

Agenda for
May 11, 2017
Board of Trustees
Meeting

**MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
Thursday, May 11, 2017
7:30 p.m.**

Call to Order

Pledge of Allegiance

Members Present/Members Absent

Call to the Public

- 1.) Approval of Agenda**
- 2.) Consent Agenda**
 - a.) Approval of April 27, 2017 Regular Meeting Minutes**
 - b.) Complaint Report**
 - c.) DPW Report**
 - d.) Zoning Report**
 - e.) Gorski Invoice (\$2330)**
- 3.) Interpretation of Agri-business Use for Witkowski**
- 4.) Ricoh Copier and Formax Folder**
- 5.) WWTP Operations/Lift Station Communications (bring back)**
- 6.) Crystalwood**
- 7.) Roads**
- 8.) New Election Equipment**
- 9.) Recycling**
- 10.) Nuisance/Noise Ordinance(bring back)**
- 11.) Fillmore Park Resolution**

Correspondence/Updates

Call to the Public

Adjournment

Packet Part 1 for May 11, 2017 Board of Trustees Meeting

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DRAFT

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
APRIL 27, 2017

MEMBERS PRESENT: Tammy Beal, Les Andersen, Greg Durbin, Dan Lowe, Scott Lloyd, and Bob Hanvey

MEMBERS ABSENT: Duane Stokes

OTHERS PRESENT: Phil Westmoreland, Spicer Group

CALL TO ORDER

Bob Hanvey called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

Peter Tombers from Tracilee Drive was present to follow-up with the board on the noise and trespassing issues on the S.R. Jacobson property. Signs have been posted, but they are being ignored. Mr. Tombers suggested some type of barrier and/or fence. Greg Durbin said that there are state laws in place that can be enforced if the sheriff's department chooses to.

Lance Schuhmacher, trustee from Oceola Township and president of the MTA Livingston County Chapter, provided the board members with a schedule for upcoming meetings. The next meeting is May 31 at the Brighton Chamber and the topic is road funding.

APPROVAL OF AGENDA

Items #10—Tree Donation, #11—Crystalwood Roads, and #12—Parking Lot were added to the agenda. Les Andersen motioned to approve the agenda as amended. Tammy Beal seconded. **Motion carried.**

CONSENT AGENDA

Les Andersen motioned to approve the consent agenda. Scott Lloyd seconded. **Motion carried.**

TXT AMENDMENT Z-01-17: SECTION 6.20—PRIVATE ROADS FOR SINGLE-FAMILY, MULTIPLE-FAMILY AND COMMERCIAL DEVELOPMENTS

Bob Hanvey presented the board members with suggested wording to address the LC Planning Department's concerns. Greg Durbin motioned to approve TXT Z-01-17 with the additional language: *Marion Township requires that all new private roads meet the Livingston County Road Commission Standards. The township does not guarantee that the roads may become public at a later date. The decision to accept roads as public will be made by the Livingston County Road Commission.* Les Andersen seconded. Discussion: Dan Lowe asked about specifications; Phil Westmoreland said they're online. **Motion carried.**

T E A S T
D B V E T

TXT AMENDMENT Z-02-17: SECTION 6.07—ACCESSORY USES AND STRUCTURES

Bob Hanvey also provided language to clarify this section. The board members would like the requirement to be maximum 10' above grade at the highest point, with a side and rear setback minimum of 5'. Les Andersen motioned to approve the language as amended. Scott Lloyd seconded. **Motion carried.**

TXT AMENDMENT Z-03-17: SECTION 23—REZONING RR TO PL

Tammy Beal motioned to adopt TXT Z-03-17 to change the zoning for the cemetery property on D-19 from rural residential to public lands district, as presented. Les Andersen seconded. **Motion carried.**

HIGHE SEWER LEAD

Dan Lowe said he's still waiting to hear back from the owner. Bob Hanvey will follow up with TLS, and work on obtaining the grinder pump.

WWTP OPERATIONS/LIFT STATION COMMUNICATIONS

Bob Hanvey updated the board members on this agenda item. No action is required at this time.

ROADS

Les Andersen would like the contract to reflect that the road will be 22' wide. Les Andersen motioned to approve the Jewell Road project, with reference to the April 10, 2017 estimate letter added to the agreement. Scott Lloyd seconded. Roll call vote: Lowe, Lloyd, Beal, Hanvey, Durbin, Lloyd—all yes. **Motion carried 6-0.**

Greg Durbin motioned to authorize the clerk and supervisor to sign the agreement for Norton Road, as presented. Les Andersen seconded. Roll call vote: Durbin, Hanvey, Lloyd, Beal, Andersen, Lowe—all yes. **Motion carried 6-0.**

RECYCLING

Bob Hanvey talked with Jason Maciejewski of Western Washtenaw Recycling Authority, but hasn't heard back. No action required at this time.

TREE DONATION

Tammy Beal shared an email from Elizabeth Aulds-Hartzler, who would like to donate a tree. The board members had no objections; Ms. Beal will follow up with her with regard to location and type of tree.

CRYSTALWOOD ROADS

Bob Hanvey will give Phil Westmoreland a copy of the agreement for the private road SAD so he can provide the township with a cost estimate; he should be able to have it before the next meeting.

PARKING LOT

Greg Durbin said that Pat DeBottis approached him about resurfacing the parking lot prior to Heritage Days, at the same cost as two years ago, approximately \$2,000. Les Andersen motioned to approve. Scott Lloyd seconded. Roll call vote: Beal, Andersen, Durbin, Lowe, Hanvey, Lloyd—all yes. **Motion carried 6-0.**

Greg Durbin will have Mr. DeBottis contact the clerk's office.

CORRESPONDENCE/UPDATES

Minutes from the April 18, 2017 Economic Development Council of Livingston County are in the packet.

Les Andersen said the Drain Commission may be creating a special assessment to address some drainage issues in the Cedar Lake Road area.

CALL TO THE PUBLIC

Bruce Powelson said he thinks the height restriction for sheds is too restrictive.

Tammy Beal said the deck on the back of the building needs to have chicken wire or screen put in to prevent critters (currently skunks) from living underneath.

Phil Westmoreland said they are waiting until mid to late May to finish the Rurik project.

ADJOURNMENT

Les Andersen motioned to adjourn at 8:50 pm. Tammy Beal seconded. **Motion carried.**

Submitted by: S. Longstreet

Tammy L. Beal, Township Clerk Date

Robert W. Hanvey, Township Supervisor Date

Invoice

666906

SOLD TO MARION TOWNSHIP		SHIP TO RICH GORSKI	
ADDRESS 2877 W. COON LAKE		ADDRESS 717 E. GRAND RIVER	
CITY, STATE, ZIP HOWELL, MI. 48843		CITY, STATE, ZIP WILLIAMSTON MI, 48895	
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.
			DATE 5-2-17

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		20 CAR + TRUCK TIRES AT \$4.00			\$ 80.00
		1 FULL 20 YARD DUMPSITER			
		13 YARDS OF ADDITIONAL ROAD DEBRIS			\$ 600.00
		33 HOURS OF ROADTIME AT \$50.00 AN HOUR			\$ 1650.00
		TOWNSHIP ROADS SWEEP BETWEEN 4-24 & 5-2			
		TOTAL			\$ 2330.00

MEMO

To: Marion Township Board
From: Bob Hanvey
Subject: Witkowski Special Use Permit for Ag-tourism
Date: May 11, 2017

This application is the first we have received since Ag-tourism was added to the list of uses requiring a special use permit. As with other new uses, this one presents some issues that are subject to interpretation.

The list of proposed uses includes:

Farm market

U-pick operation (pick your own)

School visits and classes

Equine therapy

Farm tours

Farm to table dinners

Social events such as weddings, birthday parties, and business meetings.

The ordinance, section 17.33, B, 2, requires that the Board of Trustees make the decision whether or not the proposed use is determined to be agri-based. The applicant appeared at the April meeting of the Planning Commission and presented their documentation as required by the Township Ordinance article XVI SPECIAL USE PERMITS.

The Township Planner, John Enos suggested that the site plan submitted needed some additional work but he thought that it would be appropriate to have the Township Board evaluate the use before more time was spent on the site plan.

The ordinance does not provide instructions on the sequence of action for interpretation of this use, but the traditional role of the Planning Commission is to make recommendations on applications to the Township Board. I made a motion to recommend preliminary approval of the Special Use Permit. The motion was approved by the Planning Commission.

Although this process is not explicitly defined in the ordinance, I think the recommendation for preliminary approval could substitute for a request for interpretation by the Township Board.

The agenda item is titled: Interpretation of agri-business use for Witkowski

Along with the materials supplied by the Zoning Administrator I am including sections from our Zoning Ordinance on definition of Agricultural-based Tourism, Special Use Permits, and the requirements for Agricultural-Based Tourism.

Agricultural-based Tourism/Entertainment Activities: Activities accessory to an active farming or agricultural operation that promote agriculture, rural lifestyle, or farm product sales; preserve rural open space; enhance the local agricultural economy; expand the range of revenue sources from agriculture. Such activities may include, but are not limited to, agricultural festivals and events, farm-based attraction, corn mazes, farm markets, wineries, cider mills, and farm-based educational centers.

ARTICLE XVI: SPECIAL USE PERMITS

Section 16.01 Purpose and Intent

Special Use Permits are approved, denied or approved with conditions by the Board of Trustees after review and recommendation by the Marion Township Planning Commission for uses that require special consideration due to their potential impact on the community.

While promoting the intent and purpose of the Zoning Ordinance, Special Use Permits provide a set of procedures and standards for specific uses of land or structures and specified in Article XVII of this ordinance that will allow practical latitude for the investor or developer and ensure that the land use or activity authorized shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land uses.

In order to provide control and reasonable flexibility, this Article permits detailed review of certain specified types of land use activities, which, because of their particular and unique characteristics, require special consideration in relation to the welfare of adjacent properties and to the community as a whole.

Land use and structure use possessing these characteristics may be authorized within certain zoning districts by the issuance of a special use permit.

By such a procedure, the Planning Commission shall have the opportunity to recommend to the Board of Trustees conditions of each application, which are deemed necessary for the protection of the public welfare. Such conditions shall be based on standards in this Zoning Ordinance.

Section 16.02 Procedures

An application for a special use permit for any special land use or structure identified as such in a particular zoning district and permitted under this Article shall be submitted and processed under the following procedures.

- A. **Submission of Application:** Any application shall be submitted to the Zoning Administrator on a special form for that purpose. Each application shall be accompanied by the payment of a fee as established by the Township Board to cover costs of processing the application.
- B. **Data Required:** Every application shall be accompanied by special form supplied by the Zoning Administrator filled out in full by the applicant, including the information necessary for a site plan approval as required by Article 18 and any other information that may be necessary to demonstrate compliance with the standards set forth in Article 17 for a specific special land use.
- C. **Check for Completeness and Accuracy:**
 - 1. Within five (5) working days of the receipt of the submission of an application, the Zoning Administrator shall determine whether it is in proper form, contains all required information, and appears to show compliance with all applicable provisions of Section 16.02.
 - 2. Upon certification by the Zoning Administrator that the necessary site plan information

and application form are complete, one (1) complete copy of the site plan and related information shall be forwarded to the Planning Commission and the Zoning Administrator. The Zoning Administrator may also submit one (1) copy of the site plan to each of the following agencies considered to be impacted or affected by the special use permit application.

- a. County Road Commission
- b. County Health Department
- c. County Drain Commissioner
- d. Fire Department providing service to that part of the Township
- e. Other agencies as relevant

Section 16.03 Planning Commission Public Hearing

The Planning Commission shall review the site plan and application at its next scheduled meeting following receipt from the Zoning Administrator. After adequate study and review, incorporating information provided by reviewing agencies listed in Section 16.02.C 2, the Planning Commission shall publish a notice of public hearing for a special land use application. The notice shall be published in a newspaper of general circulation in the Township and shall be sent by mail or personal delivery to the owners of property for which approval is being considered, to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the property in question, and to the occupants of all structures within three hundred (300) feet regardless of whether the property or occupant is located within the Township. The notice shall be given not less than fifteen (15) days before the application will be considered for approval.

If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one occupant of a structure, except that if a structure contains more than one dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses or organizations, one occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses or organizations, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.

The notice shall:

- A. Describe the nature of the special land use request.
- B. Indicate the property, which is the subject of the special land use request. The notice shall include a listing of all existing street addresses within the property, if such addresses exist. If there are no street addresses, other means of identification may be used.
- C. State when and where the special land use request will be considered.
- D. Indicate when and where written comments will be received concerning the request.

At the public hearing, the applicant or a representative shall present the project to the public and the Planning Commission. The Planning Commission shall give members of the public the opportunity to comment on the application and shall consider the comments in their evaluation of the application.

Section 16.04 Planning Commission Action

After review of the application for special land use and the public hearing, the Planning Commission shall

recommend approval, denial, or approval with conditions to the Board of Trustees. The Planning Commission recommendation shall be incorporated in a statement of conclusions relative to the special land use under consideration, and shall specify the basis for the recommendation and any conditions. The Board of Trustees shall consider the application at their next regular meeting or if requested by the applicant, the Board of Trustees may schedule a special meeting.

Section 16.05 Basis for Determination

Both the Planning Commission and the Board of Trustees shall employ and be guided by standards which shall be consistent with and promote the intent and purpose of this Zoning Ordinance, and ensure that the land use or activity authorized shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use. The land use or activity shall be consistent with the public health, safety, and welfare of Marion Township and shall comply with the following standards:

- A. **General Standards:** Each application shall be reviewed for the purpose of determining that each proposed use meets the following standards and, in addition, shall find adequate evidence that each use on its proposed location will:
1. Be harmonious with and in accordance with the general principles and objectives of the Comprehensive Plan of the Township.
 2. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
 3. Not be hazardous or disturbing to existing or future uses in the same general vicinity and will substantially improve property in the immediate vicinity and in the community as a whole.
 4. Be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.
 5. Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
 6. Meet the intent and purpose of the zoning regulations; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.
 7. Ensure that landscaping shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modifications, which result in maximum harmony with adjacent areas.
 8. Ensure that special attention shall be given to proper site surface drainage so that removal of storm waters will not adversely affect neighboring properties.
 9. Ensure that all exterior lighting shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.
 10. Meet the site plan review requirements of Article XVIII. If the applicant chooses to submit a preliminary site plan, the special use permit may also be considered preliminary.

11. Conform to all applicable state and federal requirements for that use.

Section 16.06 Relationship to Specific Standards

The foregoing general standards are basic to all uses authorized by special use permit. The specific and detailed requirements set forth in Article XVII relate to particular special land uses and are requirements, which must be met by those uses in addition to the foregoing general standards, and requirements.

Section 16.07 Permits

- A. **Validity of Permit:** A special use permit issued under Section 16.05 shall be valid for a period of one (1) year from the date of the issuance of said permit. If construction has not commenced and proceeded meaningfully toward completion by the end of this one (1) year period, the Zoning Administrator shall notify the applicant in writing of the expiration or revocation of said permit, provided, however, that the Board of Trustees may waive or extend the period of time in which the permit is to expire if it is satisfied that the owner or developer is maintaining a good faith intention to proceed with construction.

Once the special land use is established and the conditions of the permit fulfilled, the special use permit shall be valid until such time that there is a change of conditions or use related to the permit.

- B. **Permit Revocation:** The Township Board shall have the authority to revoke any special use permit following a hearing, after it has been proved that the holder of the permit has failed to comply with any of the applicable conditions specified in the permit. After a revocation notice has been given, the use for which permit was granted must cease within sixty (60) days.

Failure to terminate the use for which the permit was revoked within sixty (60) days is declared to be a nuisance per se and a violation of the Zoning Ordinance. (See Sections 4.04 and 4.05.)

Section 16.08 Reapplication

No application for a special use permit which has been denied wholly or in part by the Township Board shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on the grounds of newly-discovered evidence or proof of changed conditions. A reapplication shall require a new fee and the process will have to begin all over again.

Section 16.09 Changes in the Site Plan

The site plan, as approved, shall become part of the record of approval, and subsequent actions relative to the activity authorized shall be consistent with the approved final site plan, unless a change conforming to the Zoning Ordinance receives the mutual agreement of the landowner and the Planning Commission.

Section 16.10 Appeals

An appeal on a special use permit decision may be taken to the Circuit Court.

Section 16.11 Fees

An application fee shall be established by resolution of the Board of Trustees. Before final approval, any costs incurred by the Township shall be paid for by the applicant.

Section 17.33 Agricultural-Based Tourism/Entertainment Activities (Agri-Business):

- A. Location Requirements:** Agricultural-Based Tourism/Entertainment activities are permitted by Special Use Permit in the Rural Residential and Suburban Residential District.
- B. Site Requirements**
1. Agricultural-Based Tourism/Entertainment activities shall be operated on the same premises as the principal agricultural use by the property owner or farm operator and shall be clearly incidental to the principal permitted agricultural use on the property. The allowance and use of such structures and land shall not alter the zoning of land in the Rural Residential zoning district, and such use shall not be deemed a commercial activity for zoning purposes.
 2. The applicant shall show the relationship of the agri-business use to the primary agricultural use on the site. The final decision as to the use being agri-based shall be made by the Board of Trustees, unless protected by the Michigan Right to Farm Act, PA 93 of 1981(as amended).
 3. Floor Area. The total floor area above finished grade (one or two stories) of any agri-business facility falling into this category, including retail space, shall be no larger than 10,000 square feet. The facility may consist of more than one building. Underground space is not limited to, and may be in addition to, the 10,000 square feet of floor area provided that it is below pre-existing ground level and has no more than one loading dock exposed.
 4. Pre-Existing Buildings. Building(s) built prior to this amendment may be used for an agri-business provided that the area dedicated to the agribusiness is limited to 10,000 square feet. The Zoning Board of Appeals may consider variances from setbacks for such a pre-existing building if it shall first be determined that such extension shall not be harmful to public health, safety, or welfare, particularly with regard to surrounding property interests.
 5. Size Requirements. The Planning Commission shall have the discretion to alter the size requirements if deemed necessary due to the requirements of the particular use, site considerations, or the potential impacts on adjacent properties.
 6. The agri-business facility shall be designed to co-exist with the surrounding rural and agricultural land uses. The design of the facility shall achieve the following objectives:
 - a. The facility and the site shall be designed in a manner that maintains the rural and agricultural character of the original property.
 - b. There shall be no adverse impacts on adjacent properties.
 7. Exception. These limitations on facility size shall not apply to structures engaged solely in the agricultural use of the site and not involved in the business aspects of the use.
 8. Public Events / Private Events. An applicant who desires to host these events shall indicate as such in their application. They shall indicate the types of events, the frequency and number per year, the number of persons expected, the hours and other information as required by the Planning Commission for the understanding of the request.

9. Approval. The Township Board shall approve a facility's ability to host events when the applicant has demonstrated the largest event desired by the facility can be handled without significant adverse impacts to adjacent neighbors or Township facilities and services or otherwise creating a detriment to public health, safety, or welfare.

C. Performance Standards:

1. The site plan for the use shall demonstrate how the facility will provide for circulation, parking, sanitation, trash collection, and noise, potential traffic impacts created by the proposed use and other factors during the events.
2. Setback requirements. All structures related to the agri-business shall meet the setback requirements for the zoning district in which it is located.
3. The Planning Commission shall have the ability to alter some of the standards herein or to require higher standards as necessary to protect the rural character of the community.
4. Parking. Parking shall comply with the requirements of Article 14 - Off-street Parking and Loading. Provisions shall be made to allow cars to turn off the road right-of-way and park outside of the right-of-way. Parking lots in the Rural Residential districts are not required to be paved.
5. Signs. Signage shall comply with the requirements of Article 15.5 B – Farm Signs.
6. The duration of use (i.e. seasonal, annual, weekends, every day etc.)
7. Hours of operation.
8. The special land use approval may specify a maximum number of events per year, number of persons per event, and hours for events.
9. Relationship of agri-business use and proposed development to the overall size of the parcel.
10. Other potential impacts on the Township or adjacent properties including but not limited to lighting, noise, dust, and drainage.
11. New Permit. In order to exceed the number of events approved by the Township Board or to host an event of increased intensity, the special use permit must be amended. Otherwise, a new permit is not required for each event.
12. All submittals may be reviewed by, including but not limited to, Township's attorney, planner, engineer, State agencies, Howell Area Fire Authority, Livingston County Sheriff Department, Livingston County Building Department, Livingston County Drain Commissioner, Livingston County Department of Environmental Health, Livingston County Road Commission before a final site plan may be recommended for approval, approval with conditions, or denial by the Planning Commission. Final approval, approval with conditions and or denial will be made by the Board of Trustees.

D. Buffering Requirements

1. Buffering requirements per Section 6.13 if necessary.

MARION TOWNSHIP
2877 W. COON LAKE ROAD
HOWELL, MI 48843
Phone 517-546-1588
Fax 517-546-6622

TRANSMITTAL

TO: Board of Trustees

DATE May 4, 2017

PROJECT REVIEW
Witkowski Ag tourism application
SUP# 01-17

VIA Hand Delivery

WE ARE SENDING: Herewith Under Separate Cover

THE FOLLOWING:

- Application for Special Use Permit & supporting package
- DRAFT Planning Commission minutes dated 4-25-17
- Carlisle/Wortman review letter dated 4-13-17
- Spicer review letter dated 4-18-17
- Livingston County Health Department review dated 4-17-17
- Livingston County Road Commission review dated 4-7-17
- Howell Area Fire Authority review dated 4-10-17
- Livingston County Drain Commission review 4-19-17
- Additional materials submitted by applicant after the 4-25-17 Planning Commission meeting

FOR YOUR: approval/ denial as requested
 other review & comment

REMARKS:

The attached material is submitted by the Planning Commission for the Board of Trustees to make the determination as to whether the use of the Event Barn is agri-based per Section 17.33 B #2. Let me know if you have any questions.

FROM: Annette McNamara, Zoning Administrator

Copy: file

MARION TOWNSHIP
SPECIAL USE PERMIT

Application No: 01.17
Date: April 3, 2017

Name of Applicant: Joni & Sally Witkowski representing
Address of Applicant: 3111 Pinckney Rd - AJR Group
Phone Number: 248 505 3030
* Parcel ID Number: 10-24-200-001; 10-24-200-002; 10-24-400-002; 10-24-300-004; 10-24-100-005; 10-24-100-006 - Cornerstone Level
The above applicant is: Owner Purchaser Representative
(Purchaser or representative will need a letter of permission from owner)

Please include the following with your request. These items are needed to determine administrative completeness:

- The current zoning of the property involved.
- Ten (10) copies of the required site plan (per Section 18.03 of the Marion Township Zoning Ordinance.)
- Supporting documentation with regard to all provisions of the Marion Township Zoning Ordinance pertaining to a Special Use Request.

The undersigned agrees to comply with all of the ordinance requirements for Marion Township. Further, the undersigned acknowledges being responsible for all costs incurred by the township in relation to this request. Such costs include, but are not limited to, engineering reviews, legal fees, newspaper notices, postage, etc. The applicant understands final approval is subject to complete payment of all incurred fees and any outstanding escrow balances.

Sally
Applicant's Name (print)
Sally Witkowski

Sally
Applicant's Signature

Office Use Only
Date Received: 4.3.17 Fee Paid: 500 - Escrow 2000
Materials Received: 413 Site Plans: 413
Application accepted by: [Signature]

Rev. 10/08
500⁰⁰
2,000⁰⁰

MARION TOWNSHIP

AGRICULTURAL-BASED TOURISM/ENTERTAINMENT ACTIVITIES (AGRI-BUSINESS)

JIM AND SALLY WITKOWSKI

3111 PINCKNEY ROAD

MARCH 14, 2017

Jim and Sally Witkowski are requesting Site Plan Review, Special Use Permit and any other permits necessary to locate Agricultural-Based Tourism/Entertainment on the property at 3111 Pinckney Road. The property is zoned Rural Residential. Pursuant to Section 17.33 titled AGRICULTURAL-BASED TOURISM/ENTERTAINMENT ACTIVITIES (AGRI-BUSINESS), of the Marion Township Zoning Ordinance, the proposed Special Use is allowed in the district.

PROJECT SUMMARY

We would like to invite the public onto our family-run, 350-acre working cattle ranch, where we live, raise and sell livestock, and grow and sell crops and produce, in order to promote the agricultural lifestyle. Inviting the public to our property for these events is an opportunity to market and promote our farm product sales and expand our revenue source for our operation to people who would otherwise never visit a working ranch and experience the rural charm and character of Marion Township.

Our principle operation is a cattle ranch. Our herd is currently over 70 cattle and we sell freezer beef in quarter, half, or full sizes. Our plan is to expand our sales into the farm market and retail sales. We are currently fencing and increasing our pasture acreage to be able to accommodate a projected 150 head by the end of 2017. By 2019, we project to have 350 cattle on our property.

Secondarily, we are growing our sheep herd, raising hogs, and raising chickens for our farm to table meals and for sale at our farm market and retail sales. Last year we planted 50 acres of corn and chopped it into silage for our own animals. This year, we are planting corn, sorghum, and an additional 45 acres of alfalfa. We will be selling our organic hay this summer and will be expanding our hay operation by leasing land from others to grow hay. This summer we are dredging our 3-acre pond and we will be able to stock it and add fish to our farm market and retail sales. We will be expanding our produce operation in 2018 as well, with more greenhouses.

These activities within the Special Use Permit are incidental to the principle use as an agricultural operation. Potential activities such as therapy, riding, and school trips, are not every day and will require very little time on very little acreage. The farm market is intermittent. Social events will only be 1 day a week, also with very little time on very little acreage, while running the ranch is 24/7.

We will have both public and private events. Public events will be the farm market, U-pick, and seasonal festivals. Private events will be riding, equine therapy, unit based agricultural school trips, farm to table dinners, and social events such as corporate events, anniversaries, birthday parties, weddings, and similar events. All private events will include farm tours of the property to market what we sell. The tour will include the greenhouse, pastures, rotational grazing, and our livestock operation which includes our bottle-fed calves. Then we will provide farm fresh food that was grown and raised on our farm, for their

event in the hopes that eating our products will turn them into customers who will buy our beef, lamb, chicken, pigs, produce, and eggs.

It has been demonstrated that the largest event desired on our property can be handled and there were no significant adverse impacts on adjacent neighbors or Township facilities and services. Also, the events did not otherwise create a detriment to public health, safety, or welfare. Additionally, the Agricultural-based Tourism/Entertainment Special Use is less intensive than other uses allowed within the Rural Residential Zoning District and will not alter the zoning of the land to highway service. There are 15 other approved Activities in Article XVII including campgrounds, excavation operations, public facilities including administrative offices, shooting ranges, and veterinary clinics that do not alter the Rural Residential Zoning to Highway Service. In remaining Rural Residential and not changing the zoning, Marion Township is not deeming our activities a commercial activity for zoning purposes.

U-pick will be the only activity that will be readily seen and is a rural activity expected in an agricultural Township. The rural character of our parcel and adjacent parcels will not be changed or affected by the addition of Ag Tourism/Entertainment.

All Procedures and Standards for Ag Tourism/Entertainment set forth in the Ordinance will ensure that the activities authorized are compatible with adjacent land uses, the natural environment, and the capacities of public services and facilities affected by the land use.

Marion Township will also benefit from our Agricultural-Based Tourism/Entertainment. Visitors and events will support the local business community and promote new businesses such as restaurants, party stores, bars, hotels, bakeries, florists, and photographers, to name a few.

Zoning and Permitting

Language is clearly understood to mean that the use of Agricultural-Based Tourism/Entertainment Activities, even though they may appear to be a commercial use, will not alter or change the Rural Residential Zoning to Highway Service/Commercial Zoning in any way

Therefore, upon the sale of the property, no new owner can claim Highway Service/Commercial Zoning, per your Ordinance language, 17.33 B1

Special Use Permit runs with the land

Specifics:

Existing event facility to be inspected and permitted by all applicable agencies, including Livingston County Road Commission. Estimated cost will be \$200,000.00 for any applicable improvements including roads, berms, landscaping, lighting, ADA bathrooms, USDA kitchen, widening entrance, increase septic field, and fire suppression

Duration to be year-round

Have the ability to be open for activities such as farm market or u-pick and/or host events M-Th 7:00 am to 7:00 pm, F-Sat 8:00 am to 10:30 pm with an additional ½ hour for clean-up, and Sun 10:00 am to 7:00 pm

Maximum number of persons for all social events will be 300, excluding vendors

Large events, 100- 300 people, will be limited to 4 per month which will include social events, farm to table dinners, and seasonal festivals. All will include a farm tour and farm to table food

If music will be played, music will be inside of event facility with decibel readings at lot lines under 55dB, which were measured and were below 50 dB, during previous events. Additionally, bass will be turned down and no sub woofers will be used. Outside voice amplification will be limited to conversational dB levels only and directed into property

Parking lighting to be directed away from neighboring properties and D19

There is sufficient onsite parking consisting of a gravel drive and gravel/vegetation parking area so as to minimize dust. Ample room for overflow parking is also available on site if needed

Signs will fully comply with Ordinance standards

Phase 1 to begin upon approval:

- Farm Market – operating out of the event facility selling beef, lamb, chicken, pork, eggs, produce, and value added products. Currently selling quarter, half, and full animals
- Seasonal Festivals – hosted in the event facility and surrounding area
- Equine Therapy – hosted in the horse paddock and event facility
- Riding – operating in the horse arena and surrounding land
- Unit Based Agricultural school trips – hosted in the event facility and surrounding land. Flex Tech in Brighton is waiting for us to tell them we have approval
- Farm to Table Dinners - hosted in the event facility
- Social Events – hosted in the event facility and surrounding area including a farm tour and farm to table food for the event
- Farm Tours – during equine therapy, riding, unit based agricultural school trips, farm to table dinners, and social events. Tour includes greenhouse, gardens, pastures, bottle fed calves, rotational grazing, livestock operation, and our 10-acre pond and beaver dam at the head of the Shiawassee River
- Farm to Table – our products will be served from our USDA kitchen at equine therapy, riding, farm to table dinners, and social events

Phase 2 to begin late fall 2017 or spring 2018:

- Build a horse arena, not stable, in proposed area for uses including riding and equine therapy with our horses and horses brought in, but not boarded.

Phase 3 to begin summer 2019:

- U-pick – operating in the field. Planting grape vines, berries, and apple trees 2017 and 2018

COMPLIANCE

General Standards of Article XVI

Be harmonious with and in accordance with the general principles and objectives of the Comprehensive Plan of the Township

1. Permitting us to operate Ag Tourism/Entertainment on our Rural Residential property is fitting with the Township's Comprehensive Plan and Agricultural goal of keeping a farm a viable and a visible part of the Township's future land use plan by giving farmers the tools or range of options necessary to conduct farm-related activities on their property while keeping farming viable on the rest. Ag Tourism/Entertainment also caters to a growing number of Americans who are interested in local food and supporting local farms.

Be designed, constructed, and operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed

2. The character and appearance of our event facility, which was designed to resemble a barn, is fitting to Rural Residential and Agricultural. Our plans for Ag Tourism/Entertainment will be designed, operated, and maintained so as to have minimal changes with our existing character. The addition of berms will be the only physical change to be seen by neighbors. Our proposed activities will create no greater impact to the community than other activities already happening and uses that are permitted within the Township and within Rural Residential. Our proposed activities will have less of an impact on the Rural Residential character along the D19 corridor than do the existing small commercial establishments already operating. Additionally, there is a possible future D19 expansion to 4 lanes, as the Township anticipates future commercial growth along D19.

Not be hazardous or disturbing to existing or future uses in the same general vicinity and will substantially improve property in the immediate vicinity and in the community as a whole

3. Adding Ag Tourism/Entertainment will not disturb or be hazardous to existing and future uses. Agriculture will continue and zoning will remain Rural Residential. The additional traffic on D19 will only be a modest increase and will be less of an impact than a subdivision, hospital, high school, or campgrounds, rec centers, administration offices and other commercial uses that Section XVII permits in Rural Residential, would create. Large events proposed would possibly create up to 100 cars in a half-hour time frame, during non-peak traffic hours. D 19 handles semi's, other commercial vehicles, and 14,000 total vehicles per day past our site. Our parcel size, location on a paved thoroughfare, and proximity to neighbors are unique. Additionally, our adherence to our proposed specific plans will ensure that events will not disturb neighbors with traffic, noise, or dust any more than normal traffic and agricultural activities.

Be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools

4. Complying with the recommendations of all applicable agencies reviewing our plan ensure that our activities will be properly served by essential public services.

Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors

5. Ag Tourism/Entertainment does not produce excessive traffic and the traffic circulation pattern illustrates the parcel is large enough to handle the traffic. There are no activities requested for use that will produce smoke, fumes, glare, or odors. Noise will be controlled by adhering to Township ordinances (55 dB at lot line) and installing buffer berms with natural vegetation including evergreens to further reduce its impact.

Meet the intent and purpose of the zoning regulations; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards

6. The zoning regulations governing our parcel are Rural Residential and are currently being adhered to and no zoning change is being requested. Article 17.33 Agricultural Based Tourism/Entertainment is permitted in Rural Residential and all proposed activities are commonly associated with agri-business and agri-tourism as listed by the Township's Planning Consultants. Issuing the Special Use Permit does not alter our zoning, deem our activities commercial, or imply a commercial zoning change. The property will remain agricultural. Additionally, the events allowed within the Ordinance are incidental to our principal agricultural use and farming operations. The requirements within the Special Use Section have been written to ensure compatibility between the activities and events proposed and the adjacent uses of land. All proposed activities and improvements are in compliance with the Ordinance.

Ensure that landscaping shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modification, which result in maximum harmony with adjacent areas

7. Per our site plan drawings, current landscaping is preserved and the additional landscaping proposed is natural and minimal. Berms and natural vegetation, including evergreens, will be designed to further minimize the impact of our permit to surrounding parcels.

Ensure that special attention shall be given to proper site surface drainage so that removal of storm waters will not adversely affect neighboring properties

8. Per our site plan drawings, current site surface drainage is preserved and no adverse impact will be made to surfaces where storm waters are drained.

Ensure that all exterior lighting shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights or spotlights shall not be permitted

9. Per our site plan drawings, no exterior lighting will interfere with traffic along D19. Current lighting is not a nuisance. New parking lot lighting will be pointed into our property and away from neighboring properties.

Meet the site plan review requirements of Article XVIII

10. All requirements outlined in Township Ordinance 18.03 have been adhered to.

Conform to all applicable state and federal requirements for that use

11. Review and compliance with all state and federal requirements for proposed uses will be conformed to prior to issuance of Township permit applied for.

PROPOSED LAND DIVISION

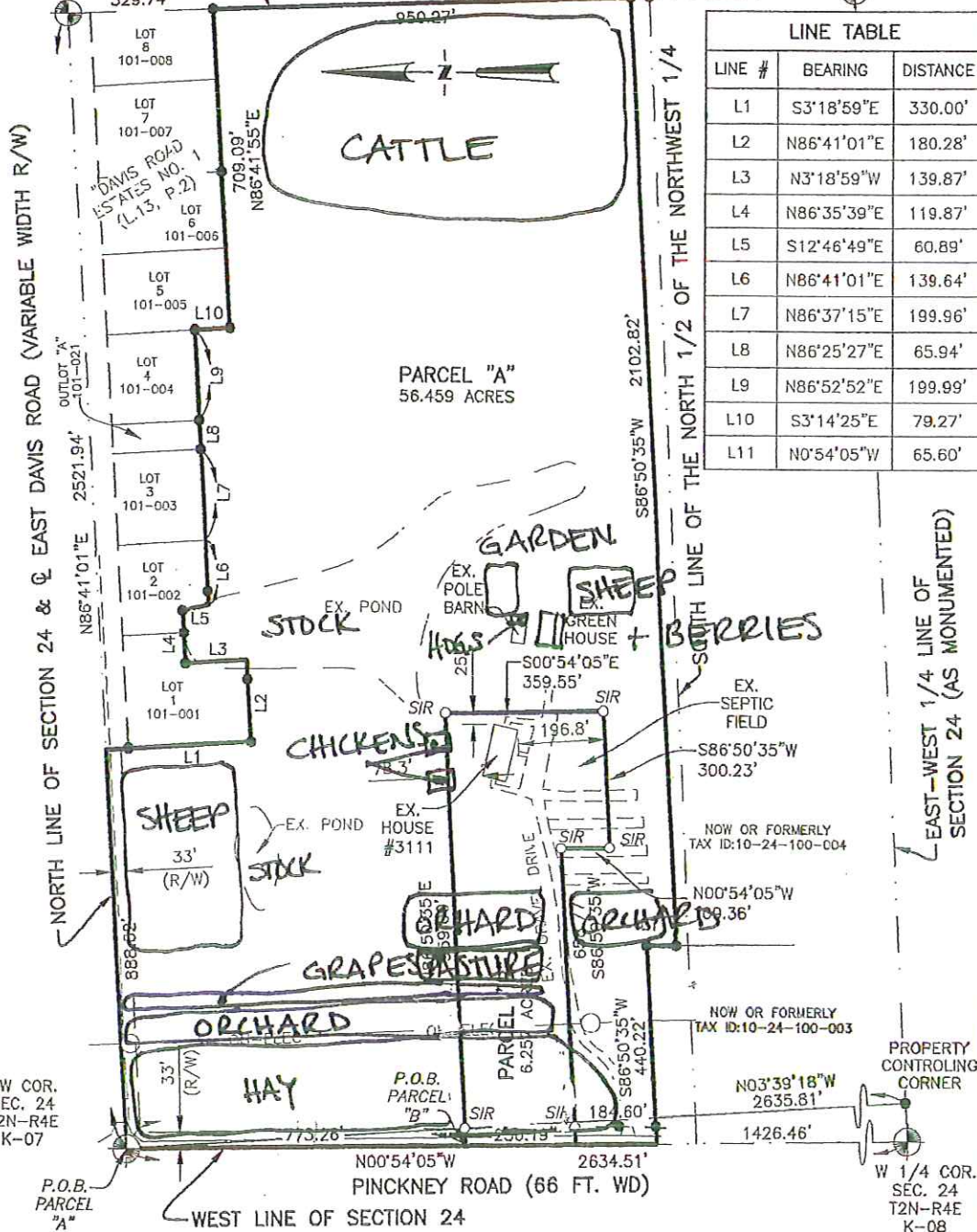
(RESULTANT PARCELS)

C.O.S.
SEC. 24
T2N-R4E
L-08

N 1/4 COR.
SEC. 24
T2N-R4E
L-07

NORTH & SOUTH 1/4 LINE OF
SECTION 24 (AS MONUMENTED)

S01°51'29"E
1367.18'



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S3°18'59"E	330.00'
L2	N86°41'01"E	180.28'
L3	N3°18'59"W	139.87'
L4	N86°35'39"E	119.87'
L5	S12°46'49"E	60.89'
L6	N86°41'01"E	139.64'
L7	N86°37'15"E	199.96'
L8	N86°25'27"E	65.94'
L9	N86°52'52"E	199.99'
L10	S3°14'25"E	79.27'
L11	N0°54'05"W	65.60'

NW COR.
SEC. 24
T2N-R4E
K-07

PROPERTY CONTROLLING CORNER
W 1/4 COR.
SEC. 24
T2N-R4E
K-08

I HEREBY CERTIFY that I have surveyed and mapped the land above platted and/or described on 3/23/16, and that all of the requirements of P.A. 132, 1970, as amended, have been complied with, and that the ratio of closure on the unadjusted field observations of such survey was no greater than 1 in 10,000.

REGISTERED LAND SURVEYOR No. 44284

ENGINEERS • SURVEYORS • CONSULTANTS • LANDSCAPE ARCHITECTS • LAND PLANNERS

CLIENT: **AJR GROUP**

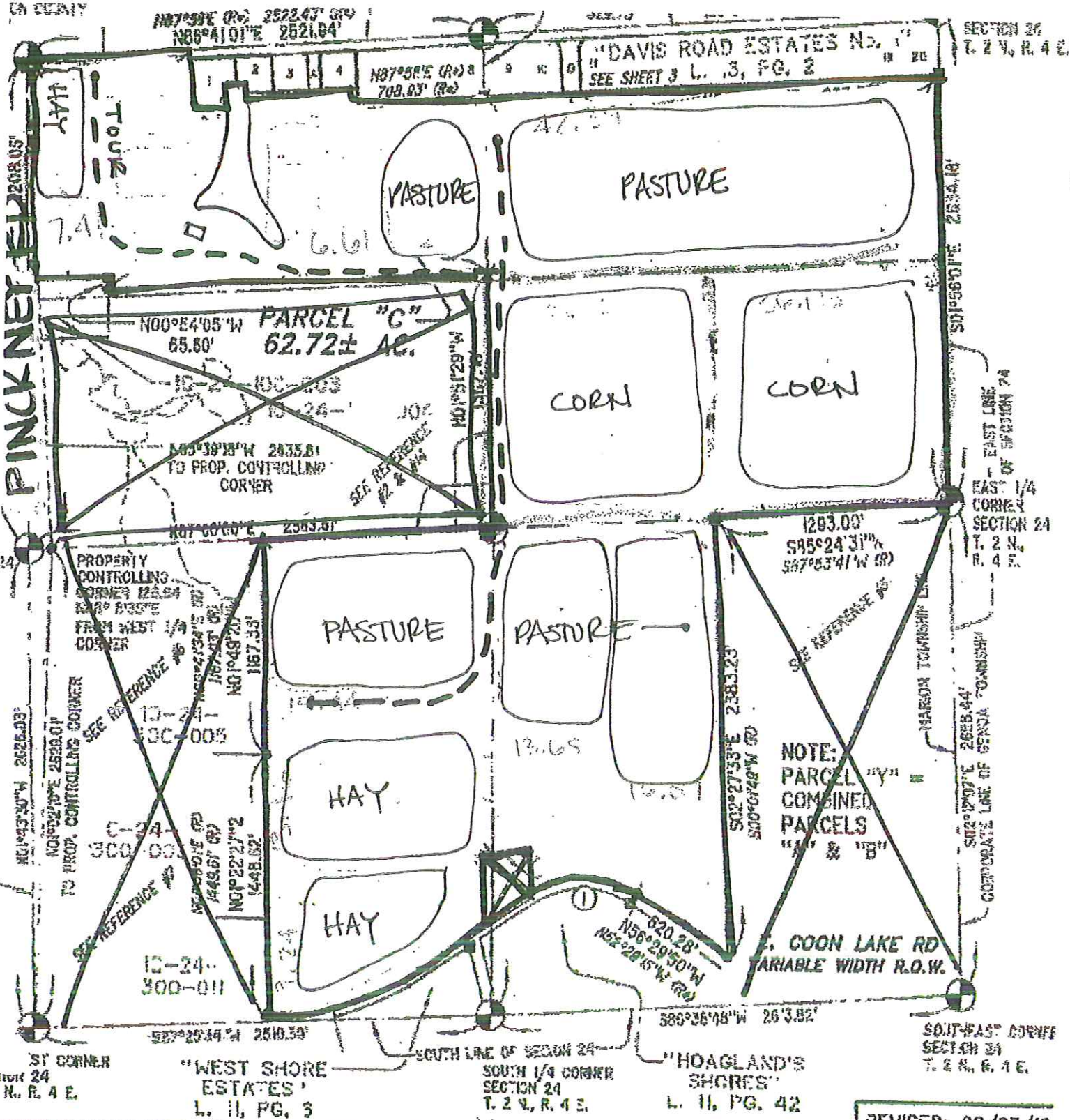


638 SOUTH GRAND AVE.
FOWLerville,
MICHIGAN 48836
(OFFICE) 517-223-3512
(FAX) 517-223-9987

NW 1/4, SEC 24, T2N-R4E, MARION TWP.
(M) - Measured Dist. (R) - Recorded Dist.
● MGN - Found Concrete Monument
● FIR/P - Found Iron Rod/Pipe
○ SIR - Set Iron Rod
⊗ MAG - Set Magnetic Nail
P.O.B./E. - Point of Beginning/Ending
● - Soil Evaluation Dig
* * * - Fence



DAVIS RD



REVISED: 02/03/15

1/2" x 18" IRON ROD WITH
CAP STAMPED "MIL 38119"
ROUND IRON

LEGEND

- = FOUND MONUMENT
- *—*— = FENCE LINE

- L = LIBER PG = PAGE
- R = MEASUREMENT OF RECORD
- R* = MEASUREMENT AS PLATTED

OHIO ECOLOGICAL FOOD and FARM ASSOCIATION
 41 Croswell Rd : Columbus OH 43214 : (614) 262-2022 : organic@oeffa.org : www.oeffa.org
ORGANIC CERTIFICATE



Cross W Organics
 Jim Witkowski
 3111 Pinckney Rd
 Howell, MI 48843
 Organic Certification #2771



The operation above is certified to the USDA organic regulations, 7 CFR Part 205.
 This certified operation is inspected annually by an agent of OEFFA to verify to the best of its knowledge the regulations have been met.
 Once certified, a production or handling operation's organic certification continues in effect until surrendered, suspended or revoked.

Certification Scope(s): Crop

Certificate Issued: 09/14/2016
 NOP Effective Date: 09/14/2016
 OEFFA Certified Since: 09/14/2016
 Anniversary Date:* 08/15/2017

Maria Losh, Compliance and Quality Assurance Coordinator

*The Anniversary Date is the date by which the certified operation must submit its annual update to OEFFA. It is not an expiration date.

Organic Crop					
Product	Acreage	USDA NOP	COR Equiv	EU Equiv	JAS Equiv
Corn	50 Acre(s)	x			
Hay	104 Acre(s)	x			





Approved by: _____
Larry Grunn, Chair

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 25, 2017
7:30 P.M.**

MEMBERS PRESENT: LARRY GRUNN, CHAIR
BOB HANVEY
BRUCE POWELSON, VICE CHAIR
CHERYL RANGE, SECRETARY
CLAIRE STEVENS

MEMBERS ABSENT: NONE

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

Larry Grunn called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Bob Hanvey motioned to approve the agenda as submitted. Bruce Powelson seconded. **Motion Carried 5-0.**

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public.

No response.

Larry Grunn closed the call to the public.

APPROVAL OF MINUTES

February 28, 2017 Public Hearing & Regular Meeting

Claire Stevens asked that a comment she made be clarified. Cheryl Range motioned to approve the February 25, 2017 minutes as amended. Bruce Powelson seconded. **Motion Carried 5-0.**

OLD BUSINESS

Livingston County Department of Planning – Informal discussion

Sylvia Kennedy-Carrasco and Rob Stanford attended the meeting tonight to introduce themselves to the Marion Township Planning Commission members and give an overview of the Livingston County Department of Planning.

Rob Stanford talked about his co-workers and the number of years they have been working for County Planning. He summarized a current project to update the County Master Plan and how it will differ from previous Master Plans. This Master Plan will put the local municipalities in the driver's seat regarding issues such as transportation and development focusing on best management practices and placemaking. They hope it will be a resource for communities. The Livingston County Department of Planning staff take others opinions seriously and appreciates input from Planning Commission members and Board of Trustees. The first three draft chapters are complete and ready to submit to the Livingston County Planning Commission for review and comment.

Rob invited all to attend the Livingston County Planning Commission meetings. They meet on the third Wednesday of every month, start time is 6:30. The meeting are held in the Board Chambers on the second floor of the Administration Building next to the historic court house.

Sylvia Kennedy-Carrasco told the Planning Commission members she is a resident of Marion Township and summarized her sixteen year history with the Livingston County Department of Planning. She thanked the Planning Commission members for their service to Marion Township and thanked the audience members for participating in township governance.

NEW BUSINESS

Review of Special Use Permit # 01-17 – Section 17.33 Agricultural Tourism - Witkowski – 3111 Pinckney Road

Larry Grunn asked John Enos to summarize his review letter.

John Enos noted that Marion Township adopted Agricultural Tourism language in July of 2016. Agricultural Tourism proposals are submitted under Special Use Permits and subject to Site Plan Review requirements. Agricultural Tourism is allowed in the Rural Residential district. There are multiple types of agricultural tourism, one example is a winery.

The applicant's submittal called out many activities. The Site Plan submitted is lacking information that helps the Planning Commission to make a recommendation. A site plan is an important document that will show future Marion Township Officials and employees what was approved and allowed on the property.

John asked the applicant and Planning Commission members to consider the event building as a key issue. This building is already in place. The Zoning Ordinance clearly states that the applicant shall show the relationship of the agri-business use to the primary agricultural use on the site and the final decision as to the use being agri-based shall be made by the Board of Trustees, unless protected by the Michigan Right to Farm Act, as amended. The Board of Trustees will determine if the event building is directly related to the agricultural use of the site. He doesn't want the applicant to spend time and money when the Board of Trustees may not think the event building is related to the agricultural use of the site.

John is recommending the Planning Commission make a recommendation to the Board of Trustees to interpret the event building in relationship to the agricultural use.

Bob Hanvey asked Rob Stanford to define the concept of placemaking for the Planning Commission members.

Rob said the concept is to identify a use in the community that is unique, that the community can highlight. An example is the Town Square in downtown Howell that is used by different agencies and groups.

DRAFT

Bob added, to create a place people want to live work and play.

Bob Hanvey feels this applicant has provided proof of agricultural tourism use as incidental to the farm. He asked if the other Planning Commission members agree. Bruce Powelson said he did. The other Planning Commission members didn't respond.

John Enos asked will this use be in line with Marion Township's Master Plan in relationship to rural character. John thinks this discussion and decision is not a job for the Planning Commission, it is for the Board of Trustees.

Larry Grunn asked if this is being reviewed tonight as a preliminary site plan. Carlisle/Wortman's review letter has multiple outstanding issues.

Sally Witkowski gave the Planning Commission members a brochure they will use to market the use of the property. They have modified the scope of the project. The arena is for her daughter, she uses it to teach children. They will remove the riding arena from the site plan. She feels what they want to do is more of a Home Occupation Class II, more aligned to their project. They are just having people to the property. The only comment from the Livingston County Drain Commission is to show the 80' easement that runs through the property. They are more than willing to comply with the requirements of the Howell Area Fire Authority and Livingston County Department of Environmental Health. They will work on lighting. She pointed out that the Planning Commission can pass this project with conditions.

Bob Hanvey asked if soils maps are necessary.

John Enos said this is a requirement in the Zoning Ordinance.

Bob Hanvey told Sally Witkowski that some of the requirements she doesn't think are necessary are in fact necessary.

John Enos said that the agricultural use of the site such as u-pick orchards, and the cattle, are permitted by right. What this comes down to is the event building. Let the Board of Trustees make that decision.

Bob Hanvey said a vital part is taking people around the farm, all 350 acres. Remember, the event building is their home.

Cheryl Range thought the soils map requirement was related to the Howell Area Fire Authority ability to maneuver the heavy equipment around the site. She asked the applicant how they plan to move visitors, specifically a wedding party around the site. Will they use golf carts? She cannot picture bridal parties and their guests moving around a farm in high heels and fancy dresses.

Jim Witkowski answered, the bridal party is taken around the farm on a hay wagon pulled by a tractor at rehearsal.

John Enos reiterated, if the Board of Trustees approves of the event barn the Planning Commission will have a handle on the review.

John Enos asked if the majority of the food served in the event barn will come from the site.

Jim Witkowski answered, for now just the beef, later on they'll transition into growing vegetables in a greenhouse.

Bob Hanvey motioned to recommend preliminary approval of the Special Use Permit # 01-17, for Agricultural Tourism submitted by AJR Group and Cornerstone. The recommendation is based on information submitted with the application which clearly shows the relationship of the requested uses as incidental to and supportive of the principal agricultural use of property. Bruce Powelson seconded. Roll Call; Claire Stevens, yes; Cheryl Range, no; Larry Grunn, yes; Bob Hanvey, yes; Bruce Bowleson, yes. Motion Carried.

Nuisance/Noise Ordinance Review – requested by Township Board

The Board of Trustees has asked the Planning Commission to review the materials submitted by Greg Durbin, Trustee.

Cheryl Range is in favor of adopting the language submitted from Michigan Compiled Laws.

Bob noted that Marion Township will have to make financial arrangements with the Livingston County Sheriff Department and Michigan State Police. This could be done on a case by case basis and Marion Township would pay an hourly rate.

John Enos suggested this be a General Ordinance and Marion Township should keep the text simple and vague.

Bob Hanvey said the Board of Trustees may consider implementing a civil infraction bureau.

Claire Stevens is struggling with the need. She would like to hear of instance in Marion Township where this would have worked. Specific to the noise ordinance.

It was suggested to keep violations regulated by other agencies out of the Marion Township ordinance to simplify.

No action was taken on this agenda item.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public.

Greg Durbin, Trustee, summarized the paperwork he submitted and did not want the Planning Commission members mislead. What he submitted was just a sample for other jurisdictions. His intent wasn't to adopt the language he submitted. He offered to help the Zoning Administrator to research and compile language.

Larry Grunn closed the call to the public.

ADJOURNMENT

Cheryl Range motioned to adjourn the meeting at 8:38 p.m. Claire Stevens seconded. **Motion Carried 5-0.**



4.18.17 Emailed to applicant

Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Marion Township Board of Trustees and Planning Commission
FROM: John L. Enos, AICP, Township Planner
DATE: April 13, 2017
RE: Witkowski Special Use

The applicant has requested Township review and recommendation for a large scale Agricultural-Based Tourism/Entertainment Activity. The Planning Commission should make a determination as to whether submitted package is complete. The Ordinance defines the requested use as follows:

Activities accessory to an active farming or agricultural operation that promote agriculture, rural lifestyle, or farm product sales; preserve rural open space; enhance the local agricultural economy; expand the range of revenue sources from agriculture. Such activities may include, but are not limited to, agricultural festivals and events, farm-based attraction, corn mazes, farm markets, wineries, cider mills, and farm-based educational centers.

The Planning Commission and Township Board should be aware of the several uses proposed for the approximately 350 acre area at the southeast corner of D-19 and Davis Road. The primary uses proposed and existing within the area in question include but are not limited to the following:

- Working cattle ranch
- Raising and sale of sheep, hogs, chickens.
- Working agricultural farm growing corn, hay, alfalfa, sorghum
- Fishing pond
- Farm market
- Single Family Home
- Therapy riding
- Upick Fruits and Vegetables
- Seasonal Festivals
- Weddings, Anniversaries, corporate events within an enclosed building

(Note that many of these uses may also need outside approval such as USDA, DEQ, DNR, and Livingston County agencies such as the Road Commission and Environmental Health)

The applicant has provided a comprehensive written summary of their plans for the property. This includes uses, hours of operation and design considerations. In addition, they have provided a conceptual plan for much of the property. We are of the opinion that the majority of the proposed uses clearly fall under typical agricultural activities and also the special use agricultural tourism activities. Most of the uses as noted above can commence with the 2017 growing season. However, the Township should clarify their stance and interpretation as to whether the existing building/barn to be used regularly for weddings, anniversaries and other gatherings meets the spirit of the agricultural tourism activities as noted in the definition and as expected by Marion Township.

While typically we would provide a comprehensive review of the submitted materials, we feel it's important the Township make a decision on what we could call the "event building". In fact the Ordinance actually requires the following:

The applicant shall show the relationship of the agri-business use to the primary agricultural use on the site. The final decision as to the use being agri-based shall be made by the Board of Trustees, unless protected by the Michigan Right to Farm Act, PA 93 of 1981(as amended).

While we would interpret this to mean that the Board of Trustees shall make the final decision on the application and all the submitted material including the site plan, there has been significant discussion up to this point as to whether the event barn constitutes a use permitted under the agricultural tourism activity section of the Zoning Ordinance.

Discussion Points

1. The applicant indicates the event building will be used for social events such as corporate retreats, wedding, anniversaries and other gathering typically associated with a banquet facility. The actual title of the special use is "Agricultural-based Tourism/Entertainment Activity". What constitutes entertainment activities on the parcel? A building is permitted on the site we would be of the opinion that it could be used for a variety of entertainment activities directly related to the overall use.
2. A reception hall or banquet hall is a room or building for the purpose of hosting a party, banquet, wedding or other reception, or other social event. Function halls are often found within pubs, clubs, hotels, or restaurants. Marion Township neither defines a banquet hall nor lists one as a permitted or special use in any zoning district.
3. Has the applicant adequately coupled the event building to any or all of the agricultural tourism uses listed in the definition? Can the use be considered an accessory use to the overall use? In other words, a use customarily incidental and subordinate to the principal use of the land or building and located on the same lot as the principal use.
4. Will the use promote or encourage the intent of the agricultural tourism special use? It could be argued that without the revenue generated by the indoor events that the site is better suited being developed with the potential of construction of over 100 homes under the Rural Residential zoning district requirements. We are of the opinion that the maintaining of most of the 350 acres as farmland and woodland promote agriculture, rural lifestyle, or farm product sales; preserve rural open space; enhance the local agricultural economy; and expand the range of revenue sources from agriculture in this part of the Township.

Upon a cursory review of the submitted plan we find the following items may need to be added to a future site plan submittal. However, pending the Township making an interpretation on the event building we would suggest holding off on amending the plan until that decision is made by the Township Board.

**Section 18.03 Preliminary Site Plan
Information Required.**

- Name of the proposed development.
- Proposed construction phasing.
- Identification of variances that may be required.
- Location of existing and proposed private and public roads and access drives, including general alignment, right-of-way or easement, surface type, and width.
- Location, size, and dimension of the following existing and proposed site features: water main, wells, detention and for eBay basins, private utilities, utility poles, and public and private easements.
- Location, size, and dimension of existing and proposed storm sewer, culverts, ditches, and public and private storm sewer easements.
- Location, size, and dimension of existing and proposed sanitary sewer, septic fields, reserve septic fields (including reserve fields), sewage disposal facilities, and public and private sanitary sewer easements.
- Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service, Soil Survey of Livingston County, Michigan.
- Existing topography with a maximum contour interval of two (2) feet for the site and beyond the site for a distance of one hundred (100) feet in all directions. Final grading plan, showing finished contours at a maximum interval of two (2) feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
- Location of existing wetlands, drainage courses, floodplains, and associated bodies of water, within one hundred (100) feet of the site, and their elevations.
- Location of existing woodlands delineated with symbolic lines tracing the spread of the outermost branches and shall be described as to the general sizes and kinds of trees contained.
- Location of natural resource features, including, but not limited to, woodlands and areas with slopes greater than eighteen percent (18%) incline.

Section 18.04 Final Site Plan

- Location of existing and proposed centerline, edge of roadway, approach radii at intersections, and pavement cross-sections for public and/or private roads on site or abutting the site. Acceleration, deceleration, passing lanes, approaches and curb and gutter shall also be shown.
- Existing and proposed location, width, and approach radii of access drives, driveways, sidewalks, pathways, and curb and gutter. Pavement cross sections shall be provided for each.
- Existing and proposed off-street parking with calculations of the number of parking spaces required and provided.
- Location of existing storage tanks. This may include, but not be limited to, information on the following:
 - Chemical and fuel storage tanks and containers;
 - Water supply facilities;
 - Sanitary sewage disposal facilities;
 - Storm water control facilities and structures; and
 - Location of all easements.
- Grading and overflow route for proposed and existing detention and for eBay basins and public and private drainage easements. Calculations shall be included and indicate that the detention and for eBay areas meet the Livingston County Drain Commission standards.
- A note shall indicate the ultimate outlet for storm water runoff (County Drain, creek, or river).
- Location of all building structures with setback and yard dimensions.
- Dimensioned floor plans and typical elevation views for all buildings, where applicable.
- Proposed exterior lighting locations, typical detail, and illumination pattern.
- Location and description of all existing and proposed landscaping, berms, fencing, retaining walls, and quantity and size of all proposed landscaping.
- Trash receptacle pad location, area, method of screening, pavement type and cross-section.
- Location, area, depth, and method of screening of transformer pads, compressors, air conditioners, generators, refrigeration units, and similar equipment, where applicable.
- Entrance detail(s) including traffic control and monument sign locations and size.
- Designation of fire lanes.
- Proposed grading and how it shall tie into existing grading, and the limits of clearing and grading. Elevations shall be provided at, though not limited to: top of curb and/or edge of pavement, edge of walk/pathway, top and bottom of retaining wall, property corners, finished floor, storm structures, and detention and for eBay high water.

- Location of existing and proposed ground, wall, or directional signs, and details of all proposed signs.
- Loading/unloading areas.
- Total and useable floor area.
- Number of employees in peak usage.

RECOMMENDATION

Prior to requiring submittal of the above noted information the Township Board should find a **rational** relationship and reasonable connection between the intent and purpose of the agricultural tourism and entertainment special use and the proposed event building. The Board should find the event building to be specifically and uniquely attributable to the uses within.



4.18.17 Emailed to Applicant

ENGINEERS ♦ SURVEYORS ♦ PLANNERS ♦ ARCHITECTS

April 18, 2017

Annette McNamara
Marion Township
2877 W. Coon Lake Road
Howell, MI 48843

RE: AJR Group Special Use Permit, 3111 Pinckney Road, SUP# 02-17
Marion Township, Livingston County, MI

Dear Mrs. McNamara,

We have received and reviewed the preliminary site plan and narrative for the AJR Group property located at 3111 Pinckney Road, south of East Davis Road. The plans were prepared by Monument Engineering Group Associates, Inc. of Fowlerville, MI and dated March 23, 2017. We offer the following comments:

General

The property in question is located east of D-19 (Pinckney Road) and south of Davis road and is currently zoned Rural Residential (RR). The project involves property contained within two parcels noted as Parcel A and Parcel B. Complete legal descriptions for the two parcels are provided and close within acceptable tolerances. However, there is some discrepancy between the acreages given for Parcel B in the legal descriptions on the cover page and the sizes shown on subsequent plan sheets. Parcel B is noted as containing 5.504 acres in the legal but shown as 6.257 acres on subsequent sheets. This should be clarified on future submittals and all acreages should be checked by the developer's engineer to ensure they are correct.

The narrative supplied with the application and plans references the development is part of a 350-acre working cattle ranch used to raise and sell livestock, crops, and produce. However, it is unclear where the additional 290 acres is located, as it is not demonstrated on the plans. The narrative also references large crop acreages (50 acres in 2016 with an additional 45 acres in 2017). Again, this is not clearly shown on the plans or in the narrative so it is unclear where these activities are proposed.

The preliminary site plan package includes a cover sheet, a topographical overview and aerial image page, and a site plan sheet. The cover includes a scaled vicinity map and legal descriptions of the parcels. These plans are not stamped with a professional seal which is required for final approval.

The aerial image provided on sheet two shows property lines with bearings and distances, tax ID's of most neighboring parcels, and the location of existing features in and around the project site. The zoning and ownership names of surrounding parcels are not indicated. Two ponds are delineated, as well as three existing structures and the gravel drive/parking area. Two proposed orchard areas are also shown on sheet two.

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WWW.SPICERGROUP.COM

April 18, 2017

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Three existing structures are shown on the plans – a house, pole barn, and green house. The plan also notes two proposed structures, an outside event area and a riding arena. No detailed information on the layout of these facilities is provided.

Trees and treelines are not indicated on the plans. This information should be included to determine the extent of the clearing that will be necessary to construct the proposed improvements. Proposed landscaping is not indicated on the plans. We defer to the Township Planner on landscape and screening requirements.

No proposed outside lighting is shown for the development. The applicant should clarify if site lighting is to be provided as it is noted as being proposed in the project narrative. The lighting plan should accurately depict the locations of all site lighting and a photogrammetric plan should be provided to prove light levels do not extend beyond the property lines.

Water Infrastructure

There is no public water system in the area of the project site. An existing well is shown just north of the northwest corner of the existing house. It is unclear if this well services the outside event area, existing pole barn, existing green house, and proposed riding arena. Calculations should be shown that demonstrate the existing well has the capacity to serve the events planned for the site in conjunction with the existing and proposed facilities. The applicant should confirm with the Howell Area Fire Department that the proposed facility will not require fire suppression.

It is unclear if industrial kitchen facilities will be part of the proposed project, although meal serving at events is mentioned numerous times in the narrative. The applicant should clarify the presence or absence of food preparation facilities on the site and their respective water usage requirements so that the well can be properly sized.

Sanitary Sewer Infrastructure

There is no public sanitary sewer service available to this site. An existing septic tank and septic field system is shown on the site just south of the existing house. The permit number is given for the original construction, however no calculations have been provided which demonstrate the system has the capacity to serve the proposed event uses or the additional facilities proposed for the site. If food preparation is to be performed on site, a grease trap would be required. The applicant should clarify the presence or absence of food preparation facilities on the site so that the system can be properly sized.

The reserve area for the septic field should not be under any parking areas or driveways.

In our opinion, portable toilet facilities are not appropriate for an operation of this size and scope that has the potential to host up to 4 large events (100-300 people) per month. While there is no indication that these are being proposed, we do not recommend the Township accept this alternative if the existing septic system proves to be undersized.

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Grading and Stormwater Management

Topography of the site is shown with 2' contour lines but only for a portion of the site around Parcel B. The area that includes the topography generally drains from the southeast to the northwest. No proposed grading is indicated on the plans but a proposed berm is noted along the southern property line. It is unclear how this berm will be constructed in terms of height, slope, or impact to the surrounding grading and drainage. The berm should be properly shown on the plans with contours.

Since no proposed contours or grading are shown on the site, we can not determine if the existing drainage pattern will be significantly altered.

The site plan does not propose any storm water detention measures, which are required. The design should provide detention sufficient to meet standards and design requirements of the Livingston County Drain Commissioner. Calculations for the 15' CMP culvert at the drive approach to D-19 should be provided to ensure that culvert has sufficient capacity for the drainage area it serves.

We defer to the Livingston County Drain Commissioner's office for comments on the detention requirements and any additional grading or storm sewer comments. The applicant should forward plans for their review.

Paving and Site Access

The plans indicate the intention to use an existing drive approach from D-19 to access the site. The approach is currently concrete and is intended for a simple residential use. The drive approach will need to be improved as part of this project, with a width appropriate for the intended trip generation for the site and acceleration and deceleration tapers. The culvert under the drive will likely need to be lengthened and sized as noted previously. A permit will be required from the Livingston County Road Commission for all work within their right-of-way.

The existing gravel driveway will be widened to 30 feet. A road cross section is not provided and the type of aggregate being proposed for the drive is not shown. Due to potential dust concerns, we recommend the driveway and parking areas be paved, however this is not required. An aggregate surface would be acceptable assuming proper dust management procedures are followed.

The site plan shows a representation of four gravel drives on the south side of the main driveway. A sketch of the area was submitted to the township with hand drawn dimensions of the parking area. Presumably, the vegetated area is for parking and the gravel is for vehicle access to parking spaces. The strips of vegetation are 40' wide, which is sufficient for 90-degree parking. The strips of gravel are 24' wide, which is wide enough for two-way access. There will be no parking space lines, so parking may have to be directed for large events to ensure room for all vehicles. There is room for approximately 185 spaces as long as vehicles are reasonably spaced. There is no designated area for employee or vendor parking.

There are no provisions shown on the plans for ADA-accessible parking spaces, and these should be paved and conveniently located, with proper signage. We also recommend the large drive/parking area immediately south of the existing house be paved to improve access and convenience.

We defer to the Township Planner on the number of required parking spaces.

The plans should indicate if there will be additional pathways or drives to access the proposed riding arena and event area. The material used for these should be clearly shown.

No loading/unloading area is shown on the plans and should be provided for this use, especially considering the retail component.

No dumpster area or trash enclosure is shown on the site. As it is anticipated that the events will generate a significant volume of trash, appropriately sized dumpsters should be required along with the associated screening.

Recommendation

Based on the number and type of comments, we recommend the plan be revised prior to Township Board or Planning Commission consideration for approval. Since the plans have only minimal information, additional comments may be generated during subsequent reviews based on new information being provided. As a minimum, the following items should be addressed:

1. Please check and revise the acreages shown for both Parcels A and B and resolve any discrepancies between the plans sheets and the legal descriptions.
2. Provide a professional seal from the engineer, architect, surveyor, landscape architect, or planner.
3. Call out zoning, land use and property owners names for parcels within 100' of the site.
4. Delineate woodland areas on the site with symbolic lines tracing the spread of the outermost branches. Describe general sizes and kinds of trees contained within the area.
5. Provide floor plans or use diagrams for the proposed riding arena and outside event area. It will be important to note if restroom facilities will be provided in either area.
6. Provide a detailed landscaping plan.
7. Provide a detailed lighting design plan and photogrammetric plan.
8. Provide calculations demonstrating the existing well has the capacity to service the proposed development.
9. The applicant should confirm with the Howell Area Fire Department that the proposed facility will not require fire suppression.
10. Provide calculations demonstrating the existing septic tank and septic field system has the capacity to service the proposed development.
11. The reserve septic field should be located outside any proposed improvements.
12. Provide a proposed grading plan for the site.
13. Provide storm water detention as required by the standards and design requirements of the Livingston County Drain Commissioner.
14. Provide a driveway approach meeting the requirements of the Livingston County Road Commission.
15. Indicate the surface material being proposed for the internal drives.
16. Provide ADA accessible parking areas.
17. Provide a loading/unloading area as required by the ordinance.
18. Provide a dumpster enclosure per the ordinance requirements.

April 18, 2017

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If you have any questions or need anything further, please feel free to contact our office.

Sincerely,



Kevin J Wilks, E.I.T.
Design Engineer
SPICER GROUP, INC.
125 Helle Blvd., Suite 2
Dundee, MI 48131



Philip A. Westmoreland, P.E.
Senior Project Manager
SPICER GROUP, INC.
125 Helle Blvd., Suite 2
Dundee, MI 4813

CC: SGI File
Ken Recker, P.E., Livingston County Drain Commissioner
Kim Hiller, P.E., Livingston County Road Commission
Allan Pruss, P.E, P.S., Monument Engineering Group Associates

Annette McNamara

4-17-17 Emailed to Applicant

From: Aaron Aumock <AAumock@livgov.com>
Sent: Monday, April 17, 2017 11:24 AM
To: Annette McNamara
Subject: Marion Township Project Comments for 3111 Pinckney Rd.

Annette,

I have reviewed the information submitted for the proposal at 3111 Pinckney Rd. In regards to the well and septic system, both were installed for residential use only. The well would need some upgrades, but possible to be utilized for this proposal. The owners would need to work with John Wilson at our office on requirements necessary to covert water supply for commercial use. The septic system would be drastically undersized for this proposal. The owner would need to hire an engineer familiar with septic systems. The septic system would need to meet the requirements set forth in DEQ's "Michigan Criteria for On-site Wastewater Treatment". At a minimum, a new soil evaluation, along with applicable permit, and engineered plans for design would be required. The owners can contact me directly to help them through the process. Below are comments from MDARD, USDA, and Amy Aumock from our office in regards to other applicable requirements in order for this proposal to move forward. Any questions, please do not hesitate to contact me.

Take care,

Aaron Aumock, REHS, PEM
Livingston County Health Department
2300 E. Grand River Ave. Suite 102
Howell, MI 48843
517-552-6873



Subject: Marion Town Project Comments

For the commercial fish farm (page one, paragraph. 3) they will need to apply to MDARD for an Aquaculture Registration or an Aquaculture Research Permit, depending on whether the fish they intend to grow in the pond is on the Michigan approved species list or not (here is a link to the approved list: http://www.michigan.gov/documents/MDA_Aquaculture_Registration_Application_38588_7.pdf). If species is on the list, they apply for a Registration. If not on the list, they apply for a research permit. If they are needing to apply for a research permit it is recommended they contact me prior to filling out the application so I can help them understand what information they need to present. Here is a link to the MDARD website with information on aquaculture registration/permits (http://www.michigan.gov/mdard/0,4610,7-125-48096_48099_48140-345145--,00.html).

I do not believe they need a permit to dredge their 3-acre pond, unless it is within 500 feet of another public water body or located in a wetland. They may need a permit for water withdrawal to fill the pond, or if they are located in a 100 yr flood plain, however that is all regulated by MDEQ. To get more info they can contact :

DEQ, Water Resources Division

517-284-5567

www.michigan.gov/deqwater

Lansing District office: 517-284-6665

They may want to consider discussing their project with Jodie Gruner in MDARD Economic Development (517-243-8046, copied on this email). They are also welcome to call me anytime to discuss MDARD's aquaculture registrations/permits....

Steve

Stephen Hussey, DVM

Swine, Aquaculture and Invasive Species Program Manager

Animal Industry Division

Michigan Department of Agriculture and Rural Development

517-284-5685 (office)

They don't need a USDA "license" unless they are slaughtering on site

They will need the MDARD license for the farm market and retail store.

They will need an AID license (animal industry) for the pond fish. I'll forward the proposal to them too.

The farm market/retail store would only require a plan review through MDARD if they were serving any food for immediate consumption. I think she mentioned on the phone doing a lunch counter so they would need a plan review if they were going to stick with that.

Tracy Keltner

Food Safety Inspector

Michigan Department of Agriculture & Rural Development

Food & Dairy Division

www.michigan.gov/mdard

Cell: (248)867-0050

E-Mail: KeltnerT@Michigan.gov

Office: (800)292-3939

Sounds like they will be operating as a restaurant/retail facility, serving meals and selling meat and poultry products. All livestock and poultry would have to be slaughtered under federal inspection before being processed, packaged, and sold to their retail or restaurant customers. This could be done at a USDA federally inspected facility or they could apply for their own Grant of Federal Inspection. The Poultry could possibly be slaughtered under an appropriate Poultry Exemption.

Thanks,

James Lappin

Compliance Investigator

United States Department of Agriculture

Food Safety and Inspection Service


Office of Investigation, Enforcement, and Audit

Compliance and Investigation Division


25900 Greenfield Road, suite 203
Oak Park, Michigan 48237
Office: 248-968-0230


The local health department would require a full plan review for the kitchen used for meals served to the public. Act 368, P.A. of 1978, Part 129, Section 12911 states: "When a food service establishment is constructed, remodeled or when an existing structure is converted to use as a food service establishment, properly prepared plans and specifications for the construction, remodeling, or alteration shall be submitted to the local health department for review.

Plan Submission Instructions

 [Plan Review Application](#)

 [Plan Review Worksheet](#)

 [Standard Operating Procedure Worksheet](#)

 [Food Service License Application](#)

[Food Service Fee Schedule](#)

[Plan Review Resources](#) (Dept. of Agriculture & Rural Development)

Amy Aumock, REHS

Food Program Coordinator

Livingston County Health Department


2300 East Grand River Ave., Suite 102

Howell, MI 48843-7578

P: 517-552-6869

F: 517-546-9853

AAumock2@livgov.com

LIVINGSTON COUNTY 
Health Department



4/10/17 Emailed to Applicant

Annette McNamara

From: Kim Hiller <khiller@livingstonroads.org>
Sent: Friday, April 07, 2017 9:10 AM
To: za@mariontownship.com
Subject: Agricultural tourism

Annette,

I received your package for the Agricultural tourism Special Permit (Witkowski SUP#01-17). Due to the potential traffic that would be generated during the peak hour and due to the traffic volume and speed on D-19, we recommend a center left turn lane on D-19. The proprietor could have a traffic study prepared for our review if necessary.

Thank you,

Kim Hiller, P.E.
Utilities and Permits Engineer
Livingston County Road Commission
Ph. (517) 546-4250
Fax (517) 546-9628

4-10-17 Emailed to Applicant

**HOWELL AREA FIRE DEPARTMENT
FIRE MARSHAL DIVISION**

1211 W. Grand River
Howell, MI 48843
517-546-0560
FAX: 517-546-6011
firemarshal@howellfire.net

DATE: April 10, 2017

TO: Ms Annette McNamara
Marion Twp Zoning Administrator
2877 W Coon Lake Rd
Howell, MI 48843

FROM: Jamil Czubenko, Battalion Chief/Fire Marshal

PROJECT: 3111 Pinckney Rd, Marion Township

REF: Special Use Permit, Site Plan Review - **Approved w/concerns noted**

CONCERNS:

I have reviewed the above listed site plan and find it is **satisfactory** as presented with 2 concerns:

1. The fire department access road (driveway) shall meet the following conditions:
 - a. The minimum unobstructed width shall be 20 feet.
 - b. The minimum unobstructed height shall be 13 feet.
 - c. The access road shall be accessible at all times (i.e. snow removal) and posted as a fire lane.
 - d. The use of the Knox Rapid Entry system padlock or Knox key switch is required if a gate is going to be installed. Application forms available from the Howell Area Fire Dept.
 - e. The access road shall be constructed so it can support up to 100,000 pound fire apparatus. (IFC 2012:503.2.1)
2. Any use of the existing barn or other new construction, other than its intended use, is a change of use and will require architectural drawings and a review by the Livingston County Building Department. The need for fire suppression will be a part of their review.

Any changes in this site plan shall be submitted to the Howell Area Fire Department for additional approval. Please feel free to give me a call if there are any concerns. Thank you for the opportunity to review this site plan.

Annette McNamara

From: Ken Recker <KRecker@livgov.com>
Sent: Wednesday, April 19, 2017 11:43 AM
To: Annette McNamara
Subject: Re: 3111 Pinckney Road - Witkowski

Livingston County Drain Commission

Annette,
Thanks for checking back with me. I'm digging out from a trip last week.

The only comment I have (that I already relayed to Jim) is that we need the easement for the Marion No. 3 Drain shown on the plan. I believe it's an 80 foot wide easement, but will need to check to be sure when I get back to the office.

Ken

On Apr 19, 2017, at 10:41 AM, Annette McNamara <za@mariontownship.com> wrote:

Mr. Recker,

Do you have any comments on the proposed agricultural tourism site plan? If not, that's fine, just let me know.

Thank you,

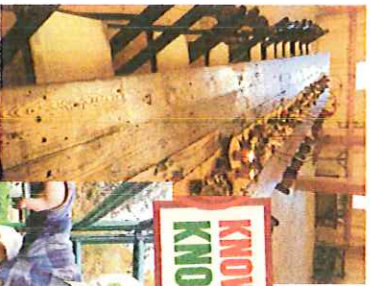
Annette McNamara
Zoning Administrator
Marion Township
za@mariontownship.com

FARM-TO-TABLE

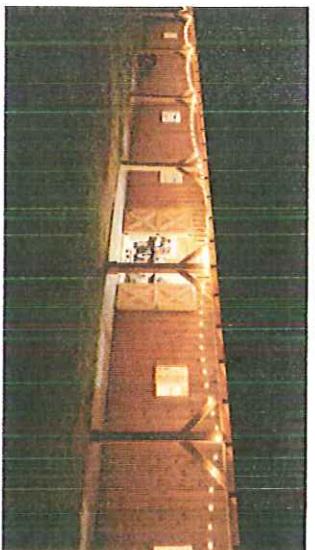


You and your guests will enjoy a farm fresh meal directly to your table. After you have seen first-hand the gardens and acres of open pasture where the cows graze, you will know the quality of your food. You will have seen the quality and care of the animals, and then you will enjoy a truly local, fresh dinner.

We will provide your caterer with your choice of meat and fresh seasonal vegetables and herbs from our organically-certified gardens and greenhouses.



**KNOW YOUR FARMER
KNOW YOUR FOOD**



We realize that not everyone has had a full farm experience, so every event includes a tour of the property to get a feel for what goes into a cattle and farming operation! During your rehearsal, you and all of your guests will be taken on a tour, which includes: the greenhouses, gardens, pastures, cornfields, bottle-fed calf operation, rotational grazing livestock operation, and the 10 acre pond and beaver dam at the head of the Shiawassee River.



Having your wedding at our ranch will reflect your rural lifestyle to your friends and family. Our barn has an all wood interior, timber beams, hand-made steel wagon wheel lights, and 12-foot sliding barn doors - the perfect rustic atmosphere to celebrate your big day!

Next to the barn, you'll find the perfect spot for your ceremony: a peaceful private pond surrounded by lush woods. Your guests will enjoy spending time outside playing horseshoes and other lawn games and sitting on hay bales around a bonfire.





On any given day on our ranch you will be greeted by our horses, see calves being bottle fed, our bull and cows grazing in the different pastures, sheep roaming, hogs rolling in the mud, and free range chickens running around.

Having your wedding here allows you to get away from the traditional reception halls and have the simple, intimate "backyard" wedding of your dreams. Your guests will be exposed to the country setting, where they can interact with our many different animals. Our horses are the perfect backdrop to your wedding photos.

Let your wedding guests see where their food is coming from! Our angus beef is served straight from farm-to-table at every one of our events. Tours of the ranch will be given during the reception for any guests who wish to see the entire operation.



Step into the country and let your wedding guests experience the natural beauty of a barn wedding on a family-run cattle ranch.

Our big, picturesque barn is located on 350 acres at the Cross W Ranch, in the farming community of Marion Township, Michigan

We are a certified organic, grass-fed cattle ranch and farm. We raise and sell livestock and grow and sell hay and produce. Our cows are rotated to different pastures, where they are free to wander and graze all day.

Contact us:
 Cross W Ranch
 3111 Pinckney Road
 Howell, MI 48843
 248-505-0635





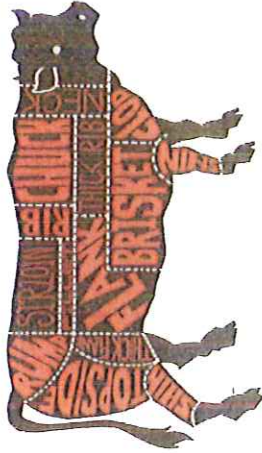
Cross W Ranch is proud to offer you angus beef of the highest quality. Freezer beef is available by the whole, half, or quarter portions.

Call Jim Witkowski at 248-505-0635 to reserve to reserve your beef.



ANGUS BEEF

GMO free
steroid free
antibiotic free
USDA approved
certified organic pastures



Whole Cow:

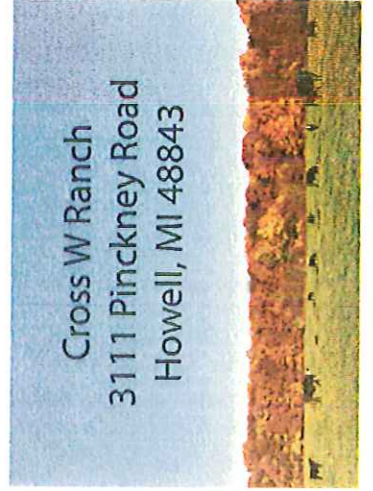
\$3.50 lb on the hanging weight
\$500.00 deposit due when you order.
Prices do not include processing fees
Approx. 700 to 800 lbs

Half Cow:

\$4.00 lb on the hanging weight
\$250.00 deposit due when you order.
Prices do not include processing fees
Approx. 350 to 400 lbs.

- Cross W Ranch freezer beef is available on a pre-order basis.
- All freezer beef come from local, family farms
- Prices are figured on hanging weight.

Submitted 5.3.17
PC did not review



***DOCUMENTATION OF INCIDENTAL USE OF EVENT BARN WITH REGARD TO
AGRICULTURAL USE AND OPERATION**

PROJECTED BEEF SALES

2017: Focusing mainly on freezer beef sold as quarter, half, and whole and our Marketing Events

- Projecting 30 steers
- Processing at 700 pounds
- 21,000 pounds of beef

2018: Continuing freezer beef sales and Marketing Events and expanding to individual cuts to restaurants and stores

- Expand cow/calf operation
- Projecting 60 steers
- Processing at 700 pounds
- 42,000 pounds of beef

ESTIMATED YEARLY BEEF NEEDED FOR EVENTS

- Average 150 persons per Marketing Event
- ½ pound of beef per person
- 50 events per year
- 3,750 pounds of beef or 11% of projected 2018 sales

PRINCIPAL USE OF BARN

Used year-round/7 days a week for:

- Storing agricultural implements
- Preparing Farm Market items
- Storing Farm Market products
- Conducting Farm Market sales
- Mixing milk replacement for bottle-fed calves
- Construction of items needed on farm
- Farm Office and Residence

Used in the winter/7 days a week for:

- Raising pullets
- Storing farm equipment

USE FOR EVENTS

- Maximum 50 events per year or 14% of use

DRAFT

FARM TO TABLE WEDDINGS

HOW CATERING WORKS

Included in the price of the wedding are appetizers with Cross W beef

For your main course buffet, you can either use one of the local caterers that we work with, or your caterer must buy our beef from us. We will place a sign stating that the beef came from the Cross W Ranch hosting your wedding.

Menu ideas:

- Roast beef
- BBQ beef
- Hamburgers
- Meatballs
- Mostaccioli
- Lasagna
- Ribs*
- Steak*

Other options:

- Lamb
- Sausage for pasta or stuffing vegetable
- Shredded pork
- Whole pig roast
- Seasonal produce

***Beef options will be based on availability**

***Ribs and steak will require an additional charge and it will require processing extra steers and more expensive cuts**

***CONNECTING PERMITTED RELATIONSHIP OF THE AGRI-BUSINESS USE TO THE
PRIMARY AGRICULTURAL USE**

WINERY

- use permitted in Ordinance
- the activity/marketing tool to promote sales of the farmer's products

FARM TO TABLE DINNER

- our use requested
- the activity/marketing tool to promote sales of our products

