowed and stated concern of the possibility of rising electrical costs if Data Centers were allowed here. Lisa Morris asked that NDA's (non-disclosure agreement) not be allowed for Data Centers or Battery Storage Systems. She raised concerns regarding noise levels, suggested that the Township adopt a Noise Ordinance with a general decibel limit for both industrial & residential and asked that if any commercial building such as Data Centers were to come here then vacate the building/property, that there needs to be a decommissioning plan to return the land to its natural state and remove hazardous materials from the ground. Forster closed the Public Hearing at 5:59 p.m. Dohan suggested language for the motion with a more definitive time frame. Green suggested that the length of the moratorium be set at one year. Lane noted that once the Planning Commission approves the moratorium, it will go to the County Planning Commission for its thirty (30) day review, then to the Board of Trustees for their approval. Once the Township Board approves it, that is the beginning date of the one (1) year moratorium. **Hollerith made the following motion.** *"I move to recommend approval to the West Traverse Township Board of Trustees an ordinance to impose a temporary moratorium, in the form drafted by the Township Attorney and labeled "Public Hearing Draft 09-09-26", on accepting or considering applications for Data Centers while West Traverse Township completes a study of Data Centers and related potential benefits and potential impacts along with Zoning Ordinances and Zoning Regulations pertaining to Data Centers and undertakes any required drafting and adopting of such ordinances and regulations for West Traverse Township."* **Green seconded. Roll call vote. Hollerith – yes, Green – yes, Forster – yes, Remus – yes, Thompson – yes, Dohn – yes. Six (6) ayes, one (1) absent.**

Other:

- a. Zoning Administrator Report – Lane reported an update on a storage unit project on State Rd that deviated from the previously approved March 2024 site plan. The Board discussed its purpose, why it is a stand-alone building, is there a chance that the builders could come back to ask for another addition, were the setbacks met, is it ok to approve it administratively or does it need to come back before the Planning Commission and the if the landscaping needs to be adjusted for the stand-alone building. The Planning Commissioners unanimously approved allowing ZA Lane to approve any changes.
- b. Township Board Representative – Green reported on the previous nights Board of Trustees meeting. He noted that the Bond for the new Township Hall construction was approved, that the loan closed as well as updating the PC on a proposal from Karin Offield regarding preserving the Cook Barns, the current Township Hall and that the Township Board approved pursuing a grant from Petoskey Rotary Club to help offset the costs.
- c. Correspondence – Lane noted a letter of support in the packet for a moratorium on any data center permits.

Proposed: 9-9-26

Approved:

Planning Commissioner Comments (open discussion) – Lane addressed upcoming changes to state land division laws effective March 2027 which will increase allowed splits on ten (10) acre parcels. Hollerith inquired about short term rentals & noise ordinances, the enforcement challenges and whether or not it is necessary to have dedicated personnel rather than relying solely on the ZA for enforcement issues if those ordinances were to be adopted.

Public Comments – Lisa Morris requested a name correction for the minutes, Karin Offield, not Brenda Offield, was the one who approached the Township Board Tuesday night with a presentation for the Cook Barn & current Township Hall. Morris also asked if there could be an ordinance to limit the size of Data Centers and make sure there are no public subsidies which might encourage them to come here. Rich Bachus questioned if it would be possible to have a curbside recycling program in the Township.

Next Meeting: Planning Commission next regular meeting will be held October 14, 2026, at 5:30 p.m.

Adjournment: Forster asked for a motion to adjourn at 6:27 p.m. **Thompson made a motion to adjourn. Green seconded. Six (6) ayes, one (1) absent.**

Respectfully Submitted by:
Jim Osetek, Secretary

Transcribed by:
Amy Peters

Proposed: 9-9-26
Approved:

SAMPLE DATA CENTER ORDINANCE VERSION 1.0

Note: This is a sample ordinance to regulate the development and operation of data centers within a township. These provisions may not suit the unique aspects of your township or may regulate too much or too little for your area. Adopting this ordinance without considering changes to fit your community is strongly discouraged and may have negative legal consequences. Please consult with your township attorney. Additionally, new information continues to come out often, so please check back periodically to see if there are newer versions of this sample.

TOWNSHIP OF _____

ORDINANCE NO. _____

ADOPTED: _____

EFFECTIVE: EIGHT DAYS AFTER PUBLICATION AFTER ADOPTION

An Ordinance to amend the Township Zoning Ordinance to authorize Data Centers; to provide regulations and standards for Data Centers; to repeal all ordinances or parts of ordinances in conflict herewith, and to provide an effective date.

**TOWNSHIP OF _____
_____ COUNTY, MICHIGAN**

ORDAINS:

**DATA CENTER ORDINANCE AMENDMENTS
TO TOWNSHIP ZONING ORDINANCE**

**SECTION I
DEFINITIONS ADDED TO SECTION _____**

The following definitions shall be added to Section _____ of the Township Zoning Ordinance, and shall be inserted into said Zoning Ordinance so that all definitions are in alphabetical order:

Cooling System: Any system, equipment, or apparatus used to regulate temperature and/or humidity within a Data Center, including but not limited to air conditioning units, cooling towers, and liquid cooling systems.

Data Center: A facility or operation consisting of computer systems and associated equipment designed, constructed, and operated for the primary purpose of intake, processing, storage, and/or distribution of computer data and electronic information. Associated equipment shall include all buildings, structures, and components used in the operation of the Data Center, including but not

limited to servers, routers, switches, storage devices, cooling systems, backup power systems, electrical distribution systems, and telecommunications equipment.

Sensitive Land Uses: A land use that includes educational facilities (Pre-K through 12), college dormitories, commercial child care facilities, hospitals, long term care facilities, nursing homes, retirement homes, campgrounds, parks (excluding linear trails), and dwellings.

SECTION II
ADD A NEW SECTION _____, TITLED "DATA CENTERS"

A new Section _____, titled "Data Centers" is hereby added to the Township Zoning Ordinance to read as follows:

Section _____. Data Centers.

I. PURPOSE

The purpose of this Section is to establish minimum requirements and regulations for the construction, location, operation, and decommissioning of data centers. This Section is designed to ensure that data centers are constructed and operated in a manner compatible with nearby uses of land, the natural environment, and the capacities of public services and facilities. It is also designed to mitigate nuisance impacts and to avoid adverse impacts on important areas such as farmland, Sensitive Land Uses, or valuable natural resources.

II. GENERAL STANDARDS

The following requirements shall apply to all Data Centers in addition to the other generally applicable standards found in the Zoning Ordinance and to the extent of a conflict this Section shall apply:

- A. **Site Selection.** Data Centers shall only be allowed as a special land use in the Industrial District [customize to fit individual municipal industrial districts by reference].
- B. **Lot Coverage.** Data Centers shall not exceed the maximum lot coverage allowed in the Industrial District.
- C. **Placement and Setbacks.** Data Centers shall be arranged, designed, and constructed to be harmonious and compatible with the site and surrounding properties. Data Centers shall be sited to minimize the visual impacts of the bulk of the building on a line-of-sight basis from adjacent public streets and Sensitive Land Uses and to minimize the impacts to natural resources. Data Centers shall comply with the minimum setbacks applicable to the Industrial District except as otherwise provided in this Section.
 - 1. Cooling System components including chillers, fans and compressors must

be surrounded by full height sound attenuation screening that must be designed to blend with the architectural style, materials, and color of the building:

- i. If roof mounted, there must be a 1,500-foot minimum setback from the sound attenuation screening to the closest Sensitive Land Use lot lines. This distance is measured from the nearest part of the sound attenuation screen to the property line of the Sensitive Land Use.
 - ii. If ground mounted, there must be a 1,000-foot minimum setback from sound attenuation screening to the closest Sensitive Land Use lot lines. This distance is measured from the nearest part of the sound attenuation screen to the property line of the Sensitive Land Use.
 2. Generators shall be located within full acoustic enclosures to the maximum extent possible. Enclosures must be designed to blend with the architectural style, materials, and color of the building and cannot be located within 1,000 feet of any Sensitive Land Use, measured from the nearest part of the enclosure to the property line of the Sensitive Land Use. Roof mounted generators are prohibited.
- D. **Height.** The height of a Data Center, except for electric distribution and transmission poles, shall not exceed the maximum height permitted for structures in the Industrial District.
- E. **Visual Screening.** Views of a Data Center shall be minimized from public rights of way, adjacent properties, and Sensitive Land Uses, to the extent reasonably practicable using architectural features, earth berms, landscaping or other screening methods that will harmonize with the character of the property and surrounding area. The Planning Commission may require reasonable measures to minimize visual impacts by preserving existing natural vegetation, requiring new vegetative screening, or other appropriate measures on a site-specific basis. In making this determination, the Planning Commission is specifically authorized to consider whether additional visual screening measures are appropriate where a Data Center is proposed to be located on property adjoining or within the view of a Sensitive Land Use..
- F. **Sound.** The Data Center must comply with all federal and state regulations related to noise thresholds and any Zoning Ordinance Industrial District noise limitation. In addition, except as otherwise allowed in this Section, noise levels shall not exceed the following noise thresholds as measured at the Data Center property line shared with any non-industrial use or the property line of the closest Sensitive Land Uses as follows:
1. No sound shall exceed 55 dB(A) weighted (Laeq-10 min) between the daytime hours of 7am to 7pm.

2. No sound shall exceed 45 dB(A) weighted (L_{aeq}-10 min) between the nighttime hours of 7pm to 7am.
3. No source of steady tonal sound shall exceed 65 dB(C) weighted (L_{ceq}-10 min) at any time.
4. Octave Bands (dBz) will be maintained at acceptable levels.

G. **Lighting.** The Data Center must implement dark sky-friendly lighting solutions, and all lighting must be designed to direct light downward. The facility must produce zero footcandles of light at the property line.

H. **Vibrations.**

1. No Data Center shall be operated, maintained, or tested in a manner that generates a ground-borne vibration level exceeding a Peak Particle Velocity (PPV) of 0.01 inches per second (in/s) at any point along the Data Center's property line. This limit applies across all vibration frequencies between 1.0 Hz and 100 Hz. The 0.01 in/s PPV threshold applies to measurements taken in any of the three mutually perpendicular axes (vertical, longitudinal, or transverse). If any single axis exceeds 0.01 in/s, the Data Center is in violation.
2. Generators must be equipped with vibration isolation and mitigation systems.
3. Data Centers must have continuous vibration monitoring at spacing of no less than 500 feet along all property lines which sit within 1,000 feet of the property line of any Sensitive Land Use.

I. **Water Usage Standards.** A Data Center shall maintain a Water Usage Effectiveness of no more than two tenths (0.2). As used in this Section, "Water Usage Effectiveness" or "WUE" is defined as the ratio of total annual building water consumption (liters) to information technology equipment energy consumption (kilowatt-hour). Evaporative cooling is prohibited.

J. **Energy Usage.**

1. Data Center facilities must be designed to maintain a Power Usage Effectiveness of no more than one and two-tenths (1.2). As used in this Section, "Power Usage Effectiveness" or "PUE" is defined as the ratio of total facility energy consumption divided by the total IT equipment energy consumption (servers, switches, storage devices, etc.). Total facility energy includes all power entering the building, such as cooling systems, lighting, power delivery components, and IT equipment. IT equipment energy

includes only the power used by computers, servers, storage, and networking devices.

2. Data centers must be designed and operated in compliance with the energy code requirements specified in whichever of the following is most stringent:
 - i. The latest adopted Michigan Energy Code;
 - ii. The latest published ASHRAE Standard 90.4; or
 - iii. Michigan-specific data center energy code requirements adopted by rule, which may include more detailed criteria.
3. The Data Center shall have on-site energy storage capable of supplying not less than fifty percent (50%) of the facility's peak electrical demand for a minimum duration of fifteen (15) minutes, for purposes including grid stabilization, brownout mitigation, and peak-load support. Energy storage systems shall be configured to prioritize discharge during utility-declared peak events and grid emergencies to reduce localized voltage sag, transformer overload, and outage risk in surrounding neighborhoods.
4. The Data Center must demonstrate that it will supply the Center's energy needs independently of the current energy available within the Township and that it complies with all state and federal requirements for the provision of energy to supply its needs.

- K. **Generators.** Testing and exercising activities of generators are limited to 9am to 5pm weekdays and are prohibited on any State holiday. No more than two (2) generators shall be tested simultaneously. The use of other backup power sources which serve to reduce or eliminate diesel generator noise and emissions shall be utilized to the maximum extent practicable. All generators must be U.S. EPA Tier 4 compliant.
- L. **General Impacts.** Any use or activity producing air, dust, smoke, glare, exhaust, heat, or humidity in any form shall be carried on in such a manner that it is not perceptible at or beyond the Data Center property line.
- M. **Public Safety.** All Data Centers must develop and comply with an Emergency Response Plan and Fire Response Plan that shall provide reasonable protection of the public health, welfare and safety during all phases of construction and operation.
- N. **Signage.** The Data Center shall post all necessary signage to comply with any applicable electrical, building, and fire codes. Clearly visible warning signs shall be located at the base of any transformers, substations, or electrical components handling energy capable of causing harm to human beings. The Data Center

operation shall provide a 24-hour emergency contact signage visible at the access entrance.

- O. **Access Drives.** The Data Center shall provide safe and convenient vehicular access to the site, including sufficient on-site queuing areas at the security gate. The Data Center shall include access drives sufficient to accommodate adequate emergency response to all components.
- P. **Surface Water Runoff.** All surface water runoff created by construction and operation of the project shall be effectively managed on-site.
- Q. **Building and Electrical Codes.** The Data Center and all associated equipment shall comply with all applicable building and electrical code requirements and any applicable federal or state regulations. A qualified engineer shall provide written certification that the design, installation, and any interconnections are compliant with manufacturer and industry standards, all applicable local construction and electrical codes, and any applicable federal or state regulations.
- R. **Permits.** All Data Centers shall be required to apply for and obtain all necessary permits, including but not limited to building, electrical, plumbing, and mechanical permits.
- S. **Transmission and Distribution Lines.** Other than transmission or distribution lines for interconnection to the electric power grid, all electrical wiring shall be buried underground; except where the manufacturer's engineer or a qualified engineer employed by the utility that owns/operates the electrical power grid to which the system shall be interconnected certifies an underground wiring installation is not permitted by an applicable code and/or applicable federal/state regulation, with attached complete documentation supporting any such certification.
- T. **Transfer of Ownership.** No transfer in ownership of the Data Center shall occur prior to providing 60 days' notice to the Township and upon Township approval verifying that the new owner has the ability and means to carry out the terms of the special land use and site plan approval and agrees in writing to carry out such terms. Approval shall not be unreasonably withheld by the Township.
- U. **Environment and Community Impact.** A Data Center shall provide, at time of application for special land use permit, detailed analysis by qualified individuals of the Data Center's impact on the environment of the site and surrounding area, and the impact on the community. All environmental impacts must be in compliance with Federal, State, and local standards.
- V. **Construction Hours.** Construction Hours shall be limited to 7:00 a.m. – 7:00 p.m. Monday through Saturday unless otherwise approved by the Planning Commission.

- W. **Decommissioning.** A Data Center must have a Decommissioning Plan and Agreement as provided in this Section.

III. APPLICATION REQUIREMENTS AND PROCEDURE

- A. **Special Land Use Permit and Site Plan Application Requirements.** Any proposal for a Data Center shall require an application for special land use permit approval and for site plan approval. All required fees and escrow fund shall accompany the application. An incomplete application will not be accepted. The application shall be subject to the general special land use and site plan review requirements in addition to the following submission requirements:

1. The name, address, and contact information of the applicant.
2. The name, address, and contact information of the proposed operator of the Data Center, if different from the applicant.
3. The address and parcel number of each property to be used for the Data Center, including demonstrated proof of ownership, lease, or easement permitting all proposed construction on said property.
4. The planned date for the start of construction of the Data Center and the expected duration of construction, including a description of any construction phases for the Data Center, the proposed timeline for construction of each structure or major component, and a description of any areas where future expansion is anticipated.
5. A description of the expected uses of the Data Center.
6. A description of each Special Land Use standard under the Township's Zoning Ordinance, a detailed statement demonstrating compliance with each Special Land Use standard, and all information and supporting materials relied upon by the applicant in support of their statement of compliance.
7. A description of each standard described in this Section, a detailed statement demonstrating compliance with each standard, and all information and supporting materials relied upon by the applicant in support of their statement of compliance (i.e. sound studies and modeling, vibration studies and modeling, environmental studies, etc).
8. A preliminary electrical plan for the Data Center showing all underground and above ground wiring, the location of any electrical infrastructure, the location and capacity of any interconnections, and any electrical safety devices.
9. Information and supporting materials detailing the anticipated PUE,

electrical use, maximum possible electrical load, and pre-approval or authorization from applicable electricity service providers that such capacity is available to serve the Data Center.

10. Information and supporting materials detailing the type, size, and location of all Cooling Systems and water usage including the WUE analysis. Such analysis shall include proof of capacity on public water and sewer systems to support the proposed intake and discharge of water for the Data Center.
11. Information and supporting materials detailing the type, size, and location of all onsite energy storage and backup power generation, and whether and how such equipment is to be tested.
12. The expected direct impacts of the Data Center on the environment and natural resources and how the applicant intends to address and mitigate these impacts. The Applicant shall describe all environmental features of the proposed project site and surrounding area, including natural resources, waterways, flora and fauna which may be impacted by the proposed project. The description shall include the anticipated impacts on the environment and habitats and mitigation measures for such impacts.
13. A decommissioning plan as described in this Section.
14. A detailed site plan of the proposed Data Center, showing the location, height, and design of all components of the Data Center, including distances from all existing and proposed structures/buildings and fencing on the site to all lot lines including to all boundaries of a leased site, where applicable, and to all structures/buildings within 2,000 feet of the subject property.
15. A site plan depicting all proposed means of ingress and egress which demonstrates compliance with any applicable fire or emergency response regulations.
16. A landscape plan depicting all proposed changes to the landscape of the existing site, including grading, vegetation removal, fencing and vegetative screening.
17. A map of any existing overhead and underground major facilities for electric, gas, telecommunications transmission within the facility and surrounding area.
18. A fire response plan and an emergency response plan containing, at a minimum, all of the following:
 - i. A description of all chemicals or hazardous materials that will be used during the construction or operation of the facility and describe their purpose and location within the facility.

- ii. A detailed evaluation of any risk of intentional or inadvertent chemical or hazardous material discharge, the likelihood of such events, risk mitigation measures to prevent such events, and emergency notification and response plans in the case of such events.
- iii. A description of all electrical, fire, smoke, and similar environmental risks, their likelihood, and mitigation measures both before and after an emergency.
- iv. A description of the current emergency and fire response capacity and equipment available within the Township and the surrounding area, and whether such capacity and equipment is sufficient to address the risks described in the Plans. If the capacity or equipment is insufficient, the Plan must include a detailed description of such deficiencies and how the facility will attain sufficient emergency response capacity, whether by improvements to local emergency and fire authorities, private emergency management measures, or other means.
- v. A description of emergency shutdown procedures, how such procedures are triggered, and any effects that an emergency shutdown may have on the operation, utilities, or emergency response plans.
- vi. A description of if and how the Township and the public shall be notified of emergencies at the Data Center to the extent that such emergencies have the potential to result in impacts to the Township or the public.
- vii. Evidence of consultation or a good faith effort to consult with local fire department representatives, first responders, and emergency managers to ensure that the Plan is in alignment with acceptable operating procedures, capabilities, resources, etc. If consultation with local fire department representatives is not possible, provide evidence of consultation or a good faith effort to consult with the State Fire Marshal or other local emergency manager.
- viii. A description of all on-site equipment and systems to be provided to prevent or handle fire emergencies.
- ix. A commitment to review and update the plan with fire departments, first responders, and county emergency managers at least once every three (3) years.

- x. Analysis should include identification of any specific equipment or training deficiencies in local emergency response capacity and recommendations for measures to mitigate deficiencies.
- xi. Other information the applicant finds relevant or wishes to present to the Township.

IV. DECOMMISSIONING AND REMOVAL

- A. All Data Centers shall be required to provide a Decommissioning Plan and comply with said plan and the requirements of this Section for the lifetime of the project.
- B. The Decommissioning Plan shall include all of the following:
 - 1. State the anticipated life of the project;
 - 2. Describe estimated decommissioning costs in current dollars and provide that this figure will be updated every fifth (5th) year after commencement of operation of the system;
 - 3. Define the conditions upon which decommissioning will be initiated. At a minimum decommissioning shall be required if the Data Center is abandoned. Abandoned shall mean that the Data Center ceases operations for a period of 12 months, unless the current responsible party provides sufficient evidence and guarantee of the intent to resume operations to the Planning Commission.
 - 4. State that decommissioning will allow the Data Center to be repurposed for general industrial use though the removal of aspects of the Data Center specific to use as a Data Center.;
 - 5. Describe the timeframe for completion of decommissioning activities;
 - 6. Describe any agreement with the landowner regarding decommissioning; and
 - 7. State the party responsible for decommissioning.
- C. The Applicant shall further submit a Decommissioning Agreement to be signed by the applicant, operator, or party responsible for decommissioning and shall bind all successors, heirs and assigns.
- D. Decommissioning shall begin within 6 months of abandonment or other trigger and shall be completed within 18 months.

- E. The Decommissioning Plan shall include financial assurance in the form of a bond. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the Data Center. Salvage value shall not be included in the estimated cost of decommissioning. The financial assurance must be posted in at one-hundred-and-twenty-five percent (125%) total decommissioning value by the start of full commercial operation and continuously maintained for the period of the life of the Data Center. During construction a financial assurance must be maintained in an amount to return the site to the original condition and such assurance shall be required until the full financial assurance is provided at the start of the full commercial operation.

V. DEVELOPMENT AGREEMENT.

- A. The Planning Commission shall require a development agreement between the applicant/property owner and the Township to ensure completion of the approved site plan and continued compliance with required standards. The development agreement may address, but is not limited to, the following: The property's legal description; the zoning district in which the property is located; the site plan as approved; conditions of site plan approval; security for general improvements; compliance with standards during and after development; maintenance of the site during and after development; open area maintenance; stormwater management; roads and drives; sewer and water; Township engineer approval of construction plans; easements for and assignments of utility lines; pedestrian sidewalks; tree preservation; wetland preservation; landscaping; electricity and gas use; lighting; construction access; construction work schedule; performance guarantee; engineering plans and certifications; site grading and setbacks; monuments and markers; warranties; proceedings for failure to maintain repair or preserve development elements; reimbursable costs to the Township; enforcement procedures; duration of agreement; and construction oversight.

VI. SMALL-SCALE OPERATION EXCEPTION

- A. The provisions of this Section shall not apply to a Data Center which is constructed and operated solely as an accessory and subordinate use to an existing principal use on a property, so long as that Data Center is (1) housed entirely within existing structures which conform to all zoning and other permit requirements, (2) creates no adverse impacts on adjacent land uses, and (3) requires no additional approvals from a utility provider with respect to electrical or water usage.

SECTION IV **AMEND SECTION _____**

Section _____ of the Township Zoning Ordinance is amended to add the following use as a

special land use in the Industrial Zoning District:

- Data Center

SECTION VI
SEVERABILITY

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION VII
REPEALER AND EFFECTIVE DATE

All ordinances or parts of ordinances in conflict herewith are hereby repealed. This ordinance shall take effect 8 days after publication after adoption.

Energy Systems- Draft Zoning Ordinance Amendments

Definitions.

Battery Energy Storage System, Large Utility Scale: A battery Energy storage system (BESS) that is principal use (or co-located with a second principal use) and that is designed and built to connect to the transmission grid with nameplate capacity of 50 megawatts or more and an energy discharge capability of 200 megawatt hours or more.

Non-Participating Property: Any property that is adjacent to a participating property.

Participating Property: A battery energy storage system host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from system owner (or affiliate) regardless of whatever any part of a system is constructed on the property.

Intent.

The purpose of this Section is to establish minimum requirements and regulations for the construction, erection, placement, location, maintenance, modification, operation, and decommissioning of utility use Energy Systems in the _____ in a manner that promotes economic development and ensures the protection of health, safety and welfare while also avoiding adverse impacts to important areas such as agricultural lands, residential areas, endangered habitats, conservation lands, and other sensitive lands.

Utility Scale Energy Systems.

All Large Utility Scale Battery Energy Storage Systems (BESS) shall comply with all requirements in [insert state reference]. In addition to all of the State requirements, the following requirements shall apply to Large Utility Scale, Battery Energy Storage Systems:

- A. Size: The minimum lot size shall be fifty (50) acres.
- B. Setbacks: The following minimum setback requirements as measured from the nearest facility structure shall be:

<i>Setback Description</i>	<i>Setback Distance</i>
Occupied building and dwellings on nonparticipating properties.	650 feet from the nearest point on the outer wall
Public road right-of-way	100 feet measured from the nearest edge of a public road right-of-way

- C. Height.

1. Battery Energy Storage System. The height of battery energy storage system structures, except for electric distribution and transmission poles, shall not exceed a height of 20 feet.

- D. Fencing. The system shall be completely enclosed with fencing in compliance with the latest version of the National Electrical Safety Code or any applicable successor standard approved by the Michigan Public Service Commission. Fencing shall be 8 feet high with 2 rows of wire and sound barrier deadening liner.

- E. Sound. The sound pressure level of a BESS shall not exceed a noise level of 45 DBA (Leq (1-hour)) OR average hourly decibels as modeled at the property line of an adjacent nonparticipating property. Decibel modeling shall use A- weighted scale as designed by the American National Standards Institute. The sound level limits apply to the contribution from the BESS only and do not include contributions from background ambient sounds. The site plan shall include modeled sound isolines extending from the sound source(s) to the property lines or dwellings located on adjacent nonparticipating property to demonstrate compliance with this standard.
1. Post-construction sound survey: Documentation of sound pressure level measurements shall be provided to the Zoning Administrator by a third-party qualified professional selected by the Planning Commission and at the expense of the BESS system owner within 12 months of the commencement of the operation of the project. The study will be designed to verify compliance with sound standards applicable to this ordinance. The energy facility does not generate a maximum sound in excess of 45 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
- F. Lighting. The system must implement dark sky-friendly lighting solutions and satisfy the provisions of Section _____.
- G. Host Community Agreement. The applicant shall enter into a host community agreement with the _____. The host community agreement shall require that, upon commencement of any operation, the Utility-Scale Battery Energy Storage System owner must pay the _____ \$2000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the _____ for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.
- H. Safety Signage. The system shall post signs in compliance with NFPA 70/70E or any applicable successor code in place at the time of application for approval. Additionally, signage shall be provided per NFPA 855 7.4.4, or any applicable successor code in place at the time of application for approval, including information on the system type and technology, special hazards, for suppression system and 24-hour emergency contact information, including reach-back phone number. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations. The system must generate a 911 call for the local Fire Department.
- I. Fire Protection: The facility shall comply with NFPA 855 "Standard for the Installation of Stationary Energy Storage Systems" or any applicable successor standard adopted by the Michigan Public Service Commission.
- J. Landscaping: The Planning Commission may require reasonable measures to minimize visual impacts by preserving existing natural vegetation, requiring new vegetation screening or other appropriate measures. The Planning Commission shall determine such visual screening measures as may be required, if any, on-site specific basis pursuant to the standards for special land use approval as specified in this Ordinance, the landscaping standards of section _____, and/or the standards for the site plan approval as specified this Ordinance, as most applicable to the circumstances. In making this determination the Planning Commission is specifically authorized to consider whether additional visual screening measures are appropriate where a system is proposed to be located on property adjoining a Residential District.

- K. Access Drive: If the system includes an access drive(s) for maintenance purposes, the surface of the access drive(s) shall be permeable unless on brownfield land, or on an already paved surface at the time of application for approval such as a parking lot or former building foundation. The access drive(s) shall be wide enough to accommodate two-way fire truck traffic.
- L. Fire Hydrant Well: The developer shall install 350-500gal (10-inch casing) fire hydrant well on-site, to be shown on the site plan.
- M. Surfacing: Except as otherwise depicted on the site plan and subject to approval of the Planning Commission, the area within which the system is located shall not be paved with asphalt/concrete or any other surface material that is impermeable to water other than for slab foundations for structures and equipment. This shall not apply to a system located on brownfields land or on an existing paved area such as a former building slab or in an unused parking area when adequate parking remains for any other use on the site. The access road must allow two-way traffic for emergency vehicles.
- N. Surface Water Runoff: All surface water runoff shall be effectively managed on-site pursuant to Section ____ of this Ordinance.
- O. Installation and Operational Safety. The system shall comply with all the following requirements:
1. The system shall be designed and constructed for the interconnection to a Michigan Public Service Commission or Midcontinent Independent System Operator regulated utility electrical power grid and shall be operated with such interconnection.
 2. The system and all foundation elements shall comply with all applicable building and electrical code requirements, and any applicable federal/state regulations. The manufacturer's engineer or another qualified engineer shall provide written certification that the design, installation (including foundations), and interconnection is compliant with the manufacturer and industry standards, all applicable local construction and electrical codes, and any applicable federal/state regulations.
 3. Other than transmission or distribution lines for interconnection to the electric power grid, all electrical wiring shall be buried underground; except where the manufacturer's engineer or a qualified engineer employed by the utility that owns/operates the electrical grid to which the system shall be interconnected certifies an underground wiring installation is not permitted by an applicable code and/or applicable federal/state regulation, with attached complete documentation supporting any such certification.
 4. The system shall be designed, located, and maintained so as to comply with all applicable codes and regulations.
- P. Repair and Augmentation. In addition to repairing or pre-placing facility components to maintain the system, the facility may at any time be augmented without the need to submit a new site plan so long as the augmentation is within the same footprint (e.g. same dedicated use building or on footings/foundations in the same location) as the original permit. In the instance of a battery energy storage system, if there is a change in the battery chemistry, an updated Hazard Mitigation Analysis and

Emergency Operation Plan shall be provided. When a facility is anticipated to be augmented over its lifetime by adding additional components, the applicant should apply for the final/augmented site arrangement. A proposal to increase the size of the project footprint may be considered a new application, subject to the ordinance standards at the time of the request.

Q. Decommissioning and Removal. The system shall comply with all the following requirements:

1. A decommissioning plan, including a Memorandum of Decommissioning in a form recordable at the County Register of Deeds, shall be provided and shall address the following:
 - a. State the anticipated life of the project;
 - b. Describe estimated decommissioning costs in current dollars and provide that this figure will be updated every fifth (5th) year after commercial operation of the system;
 - c. Be signed by the party responsible for decommissioning;
 - d. Define the conditions upon which decommissioning will be initiated (e.g.; end of land lease, no power generation/storage for 12 months, etc.);
 - e. State that all equipment, conduit, structures, fencing, roads, and foundations will be removed to a depth of three feet by the end of the decommissioning period;
 - f. Require property to be restored as near as reasonably possible to the condition it was in prior to the development of the system;
 - g. Describe the timeframe for completion of decommissioning activities;
 - h. Describe any agreement (e.g., lease) with the landowner regarding decommissioning;
 - i. State the party currently responsible for decommissioning; and
 - j. Describe any plans or circumstances requiring an update of the decommissioning plan.
2. A recorded copy of the memorandum of Decommissioning plan shall be submitted to the _____.
3. Decommissioning shall be completed within 12 months of determination by the Zoning Administrator that the system is no longer being maintained in an operable state of good repair, unless the current responsible party with ownership interest in the system provides substantial evidence to the Planning Commission of the intent to maintain and reinstate operation of the system.
4. The Decommission Plan shall include but is not limited to financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, but excluding cash. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the system, after deducting salvage value, as calculated by a third party with expertise in decommissioning, hired by the applicant. However, the financial assurance may be posted in increments as follows:
 - a. At least 25% by the start of full commercial operation.

- b. At least 50% by the start of the fifth year of commercial operation.
 - c. 100% by the start of the tenth year of commercial operation the security shall be continuously maintained for the period of the life of the system.
- R. Special Land Use Permit and Site Plan Application Requirements. Application for special land use permit approval shall comply with this Ordinance.

DRAFT

Application for Planned Unit Development Review

RETURN TO: WEST TRAVERSE TOWNSHIP
8001 M-119 PO Box 528 Harbor Springs, MI 49740

PHONE: (231) 526-7361 FAX: (231) 526-0028 EMAIL: zoning@westtraversetownship.com

DATE RECEIVED

CASE #

\$
FEE

DATE PAID

PLEASE MAKE CHECKS PAYABLE TO WEST TRAVERSE TOWNSHIP

Applicant's Name North 45 Development CO. Phone 248-538-1389
Applicant's Address 30600 Northwestern Hwy Farmington Hills MI
Applicant's Email Address mbueby@gmail.com @
Owner's Name Michael Idorowitz
Owner's Address 30600 Northwestern Hwy Farmington Hills MI
Owner's Email Address _____ @

JOB SITE LOCATION

Name of Development: _____ Tax Parcel #: _____
Address: _____ Zoning District: _____

DESCRIBE PLANNED UNIT DEVELOPMENT

6 Single Family Duplex's

Check which phase of PUD Approval this application is for:

☐ Preliminary PUD Plan ☐ Final PUD Plan

PLEASE ATTACH

- ☐ Preliminary PUD Plan*-- 9 copies in addition to 1 reduced sized copy and 1 digital copy **OR**
- ☐ Final PUD Plan*-- 9 copies in addition to 1 reduced sized copy and 1 digital copy
- ☐ PUD Checklist
- ☐ Impact Statement
- ☐ Legal Description of Property
- ☐ Copies of all other required permits obtained

*PUD Plan shall show all information in the PUD Checklist (Section 504 and Section 727 of the Zoning Ordinance) unless specifically waived by the Planning Commission. All required information is due at least **30 days** prior to the public hearing date.

INSPECTIONS

As owner and/or applicant representing the owner, I do ☐ do not ☐ authorize West Traverse Township (staff, appointed board, trustees or committee members) to enter upon the subject property for purposes of making inspections related to the project or request identified in this application. If authorized, such inspections or site walks shall be conducted at reasonable hours and times.

I certify that all of the above information is accurate to my fullest knowledge:

Mark A. Bowe
Signature of Applicant

Mark A. Bowe
Printed Name of Applicant

9-1-26
Date

* [Signature]
(Required) Signature of Property Owner

Richard Thomas
Printed Name of Property Owner

09.01.2026
Date

PLANNED UNIT DEVELOPMENT CHECKLIST

Case # _____
Date Received _____

Subject Property Address _____
Proposed Use of Property Single family units
Proposed Number of Employees N/A

Site Plan Requirements

Basic Map Information		Yes	No	N/A	Comments
1	Number of Copies: 9 copies in addition to 1 reduced size copy (maximum 11" X 17") and 1 digital copy.	✓			
2	Seal of the registered architect, landscape architect, land surveyor or professional engineer who prepared it.	✓			
3	Legal description of the site.	✓			
4	Zoning district of the site and adjacent properties.			N/A	
5	Scale of 1" equals 50' for less than 5 acres and at 1" equals 100' for 5 acres or more, and shall contain a general location map at a scale of 4" equals 1 mile giving site location.			N/A	
6	Map Info: Date, north point, scale, property dimensions, street names, size in square feet or acres and any other necessary identification information.	✓			
Structures, Storage & Easements		Yes	No	N/A	Comments
7	All existing and all proposed structures including fences, walls and other structures within 100' of the subject property including required setback lines.			✓	
8	Floor area and floor plans of all structures.	✓			
9	Building elevations (front, side and rear views) and height of all structures.	✓			
10	Location of all outdoor lights, pole heights, bollards, building attached and luminary shielding techniques.			✓	
11	Location and sizes of signs (must comply with Section 413).			✓	
12	Outdoor storage areas, snow storage areas and waste receptacles.				None
13	Percentage of lot coverage.			✓	
14	All existing utility lines and other services within and bordering the subject property.	✓			
15	Proposed method of screening.			✓	

16	Where large equipment or machinery is to be installed as part of the development, the location, type, horsepower, fuel, dimension and other data of all such equipment or machinery shall be indicated.			✓	
	Parking, Circulation & Roads	Yes	No	N/A	Comments
17	Ingress/egress drives and right-of-ways/easements. See Section 727:8 for private street right-of-way and pavements widths)	✓			site plan
18	Parking areas with spaces delineated. Parking spaces required _____, parking spaces actual _____, and accessible (ADA) parking location and number _____.		✓		
19	Roads (public or private)	✓			
20	Pedestrian circulation features.		✓		
21	Loading and unloading areas.			✓	
22	Parking lot landscaping.		✓		
	Natural Features & Landscaping	Yes	No	N/A	Comments
23	Natural features such as bodies of water, wetlands and slopes.			✓	
24	Topography information based on USGS datum or selected on site elevations. More detailed information may be required where the Planning Commission determines that the site and use warrant a more critical review of topography.	✓			
25	Proposed landscaping. Indications of trees and shrubs shall only be used on the site plan where trees and shrubs exist or where such vegetation will be planted prior to occupancy. All such trees and shrubs shall be labeled as to whether existing or proposed. Whenever a tree or group of trees of 3" caliper or greater is to be removed as part of the planned improvements, it or their location must be shown on the site plan in dotted outlines and noted "to be removed".			✓	
26	Are there scenic view considerations?		✓		
	Drainage & Soil Erosion	Yes	No	N/A	Comments
27	Generalized soil analysis data, which may include data prepared by the Emmet County Soil Conservation District regarding the soils and their adaptability to the use. More detailed information may be required where the Planning Commission determines that the site and use warrant a more critical review of soils.			✓	Previously Provided
28	Soil erosion and sediment control measures which shall include preventative soil erosion devices or measures, both during and after any site work related to the development when required.	✓			
29	Drainage and stormwater management plan.	✓			

	Other Requirements	Yes	No	N/A	Comments
30	Impact Statement attached?		✓	✓	
31	Harbor Springs Area Fire Department approval?		✓	✓	
32	Fire hydrants and fire vehicle access.	✓		✓	
33	Emmet County Road Commission or MDOT approval?		✓		
34	Health Department of Northwest Michigan approval?	✓		✓	
35	Army Corps of Engineers approval?			✓	
36	Soil erosion approval?	✓			
37	Michigan Department of Environmental, Great Lakes & Energy (EGLE) approval?		✓		
38	Wetlands permit approval?			✓	
	Preliminary PUD Plan requirements (In addition to those stated in #1-38 above)	Yes	No	N/A	Comments
39	Statement of objectives of the planned development.			✓	
40	Explanation of the relationship of the PUD to the Township Master Plan.	✓			
41	Phasing of all components of the project as well as future selling and/or leasing intentions.			✓	
42	Existing conditions map including property location, dimensions and boundaries, major tree stands and rock outcrops, bodies of water, soils, natural features, human made features (roads, buildings, easements and utilities), all major environmental features such as (major tree stands, rock outcrops, vegetation, wetlands, floodplains, drainage ways, slopes of 10% or greater and other surface features.	✓			
43	Perimeter setbacks (at least 50 ft. buffer strip).			✓	
44	Open space (at least 30% of the entire project area).	✓			
	Final PUD Plan requirements (Some of the requirements below are also requirements of a site plan so they will already have been included in the Preliminary PUD Plan as required above)	Yes	No	N/A	Comments
45	A narrative statement describing, at a minimum:				
	The objectives of the proposed PUD and how they relate to the intent of a PUD as described in §727:2.				
	The relationship of the proposed PUD to the Township's Master Plan.				
	Phases of development, if any, and the approximate time frame for the start and completion of construction of each phase.				

	Proposed master deed, deed restrictions, covenants or similar legal instruments to be used within the PUD.	✓			
	Location, type and size of areas to be dedicated for common open space.			✓	
	Tabulation of land area ratios.			✓	
	An impact statement meeting the requirements of §504:2 of the Ordinance.				
46	All public and private right-of-ways and easement lines located on and adjacent to the subject property which are proposed to be continued, created, relocated or abandoned, including the proposed use(s) and width(s) of all right-of-ways and easements.	✓			
47	Location and total number of curb cuts, driveways, off street parking spaces and loading spaces, including the dimensions of a typical parking space and the location(s) of barrier free parking spaces.	✓			
48	Proposed exterior building dimensions, both horizontal and vertical, gross floor area, number of floors and proposed uses.	✓			
49	Location, dimensions and uses of all existing and proposed structures, walks, malls, open areas, walls, fences, screen plantings and/or other landscaping.			✓	
50	Existing and proposed sewer, water and other utility lines, plus location and type of sewage treatment facility, water source and fire hydrants.	✓			
51	Area of subject property to be covered by buildings.	✓			
52	Location, size, height and orientation of all signs.			✓	
53	Final plans for surface water drainage, including surface and subsurface facilities.	✓			
54	Percentage of the total site devoted to open space and the proposed uses of that open space.			✓	
55	Proposed PUDs that include residential uses shall include the following additional information: a. Minimum floor area of dwelling units. b. Total number of dwelling units proposed. c. Number of bedrooms per dwelling unit.	✓			
56	Final landscape plans.			✓	
57	Final building plans.	✓			
58	Final sign plans.			✓	
59	All common open space areas, greenbelts, transition areas and setback areas shall be documented on the plan, and no use of these areas other than those identified on the plan shall be permitted without a formal revision of the plan.			✓	
60	All designated and required open space shall be under legal procedure which shall grant a covenant or deeded interest therein so that it shall be assured of remaining undeveloped.			✓	

61	The PUD's ownership, management and construction shall have been determined and documented and, where phased, a plan to demonstrate development continuity shall be presented.	✓		
62	All arrangements for design, construction, maintenance and operation of utility, septic or waste treatment systems, soil erosion and storm water control shall be presented.		✓	
63	On site circulation routes for vehicles, pedestrians, parking lots, bicycles and the like shall be included as specific elements of the plan as well as the ingress and egress points from bordering public/private roads.	✓		
64	Any existing or proposed deed restrictions, easements, agreements, condominium documents, Articles of Incorporation or covenants pertinent to the project property shall be presented. Actual final filing of the documents need not occur until after final site plan review, but before a zoning permit is issued.	✓		
65	Site plans and applicable engineering drawings shall be sealed by a professional engineer, surveyor, architect or landscape architect.	✓		
66	Such other information regarding the development area that may be required to determine conformance with this Ordinance.	✓		

ADDITIONAL COMMENTS:

W. S. R. J.
Applicant's Signature

9-1-2026
Date

IN ADDITION:

The applicant should distribute 1 copy of the completed plan to each of the following agencies (if required):

AGENCY	ADDRESS	PHONE
Health Department of Northwest Michigan	3434 Harbor Petoskey Rd Suite A Harbor Springs, MI 49740	231-347-6014
Emmet County Road Commission (for county roads)	2265 E. Hathaway Harbor Springs, MI 49740	231-347-8142
Michigan Department of Transportation (for state highways)	Gaylord Transportation Service Center 1088 M-32 East Gaylord, MI 49735	989-733-3832 or 888-304-MDOT (6368)
Harbor Springs Area Fire Department	160 Zoll St Harbor Springs, MI 49740	(231) 526-2104
Soil Erosion Officer (If the building is within 500' of surface water or an acre or more of land is disturbed, including roads.)	3434 Harbor-Petoskey Rd Suite E Harbor Springs, MI 49740	231-439-8996

3. ENVIRONMENTAL IMPACTS

Include statements relative to the impact of the proposed development on (if applicable):

a. Soil Erosion

None

b. Shoreline Protection

None

c. Wildlife Habitat

None

d. Air Pollution

None

e. Water Pollution (ground and surface)

None

f. Noise

None


Applicants Signature

9-20-2026
Date

Impact Statement for Site Plan Review

Case # _____

Date Received _____

Applicant's Name North 45 Development Co LLC

Project Title Ridges

Property Tax ID W12

1. PROJECT DESCRIPTION

Give a description of the proposed development including site land use characteristics, the number of lots or units and the number and characteristics of the population impact such as density, elderly persons, school children, tourists, family size and income as applicable:

12 Single Family units

6 Buildings Duplexes 2 units per Building

2. EXPECTED DEMANDS ON COMMUNITY SERVICES

Explain what the impact will be on the following community services and describe how services will be provided (if applicable):

a. Sanitary Services (volume of sewage)

Privately Owned

b. Domestic Water (volume of water consumption related to ground water reserves or community system capacity)

Privately Owned

c. Traffic Volumes (change in traffic volume)

N/A

d. Schools

Harbor Springs

e. Fire Protection

Privately Owned

Tentative Parcel Split Map

LEGAL DESCRIPTIONS

(PARCEL A2)

Part of the SE 1/4 of Section 33, Township 36 North, Range 6 West, West Traverse Township, Emmet County Michigan, which is more particularly described as follows:

Beginning at the Northeast corner of The Ridge Condominium, Emmet County Subdivision plan no. 388, as recorded in Liber 1235 Page 158 Emmet County Records, lying S17°35'16"W 2653.40 feet of the Northeast corner of Section 33, Township 36 North, Range 6 West, West Traverse Township, Emmet County Michigan; thence along the Easterly boundary of The Ridge Condominium on the following 2 courses S26°48'51"E 30.51 feet and S6°38'01"E 252.97 feet; thence S74°47'58"W 304.57 feet; thence S5°32'36"E 76.00 feet; thence S74°32'44"W 139.08 feet to the Westerly boundary of The Ridge Condominium; thence along said Ridge Condominium boundary on the following seven courses N29°18'44"W 90.12 feet, N0°00'53"E 159.99, N43°11'18"W 219.05 feet, N34°23'31"E 215.09 feet, S38°06'18"E 101.11 feet, S19°36'27"E 201.29 feet, N62°48'42"E 359.98 feet to the **Place of Beginning**; being subject to Fairway Drive a 50' wide access easement and any easements, restrictions, reservations, exceptions or conditions of record, containing 3.75 acres more or less.

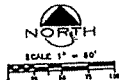
(PARCEL B2)

Part of the SE 1/4 of Section 33, Township 36 North, Range 6 West, West Traverse Township, Emmet County Michigan, which is more particularly described as follows:

Commencing at the Northeast corner of The Ridge Condominium, Emmet County Subdivision plan no. 388, as recorded in Liber 1235 Page 158, lying S17°35'16"W 2653.40 feet of the Northeast corner of Section 33, Township 36 North, Range 6 West, West Traverse Township, Emmet County Michigan; thence along the East boundary of The Ridge Condominium on the following two courses: S26°48'51"E 30.51 and S6°38'01"E 252.97 feet to the **Place of Beginning**; thence continuing along said boundary of The Ridge Condominium on the following nine courses: S6°36'42"E 49.16 feet, S1°08'56"E 405.09 feet, S1°38'25"W 223.26 feet, S2°56'14"E 187.21 feet, thence 231.17 feet along a nontangential curve to the left, radius 295.19 feet, delta angle 44°52'12", a long chord N51°26'06"W 225.31 feet, N73°50'03"W 171.52 feet, thence 87.48 feet along the arc of a nontangential curve to the right, radius 363.00 feet, delta angle 13°48'29", long chord N28°16'39"E 87.27 feet, thence 133.93 feet along the arc of a circular curve to the left, radius 129.02 feet, delta angle 54°02'21", long chord N8°11'45"E 129.02 feet, N29°18'44"W 319.55 feet; thence N74°32'44"E 139.08 feet; thence N5°32'36"W 76.00 feet; thence N74°47'58"E 304.57 feet to the **Place of Beginning**; being subject to Fairway Drive a 50' wide access easement and any easements, restrictions, reservations, exceptions or conditions of record, containing 5.19 acres more or less.

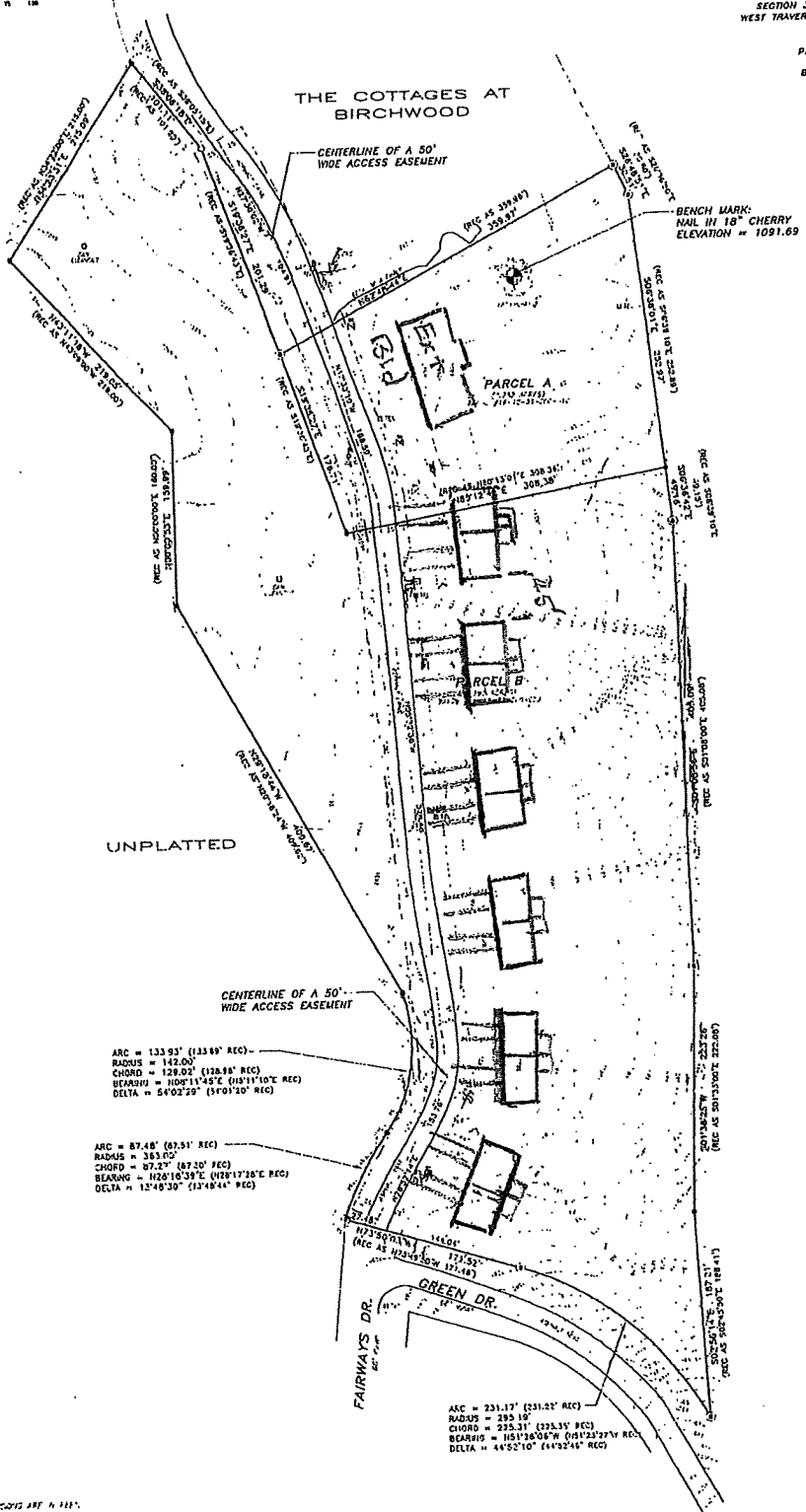
Richard E. Oelke
P.S. 33983
Benchmark Engineering, Inc.
607 E. Lake St.
Harbor Springs, MI 49740

Client: North 45 LLC
Job No: 26-304
Date: 17 September 2026



TOPOGRAPHICAL SURVEY
FOR
BLUESTONE CONSTRUCTION GROUP
PART OF THE SOUTHEAST 1/4
SECTION 33, TOWN 36 NORTH, RANGE 8 WEST
WEST TRVERSE TOWNSHIP, ELMLET COUNTY, MICHIGAN

PREPARED FOR:
PERFORMANCE ENGINEERS INC.
and
Bluestone Construction Group



- LEGEND:
1. ALL DIMENSIONS ARE IN FEET.
 2. 1/2\"/>
 3. 1/4\"/>
 4. 1/8\"/>
 5. 1/16\"/>
 6. 1/32\"/>
 7. 1/64\"/>

- UTILITY LEGEND:
- 1. 1\"/>
 - 2. 2\"/>
 - 3. 3\"/>
 - 4. 4\"/>
 - 5. 6\"/>
 - 6. 8\"/>
 - 7. 10\"/>
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 - 46. 88\"/>
 - 47. 90\"/>
 - 48. 92\"/>
 - 49. 94\"/>
 - 50. 96\"/>
 - 51. 98\"/>
 - 52. 100\"/>

NOTE: IT IS THE RESPONSIBILITY OF THE
OWNER/OWNER'S AGENT TO VERIFY ALL ZONING
SETBACKS AND REQUIREMENTS PRIOR TO ANY
CONSTRUCTION OR ALTERATIONS ON THE LOT.

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
100 N. 10th Street
Suite 200
Farmington Hills, MI 48334
Phone: (248) 855-1111
Fax: (248) 855-1112

DATE	12/15/2020
BY	J. FERGUSON
CHECKED BY	J. FERGUSON
SCALE	AS SHOWN
PROJECT	THE COTTAGES AT BIRCHWOOD
LOT	10
SHEET	1 OF 1

ZONING PERMIT No. 2021-7

West Traverse Township, Emmet County, MI

This permit must be visible from the highway frontage

Date: 06/21/2021

Prop. ID # 24-16-12-33-200-009
24-16-12-33-200-010

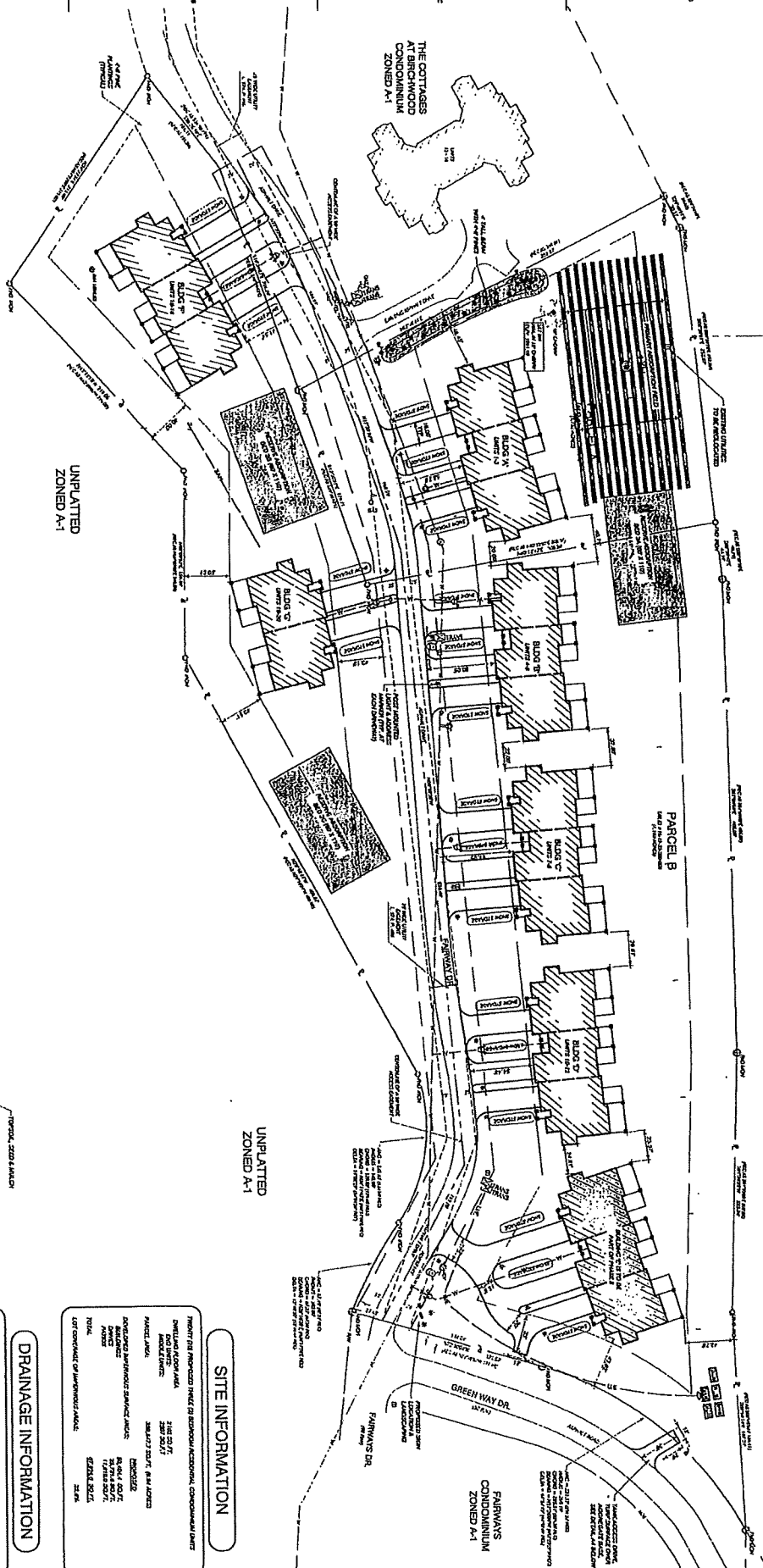
Owner: The Bluestone Group

Address: 701 Greenway, Birchwood Farms, Harbor Springs

**Condominium Development of Seven structures containing 20
Residential Units. Approved by Township Board June 8, 2021**

West Traverse Zoning, Administrator

Zoning Permits are valid for one (1) year from date of issue



ZONED A-1

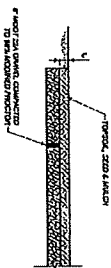
Birchwood Property Owners Association Golf Course

ZONED A-1

OVERALL SITE PLAN



A4 TANK ACCESS SECTION



SITE INFORMATION

INVENTORY BY CATEGORY: INVENTORY IN STOCK		INVENTORY BY CATEGORY: INVENTORY ON ORDER	
SHUTTLE ACROSS AREA	2166 SQ.FT.		
DOE LUMBER	2260 SQ.FT.		
ASBESTOS LUMBER	2260 SQ.FT.		
PARTIAL AREA	2260 SQ.FT.	8,440 SQ.FT.	
INVENTORY BY CATEGORY: INVENTORY ON ORDER			
DOE LUMBER	2166 SQ.FT.		
DOE LUMBER	2260 SQ.FT.		
DOE LUMBER	2260 SQ.FT.		
DOE LUMBER	2260 SQ.FT.		
TOTAL	62266 SQ.FT.		
TOTAL INVENTORY BY CATEGORY: INVENTORY ON ORDER			
	2166 SQ.FT.		

DRAINAGE INFORMATION

[illegible]

Performance Engineers, Inc.
404 Peachtree Avenue
Cleveland, Indiana 47524
Phone (219) 342-5373
Fax (219) 341-4041
www.performanceeng.com

BLUESTONE GROUP
P.O. BOX 100, OROVILLO, CA 95965

THE RIDGE CONDOS

THE PLAN

20-5553
DISTR. NO.
C103

AMENDMENT TO THE BIRCHWOOD FARMS GOLF AND COUNTRY CLUB PLANNED UNIT DEVELOPMENT AGREEMENT

June 8, 2021

On or about May 1, 1974, a Planned Unit Development (PUD) Agreement was entered into between Birchwood Farms Development Company and West Traverse Township. The PUD agreement has been amended several times over the years and The Ridge Development Co., LLC desires to establish a new condominium community within the Birchwood PUD that will be referred to as The Ridge Condominium Association. This community will be located at 701 Greenway Dr. (addresses to be determined on Fairway Dr.) and is identified as parcels #24-16-12-33-200-009 and #24-16-12-33-200-010 and comprises approximately 8.94 acres in the A-1 Zoning District.

This PUD Agreement Amendment includes the following items, drawings and plans, including all notations and graphic illustrations which are incorporated into this approval by reference. Approval is subject to all provisions, requirements, specifications and limitations contained in the documents.

- PUD Final Review (includes motion to recommend to Board)
- Density Analysis
- Ridge Condominium Plan Index dated 4-19-21
 - C101 Title Sheet
 - C102 Legend, General Notes
 - EX-1 Existing Site Conditions
 - C103 Overall Site Plan
 - C104 Utility Plan
 - C105 Sanitary Sewer Plan and Profile (0+00 to 5+00)
 - C106 Sanitary Sewer Plan and Profile (5+00 to 10+00)
 - C107 Grading Plan
 - C108 Details
- Floor Plans for 2 Unit Building dated 3-15-21
- Floor Plans for 3 Unit Building dated 3-15-21
- Application and PUD Narrative for Final Review dated 4-21-21

This constitutes the Township's approval of an amendment to the underlying PUD following review pursuant to the Township's Zoning Ordinance. It does not constitute further review or approval regarding any conditions that may be applicable to the subject property pursuant to prior court judgments, orders or amendments thereto. The Applicant/Developer is responsible for compliance with any judicial provisions that may be applicable to the subject property.

The project is further subject to the following conditions:

- Modifications will be made to control storm water runoff on the entire site.
- Revisions will be made to the wastewater plans to accommodate up to eighty (80) bedrooms instead of the application submittal plan provision indicating sixty (60) bedrooms. Revised plans to be submitted to the Health Department of Northwest Michigan and EGLE for approval.
- "As Built" Plans will be provided to the West Traverse Township Zoning Administrator as well as to EGLE when the septic system has been completed.

The project is subject to the underlying PUD Agreement, as amended.

OWNER – Birchwood Farms Golf & Country Club

Dated: 6-9-2021

Nancy L. Sarowski

Nancy L. Sarowski – President

DEVELOPER – Ridge Development Co., LLC

Dated: 6/8/2021

[Signature]

Richard Thomas – Owner

WEST TRAVERSE TOWNSHIP

Dated: 6/8/21

[Signature]

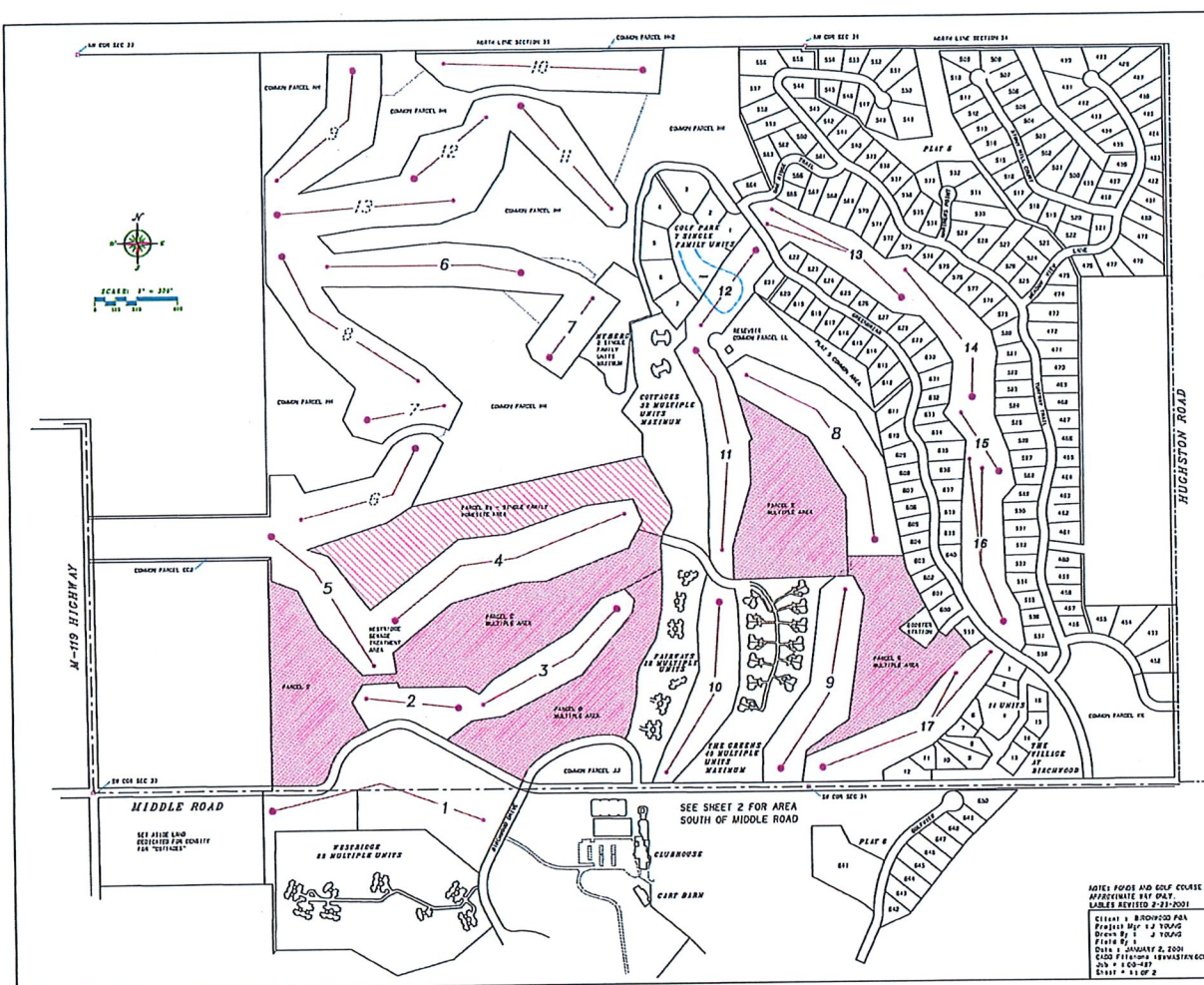
Jim Bartlett – Supervisor

Dated: 6/9/21

Cindy J. Baiardi

Cindy J. Baiardi - Clerk

**BIRCHWOOD FARMS
GOLF & COUNTRY CLUB
LAYOUT PLAN
WEST TRAVERSE TWP
EMMET COUNTY,
MICHIGAN**



NOTES: FENCE AND GOLF COURSE HOLES ARE SHOWN IN AN
APPROXIMATE WAY ONLY.
LAYOUT REVISED 2-21-2001

OWNER: BIRCHWOOD FARMS
Project No. 1-2 100/2
Block No. 1 1-2 100/2
Plate No. 1
Date: 1 JANUARY 2, 2001
CADD: FAYATON & BRAWLEY
JOB: 1-100-787
Sheet: 1 OF 2

BIDSTRUP ENGINEERING, INC.
Harbor Springs, Michigan 49760
Phone: 1-517-321-2118 FAX: 1-517-321-7897
**BIRCHWOOD FARMS GOLF & COUNTRY CLUB
MASTER LAYOUT PLAN**

Date: 10.07.26

From: Ken Lane, Township Planning & Zoning Administrator

To: West Traverse Township Planning Commission

Project: Birchwood Farms Golf & Country Club—Planned Unit Development (“PUD”)--
amendment

Case #: Case #06-2026

Request: PUD amendment request

Applicant: North 45 Development Company
30600 Northwestern Highway
Farmington Hills, MI 48834
(248) 538-1389

Owner: Micheal Idorowitz
30600 Northwestern Highway
Farmington Hills, MI 48834
(248) 538-1389

FACTS

Subject Property Location	
Address	Parcel Number
701 Greenway Drive	#24-16-12-33-426-001

Development Proposal

Proposed Use

An application to amend the Birchwood Farms PUD to allow for the construction of “The Ridge Condominiums,” to include 6 single family duplex condominiums.

In June 2021, a PUD plan was approved for the subject property that included 7 residential structures with 20 total units: 6 triplexes and one duplex. To date, only two triplexes and one duplex have been constructed from the originally approved plan.

The applicants propose to modify the 2021 approved development and construct 6 duplex condominiums with a total of 12 residential units. Total density for the subject property will stay the same at 20 units. A preapplication conference was held with the Zoning Administrator on September 3, 2026, in compliance with Section 727.9.

It is important to note that the proposed modification might be eligible for administrative approval as a minor amendment to the original approved plan under Section 727.18 (i.e., reduction of the size of any building; changes in floor plans that do not exceed five percent (5%) of the total floor area and which do not alter the character of the use or increase the amount of required parking). However, administrative approval is discretionary under the Zoning Ordinance, and given that the original plan was approved in 2021 and uncompleted (approved PUD plans expire after one year unless substantially completed—see, Section 727.19), and the residential structures are being changed from triplexes to duplexes, the Zoning Administrator determined that the Planning Commission should review this proposed PUD amendment. In accordance with Section 727.11, the Planning Commission may permit both a preliminary and final PUD plan review to occur at the same meeting for simple, single use PUDs. In staff's opinion, this PUD amendment request may be eligible for a combined preliminary and final plan review at the same meeting.

Existing Conditions of Subject Property

Zoning	Area
A-1	7.63 acres (total project area) 5.19 acres (proposed parcel B2)
Site Conditions	
Residential planned unit development with corresponding golf course and country club facilities.	

Adjacent Zoning & Land Uses

Location	Zoning	Land Use
North	A-1	Residential
East	A-1	Residential/golf course
South	A-1	Residential
West	A-1 A-1-A	Vacant/golf course

Master Plan Land Use Designation
Future Land Use Category –Planned Unit Development
The Planned Unit Development (PUD) future land use category is intended to accommodate the existing planned Unit Developments (PUD), such as the Harbor Point Community, Birchwood Farms and Windward developments, which incorporate small lot residential, open space, and some recreational facilities. Due to the unique nature of this type of development, PUDs are designed to provide a more desirable living environment by retaining the rural and natural character of the township through the preservation of open spaces, woodlands, streams, ponds, water frontage, hills, and similar natural assets. The PUD type of development encourages a unified and potentially more desirable development of large areas of land based on an overall plan which provides a balance between physical improvements, community needs and site amenities such as scenic views, open space, recreation areas, and environmentally sensitive areas. The density of the PUD future land use areas varies and is based on the underlying zoning, since such developments are accommodated in a number of zoning districts. The location, size and specific details of any new PUDs will be determined on a project by project basis with the initial project proposed by the property owner. Therefore, the only areas designated as PUD on the Future Land Use Map are those which have been developed as such and are expected to continue.
(Source: West Traverse Township Master Plan 2026-2031 Pg.60)

SUBMITTED APPLICATION MATERIALS

Drawings	
Title	Date
Site Survey	09.17.26
Site Plan	09.17.26
Revised Site Survey	--

Additional Documentation	
Document	Date
Site Plan Review Application & Checklist	09.01.26
Permit Fee	Paid

ZONING ORDINANCE REVIEW

§727.1 PUD Authorization

Item	Staff Finding
A PUD is authorized in the A-1 Zoning District through the approval of a Special Land Use.	Satisfied.
The procedure for a PUD amendment is provided in Section 727.18 of the Zoning Ordinance.	

§727.3 General Provisions

Item	Sec. 727.3 B	Staff Finding
Density	Residential density shall not exceed the maximum for the zoning district in which it is located. In the A-1 District, the maximum density is one dwelling per two (2) acres.	Satisfied. Birchwood PUD Density Summary: <u>Total approved residential units: 917</u> Total single-family units: 712* Total multi-family units: 128 (5 condo developments) Proposed development: 12 (20) New total (if amendment is approved): 860

§727.4 Permitted Uses and Structures

Item	Sec. 306.2	Staff Finding
Uses and structures may include all uses and structures allowed by right or special land use within the A-1 District.	Two-family dwellings/duplexes are permitted by right in the A-1 District.	Satisfied.

§727.5 Height

Item	Sec. 727.5 C	Staff Finding
Structure Height	35 ft.	Satisfied. As depicted on submitted elevation plans.

§727.5 Area Regulations		
Item	Sec. 727.5	Staff Finding
Perimeter Setbacks	The setback maintained along the perimeter of the PUD shall be at least a fifty (50) foot buffer strip.	Satisfied. The proposed development complies with the perimeter setback requirements of the Birchwood Farms PUD.
Open Space	A PUD project shall have open space of no less than thirty (30) percent of the entire project area. This required open space shall be dedicated to the public or set aside for the common use of the owners and users within the PUD.	Satisfied. The proposed development will not cause the Birchwood Farms PUD to exceed 30% open space.
Other Dimensional Regulations	The Planning Commission may alter the dimensional regulations required by the zoning district, including, but not limited to minimum lot size, density and setbacks within the PUD project. The proposed dimensional regulations will not be detrimental to the public health, safety or welfare of future occupants of the PUD, the surrounding neighborhood or the Township as a whole.	Within the Birchwood Farms PUD, setbacks are established as follows: Front yard: 40' Side Yard: 15' Rear Yard: 40' Satisfied. As provided on the submitted site plan.

Parking	In no case shall detached single family dwellings have less than two (2) on site (off street) parking spaces.	Satisfied. Each proposed unit will have an attached garage and driveway. This standard appears to be satisfied.
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§727.6 Environmental Design Requirements

Item	Sec. 727.6	Staff Finding
Environmental Design	The Planning Commission may require that the site be designed to preserve and protect, to the greatest extent feasible, existing natural or unique features such as, but not limited to, mature trees, significant vegetation, waterways, steep slopes or scenic views. The Planning Commission may also require additional plantings to be added and maintained in order to minimize erosion potential or to increase aesthetic appearance of the development.	This standard can be reviewed by the Planning Commission. Given that the Birchwood Farms PUD is an existing community, this standard appears to be satisfied. Landscaping and screening should be discussed with the applicant.

§727.7, 727.8 Traffic Circulation, Private Streets

Item	Staff Finding
Internal circulation patterns.	This standard can be reviewed by the Planning Commission during site plan review. Given that the Birchwood Farms PUD is an existing community, this standard appears to be satisfied.

§727.11 Final PUD Plan

Item	Staff Finding
B. A narrative statement describing, at a minimum: 1. The objectives of the proposed PUD and how they relate to the intent of a PUD as described in §727:2 above. 2. The relationship of the proposed PUD to the Township's Master Plan. 3. Phases of development, if any, and the approximate time frame for the start and completion of construction of each phase. 4. Proposed master deed, deed restrictions, covenants or similar legal instruments to be used within the PUD. 5. Location, type and size of areas to be dedicated for common open space. 6. Tabulation of land area ratios	Appears to be Satisfied. The documentation submitted for the proposed PUD amendment seems sufficient to meet this standard.
C 1. Applicant's name, address and telephone and/or fax numbers.	Satisfied. See PUD documents.
C 2. Name, address, telephone and fax numbers of the individual and firm who prepared the plan.	Satisfied. See PUD documents.
C 3. Name of development, scale of the plan drawing and north arrow.	Satisfied.
C 4. Location, shape, area and dimension of the lot, lots or acreage to be used, including a legal description of the property and the tax identification number(s) for the property.	Satisfied. See PUD documents.

C 5. Present zoning of the subject property and adjacent properties.	Satisfied.
C 6. All public and private right-of-ways and easement lines located on and adjacent to the subject property which are proposed to be continued, created, relocated or abandoned, including the proposed use(s) and width(s) of all right-of-ways and easements.	Satisfied, to extent applicable.
C 7. Location and total number of curb cuts, driveways, off street parking spaces and loading spaces, including the dimensions of a typical parking space and the location(s) of barrier free parking spaces.	Satisfied, to extent applicable.
C 8. Proposed exterior building dimensions, both horizontal and vertical, gross floor area, number of floors and proposed uses.	Satisfied. As depicted on submitted elevation plans.
C 9. Location, dimensions and uses of all existing and proposed structures, walks, malls, open areas, walls, fences, screen plantings and/or other landscaping.	Satisfied, to extent applicable.
C 10. Existing and proposed sewer, water and other utility lines, plus location and type of sewage treatment facility, water source and fire hydrants.	Satisfied, to extent applicable.
C 11. Area of subject property to be covered by buildings.	Satisfied.
C 12. Location, size, height and orientation of all signs.	N/A
C 13. Final plans for surface water drainage, including surface and subsurface facilities.	The Planning Commission should discuss this standard with the applicant.
C 14. Percentage of the total site devoted to open space and the proposed uses of that open space.	Satisfied.
C 15. Proposed PUDs that include residential uses shall include the following additional information: a. Minimum floor area of dwelling units. b. Total number of dwelling units proposed. c. Number of bedrooms per dwelling unit.	Satisfied, to extent applicable.
D. Final landscape plans.	The Planning Commission should discuss this standard with the applicant.
E. Final building plans.	Floor plans have been submitted. The Planning Commission should discuss this standard with the applicant.
F. Final sign plans.	N/A.
G. All common open space areas, greenbelts, transition areas and setback areas shall be documented on the plan, and no use of these areas	Satisfied.

other than those identified on the plan shall be permitted without a formal revision of the plan.	
H. All designated and required open space shall be under legal procedure which shall grant a covenant or deeded interest therein so that it shall be assured of remaining undeveloped.	Satisfied, to extent applicable for an amendment to the PUD.
I. The PUD's ownership, management and construction shall have been determined and documented and, where phased, a plan to demonstrate development continuity shall be presented.	N/A.
J. All arrangements for design, construction, maintenance and operation of utility, septic or waste treatment systems, soil erosion and storm water control shall be presented.	N/A.
K. On site circulation routes for vehicles, pedestrians, parking lots, bicycles and the like shall be included as specific elements of the plan as well as the ingress and egress points from bordering public/private roads.	Satisfied, to extent applicable.
L. Any existing or proposed deed restrictions, easements, agreements, condominium documents, Articles of Incorporation or covenants pertinent to the project property shall be presented. Actual final filing of the documents need not occur until after final site plan review, but before a zoning permit is issued.	Satisfied, to extent applicable.
M. Site plans and applicable engineering drawings shall be sealed by a professional engineer, surveyor, architect or landscape architect.	Satisfied, to extent applicable.

Where it is determined by the Planning Commission that certain requirements of Section 504.1 are not necessary to the review and understanding of a site and development proposal, the Planning Commission may waive the requirement. Any such waiver shall be recorded in the Commission's minutes.

§ 504.1 Graphic Requirements for Site Plans	
Item	Staff Finding
b. Sealed drawings.	Partially satisfied. Conceptual site plan submitted for PUD amendment.
c. Legal description and zoning.	Satisfied.
d. Scale: 1" equals 50', general location map.	Partially satisfied.

e. Identification information.	Partially Satisfied. Conceptual site plan submitted for PUD amendment.
f. Structures, Access, Storage & Parking Areas.	Satisfied.
g. Easements.	Satisfied.
h. Topography and natural features.	Partially satisfied.
i. Landscaping.	Partially satisfied. Existing vegetation is depicted on the submitted survey.
j. Miscellaneous information.	To the extent necessary to consider a PUD amendment, it appears the submitted plans meet the requirements of Sec. 504.1.
k. Soils.	Not satisfied.
l. Soil Erosion and Sediment Control.	Not satisfied.

§ 504.2 Site Plan Impact Statement---FINAL PUD (see, Sec. 727.11 (B 7)).

Item	Staff Finding
a. A complete description of the proposed development including site land use characteristics, the number of lots or units and the number and characteristics of the population impact such as density, elderly persons, school children, tourists, family size and income as applicable.	Information provided by applicant.
b. Expected demands on community services and how these services are to be provided, to specifically include school classroom needs, volume of sewage for treatment, volume of water consumption related to ground water reserves or community system capacity, change in traffic volume on adjacent streets and other factors that may apply to the particular development.	Information provided by applicant.
c. Statements relative to the impact of the proposed development on soil erosion, shoreline protection, wildlife habitat, air pollution, water pollution (ground and surface), noise and the scale of development in terms of the surrounding environment.	Information provided by applicant.

§ 506 Site Plan Review Standards	
Item	Staff Finding
a. The location and design of driveways and entrance features with respect to vehicular and pedestrian traffic.	Satisfied.
b. Vehicular and Pedestrian Circulation. Safe, convenient, uncontested and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. Streets and drives which are part of an existing or planned street pattern which serves the project area shall be capable of safely and effectively accommodating the traffic volume and pattern proposed by the project.	Satisfied.
c. Buffering techniques such as screening, fences, walls, greenbelts and landscaping may be required by the Planning Commission in pursuance of the objectives of this Section and/or as a condition of the establishment of the proposed use.	The Planning Commission may want to discuss this standard with the applicant.
d. Methods proposed to prevent property damage in critical environmental areas.	N/A
e. Public Welfare and Adjoining Properties. The uses proposed will not adversely affect the public health, safety or welfare. Uses and structures located on the site shall take into account the size of the property, uses on the adjoining property and the relationship and size of buildings to the site. The site shall be developed so as not to impede the development or improvement of surrounding property for uses permitted in this Ordinance nor to diminish the value thereof and will be harmonious in use, appearance and layout with uses in the immediate area.	Satisfied. Given that the Birchwood PUD is an existing community, this standard appears to be satisfied.
f. Light, Air and Access. The location, size and height of the structures, walls and fences shall be such that there is adequate open space so as to provide light, air and access to the persons occupying the structures and that there will be no interference with adequate light, air and access to adjacent lands.	Satisfied. Given that the Birchwood PUD is an existing community, this standard appears to be satisfied.

g. Topography and Natural Landscape. 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 elements that respect existing features of the site in relation to topography. Insofar as practical, tree and soil removal and topographic modifications shall be minimized which results in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.	Satisfied.
h. Drainage. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties. Provisions shall be made to accommodate stormwater and to prevent erosion and the formation of dust. 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 puddles in paved areas.	The Planning Commission may want to discuss this standard with the applicant.
i. Emergency Vehicle Access/Fire and Safety. All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means. 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.	Satisfied.
j. Snow Storage. Proper snow storage areas shall be provided so to not adversely affect neighboring properties, vehicular and pedestrian clear vision and parking area capacity.	The Planning Commission may want to discuss this standard with the applicant.
k. Compliance with Other Statutes and Regulations. Site plans shall conform to all applicable requirements of State and Federal statutes, and approval may be conditioned on the applicant receiving necessary State and Federal permits before the actual zoning permit is granted.	The Planning Commission should determine whether the Birchwood Association Board has approved the proposed PUD amendment.

§ 604 Special Land Use Review Standards

Item	Staff Finding
a. Compatibility with Adjacent Uses. 1. The proposed Special Land Use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the Zoning District in which it is to be located. 2. The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating there from which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights. 3. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development and need for particular services and facilities in specific areas of the Township. 4. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value. 5. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.	Satisfied. The proposed development is consistent with existing residential development in the surrounding area. The proposed development complies with Zoning District regulations. Satisfied. The proposed development is consistent with existing residential development in the surrounding area. Satisfied. The proposed development should relate harmoniously with existing residential development and the golf course. Existing fairways should serve as a buffer for this development. Satisfied. Proposed building locations should not affect the development of adjacent lands and their value. The proposed duplexes are consistent with existing residential development. Satisfied. The proposed duplexes are consistent with existing residential development.
b. Vehicular and Pedestrian Circulation. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation	The Planning Commission should discuss this standard with the applicant. Access to the proposed development will be off Greenway and Fairway Drives.

to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off street parking and provisions for pedestrian traffic, with particular attention to minimizing child vehicle interfacing.	Each duplex will have its own driveway, and attached garage.
c. Public Effects. 1. The proposed use is necessary for the public convenience at the proposed location. 2. The proposed use is so designated, located, planned and to be operated that the public health, safety and welfare will be protected. 3. The proposed Special Land Use is adequately served by and will not place demands in excess of current capacity on fire, police or other public resources.	The proposed development should relate harmoniously with existing residential development and the golf course. Existing fairways should serve as a buffer for this development. The size of the proposed development should not place excess demand on public resources.

§727.14 Standards for FINAL PUD Approval and Waiver of Standards

Item	Staff Finding
1. The Planned Unit Development shall be consistent with the Township Master Plan.	Satisfied. The proposed areas are designated as PUD under the Master Plan.
2. The Planned Unit Development shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.	The Planning Commission may want to discuss this standard with the applicant. The proposed development should relate harmoniously with existing residential development and the golf course. Existing fairways should serve as a buffer for this development.
3. Landscaping shall ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and will be consistent with outdoor pedestrian movement	The Planning Commission should discuss this standard with the applicant.
4. Vegetation proposed by the developer or required by the Planning Commission shall be maintained in a healthy living condition and such vegetation, if dead, shall be replaced.	The Planning Commission should discuss this standard with the applicant.

5. The Planned Unit Development shall not change the essential character of the surrounding area, unless such change is consistent with the Township Master Plan.	Satisfied.
6. The Planned Unit Development shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff odors, light, glare or other nuisance	Satisfied. The proposed development is consistent with existing residential development in the surrounding area.
7. The Planned Unit Development shall not place demands on public services and facilities in excess of current capacity, unless planned improvements which will increase the capacity sufficient to service the development have already been scheduled for completion.	The applicant has provided information in relation to this standard.
8. The Planned Unit Development shall be designed to preserve public vistas and existing important natural, historical and architectural features of significance within the development.	Satisfied.
9. The Planned Unit Development shall be designed so that its pedestrian, non-motorized and automobile circulation systems are safely and conveniently integrated with those of abutting property and any linear trail or park systems intersecting or abutting such development.	Satisfied.
10. The Planned Unit Development shall provide that vehicular and pedestrian traffic within the site shall be safe and convenient and that parking layout will not adversely interfere with the flow of traffic within the site or to and from the adjacent streets. Safe and adequate access for emergency vehicles to or within the development and adequate space for turning around at street ends shall be provide	Satisfied.
11. The Planned Unit Development shall not result in greater storm water runoff to adjacent property after development than before development for up to a 50 year storm. The open space shall be provided with ground cover suitable to control erosion and vegetation that no longer provides erosion control shall be replaced.	The Planning Commission should discuss this standard with the applicant.

12. The design of the Planned Unit Development shall exhibit a reasonably harmonious relationship between the locations of buildings on the site relative to buildings on lands in the surrounding area; and there shall be a reasonable architectural and functional compatibility between all structures on the site and structures within the surrounding area. It is not intended that contrasts in architectural design and use of facade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and façade materials so as to create an adverse effect on the stability and value of the surrounding area.	The proposed development should relate harmoniously with existing residential development and the golf course. Existing fairways should serve as a buffer for this development.
13. The design of the Planned Unit Development shall ensure that outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.	N/A
14. The Planned Unit Development shall be designed such that phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services and drainage or erosion control.	Satisfied.
15. A copy of the development plan, along with a copy of all related documentation, shall be delivered to the Fire Chief for review as relates to Public Safety and Fire related issues.	Any approval by the Planning Commission can be conditioned on this standard.
16. The Planned Unit Development shall meet the standards of other governmental agencies, where applicable	The Planning Commission should discuss this standard with the applicant.

WAIVER STANDARDS

The Planning Commission may grant a deviation from any of the Final PUD standards listed above upon the following findings:

1. No good public purpose shall be achieved by requiring conformance with the standards sought by the applicant to be waived.
2. The spirit and intent of the PUD provisions will still be achieved.
3. No nuisance will be created.

REPORT SUMMARY

The applicant, North 45 Development Company, is requesting approval of a preliminary/final PUD plan to amend the Birchwood Farms PUD to facilitate the construction of a 12 unit condo development.

DRAFT MOTIONS FOR CONSIDERATION

To recommend **approval of Case #06-2026** to the Township Board of Trustees, a combined preliminary/final PUD plan to amend the Birchwood Farms PUD to facilitate the construction of "The Ridge Condominiums," consisting of 6 multi-unit (duplex) residential condominium buildings, as described and depicted in the submitted application, the submitted survey dated 09.17.26, and the submitted conceptual site plan dated 09.17.26, because the applicable standards of the West Traverse Township Zoning Ordinance have been met, conditioned on the parcel division proposed in the application materials being approved by the Township and other applicable entities. The applicant is directed to submit a final site plan for the proposed project for review by the Planning Commission at a subsequent available meeting (*other conditions may be inserted here*).

To recommend **denial of Case #06-2026** to the Township Board of Trustees, a preliminary/final PUD plan to amend the Birchwood Farm PUD to facilitate the construction of "The Ridge Condominiums," because the applicable standards of the West Traverse Township Zoning Ordinance have not been met as follows: _____.

To **postpone** until _____ a decision on Case #06-2026, a preliminary/final PUD plan to amend the Birchwood Farm PUD to facilitate the construction of "The Ridge Condominiums," until: _____, 2026, because: _____.

Progressive

Progressive North L.L.C.
P.O. Box 545
Potosi, MI 49770
231.467.5290
info@progressivenorth.net
Web: www.progressivenorth.com

Final Rev
CONSTR. REVIEW / CURRENT
04.09.23

FDN. WALL SYSTEM BY SUPERIOR WALLS SYSTEM
INSTALL PER MANUF. REQUIREMENTS
AND RECOMMENDATIONS. PROVIDE FOUNDATION PLAN
& SHOP DRAWINGS FOR REVIEW & APPROVAL
PRIOR TO INSTALLATION.

Developer:
Diamond
Builders L.L.C.

Project:

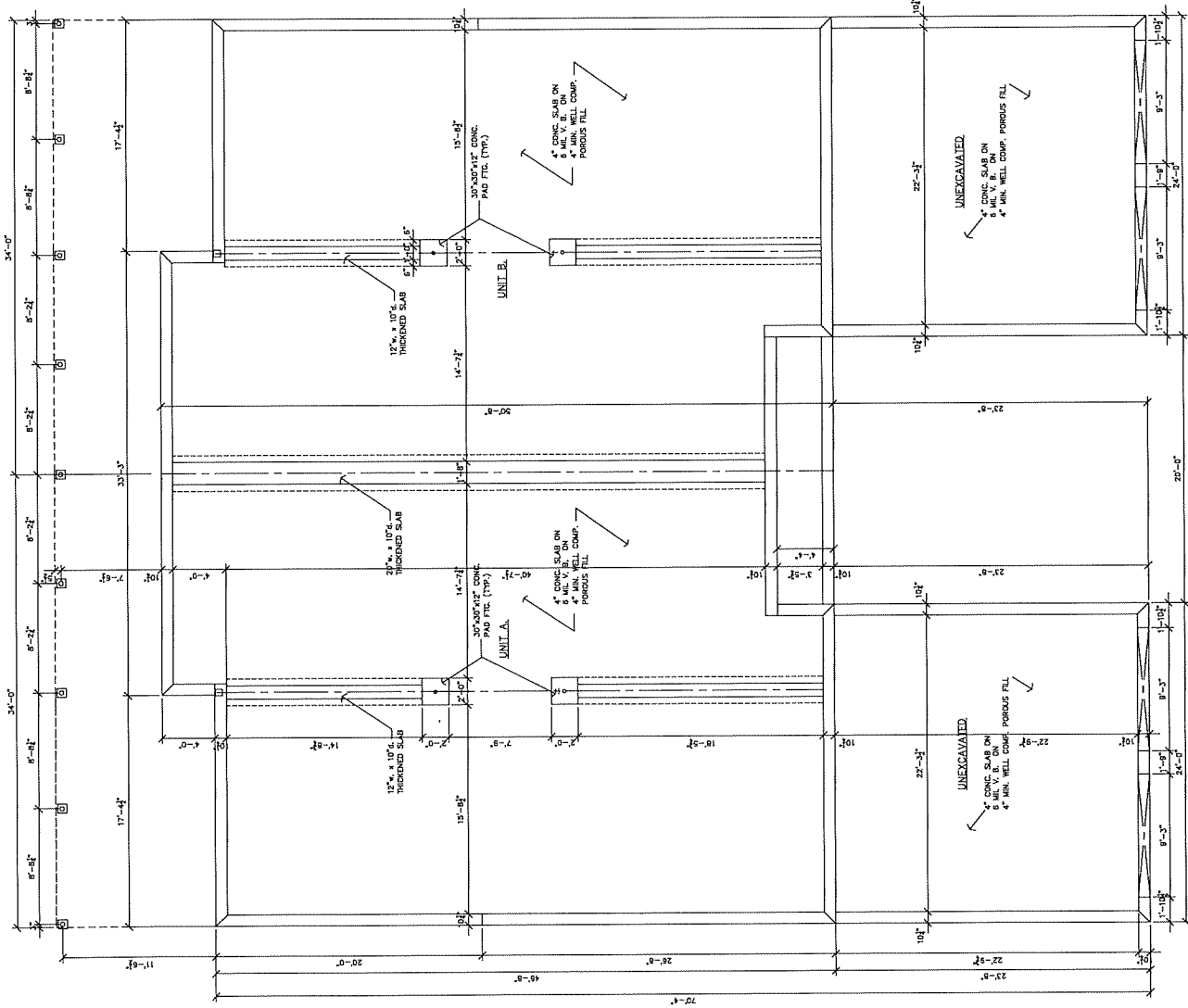
The Woods @ Birchwood
Condominium
Duplex Homes
WEST TRAVERSE TWP., MI.

Sheet Title:

First Floor
Plan & Lower
Level / Bsmt Plan

Project Number: 25-
Drawing: PN
Checkdate: 11.20.23
Sheet Number:

A1



DUPLEX FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NOTE TO ALL CONTRACTORS:
ALL CONTRACTORS SHALL VERIFY & COORDINATE
ALL DIMENSIONS, ELEVATIONS, & LOCATIONS
WITH THE FOUNDATION PLAN & EXISTING
CONCRETE RECORDS. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS & APPROVALS
BEFORE PROCEEDING WITH THE WORK. CONTRACTORS WHO
DO NOT FOLLOW THESE INSTRUCTIONS WILL BE
RESPONSIBLE FOR ANY DAMAGE TO THE WORK OR
IMPROPERLY LOCATED OR CONSTRUCTED.

Progressive

Progressive North L.L.C.

P.O. Box 545
Pittsford, NY 14534
716.437.9299
www.progressivecorp.com

Issued For
REVIEW & COMMENT
11.21.24

CONSTR. REVIEW / CURRENT
04.09.25

Developer:
Diamond
Builders L.L.C.

Project:

The Woods @ Birchwood
Condominium
Duplex Homes

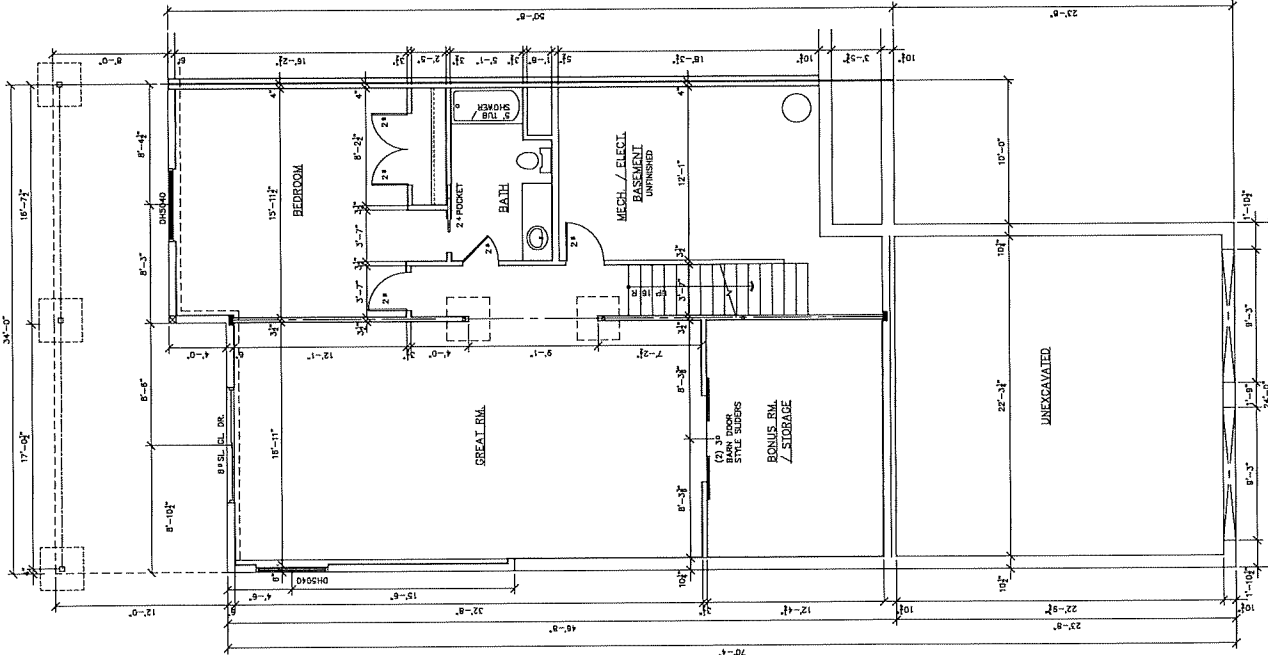
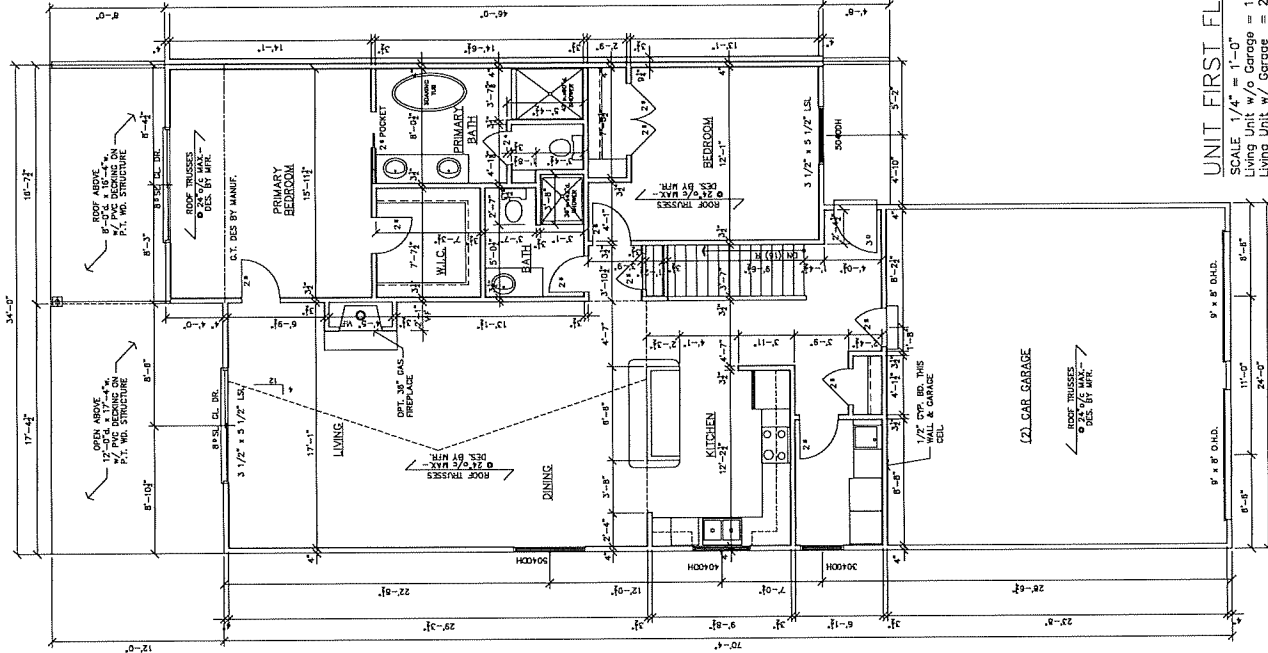
WEST TRAVERSE TWP., MI.

Sheet Title:

First Floor
Plan & Lower
Level / Bsm't Plan

Project Number: 25-
Drawing: 11.20.24
Date: 11.20.24
Sheet Number:

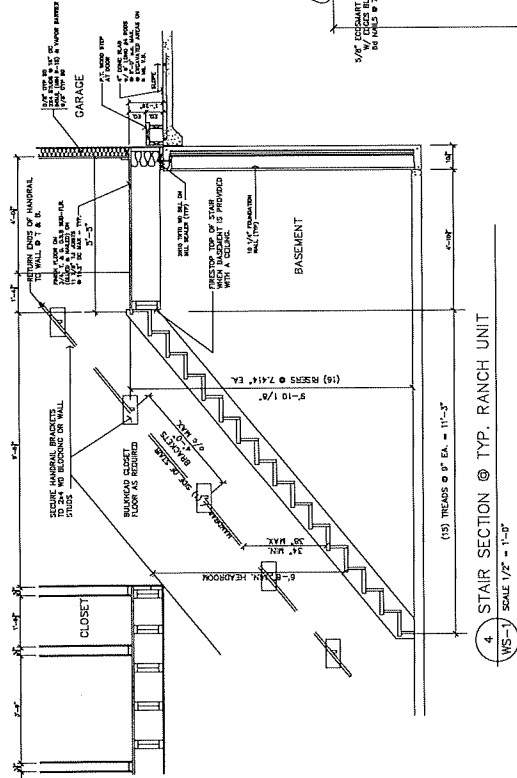
A2



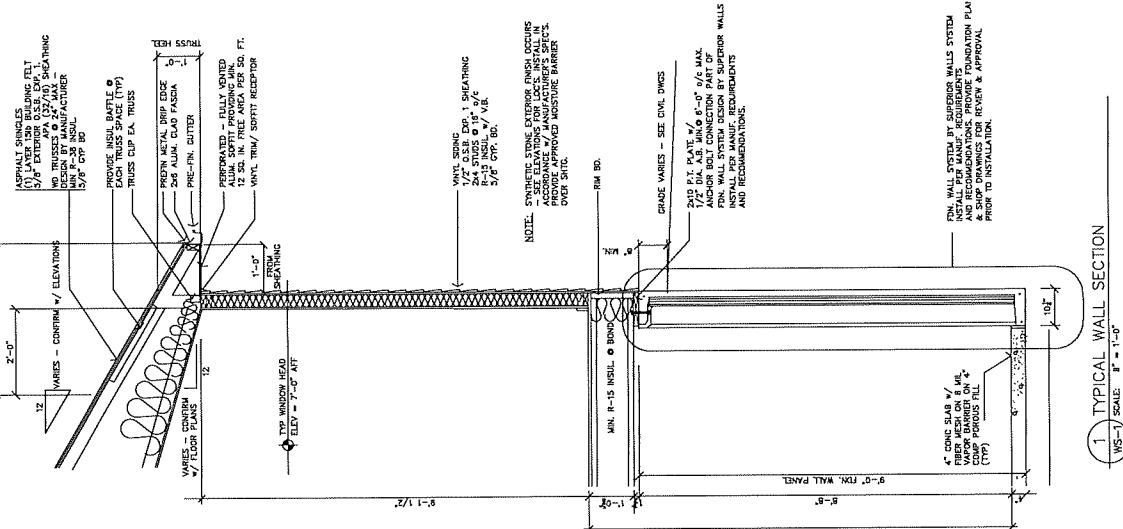
NOTE TO ALL CONTRACTORS:
ALL CONTRACTORS SHALL VERIFY & COORDINATE ALL DIMENSIONS AND LOCATIONS WITH THE ARCHITECT'S PLANS AND ELEVATIONS. BEFORE BEGINNING WORK, CONTRACTORS SHALL REVIEW ALL PLANS, SPECIFICATIONS, AND ELEVATIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTORS SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTORS SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

Project No.	25-
Project Name	WS-1
Client	WS-1
Date	12.04.23
Sheet Number	WS-1

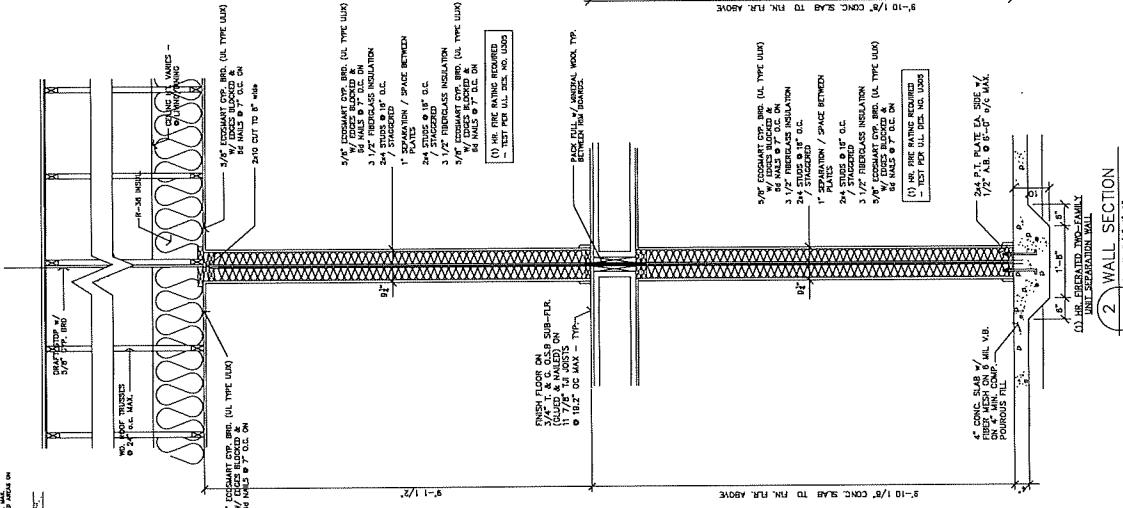
NOTE TO ALL CONTRACTORS:
ALL CONTRACTORS SHALL VERIFY A COORDINATE & ELEVATION SYSTEM HAS BEEN ESTABLISHED & COORDINATE ALL WORK TO THE SAME. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) & THE INTERNATIONAL RESIDENTIAL CODES (IRC). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS & APPROVALS FROM THE LOCAL, STATE & FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & APPROVALS FROM THE LOCAL, STATE & FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & APPROVALS FROM THE LOCAL, STATE & FEDERAL AUTHORITIES.



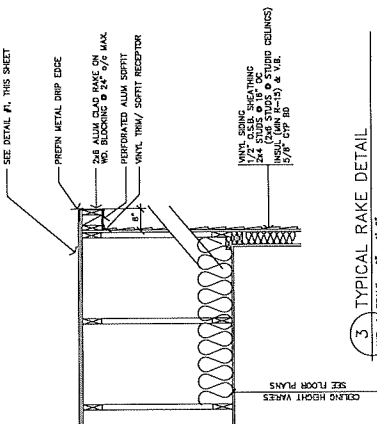
4. STAIR SECTION @ TYP. RANCH UNIT
SCALE 1/2" = 1'-0"



1. TYPICAL WALL SECTION
SCALE 3/4" = 1'-0"



2. WALL SECTION
SCALE 3/4" = 1'-0"



3. TYPICAL RAKE DETAIL
SCALE 3/4" = 1'-0"

Project No.	25-
Project Name	WS-1
Client	WS-1
Date	12.04.23
Sheet Number	WS-1

Developer:
Diamond Builders L.L.C.

Project:
The Woods at Birchwood Condominium Duplex Homes

Sheet Title:
Wall & Stair Sections

West Traverse TWP, MI

WEST TRAVERSE TOWNSHIP

8001 M-119, P.O. Box 528
Harbor Springs, MI 49740
(231) 526-7361 Fax: (231) 526-0028
zoning@westtraversetownship.gov

September 28, 2026

Planning Commission Meeting and Public Hearing

RE: Notice of a public hearing to consider an application by North 45 Development Company, on behalf of property owner Michael Idorowitz, to amend the Birchwood Farms Planned Unit Development ("PUD") to allow for the construction of six single family duplex condominiums. The proposed PUD amendment pertains to changes to a condominium development previously approved in June, 2021. The property for the proposed project is more particularly described as 701 Greenway Drive, Harbor Springs, MI 49740, ID#24-16-12-33-426-001.

Dear Property Owner within 300' of the above property:

The West Traverse Township Planning Commission will hold a Public Hearing Wednesday, October 14, 2026, at 5:30 P.M. at the Township Hall, 8001 M-119, Harbor Springs, MI 49740, to consider an application by North 45 Development Company, on behalf of property owner Michael Idorowitz, to amend the Birchwood Farms Planned Unit Development ("PUD") to allow for the construction of six single family duplex condominiums. The proposed PUD amendment pertains to changes to a condominium development previously approved in June, 2021. The property for the proposed project is more particularly described as 701 Greenway Drive, Harbor Springs, MI 49740, ID#24-16-12-33-426-001.

This letter is being sent to you so that you may comment if you choose to do so.

Further information is available at the Township Hall. Questions or comments can be presented at the meeting and written comments can be submitted by 5:00 P.M. on the day prior to the hearing, by mail, fax or email to zoning@westtraversetownship.gov.

Ken Lane
Planning & Zoning Administrator
West Traverse Township

West Traverse Township Zoning Report -September 2026



Zoning
Permits
Issued

5 Zoning Permits were issued in September 2026. Permit Fees: \$525

Zoning Permit 43-2026

- Date: 09/03/26
- Property ID #: 24-16-15-13-399-037
- Applicant: Meighan Offield
- Project Address: 37 Harborside Drive
- For: Foundation repair

Zoning Permit 44-2026

- Date: 09/03/26
- Property ID #: 24-16-12-34-200-013
- Applicant: Don & Lois Brandi
- Project Address: 5239 Hughston Road
- For: Accessory building

Zoning Permit 45-2026

- Date: 09/10/26
- Property ID #: 24-16-15-12-336-001
- Applicant: Drydock Storage LLC
- Project Address: 7662 State Road
- For: Amendment to approved site plan

Zoning Permit 46-2026

- Date: 09/17/26
- Property ID #: 24-16-12-31-204-008
- Applicant: Robert White
- Project Address: 5160 Seven Mile Point
- For: Deck

Zoning Permit 47-2026

- Date: 09/17/26
- Property ID #: 24-16-15-12-475-104
- Applicant: Kevin Bishop
- Project Address: 3130 Pete's Run
- For: Deck

*Notable
Planning/
Zoning
Matters*

Z-09-2026-01

- Date: 09/08/2026
- Topic: Zoning Ordinance amendment
- Summary: On July 8, 2026, the Planning Commission held a public hearing and considered a draft amendment to Section 403.5 of the Zoning Ordinance to ensure consistency with Article 8 of the Zoning Ordinance. After its deliberations, the Planning Commission recommended approval of the draft amendment to the Township Board. The Emmet County Planning Commission considered the Planning Commission's recommendation on August 6, 2026, and issued a memo in support. The Township Board adopted the amendment on September 8, 2026, and it will take effect on September 24, 2026.

Z-09-2026-02

- Date: 09/09/2026
- Topic: Data center moratorium ordinance
- Summary: On September 9, 2026, the Planning Commission held a public hearing on a moratorium ordinance to impose a pause on the processing or review of applications for data center projects in the Township. After its deliberations, the Planning Commission recommended approval of the moratorium ordinance to the Township Board. The Emmet County Planning Commission considered the Planning Commission's recommendation on September 10, 2026, and issued a memo in support. The Township Board will likely consider the moratorium ordinance at their October 13, 2026, meeting.

Z-09-2026-03

- Date: 09/09/2026
- Topic: Data centers and battery energy storage systems
- Summary: The Planning Commission continued discussion on zoning regulations for data centers and battery energy storage systems. The Planning Commission will continue these discussions at subsequent meetings.

Z-09-2026-04

- Date: 09/16/2026
- Topic: Recreation Committee
- Summary: The Recreation Committee continued to discuss conceptual recreation ideas/plans for the Township owned properties along Lake Street. An open house to obtain public input on the recreation plans was scheduled for October 21, 2026, from 5-8PM at Township Hall.

Z-09-2026-05

- Date: 09/24/2026
- Topic: Appeal of Zoning Administrators decision--ZBA
- Summary: The Township ZBA considered an appeal of the Zoning Administrators decision to issue a temporary permit to the Otis Harbor Springs for two tents. After its deliberations, the ZBA determined that the applicants lacked standing under the Township Zoning Ordinance, and dismissed the appeal.

Z-09-2026-06

- Date: September 2026
- Topic: Office hour meetings
- Summary: Met with multiple homeowners and developers onsite and at Township Hall to discuss projects and respond to questions.

*Zoning
Cases*

C-09-2026-01

- Date: 09/10/26
- Owner: Karen K. Kleinhenz
- Address: 4850 Lake Road
- Topic: Blight violation—unsafe, deteriorated structure
- Summary: Warning letter sent. Property owner deceased. Heir intends to renovate property and remedy blight. Ongoing monitoring.

C-09-2026-02

- Date: 09/21/26
- Address: Multiple locations
- Topic: Zoning violation—unregistered chickens
- Summary: Warning letters sent regarding the failure to register chickens in accordance with Section 415 of the Zoning Ordinance. Ongoing enforcement.

Memo

To: Emmet County Planning Commission
From: Emmet County Office of Planning and Zoning
Date: September 10, 2026
Re: West Traverse Township Planning Commission recommendation to Adopt an Ordinance to establish a moratorium regarding regulation of Data Centers

Introduction

The West Traverse Township Planning Commission recommended that the Township Board adopt a Data Center Moratorium Ordinance. The Moratorium is proposed to be in place for 1 year.

Narrative

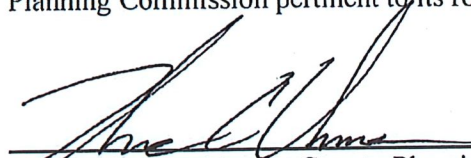
The West Traverse Township "Data Center Moratorium Ordinance" would impose a temporary moratorium on data centers in West Traverse Township while the Planning Commission, Planning & Zoning Administrator and board conduct necessary reviews which may result in amendments to existing ordinance regulations. The moratorium allows time for the township to determine if amendments are needed to protect the public health, safety and welfare of the township citizens. While the tool used for pausing acceptance and/or processing of any applications for data centers in the township is different than that used by Emmet County, the results are the same. Emmet County adopted a Resolution Temporarily Deferring and Postponing Decisions Regarding Data Center Uses at its August 20, 2026 meeting. That Resolution is in place until March 1, 2027.

Recommendation

The Emmet County Planning Commission recommends, consistent with its own recommendation to the County Board of Commissioners, the Township Board accepts the recommendation of the Township Planning commission. Any new ordinance or ordinance amendment should be reviewed by legal counsel.

TRANSMITTAL

When signed below, this zoning report will reflect the recommendations of the Emmet County Planning Commission pertinent to its role as County Zoning Coordinating Committee.



Thomas Urman, Emmet County Planning Commission - Chairperson
Emmet County Zoning Coordinating Committee

9-10-2026

September 10, 2026



Planning, Zoning & Construction Resources

3434 Harbor Petoskey Rd. Suite E

Harbor Springs, MI 49740

P: 231.348.1735 F: 213.439.8933

Email: pzcr@emmetcounty.org

Website: www.emmetcounty.org

Planning Report

Serving & Planning Communities Throughout Michigan

October 2026

Top Story

Industrial Clean Innovation Partnership

"Michigan built the modern manufacturing economy, and we intend to lead the next one."
EGLE Director Phil Roos

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) announced \$1.9 million in grants through the MI Healthy Climate Challenge #4: Go Big, Go Clean. Go Big, Go Clean is the fourth grant program of the MI Healthy Climate Challenge supporting industrial decarbonization feasibility studies so that industries can evaluate practical and near-term decarbonization interventions. Funding can be used for studies, assessments, analyses, and related planning work. This grant round also marks the start of the new public-private Michigan Industrial Clean Innovation Partnership. Together, these initiatives bridge high-level policy strategy, site-specific work, and peer collaboration to help industrial facilities reduce emissions, lower energy costs, and protect local air quality.

The awardees will study a range of decarbonization pathways and will assess how those changes affect emissions, energy costs, workforce needs, and surrounding communities. The awardees and their participating facilities were:

- **Bell's Brewery:** evaluate deep decarbonization pathways at its primary production facility.
- **Detroit Zoological Society:** design a net-zero energy and decarbonization strategy for the Detroit Zoo campus.
- **Ford Motor Company:** evaluate decarbonization pathways at the Michigan Assembly Plant.
- **Michigan Green Building Collaborative:** lead decarbonization studies across two multifacility manufacturing cohorts focused on automotive metals facilities and lower-temperature assembly operations across plastics, tooling, and furniture manufacturing.
- **Michigan Technological University:** assess low-carbon cement production.

Governor's Office. <https://www.michigan.gov/egle/newsroom/press-releases/2026/09/28/industrial-decarb-funding>. EGLE. <https://www.michigan.gov/egle/about/organization/climate-and-energy/mi-healthy-climate-challenge/go-big-go-clean>.

Environment

Sand Dunes: How to Protect Them

Michigan's sand dunes and their surrounding communities face serious threats as climate change and environmental factors continue to evolve, according to experts. As more extreme weather hits the Great Lakes coasts, higher wave action from that weather, increases lakeshore erosion. While some erosion is natural and expected, erosion has accelerated from shoreline hardening, structures or infrastructure placed too close to the shoreline. Seawalls, for example, may lessen the erosion in one specific area, but evidence shows that wave action moves elsewhere to worsening effect. Sandbags are another temporary option, however, they have been found to leech plastic into the lake. Beach nourishment, trucking sand to the beach, requires constant monitoring and upkeep. Higher success has been seen with planting native vegetation. Ultimately, the experts call for a suite of options to balance the protection of this globally rare natural feature and development along the shoreline.

Bridge Magazine. <https://bridgemi.com/michigan-environment-watch/shifting-sand-is-natural-to-michigans-dunes-how-to-cope-is-controversial/>

Survey

Michigan Infrastructure Council (MIC) Survey

The Michigan Infrastructure Council (MIC) is creating a Citizens Guide to Infrastructure Systems and wants input from local units of government. To help develop the Guide, MIC has created a **survey** to gather more information to assist in its development around the following topics:

- What infrastructure topics residents want to learn more about
- Common questions or misconceptions about infrastructure systems
- Preferred methods for accessing information
- Opportunities to improve public understanding and engagement

Please pass this along to the appropriate person at your municipality.

MIC. <https://survey123.arcgis.com/share/330c63776da342629799ab8b5e72b60f>

Events

Michigan Municipal League Convention

October 7-9, Traverse City, MI

More information: <https://mml.org/event/convention-2/>

MSU Extension: Conducting Land Division Review

October 14, virtual

More information: https://www.planningmi.org/aws/MAP/pt/sd/calendar/373611/_PARENT/layout_details/false

Michigan Municipal League Filling the Gaps: the Ins and Outs of Infill Housing

November 18, virtual

More information: <https://mml.org/events/>

**WEST TRAVERSE TOWNSHIP
BOARD MEETING
Tuesday August 11, 2026
6:00 p.m.**

Supervisor Murphy called the meeting to order at 6:00 p.m.

Roll Call: Olson, Hollingsworth, Green, Murphy

Absent: Baker (due to unavoidable family issue)

Pledge of Allegiance was recited by all.

Approve Agenda & additional items: Green made the motion to approve the agenda with the additions. Hollingsworth seconded. Four (4) ayes, one (1) absent.

Approve minutes of regular meeting July 14, 2026, and the Special meeting minutes of July 17, 2026: Green made the motion to approve the July 14, 2026, meeting minutes as presented. Hollingsworth seconded. Four (4) ayes, one (1) absent. Hollingsworth made the motion to approve the Special Meeting Minutes of July 17, 2026. Green seconded. Four (4) ayes, 1 absent.

Visitors: Sally Olson, Kathy & Steve Erber, Ed Taylor

Public Comments – none

Review Correspondence not listed below:

Thorne Swift Report – Hammond gave his report noting attendance is still down due to the Lower Shore wash-out adding that he spoke with ECRC about the timeline for repairing the road. He also pointed out that sales of tee shirts and donations are about equal to last year's donations. He discussed the ongoing Boardwalk maintenance. Hammond informed the Board that donations are being received for a Thorne Swift Playground and that he is looking into designs and costs for the playground.

Action Items:

- a. **Baiardi/Birchwood Lawsuit** – Murphy recused himself at 6:08 p.m. due to his position on the Birchwood Farms Board of Trustees. Olson explained the lawsuit involving Cindy Baiardi and Birchwood Farms, and the Township's position of filing a Consent to Entry of Judgement. **Hollingsworth made a motion to approve the Consent of Entry of Judgment and read the full Consent to Entry of Judgement; "NOW COMES West Traverse Township and for the Consent to Entry of Judgement in this above matter as follows: 1.) West Traverse Township is a named defendant in this ligation. 2.) West Traverse Township has been served with the Complaint to Vacate Part of Plat concerning the combination of two lots within the plat of Birchwood Farms Golf & Country Club No. 4. 3.) In answer to said**

Complaint, West Traverse Township is not involved in and accordingly does not contest the matters set forth in the Complaint. Therefore, subject to the court's resolution of contested issues that may involve any other parties, West Traverse Township consents and stipulates to the relief sought in the Complaint with regard to the vacation of a portion of the Plat of Birchwood Farms Golf & Country Club No. 4 sought by plaintiff. Green seconded. Roll call vote: Green – yes, Olson – yes, Hollingsworth – yes, Baker– absent. Three (3) ayes, one (1) absent and one (1) recused. The clerk declared it approved. Murphy rejoined the Board at 6:13 p.m.

- b. Project Centennial Updates – Olson provided updates on Project Centennial including the groundbreaking ceremony scheduled for August 24, 2026, at 11:00 a.m. The Board discussed the various side services such as Security, Communication Services/Devices, Data Network Wiring, Audio Visual for the new building, the costs involved for all services, the quotes received for each company and them being within budget. After reviewing each, the Board approved the following four (4) motions:

1.) Vanbelkum Communication Services/Devices. **Hollingsworth made the following motion.** *"I move to approve Vanbelkum Communication to provide the Business Communication and Device Solutions for the new Township Hall as noted above and presented in the proposal dated February 17, 2026."* **Murphy seconded. Roll call vote: Green – yes, Olson – yes, Hollingsworth – yes, Murphy – yes Baker– absent. Four (4) ayes, one (1) absent.**

2.) Mercury Sound and Lighting: **Green made the following motion:** *"I move to approve Mercury Sound and Lighting to provide the Integrated AV System for the new Township Hall as presented in the proposal dated May 6, 2026."* **Hollingsworth seconded. Roll call vote: Green – yes, Olson – yes, Hollingsworth – yes, Murphy – yes Baker– absent. Four (4) ayes, one (1) absent.**

3.) EPS Security: **Hollingsworth made the following motion:** *"I move to approve the EPS proposals dated April 15, 2026, and July 27, 2026, to provide the proposed Security/Access Control/Fire/CCTV Camera Solution for the new Township Hall with the one-time amount of \$20,842 and \$105/mo. monitoring fee."* **Green seconded. Roll call vote: Green – yes, Olson – yes, Hollingsworth – yes, Murphy – yes, Baker– absent. Four (4) ayes, one (1) absent.**

4.) Common Angle IT Services for Data Server and Computers: **Hollingsworth made the following motion.** *"I move to approve Common Angle and Vanbellkum to provide the Server, Data Network Switches, User Devices with Phone Closet infrastructure and Network Wiring as proposed on Common Angle quotes' dated July 31, 2026, July 28, 2026, and July 31, 2026, proposal dated February 17, 2026, and Vanbellkum quote dated June 22, 2026, respectively as noted above."* **Green seconded. Roll call vote: Green – yes, Olson – yes, Hollingsworth – yes, Murphy – yes Baker– absent. Four (4) ayes, one (1) absent.**

5.) Acrisure Builders Risk Insurance Rider: Green noted the need for competitive bids for the Township's entire insurance package in the future. **Hollingsworth made the following motion.** *"I make the motion to approve the Builders Risk Insurance for the new Township Hall building project not to exceed \$7500."* **Green seconded.**

**Roll call vote: Green – yes, Olson – yes, Hollingsworth – yes, Murphy – yes
Baker– absent. Four (4) ayes, one (1) absent.**

- c. Barn and existing Township Hall discussion – The Board discussed Lisa Morris' offer to purchase land with large barn on it. The Board noted the need to weigh the options of selling the property or maintaining it with Green emphasizing the need to make decisions regarding the property and Barns. Hollingsworth expressed her opposition to selling any property.
- d. *see above for combined discussion*
- e. Bond discussion & update – Green updated the Board on Bond sale results noting Huntington Bank was the winning bid at 4.36% with First Community, Citizen's Bank and Commercial Bank as the backup bidders.
- f. Bond & Construction update – Green informed the Board that the Bond closes on August 27, 2026, noting there is a small risk that the Bond may not close before construction begins on August 24, 2026, but that he is confident that it will close.

Reports & Updates

- a. Clerk – Olson reported on the Primary Election results. 833 total votes cast. Informed the Board that due to an ordering error by the County, the Township ran out of ballots and had to finish the night on the VAT voting machine.
- b. Treasurer – Hollingsworth reported on the disbursement of taxes noting significant amounts going to the State, Harbor Springs Public Schools, and the County. Hollingsworth discussed the investment of the Bond money with Huntington offering the best rate. She informed the Board that there is no need to amend the Investment Policy. Hollingsworth also updated the Board on the recent sewer system progress, when the work will begin etc.
- c. Planning Commission – Green updated the Board on the recent PC meeting noting the discussion regarding Data Centers, Battery Storage, and the discussion of issuance of a moratorium for possible future Data Center construction in West Traverse Township.
- d. Zoning Administrator – provided in packet
- e. Recreation/Thorne Swift Committee – Olson and Hammond informed the Board that they are working together to map out a path system. Olson updated the Board on the meeting he and Murphy had with the Harbor Springs City Manager and the Administrative Assistant regarding becoming involved with the City's Parks and Recreation Committee.
- f. Supervisor – Murphy noted the Board of the recent Emmet County Road Commission report in the packet.

Approve July accounts payables & payroll – Green made the motion to approve the June payables & payroll. Hollingsworth seconded. Four (4) ayes, one (1) absent.

Public Comments – Ed Taylor commented on the upkeep of the Township 80 stating it's been well maintained and inquired about whether Zoom meetings were available now and is there any way to track who access the website.

Board comments – Hollingsworth thanked Olson for all he has done to help bring the new Township Hall to fruition.

Next Regular Meeting – The next West Traverse Township Board meeting is scheduled for Tuesday September 8, 2026, at 6:00 p.m.

Adjourn – Murphy asked for a motion to adjourn the August 11, 2026, Township Board meeting. **Hollingsworth made the motion to adjourn at 7:19 p.m. Green seconded. Four (4) ayes, one (1) absent.**

Respectfully Submitted by:

Jay Olson, Clerk

Transcribed by: Amy Peters