

TUSCARORA TOWNSHIP
3546 S. Straits Hwy, Indian River, MI 49749
April 2, 2024 7:00 PM REGULAR MEETING
AGENDA

1. Call to order
2. Pledge to flag
3. Roll call
4. Board member conflict of interest statement (if applicable)
5. **Public Hearing** – 6-Year Capital Improvement Plan
6. Approval of meeting agenda
7. Public Comment of agenda items (up to 3 minutes on agenda items only)
8. Approval of consent agenda
 - a. Bills Report
 - b. Treasurer Report
 - c. Budget Adjustments
 - d. Minutes
 - e. Reports:
 - Assessor
 - DDA
 - FOIA
 - Parks
 - Police
 - Sewer
9. Old business
 - a. Property Sale - GLOW
 - b. Commercial Rehab District – North Star
 - c.
10. New business
 - a. MGD Commerce Park Resolution
 - b. Township Credit Card
 - c. Pay Setting
 - d. Sewer Project Bids, Phase 1 SAD
 - e.
11. Public comments (up to 3 minutes)
12. Board comments
13. Adjournment

Tuscarora Township Six Year Capital Improvement Plan Projects (PROPOSED)
Priority - Needed

Project	Owner	FY Start	FY Complete	Cost	Potential Funding
Township Parking Lot (Martha Street)	Admin	2025	2025	\$ 205,000.00	Land Sales/General Fund
Basketball Court Resurfacing	Parks	2025	2025	\$ 27,000.00	General & Parks Reserve Fund
West Burt Lake Boat Launch	Admin	2025	2025	\$ 15,000.00	General Fund
Devoe Beach Bathroom Replacement	Parks	2025	2025	\$ 185,000.00	DNR Grant
Cooperation Park Bathrooms	Parks	2024	2024	\$ 67,000.00	County Grant
IT/Security Upgrades	Admin	2025	2025	\$ 15,000.00	General Fund/Election Grant
Green Docks Bathroom Replacement	Parks	2025	2025	\$ 140,000.00	DNR Grant
Cemeteries	Admin	2025	2025	\$ 15,000.00	General Fund
Phase 3 Sewer Expansion	Admin	2025	tbd	\$ 6,500,000.00	SAD/Grant
Cemeteries	Admin	2026	2026	\$ 15,000.00	General Fund
Marina Park Boat Launch Bathroom Replacement	Parks	2027	2028	\$ 50,000.00	Passport Grant/Gneral Fund
Total				\$ 6,987,000.00	

Priority - Desired

Project	Owner	FY Start	FY Complete	Cost	Potential Funding
Airport Entry/Service Rd paving & Fence Replace	Airport	2025	2026	\$ 135,000.00	Federal Hwy/Local Aid
Runway repave	Airport	2025	2026	\$ 200,000.00	MDOT/10% General Fund
Total				\$ 335,000.00	

Police Dept Priority Needed

Project	Owner	FY Start	FY Complete	Cost	Potential Funding
Vehicle replacement	Police	2025	2025	\$ 48,000.00	Police Budget
Training Room	Police	2026	2026	\$ 24,000.00	Police Budget
Vehicle replacement	Police	2027	2027	\$ 48,000.00	Police Budget
Total				\$ 120,000.00	

DDA Priority Needed

Project	Owner	FY Start	FY Complete	Cost	Potential Funding
Sidestreet Sidewalks - cost per block	DDA	2026	2027	\$ 50,000.00	TIF
Pathway from Vivios to Coop Park	DDA	2027	2032	\$ 500,000.00	TIF
Total				\$ 550,000.00	

Roads Special Assessment Districts Desired

Project	Owner	FY Start	FY Complete	Cost	Potential Funding
Cressy Street	ADMIN/SAD	2025	2025	\$ 19,600.00	SAD/General Fund (10%)
Total				\$ 19,600.00	

Bills/Invoices

Inv Ref#	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
8981	BURT LAKE MARINA	03/19/2024	04/19/2024	119.50	119.50	Open	N
8891	CAR QUEST AUTO PARTS	07/01/2023	07/30/2023	758.50	758.50	Open	N
8902	CAR QUEST AUTO PARTS	03/07/2024	04/30/2024	14.67	14.67	Open	N
8903	CAR QUEST AUTO PARTS	03/05/2024	04/30/2024	8.99	8.99	Open	N
8906	CAR QUEST AUTO PARTS	03/06/2024	04/30/2024	137.56	137.56	Open	N
Total for vendor 00093 - CAR QUEST AUTO PARTS:				919.72	919.72		
8933	CHEBOYGAN COUNTY TREASURER	03/09/2024	04/30/2024	292.50	292.50	Open	N
8944	CUMMINGS, MCCLOREY, DAVIS & ACHO	03/15/2024	04/30/2024	3,766.11	3,766.11	Open	N
8932	ELECTION SOURCE	03/05/2024	04/05/2024	266.14	266.14	Open	N
8967	ELECTION SOURCE	03/25/2024	03/25/2024	422.09	422.09	Open	N
Total for vendor 00595 - ELECTION SOURCE:				688.23	688.23		
8934	EMMET COUNTY	02/29/2024	03/30/2024	110.40	110.40	Open	N
8907	FERRELLGAS	01/25/2024	02/27/2024	929.17	929.17	Open	N
8943	GANNETT MICHIGAN LOCALIQ	03/01/2024	03/20/2024	740.61	740.61	Open	N
8979	GFL ENVIRONMENTAL/NORTHERN A-1	03/21/2024	04/21/2024	3,420.86	3,420.86	Open	N
8982	GORDON TEMPLE JR	03/28/2024	04/03/2024	183.08	183.08	Open	N
8887	KALAMAZOO SANITARY SUPPLY, LLC	03/01/2024	04/05/2024	87.21	87.21	Open	N
8925	KALAMAZOO SANITARY SUPPLY, LLC	03/01/2024	03/31/2024	75.22	75.22	Open	N
8978	KALAMAZOO SANITARY SUPPLY, LLC	03/27/2024	04/26/2024	406.77	406.77	Open	N
Total for vendor 00265 - KALAMAZOO SANITARY SUPPLY, LLC:				569.20	569.20		
8885	KCI	02/28/2024	03/31/2024	2,835.11	2,835.11	Open	N
8946	MEAD & HUNT	03/19/2024	04/30/2024	6,660.00	6,660.00	Open	N
8931	MESSA	03/08/2024	04/01/2024	9,686.94	9,686.94	Open	N
8976	MUNICIPAL EMP. RETIREMENT	03/31/2024	04/30/2024	11,830.19	11,830.19	Open	N
8936	NORTH STAR STONE	03/18/2024	03/31/2024	170.24	170.24	Open	N
8969	NORTHERN LAKES ECONOMIC ALLIANCE	03/26/2024	04/26/2024	2,375.00	2,375.00	Open	N
8942	PITNEY BOWES PURCHASE POWER	03/08/2024	04/04/2024	533.29	533.29	Open	N
8888	POLLARD'S QUICK LUBE	02/23/2024	03/31/2024	105.07	105.07	Open	N
8959	POLLARD'S QUICK LUBE	03/18/2024	04/18/2024	105.07	105.07	Open	N
Total for vendor 00385 - POLLARD'S QUICK LUBE:				210.14	210.14		
8912	RENTAL EXPRESS	02/29/2024	03/31/2024	30.00	30.00	Open	N
8914	RENTAL EXPRESS	01/01/2024	01/31/2024	125.00	125.00	Open	N
Total for vendor 00400 - RENTAL EXPRESS:				155.00	155.00		
8908	SCREENGPHICS	03/12/2024	04/30/2024	240.00	240.00	Open	N
8965	STANDARD INSURANCE COMPANY	03/15/2024	04/01/2024	363.17	363.17	Open	N
8940	TANNER ELECTRIC, INC.	03/14/2024	03/29/2024	578.25	578.25	Open	N
8927	TEMPERATURE CONTROL, INC.	03/01/2024	04/01/2024	1,098.50	1,098.50	Open	N
8928	TEMPERATURE CONTROL, INC.	03/01/2024	04/01/2024	2,014.52	2,014.52	Open	N
8929	TEMPERATURE CONTROL, INC.	03/05/2024	04/05/2024	1,986.79	1,986.79	Open	N
8930	TEMPERATURE CONTROL, INC.	03/12/2024	04/12/2024	558.50	558.50	Open	N
Total for vendor 00515 - TEMPERATURE CONTROL, INC.:				5,658.31	5,658.31		

Inv Ref#	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
8935	VANS BUSINESS MACHINE	03/19/2024	04/18/2024	40.82	40.82	Open	N
8962	VC3 INC	03/19/2024	04/03/2024	50.40	50.40	Open	N
8980	WINDEMULLER	03/28/2024	04/29/2024	412.00	412.00	Open	N
8926	YOUR FLEETCARD PROGRAM	03/06/2024	03/21/2024	944.13	944.13	Open	N
# of Invoices: 39		# Due: 39	Totals:	54,482.37	54,482.37		
# of Credit Memos: 0		# Due: 0	Totals:	0.00	0.00		
Net of Invoices and Credit Memos:				54,482.37	54,482.37		

--- TOTALS BY FUND ---

101 - GENERAL FUND	17,663.83	17,663.83
207 - POLICE FUND	24,299.41	24,299.41
271 - LIBRARY FUND	1,826.27	1,826.27
590 - SEWER FUND	10,692.86	10,692.86

--- TOTALS BY DEPT/ACTIVITY ---

000 -	292.50	292.50
101 - TOWNSHIP BOARD	1,548.92	1,548.92
253 - TREASURER	533.29	533.29
257 - ASSESSOR	2,835.11	2,835.11
262 - ELECTIONS	688.23	688.23
265 - BUILDING AND GROUNDS	3,483.29	3,483.29
266 - ATTORNEY COUNSEL	1,126.11	1,126.11
301 - POLICE	24,299.41	24,299.41
446 - ROADS STREETS BRIDGES	380.00	380.00
528 - RUBBISH COLLECTION-DISPOSAL	110.40	110.40
536 - WATER AND SEWER SYSTEMS	10,692.86	10,692.86
751 - PARKS AND RECREATION	5,948.51	5,948.51
754 - VETERANS PIER	170.24	170.24
756 - BOAT LAUNCH	240.00	240.00
790 - LIBRARY	1,826.27	1,826.27
901 - CIP	307.23	307.23

Inv Ref#	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
8917	ANAVON TECHNOLOGY GROUP	02/13/2024	03/16/2024	49.95	0.00	Paid	Y
8918	ANAVON TECHNOLOGY GROUP	02/28/2024	03/16/2024	49.95	0.00	Paid	Y
8919	ANAVON TECHNOLOGY GROUP	03/01/2024	03/16/2024	270.00	0.00	Paid	Y
8920	ANAVON TECHNOLOGY GROUP	03/08/2024	03/16/2024	89.95	0.00	Paid	Y
Total for vendor 00765 - ANAVON TECHNOLOGY GROUP:				459.85	0.00		
8886	ANAVON TECHNOLOGY GROUP LLC	03/01/2024	03/31/2024	0.00	0.00	Void	N
8889	ANAVON TECHNOLOGY GROUP LLC	03/08/2024	04/07/2024	0.00	0.00	Void	N
8890	ANAVON TECHNOLOGY GROUP LLC	02/28/2024	03/15/2024	0.00	0.00	Void	N
Total for vendor 00765 - ANAVON TECHNOLOGY GROUP LLC:				0.00	0.00		
8958	BACKYARD BIRDS AND BEYOND	03/05/2024	03/31/2024	300.00	0.00	Paid	Y
8981	BURT LAKE MARINA	03/19/2024	04/19/2024	119.50	119.50	Open	N
8891	CAR QUEST AUTO PARTS	07/01/2023	07/30/2023	758.50	758.50	Open	N
8902	CAR QUEST AUTO PARTS	03/07/2024	04/30/2024	14.67	14.67	Open	N
8903	CAR QUEST AUTO PARTS	03/05/2024	04/30/2024	8.99	8.99	Open	N
8906	CAR QUEST AUTO PARTS	03/06/2024	04/30/2024	137.56	137.56	Open	N
Total for vendor 00093 - CAR QUEST AUTO PARTS:				919.72	919.72		
8950	CENGAGE LEARNING INC/GALE	03/05/2024	04/04/2024	56.23	0.00	Paid	Y
8949	CENTER POINT LARGE PRINT	03/01/2024	03/31/2024	44.94	0.00	Paid	Y
8933	CHEBOYGAN COUNTY TREASURER	03/09/2024	04/30/2024	292.50	292.50	Open	N
8895	CITIZENS NATIONAL BANK	03/01/2024	04/01/2024	241,990.86	0.00	Paid	Y
8951	CLASSIC CLEANING	02/24/2024	03/31/2024	70.00	0.00	Paid	Y
8860	CONSUMERS ENERGY	02/27/2024	03/20/2024	29.33	0.00	Paid	Y
8861	CONSUMERS ENERGY	02/27/2024	03/20/2024	28.90	0.00	Paid	Y
8862	CONSUMERS ENERGY	02/27/2024	03/20/2024	28.77	0.00	Paid	Y
8863	CONSUMERS ENERGY	02/27/2024	03/20/2024	28.77	0.00	Paid	Y
8864	CONSUMERS ENERGY	02/27/2024	03/20/2024	75.12	0.00	Paid	Y
8865	CONSUMERS ENERGY	02/27/2024	03/20/2024	29.46	0.00	Paid	Y
8866	CONSUMERS ENERGY	02/27/2024	03/20/2024	29.90	0.00	Paid	Y
8867	CONSUMERS ENERGY	02/27/2024	03/20/2024	39.19	0.00	Paid	Y
8868	CONSUMERS ENERGY	02/27/2024	03/20/2024	40.90	0.00	Paid	Y
8869	CONSUMERS ENERGY	02/27/2024	03/20/2024	299.01	0.00	Paid	Y
8880	CONSUMERS ENERGY	03/01/2024	03/25/2024	1,574.10	0.00	Paid	Y
8881	CONSUMERS ENERGY	03/01/2024	03/25/2024	463.99	0.00	Paid	Y
8883	CONSUMERS ENERGY	03/01/2024	03/25/2024	169.58	0.00	Paid	Y
8956	CONSUMERS ENERGY	03/18/2024	04/09/2024	32.46	0.00	Paid	Y
8957	CONSUMERS ENERGY	03/18/2024	04/09/2024	41.43	0.00	Paid	Y
8960	CONSUMERS ENERGY	03/19/2024	04/10/2024	39.05	0.00	Paid	Y
8961	CONSUMERS ENERGY	03/19/2024	04/10/2024	174.48	0.00	Paid	Y
8963	CONSUMERS ENERGY	03/18/2024	04/09/2024	1,213.20	0.00	Paid	Y
8964	CONSUMERS ENERGY	03/20/2024	04/17/2024	38.81	0.00	Paid	Y
8971	CONSUMERS ENERGY	03/22/2024	04/15/2024	2,808.16	0.00	Paid	Y
Total for vendor 00136 - CONSUMERS ENERGY:				7,184.61	0.00		
8944	CUMMINGS, MCCLOREY, DAVIS & ACHO	03/15/2024	04/30/2024	3,766.11	3,766.11	Open	N

Inv Ref#	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
8970*	ELAN FINANCIAL SERVICES	02/21/2024	03/17/2024	3,830.93	3,830.93	Open	Y
8977	ELAN FINANCIAL SERVICES	03/21/2024	04/17/2024	3,362.05	3,362.05	Open	Y
	Total for vendor 00715 - ELAN FINANCIAL SERVICES:			7,192.98	7,192.98		
8932	ELECTION SOURCE	03/05/2024	04/05/2024	266.14	266.14	Open	N
8967	ELECTION SOURCE	03/25/2024	03/25/2024	422.09	422.09	Open	N
	Total for vendor 00595 - ELECTION SOURCE:			688.23	688.23		
8934	EMMET COUNTY	02/29/2024	03/30/2024	110.40	110.40	Open	N
8907	FERRELLGAS	01/25/2024	02/27/2024	929.17	929.17	Open	N
8943	GANNETT MICHIGAN LOCALIQ	03/01/2024	03/20/2024	740.61	740.61	Open	N
8898	GFL ENVIRONMENTAL USA INC - TRASH	02/29/2024	03/30/2024	256.26	0.00	Paid	Y
8979	GFL ENVIRONMENTAL/NORTHERN A-1	03/21/2024	04/21/2024	3,420.86	3,420.86	Open	N
8975	GORDON LETT	03/27/2024	04/30/2024	270.00	0.00	Paid	Y
8982	GORDON TEMPLE JR	03/28/2024	04/03/2024	183.08	183.08	Open	N
8941	GREAT LAKES ENERGY	03/14/2024	04/04/2024	16.77	0.00	Paid	Y
8884	GROH JAMES & THOMAS EARLE MARRIED	03/07/2024	03/14/2024	808.22	808.22	Open	N
8968	HARRELL'S INC	03/12/2024	04/12/2024	0.00	0.00	Void	N
8953	JUNIOR LIBRARY GUILD	03/01/2024	03/31/2024	589.54	0.00	Paid	Y
8887	KALAMAZOO SANITARY SUPPLY, LLC	03/01/2024	04/05/2024	87.21	87.21	Open	N
8925	KALAMAZOO SANITARY SUPPLY, LLC	03/01/2024	03/31/2024	75.22	75.22	Open	N
8978	KALAMAZOO SANITARY SUPPLY, LLC	03/27/2024	04/26/2024	406.77	406.77	Open	N
	Total for vendor 00265 - KALAMAZOO SANITARY SUPPLY, LLC:			569.20	569.20		
8885	KCI	02/28/2024	03/31/2024	2,835.11	2,835.11	Open	N
8946	MEAD & HUNT	03/19/2024	04/30/2024	6,660.00	6,660.00	Open	N
8931	MESSA	03/08/2024	04/01/2024	9,686.94	9,686.94	Open	N
8954	MIDWEST TAPE LLC	03/01/2024	04/01/2024	375.66	0.00	Paid	Y
8952	MITCHELL GRAPHICS INC	02/27/2024	03/28/2024	1,499.01	0.00	Paid	Y
8976	MUNICIPAL EMP. RETIREMENT	03/31/2024	04/30/2024	11,830.19	11,830.19	Open	N
8936	NORTH STAR STONE	03/18/2024	03/31/2024	170.24	170.24	Open	N
8969	NORTHERN LAKES ECONOMIC ALLIANCE	03/26/2024	04/26/2024	2,375.00	2,375.00	Open	N
8942	PITNEY BOWES PURCHASE POWER	03/08/2024	04/04/2024	533.29	533.29	Open	N
8888	POLLARD'S QUICK LUBE	02/23/2024	03/31/2024	105.07	105.07	Open	N
8959	POLLARD'S QUICK LUBE	03/18/2024	04/18/2024	105.07	105.07	Open	N
	Total for vendor 00385 - POLLARD'S QUICK LUBE:			210.14	210.14		
8974	PRESQUE ISLE ELEC. COOP.	03/14/2024	04/04/2024	45.15	0.00	Paid CR	Y
8972	PRESQUE ISLE ELEC. COOP.	03/14/2024	04/04/2024	53.32	0.00	Paid	Y
8973	PRESQUE ISLE ELEC. COOP.	03/14/2024	04/04/2024	49.05	0.00	Paid	Y
	Total for vendor 00389 - PRESQUE ISLE ELEC. COOP.:			147.52	0.00		
8912	RENTAL EXPRESS	02/29/2024	03/31/2024	30.00	30.00	Open	N
8914	RENTAL EXPRESS	01/01/2024	01/31/2024	125.00	125.00	Open	N
	Total for vendor 00400 - RENTAL EXPRESS:			155.00	155.00		
8908	SCREENGPHICS	03/12/2024	04/30/2024	240.00	240.00	Open	N

Inv Ref#	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
8965	STANDARD INSURANCE COMPANY	03/15/2024	04/01/2024	363.17	363.17	Open	N
8915	STATE OF MICHIGAN - MESC	10/13/2023	10/25/2023	685.00	0.00	Paid	Y
8916	STATE OF MICHIGAN - MESC	01/04/2024	01/04/2024	20.01	0.00	Paid	Y
8921	STATE OF MICHIGAN - MESC	01/27/2024	01/27/2024	53.00	0.00	Paid	Y
8922	STATE OF MICHIGAN - MESC	01/04/2024	01/04/2024	19.43	0.00	Paid	Y
8923	STATE OF MICHIGAN - MESC	01/04/2024	01/04/2024	51.98	0.00	Paid	Y
Total for vendor 00426 - STATE OF MICHIGAN - MESC:				829.42	0.00		
8940	TANNER ELECTRIC, INC.	03/14/2024	03/29/2024	578.25	578.25	Open	N
8927	TEMPERATURE CONTROL, INC.	03/01/2024	04/01/2024	1,098.50	1,098.50	Open	N
8928	TEMPERATURE CONTROL, INC.	03/01/2024	04/01/2024	2,014.52	2,014.52	Open	N
8929	TEMPERATURE CONTROL, INC.	03/05/2024	04/05/2024	1,986.79	1,986.79	Open	N
8930	TEMPERATURE CONTROL, INC.	03/12/2024	04/12/2024	558.50	558.50	Open	N
Total for vendor 00515 - TEMPERATURE CONTROL, INC.:				5,658.31	5,658.31		
8897	TUSCARORA TWP VOLUNTEER FIRE DEPT	03/09/2024	03/31/2024	82,720.50	0.00	Paid	Y
8892	UPTIME TECHNOLOGY MANAGEMENT	03/12/2024	03/12/2024	2,008.93	0.00	Paid	Y
8893	UPTIME TECHNOLOGY MANAGEMENT	03/12/2024	03/12/2024	1,869.18	0.00	Paid	Y
8894	UPTIME TECHNOLOGY MANAGEMENT	03/12/2024	03/12/2024	216.95	0.00	Paid	Y
8901	UPTIME TECHNOLOGY MANAGEMENT	12/01/2023	03/15/2024	502.15	0.00	Paid	Y
8904	UPTIME TECHNOLOGY MANAGEMENT	02/01/2024	03/15/2024	610.18	0.00	Paid	Y
8905	UPTIME TECHNOLOGY MANAGEMENT	03/01/2024	03/15/2024	432.40	0.00	Paid	Y
8909	UPTIME TECHNOLOGY MANAGEMENT	12/01/2023	03/15/2024	374.09	0.00	Paid	Y
8910	UPTIME TECHNOLOGY MANAGEMENT	03/01/2024	03/15/2024	275.95	0.00	Paid	Y
8911	UPTIME TECHNOLOGY MANAGEMENT	02/01/2024	03/15/2024	275.95	0.00	Paid	Y
8913	UPTIME TECHNOLOGY MANAGEMENT	01/01/2024	03/15/2024	275.95	0.00	Paid	Y
Total for vendor 00749 - UPTIME TECHNOLOGY MANAGEMENT:				6,841.73	0.00		
8955	VANS BUSINESS MACHINE	03/14/2024	04/13/2024	132.99	0.00	Paid	Y
8935	VANS BUSINESS MACHINE	03/19/2024	04/18/2024	40.82	40.82	Open	N
Total for vendor 00465 - VANS BUSINESS MACHINE:				173.81	40.82		
8962	VC3 INC	03/19/2024	04/03/2024	50.40	50.40	Open	N
8896	VERIZON WIRELESS	03/03/2024	03/24/2024	122.55	0.00	Paid	Y
8980	WINDEMULLER	03/28/2024	04/29/2024	412.00	412.00	Open	N
8926	YOUR FLEETCARD PROGRAM	03/06/2024	03/21/2024	944.13	944.13	Open	N
# of Invoices:		102	# Due:	42	Totals:	406,392.01	62,483.57
# of Credit Memos:		0	# Due:	0	Totals:	0.00	0.00
Net of Invoices and Credit Memos:				406,392.01	62,483.57		

* 1 Net Invoices have Credits Totalling: (62.90)

Inv Ref#	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
--- TOTALS BY FUND ---							
	101 - GENERAL FUND			25,470.27	19,021.27		
	206 - FIRE FUND			82,720.50	0.00		
	207 - POLICE FUND			29,111.44	25,434.67		
	219 - STREET LIGHTING FUND			2,382.88	0.00		
	271 - LIBRARY FUND			10,177.00	6,526.55		
	502 - BOAT LAUNCH			29.46	0.00		
	590 - SEWER FUND			13,701.38	10,692.86		
	703 - CURRENT TAX COLLECTION FUND			808.22	808.22		
	860 - SPECIAL ASSESSMENT			241,990.86	0.00		
--- TOTALS BY DEPT/ACTIVITY ---							
	000 -			1,100.72	1,100.72		
	101 - TOWNSHIP BOARD			7,194.51	2,906.36		
	253 - TREASURER			533.29	533.29		
	257 - ASSESSOR			2,941.66	2,835.11		
	262 - ELECTIONS			688.23	688.23		
	265 - BUILDING AND GROUNDS			3,811.60	3,483.29		
	266 - ATTORNEY COUNSEL			1,126.11	1,126.11		
	301 - POLICE			29,111.44	25,434.67		
	336 - FIRE PROTECTION			82,720.50	0.00		
	446 - ROADS STREETS BRIDGES			380.00	380.00		
	448 - STREET LIGHTING			2,382.88	0.00		
	450 - ROAD AND STREET DETAIL			7,990.86	0.00		
	528 - RUBBISH COLLECTION-DISPOSAL			110.40	110.40		
	536 - WATER AND SEWER SYSTEMS			13,701.38	10,692.86		
	567 - CEMETERY			298.77	0.00		
	595 - AIRPORT			127.37	0.00		
	751 - PARKS AND RECREATION			7,248.36	5,948.51		
	754 - VETERANS PIER			170.24	170.24		
	756 - BOAT LAUNCH			269.46	240.00		
	790 - LIBRARY			10,177.00	6,526.55		
	901 - CIP			307.23	307.23		
	906 -			234,000.00	0.00		

Treasurer Report

03/29/2024 04:16 PM
User: JAN DILLAHA
DB: Tuscarora

CASH SUMMARY BY BANK FOR TUSCARORA TWP
FROM 03/01/2024 TO 03/31/2024

Page: 1/2

Bank Code			Beginning Balance 03/01/2024	Total Debits	Total Credits	Ending Balance 03/31/2024
Fund	Description					
SPAS 2016	SPECIAL ASSESSMENT					
860	SPECIAL ASSESSMENT		235,981.47	86,709.34	175,000.00	147,690.81
	2016 SPECIAL ASSESSMENT		235,981.47	86,709.34	175,000.00	147,690.81
DDASV DDA	IMMA					
248	DOWNTOWN DEVELOPMENT AUTHORITY		528.89	0.00	0.00	528.89
	DDA IMMA		528.89	0.00	0.00	528.89
DDARD DDA	USDA RD BOND					
248	DOWNTOWN DEVELOPMENT AUTHORITY		19,800.00	0.00	0.00	19,800.00
	DDA USDA RD BOND		19,800.00	0.00	0.00	19,800.00
POOL GENERAL - ALL						
101	GENERAL FUND		610,761.41	16,004.58	149,381.27	477,384.72
206	FIRE FUND		(90,918.45)	177,512.96	82,720.50	3,874.01
207	POLICE FUND		1,327,848.72	26,322.70	95,303.73	1,258,867.69
219	STREET LIGHTING FUND		24,731.44	0.00	2,431.93	22,299.51
248	DOWNTOWN DEVELOPMENT AUTHORITY		140,948.75	0.00	0.00	140,948.75
271	LIBRARY FUND		130,849.35	187,585.96	13,974.12	304,461.19
282	ARPA FUND		29,328.35	0.00	0.00	29,328.35
502	BOAT LAUNCH		122,284.12	0.00	29.46	122,254.66
590	SEWER FUND		(30,678.85)	0.00	100,021.38	(130,700.23)
704	IMPREST PAYROLL FUND		18.98	50,314.29	50,333.27	0.00
860	SPECIAL ASSESSMENT		(17,515.40)	261,709.34	241,990.86	2,203.08
	GENERAL - ALL		2,247,658.42	719,449.83	736,186.52	2,230,921.73
LIBIN IRAL	INVESTMENT ACCOUNT					
271	LIBRARY FUND		103,329.54	0.00	0.00	103,329.54
	IRAL INVESTMENT ACCOUNT		103,329.54	0.00	0.00	103,329.54
LIBSP LIBRARY	SPECIAL					
271	LIBRARY FUND		28,106.89	0.00	0.00	28,106.89
	LIBRARY SPECIAL		28,106.89	0.00	0.00	28,106.89
ADDRE SEWER	ADD REU					
590	SEWER FUND		324,209.29	0.00	0.00	324,209.29
	SEWER ADD REU		324,209.29	0.00	0.00	324,209.29
SGRAN SEWER	PHASE 1 AND 2					
590	SEWER FUND		50.00	0.00	0.00	50.00

Bank Code		Beginning Balance	Total	Total	Ending
Fund	Description	03/01/2024	Debits	Credits	Balance 03/31/2024
	SEWER PHASE 1 AND 2	50.00	0.00	0.00	50.00
RRI SEWER RRI 590 SEWER FUND		96,599.30	43.28	43.28	96,599.30
	SEWER RRI	96,599.30	43.28	43.28	96,599.30
SEWER SEWER SPEC ASSESSMENT 590 SEWER FUND		154,117.01	0.00	0.00	154,117.01
	SEWER SPEC ASSESSMENT	154,117.01	0.00	0.00	154,117.01
TXCHK TAX CHECKING 703 CURRENT TAX COLLECTION FUND		6,015,698.81	189,327.83	5,783,087.56	421,939.08
	TAX CHECKING	6,015,698.81	189,327.83	5,783,087.56	421,939.08
	TOTAL - ALL FUNDS	9,226,079.62	995,530.28	6,694,317.36	3,527,292.54



DATE OF MEETING: April 2, 2024

TITLE: Budget Adjustments

SUMMARY: Correction of pervious revenues/expenditures

FINANCIAL IMPACT: Neutral

RECOMMENDATION: Motion to adjust

Revenue (increases)

101-000-426.00 SWAMP TAX/STATE LAND TAX 10,100 .00

101-000-434.00 TRAILER PARK FEES 1,112.00

101-000-445.00 PENALTIES ON TAXES 2,000.00

101-000-491.00 CEMETERY FEES - OPEN & CLOSE 7,000.00

101-000-541.00 GRANT - STATE 0.00 43,669.80

101-000-566.00 STATE REC GRANT 100,000.00

101-000-626.00 CHARGES FOR SERVICES RENDERED 2100.00

101-000-642.00 CHARGES FOR CEMETERY GRAVE SITES 24,430.00

101-000-667.01 AIRPORT HANGER LEASE 7,483.90

Expenditures (increase)

590-901-970.00 SEWER CAPITAL IMPROVEMENTS 19,857.00

PREPARED BY: Supervisor

DEPT/BOARD/COMMISSION: Board of Trustees

ATTACHMENTS: None

Meeting Minutes

TUSCARORA TOWNSHIP
3546 S. Straits Hwy, Indian River, MI 49749
March 5, 2024 7:00 PM REGULAR MEETING MINUTES

ITEM 1: CALL TO ORDER

The meeting was called to order by Supervisor Kramer at 7:00 pm.

ITEM 2: The fire department led the gathering in reciting the Pledge of Allegiance.

Announcements – we are live on YouTube tonight. We received a \$200,000 grant for repairs to this building from the Michigan Public Service Commission. Phase 3 of the sewer system was approved for \$1 million from the House and has been accepted by the Senate for review. We hope to hear something soon.

ITEM 3: ROLL CALL

Present – Supervisor Kramer, Trustee Vance, Treasurer Dillaha, Trustee Pearson.

Absent: Clerk Reidsma. Staff Present: Deputy Clerk Passino, Ron Odenwald, Chris Green.

Quorum present – yes

ITEM 4: BOARD MEMBER CONFLICT OF INTEREST STATEMENT

No conflict of interest offered.

ITEM 5: PUBLIC HEARING ON NABANOIS TRAIL

Public comment began at 7:00 pm. Comments ended at 7:08 pm.

No comments. Letter received has been included in the file.

ITEM 6: APPROVAL OF MEETING AGENDA

MOTION: Approve the Meeting Agenda.

Moved by Pearson, seconded by Dillaha.

MOTION CARRIED by unanimous voice vote.

ITEM 7: PUBLIC COMMENT ON AGENDA ITEMS

The floor was open for public comment at 7:08 pm. Closed at 7:09 pm. No public comments.

ITEM 8: APPROVAL OF CONSENT AGENDA

Consent agenda items include – Bills Report, Treasurer Report, Budget Adjustments, Minutes, Reports by: Assessor, DDA, FOIA, Parks, Police, Sewer, Wake Waiver, Parks Commission Vacancy, Delegation of Authority.

MOTION: Move to approve the consent agenda. Moved by Vance, seconded by Pearson.

MOTION CARRIED by unanimous voice vote.

ITEM 9: OLD BUSINESS

ITEM 9a: Nabanois Trail Resolutions

MOTION: Move to approve Nabanois Trail Resolution #2024-4, which was read aloud by Supervisor Kramer. Moved by Kramer, seconded by Dillaha.

MOTION CARRIED by roll call vote. Ayes: Vance, Pearson, Kramer, Dillaha.

ITEM 10: NEW BUSINESS

ITEM 10a: DDA Request/Presentation

MOTION: To give the DDA a short-term loan, with no interest to fund the underground electric pole project from the right side of the street in the amount of \$141,000. The DDA will be reimbursed through the USDA (Sam account). Motion by Dillaha, seconded by Vance.

MOTION CARRIED by roll call vote. Ayes: Vance, Pearson, Kramer, Dillaha.

ITEM 10b: Devoe Beach Modern Bathrooms Public Input

TUSCARORA TOWNSHIP
3546 S. Straits Hwy, Indian River, MI 49749
March 5, 2024 7:00 PM REGULAR MEETING MINUTES

To remove vault toilets, replace to modern toilets, well, sewer, ADA.
Public comment began at 7:28 pm. Comments ended 7:30 pm. No public comments.

ITEM 10c: Devoe Beach Modern Bathrooms Grant Resolution 2024-05

MOTION: Move to approve Devoe Beach Modern Bathrooms Grant Resolution, which was read aloud by Supervisor Kramer.

Moved by Vance, seconded by Pearson. MOTION CARRIED by roll call vote. Ayes: Dillaha, Kramer, Pearson, Vance.

ITEM 10d: Restore Local Choice Resolution 2024-06

MOTION: Move to approve Restore Local Choice Resolution, which was read aloud by Deputy Supervisor Oldenwald.

Moved by Pearson, seconded by Vance.

MOTION CARRIED by roll call vote. Ayes: Dillaha, Kramer, Pearson, Vance.

ITEM 10e: CIP Review

Reviewed items. The board will review again later and there will be a public hearing. MOTION CARRIED by unanimous voice vote.

ITEM 10f: May Meeting Date

MOTION: Move the May Meeting Date to May 14.

Moved by Dillaha, seconded by Pearson. MOTION CARRIED by unanimous voice vote.

ITEM 10g: Set Compensation – seasonal employees

MOTION: Move to set the wages from \$16.00 - \$16.50 per hour to start at the discretion of the maintenance supervisor. MOTION CARRIED by voice vote.

ITEM 11: PUBLIC COMMENT

Public comment began at 8:04 pm. Comments ended at 8:18 pm.

K. Rutkowski – Library cannot use public funds for bonuses.

P. McGinnis – truck purchase, parking lot lights, law firms, friends, people quitting.

D. Nivelt – village center overlay and parking issues at NAPA.

B. Henderson – meetings notices, issue with fireworks, parks truck, no voice mail.

R. Odenwald – thank you to Ginop for donation of light tower for elections.

T. Maves – corrective action, revenue, wages, basketball courts, land adjacent to waterways.

D. Webb – financial reports need better review.

S. Fisher – would like to see monthly trial balance report.

ITEM 12: BOARD COMMENTS

Four board members commented.

ITEM 13: MOTION TO ADJOURN

Meeting adjourned at 8:30 pm.

MOTION by Vance, seconded by Pearson.

Respectfully submitted by Deputy Clerk, Passino.

Reports

DDA

FOIA

1 request fulfilled

Parks Commission

Tuscarora Township Parks committee meeting minutes

Regular meeting 03/13/2024 7:00pm Tuscarora Township Hall

Call to order 7:07pm

Roll Call: present Dave Meckstroth, Courtney Quick, Beau DePauw

Absent Alan Maves

Motion made by Courtney Quick to allow Bebot to clean Devoe beach using their "robot". Support by Dave Meckstroth

Motion carried

Motion By Courtney Quick to raise boat launch fees to \$9/day and \$49/season. Support by Dave Meckstroth

Motion carried.

Motion made by Courtney Quick to allow the installation of a water fountain at Marina park near the bike station. Support by Dave Meckstroth

Motion Carried.

Motion made by Courtney Quick to switch to Mead-Hunt for water sample testing on a yearly basis. Support by Dave Meckstroth.

Motion carried.

Motion made by Courtney Quick to adjourn at 7:42pm. Support by Dave Meckstroth. Motion carried.

Police



REPORT TITLE: Tuscarora Township Police Department Activities

SUMMARY:

All personnel attended Response to Active Violence training through Kirtland Regional Police Academy on March 6, 2024 and March 21, 2024.

FINANCIAL IMPACT: None

PREPARED BY: Chief Gordon Temple

DEPT/BOARD/COMMISSION: Tuscarora Township Police Department



REPORT TITLE: Police Department Statistics:

**Tuscarora Township Police Department
February 2024**

Description:

Larceny - Other	1
Obstructing Justice	2
Operating While Intoxicated	1
Misdemeanor Traffic Violations	5
Delinquent Minors	19
Traffic Accidents	11
Non-Traffic Accidents	3
Civil Traffic Violation	8
Parking Violations	2
False Alarm Activation	4
Liquor Inspections	15
Civil Matter Dispute / Family Trouble	12
Suspicious Situations	17
Lost and Found	3
Assist Other Agency	14
Assist Ambulance	9
Assist Fire	3
Assist Citizen	8
Motorist Assist	7
Gun Registrations	13
Lockouts	1
Welfare Checks	6
Blight Violation	1
Special Detail	1
Fingerprints	1

Total: 167

Arrests

Bench	9
Misdemeanor	1
Traffic Arrest	2
Felony Arrest	0
Hours Worked	1,472.25
Miles Driven	6,612

Traffic Enforcement

Verbal Warnings	321
Citations	14
Ordinance Violations	2
Snow Verbal Warnings	2



**Tuscarora Township Police Department
January 2024**

Description:

Non Aggravated Assault	2
Aggravated / Felonious Assault	1
Larceny - Other	2
Obstructing Justice	1
Operating While Intoxicated	1
Misdemeanor Traffic Violations	9
Delinquent Minors	23
Traffic Accidents	25
Non-Traffic Accidents	3
Civil Traffic Violation	2
Parking Violations	2
False Alarm Activation	3
Liquor Inspections	16
Civil Matter Dispute / Family Trouble	10
Suspicious Situations	8
Lost and Found	1
Suicide	1
Assist Other Agency	16
Assist Ambulance	5
Assist Fire	2
Assist Citizen	11
Motorist Assist	30
Gun Registrations	17
Lockouts	2
Welfare Checks	6
Fireworks	1
Blight Violation	2

Total: 202

Arrests

Bench	0
Misdemeanor	11
Traffic Arrest	7
Felony Arrest	7
Hours Worked	1,659.5
Miles Driven	5,764

Traffic Enforcement

Verbal Warnings	219
Citations	24
Ordinance Violations	2
Snow Verbal Warnings	66
Snow Citations	17



FINANCIAL IMPACT: None

PREPARED BY: Chief Gordon Temple

DEPT/BOARD/COMMISSION: Tuscarora Township Police Department

Sewer



DATE OF MEETING: April 2, 2024

TITLE: Sewer Report

SUMMARY:

The plant expansion and Phase 1 collection systems bids were opened March 28th.

The Engineer and USDA are reviewing the bids and will make a recommendation to the township in the next few days.

Phase 2 collection system application is in EGLE review for permit.

FINANCIAL IMPACT: TBD

PREPARED BY: Supervisor

DEPT/BOARD/COMMISSION: Board of Trustees

ATTACHMENTS: None

Old Business



AGENDA ITEM

DATE OF MEETING: April 2, 2024

TITLE: Real estate closing - GLOW

SUMMARY: Board approved sale of small township parcel in February to Living Waters Global Methodist Church.

FINANCIAL IMPACT: N/A

Recommendation: Assign Supervisor Robert Kramer to sign all closing documents

PREPARED BY: Supervisor

DEPT/BOARD/COMMISSION: Board of Trustees

ATTACHMENTS: None



AGENDA ITEM

DATE OF MEETING: April 2, 2024

TITLE: North Star Gardens Request

SUMMARY: North Star previously requested the establishment of a Commercial Rehabilitation District under Public Act 210 of 2005.

FINANCIAL IMPACT: TBD

MOTION: TBD

PREPARED BY: Supervisor

DEPT/BOARD/COMMISSION: Board of Trustees

ATTACHMENTS: Request & Act information



Received
Tuscarora Township

NOV 10 2023

3546 S. Straits Hwy.
Indian River, MI 49749

4104 S. STRAITS HWY

INDIAN RIVER, MI 49749

North Star Gardens, INC. is requesting that Tuscarora Township create a Commercial Rehabilitation District for its property located at 4152 Old Trail Lane Indian River MI 49749. Subsequently we are also requesting a 10-year property tax abatement according to PA 210 of 2005.

North Star Gardens INC. intends to create a mixed-use development consisting of retail space, food service space, office space, and 12 rental cabins on the site at a cost of approximately \$6 million. This will become a significant tourist attraction for the community at the gateway to Indian River providing for year-round activities

The Jakeway/Gearhart family has operated North Star Gardens in Tuscarora Township and surrounding areas for the past 80 years and wants to create a project to help boost the economy of Indian River. The tax abatement and a sewer abatement are necessary to make this project economically feasible.

The project financials will not support the development with just a conventional bank loan. Therefore, North Star Gardens INC. has approached the Michigan Economic Development Corporation (MEDC) to consider a grant for the project. MEDC requires local match from the community for any grant they provide. This can be in the form of a commercial tax abatement.

Sincerely,

Jeff Jakeway



COMMERCIAL REHABILITATION ACT

Public Act 210 of 2005, as amended, encourages the rehabilitation of commercial property by abating the property taxes generated from new investment for a period up to 10 years. As defined, commercial property is a qualified facility that includes a building or group of contiguous buildings of commercial property that is 15 years or older, of which the primary purpose is the operation of a commercial business enterprise or multifamily residential use. A qualified facility may also include vacant property or other commercial property which, within the immediately preceding 15 years, was commercial property. Types of commercial business enterprises include office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Multi-family residential is housing that consists of five or more units. Commercial properties allocated new market tax credits are also considered a qualified facility.

Qualified retail food establishments are considered a qualified facility for purposes of granting the tax abatement. These establishments include a retail supermarket, grocery store, produce market, or delicatessen that offer unprocessed USDA-inspected meat and poultry products or meat products that carry the USDA organic seal, fresh fruits and vegetables, and dairy products for sale to the public. The qualified retail food establishment must be located in a “core community” as defined in the Obsolete Property Rehabilitation Act (PA 146 of 2000) or in an area designated as rural as defined by the United States Census Bureau and is located in an underserved area.

Commercial property does not include property that is to be used as a professional sports stadium or a casino. Land and personal property are not eligible for abatement under this act.

Note: This document is offered as a general guide only and the legislation should be reviewed by local officials.

WHO IS ELIGIBLE?

“Qualified local government units” mean any city, village or township.

WHAT IS REHABILITATION?

Rehabilitation is defined as changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. The new investment in the rehabbed property must result in improvements aggregating to more than 10 percent of

the true cash value of the property at commencement of the rehabilitation of the qualified facility. Rehabilitation includes the following: improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment including heating, ventilation, and lighting, reducing multistory facilities to one or two stories, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the property to an economically efficient condition.

Rehabilitation also includes new construction on vacant property from which a previous structure has been demolished and if the new construction is an economic benefit to the local community as determined by the qualified local governmental unit.

Rehabilitation for a qualified retail food establishment also includes new construction.

WHAT IS THE PROCESS?

Before the Commercial Rehabilitation Exemption Certificate (i.e., property tax abatement) can be granted to the commercial property owner, the city, village or township by resolution of its legislative body, must establish a Commercial Rehabilitation District. The establishment of the district may be initiated by the local government unit or by owners of property comprising 50 percent of all taxable value of the property in the proposed district. The district must be at least three acres in size unless it is located in a downtown or business area or contains a qualified retail food establishment.

The city, village or township must hold a hearing to establish a Commercial Rehabilitation District. Notification of the hearing must be given to the county board of commissioners and all real property owners in the proposed district.

After the hearing is held and the local unit of government determines the district meets the requirements of the act, a copy of the resolution adopting the district shall be provided to the county where the district is established. Within 28 days, the county may accept or reject the establishment of the district. In a county with a county executive, the executive can write a letter rejecting the establishment of the district. In all other counties, the county board of commissioners can pass a resolution rejecting the establishment of the district.



MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

Once the district is established, the property owners may file an application with the local clerk for a commercial rehabilitation exemption certificate. Applications are available from the Michigan Department of Treasury. The local clerk shall provide written notification to the assessor of the local unit of government and each taxing jurisdiction that levies ad valorem property taxes of the application hearing. The city, village or township has 60 days after receipt of the application to either approve or disapprove the application. If denied, a reason must be given in the resolution. The assessor and applicant shall be sent a copy of the unapproved resolution by certified mail. If approved, the application and resolution must be sent to the State Tax Commission, which will certify or deny the application within 60 days. A resolution is not effective unless approved by the State Tax Commission.

COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE

Upon approval by the State Tax Commission, a commercial rehabilitation certificate is issued. The property owner must pay a Commercial Rehabilitation Tax rather than the normal property tax. The certificate must be issued for a period of at least one year, but cannot exceed 10 years. Certificates initially issued for less than 10 years may be extended, but shall not exceed 10 years. The criteria for extensions must be included in the resolution approving the abatement.

The Commercial Rehabilitation Tax freezes the taxable value of the building and exempts the new investment from local taxes. The school operating tax and the State Education Tax (SET) are still levied on the new investment. Land and personal property cannot be abated under this act.

DISCUSSION

In addition to the Commercial Rehabilitation Act (PA 210 of 2005), several other property tax abatements are available for the rehabilitation of commercial property in Michigan, including the Commercial Redevelopment Act (PA 255 of 1978) and the Obsolete Property Rehabilitation Act (PA 146 of 2000). Each act has unique eligibility requirements, processes, and lengths and terms of the abatement. Please refer to the Michigan Economic Development Corporation (MEDC) fact sheet for more information on each program and consult the authorizing statute to determine the best fit for your project needs.

SUPPORTING STATUTE

Public Act 210 of 2005: Commercial Rehabilitation Act

CONTACT INFORMATION

For more information on the Commercial Rehabilitation Act, contact the Community Assistance Team (CAT) specialist assigned to your territory or visit www.miplace.org.

Frequently Asked Questions
Commercial Rehabilitation Act
(PA 210 of 2005, as amended)

The following frequently asked questions are being provided as a service to assessors and taxpayers to better inform them about the administration of Public Act 210 of 2005, MCL 207.841 *et seq.*, as amended.

Note: The information contained in these frequently asked questions constitutes an analysis of one or more statutes and not legal advice. Since the analysis is limited to general statutory requirements, individual facts may result in different conclusions being reached. Therefore, individuals may wish to consult legal counsel.

1. What is a Commercial Rehabilitation Exemption?

The Commercial Rehabilitation Act, PA 210 of 2005, MCL 207.841 *et seq.*, as amended, provides a property tax exemption for multifamily residential, commercial business enterprises, or qualified retail food establishments that are rehabilitated and meet the requirements of the Act. Types of commercial business enterprises may include, but are not limited to: office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Multifamily residential is defined as housing that consists of five or more units. Qualified retail food establishments are primarily retail supermarkets, grocery stores, produce markets or delicatessens that offer fresh USDA inspected meat and poultry, fresh fruits and vegetables, and dairy products for sale.

Exemptions are approved for a term of 1-10 years as determined by the local unit of government. The property taxes are based on the previous year's, which is the year prior to the rehabilitation, taxable value. The taxable value is frozen for the duration of the exemption. Completed applications are sent to the local governmental unit for review and approval. Qualified retail food establishment applicants must also submit an additional application. If the local governmental unit approves an application, it is forwarded to the State Tax Commission (STC) for further review and approval.

Commercial Rehabilitation Tax Exemption Certificate applications are available from the Michigan Department of Treasury at: www.michigan.gov/propertytaxexemptions.

2. Who establishes a Commercial Rehabilitation District?

The legislative body of a "qualified local governmental unit" may establish a commercial rehabilitation district on its own initiative or upon a written request filed by the owner or owners of property comprising at least 50% of all taxable value of the property located within a proposed commercial rehabilitation district. See question 26 for an explanation of what constitutes a "qualified local governmental unit."

Frequently Asked Questions
Commercial Rehabilitation Act
(PA 210 of 2005, as amended)

3. What are the requirements for the formation of a Commercial Rehabilitation District?

A Commercial Rehabilitation District may consist of one or more parcels or tracts of land or a portion of a parcel or tract of land, provided that the parcel or tract of land or portion of a parcel or tract of land within the district is a “qualified facility,” as defined by MCL 207.842(h) (see question 27).

A “Commercial Rehabilitation District” or “district” is further defined by MCL 207.842(b) as: “an area not less than 3 acres in size of a qualified local governmental unit However, if the commercial rehabilitation district is located in a downtown or business area or contains a qualified retail food establishment, as determined by the legislative body of the qualified local governmental unit, the district may be less than 3 acres in size.”

Before adopting a resolution establishing a commercial rehabilitation district, the qualified local governmental unit must give written notice by certified mail to the county in which the proposed district is to be located and the owners of all real property within the proposed commercial rehabilitation district and shall afford an opportunity for a hearing on the establishment of the commercial rehabilitation district. The qualified local governmental unit must give public notice of the hearing not less than 10 days or more than 30 days before the date of the hearing.”

Following the public hearing, the legislative body of the qualified local governmental unit may establish a Commercial Rehabilitation District by resolution. The resolution must set forth a finding determination that the district meets the requirements of the Act. A sample resolution can be found at: www.michigan.gov/propertytaxexemptions.

4. Can a request to establish a Commercial Rehabilitation District be denied?

Yes. The qualified local governmental unit must “give written notice by certified mail to the county in which the proposed district is to be located and the owners of all real property within the proposed commercial rehabilitation district and shall afford an opportunity for a hearing on the establishment of the commercial rehabilitation district at which any of those owners and any other resident or taxpayer of the qualified local governmental unit may appear and be heard.” MCL 207.843(3). The local governmental unit may deny the establishment of the district by resolution.

Once the county receives a copy of the resolution establishing a Commercial Rehabilitation District, they have 28 days to reject the establishment of the district by written notification to the qualified local governmental unit by the elected county executive. If the county does not have an elected county executive, the county can reject the establishment of the district by resolution of the county board of commissioners. MCL 207.843(5).

Frequently Asked Questions
Commercial Rehabilitation Act
(PA 210 of 2005, as amended)

5. How do I apply for a Commercial Rehabilitation Exemption Certificate?

Applications for Commercial Rehabilitation Exemption Certificates are filed with the local governmental unit by the owner of the property.

File two (2) copies of the completed application and all attachments with the clerk of the local governmental unit where the property is located. The property must meet the following requirements:

- a. The property must be located in a “qualified local governmental unit” as defined by MCL 207.842(i).
- b. The property must be located in a “commercial rehabilitation district” as defined by MCL 207.842(b).
- c. The property must meet the definition of “commercial property” as defined by MCL 207.842(a).
- d. The proposed project must meet the definition of “rehabilitation” in MCL 207.842(k).

6. What documents must accompany an application for a Commercial Rehabilitation Exemption Certificate?

- a. A general description of the facility (including year built, original use, most recent use, number of stories, square footage);
- b. A general description of the rehabilitated facility’s proposed use;
- c. A detailed description of the general nature and extent of the rehabilitation to be undertaken;
- d. A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility;
- e. A time schedule for undertaking and completing the facility’s rehabilitation;
- f. A statement of economic advantages expected from the exemption;
- g. A legal description of the property outlined in the application;
- h. A building permit, if construction has started on the project.

Frequently Asked Questions
Commercial Rehabilitation Act
(PA 210 of 2005, as amended)

- i. A contractor's bid or itemized list of costs matching the investment amount reported on the box titled *Estimated Cost of Rehabilitation* on the first page of the application.
- j. A copy of the resolution approved by the local unit establishing the eligible district;
- k. The local unit resolution, containing all the required statements, approving the application for the exemption; and
- l. If applicable, a completed Form 4753, Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments.

7. What does the local governmental unit need to do upon receipt of a Commercial Rehabilitation Exemption Certificate Application?

Upon receipt of an application for a Commercial Rehabilitation Exemption Certificate, the clerk of the qualified local governmental unit shall notify, in writing, the assessor and the legislative body of each taxing unit that levies ad valorem property taxes in the qualified local governmental unit in which the qualified facility is located.

Before acting on the application, the qualified local governmental unit must hold a hearing on the application and give notice to the applicant, assessor, a representative of the affected taxing units, and the general public. The hearing must be held separately from the hearing on the establishment of the Commercial Rehabilitation District.

Not more than 60 days after receiving an application, the qualified local governmental unit must approve or disapprove the application by resolution. Certain resolution statements are required. A sample resolution with all required statements, can be found at: www.michigan.gov/propertytaxexemptions.

8. What requirements for a Commercial Rehabilitation Exemption Certificate must be met to gain approval at the local governmental unit level?

An applicant seeking a Commercial Rehabilitation Exemption Certificate must meet the following qualifications:

- a. The commencement of the rehabilitation of the qualified facility does not occur earlier than six months before the applicant files the application for the Commercial Rehabilitation Exemption Certificate.
- b. The application relates to a rehabilitation program that when completed constitutes a qualified facility within the meaning of the act and that shall be situated within a Commercial Rehabilitation District established in a qualified local governmental unit eligible under the act.

Frequently Asked Questions
Commercial Rehabilitation Act
(PA 210 of 2005, as amended)

- c. Completion of the qualified facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the qualified facility is situated.
- d. The applicant states, in writing, that the rehabilitation of the qualified facility would not be undertaken without the applicant's receipt of the exemption certificate.
- e. The applicant is not delinquent in the payment of any taxes related to the qualified facility.

9. What happens if the qualified local governmental unit approves the application?

If the qualified local governmental unit approves the application, the clerk must forward a copy of the application and resolution to the STC.

10. What happens if the qualified local governmental unit disapproves the application?

If the local governmental unit disapproves the application, the reason for disapproval must be set forth in writing in the resolution, and the clerk must send a copy of the resolution to the applicant and assessor by certified mail.

11. Are there provisions in the application process that are time sensitive?

Yes. MCL 207.848 requires that the commencement of the rehabilitation of the qualified facility does not occur earlier than six months before the applicant files the application for the Commercial Rehabilitation Exemption Certificate.

In addition, State Tax Commission Rule 209.111(2) states that "[a]ll complete applications for commercial rehabilitation exemption certificates received through October 31 shall receive consideration and action by the commission before December 31. An application received on or after November 1 shall be considered by the commission contingent upon staff availability."

12. What does the STC do when it receives an application and resolution from the clerk of the qualified local governmental unit?

The STC reviews the application for completeness and compliance with the statute. If the application is incomplete, staff sends a letter requesting the missing information. Once the application is complete, the STC is required to either approve or disapprove the application within 60 days. If the application is approved, the STC issues a Commercial Rehabilitation Exemption Certificate, and it is effective December 31st immediately following the date of issuance by the STC.

Frequently Asked Questions
Commercial Rehabilitation Act
(PA 210 of 2005, as amended)

13. Who determines if a facility qualifies for a Commercial Rehabilitation Exemption Certificate?

Initially, that determination is made when the application is filed and reviewed by the local governmental unit. However, the local governmental unit's determination is then reviewed by the STC. The STC can approve, modify, or deny the application.

14. Can a decision of the STC regarding a Commercial Rehabilitation Exemption Certificate be appealed?

Yes. A party aggrieved by the issuance, refusal to issue, revocation, transfer or modification of a Commercial Rehabilitation exemption certificate may appeal a final decision of the STC by filing a petition with the Michigan Tax Tribunal, www.michigan.gov/taxtrib, within 35 days. MCL 205.735a(6).

15. What is the term of a Commercial Rehabilitation Exemption Certificate?

A certificate may be issued for a period to be determined by the legislative body of the local governmental unit of at least 1 (one) year but not to exceed 10 (ten) years. If the number of years determined is less than 10 (ten), the certificate may be subject to review by the legislative body of the qualified local governmental unit and the certificate may be extended. The total amount of time determined for the certificate, including any extensions, shall not exceed 10 (ten) years after the completion of the qualified facility.

16. What determines the starting date of a Commercial Rehabilitation Exemption Certificate?

The effective date of the certificate is December 31st immediately following the date of issuance of the certificate by the STC.

17. How is the Commercial Rehabilitation Tax computed for a rehabilitated facility?

A specific tax, known as the commercial rehabilitation tax, is levied upon every owner of a rehabilitated facility to which a Commercial Rehabilitation Exemption Certificate is issued. MCL 207.850.

Calculating the commercial rehabilitation tax is a two-step process.

First, multiply the total mills levied as ad valorem taxes for that year by all taxing units by the taxable value of the real property (excluding land) for the tax year immediately preceding the effective date of the commercial rehabilitation exemption.

Second, multiply the local school district operating and state education tax mills by the difference between the taxable value of the real property (excluding land) for the current

Frequently Asked Questions
Commercial Rehabilitation Act
(PA 210 of 2005, as amended)

tax year and the taxable value of the real property (excluding land) for the year immediately preceding the effective date of the exemption.

For a qualified retail food establishment that was issued a certificate on or before December 31, 2009, the tax is the sum of the product computed by multiplying the total mills levied as ad valorem taxes for that year by all taxing units (including local school district operating and the state education tax) by the taxable value of the real property (excluding land) for the tax year immediately preceding the rehabilitation and the product computed by multiplying the local school district operating and state education tax mills by the difference between the taxable value of the real property (excluding land) for the current tax year and the taxable value of the real property (excluding land) for the tax year immediately preceding the rehabilitation.

18. Are special assessment millage rates impacted by the granting of a Commercial Rehabilitation Exemption Certificate?

Special assessment millage rates may be impacted. Millage-based special assessments levied under Public Act 33 of 1951 do not apply to property with a Commercial Rehabilitation Act exemption. However, the special assessments would still be applicable to the land on which the Commercial Rehabilitation Act exemption property is located. Conversely, for millage-based special assessments levied under public acts other than Public Act 33 of 1951, property with a Commercial Rehabilitation Act exemption pays on the full special assessment millage rate, the same as any “ad valorem” property.

19. For Qualified Retail Food Establishments, how do you determine if you are located in an “underserved area?”

Under the “Commercial Rehabilitation Act” link on the Property Tax Exemption Section website (www.michigan.gov/propertytaxexemptions) click on “Qualified Retail Food Establishments.” Then click on “Eligibility Requirements,” which describes how to find the census tract that you are located in. Last, click on “Census Tracts Regarding Underserved Areas” for a listing of qualifying census tracts.

20. Can a Commercial Rehabilitation Exemption Certificate be transferred or amended?

Yes. MCL 207.853 allows a certificate to be transferred and assigned by the holder to a new owner of the qualified facility. The new owner must first apply and be approved by the qualified local governmental unit before the transfer may occur. A certificate may also be amended if the number of years initially exempted was fewer than ten. The certificate may then be subject to review by the legislative body of the qualified local governmental unit and be extended.

Frequently Asked Questions
Commercial Rehabilitation Act
(PA 210 of 2005, as amended)

21. Can a Commercial Rehabilitation Exemption Certificate be revoked?

Yes. The legislative body of the qualified local governmental unit may, by resolution, revoke the Commercial Rehabilitation Exemption Certificate of a facility if it finds that the completion of rehabilitation of the qualified facility has not occurred within the time authorized by the legislative body in the exemption certificate or a duly authorized extension of that time or that the holder of the Commercial Rehabilitation Exemption Certificate has not proceeded in good faith with the operation of the qualified facility in a manner consistent with the purposes of the act and in the absence of circumstances that are beyond control of the holder of the exemption certificate. MCL 207.852(1).

In addition, the holder of a Commercial Rehabilitation Certificate may send, by certified mail, a request to revoke the certificate to the qualified local governmental unit. Upon receipt of the request, the legislative body of the local governmental unit may, by resolution, revoke the certificate. MCL 207.852(2).

22. When does the revocation of a Commercial Rehabilitation Exemption Certificate take effect?

The revocation of a Commercial Rehabilitation Exemption Certificate is effective the December 31st of the year in which the local governmental unit resolves to revoke the certificate.

23. Can a revoked Commercial Rehabilitation Exemption Certificate be reinstated?

Yes. Pursuant to MCL 207.853(3), a Commercial Rehabilitation Certificate can be revoked under two circumstances. If the holder of the revoked certificate is requesting reinstatement, they must submit a written request to the qualified local governmental unit and the STC. If a subsequent owner is requesting reinstatement of a revoked certificate, they must file an application with the qualified local governmental unit.

If the legislative body of the qualified local governmental unit submits a resolution of concurrence to the STC, and the facility continues to qualify under the Act, a revoked Commercial Rehabilitation Exemption Certificate may be reinstated by the STC.

24. What is the definition of “Commercial Property?”

MCL 207.842(a) defines “Commercial Property” as:

“ . . . land improvements classified by law for general ad valorem tax purposes as real property including real property assessable as personal property pursuant to sections 8(d) and 14(6) of the general property tax act, 1893 PA 206; MCL 211.8 and 211.14, the primary purpose and use of which is the operation of a commercial business enterprise or multifamily residential use. Commercial property shall also include facilities related to

Frequently Asked Questions
Commercial Rehabilitation Act
(PA 210 of 2005, as amended)

a commercial business enterprise under the same ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise. Commercial property **does not** include any of the following: land or property of a public utility” (emphasis added).

25. What is the definition of “multifamily residential use?”

“‘Multifamily residential use’ means multifamily housing consisting of 5 or more units.” MCL 207.842(g).

26. What is the definition of a “qualified local governmental unit?”

“‘Qualified local governmental unit’ means a city, village, or township.” MCL 207.842(i).

27. What is the definition of a “Qualified Facility?”

A “Qualified Facility” is defined by MCL 207.842(h) as:

“A qualified retail food establishment or a building or group of contiguous buildings of commercial property that is 15 years old or older or has been allocated for a new market tax credit under section 45d of the internal revenue code, 26 USE 45d. Qualified facility also includes a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which within the immediately preceding 15 years, was commercial property as defined in subdivision (a). Qualified facility shall also include vacant property located within a city with a population of more than 500,000 according to the most recent federal decennial census and from which a previous structure has been demolished and on which commercial property is or will be newly constructed provided an application for a certificate has been filed with that city before July 1, 2010. A qualified facility also includes a hotel or motel that has additional meeting or convention space that is attached to a convention and trade center that is over 250,000 square feet in size and that is located within a county with a population of more than 1,100,000 and less than 1,600,000 as of the most recent decennial census. A qualified facility **does not** include property that is to be used as a casino or a professional sports stadium. As used in this subdivision, “casino” means a casino or a parking lot, hotel, motel, or retail store owned or operated by a casino, an affiliate, or an affiliated company, regulated by this state pursuant to the

Frequently Asked Questions
Commercial Rehabilitation Act
(PA 210 of 2005, as amended)

Michigan gaming control and revenue act, 1996 IL 1, MCL 432.201 to 432.226” (emphasis added).

28. How is “rehabilitation” defined as it pertains to the Commercial Rehabilitation Act?

“Rehabilitation” is defined by MCL 207.842(k) as:

“ . . . [C]hanges to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the property to an economically efficient condition. Rehabilitation for a qualified retail food establishment also includes new construction. Rehabilitation also includes new construction of a qualified facility that is a hotel or motel that has additional meeting or convention space that is attached to a convention or trade center that is over 250,000 square feet in size, located within a county with a population of more than 1,100,000 and less than 1,600,000 as of the most recent decennial census, if that new construction is an economic benefit to the local community as determined by the qualified local governmental unit. Rehabilitation also includes new construction on vacant property from which a previous structure has been demolished and if that new construction is an economic benefit to the local community as determined by the qualified local governmental unit. Rehabilitation shall not include improvements aggregating less than 10% of the true cash value of the property at commencement of the rehabilitation of the qualified facility.”

29. What is required of the Local Governmental Unit regarding the yearly status reporting of Commercial Rehabilitation Exemptions to the STC?

No later than October 15th of each year, the assessor of each qualified local governmental unit containing properties subject to a Commercial Rehabilitation Exemption Certificate shall file Form 4769 *Assessing Officer Report for Commercial Rehabilitation Exemption* with the STC. The report must include the current value of the property to which the exemption pertains, the value on which the commercial rehabilitation tax is based, and a current estimate of the number of jobs retained or created by the exemption, and the number of new residents.

Frequently Asked Questions
Commercial Rehabilitation Act
(PA 210 of 2005, as amended)

30. Where can I obtain copies of previously issued Commercial Rehabilitation Exemption Certificates?

Copies of certificates acted upon by the STC after January 1, 2013 are available on the Department of Treasury website at:

www.michigan.gov/propertytaxexemptions.

Choose the exemption program under which the certificate was issued. Within the “Certificate Activity” link, the certificates are listed according to the date they were acted upon.

New Business

RESOLUTION 2024-07: SUPPORT OF MGD INDIAN RIVER LLC PROJECT

Township of Tuscarora
County of Cheboygan, State of Michigan

Minutes of a regular meeting of the Township Board of the Township of Tuscarora, County of Cheboygan, State of Michigan, held on April 2, 2024, at 7:00 p.m., Eastern Standard Time.

PRESENT: Members: _____

ABSENT: Members: _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, MGD INDIAN RIVER LLC owns property in the Tuscarora Township Commerce Park commonly referred to as 5384 Commerce Park Blvd. Indian River MI 49749

WHEREAS, on April 3rd, 2024 the Cheboygan County Planning Commission will consider a special use application for said property.

WHEREAS, the township will benefit greatly from this development and its addition to the commercial tax base.

WHEREAS, the Tuscarora Township Board of Trustees also supports the language and intent of this application.

THEREFORE, BE IT RESOLVED that the Tuscarora Township Board of Trustees

hereby supports the granting of said special use permit for this location within its Commerce Park. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members: _____

NAYS: Members: _____

RESOLUTION DECLARED _____.

Jay Reidsma
Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Township of Tuscarora, County of Cheboygan, Michigan, at a regular meeting held on April 2, 2024, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Jay Reidsma
Township Clerk

CHEBOYGAN COUNTY PLANNING COMMISSION

PO BOX 70
870 SOUTH MAIN ST., ROOM 103
CHEBOYGAN, MI 49721
(231)627-8489 (PHONE)
(231)627-3646 (FAX)
www.cheboygancounty.net/planning



THE PLANNING COMMISSION MEETS THE
1ST AND 3RD WEDNESDAY OF EVERY MONTH AT 7:00 PM
IN THE COMMISSIONER'S ROOM (ROOM #135)
OF THE CHEBOYGAN COUNTY BUILDING.
DATE, TIME AND LOCATION ARE SUBJECT TO CHANGE.

ALL SPECIAL USE PERMIT APPLICATIONS WILL BE REVIEWED ADMINISTRATIVELY AND WILL BE PLACED ON A PLANNING COMMISSION AGENDA WHEN DEEMED COMPLETE. THE FOLLOWING ITEMS MUST BE SUBMITTED TO BE REVIEWED BY THE ZONING ADMINISTRATOR:

1. COMPLETED SPECIAL USE PERMIT APPLICATION WITH APPLICANT AND OWNER SIGNATURES (4 PAGES)
2. COMPLETED SITE PLAN REQUIREMENT CHECKLIST WITH SIGNATURE (2 PAGES)
3. SITE PLAN
4. WARRANTY DEED OR OTHER PROOF OF OWNERSHIP
5. CERTIFIED PROPERTY SURVEY OR DIMENSIONED PROPERTY LAND PLAT
6. APPLICATION FEE

SPECIAL LAND USE PERMIT APPLICATION

APPLICANT'S INFORMATION AND INSTRUCTIONS

(KEEP FOR YOUR REFERENCE)

Applications that do not meet the requirements can NOT be placed on the agenda**SUBMITTAL PROCEDURE**

- SUBMIT THE COMPLETED APPLICATION 30-DAYS PRIOR TO THE MEETING AT WHICH IT WILL BE REVIEWED.
- SITE PLANS MUST BE COMPLETE, INCLUDING THE APPLICANT'S AND PROPERTY OWNER'S SIGNATURE. IF THE APPLICATION IS NOT COMPLETE IT WILL BE RETURNED TO THE APPLICANT WITH A LIST OF ITEMS THAT MUST BE COMPLETED. (PLEASE USE THE PROVIDED CHECKLIST)
- IT IS RECOMMENDED THAT THE APPLICANT SUBMIT ONE SITE PLAN FOR INITIAL REVIEW BY THE PLANNING/ZONING ADMINISTRATOR BEFORE SUBMITTING THE REQUIRED 15 COPIES. A DIGITAL COPY OR LEDGER-SIZED PAPER COPIES ARE RECOMMENDED.
- THE APPROPRIATE FEE LISTED BELOW MUST BE SUBMITTED WITH THE APPLICATION

SPECIAL USE PERMIT - \$300.00	SPECIAL USE PERMIT AMENDMENT - \$200.00
SITE PLAN REVIEW - \$225.00	SITE PLAN REVIEW AMENDMENT - \$160.00
- ONCE THE APPLICATION IS COMPLETE, THE REQUEST WILL BE PLACED ON THE NEXT POSSIBLE PLANNING COMMISSION AGENDA.

PLANNING COMMISSION PUBLIC HEARING PROCESS

THE PLANNING COMMISSION MEETS AT 7:00 PM. PLANNING DEPARTMENT STAFF WILL PROVIDE A BRIEF INTRODUCTION OF THE APPLICANT'S REQUEST TO THE PLANNING COMMISSION. THE APPLICANT OR THEIR REPRESENTATIVE WILL THEN COME FORWARD TO ANSWER QUESTIONS ASKED BY PLANNING COMMISSION MEMBERS, AND HELP EXPLAIN OTHER ITEMS AS NECESSARY.

WITHDRAWAL OF APPLICATIONS

APPLICATIONS MAY BE WITHDRAWN BEFORE OR DURING THE MEETING, HOWEVER EXPENDITURES HAVE ALREADY BEEN MADE ON BEHALF OF THE APPLICANT, AND NO PORTION OF THE FEE CAN BE REFUNDED. A LETTER WILL BE NECESSARY, STATING THAT THE APPLICANT HAS WITHDRAWN THE APPLICATION.

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

ALL ITEMS LISTED BELOW MUST BE SUBMITTED IN ORDER FOR THIS APPLICATION TO BE DEEMED COMPLETE. INCOMPLETE APPLICATIONS WILL NOT BE REVIEWED OR PROCESSED. EACH SITE PLAN SHALL DEPICT THE ITEMS LISTED BELOW, EXCEPT FOR THOSE ITEMS DETERMINED DURING THE PRE-APPLICATION CONFERENCE TO NOT BE APPLICABLE.

PLACE A CHECK MARK NEXT TO EACH REQUIREMENT TO SHOW THAT THE INFORMATION HAS BEEN SUPPLIED OR THAT A WAIVER IS BEING REQUESTED. IF A WAIVER IS BEING REQUESTED PLEASE NOTE ON THE NEXT PAGE THE REASON FOR THE WAIVER. SIGN AND DATE THIS CHECKLIST WHEN ALL ITEMS HAVE BEEN COMPLETED. PLEASE SUBMIT THIS CHECKLIST WITH YOUR APPLICATION.

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
X		a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100ft. or less.
X		b. Seal of the registered engineer, architect, landscape architect, surveyor, planner, or other site plan preparer. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.
X		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
X		d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
X		e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, stormwater controls, flood plains, and wetlands.
X		f. Location of existing and proposed buildings and intended uses thereof.
N/A		g. Details of entryway and sign locations should be separately depicted with an elevation view.
X		h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
X		i. Location, size, and characteristics of all loading and unloading areas.
X		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
X		k. Location of all other utilities on the site including but not limited to wells, septic systems, stormwater controls, natural gas, electric, cable TV, telephone and steam and proposed utility easements.
N/A		l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
X		m. Location and specifications for all fences, walls, and other screening features.
X		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
X		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
X		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
X		q. Elevation drawing(s) for proposed commercial and industrial structures.
N/A		r. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well
X		s. Floor plans, when needed to determine the number of parking spaces required.

PLEASE LIST THE REQUIREMENT FOR WHICH A WAIVER IS BEING REQUESTED. ALSO PROVIDE AN EXPLANATION/REASON FOR THE WAIVER REQUEST.

SECTIONREASON FOR WAIVER REQUEST

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

AFFIDAVIT

I CERTIFY THAT ALL SITE PLAN REQUIREMENTS (A THROUGH S) ARE DRAWN ON THE SITE PLAN, ATTACHED TO THIS APPLICATION AND/OR I AM REQUESTING A WAIVER. I CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS SPECIAL LAND USE PERMIT APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Michael Teeter

SIGNATURE

2/21/24

DATE



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

PROPERTY LOCATION

Address 5384 Commerce Blvd	City / Village Indian River	Twp / Sec. T35N R2W S30	Zoning District D-LI (Light Industrial Development District)
Property Tax I.D. Number 162-030-300-001-17	Plat or Condo Name / Lot or Unit No.		

APPLICANT

Name MGD Indian River LLC	Telephone 231.750.6109	Fax
Address 18000 Cove Street, Suite 201	City, State & Zip Spring Lake, MI 49456	E-Mail mike@invictusma.com

OWNER (If different from applicant)

Name	Telephone	Fax
Address	City, State & Zip	E-Mail

PROPOSED WORK

Type (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Reconstruction <input type="checkbox"/> Relocated Building <input type="checkbox"/> Sign, Type: _____ <input type="checkbox"/> Other: _____	Building/Sign Information Overall Length: <u>148</u> feet Overall Width: <u>60</u> feet Floor Area: <u>8,880</u> sq. feet Overall Building Height: <u>25</u> feet Sign Area: <u>N/A</u> sq. feet Sign Height <u>N/A</u> feet
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PROPOSED USE (check all that apply)

<input type="checkbox"/> Single-Family Residence	<input type="checkbox"/> Expansion / Addition	<input type="checkbox"/> Office	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Duplex	<input type="checkbox"/> Garage or Accessory	<input type="checkbox"/> Commercial	<input type="checkbox"/> Institutional
<input type="checkbox"/> Multi-Family, # of units _____	<input checked="" type="checkbox"/> Storage	<input type="checkbox"/> Industrial	<input type="checkbox"/> Utility
<input type="checkbox"/> Other: _____			

Has there been a Site Plan or Special Use Permit approved for this parcel before? ☐ YES ☒ NO

If YES, date of approval: N/A Approved Use: N/A

Directions to site: Heading southeast on M-68, turn right onto Commerce Blvd (into Commerce Park)

The site of the proposed development is located immediately on the right.

SPECIAL LAND USE PERMIT APPLICATION



CHEBOYGAN COUNTY

PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

SPECIAL LAND USE PERMIT APPLICATION

1. Describe all anticipated activities (e.g. type of business, hours of operation, number of employees, etc). Attach additional sheets if needed.

Proposed new storage development consisting of nine (9) new 60x148 storage buildings, sanitary sewer, storm sewer and catch basins, detention ponds water main, concrete aprons, HMA pavement, and associated restoration.

Site Plan Standards.

PLEASE EXPLAIN HOW YOUR REQUEST MEETS EACH OF THE FOLLOWING STANDARDS

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
The finished floor elevations of the storage units will respect the existing grade and will minimize required earthwork. Slopes will be minimal, (less than 1:3) both on the property and transitioning to adjacent properties.
- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
A existing tree buffer will be maintained between the proposed development and north property. No other landscape/tree buffer currently exists on the site.
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
Paved and impermeable surfaces will drain to catch basins and outlet to on-site detention ponds capable of storing a 10 year storm event.
- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
New buildings will have backs facing M-68 and will provide a visual buffer for both unit owners within the site and from traffic on M-68.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
Yes, driveways and internal roads are designed to allow fire apparatus (and other EMS vehicle) turnaround.
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
Yes, each building/unit has access to an entrance drive/internal road.
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
No/NA
- h. Exterior lighting shall be arranged as follows:
 - i. It is deflected away from adjacent properties. Yes
 - ii. It does not impede the vision of traffic along adjacent streets. Yes
 - iii. It does not unnecessarily illuminate night skies. Yes

CHEBOYGAN COUNTY

PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646



SPECIAL LAND USE PERMIT APPLICATION

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.

The proposed development considers the traffic patterns around and within Commerce Park and provides new access drives that adequately serve the new development. There are currently no other planned streets, paths, or facilities for the area.

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.

We are coordinating with EGLE and the Health Dept on the necessary permit applications and requirements for the new sanitary sewer and water system within the development. The site plan conforms to the requirements of the Cheboygan County Zoning Ordinance.

3. Size of property in sq. ft. or acres: 7.05

4. Present use of property:

Vacant, undeveloped parcel

5. SUP Standards:

- a. Is the property located in a zoning district in which the proposed special land use is allowed?

Yes

- b. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole? **Explain.** No. Development will consist of new storage units and permitted uses under the current zoning.

- c. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public highway or seen from any adjoining land owned by another person? **Explain.** No. Development will consist of storage units under private ownership. Some units may be used for workshops, but will NOT produce excess traffic, noise, smoke, etc. or debris.

- d. Will the proposed special land use be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned? **Explain.** No, the proposed development is consistent with the surrounding uses consisting of businesses and stockyards

- e. Will the proposed special land use place demands on fire, police, or other public resources in excess of current capacity? **Explain.**

No, the proposed development will consist of only storage buildings and will not place demands on emergency services. Driveways will be designed to allow fire apparatus turnaround.

- f. Will the proposed special land use be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services? **Explain.** Yes, new sanitary sewer will service the development

and will connect into the Tuscarora Twp municipal waste water system. A new well and water distribution will provide potable water to buildings.

CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT



870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

SPECIAL LAND USE PERMIT APPLICATION

- g. Will the proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services? Yes
- h. Will the proposed special land use comply with all specific standards required under this Ordinance applicable to it (i.e. parking, setbacks, etc)? Yes
6. Does the proposed use of the property include or involve either:
- Junk or salvage yard (Section 3.6) ☐ YES ☒ NO
 - Mineral extraction (Section 17.17) ☐ YES ☒ NO
- If YES, this application must include a written plan as described in the Zoning Ordinance.*
7. Attach a copy of Warranty Deed or other proof of ownership.
8. Attach a copy of certified Property Survey or dimensioned property land plat.

AFFIDAVIT

The undersigned affirms that the information and plans submitted in this application are true and correct to the best of the undersigned's knowledge.

Applicant's Signature Michael Teeter Date 2/21/24

Does the property owner give permission for County zoning officials to enter his or her property for inspection purposes?

☒ Yes ☐ No

Owner's Signature Michael Teeter Date 2/21/24

FOR PLANNING /ZONING DEPT. USE ONLY

Date Received:

3/1/2024

Notes:

Fee Amount Received:

\$300

Receipt Number:

Public Hearing Date:

4/3/2024

Planning/Zoning Administrator Approval:

Michael Teeter

Signature

3/15/2024

Date

ALTA / NSPS Land Title Survey

PART OF THE SOUTH 1/2
SECTION 30, T35N, R2W, TUSCARORA TOWNSHIP
CHEBOYGAN COUNTY, MICHIGAN

FOR:

5384 COMMERCE BOULEVARD LLC

SEC.30 T35N, R2W
FB: TUSC

DRAWN: 22-050S
CHECK: BKF

PROJECT NO.
22-050S

Page 2 of 2

FULLFORD SURVEYING & MAPPING, P.C.

PO BOX 969
5097 S. STRAITS HIGHWAY, SUITE A
INDIAN RIVER, MI 49749
PHONE: 231-238-9199 FAX: 231-238-9195

LEGAL DESCRIPTION of SUBJECT PROPERTY AS FURNISHED:

Part of the South 1/2 of Section 30, Town 35 North, Range 2 West, described as: Commencing at the West 1/4 corner of Section 30; Town 35 North, Range 2 West; thence South 89 degrees 28' 28" East along the East and West 1/4 line 764.33 feet (recorded as 764.29 feet) to a 1/2 inch bar and cap #41099; thence South 89 degrees 28' 28" East along said 1/4 line 1413.21 feet to a concrete monument; thence South 38 degrees 30' 23" East 725.94 feet to a concrete monument and the Point of Beginning; thence North 51 degrees 27' 00" East 729.72 feet to a concrete monument on the right-of-way of Highway M-68; thence Southeasterly 100.59 feet along a curve to the right having a radius of 4483.66 feet and a chord bearing of South 34 degrees 03' 59" East 100.58 feet to an iron pipe; thence continuing along said right-of-way South 33 degrees 25' 25" East 359.16 feet to a concrete monument on the Northerly line of Commerce Boulevard; thence South 54 degrees 04' 40" West 389.86 feet to a concrete monument; thence Southwesterly 374.78 feet along a curve to the right having a radius of 460.00 feet and a chord bearing of South 77 degrees 25' 07" West 364.50 feet to a 1/2 inch bar and cap #41099; thence North 32 degrees 58' 27" West 281.85 feet to the Point of Beginning.

EASEMENT / RECORD DOCUMENT NOTES

- Setbacks shown hereon were obtained from Deed Restrictions provided and as recorded in Liber 978, Page 579. Commerce Boulevard was designated the "Front" yard on the unrecorded survey described in General Note 6. Cheboygan County Zoning Ordinance No. 200 designates the front yard based on parcel address. The parcel address for the subject property shown in Equalization records is 5384 Commerce Boulevard. Item 12 of these Deed Restrictions also reference the land described and fixed in the recorded Plat of Tuscarora Township Commerce Park.
- The Easement for Overhead Electric Lines recorded in Liber 988, Page 901 is 15.00' on each side of the electric line, **as constructed on Owner's Land**. There is no observable electric line crossing the subject property. It is unclear if this easement applies to the overhead electric line as it lies entirely in the right of way of Highway M-68.
- Oil, gas, mineral and aboriginal antiquities reserved by the State of Michigan along with terms, conditions and provisions in the deed recorded in Liber 712, Page 2 are blanket conditions, reservations, and provisions on this land.
- The Sign Location Easement recorded in Liber 1024, Page 642 is a 40' x 100' easement and contains an existing sign and electric riser and meter. There is a provision in the document that states the size and nature of this easement would move to coincide with the right of way of Highway M-68 should the right of way ever be expanded.

GENERAL NOTES & OBSERVATIONS

- This survey map and the information shown hereon was prepared using the title commitment provided by Transnation Title Agency of Michigan Lakeshore Division, Commitment No. 401618LKS dated October 31, 2022.
- No Table A items were requested.
- No buildings were observed on this property.
- This berm has a consistent width & appearance of an old overgrown road bed, and there is a road bed directly across M-68 entering that property. Examination of a 2004 aerial photograph does not appear to support that this berm is any type of road access. The berm appears to be overburden piled and levelled from on site.
- The 8" sanitary sewer and lateral locations were obtained from Tuscarora Township As-Built plans.
- The subject property was designated as Parcel 1 of 18 parcels on a survey prepared by Fullford Surveying & Mapping, PC for Tuscarora Township in 2005. There is no evidence that the survey was recorded at the register of deeds upon conveyance by Tuscarora Township. Additionally, some parcels were conveyed and granted easements as shown on the unrecorded survey. A 20' x 50' Sign Easement & 20' Utility Easement were originally shown on this parcel as noted hereon, but apparently were not reserved by Tuscarora Township in the original conveyance. They are shown to advise the parties named hereon that this condition existed on the unrecorded survey in the event a third party has relied on the unrecorded survey and asserts a right or interest to construct utilities or a sign in those areas.
- Commerce Boulevard was originally included in warranty deed recorded in Liber 982, Page 486 on 3/15/2005 from Tuscarora Township to Frank & Kathleen Giese and was subsequently conveyed by Tuscarora Township to the Cheboygan County Road Commission by warranty deed recorded in Liber 1024, Page 618 on 3/17/2006, Cheboygan County Records.
- Information for Highway M-68 was obtained from MDOT Right of Way Map for Project 16022, File No. 16-R-3.

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 07/2016

ANNUAL STATEMENT
For use by DOMESTIC LIMITED LIABILITY COMPANY
(Required by Section 207, Act 23, Public Act of 1993)

Identification Number: 802937643

Annual Statement Filing Year: 2024

1. Limited Liability Company Name:

5384 COMMERCE BOULEVARD LLC

2. The street address of the limited liability company's registered office and name of the resident agent at that office:

1. Resident Agent Name: MICHAEL TEETER

2. Street Address: 4393 E. MOUNT GARFIELD RD

Apt/Suite/Other:

City: FRUITPORT

State: MI

Zip Code: 49415

3. Mailing address of the registered office:

P.O. Box or Street Address: 4393 E. MOUNT GARFIELD RD

Apt/Suite/Other:

City: FRUITPORT

State: MI

Zip Code: 49415

This annual statement must be signed by a member, manager, or an authorized agent.

Signed this 8th Day of February, 2024 by:

Signature	Title	Title if "Other" was selected
Michael L Teeter	Member	
Michael L Teeter	Member	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the 2024 ANNUAL STATEMENT

for

5384 COMMERCE BOULEVARD LLC

ID Number: 802937643

received by electronic transmission on February 08, 2024 , is hereby endorsed.

Filed on February 09, 2024 , by the Administrator.

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 9th day of February, 2024.

Linda Clegg

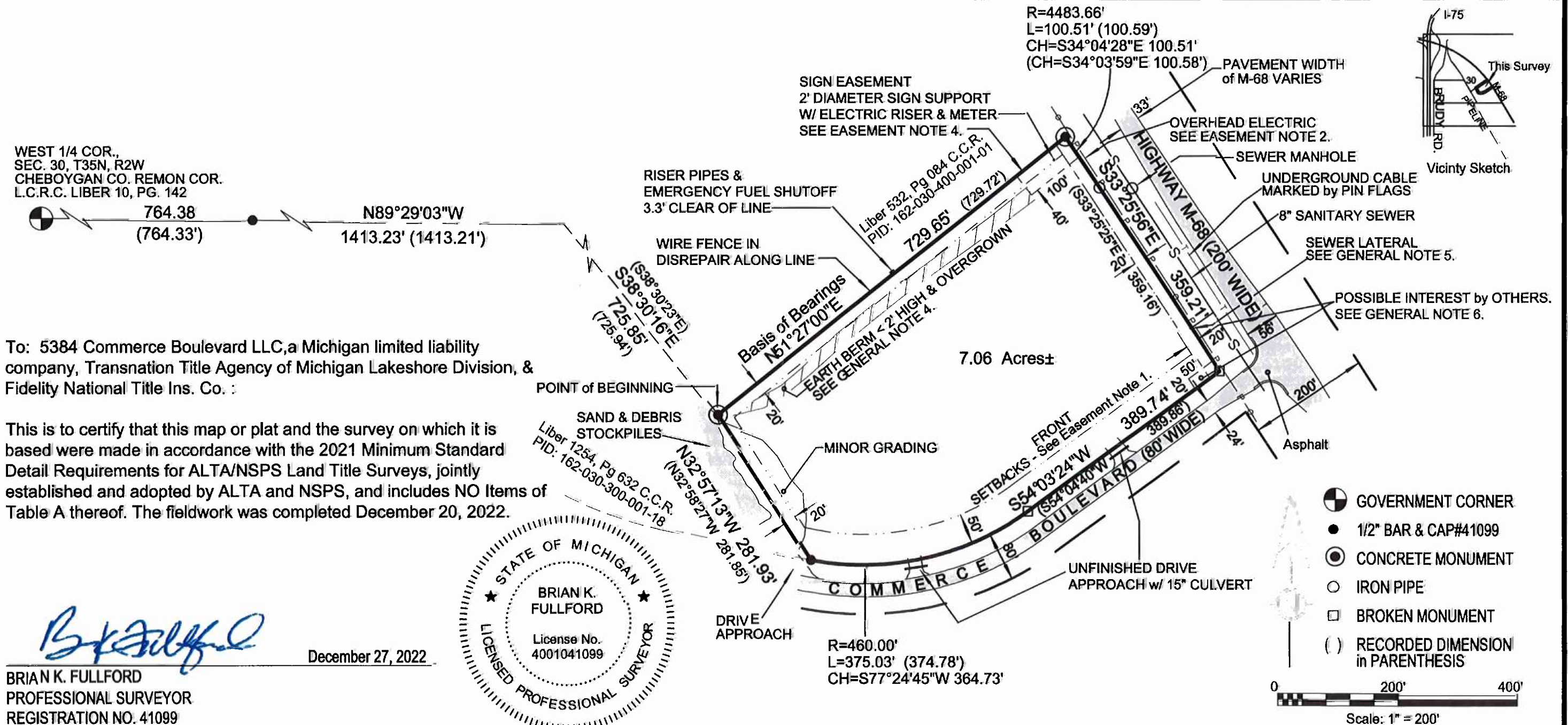
Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

PART OF THE SOUTH 1/2
SECTION 30, T35N, R2W, TUSCARORA TOWNSHIP
CHEBOYGAN COUNTY, MICHIGAN



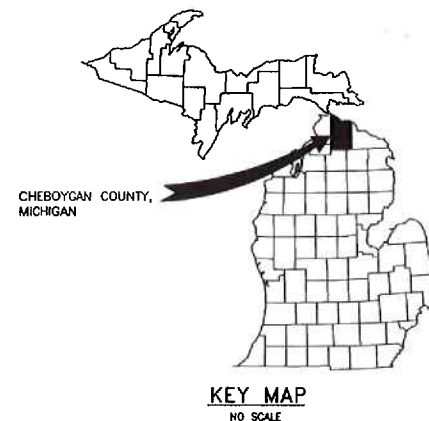
PO BOX 969
5097 S. STRAITS HIGHWAY, SUITE A
INDIAN RIVER, MI 49749
PHONE: 231-238-9199 FAX: 231-238-9195



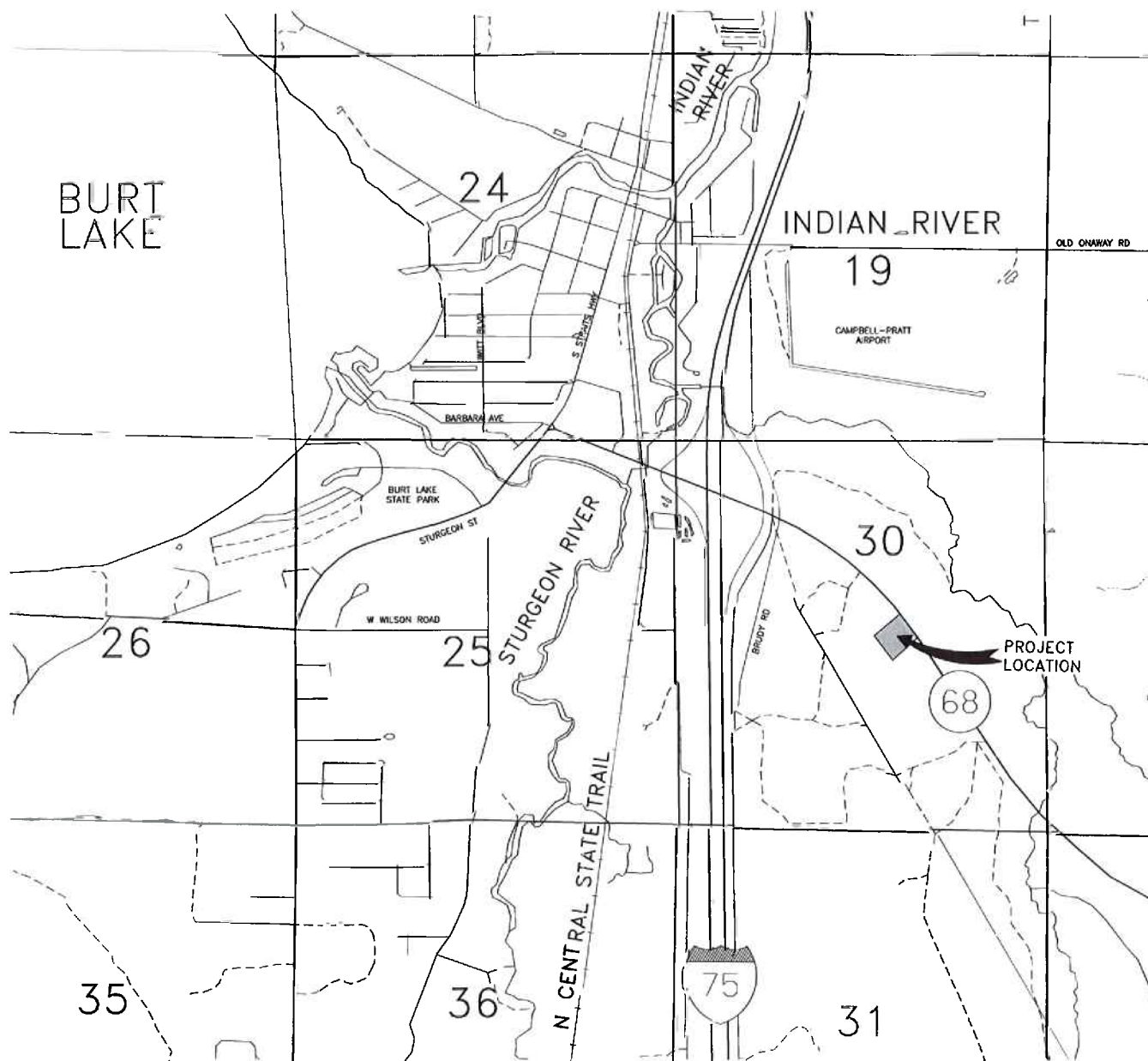


SITE PLANS FOR INDIAN RIVER STORAGE UNITS

M-68 & COMMERCE BLVD,
INDIAN RIVER, CHEBOYGAN COUNTY, MICHIGAN 49749



CONTACTS	
OWNER	MIDDLE GROUND DEVELOPMENT LLC 18000 COVE STREET, SUITE 201 SPRING LAKE, MI 49456
ENGINEER	WADE TRIM, INC. 2948 OLD 27 S P.O. BOX 618 GAYLORD, MI 49734 (989) 732-3584
TOWNSHIP	TUSCARORA TOWNSHIP 3546 S STRAITS HWY. INDIAN RIVER, MI 49749 (231) 238-0970
ROAD COMMISSION	CHEBOYGAN COUNTY ROAD COMMISSION 4302 SOUTH STRAITS HWY. INDIAN RIVER, MI 49749 MATTHEW HALL (231) 238-7775
ELECTRIC	CONSUMERS ENERGY ONE ENERGY PLAZA JACKSON, MI 48201 (800) 477-5050
GAS	DTE GAS COMPANY ONE ENERGY PLAZA DETROIT, MI 48226 (800) 533-6220
WATER	TUSCARORA TOWNSHIP 3546 S STRAITS HWY. INDIAN RIVER, MI 49749 (231) 238-0970
SANITARY SEWER	TUSCARORA TOWNSHIP 3546 S STRAITS HWY. INDIAN RIVER, MI 49749 (231) 238-0970
OPERATOR	MEAD & HUNT 6301 M-68 B INDIAN RIVER, MI 49749 (906) 629-1365



VICINITY MAP
SCALE: 1" = 1000'
PARCEL ID: 162-030-300-001-17

SHEET INDEX	
SHEET TITLE	SHEET NO.
COVER SHEET	C0.0
EXISTING CONDITIONS PLAN	C1.0
DEMOLITION PLAN	C2.0
SESC PLAN	C2.1
SESC DETAILS	C2.2
SITE PLAN	C3.0
SITE DETAILS	C3.1
OVERALL GRADING PLAN	C4.0
GRADING PLAN - 1	C4.1
GRADING PLAN - 2	C4.2
UTILITY PLAN	C5.0
UTILITY DETAILS	C5.1

LEGAL DESCRIPTION: (PER CHEBOYGAN COUNTY TAX INFORMATION)

COM W1/4 COR SEC 30, T35N,R2W; TH S 89D 28' 28" E ALG E-W 1/4 LI 764.33FT (RECD 764.28FT) TO 1/2" BAR; TH S 89D 28' 28" E ALG SD 1/4 LI 1413.21FT; TH S 38D 30' 23" E 725.84FT TO POB; TH N 51D 22' 40" E 725.75FT TO CONC MONU ON ROW OF HWY M-68; TH SEVLY 100.59FT ALG CURVE TO RIGHT; HAVING RAD OF 4483.66FT & CHRD BEARING S 34D 03' 39" E 100.58FT TO IRON PIPE; TH CONT ALG SD ROW S 33D 25' 25" E 359.16FT; TH S 54D 4' 40" W 389.66FT; TH SWLY 374.78FT ALG A CURVE TO RIGHT WITH RADIUS 460FT & A CHRD BEARING S 77D 25' 07" W 364.50FT; TH N 32D 58' 27" W 281.85FT TO POB, PT OF 51/2 SEC 30. SPLIT ON 11/08/2005 FROM 162-030-300-001-02.

PARCEL ID: 162-030-300-001-17

3/1/2024	SPA	QMR
DATE	DESCRIPTION	BY
REVISIONS		
PROJECT DESCRIPTION: NEW PROPOSED 60-FT X 148-FT STORAGE BUILDINGS, WITH TRAIL ENTRANCE DRIVES AND AISLES, CONCRETE APRONS, SANITARY SEWER, SANITARY MANHOLES, POTABLE WATER WELL, WATER DISTRIBUTION, STORM SEWER, CATCH BASINS, DETENTION PONDS, AND ALL ASSOCIATED RESTORATION.		
JOB NO.	SHEET	
MGD2001.01G	C0.0	
QUINN M. RIDLEY REGISTRATION NO: 6201063674		

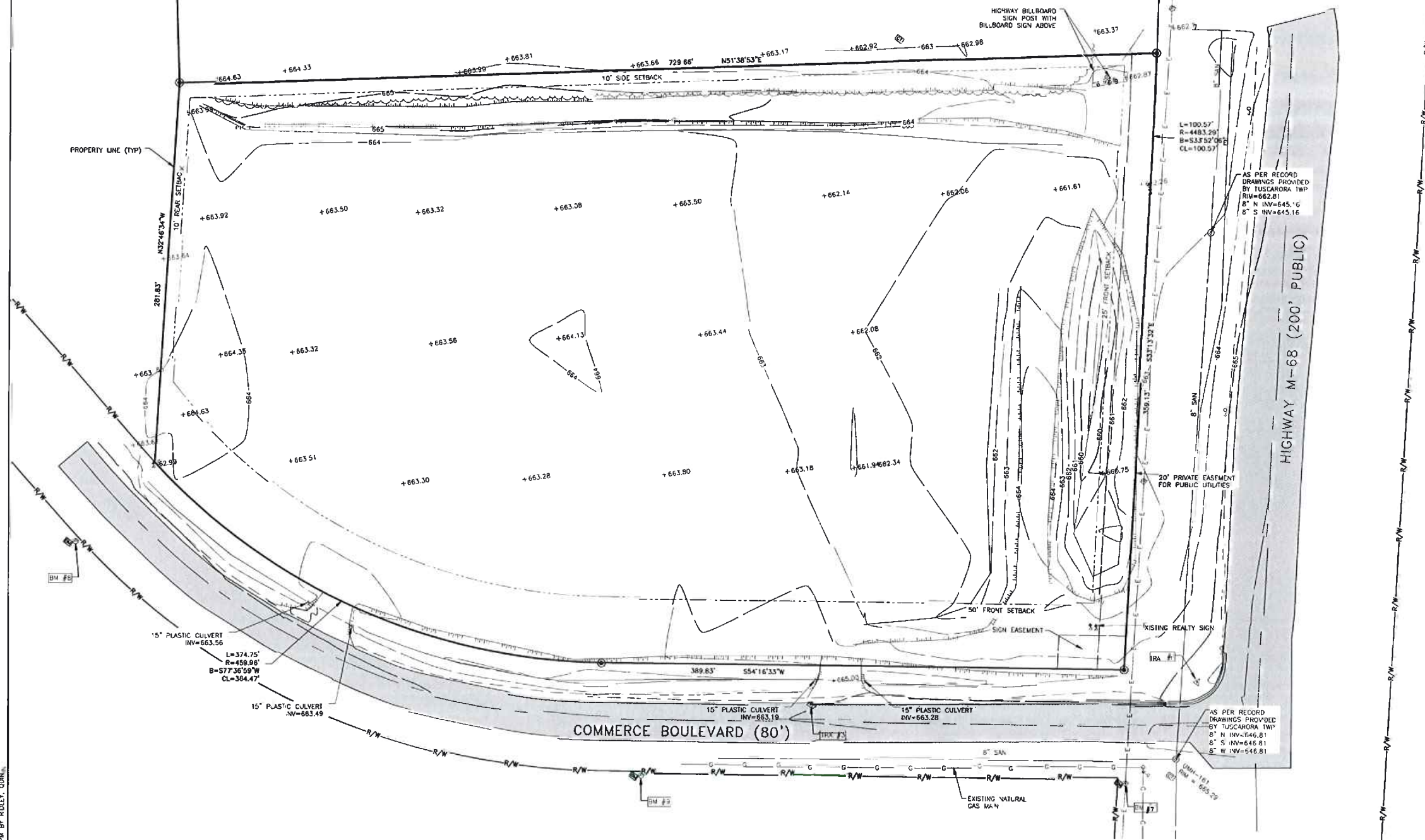
SPA
3/1/2024

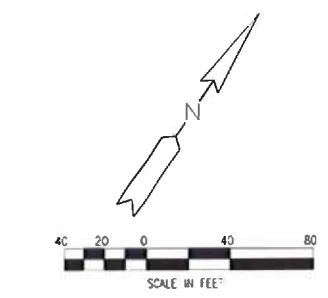




Know what's below.
Call before you dig.

TRAVERSE POINT TABLE MICHIGAN STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (INTERNATIONAL FEET)				
POINT #	NORTHING	EASTING	RAW DESC	
1	757948.42	19626318.26	TRA IRON	
3	757763.37	19626096.38	TRA PK	

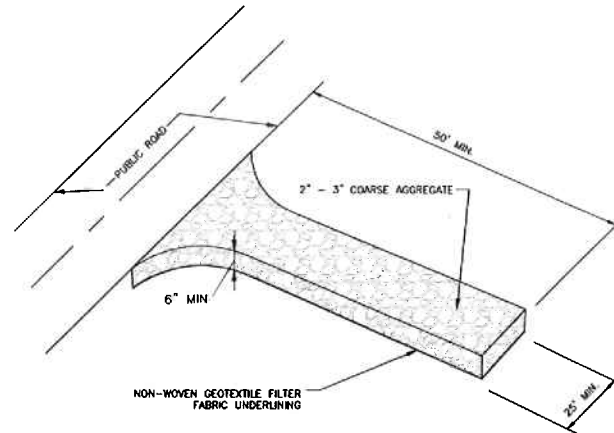
BENCHMARK TABLE MICHIGAN STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (NAVD 88)				
POINT #	NORTHING	EASTING	ELEVATION	RAW DESC
7	757857	19626320	665.36	BM #7 FOUND BENCHMARK IN P.P.
8	757535	19625584	665.37	BM #8 FOUND BENCHMARK IN P.P.
9	757646	19626026	665.18	BM #9 SET SPIKE IN P.P.





 <p>MIDDLE GROUND DEVELOPMENT</p>	<p>MIDDLE GROUND DEVELOPMENT 18000 COVE STREET, SUITE 201 SPRING LAKE, MI 49456</p>		<p>WADE TRIM</p>  <p>4241 OAKUS ST. SUITE 1 PO BOX 118 GAYDON, MI 49735 269.427.1100 www.wadetrims.com</p>		<p>DATE: _____</p> <p>BY: _____</p>
	<p>ISSUED FOR: _____</p> <p>CC REV: _____</p> <p>OWNER REV: _____</p> <p>SPA: _____</p>	<p>DATE: _____</p> <p>1/11/24</p> <p>2/2/24</p> <p>3/1/24</p>	<p>BY: _____</p> <p>QWR</p> <p>QWR</p> <p>QWR</p>		
<p>JOB NO. MGD2001.01G</p>					
<p>SHEET C2.1</p>					

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE PROJECT. IF ANY OTHER SWPPP CONTROL DEVICES OR CONSTRUCTION IS DEEMED NECESSARY AND RESULTANT FROM THE CONTRACTOR'S OPERATIONS, METHODS, OR SEQUENCE OF CONSTRUCTION.
2. BMPs AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, AND LOCAL REQUIREMENTS, OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCIES OR OWNER.
3. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL, OR AS REQUIRED BY THE GENERAL PERMIT.
4. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE OBTAINED AND PROPERLY TREATED OR DISPOSED.
5. INSTALL SILT FENCES, DITCH SEDIMENT TRAPS, CHECK DAMS, INLET FILTERS, TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXITS, TURBIDITY BARRIERS, EROSION CONTROL, TO PREVENT OTHER SOIL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE DRAWINGS AND STORM WATER POLLUTION PREVENTION PLAN, OR AS MAY BE DICTATED BY SITE CONDITIONS IN ORDER TO MAINTAIN THE INTENT OF THE SPECIFICATIONS AND PERMITS.
6. DEFURCENCES OR CHANGES ON THE DRAWINGS OR SWPP SHALL BE CORRECTED OR REPEATED AS DIRECTED BY THE OWNER. ANY CHANGES DURING CONSTRUCTION SHALL BE NOTED IN THE SWPP AND POSTED ON THE DRAWINGS.
7. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF EXPOSED EARTH MATERIAL, EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.
8. REMOVE TEMPORARY CONTROL DEVICES AFTER PERMANENT MEASURE ARE INSTALLED AND REMAIN EFFECTIVE. REMOVE CONTROL DEVICES IF THEY BECOME INEFFECTIVE AT NO ADDITIONAL COST TO OWNER.
9. CONTRACTOR SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES, PAVING, PERMANENT SLOPE STABILIZATION, AND VEGETATION INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.
10. CONTRACTOR SHALL PERMANENTLY SEED AND MULCH CUT SLOPES AS EXCAVATION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL.



CONSTRUCTION

CONSTRUCTION

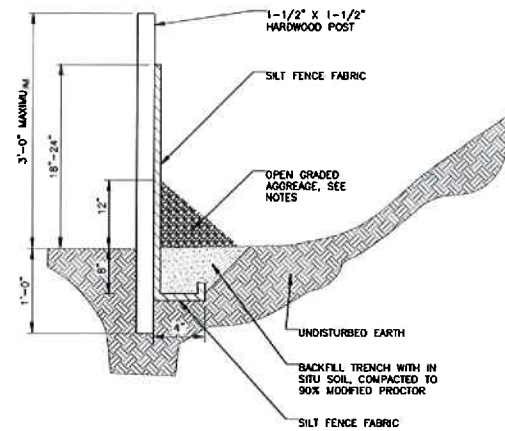
1. CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBTRUSIVE MATERIAL AND GRADE TO HAVE A SMOOTH, EVEN SURFACE.
2. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.
3. PROVIDE POSITIVE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.
4. USE GEOTEXTILE FILTER FABRIC PER 01 57 13 TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

MAINTENANCE

MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE. AFTER EACH RAINFALL, INSPECT STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

SEE SOIL EROSION CONTROL PLAN FOR ACTUAL OVERALL DIMENSION OF EACH CONSTRUCTION ACCESS DRIVE. MINIMUM SIZES SHOWN IN THIS DETAIL APPLY WHEN NO DIMENSIONS ARE SHOWN ON PLAN.

NOT TO SCALE



NOTES:

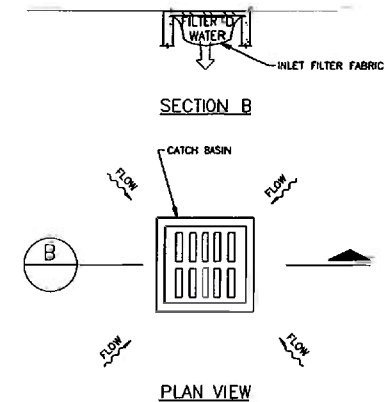
POST SPACING: 6-FOOT MAX

FABRIC: 36 INCHES IN WIDTH, MUST MEET ASTM D6461, 4 FT MINIMUM OVERLAP AT JOINTS (ENDS).

STONE: IF SILT FENCE IS DESIGNED AND UTILIZED AS A DIVERSION, PLACE OPEN GRADED AGGREGATE WASHED STONE 12 INCHES DEEP AT SILT FENCE AS SHOWN.

CURL EACH END OF THE SILT FENCE UPHILL IN A "J" PATTERN TO PREVENT RELEASE OF UNTREATED STORM FLOWS.

NOT TO SCALE



NOTE: PAVED/CONC AND GRAVEL PAYEMENT AREA APPLICATION

NOT TO SCALE

19. ALL ROADS WITHIN THE INFLUENCE OF THE PROJECT MUST REMAIN CLEAN AT ALL TIMES. CONTRACTOR SHALL SWEEP STREETS AS DIRECTED BY LOCAL MUNICIPALITY HAVING JURISDICTION OVER THE ROADWAY (I.E. TOWNSHIP, CITY, COUNTY, STATE, ETC).
20. BEST MANAGEMENT PRACTICES FOR SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE USED ON THIS PROJECT AS SHOWN ON THE PLANS AND AS DEFINED BY THE ENGINEER.
21. THE CONTRACTOR SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PLAN REVIEW TO BE PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE PAYMENT OF APPLICATION FEES, REVIEW FEES, INSPECTION FEES, BONDS, ETC. NO CHANGES OR MODIFICATIONS SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT.
22. TEMPORARY SEEDING SHALL BE MAINTAINED DURING THE PERIOD OF CONSTRUCTION UNTIL THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED.
23. ALL DENISE GRADED AGGREGATE SHALL BE MOOT G A OR ASHTO #57.

1. SILT FENCE SHALL BE POLYPROPYLENE GEOTEXTILE FABRIC, RESISTANT TO COMMON SOIL CHEMICALS, MILDEW, AND INSECTS; NON-BIODEGRADABLE; IN LONGEST LENGTHS POSSIBLE; MEETING THE FOLLOWING REQUIREMENTS:

- 1.1. AVERAGE OPENING SIZE: 30 U.S. STD. SIEVE, MAXIMUM; ASTM D4751.
- 1.2. PERMITTIVITY: 0.05 SEC.⁻¹ MINIMUM; ASTM D4491.
- 1.3. TENSILE STRENGTH: 100 LB./F. MINIMUM; ASTM D4332.
- 1.4. TENSILE STRENGTH: 200 LB.-F. (445 N) MINIMUM; IN CROSS-MACHINE DIRECTION: 125 LB.-F. (551 N) MINIMUM; IN MACHINE DIRECTION; ASTM D4632.
- 1.5. ELONGATION: 15 TO 30%; ASTM D4632
- 1.6. TENSILE STRENGTH: 55 LB.-F. (244 N) MINIMUM; ASTM D4633.
2. FILTER FABRIC SHALL BE CONSTRUCTED OF 100% CONTINUOUS POLYESTER NEEDLE-PUNCHED NON-WOVEN ENGINEERING FABRIC. FILTER FABRIC SHALL BE FABRICATED TO PROVIDE A DIRECT FIT WITH THE GRABAGE STRUCTURE. THE FILTER FABRIC SHALL HAVE THE FOLLOWING MINIMUM PHYSICAL PROPERTIES:
 - 2.1. TENSILE STRENGTH: 80 LB.-F. MINIMUM; ASTM D4632
 - 2.2. ELONGATION: 50 PERCENT MINIMUM; ASTM D4632
 - 2.3. CBR PUNCTURE STRENGTH: 300 LB.-F. MINIMUM; ASTM D4632
 - 2.4. TRAPEZOIDAL TEAR: 70 LB.-F. MINIMUM; ASTM D4633
 - 2.5. FLOW RATE: 80 GAL./CM²/SEC. MINIMUM; ASTM D4491
 - 2.6. PERMITTIVITY: 0.05 SEC.⁻¹ MINIMUM; ASTM D4491
 - 2.7. APPARENT OPENING SIZE: 100 U.S. STD. SIEVE, MAXIMUM; ASTM D4751
 - 2.8. PERMITTIVITY: 70% RETAINED STRENGTH; ASTM D4355 AFTER 500 HOURS.

1. DEFINITION - SEED OF DISTURBED AREAS WITH ANNUAL GRASSES OR LEGUMES TO PROVIDE A TEMPORARY GROUND COVER TO LESSEN SOIL EROSION.
2. PURPOSE - TO TEMPORARILY STABILIZE GRADED CUT AND FILL SLOPES THAT CANNOT BE SEEDDED WITH PERMANENT VEGETATION WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION ACTIVITIES.
3. CONDITIONS WHERE PRACTICE APPLIES - WHERE BARE SOIL HAS BEEN EXPOSED BY GRADING AND VEGETATIVE COVER IS NEEDED FOR ONE YEAR OR LESS; MAY INCLUDE SUCH AREAS AS HIGHWAYS, AIRPORTS, SEWERAGE TREATMENT PLANTS, AND OTHER AREAS OF HIGH-GRADED ROAD BANKS, ETC. IT IS ALSO USED TO PROVIDE A TEMPORARY PERIMETER BUFFER.
4. PREPARATION - PREPARE SEEDBED BY RIPPING, CHISSELING, HARROWING, OR PLOWING TO DEPTH OF AT LEAST SIX (6) INCHES SO AS TO PRODUCE A LOOSE, FRABLE SURFACE. PLACE A MINIMUM OF 2-INCHES OF TOPSOIL IF IT DOES NOT CURRENTLY EXIST. INCORPORATE 750 TO 1,000 POUNDS 10-10-10 FERTILIZER AND UP TO TWO (2) TONS OF DOLOMITE LIME PER ACRE. (NOTE: LIME MAY NOT BE NEEDED IF A SOIL TEST INDICATES A PH OF 6.5 OR HIGHER). MULCHING IS REQUIRED ACCORDING TO THE SAME SPECIFICATIONS AS FOR PERMANENT VEGETATION. CONSULT WITH A SOIL SCIENTIST. SELECT SEEDING MIXTURE AND BEST PLANTING DATES FROM TABLE BELOW.

TEMPORARY SEEDING		
PLANTS & MIXTURE	PLANTING RATES/ACRE	PLANTING DATES
OATS, Avena SATIVA	140 OUNCE/AC	APRIL 15 - AUG 1
WINTER WHEAT / TRITICUM AESTIVUM	140 OUNCE/AC	AUG. 1 - APRIL 15
MULCH ALL AREAS AFTER SEEDING WITH CLEAN STRAW AT A RATE OF 2 TONS PER ACRE		

1. ALL EROSION CONTROL MEASURES STATED ON THE SOIL EROSION CONTROL PLAN AND IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK, OR FINAL STABILIZATION OF THE SITE. CONTRACTOR SHALL INCLUDE IN HIS BID, MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES DURING THE ENTIRE PROJECT PERIOD.
2. EROSION CONTROL DEVICES DAMAGED BY OTHERS WILL BE REPAIRED BY OTHERS.
3. REFER TO MAINTENANCE REQUIREMENTS ASSOCIATED WITH EACH BWP DETAIL AND THE SEQUENCE OF CONSTRUCTION IN THE CONTRACT DOCUMENTS.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETEIORATION.
6. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
7. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
8. CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
9. TEMPORARY PARKING AND STORAGE AREAS SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING AS CONDITION DEMAND.
10. OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITION AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.



Know what's below.
Call before you dig.

[illegible]

PO Box 618
Gaylord, MI 49734
505.732.3564
www.ash28181.com

WADE
TRIM

MIDDLE GROUND DEVELOPMENT
18000 COVE STREET, SUITE 201
SPRING LAKE, MI 49456
SESC DETAILS

FOR
INDIAN RIVER STORAGE UNITS



ISSUED FOR:	DATE:	BY:
CC REV	1/11/24	QMR
OWNER REV	2/2/24	QMR
SPA	3/1/24	QMR

JOB NO. MGD2001.01G

SHEET

C2.2



Know what's below.
Call before you dig.

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL AGENCIES HAVE JURISDICTIONAL AUTHORITY'S REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL DIMENSIONS AND RADII ARE TO THE **EDGE** OF CONCRETE, HMA PAVEMENT AND GRAVEL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND DISPOSAL OF DEMOLISHED ITEMS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO STORM DRAINAGE STRUCTURES AND PIPING, VEGETATION AND TREES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY'S REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE BASE BID.
4. PLACEMENT OF SLEEVES FOR ANY ELECTRIC SYSTEM SHALL BE COORDINATED WITH OWNER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR PROPER TRAFFIC CONTROL DURING CONSTRUCTION IN ACCORDANCE WITH THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
6. THERE WILL BE NO CHEMICALS, SALTS, FLAMMABLE MATERIALS, OR HAZARDOUS MATERIALS BROUGHT ON OR STORED ON-SITE.
7. THERE WILL BE NO SMOKING ON THE PROPERTY AT ANYTIME.
8. SITE LIGHTING WILL CONSIST OF BUILDING MOUNTED DOWNWARD FACING WALL PACKS THAT ARE SHIELDED FROM NEIGHBORING PROPERTIES.

LANDSCAPE BUFFER REQUIREMENTS:

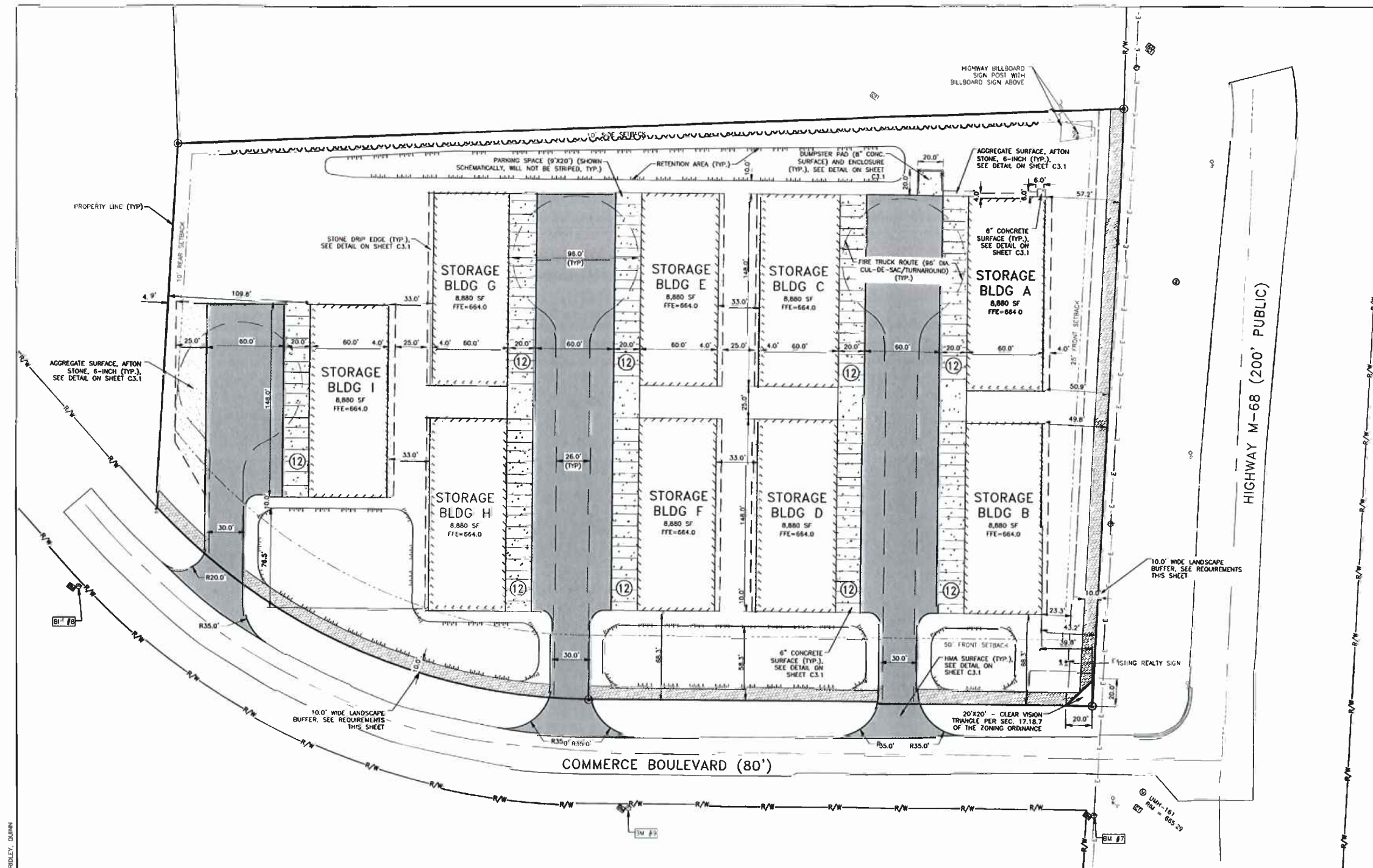
- A. PLANT MATERIALS SHALL NOT BE CLOSER THAN 4 FEET FROM THE FENCE LINE OR PROPERTY LINE.
- B. WHERE PLANTING MATERIALS ARE PLANTED IN TWO OR MORE ROWS, PLANTING SHALL BE STAGGERED IN ROWS.
- C. EVERGREEN TREES SHALL BE PLANTED NOT MORE THAN 30 FEET ON CENTERS.
- D. NARROW EVERGREENS SHALL BE PLANTED NOT MORE THAN 3 FEET ON CENTERS.
- E. DECIDUOUS TREES SHALL BE PLANTED NOT MORE THAN 30 FEET ON CENTERS.
- F. TREE LINE SHRUBS SHALL BE PLANTED NOT MORE THAN 10 FEET ON CENTERS.
- G. LARGE DECIDUOUS SHRUBS SHALL BE PLANTED NOT MORE THAN 4 FEET ON CENTERS.

PLANT MATERIAL SPACING REQUIREMENTS FOR GREENBELT:

- A. PLANT MATERIALS SHALL NOT BE CLOSER THAN 4 FEET FROM THE FENCE LINE OR PROPERTY LINE.
- B. WHERE PLANTING MATERIALS ARE PLANTED IN TWO OR MORE ROWS, PLANTING SHALL BE STAGGERED IN ROWS.
- C. EVERGREEN TREES SHALL BE PLANTED NOT MORE THAN 30 FEET ON CENTERS.
- D. NARROW EVERGREENS SHALL BE PLANTED NOT MORE THAN 3 FEET ON CENTERS.
- E. DECIDUOUS TREES SHALL BE PLANTED NOT MORE THAN 30 FEET ON CENTERS.
- F. TREE LINE SHRUBS SHALL BE PLANTED NOT MORE THAN 10 FEET ON CENTERS.
- G. LARGE DECIDUOUS SHRUBS SHALL BE PLANTED NOT MORE THAN 4 FEET ON CENTERS.

THE FOLLOWING ARE SUGGESTED PLANT MATERIALS:

- SUGGESTED PLANT MATERIALS (HEIGHT IN FEET) MINIMUM
- | | |
|-----------------------------------------------------------------------------------------|--------|
| EVERGREEN TREES, JUNIPER, RED CEDAR, WHITE CEDAR, PINES | 5 FEET |
| NARROW EVERGREENS, IRISH JUNIPER, PYRAMIDAL ARBOR VITAE, COLUMNAR JUNIPER | 3 FEET |
| FLOWERING CRABS, RUSSIAN OLIVES, MOUNTAIN ASH, REDBUD, ROSE OF SHARON | 4 FEET |
| LARGE DECIDUOUS SHRUBS, HONEYSUCKLE, VIBURNUM, MOCK ORANGE, FORSYTHIA, LILACS, NINEBARK | 6 FEET |
| LARGE DECIDUOUS TREES, OAK, BIRCH, BEECH, HARD MAPLES, ASH, HACKBERRY, SYCAMORE | 8 FEET |



SITE DATA TABLE

EXISTING ZONING	D-U: LIGHT INDUSTRIAL DEVELOPMENT
EXISTING HEIGHT OF BUILDING	N/A
TOTAL LOT AREA	7.05 ACRES
MINIMUM BUILDING SETBACKS	
FRONT (COMMERCE PARK BLVD)	50 FT
FRONT (M-68)	25 FT
SIDE	10 FT
REAR	10 FT
ACTUAL SETBACKS	
FRONT (COMMERCE PARK BLVD)	50.0 FT
FRONT (M-68)	43.3 FT
SIDE	45.3 FT
REAR	109.8 FT
MAXIMUM BUILDING HEIGHT	N/A
PROPOSED BUILDING HEIGHT	25 FT
PROPOSED LOT COVERAGE	1.8 AC (26%)

BUILDING DATA TABLE

STORAGE BUILDINGS A - I	
BUILDING SIZE	148 FT X 60 FT
UNIT SIZE	24 FT X 60 FT
NUMBER OF UNITS/BLDG	6
REQUIRED PARKING SPACES/BLDG	12
PROVIDED PARKING SPACES/BLDG	12
TOTAL PARKING PROVIDED ON-SITE	108

PROPOSED LEGEND

BUILDING SETBACK	
BUILDING LINE	
EDGE OF WOODS	
TOP OF BANK	
WATER WELL	
6" CONCRETE SURFACE SEE DETAIL ON SHEET C3.1	
AGGREGATE SURFACE SEE DETAIL ON SHEET C3.1	
HMA SURFACE SEE DETAIL ON SHEET C3.1	
10' REQUIRED BUFFER YARD	

NOTE: FOR EXISTING FEATURES SEE TOPOGRAPHIC SURVEY OR EXISTING CONDITIONS PLAN.

MIDDLE GROUND DEVELOPMENT
18000 COVE STREET, SUITE 201
SPRING LAKE, MI 49456
PROPOSED SITE PLAN
FOR
INDIAN RIVER STORAGE UNITS



ISSUED FOR DATE: BY:
CC REV 1/11/24 QWR
OWNER REV 2/2/24 QWR
SPA 3/1/24 QWR

JOB NO
MGD2001.01G

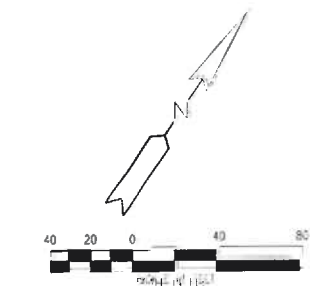
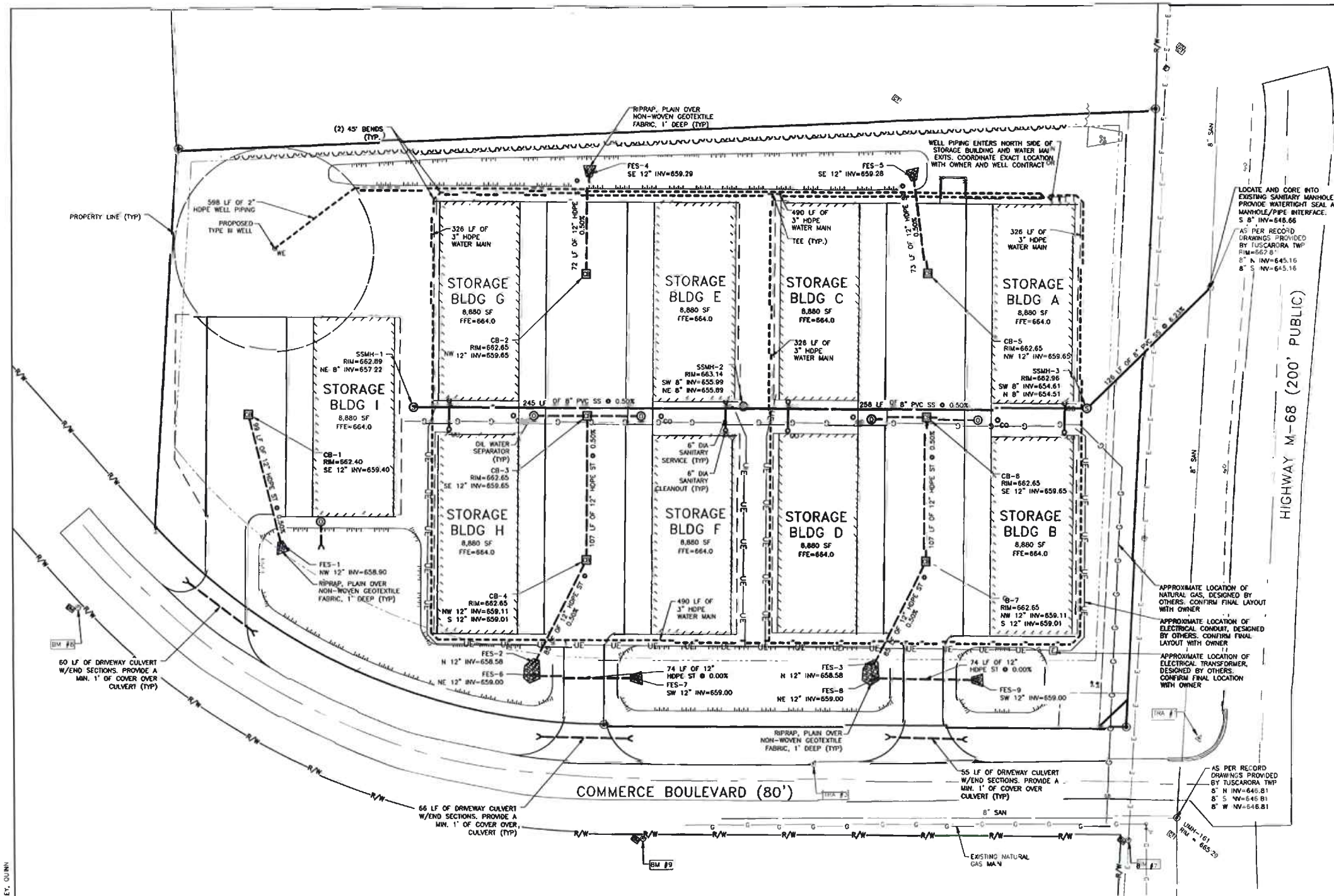
SHEET

C3.0

PROJECT: MIDDLE GROUND DEVELOPMENT - 18000 COVE STREET, SUITE 201
CITY: SPRING LAKE, MI 49456
FIELD BOOK INFORMATION: C5.0 - PLOTTED 3/7/2024 1:27 PM BY RILEY, QUINN

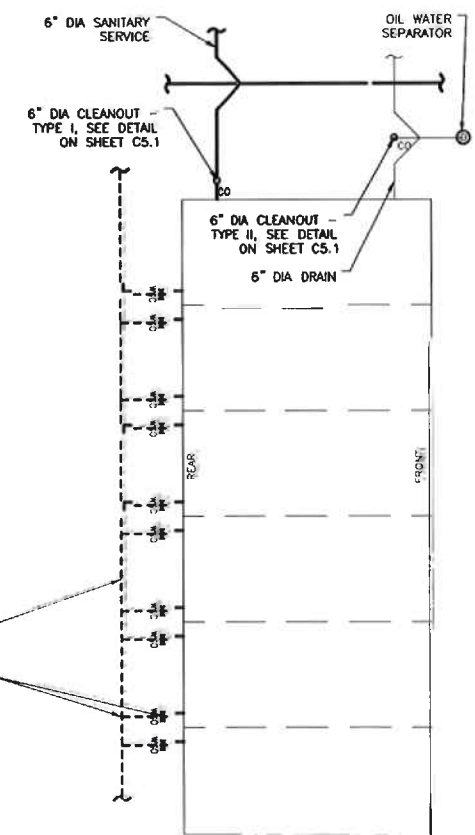


Know what's below.
Call before you dig.



PROPOSED LEGEND

- SANITARY SEWER MANHOLE
 - OIL WATER SEPARATOR
 - SANITARY SEWER MAIN
 - STORM CATCH BASIN
 - STORM SEWER END SECTION
 - STORM SEWER LINE
 - TRANSFORMER BOX
 - UNDERGROUND ELECTRIC
 - DRAINAGE SWALE
 - TOP OF BANK
- NOTE: FOR EXISTING FEATURES SEE TOPOGRAPHIC SURVEY OR EXISTING CONDITIONS PLAN.



TYPICAL UTILITY SERVICE
SCHEMATIC DETAIL
NOT TO SCALE

NO.	REVISION	DATE	DESCRIPTION



MIDDLE GROUND DEVELOPMENT
18000 COVE STREET, SUITE 201
SPRING LAKE, MI 49456
UTILITY PLAN
FOR
INDIAN RIVER STORAGE UNITS



ISSUED FOR: DATE: BY:
CER REV 1/11/24 OVR
DANER REV 2/2/24 OVR
SPA 3/1/24 OVR

JOB NO.
MGD2001.01G

SHEET
C5.0

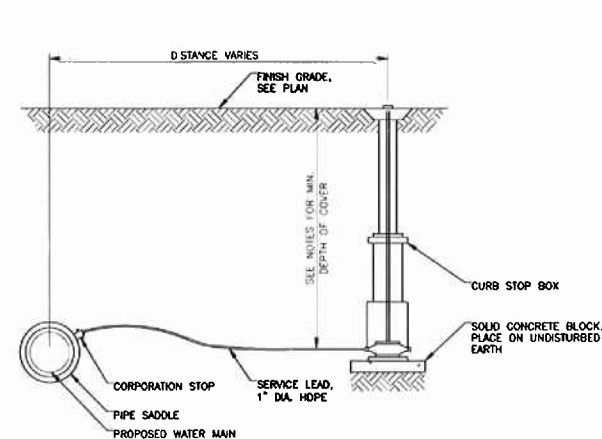
MGD2001.01G - INDIAN RIVER STORAGE UNITS

STORM SEWER NOTES

- ALL STORM SEWER CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND GENERAL SPECIFICATION OF THE AGENCY OR AGENCIES HAVING JURISDICTION OF THE STORM SEWER AND CONSTRUCTION AREA.
- DETAILS ARE FOR STRUCTURES WITH NO MORE THAN TWO PIPES, 180° APART. LARGER DIAMETER STRUCTURES MAY BE REQUIRED FOR DIFFERENT CONFIGURATIONS.
- ALL STRUCTURES REQUIRE A MINIMUM OF 8-INCHES OF WALL BETWEEN PIPE OPENINGS. LARGER DIAMETER STRUCTURES MAY BE REQUIRED WHERE PIPE ENTERING THE STRUCTURE ARE LESS THAN 90° APART IN ANY DIRECTION.
- ALL CASTING RIMS SHALL BE SET TO GRADE OR AS SHOWN ON THE PLANS.
- MANHOLE STEPS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE DETAILS AND SHALL BE:
 - CAST IRON CONFORMING TO ASTM A48, CLASS 30 GRAY IRON WITH A MIN. CROSS SECTION DIMENSION OF 1-INCH IN ANY DIRECTION.
 - STEEL REINFORCED POLYPROPYLENE ASTM 4101, PP034483354202 WITH 1/2-INCH MIN. DIAMETER DEFORMED REINFORCING BAR CONFORMING TO ASTM A615, GRADE 60.
- MANHOLE AND CATCH BASINS FRAME AND COVER/GRATE SHALL BE CONFORM TO ASTM A48, CLASS 30, GRAY IRON AND BE AS FOLLOWS (1"):
 - MANHOLES: EJ #1040 WITH A SOLID COVER (OR APPROVED EQUAL).
 - CATCH BASINS:
 - LAWN AREA: EJ #1040 WITH A TYPE N DVAL GRATE (OR APPROVED EQUAL).
 - PAVEMENT (ROUND): EJ #1040 WITH A TYPE M1 GRATE "DUMP NO WASTE" (OR APPROVED EQUAL).
 - PAVEMENT (SQUARE): EJ #5724 FRAME AND GRATE (OR APPROVED EQUAL).
- *LOCAL APPROVING AGENCIES CASTINGS SHALL SUPERSEDE THE LIST PROVIDED HERE.
- ALL MANHOLE/CATCH BASIN CONNECTIONS SHALL BE PER THE DETAILS INCLUDED IN THIS SET.
- ALL MANHOLES WITH 36" DIAMETER PIPE CONNECTIONS SHALL HAVE CONCRETE FLOW CHANNEL.
- DIFFERENTIAL OF EXCAVATION AROUND EXISTING MANHOLES SHALL NOT EXCEED SIX FEET.
- PLACE GRANULAR MATERIAL BACKFILL WITHIN THREE FEET OF ALL STRUCTURES ALL BACK FILL SHALL BE COMPACTED IN MAX. 12" LIFTS COMPACTED TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY MODIFIED PROCTOR TEST.
- ALL STORM SEWER PIPE SHALL HAVE BEDDING PER THE DETAIL ON THIS SHEET UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PRECAST PRODUCTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478.
- ALL JOINTS FOR PRECAST CONCRETE MANHOLE SECTIONS SHALL BE THE SAME AS RCP PIPE.
- ALL DRAINAGE PIPE SHALL BE AS NOTED ON PLANS.
- ALL HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE MEETING ASTM M252, TYPE S FOR SIZES 4" TO 10" DIAMETER AND ASTM M294, TYPE S FOR 12" TO 48" DIAMETER.
- ALL PIPE JOINTS SHALL BE:
 - HDPE JOINTS SHALL BE BELL & SPIGOT TYPE WITH RUBBER GASKETS ON BOTH SIDES OF THE JOINT CONFORMING TO AND ASTM F477. SPLIT COLLAR COUPLERS ARE NOT ALLOWED. JOINTS SHALL BE WATERTIGHT MEETING THE PERFORMANCE REQUIREMENTS OF ASTM D3212.
 - THE CONTRACTOR SHALL EXPOSE THE EXISTING STORM SEWER AND STRUCTURES TO WHICH THE NEW WORK IS TO BE CONNECTED AND VERIFY THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF THE EXISTING SYSTEM. HE SHALL INFORM ENGINEER AS TO THE NECESSARY ADJUSTMENTS REQUIRED TO ALIGN THE NEW STORM SEWER WORK WITH THE EXISTING SYSTEM IF REQUIRED.
- ALL CATCH BASIN STRUCTURES, SEE DETAIL THIS SHEET.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONNECT ALL BUILDING FOOTING DRAINS TO THE NEAREST DRAINAGE STRUCTURE, COORDINATE WITH ARCHITECTURAL PLANS.
- TRENCH BACKFILL:
 - ALL PIPE THAT RUNS UNDER PAVEMENT, GRAVEL OR CONCRETE SURFACE AND WITHIN A 10' INFLUENCE OF THE PAVEMENT, GRAVEL OR CONCRETE SURFACE TO RECEIVE 100% GRANULAR MATERIAL (SEE NOTE) COMPACTED TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY MODIFIED PROCTOR TEST.
 - ALL PIPE THAT RUNS OUTSIDE THE PAVED, GRAVEL OR CONCRETE SURFACE SHALL BE BACKFILLED IN MAX 12" LIFTS WITH SUITABLE NATIVE MATERIAL COMPACTED TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY MODIFIED PROCTOR TEST.
- MATERIALS:
 - GRANULAR MATERIAL - MDOT CLASS II SAND
 - OPEN GRADED AGGREGATE - MDOT 6A OR AASHTO #57
 - DENSE GRADED AGGREGATE - MDOT 22AA CRUSHED LIMESTONE

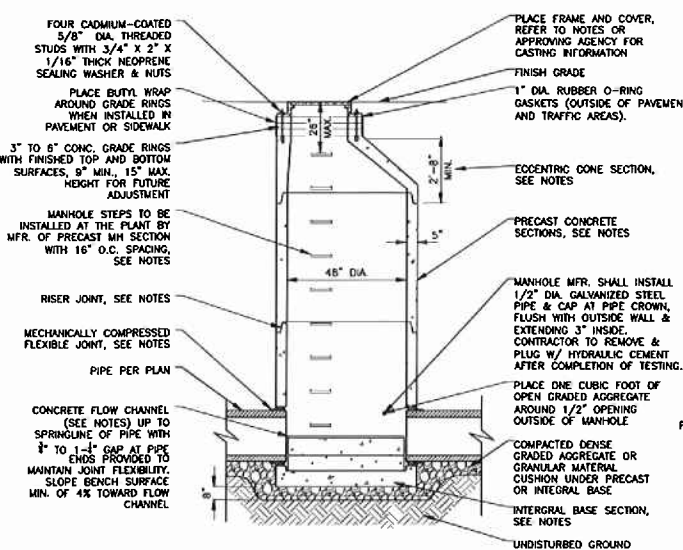
SANITARY SEWER NOTES

- PRECAST CONCRETE MANHOLE, FLAT TOP SLABS, RISERS, CONE, TRANSITION SECTIONS AND BOTTOM SECTIONS SHALL CONFORM TO ASTM C478, AND SHALL BE CIRCULAR WITH CIRCULAR REINFORCEMENT.
- 6-INCH THROUGH 24-INCH CONNECTIONS TO MANHOLES SHALL USE A MECHANICALLY COMPRESSIBLE FLEXIBLE JOINT, AS INDICATED ON THE PLANS.
- RISER AND CONE SECTIONS OF A MANHOLE SHALL HAVE MODIFIED GROOVED TONGUE JOINTS WITH "O" RING GASKETS (OUTSIDE OF PAVEMENT OR TRAFFIC AREAS) OR A TONGUE AND GROOVE JOINT WITH A BUTYL RUBBER BASED GASKET TYPE SEALANT MEETING THE REQUIREMENTS OF AASHTO M 198 AND HAVING A NOMINAL SIZE OF 1-INCH.
- ECCENTRIC CONE SECTIONS OF A MANHOLE SHALL HAVE MODIFIED GROOVED TONGUE JOINTS WITH "O" RING GASKETS AND BE PROVIDED WITH 4 STUD INSERTS CAST IN THE TOP. THE TOP SHALL HAVE A SMOOTH FINISHED SURFACE.
- CONCRETE GRADE RINGS SHALL HAVE SMOOTH FINISHED TOP AND BOTTOM SURFACES. GRADE RINGS SHALL BE PROVIDED WITH "O" RING GASKETS.
- ALL PIPE CONNECTIONS SHALL HAVE MECHANICALLY COMPRESSED FLEXIBLE JOINT. STYLE TO BE RES-SEAL, KOR-N-SEAL OR APPROVED EQUAL.
- MANHOLE STEPS TO BE INSTALLED AT THE PLANT BY MFR. OF PRECAST MANHOLE SECTION WITH 16" SPACING AND SET 45° TO 6° OF MAIN SEWER WITH THE BOTTOM STEP TO BE 24" MAX. ABOVE BOTTOM. MANHOLE STEPS CAN BE:
 - CAST IRON MANHOLE STEPS SHALL CONFORM TO ASTM A48, CLASS 30, GRAY IRON WITH A MINIMUM CROSS SECTION DIMENSION OF 1-INCH IN ANY DIRECTION.
 - STEEL REINFORCED PLASTIC MANHOLE STEPS SHALL BE OF SUITABLY APPROVED CO-POLYMER POLYPROPYLENE CONFORMING TO ASTM D4101, PP034483354202 WITH 1/2 INCH MINIMUM DIAMETER DEFORMED REINFORCING BAR CONFORMING TO ASTM A615, GRADE 60 AND SHALL BE IN ACCORDANCE WITH ASTM C478.
- MANHOLE FRAMES AND COVERS SHALL CONFORM TO ASTM A48, CLASS 30, GRAY IRON. CASTINGS SHALL BE NEATLY MADE AND FREE FROM CRACKS, COLD SHEETS, HOLES AND OTHER DEFECTS. SURFACES OF CASTING SHALL BE GROUNDED TO ASSURE PROPER FIT AND TO PREVENT ROCKING.
- FOR MANHOLES, USE A BOLTED WATERPROOF FRAME WITH A PRESSURE TIGHT COVER. BOLTED DOWN FRAME AND COVER SHALL BE INSTALLED AS INDICATED ON THE PLANS.
- MANHOLE COVERS STYLE SHALL BE APPROVED BY LOCAL APPROVING AGENCY PRIOR TO INSTALLATION.
- PIPE MATERIAL SHALL BE AS NOTED ON PLAN OR AS APPROVED BY THE LOCAL APPROVING AGENCY THE FOLLOWING ARE A LIST OF PIPES:
 - POLYVINYL CHLORIDE (PVC) TRUSS PIPE SHALL BE ASTM D2680. THE PIPE SHALL BE OF A DOUBLE WALL CONSTRUCTION, BRACED WITH A TRUSS-TYPE STRUCTURE WITH ALL 3 FORMED IN 1 EXTRUSION. THE TRUSS VOIDS ARE FILLED WITH LIGHTWEIGHT CONCRETE TO PROVIDE ADDITIONAL COMPRESSIVE STRENGTH AND BRACING.
 - PVC SOLID WALL PIPE IN SIZES 6-INCH THROUGH 15-INCH SHALL BE ASTM D3034, SDR 35, AND IN SIZES 18-INCH THROUGH 27-INCH SHALL BE ASTM F690 SDR35, PVC.
 - OTHER MATERIALS MAY BE ACCEPTABLE, HOWEVER ALL PIPE MATERIALS SHALL BE APPROVED BY THE LOCAL APPROVING AGENCY.
- PIPE JOINTS SHALL BE:
 - JOINTS FOR POLYVINYL CHLORIDE (PVC) PIPE SHALL BE ELASTOMERIC GASKETED CONFORMING TO ASTM D3212, PUSH ON TYPE JOINT.
 - JOINTS FOR POLYVINYL CHLORIDE PIPE (PVC) SHALL BE ASTM D3212, PUSH-ON TYPE. A JOINT IN WHICH AN ELASTOMERIC RING GASKET IS COMPRESSED IN THE ANNULAR SPACE BETWEEN A BELL END OR SOCKET AND A SPIGOT END OF PIPE.
 - IN THE EVENT OTHER PIPE MATERIAL IS USED OTHER THAN THAT LISTED, CONTACT THE ENGINEER FOR AN APPROVED JOINT STYLE.
- BUILDING LEADS SHALL BE 6-INCH DIAMETER AND SHALL BE LAID ON A UNIFORM SLOPE AS INDICATED ON THE PLANS WITH A MIN. SLOPE OF 1:100. BUILDING LEADS SHALL BE INSTALLED TO WITHIN 1.0 FOOT OF THE PROPERTY LINE OR 5 FEET FROM THE PROPOSED BUILDING. THE CONTRACTOR SHALL INSTALL A WATER TIGHT PLUG FOR FUTURE CONNECTION BY THE PLUMBING CONTRACTOR AND MARKED WITH A 4X4 WOOD POST.
- WYES OR TEES SHALL BE OF THE SAME MATERIAL AS THE MAINLINE PIPE. THEY SHALL BE A MOLDED WYE OR TEE FITTING PER ASTM D2680, WITH GASKETED JOINTS ON EACH END SUITABLE FOR DIRECTLY INSERTING IN THE MAINLINE PIPE. SADDLE CONNECTIONS ARE NOT ALLOWED.
- ALL TRENCHES SHALL CONFORM TO THE DETAILS INCLUDED WITH THESE PLANS AND PIPE MANUFACTURER'S REQUIREMENTS.
- CLEANOUTS SHALL BE INSTALLED AT ALL PIPE BEND LOCATIONS ON A SERVICE LEAD, LOCATED ON THE UPSTREAM SIDE OF THE SERVICE LEAD. THE MAX SPACING FOR ALL CLEAN OUTS IS 100 HORIZONTAL FEET.
- CONTRACTOR SHALL EXPOSE THE EXISTING SANITARY SEWER AND STRUCTURES TO WHICH THE NEW WORK IS TO BE CONNECTED AND NOTIFY ENGINEER OF ANY CHANGES IN THE HORIZONTAL OR VERTICAL LOCATION. CONTRACTOR WILL VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS OF THE EXISTING SYSTEM AND SHALL INFORM THE ENGINEER AS TO THE NECESSARY ADJUSTMENTS REQUIRED TO ALIGN THE NEW SANITARY SEWER WORK WITH THE EXISTING SYSTEM IF REQUIRED.
- ALL CONCRETE USED FOR INSTALLATION OF FLOW CHANNELS AND BACKFILL SHALL BE 3500 PSI.
- CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH ENGINEER APPROVED METHODS. STAINLESS STEEL SHEAR RING FERROCS SHALL BE USED IF FERROCS CONNECTIONS ARE ALLOWED BY AGENCY HAVING JURISDICTION.
- MATERIALS:
 - GRANULAR MATERIAL - MDOT CLASS II SAND
 - OPEN GRADED AGGREGATE - MDOT 6A OR AASHTO #57
 - DENSE GRADED AGGREGATE - MDOT 22AA CRUSHED LIMESTONE



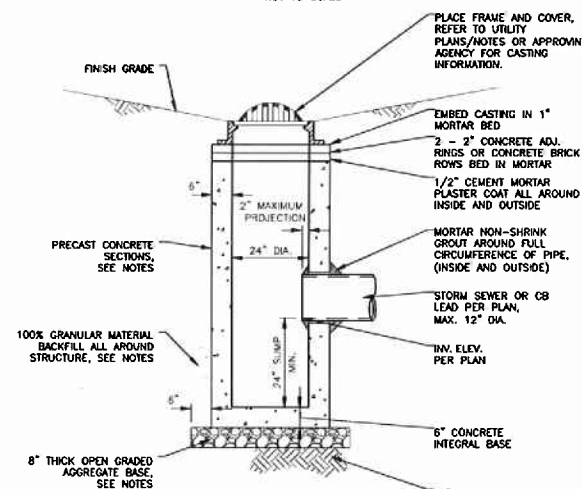
WATER SERVICE DETAIL

NOT TO SCALE



STANDARD SANITARY MANHOLE

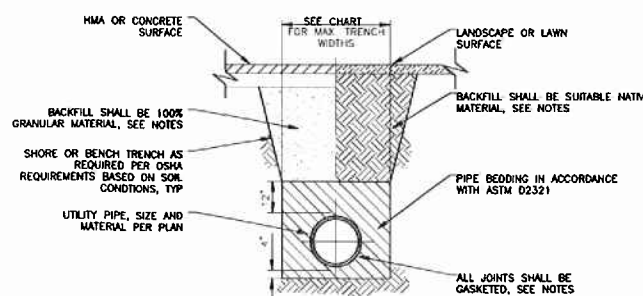
NOT TO SCALE



24" DIA. CATCH BASIN DETAIL

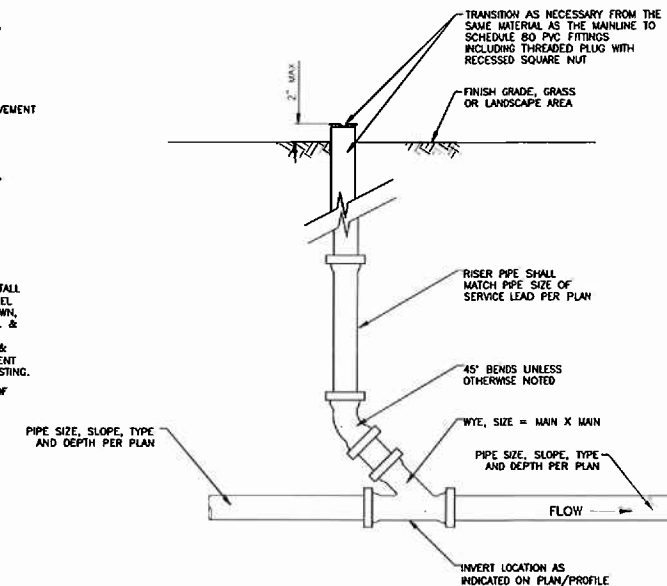
NOT TO SCALE

TRENCH WIDTHS	
MAX WIDTH OF TRENCH 12" ABOVE TOP OF PIPE	
6" THRU 12" PIPE - 30" WIDE	
15" THRU 36" PIPE - O.D. + 16"	
42" THRU 60" PIPE - O.D. + 20"	
OVER 60" PIPE - O.D. + 24"	

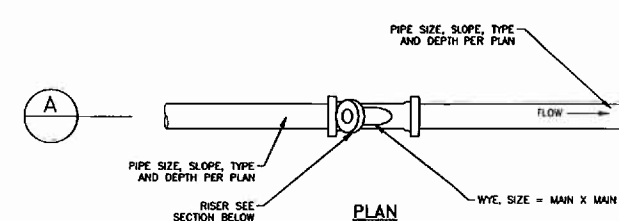


TYPICAL TRENCH DETAIL

NOT TO SCALE

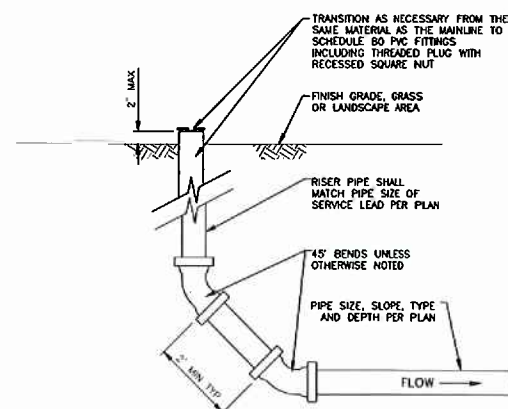


SECTION A

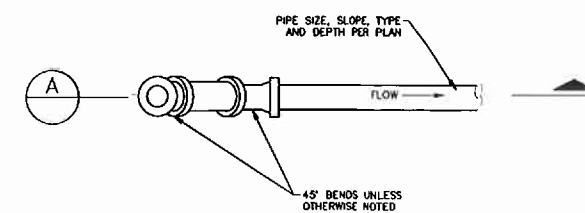


IN LINE CLEAN OUT DETAIL - TYPE I

NOT TO SCALE



SECTION A



PLAN

END OF LINE CLEAN OUT DETAIL - TYPE II

NOT TO SCALE



Know what's below.
Call before you dig.

MIDDLE GROUND DEVELOPMENT
18000 COVE STREET, SUITE 201
SPRING LAKE, MI 49456



ISSUED FOR: DATE: BY:
CC REV: 1/11/24 OVR
OWNER REV: 2/2/24 OVR
SPA 3/1/24 OVR

JOB NO. MGD2001.01G

SHEET

C5.1



4241 Oakliff Dr., Suite 1
PO Box 818
Spring Lake, MI 49784
(269) 332-2504
www.wadetrims.com



Sidock Group
ENGINEERS-ARCHITECTS-CONSULTANTS

Corporate Headquarters
45650 Grand River Avenue
Novi, Michigan 48374
Ph (248)346-4500 • Fax (248)346-1426

Gaylord Office
757 S. Wisconsin Ave.
Gaylord, Michigan 49735
Ph (989)705-8400 • Fax (989)705-8403

Novi • Wyandotte • Muskegon
Okemos • Gaylord • Sault Ste. Marie
Tampa, FL • Williamsport, PA

www.sidockgroup.com

Key Plan: No Scale

Client:
MIDDLE GROUND
DEVELOPMENT

Project:
STORAGE COMPLEX

COMMERCE PARK
TUSCARORA TWP.
CHEBOYGAN COUNTY, MI

Seal:

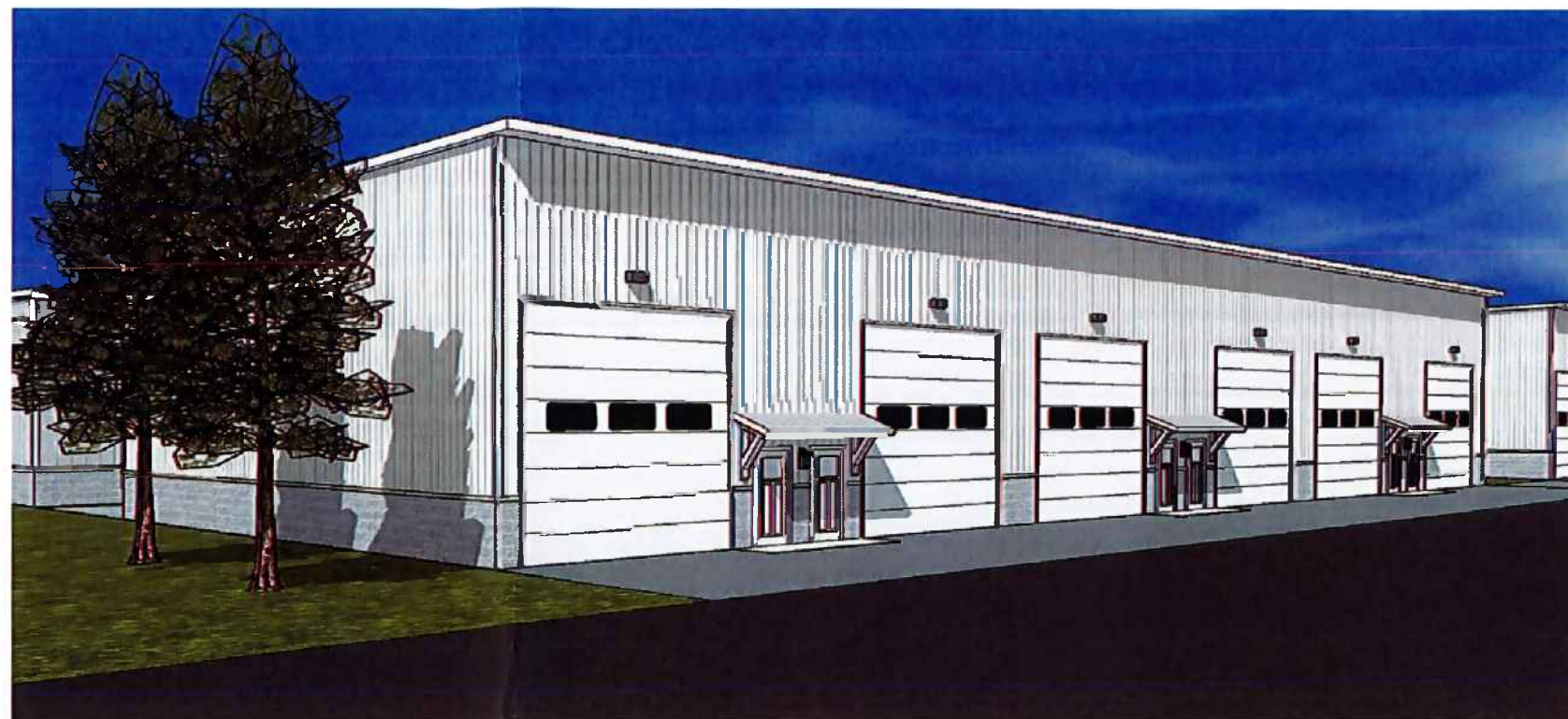
Date Issued For
02/20/2024 SITE PLAN APPROVAL

Drawn: AM
Checked: BB
Approved: BB

Sheet Title:
FLOOR PLAN &
SECTION

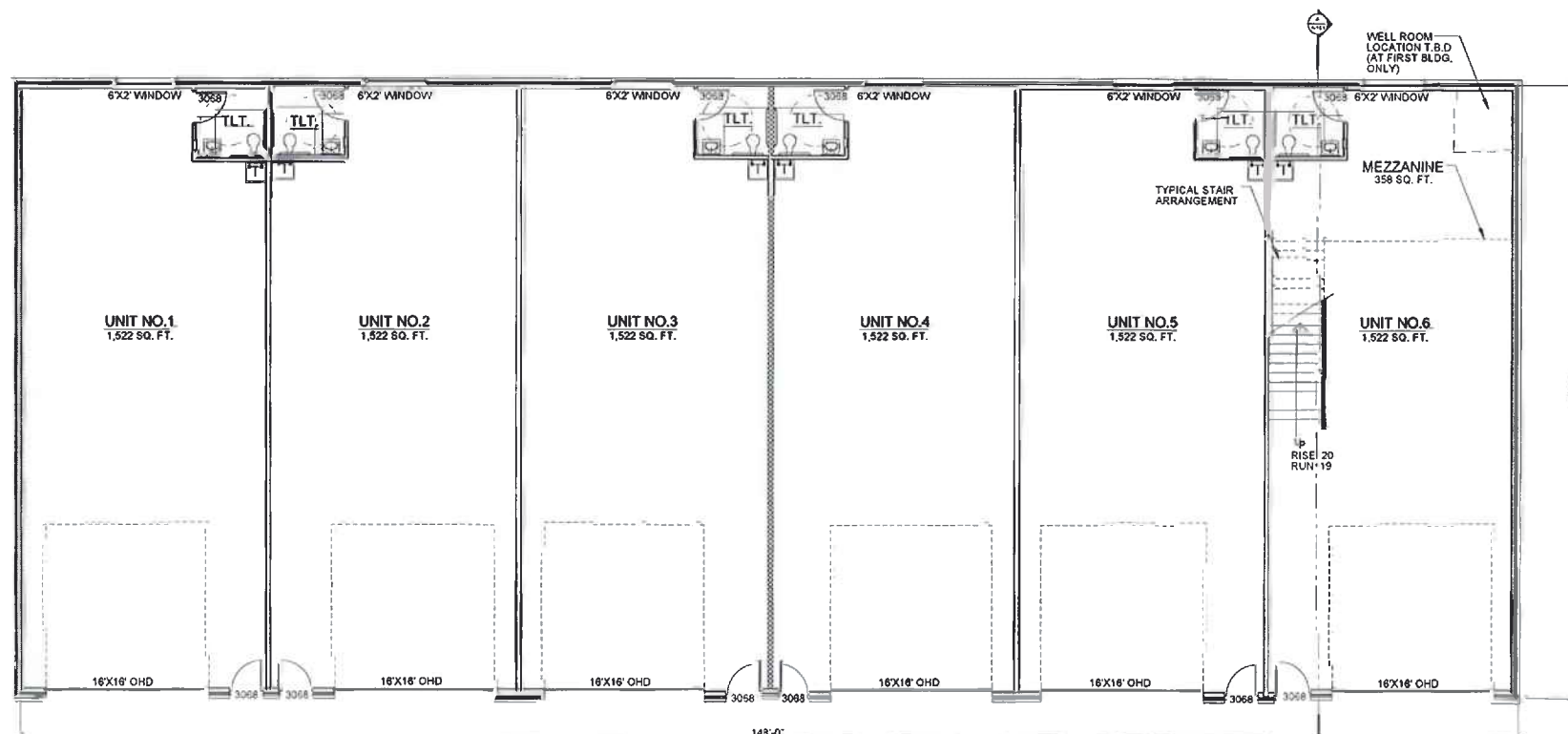
Project Number: 553108

Sheet Number: A-101



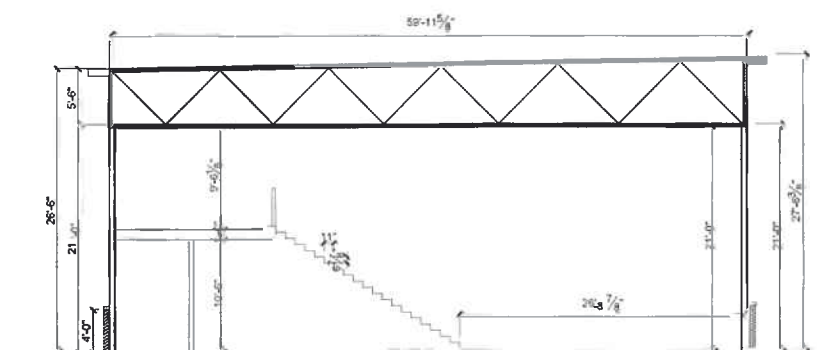
RENDERING VIEW

SCALE: NOT TO SCALE



FLOOR PLAN

SCALE: 1/8"=1'-0"



SECTION A

SCALE: 1/8"=1'-0"



AGENDA ITEM

DATE OF MEETING: April 2, 2024

TITLE: PNC Credit Card

SUMMARY: To obtain a credit card that is serviced locally.

FINANCIAL IMPACT: No change.

RECOMMENDATION: To change credit card companies to one that is locally serviced.

PREPARED BY: Clerk

DEPT/BOARD/COMMISSION: Clerk

ATTACHMENTS: None



DATE OF MEETING: April 2, 2024

TITLE: Set Compensation for

1. Board of Review Employees
2. Parks request

SUMMARY: Set pay for BOR employees, Parks request for increase in pay.

FINANCIAL IMPACT: BOR within budget; parks increased labor costs to be determined.

RECOMMENDATION: TBD

PREPARED BY: Supervisor

DEPT/BOARD/COMMISSION: Board of Trustees

ATTACHMENTS: Parks request

supervisor@tuscaroratwp.com

From: Doug Schofield <maintsup@tuscaroratwp.com>
Sent: Wednesday, March 27, 2024 1:40 PM
To: Robert Kramer
Subject: wages

Im requesting that the township board approves paying 18.00 to Dennis Reanoud . Dennis is an adult and this will be his career . he comes vary well recommended . and will be a much needed asset to the township . Dennis will be taking on alot of my physical work load