

Wexford Joint Planning Commission

4830 E. M-55

Cadillac, Michigan 49601

(231) 775-1138x6 www.wexfordjpc.org

Site Plan Review Application FULL PLAN REVIEW

Applicant Information

Name: Robert Munger		
Address: PO Box 440		
City: Allendale	State: Michigan	Zip: 49401
Phone: 616-550-8090	Email: robb@robbmunger.com	

Property Owner's Information

Name: Robert Munger		
Address: PO Box 440		
City: Allendale	State: Michigan	Zip: 49401
Phone: 616-550-8090	Email: robb@robbmunger.com	

Project Location

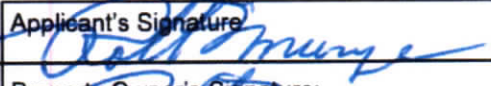

Street Address: 5758-E. M-55
Property ID Number: 2110-12-4102
NOTE: As well as all information required by the ordinance.

I / We request _____

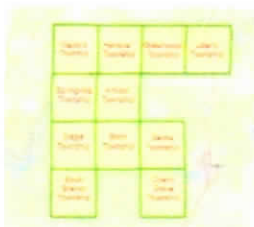
As an illustration of this request, "I/we have attached a site plan(s) of the premise drawn to scale showing the location of all existing and proposed structures, improvements, and uses on the property as well as any information required by the ordinance."

Affidavit

*I/we understand and agree upon execution and submission of this application, that I/we agree to abide by all provisions of the Wexford Joint Zoning Ordinance as well as all procedures and policies of the Wexford Joint Planning Commission as those provisions, procedures, and policies relate to the handling and disposition of this application: that the above information is true and accurate as to the best of my/our knowledge, and that a filing fee of \$660.00 is due with this application. **Note: This application will NOT be considered complete until ALL materials (including site plan) are submitted/demonstrated.***

Applicant's Signature: 	Applicant's Printed Name: Robert Munger	Date: 10-12-2020
Property Owner's Signature: 	Property Owner's Printed Name: Robert Munger	Date: 10-12-2020
Office Use Only	Application received: 10-14-2020	Filing fee received: 10-14-2020 Receipt #: 226376

WEXFORD JOINT PLANNING COMMISSION STAFF REPORT



Wexford Joint Planning Commission
www.wexfordjpc.org
4830 E. M-55
231-775-1138x6
Cadillac, Michigan 49601
planningandzoning@wexfordjpc.org

Staff Report – Site Plan Review 2020-01

1. Application

Owner: Robert Munger
Site Address: 5758 E. M-55 Hwy., Cadillac, Michigan 49601
Parcel #: 2110-12-4102, 2110-12-4101, and 2110-MPK-234

Applicant(s): Robert Munger
Address: P.O. Box 440, Allendale, Michigan 49401

Phone: 616-550-8090

Email: robb@robbmunger.com

Contact: Robert Munger @ 616-550-8090

Property Zoned: COMMERCIAL – ‘conditional’

Site Plan Type: MEDIUM

2. Development Proposal

Real Estate and Rental and Leasing [53]

2.1 Property Legal Description [2110-12-4101]: NE 1/4 OF SE 1/4 EXC PAR COM AT E 1/4 COR OF SEC; W 1266.03 FT TO POB: S 313.46 FT; E 97 FT; S 277.44 FT; W 163 FT; N 590.9 FT; N23D29M03S W 90.13 FT; N66D30M57S E 66 FT; S23D29M03S E 104.06 FT; S 14.82 FT TO POB. SUB TO EASMT L375 P975 '00 -- 38.68 A M/L-- CG. SEC. 12 T21N R10W - CAPS

and

[2110-12-4102]: COM AT E 1/4 COR OF SEC; W 1266.03 FT TO POB: S 313.46 FT; E 97 FT; S 277.44 FT; W 163 FT; N 590.9 FT; N23D29M03S W 90.13 FT; N66D30M57S E 66 FT ALG S'LY LN M-55; S23D29M03S E 104.06 FT; S 14.82 FT TO POB. --1.67 A M/L-- CG SEC 12 T21N R10W -CAPS- [[ASSESSED W/12-4101 '04

and

WEXFORD JOINT PLANNING COMMISSION STAFF REPORT

[2110-MPK-234]: THAT PART OF LOT 221 LYING S & W OF A LINE COM 439 FT S44D10'W & 27.5 FT S34D30'E OF NE COR, TH RUNNING S34D30' E TO N LINE OF CHERRY GROVE AVE. BOUND- ED ON N-SIDE BY M-55 R/W & W-SIDE BY RELOCATED JEAN AVE. & VAC STREETS L524 P498 PLAT OF MITCHELL PARK CG. SEC. 12 T21N R10W -CAPS-

2.2 Action Report / Request: The applicants request consists of erection of rental storage units as permitted in the COMMERCIAL zoning district, Article 55, Section 5502.I, Real Estate and Rental and Leasing [53]
(NAICS:531130) Definition of NAICS Code 531130: This industry comprises establishments primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients can store and retrieve their goods.

2.3 Existing / Proposed Use Description / Classification: The existing / past use of the land(s), building(s)/ structure(s) has been as vacant land and for personal storage with little to no physical activity on the land. Having been 'conditionally' rezoned to commercial, the applicant proposes to establish the permitted use of self-storage units as the first phase of a multi phased project.

3. Current Narrative (History):

- 3.1** Many discussions have taken place between WJPC staff and the former owner(s) as well as the current owner / applicant.
- 3.2** The property(ies) wa/weres conditionally rezoned effective October 9, 2020 (8 days after publication on September 30, 2020) – *see the affidavit of publication*

4. Specific Zoning District Standards:

- 4.1 5504.A:** The minimum parcel area is 20,000 (twenty thousand) square feet. The subject parcel(s) combined are 40 (forty) acres + / -.
- 4.2 5504.B:** The minimum Buildable Area required is 15,000 per principal unit. The Buildable Area of the subject parcel(s) is not in question.
- 4.3 5504.C:** The minimum parcel width required is 150'; the subject property(ies), including all property controlled / owned by Robert Munger (according to the Wexford County assessing records) have approximately 381' (three-hundred and eighty-one) feet of road frontage
- 4.4 5504.D Setbacks**
 - 5504.D.1.a:** The minimum front yard setback required is 5' (five) feet; the actual setback as shown on the site plan is approximately 300' (three-hundred) feet.
 - 5504.D.1.b:** The minimum side yard setback required is 20' (twenty) feet; no new construction is proposed within the setback area.
 - 5504.D.1.c:** The minimum rear yard setback required is 60' (sixty) feet; no new construction is proposed within the setback area.

WEXFORD JOINT PLANNING COMMISSION STAFF REPORT

5504.D.1.d: N/A – there are no waterfront yards.

5504.D.1.e: The wetland setback required is 50' (fifty) feet – the known wetlands associated with the subject property are not within the proposed building / construction area.

5504.D.2: there is currently an existing vegetative buffer exceeding the required setback between the proposed construction activity and an existing dwelling to the northeast of the construction site.

4.5 5504.E: N/A

4.6 5504.F: See Section 5 below regarding Section 1062 of the General regulations.

4.7 5505: N/A – there are no proposed land divisions for the subject property.

5. STANDARDS OF REVIEW:

5.1 According to WJZO Article 94, Section 9411.A-C – The following standards shall be used by the Planning Commission to review requests for Site Plans under this Article:

1. All applicable regulations of this Ordinance which apply generally to all districts (Article 10 – General Regulations), and all applicable regulations of this Ordinance which apply to the specific zoning district (Article 55, see Section 4 above), to any conditions imposed with the granting of a Special Use Permit or variance, shall be shown on the site plan as being complied with.

GENERAL REGULATIONS (Article 10)

Staff has determined that the following denoted General Regulations are generally applicable to the subject property:

Section		Section		Section	
1001		1031		1061	X
1002		1040	X	1062	X
1003	X	1041		1070	
1004	X ¹	1042		1071	
1010		1050	X	1072	
1011		1051	X	1073	
1012		1052		1074	
1013	X	1053		1080	
1020	X	1054	X	1081	
1030	X ²	1060	X	1082	

1003-Bulk Regulations

The subject parcels are capable of providing setbacks, special separation, and does not cover more of the lot in impervious surface area than permitted in the respective zoning district(s)

¹ 1004.A – unknown if storage of flammable or explosive materials will be present

² Applicants' site plan indicates wetlands along south edge of construction site

WEXFORD JOINT PLANNING COMMISSION STAFF REPORT

1004-General Provisions

(see footnote 1) The site plan does not indicate that any subsection of 1004 would be applicable with the exception of 1004.A regarding the possibility that flammable liquids could be stored without prior knowledge.

1013-Surface Runoff

The subject property is relatively flat to gently sloping. There are no gutters and / or downspouts shown on the building drawings. Stormwater runoff should be directed towards the proposed retention area. The soil is generally very permeable in most areas and because of the size of the parcel and location of the building(s) there are no foreseen issues with runoff on to adjacent properties or the road right-of-way.

1020-Waste Accumulation and Outside Storage

There are no proposed trash / dumpster receptacles

1030-Undevelopable Land

The proposed development does not encroach upon or contain any elements described in the subsection.

1040-Fences

The proposed 4' (four) foot high chain-link fencing complies with ordinance provisions.

1050-Driveway Design

The driveway complies with the subsection design standards. An MDOT application has been submitted – as of the date of this report, no permit has been presented

1051-Driveway and Curb Cuts

The driveway / curb cut meets the criteria of this subsection.

1054-Vehicular Parking Space, Access and Lighting

The intensity / type of use is not one where 'parking', per se, would be integrated into the design. A vehicle would typically proceed to the assigned self-storage unit and would 'park' in the immediate vicinity for short-term loading / unloading purposes.

1060-Signs

The applicant has not proposed any signage as of the date of this report. The applicant should be advised that any and all signage proposed in the future shall be approved by the WJPC zoning administrator if in compliance with ordinance standards at the time of application.

1061-Outside Lights

The applicant agrees that any and all lighting will be maintained in compliance with the ordinance standards in effect at the time of the Site Plan review, specifically that the luminaires shall not be visible beyond the property line and that all light be confined to the property.

1062-Landscaping Standards

(see sheet 6 of 7 of site plan drawings) The proposed landscaping has been implemented to comply with Article 10, Section 1062.D.5

WEXFORD JOINT PLANNING COMMISSION STAFF REPORT

Staff Comment and Recommendations: *Staff finds that all of the specific zoning district requirements are met as documented above in Section 4 of this report subject to staff comments. The general Regulations found to be applicable are outlined above in section 5 of this report – Standards of Review. Staff finds that there are no concerns except as mentioned. Staff feels that compliance with this standard (General regulations and Specific Zoning District) will be demonstrated*

2. All utility easements shall be distributed on site in a manner which is least harmful to surrounding properties. Electric, telephone coaxial cable and other lines shall be located underground unless this requirement is specifically waived by the administrator, Commission or Appeals Board upon review of the site plan.

Staff Comment and Recommendations: *The existing utility connections are not expected to change to a degree that would require the concern of this commission with this building proposal. Staff feels that compliance with this standard is demonstrated.*

3. Water lines, sewer lines, all provisions of surface water drainage shall be approved by the respective agency and designed in compliance with any applicable federal and state statute, city, village, township, or county ordinance.

Staff Comment and Recommendations: *The site plan clearly demonstrates that storm water runoff will be fully contained upon the property. The applicant should be advised to consider future phases of development and the possible expansion of proposed on site storm water retention and the possibility of additional needs.*

Final Staff Comments and Recommendation(s): *Staff recommends APPROVAL of the site plan as presented with exhibits detailing building size and placement, calculated stormwater containment, lighting, and landscaping. Any additional lighting in the future should comply with the ordinance requirements in place at the time of application*

Robert A. Hall
Zoning Administrator

THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF ROBB MUNGER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROBB MUNGER & ASSOCIATES, INC. THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF ROBB MUNGER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROBB MUNGER & ASSOCIATES, INC.

NOTES: SEE SHEET 2 OF 2 FOR STANDARD PLANS.
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

GENERAL STANDARD PLANS:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ROBB MUNGER PLANS FOR M-55 STORAGE UNITS 5758 E. M-55, CADILLAC, MI 49601



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CLIENT: M-55 STORAGE UNITS
 1500 BROAD STREET
 CADILLAC, MI 49601
 (231) 775-5555
 (231) 775-5555
 (231) 775-5555

DESIGNER: ROBB MUNGER & ASSOCIATES, INC.
 1500 BROAD STREET
 CADILLAC, MI 49601
 (231) 775-5555
 (231) 775-5555
 (231) 775-5555

DATE: 10/31/20



NO.	DATE	DESCRIPTION
1	10/31/20	ISSUED FOR PERMIT

Revised 10/31/20

Robb Munger & Associates, Inc.

M-55 STORAGE UNITS

1 of 7



SITE REMEDIATION NOTES

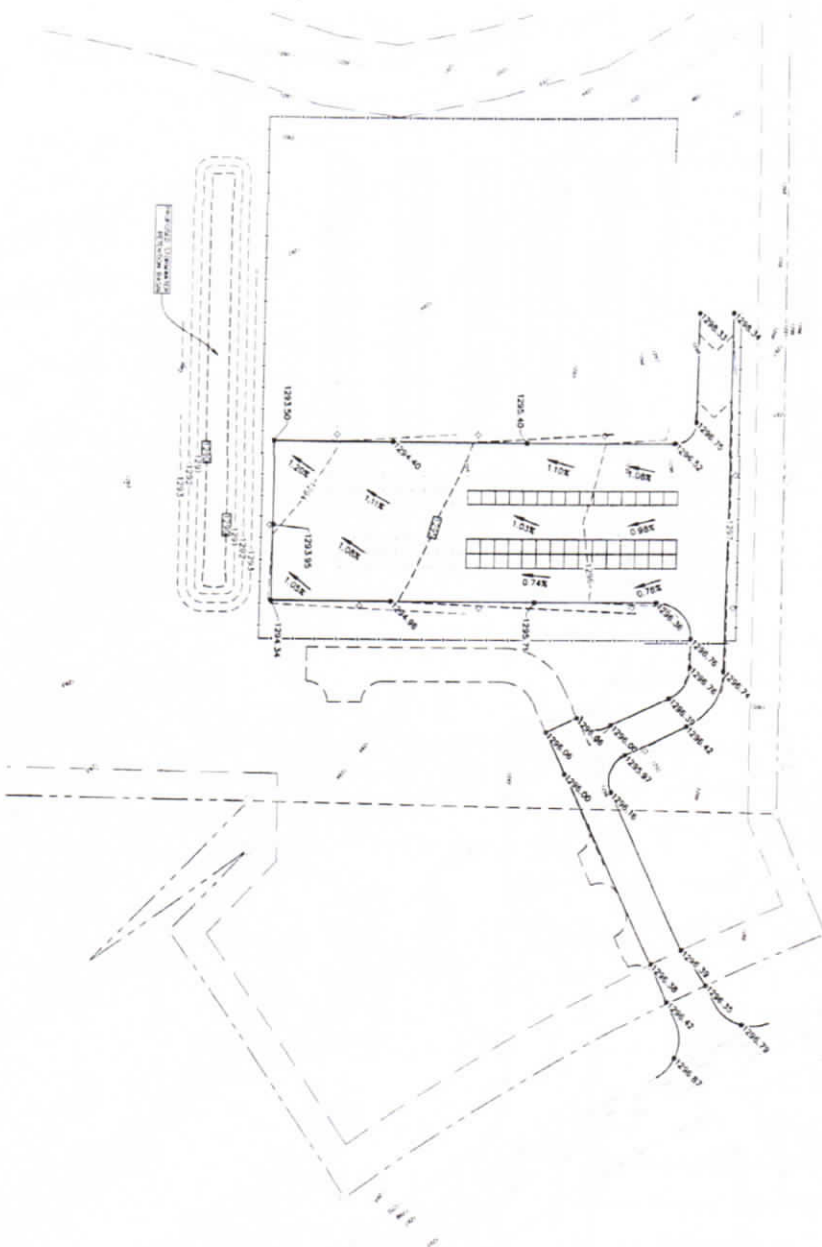
1. The site is located in the City of New York, State of New York, and is subject to the provisions of the Environmental Conservation Law (ECL) and the Environmental Conservation Regulations (ECR).
2. The site is located in the City of New York, State of New York, and is subject to the provisions of the Environmental Conservation Law (ECL) and the Environmental Conservation Regulations (ECR).
3. The site is located in the City of New York, State of New York, and is subject to the provisions of the Environmental Conservation Law (ECL) and the Environmental Conservation Regulations (ECR).
4. The site is located in the City of New York, State of New York, and is subject to the provisions of the Environmental Conservation Law (ECL) and the Environmental Conservation Regulations (ECR).
5. The site is located in the City of New York, State of New York, and is subject to the provisions of the Environmental Conservation Law (ECL) and the Environmental Conservation Regulations (ECR).
6. The site is located in the City of New York, State of New York, and is subject to the provisions of the Environmental Conservation Law (ECL) and the Environmental Conservation Regulations (ECR).
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9. The site is located in the City of New York, State of New York, and is subject to the provisions of the Environmental Conservation Law (ECL) and the Environmental Conservation Regulations (ECR).
10. The site is located in the City of New York, State of New York, and is subject to the provisions of the Environmental Conservation Law (ECL) and the Environmental Conservation Regulations (ECR).



DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
10/21/2008	10/21/2008	10/21/2008	10/21/2008	10/21/2008	10/21/2008
10/21/2008	10/21/2008	10/21/2008	10/21/2008	10/21/2008	10/21/2008
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10/21/2008	10/21/2008	10/21/2008	10/21/2008	10/21/2008	10/21/2008
10/21/2008	10/21/2008	10/21/2008	10/21/2008	10/21/2008	10/21/2008
10/21/2008	10/21/2008	10/21/2008	10/21/2008	10/21/2008	10/21/2008

Prein & Newhof
 Engineers, Architects, Planners, and Environmental Scientists
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 Email: info@preinnewhof.com
 Website: www.preinnewhof.com

ENVIRONMENTAL IMPACT STATEMENT
 M-55 STORAGE DUMPS
 SITE INVESTIGATION AND REMEDIATION
 2 of 7



GRADING NOTES

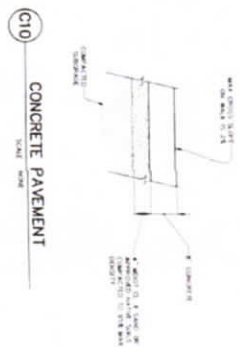
1. ALL GRADES TO BE SPOT CHECKED FOR ACCURACY. ADDITIONAL SPOT CHECKS TO BE MADE AT THE DISCRETION OF THE ENGINEER.
2. EXISTING GRADES SHALL BE SHOWN BY DOTTED LINES. PROPOSED GRADES SHALL BE SHOWN BY SOLID LINES.
3. ALL GRADES SHALL BE ROUNDED TO THE NEAREST 0.1 FEET.
4. THE GRADES SHALL BE SHOWN TO THE NEAREST 0.1 FEET.

GRADING LEGEND

PROPOSED GRADE	— P —
EXISTING GRADE	····· E ·····
PROPOSED DRAINAGE	— D —
PROPOSED PAVEMENT	— P —
PROPOSED CURB	— C —







E1 **LIGHT POLE BASE**
SCALE: NONE



7 or 7

MUNGER
M-55 Storage
Units

NOTE: RECIPROCAL EASEMENT FOR INGRESS, EGRESS, UTILITIES AND WATERWELL, REC LI 374, PG 669-674

EAST ¼ CORNER
SEC. 12, T21N-R10W
FD WEXFORD CO MON
REC. LI 4, PG. 452

LINE	BEARING	DISTANCE
L1	N23°29'03"W	90.13'
L2	S43°42'55"W	76.55'
L3	N54°15'17"E	134.16'
L4	S44°07'11"W	155.35'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1697.28'	381.16'	12°52'01"	N61°15'29"E	380.36'

● = SET 1/2" ROD & CAP ☐ ⊙ = FD. CONC. MON.
 ◐ = FD. FARRIER IRON ⊗ = SET CONC. MON.
 ○ = FD. IRON R = RECORD
 ▲ = SET NAIL M = MEASURED
 △ = FD. NAIL PR = PRORATED
 ■ = SET PROPERTY LINE STAKES

0' 100' 200'
SCALE: 1" = 200'

WETLANDS

1/8 CORNER
FD 1" BAR

SOUTHEAST CORNER
SEC. 12, T21N-R10W
FD WEXFORD CO MON
REC. LI 4, PG 453

I, DEAN R. FARRIER, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, CERTIFY THAT I HAVE SURVEYED AND MAPPED THE HEREON DESCRIBED PARCEL OF LAND, AND THE RELATIVE POSITIONAL PRECISION IS WITHIN 0.15 FEET FOR EACH OF THE CORNERS SHOWN HEREIN AND THAT I HAVE FULLY COMPLIED WITH THE SURVEY REQUIREMENTS OF ACT 132 OF 1970 AS AMENDED.

DATE _____

DEAN R. FARRIER

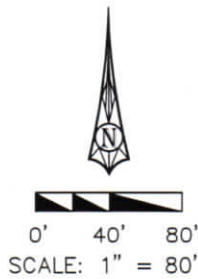
BEARING BASIS: MICHIGAN STATE PLANE, CENTRAL ZONE (2112), NAD 83 (2011), GRID NORTH, DISTANCES INT'L FEET, GROUND

FARRIER SURVEYING INC.
P.O. BOX 998
244 S.CEDAR STREET
KALKASKA, MI 49646
TEL(231)258-8162 FAX(231)258-3249
office@farrriersurveying.com

<u>CLIENT</u>	ROBB MUNGER
<u>DESCRIPTION</u>	PART OF THE NE ¼ OF THE SE ¼ & PART OF THE N ½, SECTION 12, T21N-R10W, CHERRY GROVE TOWNSHIP, WEXFORD COUNTY, MICHIGAN

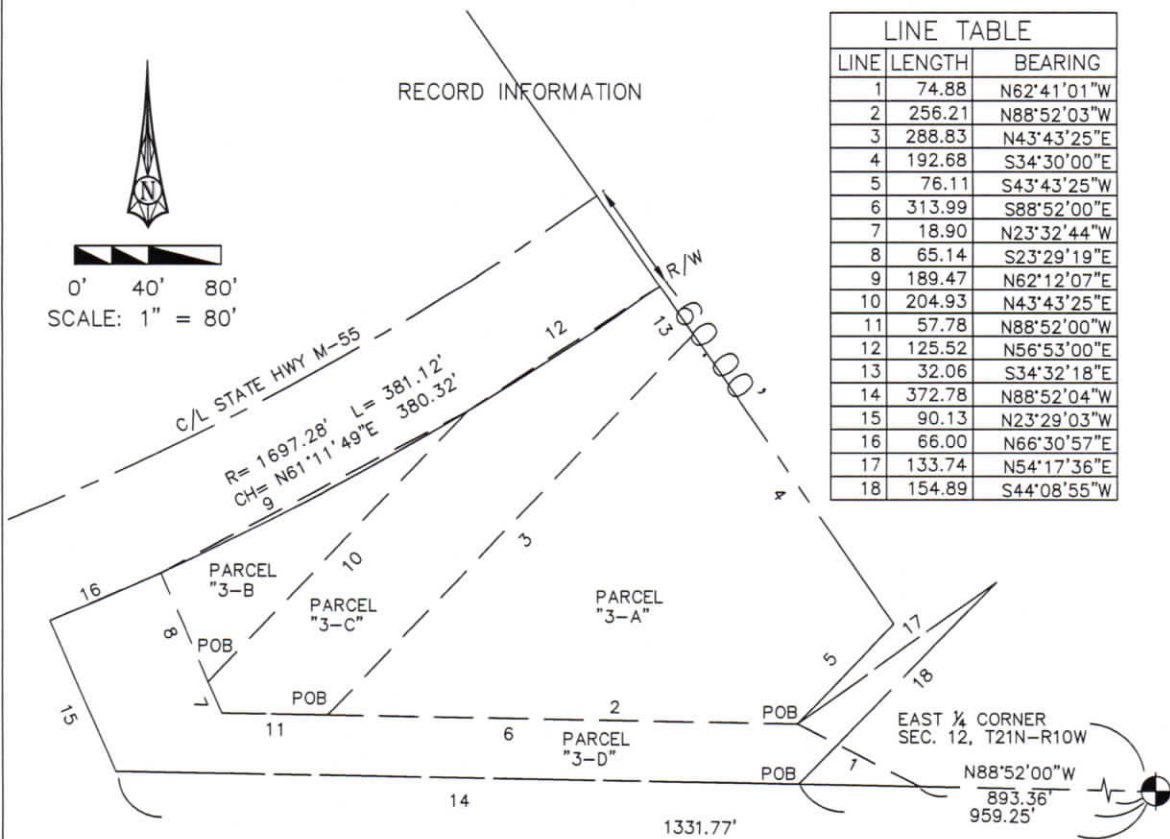
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CHECK: DRF	Fd. Bk. , Pg.
REVISED:	DATE: ----
	SHEET: 1 of 4

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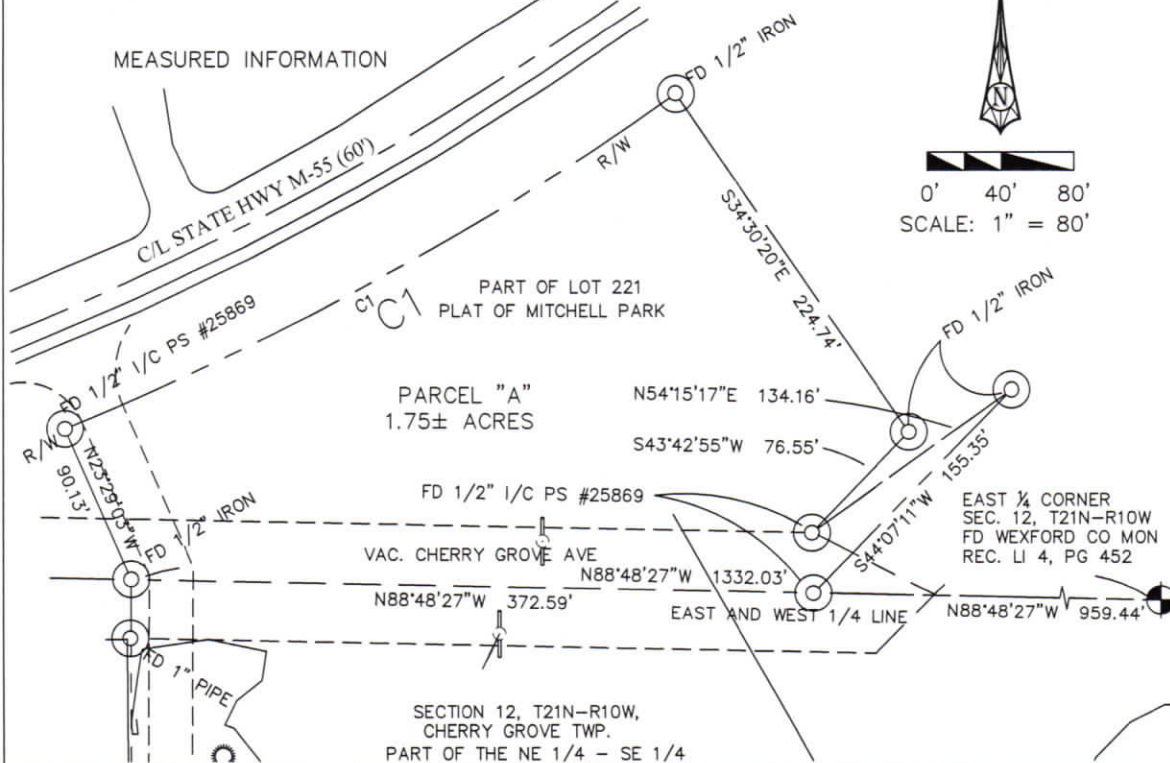
RECORD INFORMATION

LINE TABLE		
LINE	LENGTH	BEARING
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2	256.21	N88°52'03"W
3	288.83	N43°43'25"E
4	192.68	S34°30'00"E
5	76.11	S43°43'25"W
6	313.99	S88°52'00"E
7	18.90	N23°32'44"W
8	65.14	S23°29'19"E
9	189.47	N62°12'07"E
10	204.93	N43°43'25"E
11	57.78	N88°52'00"W
12	125.52	N56°53'00"E
13	32.06	S34°32'18"E
14	372.78	N88°52'04"W
15	90.13	N23°29'03"W
16	66.00	N66°30'57"E
17	133.74	N54°17'36"E
18	154.89	S44°08'55"W



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1697.28'	381.16'	12°52'01"	N61°15'29"E	380.36'

MEASURED INFORMATION



FARRIER SURVEYING INC.
P.O. BOX 998
244 S. CEDAR STREET
KALKASKA, MI 49646
TEL(231)258-8162 FAX(231)258-3249
office@farriersurveying.com

CLIENT ROBB MUNGER

DESCRIPTION

PART OF THE NE ¼ OF THE SE ¼ & PART OF THE N ½, SECTION 12, T21N-R10W, CHERRY GROVE TOWNSHIP, WEXFORD COUNTY, MICHIGAN

DRAWN: DES FILE No. 14520

CHECK: DRF Fd. Bk., Pg.

REVISED: DATE: ----

SHEET: 2 of 4

DESCRIPTION

PARCELS OF LAND SITUATED IN THE TOWNSHIP OF CHERRY GROVE, COUNTY OF WEXFORD, STATE OF MICHIGAN DESCRIBED AS FOLLOWS TO-WIT:

DESCRIPTIONS AS FURNISHED – COMMITMENT NO. 20180114

PARCEL 1:

THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 10 WEST, CHERRY GROVE TOWNSHIP, WEXFORD COUNTY, MICHIGAN, EXCEPT THAT PART OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 21 NORTH RANGE 10 WEST, CHERRY GROVE TOWNSHIP, WEXFORD COUNTY, MICHIGAN AND PART OF THE VACATED JEAN AVENUE, RELOCATED AND PART OF VACATED CHERRY GROVE AVENUE, DESCRIBED AS COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 12; THENCE NORTH 88°52'00" WEST 1266.03 FEET ALONG THE EAST- WEST ¼ LINE TO THE POINT OF BEGINNING; THENCE SOUTH 00°21'00" WEST 313.46 FEET; THENCE SOUTH 88°52'32" EAST 97.00 FEET; THENCE SOUTH 00°21'00" WEST 277.44 FEET; THENCE NORTH 88°52'25" WEST 163.00 FEET TO THE EAST ¼ LINE; THENCE NORTH 00°21'00" EAST 590.09 FEET; THENCE NORTH 23°29'03" WEST 90.13 FEET ALONG THE WESTERLY LINE OF VACATED JEAN AVENUE RELOCATED TO THE SOUTHERLY LINE OF M-55; THENCE NORTH 66°30'57" EAST 66.00 FEET ALONG SAID SOUTHERLY LINE OF M-55; THENCE SOUTH 23°29'03" EAST 104.06 FEET ALONG THE EASTERLY LINE OF VACATED JEAN AVENUE, RELOCATED; THENCE SOUTH 00°21'00" WEST 14.82 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 21 NORTH RANGE 10 WEST, CHERRY GROVE TOWNSHIP, WEXFORD COUNTY, MICHIGAN AND PART OF THE VACATED JEAN AVENUE, RELOCATED AND PART OF VACATED CHERRY GROVE AVENUE, DESCRIBED AS COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 12; THENCE NORTH 88°52'00" WEST 1266.03 FEET ALONG THE EAST – WEST ¼ LINE TO THE POINT OF BEGINNING; THENCE SOUTH 00°21'00" WEST 313.46 FEET; THENCE SOUTH 88°52'32" EAST 97.00 FEET; THENCE SOUTH 00°21'00" WEST 277.44 FEET; THENCE NORTH 88°52'25" WEST 163.00 FEET TO THE EAST ¼ LINE; THENCE NORTH 00°21'00" EAST 590.09 FEET; THENCE NORTH 23°29'03" WEST 90.13 FEET ALONG THE WESTERLY LINE OF VACATED JEAN AVENUE RELOCATED TO THE SOUTHERLY LINE OF M-55; THENCE NORTH 66°30'57" EAST 66.00 FEET ALONG SAID SOUTHERLY LINE OF M-55; THENCE SOUTH 23°29'03" EAST 104.06 FEET ALONG THE EASTERLY LINE OF VACATED JEAN AVENUE, RELOCATED; THENCE SOUTH 00°21'00" WEST 14.82 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

(PARCEL 3-A)

A PART OF LOT 221, MITCHELL PARK PLAT; COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 10 WEST, CHERRY GROVE TOWNSHIP, WEXFORD COUNTY MICHIGAN; THENCE NORTH 88°52'00" WEST 893.36 FEET ALONG THE EAST-WEST QUARTER LINE TO THE SOUTHERLY LINE OF CHERRY GROVE AVENUE; THENCE NORTH 62°41'1" WEST 74.88 FEET TO THE NORTH LINE OF CHERRY GROVE AVENUE AND THE POINT OF BEGINNING; THENCE NORTH 88°52'00" WEST 256.21 FEET ALONG THE NORTH LINE; THENCE NORTH 43°43'25" EAST 288.83 FEET; THENCE SOUTH 34°30'00" EAST 192.68 FEET; THENCE SOUTH 43°43'25" WEST 76.11 FEET TO THE POINT OF BEGINNING.

AND

(PARCEL 3-B)

A PART OF LOT 221, MITCHELL PARK PLAT; COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 10 WEST, CHERRY GROVE TOWNSHIP, WEXFORD COUNTY, MICHIGAN; THENCE NORTH 88°52'00" WEST 893.36 FEET ALONG THE EAST-WEST QUARTER LINE TO THE SOUTHEASTERLY LINE OF CHERRY GROVE AVENUE; THENCE NORTH 62°41'01" WEST 74.88 FEET TO THE NORTH LINE OF CHERRY GROVE AVENUE; THENCE ALONG SAID NORTH LINE NORTH 88°52'00" WEST 313.99 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF JEAN AVENUE AS RE-LOCATED AND THE NORTH LINE OF CHERRY GROVE AVENUE; THENCE NORTH 23°29'03" WEST 18.94 FEET ALONG THE EASTERLY LINE OF THE RELOCATED JEAN AVENUE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 23°29'03" WEST 65.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF M-55; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT WITH A RADIUS OF 1697.28 FEET AND A CHORD BEARING A DISTANCE OF NORTH 62°12'07" EAST 189.47 FEET; THENCE SOUTH 43°43'25" WEST 204.93 FEET ALONG THE CENTERLINE OF M-55 EXTENDED TO THE POINT OF BEGINNING.

FARRIER SURVEYING INC. P.O. BOX 998 244 S.CEDAR STREET KALKASKA, MI 49646 TEL(231)258-8162 FAX(231)258-3249 office@farriersurveying.com	CLIENT	ROBB MUNGER	DRAWN: DES	FILE No. 14520
	DESCRIPTION	PART OF THE NE ¼ OF THE SE ¼ & PART OF THE N ½, SECTION 12, T21N-R10W, CHERRY GROVE TOWNSHIP, WEXFORD COUNTY, MICHIGAN	CHECK: DRF	Fd. Bk. , Pg.
			REVISED:	DATE: ----
				SHEET: 3 of 4

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DESCRIPTION CONTINUED

AND

(PARCEL C-3)

THAT PART OF LOT 221, MITCHELL PARK PLAT, COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 10 WEST, THENCE NORTH 88°52'00" WEST, 893.36 FEET ALONG THE EAST-WEST QUARTER LINE TO THE SOUTHEASTERLY LINE OF CHERRY GROVE AVENUE; THENCE NORTH 62°41'01" WEST 74.88 FEET TO THE NORTH LINE OF SAID AVENUE; THENCE NORTH 88°52'00" WEST 256.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID CHERRY GROVE AVENUE, NORTH 88°52'00" WEST 57.78 FEET TO THE INTERSECTION WITH THE EAST LINE OF JEAN AVENUE AS RELOCATED; THENCE NORTH 23°29'03" WEST 18.94 FEET ALONG THE EAST LINE OF JEAN AVENUE; THENCE NORTH 43°43'25" EAST 204.93 FEET TO THE SOUTHEASTERLY LINE OF M-55; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT WITH A RADIUS OF 1697.28 FEET AND A CHORD BEARING A DISTANCE OF NORTH 56°53'00" EAST 125.52 FEET; THENCE SOUTH 34°30'00" EAST 32.10 FEET; THENCE SOUTH 43°43'00" WEST 288.83 FEET TO THE POINT OF BEGINNING.

AND

(PARCEL C-4)

THAT PART OF CHERRY GROVE AVENUE AND JEAN AVENUE (RELOCATED) IN THE PLAT OF MITCHELL PARK, SECTION 12, TOWNSHIP 21 NORTH, RANGE 10 WEST, CHERRY GROVE TOWNSHIP, WEXFORD COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 12; THENCE NORTH 88°52'00" WEST 959.25 FEET ALONG THE EAST-WEST ¼ LINE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°52'00" WEST 372.80 FEET TO THE ⅛ CORNER; THENCE NORTH 23°29'03" WEST 90.13 FEET ALONG THE WEST LINE OF JEAN AVENUE (RELOCATED) TO THE SOUTH LINE OF M-55; THENCE NORTHEASTERLY 66.00 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 1697.28 FEET AND A CHORD BEARING OF NORTH 67°21'07" EAST 66.00 FEET; THENCE SOUTH 23°29'03" EAST 64.14 FEET ALONG THE EAST LINE OF JEAN AVENUE (RELOCATED); THENCE CONTINUING SOUTH 23°29'03" EAST 18.94 FEET TO THE NORTH LINE OF CHERRY GROVE AVENUE; THENCE SOUTH 88°52'00" EAST 313.99 FEET; THENCE NORTH 54°17'36" EAST 133.73 FEET ALONG THE NORTHERLY LINE OF CHERRY GROVE AVENUE TO THE WESTERLY LINE OF A PARCEL RECORDED IN LIBER 67, AT PAGE 334; THENCE SOUTH 44°09'55" WEST 154.89 FEET MORE OR LESS TO THE POINT OF BEGINNING.

DESCRIPTION AS SURVEYED

PARCEL "A" (COMBINED PARCELS 3-A, 3-B, 3-C & 3-D)

PART OF LOT 221 AND PART OF VACATED CHERRY GROVE AVENUE AND PART OF VACATED JEAN AVENUE (RELOCATED) IN THE PLAT OF MITCHELL PARK, SECTION 12, T21N-R10W DESCRIBED AS COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 12; THENCE N88°48'27"W ALONG THE EAST AND WEST ¼ LINE OF SAID SECTION, 959.44 FEET TO A FOUND 1/2" IRON/CAP PS #25869 AND THE POINT OF BEGINNING; THENCE CONTINUING N88°48'27"W ALONG SAID EAST AND WEST ¼ LINE, 372.59 FEET TO A FOUND 1/2" IRON; THENCE N23°29'03"W, 90.13 FEET TO A FOUND 1/2" IRON/CAP PS #25869 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY M-55; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTHEASTERLY 381.16 FEET ALONG THE ARC OF A 1697.28 FEET FOOT RADIUS CURVE TO THE LEFT, LONG CHORD BEARING N61°15'29"E, 380.36 FEET TO A FOUND 1/2" IRON; THENCE S34°30'20"E, 224.74 FEET TO A FOUND 1/2" IRON; THENCE S43°42'55"W, 76.55 FEET TO A FOUND 1/2" IRON/CAP PS #25869 ON THE NORTHERLY RIGHT -OF-WAY LINE OF THE VACATED CHERRY GROVE AVENUE; THENCE N54°15'17"E, 134.16 FEET TO A FOUND 1/2" IRON; THENCE S44°07'11"W, 155.35 FEET TO THE POINT OF BEGINNING. CONTAINING 1.75 ACRES MORE OR LESS. SUBJECT TO AND TOGETHER WITH RECIPROCAL EASEMENT FOR INGRESS, EGRESS, UTILITIES AND WATER WELL AS RECORDED IN LIBER 374, PAGE 669-674 AND SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

PARCEL "B"

THE NORTHEAST ¼ OF THE SOUTHEAST 1/4, SECTION 12, T21N-R10W DESCRIBED AS BEGINNING AT THE EAST ¼ CORNER OF SAID SECTION 12; THENCE N88°48'27"W ALONG THE EAST AND WEST ¼ LINE OF SAID SECTION, 1332.03 FEET TO A FOUND 1/2" IRON ON THE EAST ⅛ LINE OF SAID SECTION 12; THENCE S00°07'51"W ALONG SAID EAST ¼ LINE, 1338.55 FEET TO THE SOUTH ⅛ LINE OF SAID SECTION 12; THENCE S89°26'57"E, ALONG SAID SOUTH ⅛ LINE, 1325.62 FEET TO THE EAST LINE OF SAID SECTION 12; THENCE N00°24'00"E ALONG SAID EAST SECTION LINE, 1323.62 FEET TO THE POINT OF BEGINNING. CONTAINING 40.60 ACRES MORE OR LESS. SUBJECT TO AND TOGETHER WITH RECIPROCAL EASEMENT FOR INGRESS, EGRESS, UTILITIES AND WATER WELL AS RECORDED IN LIBER 374, PAGE 669-674 AND SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

FARRIER SURVEYING INC. P.O. BOX 998 244 S.CEDAR STREET KALKASKA, MI 49646 TEL(231)258-8162 FAX(231)258-3249 office@farriersurveying.com	CLIENT ROBB MUNGER	DRAWN: DES	FILE No. 14520
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	PART OF THE NE ¼ OF THE SE ¼ & PART OF THE N ½, SECTION 12, T21N-R10W, CHERRY GROVE TOWNSHIP, WEXFORD COUNTY, MICHIGAN	REVISED:	DATE: ----
			SHEET: 4 of 4

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STATE OF MICHIGAN }
County of Wexford }

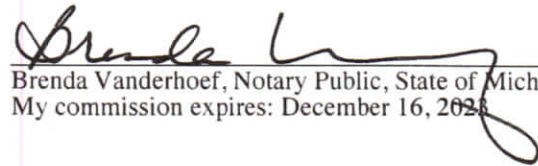
Tara Hall of Cadillac News, a paper published in the County of Wexford and circulated in the Counties of Wexford, Missaukee, Osceola, and Lake; being duly sworn, deposed and says that she is the Business Department Leader of said newspaper and that a notice, a true copy of which is annexed hereto, has been duly published in said paper on the following date(s):

September 30, 2020



Tara Hall

Subscribed and sworn to before me this 30th day September A.D. 2020.



Brenda Vanderhoef, Notary Public, State of Michigan, County of Osceola, Acting in County of Wexford
My commission expires: December 16, 2021

NOTICE OF ORDINANCE AMENDMENT

PLEASE TAKE NOTICE that the Township Boards of the Townships of Antioch, Boon, Cherry Grove, Liberty, Selma, Slagle, South Branch, Springville and Wexford, constituting a majority of Participating Municipalities in the Wexford Joint Planning Commission, have adopted an ordinance amending the Wexford Joint Zoning Ordinance of 2016. The text of the amendments is set forth below. The effective date of the amendments is 12:01 a.m. on the eighth day following publication of this notice.

A copy of the amendments may be purchased or inspected at the following locations:

1. Cherry Grove Township Hall, 4830 E. M-55, Cadillac, Michigan 49601, during the Township's regular business hours

2. Offices of Mika Meyers, PLC, 414 Water Street, Manistee, MI 49660, during regular business hours.

3. The Wexford Joint Planning Commission website, <http://www.wexfordjpc.org>

Dated: September 28, 2020

/s/ Beverly Monroe

Secretary

Wexford Joint Planning Commission

TOWNSHIP

WEXFORD COUNTY, MICHIGAN

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE WEXFORD JOINT ZONING ORDINANCE EFFECTIVE DECEMBER 31, 2016 BY CONDITIONALLY REZONING CERTAIN LANDS FROM RESIDENTIAL 2 (R-2) AND RESORT TO COMMERCIAL (C) ON CONDITIONS VOLUNTARILY OFFERED BY THE OWNER/DEVELOPER THEREOF, AND TO REPEAL ALL ORDINANCES IN CONFLICT HERewith

THE TOWNSHIP OF _____ ORDAINS:

Section 1. Conditional Rezoning. The following described lands are hereby conditionally rezoned from Residential 2 (R-2) and Resort to Commercial (C):

PARCEL 1:

The Northeast one-quarter (1/4) of the Southeast one-quarter (1/4) of Section 12, Township 21 North, Range 10 West, Cherry Grove Township, Wexford county, Michigan, EXCEPT That part of the Southeast 1/4 of Section 12, Township 21 North Range 10 West, Cherry Grove Township, Wexford County, Michigan AND Part of the Vacated Jean Avenue, relocated and Part of vacated Cherry Grove Avenue, described as commencing at the East 1/4 corner of Said Section 12; thence North 88°52'00" West 1266.03 feet along the East - West 1/4 line to the Point of Beginning; thence South 00°21'00" West 313.46 feet; thence South 88°52'32" East 97.00 feet; thence South 00°21'00" West 277.44 feet; thence North 88°52'25" West 163.00 feet to the East 1/8 line; thence North 00°21'00" East 590.09 feet; thence North 23°29'03" West 90.13 feet along the Westerly line of Vacated Jean Avenue relocated to the Southerly line of M-55; thence North 66°30'57" East 66.00 feet along said southerly line of M-55; thence South 23°29'03" East 104.06 feet along the Easterly line of vacated Jean Avenue, relocated; thence South 00°21'00" West 14.82 feet to the Point of Beginning.

PARCEL 2:

That part of the Southeast 1/4 of Section 12, Township 21 North Range 10 West, Cherry Grove Township, Wexford County, Michigan AND Part of the Vacated Jean Avenue, relocated and Part of vacated Cherry Grove Avenue, described as commencing at the East 1/4 corner of Said Section 12; thence North 88°52'00" West 1266.03 feet along the East - West 1/4 line to the Point of Beginning; thence South 00°21'00" West 313.46 feet; thence South 88°52'32" East 97.00 feet; thence South 00°21'00" West 277.44 feet; thence North 88°52'25" West 163.00 feet to the East 1/8 line; thence North 00°21'00" East 590.09 feet; thence North 23°29'03" West 90.13 feet along the Westerly line of Vacated Jean Avenue relocated to the Southerly line of M-55; thence North 66°30'57" East 66.00 feet along said southerly line of M-55; thence South 23°29'03" East 104.06 feet along the Easterly line of vacated Jean Avenue, relocated; thence

of M-55; thence along said right of way on a curve to the left with a radius of 1697.28 feet and a chord bearing a distance of North 62°12'07" East 189.47 feet; thence South 43°43'25" West 204.93 feet along the centerline of M-55 extended to the Point of Beginning.

AND

That part of Lot 221, Mitchell Park Plat, commencing at the East quarter corner of Section 12, Township 21, North, Range 10 West, thence North 88°52'00" West, 893.36 feet along the East - West quarter line to the Southeasterly line of Cherry Grove Avenue; thence North 62°41'01" West 74.88 feet to the North line of said Avenue; thence North 88°52'00" West 256.21 feet to the Point of Beginning; thence continuing along the North line of said Cherry Grove Avenue, North 88°52'00" West 57.78 feet to the intersection with the East line of Jean Avenue as relocated; thence North 23°29'03" West 18.94 feet along the East line of Jean Avenue; thence North 43°43'25" East 204.93 feet to the Southeasterly line of M-55; thence along said right of way on a curve to the left with a radius of 1697.28 feet and a chord bearing a distance of North 56°53'00" East 125.52 feet; thence South 34°30'00" East 32.10 feet; thence South 43°43'00" West 288.83 feet to the Point of Beginning.

AND

That part of Cherry Grove Avenue and Jean Avenue (relocated) in the Plat of Mitchell Park, Section 12, Township 21 North, Range 10 West, Cherry Grove Township, Wexford 1/4 corner of said Section 12; thence North 88°52'00" West 959.25 feet along the East-West 1/4 line to the Point of Beginning; thence continuing North 88°52'00" West 372.8 feet to the 1/8 corner; thence North 23°29'03" West 90.13 feet along the West line of Jean Avenue (relocated) to the South line of M-55; thence Northeasterly 66.00 feet on a curve to the left with a radius of 1697.28 feet and a chord bearing of North 67°21'07" East 66.00 feet; thence South 23°29'03" East 64.14 feet along the East line of Jean Avenue (relocated); thence continuing South 23°29'03" East 18.94 feet to the North line of Cherry Grove Avenue; thence South 88°52'00" East 313.99 feet; thence North 54°17'36" East 133.73 feet along the Northerly line of Cherry Grove Avenue to the Westerly line of a parcel recorded in Liber 67, at page 334; thence South 44°09'55" West 154.89 feet more or less to the Point of Beginning.

(hereafter, the "Property")

Section 2: Amend Zoning Map. The official zoning map of the Wexford Joint Zoning Ordinance, in the area corresponding to the Property, is hereby amended to reflect the rezoning described in Section 1. Upon adoption of this Ordinance, the Chairperson and Secretary of the Wexford Joint Planning Commission shall cause an updated zoning map to be prepared and shall confirm the same by their signatures on the official copy. Additional copies of the amended zoning map may be distributed as needed.

Section 3: Statement of Conditions. The rezoning described in Section 1 above shall be on the following express conditions which have been offered by the current owner/developer of the lands described in Section 1 ("Developer"):

The Property will be used for Retail Trade, Real Estate Rental and Leasing, and Dwellings in accordance with the current Wexford Joint Zoning Ordinance and in accordance with the Conceptual Plan presented to the Wexford Joint Planning Commission at the public hearing for the rezoning request.

The uses portrayed on the Conceptual Site will be installed in phases and will be subject to Medium Site Plan Review by the Wexford Joint Planning Commission for each phase.

The planned order of phases is:

Real Estate Rental & Leasing - new storage buildings and additions to the existing storage building.

Real Estate Rental & Leasing - Contractor & Professional offices & storage building.

Retail Trade & Dwellings - Two-story commercial building with dwellings, storage, and heated storage.

Dwellings - senior housing.

Each phase will be completed within three (3) years.

Landscaping for each phase will be installed as part of the construction for that phase. Landscaping for the project as a whole will be installed along M-55 at the commencement of the project. Screening for the storage buildings will be

PARCEL 3:

A part of Lot 221, Mitchell Park Plat; commencing at the East quarter corner of Section 12, Township 21 North, Range 10 West, Cherry Grove Township, Wexford county Michigan; thence North 88°52'00" West 893.36 feet along the East - West quarter line to the Southerly line of Cherry Grove Avenue; thence North 62°41'01" West 74.88 feet to the North line of Cherry Grove Avenue and the Point of Beginning, thence North 88°52'00" West 256.21 feet along the North line; thence North 43°43'25" East 288.83 feet; thence South 34°30'00" East 192.68 feet; thence South 43°43'25" West 76.11 feet to the Point of Beginning.

AND

A part of Lot 221, Mitchell Park Plat; commencing at the East quarter corner of Section 12, Township 21 North, Range 10 West, Cherry Grove Township, Wexford county, Michigan; thence North 88°52'00" West 893.36 feet along the East - West quarter line to the Southeasterly line of Cherry Grove Avenue; thence North 62°41'01" West 74.88 feet to the North line of Cherry Grove Avenue; thence along said North line North 88°52'00" West 313.99 feet to a point, said point being the intersection of Jean Avenue as re-located and the North line of Cherry Grove Avenue; thence North 23°29'03" West 18.94 feet along the Easterly line of the relocated Jean Avenue to the Point of Beginning; thence continuing North 23°29'03" West 65.14 feet to the Southerly right of way line

Uses on the Property that require sewer will be connected to the Lake Mitchell Sewer Authority system in accordance with Wexford County Health Department requirements.

The wetlands area of the Property will be reserved as a natural area.

Minor changes to the Conceptual Plan may be made by the Developer in collaboration with the Wexford Joint Planning Commission zoning administrator and/or the Wexford Joint Planning Commission.

Section 4. Reversion. If the conditions stated in Section 3 are not satisfied within ten (10) years of the effective date of this Ordinance, then the Property shall revert to its former zoning classification, that is, Residential 2 (R-2) and Resort.

Section 5: Severability: Should any provisions of this Ordinance or any part thereof be held unconstitutional or invalid, such holding shall not be construed as affecting the validity of any of the remaining provisions hereof or of any other provisions of the Wexford Joint Zoning Ordinance.

Section 6: Repeal: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 7: Effective date: This Ordinance shall be effective at 12:01 a.m. on the 8th day following its adoption and publication as required by law.
September 30