SYLVAN TOWNSHIP

18027 Old US 12

Chelsea, Michigan 48118-9673

(734) 475-8890

Fax: (734) 475-8905

ZONING ORDINANCE AMENDMENT REQUEST FORM

Official Use only:
Zoning request# PC23-001 **Fee paid:** $900 Application + 2500 Professional Serv Deposit **Date received:** 2/13/2023
Date published: 3/8/2023 **Date notices sent:** 3/6/2023
Date reviewed by planning commission 3/23/2023
Date published:_____ **Date notices sent:**_____
Date reviewed by township board of trustees_____
Date approved_____ **denied**_____

PLEASE PRINT

Name of applicant: Andrew Kellogg & Kathryn Kellogg

Address (Street): 268 Shoreview Dr

City Chelsea State MI Zip Code: 48118

Contact information: Phone (734) 355-4499
Email ANKELLOG@GMAIL.COM

Property interest of applicant:
( ) Owner name: Andrew Kellogg & Kathryn Kellogg
( ) Contractor/purchaser name:_____
( ) Lessee name:_____
( ) Other:_____

Name of owner (if other than applicant:_____

Address (Street):_____

City_____ State_____ Zip Code:_____

Contact information: Phone_____
Email_____

Provide proof of ownership: _____

Location of property:
Address: 248 Shoreview Drive, Chelsea MI 48118
Tax ID # (s)
F-06-08-200-006

Legal Description (attach additional sheet if necessary):
See attached

Present Zoning District Designation: Low Density Residential

Present Use of Property: (Residential – single family, multi-family), (Industrial), (Commericial) (Agriculture), (Etc.)
Storage

List any deed restrictions and/or association restrictions: (attach additional pages as necessary) None

Describe any specific uses that are or are not allowed on the property that you would like to have allowed or disallowed:
N/A

Is the amendment applied for due to unique circumstances present on your property or to general conditions in the area?
_____owner's property _____general conditions

Explain any peculiar or unique conditions, and how many properties in your area are similarly affected:
N/A

How do you propose to minimize any potential negative impacts which your proposed activity may cause to surrounding land and neighbors?
N/A

Attach a site plan showing property layout with all boundary dimensions and the relationship of all adjoining properties.

Action Requested is an Amendment to the Sylvan Township Zoning Ordinance as follows:

A. Zoning Text Amendment_____

It is requested that Section (s)_____of the Sylvan Township Zoning Ordinance be amended as follows:_____

Reason for requesting the amendment: (attach addition pages as necessary)
Change Boundary adjustment Parcel from Agriculture to low density residential

B. Zoning Map Amendment_____

It is requested that the property described above and shown on the attached Site Plan and Survey be rezoned to Zoning District: Low density residential

Reason for requesting the amendment: (attach addition pages as necessary) State exactly what is intended to be done on or with the property which necessitates a change of the zoning ordinance:
Parcels have 2 Zoning designations. Original Parcel zoned Low density residential and Boundary adjustment parcel is zoned Agriculture. Change Boundary adjustment parcel to Low Density residential

I (we), the undersigned, request a hearing before the Sylvan Township Planning Commission requesting that consideration be given to an amendment of the township zoning ordinance and any decision favorable to the undersigned rendered upon this request do not relieve the applicant from compliance with all other provisions and requirements of the Sylvan Township Zoning Ordinance. The undersigned further affirms that he/she or they is/are the owner, lessee, or other type of interested party such as authorized agent for the owner involved in the request and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her/their knowledge and belief.

Applicant name: ANDREW KELLOGG
(please print)

Applicantsignature: _____ Date: 02/12/2023

Owner name: Kathryn Kellogg
(please print)

Owner signature: Kathryn Kellogg Date: Feb 12, 2023

ATTACH ANY ADDITIONAL COMMENTS IN SUPPORT OF THE REQUEST.

This application is to be completed, and accompanied by payment based on the Sylvan Township fee schedule and returned to:

Sylvan Township Zoning Administrator
18027 Old US 12
Chelsea, Michigan 48118

Application for rezoning, either a text amendment or map amendment, shall be made by filing the completed application form, all required information, eight hard copies, a copy in pdf form, and the required fee with the township board. No part of the fee shall be returnable to the applicant.

The completed application must be submitted at least 45 days prior to the hearing date.

WARRANTY DEED

The Grantor: **Andrew Kellogg**

whose address is: 268 Shoreview Drive, Chelsea, MI 48118

Conveys and Warrants to: **Dominie Wojtowicz and Doreen Tan, as** A MARRIED Couple

whose address is: 284 Shoreview Drive, Chelsea, MI 48118

the following described premises situated in the Township of Sylvan, County of Washtenaw, and State of Michigan, to wit:

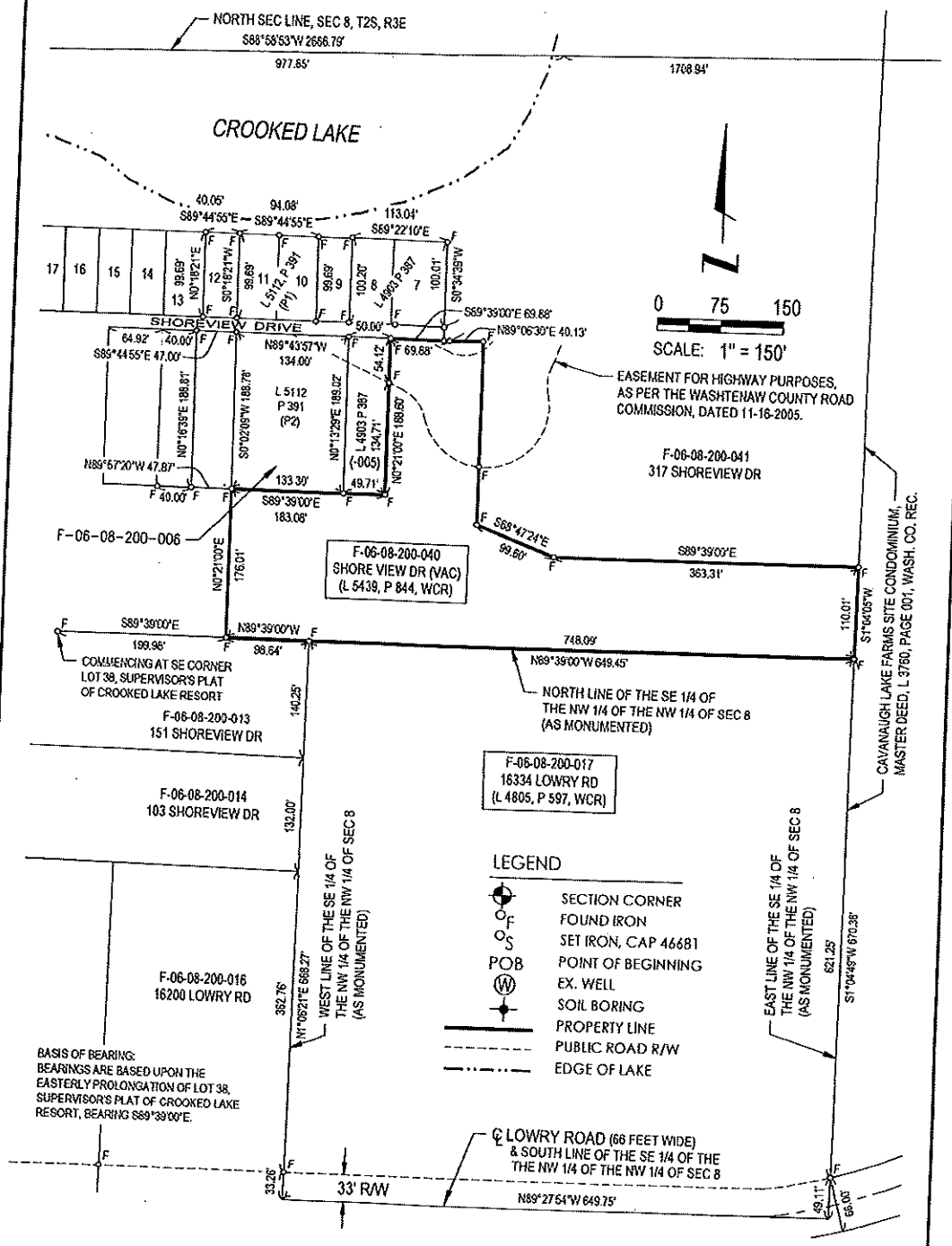
Transfer Parcel B:
Commencing at the Southeast corner of Lot 38, Supervisor's Plat of Crooked Lake Resort, according to the recorded plat thereof, as recorded in Liber 3 of Plats, Page 30, Washtenaw County Records; thence S 89° 39' 00" E 199.98 feet, along the Easterly prolongation of the South line of said Lot 38; thence N 0° 21' 00" E 176.01 feet; thence S 89° 39' 00" E 133.30 feet for the point of beginning; thence continuing S 89° 39' 00" E 49.71 feet; thence N 0° 21' 00" E 188.60 feet; thence along the Southerly line of Shoreview Drive, being the Southerly line of Supervisor's Plat of Crooked Lake Resort, S 89° 39' 00" E 69.88 feet; thence N 89° 06' 30" E 40.13 feet; thence S 0° 21' 00" W 220.00 feet; thence S 68° 47' 24" E 99.60 feet; thence S 89° 39' 00" E 363.31 feet; thence S 1° 04' 05" W 27.70 feet along the West line of Cavanaugh Lake Farms Site Condominium; thence N 89° 39' 00" W 615.54 feet; thence N 0° 13' 29" E 93.69 feet to the point of beginning, being a part of the Northwest ¼ of the Northwest ¼ of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan.
Tax ID: F-06-08-200-040 (part of)
Commonly known as: Vacant Shore View Drive, Chelsea, MI 48118

For the Full consideration of: $28,997.35
Subject to Building and Use Restrictions and Easements of record, if any and the Liens for any tax and/or assessments which become due and payable on or after the effective date hereof.

Dated this: December 29, 2022

CERTIFIED SURVEY

PART OF THE NW 1/4 OF THE NW 1/4 OF SEC 8, T2S, R3E,
SYLVAN TOWNSHIP, WASHTENAW COUNTY



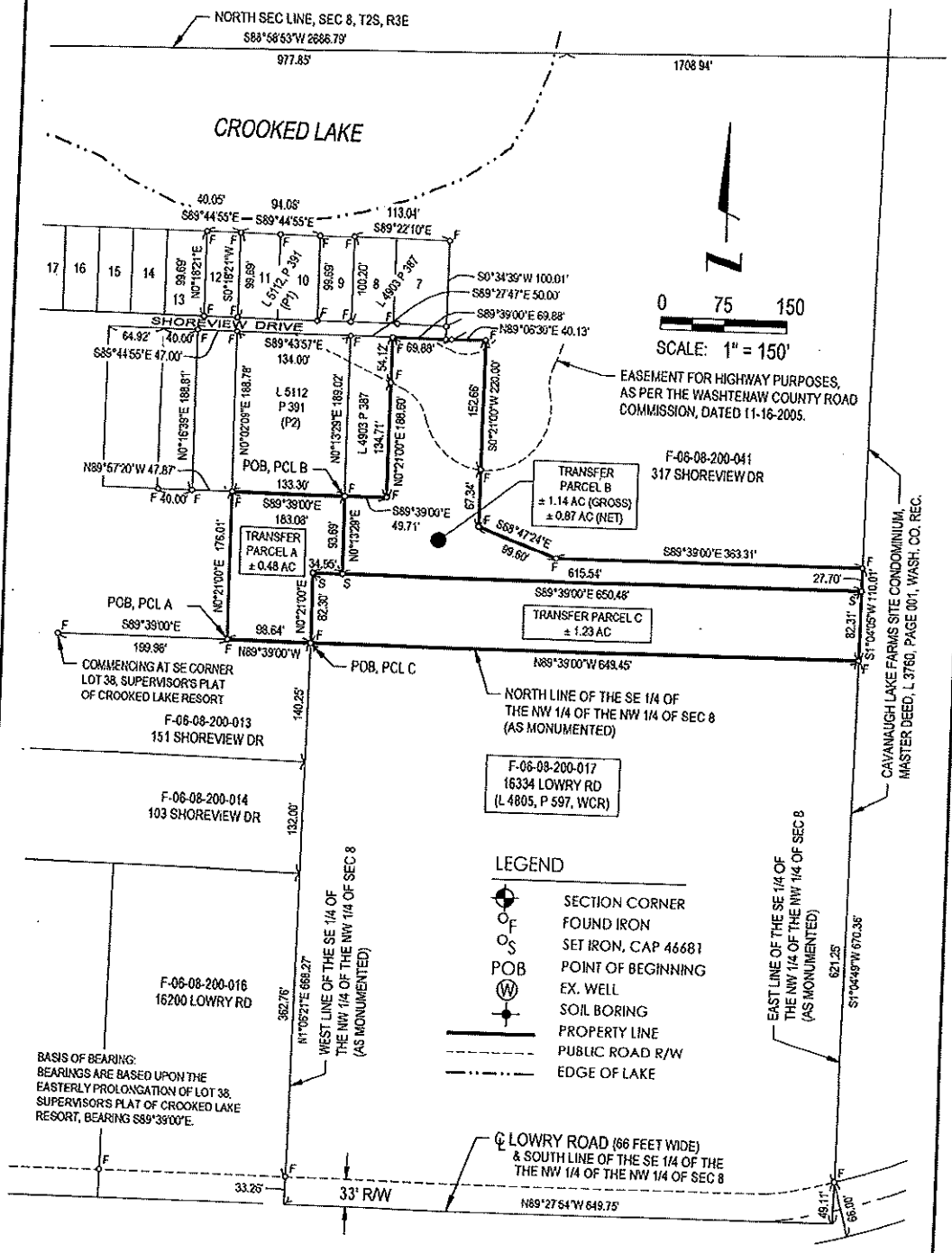
CLIENT:	KELLOGG
Survey of ± 2.85 Acres in the NW 1/4 Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan	
SCALE: 1" = 150'	JOB NO. 2022-2157
DATE: 11/04/2022 R2	SHEET: 1 OF 6

PIATT LAND SURVEYING·LLC
20624 Waterloo Road
Chelsea, MI 48118
(734) 730 - 8570
piattlandsurveying.com

STATE OF MICHIGAN
JOHN K PIATT
PROFESSIONAL SURVEYOR
No. 46681
LICENSED PROFESSIONAL SURVEYOR

CERTIFIED SURVEY

PART OF THE NW 1/4 OF THE NW 1/4 OF SEC 8, T2S, R3E,
SYLVAN TOWNSHIP, WASHTENAW COUNTY
(LAND DIVISION OF F-06-08-200-040)



CLIENT:	KELLOGG

Survey of ± 2.85 Acres in the NW 1/4
Section 8, T2S, R3E, Sylvan Township,
Washtenaw County, Michigan

SCALE:	1" = 150'	JOB NO.	2022-2157
DATE:	11/04/2022 R2	SHEET:	2 OF 6

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STATE OF MICHIGAN
JOHN K PIATT
PROFESSIONAL SURVEYOR
No. 46681
LICENSED PROFESSIONAL SURVEYOR

CERTIFIED SURVEY

PARENT PARCEL LEGAL DESCRIPTION: (WD, L 5439, P 844, WCR)
Commenicng at the Southeast comer of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence South 89 degrees 39 minutes 00 seconds East 199.98 feet along the Easterly prolongation of the South line of said Lot 38 for a PLACE OF BEGINNING; thence North 00 degrees 21 minutes 00 seconds East 176.01 feet; thence South 89 degrees 39 minutes 00 seconds East 183.08 feet; thence North 00 degrees 21 minutes 00 seconds East 188.60 feet; thence South 89 degrees 39 minutes 00 seconds East 69.88 feet; thence North 89 degrees 06 minutes 30 seconds East 40.13 feet; thence South 00 degrees 21 minutes 00 seconds West 220.00 feet; thence South 68 degrees 47 minutes 24 seconds East 99.60 feet; thence South 89 degrees 39 minutes 00 seconds East 362.75 feet; thence South 00 degrees 46 minutes 30 seconds West 110.00 feet; thence North 89 degrees 39 minutes 00 seconds West 748.09 feet along the Easterly prolongation of the South line of said Lot 38 to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, Town 2 South, Range 3 East.

LAND DIVISION SURVEY OF THE ABOVE PARENT PARCEL:

TRANSFER PARCEL A: ± 0.48 ACRES
Commencing at the Southeast comer of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence S89°39'00"E 199.98 feet, along the Easterly prolongation of the South line of said Lot 38 for a POINT OF BEGINNING; thence N0°21'00"E 176.01 feet; thence S89°39'00"E 133.30 feet; thence S0°13'29"W 93.69 feet; thence N89°39'00"W 34.95 feet; thence S0°21'00"W 82.30 feet; thence N89°39'00"W 98.64 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan, containing 0.48 Acres of land more or less, subject to easements and restrictions.

TRANSFER PARCEL B: ± 1.14 ACRES (GROSS), ± 0.87 ACRES (NET)
Commencing at the Southeast comer of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence S89°39'00"E 199.98 feet, along the Easterly prolongation of the South line of said Lot 38; thence N0°21'00"E 176.01 feet; thence S89°39'00"E 133.30 feet for a POINT OF BEGINNING; thence continuing S89°39'00"E 49.71 feet; thence N0°21'00"E 188.60 feet; thence along the Southerly line of Shoreview Drive, being the Southerly line of said Supervisor's Plat of Crooked Lake Resort, S89°39'00"E 69.88 feet; thence N89°06'30"E 40.13 feet; thence S0°21'00"W 220.00 feet; thence S68°47'24"E 99.60 feet; thence S89°39'00"E 363.31 feet; thence S1°04'05"W 27.70 feet along the West line of Cavanaugh Lake Farms Site Condominium; thence N89°39'00"W 615.54 feet; thence N0°13'29"E 93.69 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan, containing 1.14 Acres (Gross), ± 0.87 Acres (Net) of land more or less, subject to the easement for highway purposes, also subject to easements and restrictions.

TRANSFER PARCEL C: ± 1.23 ACRES
Commencing at the Southeast comer of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence S89°39'00"E 298.62 feet, along the Easterly prolongation of the South line of said Lot 38 for a POINT OF BEGINNING; thence N0°21'00"E 82.30 feet; thence S89°39'00"E 650.48 feet; thence S1°04'05"W 82.31 feet along the West line of Cavanaugh Lake Farms Site Condominium; thence along the North line of the Southeast 1/4 of the Northwest 1/4 of Section 8, N89°39'00"W 649.45 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan, containing 1.23 Acres of land more or less, subject to the easement for highway purposes, also subject to easements and restrictions.

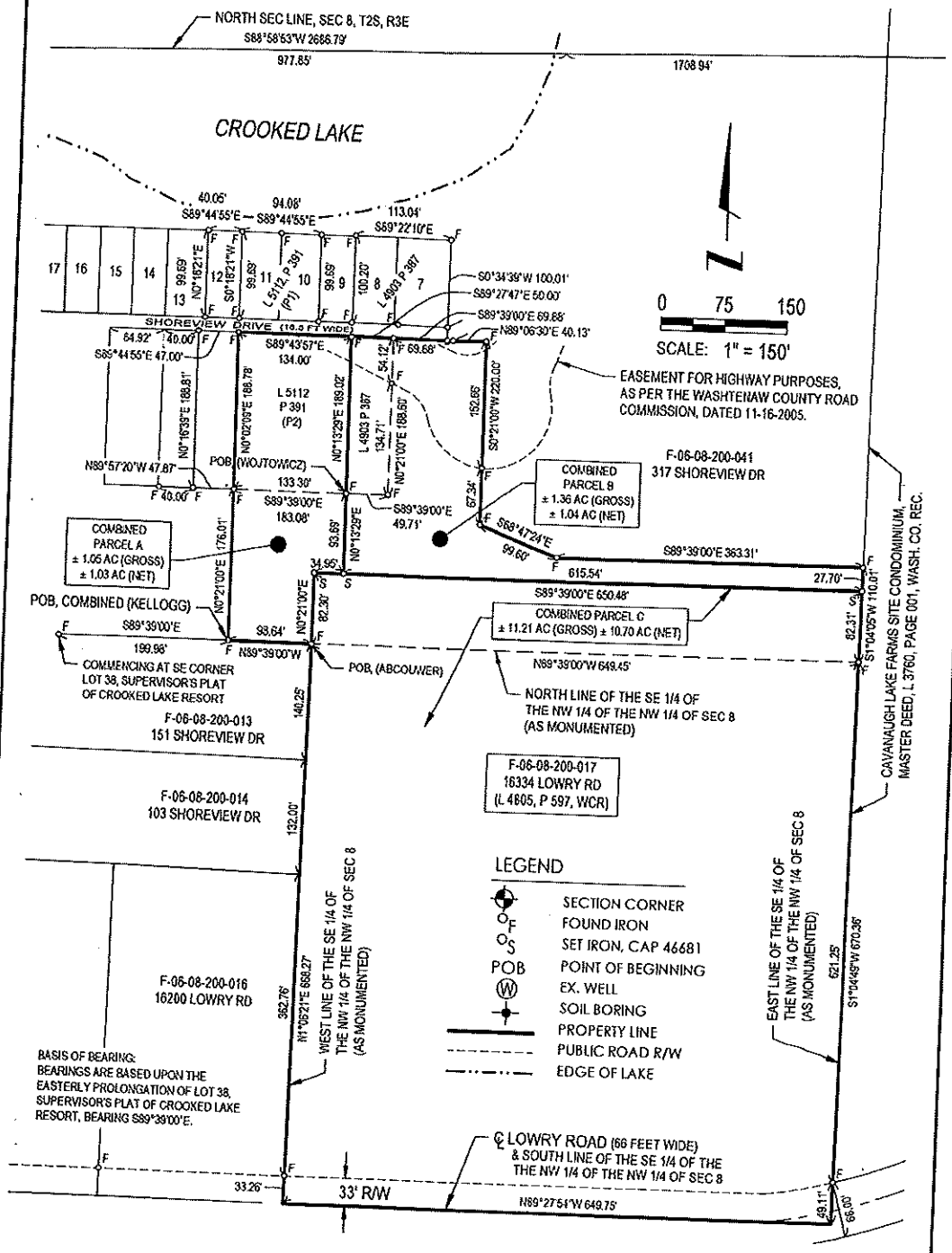
CERTIFICATE:
I hereby certify that I have surveyed and mapped the land above platted, and or described, and that the ratio of closure on the unadjusted field observations of such survey was no greater than 1 part in 5000, and that all the requirements of Public Act 132, as amended, have been complied with.

CLIENT:	KELLOGG	PIATT LAND SURVEYING·LLC	
Survey of ± 2.85 Acres in the NW 1/4 Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan		20624 Waterloo Road Chelsea, MI 48118 (734) 730 - 8570 piattlandsurveying.com	
SCALE: N/A	JOB NO. 2022-0547		
DATE: 11/04/2022 R2	SHEET: 3 OF 6		

STATE OF MICHIGAN
JOHN K PIATT
PROFESSIONAL SURVEYOR
No. 46681
LICENSED PROFESSIONAL SURVEYOR

CERTIFIED SURVEY

PART OF THE NW 1/4 OF THE NW 1/4 OF SEC 8, T2S, R3E,
SYLVAN TOWNSHIP, WASHTENAW COUNTY
(LAND DIVISION OF F-06-08-200-040)



CLIENT:	KELLOGG
Survey of ± 2.85 Acres in the NW 1/4 Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan	
SCALE: 1" = 150'	JOB NO. 2022-2157
DATE: 11/04/2022 R2	SHEET: 4 OF 6

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piattlandsurveying.com

STATE OF MICHIGAN
JOHN K PIATT
PROFESSIONAL SURVEYOR No. 46681
LICENSED PROFESSIONAL SURVEYOR

CERTIFIED SURVEY

PARENT PARCEL LEGAL DESCRIPTION: (KELLOGG, WD, L 5112, P 391, WCR)

PARCEL 1:
Lots 10 and 11, Supervisor's Plat of Crooked Lake, according to the plat thereof, as recorded in Liber 3 of Plats, Page 30, Washtenaw County Records.
PARCEL 2:
Commencing at a point 7 feet West and 16.5 feet South of the Southwest corner of Lot 12 of Supervisor's Plat of Crooked Lake Resort, a recorded plat; thence South 89 degrees 39' East 47 feet for a Place of Beginning; thence South 00 degrees 21' West 188.6 feet; thence South 89 degrees 39' East 184 feet; thence North 00 degrees 21' East 188.6 feet; thence North 89 degrees 39' West 184 feet along the South'line of Shore \Aew Drive to the Place of Beginning, being e part of Section 8, T2S, R3E, Sylan Township, Washtenaw County Michigan.
EXCEPTING THEREFROM the following described real estate: Commencing at the North 1/4 corner of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan; thence South 88 degrees 59' West 1609.24 feet along the North line of said section; thence South 00 degrees 22' West 138. 20 feet along the East line of Supervisor's Plat of Crooked Lake Resort as recorded in Liber 3 of Plats, Page 30, Washtenaw County Records; thence North 89 degrees 19' West 26. 79 feet along the South line of said plat; thence South 44 degrees 54' West 50.00 feet and South 45 degrees 02' West 231.66 feet along the Southeasterly line of said pla~ thence North 69 degrees 39' West 69.86 feet along the South line of said plat for a Place of Beginning; thence South 00 degrees 21' West 188.6 feet; thence North 89 degrees 39' West 50.00 feet; thence North 00 degrees 21' East 188.6 fee~ thence South 89 degrees 39' East 50.00 feet along the South line of said plat to the Place of Beginning, being a part of the Northwest 1/4 of said Section 8.

COMBINATION PARCEL A, (KELLOGG): ± 1.05 ACRES (GROSS), ± 1.03 ACRES (NET)

Commencing at the Southeast comer of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence S89°39'00"E 199.98 feet, along the Easterly prolongation of the South line of said Lot 38 for a POINT OF BEGINNING; thence N0°21'00"E 176.01 feet; thence N0°02'09"E 188.78 feet to a point on the South line of Shoreview Drive; thence along the South line of said Shoreview Drive, S89°43'57"E 134.00 feet; thence S0°13'29"W 189.02 feet; thence S0°13'29"W 93.69 feet; thence N89°39'00"W 34.95 feet; thence S0°21'00"W 82.30 feet; thence N89°39'00"W 98.64 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan, containing 1.05 Acres (Gross), 1.03 Acres (net) of land more or less, subject to easements and restrictions.

PARENT PARCEL LEGAL DESCRIPTION: (WOJTOWICZ, WD, L 4903, P 387, WCR)

Parcel 1
Lots 7 and 8 of Supervisor's Plat Crooked Lake Resort, according to the plat thereof, recorded in Liber 3 of Plats, Page 30, Washtenaw County Records.
Parcel 2
Commencing at the North 1/4 comer of Section T2S, R3E, Sylvan Township, Washtenaw County, Michigan; thence S 88° 59' W 1609.24 feet along the North line of said Section; thence S 0° 22' W 138.20 feet along the East line of Supervisor's Plat of Crooked Lake Resort, according to the plat thereof, recorded in Liber 3 of Plats, Page 30, Washtenaw County Records; thence N 86° 18' W 26.79 feet along the South line of said plat; thence S 44° 54' W 50.00 feet and S 45° 02' W 231.66 feet along the Southeasterly line of said plat; thence N 89° 39' W 69.86 feet along the South line of said plat for a PLACE OF BEGINNING; thence S 0° 21' W 188.6 feet; thence N 89° 39' W 50.00 feet; thence N 0° 21' E 188.6 feet; thence S 89° 39' E 50.00 feet along the South line of said plat to the Place of Beginning, being a part of the NW 1/4 of said Section 8.

COMBINATION LEGAL DESCRIPTION WITH PARCEL B, (WOJTOWICZ):
(continued next page)

CLIENT:	KELLOGG		
Survey of ± 2.85 Acres in the NW 1/4 Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan			
SCALE:	N/A	JOB NO.	2022-0547
DATE:	11/04/2022 R2	SHEET:	5 OF 6

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STATE OF MICHIGAN
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PROFESSIONAL SURVEYOR
No. 48681
LICENSED PROFESSIONAL SURVEYOR

CERTIFIED SURVEY

COMBINED PARCEL B, (WOJTOWICZ): ± 1.36 ACRES (GROSS), ± 1.04 ACRES (NET)

Commencing at the Southeast comer of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence S89°39'00"E 199.98 feet, along the Easterly prolongation of the South line of said Lot 38; thence N0°21'00"E 176.01 feet; thence S89°39'00"E 133.30 feet for a POINT OF BEGINNING; thence N0°13'29"E 189.02 feet to a point on the South line of Shoreview Drive; thence the following three (3) courses along the South line of said Shoreview Drive: S89°27'47"E 50.00 feet; S89°39'00"E 69.88 feet; and N89°06'30"E 40.13 feet; thence S0°21'00"W 220.00 feet; thence S68°47'24"E 99.60 feet; thence S89°39'00"E 363.31 feet; thence S1°04'05"W 27.70 feet along the West line of Cavanaugh Lake Farms Site Condominium; thence N89°39'00"W 615.54 feet; thence N0°13'29"E 93.69 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan, containing 1.36 Acres (Gross), 1.04 Acres (Net) of land more or less, subject to the easement for highway purposes, also subject to easements and restrictions.

PARENT PARCEL LEGAL DESCRIPTION: (ABCOUWER, WD, L 4903, P 387, WCR)

The Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Town 2 South, Range 3 East, Sylvan Township, Washtenaw County, Michigan.

COMBINATION PARCEL C, (ABCOUWER): ± 11.21 ACRES (GROSS), ± 10.70 ACRES (NET)

Commencing at the Southeast comer of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence S89°39'00"E 298.62 feet, along the Easterly prolongation of the South line of said Lot 38 for a POINT OF BEGINNING; thence N0°21'00"E 82.30 feet; thence S89°39'00"E 650.48 feet to a point on the West line of Cavanaugh Lake Farms Condominium; thence along said West line of Cavanaugh Lake Condominium, S1°04'05"W 82.31 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 8; thence along the East line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 8, S1°04'49"W 670.36 feet to the Southeast corner thereof; thence along the South line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 8, N89°27'54"W 649.75 feet to the Southwest corner thereof; thence along the West line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 8, N1°06'21"E 668.27 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan, containing 11.21 Acres (Gross), 10.70 Acres (Net) of land, more or less, subject to the rights of the public over the Southerly portion as occupied by Lowry Road, also subject to easements and restrictions of record.

CLIENT:	KELLOGG		
Survey of ± 2.85 Acres in the NW 1/4 Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan			
SCALE:	N/A	JOB NO.	2022-0547
DATE:	11/04/2022 R2	SHEET:	6 OF 6

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SYLVAN TOWNSHIP

18027 Old US 12

Chelsea, Michigan 48118-9673

(734) 475-8890

Fax: (734) 475-8905

ZONING ORDINANCE AMENDMENT REQUEST FORM

Official Use only:
900 = application fee
Zoning request# PC23-001 **Fee paid:** 2500 plus 3rd deposit **Date received:** 2/13/2023
Date published: 3/8/2023 **Date notices sent:** 3/6/2023
Date reviewed by planning commission 3/23/2023
Date published:_____ **Date notices sent:**_____
Date reviewed by township board of trustees_____
Date approved_____ **denied**_____

PLEASE PRINT

Name of applicant: Dominie Wojtowicz and Doreen Tan

Address (Street): 284 Shoreview Drive

City Chelsea State MI Zip Code: 48118

Contact information: Phone 734-904-5803
Email Dtdoreen@gmail.com

Property interest of applicant:
(X) Owner name: Dominie Wojtowicz and Doreen Tan
( ) Contractor/purchaser name:_____
( ) Lessee name:_____
( ) Other:_____

Name of owner (if other than applicant:_____

Address (Street):_____

City_____ State_____ Zip Code:_____

Contact information: Phone_____
Email_____

Provide proof of ownership: _____

Location of property:
Address: 284 Shoreview Dr., Chelsea, MI 48118
Tax ID # (s) F-06-08-200-005

Legal Description (attach additional sheet if necessary):
See attached

Present Zoning District Designation: ~~AG~~ LOW DENSITY RESIDENTIAL

Present Use of Property: (Residential – single family, multi-family), (Industrial), (Commericial) (Agriculture), (Etc.) Vacant

List any deed restrictions and/or association restrictions: (attach additional pages as necessary) None

Describe any specific uses that are or are not allowed on the property that you would like to have allowed or disallowed:
N/A

Is the amendment applied for due to unique circumstances present on your property or to general conditions in the area?
_____owner's property _____general conditions

Explain any peculiar or unique conditions, and how many properties in your area are similarly affected:
N/A

How do you propose to minimize any potential negative impacts which your proposed activity may cause to surrounding land and neighbors? N/A

Attach a site plan showing property layout with all boundary dimensions and the relationship of all adjoining properties.

Action Requested is an Amendment to the Sylvan Township Zoning Ordinance as follows:

A. Zoning Text Amendment_____

It is requested that Section (s)_____of the Sylvan Township Zoning Ordinance be amended as follows:_____

Reason for requesting the amendment: (attach addition pages as necessary)
CHANGE BOUNDARY ADJUSTMENT PARCEL FROM AGRICULTURE TO LOW DENSITY RESIDENTIAL

B. Zoning Map Amendment_____

It is requested that the property described above and shown on the attached Site Plan and Survey be rezoned to Zoning District: LOW DENSITY RESIDENTIAL

Reason for requesting the amendment: (attach addition pages as necessary) State exactly what is intended to be done on or with the property which necessitates a change of the zoning ordinance:
PARCELS HAVE 2 ZONING DESIGNATIONS. ORIGINAL PARCEL ZONED LOW DENSITY RESIDENTIAL AND BOUNDARY ADJUSTMENT PARCEL IS ZONED AGRICULTURE. CHANGE BOUNDARY ADJUSTMENT PARCEL TO LOW DENSITY AGRICULTURE

I (we), the undersigned, request a hearing before the Sylvan Township Planning Commission requesting that consideration be given to an amendment of the township zoning ordinance and any decision favorable to the undersigned rendered upon this request do not relieve the applicant from compliance with all other provisions and requirements of the Sylvan Township Zoning Ordinance. The undersigned further affirms that he/she or they is/are the owner, lessee, or other type of interested party such as authorized agent for the owner involved in the request and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her/their knowledge and belief.

Applicant name: DOMINIE WOJTOWICZ + DOREEN TAN
(please print)

Applicantsignature: Dominie Wojtowicz Doreen Tan Date: 2/12/2023

Owner name: DOMINIE WOJTOWICZ + DOREEN TAN
(please print)

Owner signature: Dominie Wojtowicz Doreen Tan Date: 2/12/2023

ATTACH ANY ADDITIONAL COMMENTS IN SUPPORT OF THE REQUEST.

This application is to be completed, and accompanied by payment based on the Sylvan Township fee schedule and returned to:
Sylvan Township Zoning Administrator
18027 Old US 12
Chelsea, Michigan 48118

Application for rezoning, either a text amendment or map amendment, shall be made by filing the completed application form, all required information, eight hard copies, a copy in pdf form, and the required fee with the township board. No part of the fee shall be returnable to the applicant.

The completed application must be submitted at least 45 days prior to the hearing date.

WARRANTY DEED

The Grantor: **Andrew Kellogg**

whose address is: 268 Shoreview Drive, Chelsea, MI 48118

Conveys and Warrants to: **Dominie Wojtowicz and Doreen Tan, as** A MARRIED Couple

whose address is: 284 Shoreview Drive, Chelsea, MI 48118

the following described premises situated in the Township of Sylvan, County of Washtenaw, and State of Michigan, to wit:

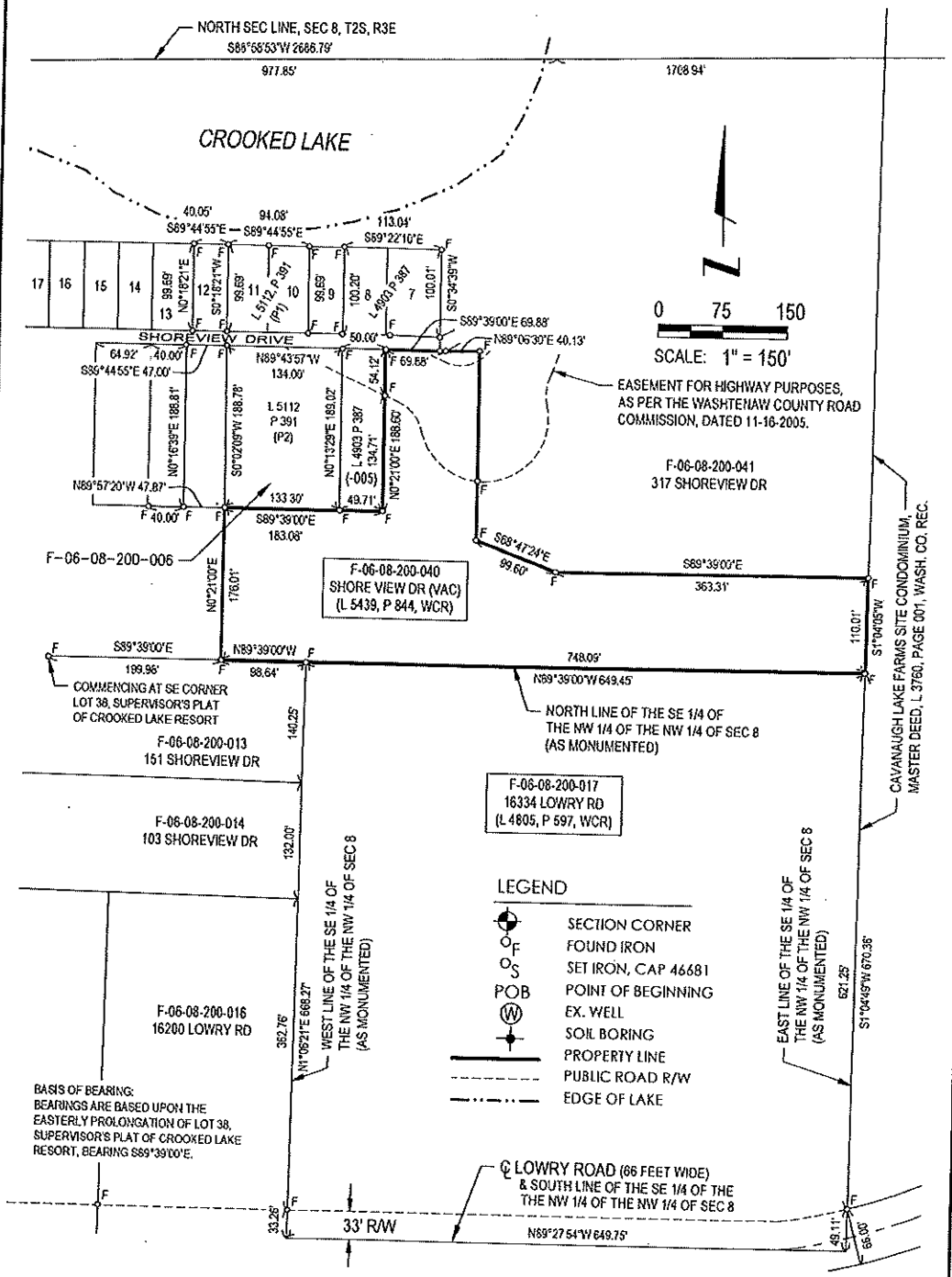
Transfer Parcel B:
Commencing at the Southeast corner of Lot 38, Supervisor's Plat of Crooked Lake Resort, according to the recorded plat thereof, as recorded in Liber 3 of Plats, Page 30, Washtenaw County Records; thence S 89° 39' 00" E 199.98 feet, along the Easterly prolongation of the South line of said Lot 38; thence N 0° 21' 00" E 176.01 feet; thence S 89° 39' 00" E 133.30 feet for the point of beginning; thence continuing S 89° 39' 00" E 49.71 feet; thence N 0° 21' 00" E 188.60 feet; thence along the Southerly line of Shoreview Drive, being the Southerly line of Supervisor's Plat of Crooked Lake Resort, S 89° 39' 00" E 69.88 feet; thence N 89° 06' 30" E 40.13 feet; thence S 0° 21' 00" W 220.00 feet; thence S 68° 47' 24" E 99.60 feet; thence S 89° 39' 00" E 363.31 feet; thence S 1° 04' 05" W 27.70 feet along the West line of Cavanaugh Lake Farms Site Condominium; thence N 89° 39' 00" W 615.54 feet; thence N 0° 13' 29" E 93.69 feet to the point of beginning, being a part of the Northwest ¼ of the Northwest ¼ of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan.
Tax ID: F-06-08-200-040 (part of)
Commonly known as: Vacant Shore View Drive, Chelsea, MI 48118

For the Full consideration of: $28,997.35
Subject to Building and Use Restrictions and Easements of record, if any and the Liens for any tax and/or assessments which become due and payable on or after the effective date hereof.

Dated this: December 29, 2022

CERTIFIED SURVEY

PART OF THE NW 1/4 OF THE NW 1/4 OF SEC 8, T2S, R3E,
SYLVAN TOWNSHIP, WASHTENAW COUNTY



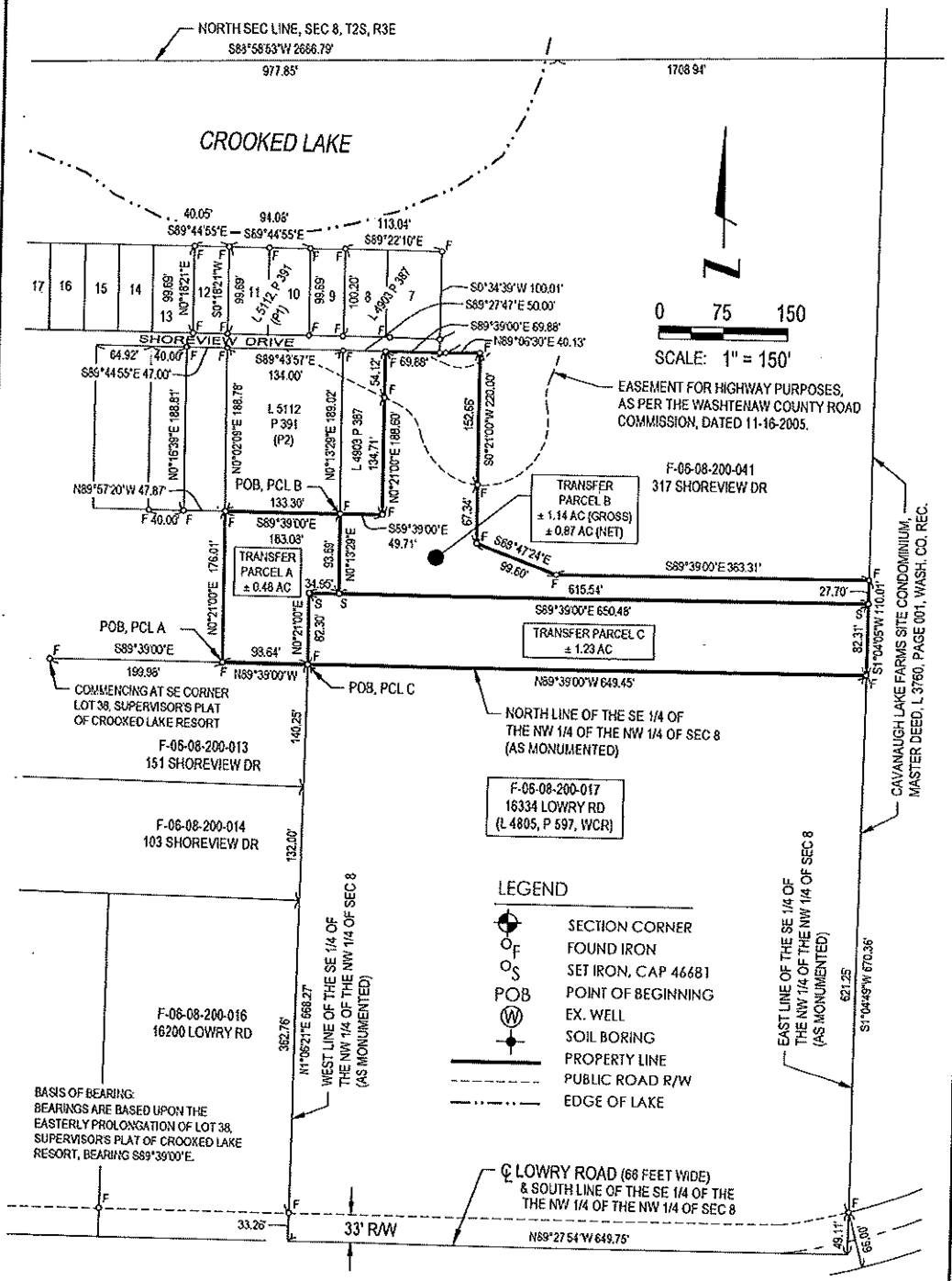
CLIENT:	KELLOGG
Survey of ± 2.85 Acres in the NW 1/4 Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan	
SCALE: 1" = 150'	JOB NO. 2022-2157
DATE: 11/04/2022 R2	SHEET: 1 OF 6

PiATT LAND SURVEYING·LLC
20624 Waterloo Road
Chelsea, MI 48118
(734) 730 - 8570
piattlandsurveying.com

STATE OF MICHIGAN
JOHN K PIATT
PROFESSIONAL SURVEYOR
No. 46681
LICENSED PROFESSIONAL SURVEYOR

CERTIFIED SURVEY

PART OF THE NW 1/4 OF THE NW 1/4 OF SEC 8, T2S, R3E,
SYLVAN TOWNSHIP, WASHTENAW COUNTY
(LAND DIVISION OF F-06-08-200-040)



CLIENT:	KELLOGG

Survey of ± 2.85 Acres in the NW 1/4
Section 8, T2S, R3E, Sylvan Township,
Washtenaw County, Michigan

SCALE:	1" = 150'	JOB NO.	2022-2157
DATE:	11/04/2022 R2	SHEET:	2 OF 6

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STATE OF MICHIGAN
JOHN K PIATT
PROFESSIONAL SURVEYOR
No. 46681
LICENSED PROFESSIONAL SURVEYOR

CERTIFIED SURVEY

PARENT PARCEL LEGAL DESCRIPTION: (WD, L 5439, P 844, WCR)
Commenicng at the Southeast comer of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence South 89 degrees 39 minutes 00 seconds East 199.98 feet along the Easterly prolongation of the South line of said Lot 38 for a PLACE OF BEGINNING; thence North 00 degrees 21 minutes 00 seconds East 176.01 feet; thence South 89 degrees 39 minutes 00 seconds East 183.08 feet; thence North 00 degrees 21 minutes 00 seconds East 188.60 feet; thence South 89 degrees 39 minutes 00 seconds East 69.88 feet; thence North 89 degrees 06 minutes 30 seconds East 40.13 feet; thence South 00 degrees 21 minutes 00 seconds West 220.00 feet; thence South 68 degrees 47 minutes 24 seconds East 99.60 feet; thence South 89 degrees 39 minutes 00 seconds East 362.75 feet; thence South 00 degrees 46 minutes 30 seconds West 110.00 feet; thence North 89 degrees 39 minutes 00 seconds West 748.09 feet along the Easterly prolongation of the South line of said Lot 38 to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, Town 2 South, Range 3 East.

LAND DIVISION SURVEY OF THE ABOVE PARENT PARCEL:

TRANSFER PARCEL A: ± 0.48 ACRES
Commencing at the Southeast comer of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence S89°39'00"E 199.98 feet, along the Easterly prolongation of the South line of said Lot 38 for a POINT OF BEGINNING; thence N0°21'00"E 176.01 feet; thence S89°39'00"E 133.30 feet; thence S0°13'29"W 93.69 feet; thence N89°39'00"W 34.95 feet; thence S0°21'00"W 82.30 feet; thence N89°39'00"W 98.64 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan, containing 0.48 Acres of land more or less, subject to easements and restrictions.

TRANSFER PARCEL B: ± 1.14 ACRES (GROSS), ± 0.87 ACRES (NET)
Commencing at the Southeast comer of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence S89°39'00"E 199.98 feet, along the Easterly prolongation of the South line of said Lot 38; thence N0°21'00"E 176.01 feet; thence S89°39'00"E 133.30 feet for a POINT OF BEGINNING; thence continuing S89°39'00"E 49.71 feet; thence N0°21'00"E 188.60 feet; thence along the Southerly line of Shoreview Drive, being the Southerly line of said Supervisor's Plat of Crooked Lake Resort, S89°39'00"E 69.88 feet; thence N89°06'30"E 40.13 feet; thence S0°21'00"W 220.00 feet; thence S68°47'24"E 99.60 feet; thence S89°39'00"E 363.31 feet; thence S1°04'05"W 27.70 feet along the West line of Cavanaugh Lake Farms Site Condominium; thence N89°39'00"W 615.54 feet; thence N0°13'29"E 93.69 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan, containing 1.14 Acres (Gross), ± 0.87 Acres (Net) of land more or less, subject to the easement for highway purposes, also subject to easements and restrictions.

TRANSFER PARCEL C: ± 1.23 ACRES
Commencing at the Southeast comer of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence S89°39'00"E 298.62 feet, along the Easterly prolongation of the South line of said Lot 38 for a POINT OF BEGINNING; thence N0°21'00"E 82.30 feet; thence S89°39'00"E 650.48 feet; thence S1°04'05"W 82.31 feet along the West line of Cavanaugh Lake Farms Site Condominium; thence along the North line of the Southeast 1/4 of the Northwest 1/4 of Section 8, N89°39'00"W 649.45 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan, containing 1.23 Acres of land more or less, subject to the easement for highway purposes, also subject to easements and restrictions.

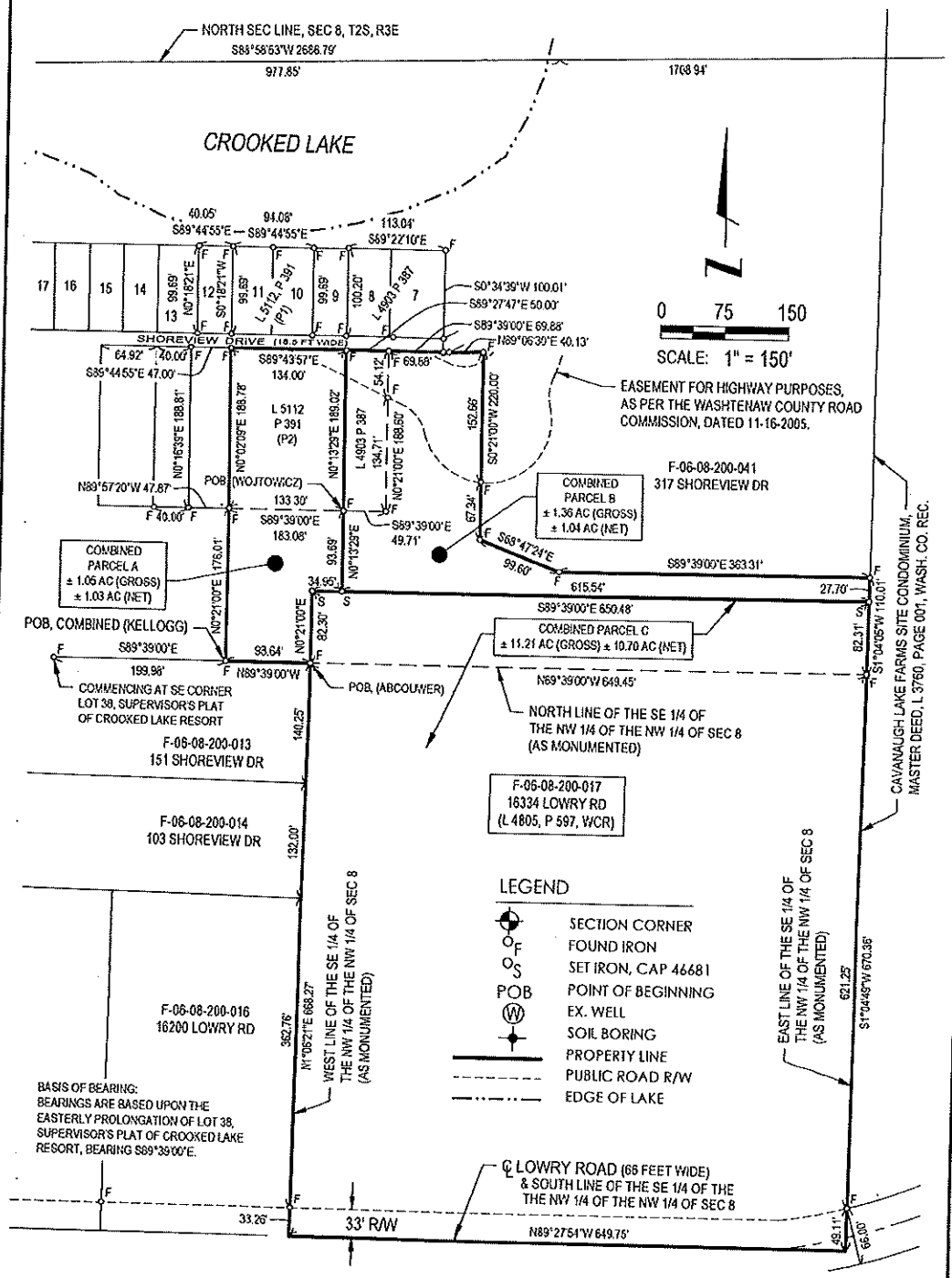
CERTIFICATE:
I hereby certify that I have surveyed and mapped the land above platted, and or described, and that the ratio of closure on the unadjusted field observations of such survey was no greater than 1 part in 5000, and that all the requirements of Public Act 132, as amended, have been complied with.

CLIENT:	KELLOGG	PiATT LAND SURVEYING·LLC	
Survey of ± 2.85 Acres in the NW 1/4 Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan		20624 Waterloo Road Chelsea, MI 48118 (734) 730 - 8570 piattlandsurveying.com	
SCALE: N/A	JOB NO. 2022-0547		
DATE: 11/04/2022 R2	SHEET: 3 OF 6		

STATE OF MICHIGAN
JOHN K PIATT
PROFESSIONAL SURVEYOR
No. 66681
LICENSED PROFESSIONAL SURVEYOR

CERTIFIED SURVEY

PART OF THE NW 1/4 OF THE NW 1/4 OF SEC 8, T2S, R3E,
SYLVAN TOWNSHIP, WASHTENAW COUNTY
(LAND DIVISION OF F-06-08-200-040)



CLIENT:	KELLOGG

Survey of ± 2.85 Acres in the NW 1/4
Section 8, T2S, R3E, Sylvan Township,
Washtenaw County, Michigan

SCALE:	1" = 150'	JOB NO.	2022-2157
DATE:	11/04/2022 R2	SHEET:	4 OF 6

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piattlandsurveying.com

STATE OF MICHIGAN
JOHN K PIATT
PROFESSIONAL SURVEYOR
No. 46681
LICENSED PROFESSIONAL SURVEYOR

CERTIFIED SURVEY

PARENT PARCEL LEGAL DESCRIPTION: (KELLOGG, WD, L 5112, P 391, WCR)

PARCEL 1:
Lots 10 and 11, Supervisor's Plat of Crooked Lake, according to the plat thereof, as recorded in Liber 3 of Plats, Page 30, Washtenaw County Records.
PARCEL 2:
Commencing at a point 7 feet West and 16.5 feet South of the Southwest corner of Lot 12 of Supervisor's Plat of Crooked Lake Resort, a recorded plat; thence South 89 degrees 39' East 47 feet for a Place of Beginning; thence South 00 degrees 21' West 188.6 feet; thence South 89 degrees 39' East 184 feet; thence North 00 degrees 21' East 188.6 feet; thence North 89 degrees 39' West 184 feet along the South'line of Shore \Aew Drive to the Place of Beginning, being e part of Section 8, T2S, R3E, Sylan Township, Washtenaw County Michigan.
EXCEPTING THEREFROM the following described real estate: Commencing at the North 1/4 corner of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan; thence South 88 degrees 59' West 1609.24 feet along the North line of said section; thence South 00 degrees 22' West 138. 20 feet along the East line of Supervisor's Plat of Crooked Lake Resort as recorded in Liber 3 of Plats, Page 30, Washtenaw County Records; thence North 89 degrees 19' West 26. 79 feet along the South line of said plat; thence South 44 degrees 54' West 50.00 feet and South 45 degrees 02' West 231.66 feet along the Southeasterly line of said pla~ thence North 69 degrees 39' West 69.86 feet along the South line of said plat for a Place of Beginning; thence South 00 degrees 21' West 188.6 feet; thence North 89 degrees 39' West 50.00 feet; thence North 00 degrees 21' East 188.6 fee~ thence South 89 degrees 39' East 50.00 feet along the South line of said plat to the Place of Beginning, being a part of the Northwest 1/4 of said Section 8.

COMBINATION PARCEL A, (KELLOGG): ± 1.05 ACRES (GROSS), ± 1.03 ACRES (NET)

Commencing at the Southeast comer of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence S89°39'00"E 199.98 feet, along the Easterly prolongation of the South line of said Lot 38 for a POINT OF BEGINNING; thence N0°21'00"E 176.01 feet; thence N0°02'09"E 188.78 feet to a point on the South line of Shoreview Drive; thence along the South line of said Shoreview Drive, S89°43'57"E 134.00 feet; thence S0°13'29"W 189.02 feet; thence S0°13'29"W 93.69 feet; thence N89°39'00"W 34.95 feet; thence S0°21'00"W 82.30 feet; thence N89°39'00"W 98.64 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan, containing 1.05 Acres (Gross), 1.03 Acres (net) of land more or less, subject to easements and restrictions.

PARENT PARCEL LEGAL DESCRIPTION: (WOJTOWICZ, WD, L 4903, P 387, WCR)

Parcel 1
Lots 7 and 8 of Supervisor's Plat Crooked Lake Resort, according to the plat thereof, recorded in Liber 3 of Plats, Page 30, Washtenaw County Records.
Parcel 2
Commencing at the North 1/4 comer of Section T2S, R3E, Sylvan Township, Washtenaw County, Michigan; thence S 88° 59' W 1609.24 feet along the North line of said Section; thence S 0° 22' W 138.20 feet along the East line of Supervisor's Plat of Crooked Lake Resort, according to the plat thereof, recorded in Liber 3 of Plats, Page 30, Washtenaw County Records; thence N 86° 18' W 26.79 feet along the South line of said plat; thence S 44° 54' W 50.00 feet and S 45° 02' W 231.66 feet along the Southeasterly line of said plat; thence N 89° 39' W 69.86 feet along the South line of said plat for a PLACE OF BEGINNING; thence S 0° 21' W 188.6 feet; thence N 89° 39' W 50.00 feet; thence N 0° 21' E 188.6 feet; thence S 89° 39' E 50.00 feet along the South line of said plat to the Place of Beginning, being a part of the NW 1/4 of said Section 8. -005

COMBINATION LEGAL DESCRIPTION WITH PARCEL B, (WOJTOWICZ):
(continued next page)

CLIENT:	KELLOGG		
Survey of ± 2.85 Acres in the NW 1/4 Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan			
SCALE:	N/A	JOB NO.	2022-0547
DATE:	11/04/2022 R2	SHEET:	5 OF 6

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STATE OF MICHIGAN
JOHN K PIATT
PROFESSIONAL SURVEYOR
No. 46681
LICENSED PROFESSIONAL SURVEYOR

CERTIFIED SURVEY

COMBINED PARCEL B, (WOJTOWICZ): ± 1.36 ACRES (GROSS), ± 1.04 ACRES (NET)

Commencing at the Southeast corner of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence S89°39'00"E 199.98 feet, along the Easterly prolongation of the South line of said Lot 38; thence N0°21'00"E 176.01 feet; thence S89°39'00"E 133.30 feet for a POINT OF BEGINNING; thence N0°13'29"E 189.02 feet to a point on the South line of Shoreview Drive; thence the following three (3) courses along the South line of said Shoreview Drive: S89°27'47"E 50.00 feet; S89°39'00"E 69.88 feet; and N89°06'30"E 40.13 feet; thence S0°21'00"W 220.00 feet; thence S68°47'24"E 99.60 feet; thence S89°39'00"E 363.31 feet; thence S1°04'05"W 27.70 feet along the West line of Cavanaugh Lake Farms Site Condominium; thence N89°39'00"W 615.54 feet; thence N0°13'29"E 93.69 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan, containing 1.36 Acres (Gross), 1.04 Acres (Net) of land more or less, subject to the easement for highway purposes, also subject to easements and restrictions.

PARENT PARCEL LEGAL DESCRIPTION: (ABCOUWER, WD, L 4903, P 387, WCR)

The Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Town 2 South, Range 3 East, Sylvan Township, Washtenaw County, Michigan.

COMBINATION PARCEL C, (ABCOUWER): ± 11.21 ACRES (GROSS), ± 10.70 ACRES (NET)

Commencing at the Southeast corner of Lot 38, Supervisor's Plat of Crooked Lake Resort, as recorded in Liber 3, Page 30, Washtenaw County Records; thence S89°39'00"E 298.62 feet, along the Easterly prolongation of the South line of said Lot 38 for a POINT OF BEGINNING; thence N0°21'00"E 82.30 feet; thence S89°39'00"E 650.48 feet to a point on the West line of Cavanaugh Lake Farms Condominium; thence along said West line of Cavanaugh Lake Condominium, S1°04'05"W 82.31 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 8; thence along the East line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 8, S1°04'49"W 670.36 feet to the Southeast corner thereof; thence along the South line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 8, N89°27'54"W 649.75 feet to the Southwest corner thereof; thence along the West line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 8, N1°06'21"E 668.27 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan, containing 11.21 Acres (Gross), 10.70 Acres (Net) of land, more or less, subject to the rights of the public over the Southerly portion as occupied by Lowry Road, also subject to easements and restrictions of record.

CLIENT:	KELLOGG		
Survey of ± 2.85 Acres in the NW 1/4 Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan			
SCALE:	N/A	JOB NO.	2022-0547
DATE:	11/04/2022 R2	SHEET:	6 OF 6

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STATE OF MICHIGAN
JOHN K PIATT
PROFESSIONAL SURVEYOR
No. 46681
LICENSED PROFESSIONAL SURVEYOR

ESTABLISHED 1835

Planning Commission Staff Report

18027 Old US 12, Chelsea, MI 48118
734-475-8905

AGENDA ITEM:

TO: Sylvan Township Planning Commission

FROM: Zoning Administrator

HEARING DATE: April 23, 2023

SUBJECT: Request to rezone two parcels of land that were part of a land division and boundary adjustment.

- Parcel 1 is approximately .48 acres zoned agriculture which was combined with 248 Shoreview an approximately .58 acre parcel tax ID F-06-08-200-006 zoned low density residential.
- Parcel 2 is an approximately 1.14 acres zoned agriculture which was combined with an approximately .22 acre vacant parcel formerly known as Tax ID F-06-08-200-005 and is zoned low density residential; the new combined parcel is now identified as F-06-08-200-042.

The request is to rezone the boundary adjustment parcels from the agriculture zoning district to low density residential zoning district. There is structure currently on the property at 248 Shoreview.

PROJECT SITES: See explanation above

PROPERTY OWNER: Andrew and Kathryn Kellogg, and Dominie Wojtowicz and Doreen Tan

APPLICANT:

STAFF REFERENCE: Carol Konieczki
Planner/ Zoning Administrator

PROJECT: Rezone parcels according to Sylvan Township 2017 Master Plan adopted May 25, 2017

ZONING: Currently Agriculture; Proposed zoning Low Density Residential

PROJECT DESCRIPTION

The proposed conditional rezoning consists of two parcels; .48acres and 1.14 acres which total 1.62 acres. The parcels are currently zoned Agriculture. The applicants are proposing to rezone the property to Low Density Residential.

The request to rezone the parcel is based on the 2017 Master Plan future land use map and policy recommendations for eligible districts for rezoning consideration.

The Master Land Use plan designates the area as Low Density Residential. The property is eligible for rezoning consideration to low density residential.

Table 6 provides the classification on the future land use map and the eligible zoning districts for consideration supported by the policy recommendations.

Table 6 - *Master Plan Land Use Classifications / Zoning District Comparison*

Master Plan Land Use Designations	Zoning District Classifications
Open Space/ Agriculture/ Residential	AG, Agriculture Rural
Low Density Residential	AG, Agriculture LR, Low Density Residential SR-1, Single-Family One
Medium Density Residential	Currently no zoning district accommodates
High Density Residential	MR, Multiple-Family Residential
Manufactured Housing Community	MHP, Manufactured Housing Community
Local Commercial	LC, Local Commercial
Mixed Use	GC, General Commercial HC, Highway Commercial MR, Multiple-Family Residential BP, Business Park I, Industrial
Industrial	I, Industrial I-ART, Industrial-Automotive Research and Testing
Recreation / Conservation	RC, Recreation Conservation

SYLVAN TOWNSHIP ZONING ORDINANCE

The applicant is requesting to rezone the property from Agriculture to Low Density Residential; the district requirements for Agriculture (AG) and Low Density Residential (LR) are as follows:

DIVISION 4. - AG-AGRICULTURE DISTRICT

Sec. 30-276. - Purpose.

(a)The AG-Agriculture District is composed of those areas of the township whose principal use is and ought to be farming. The regulations of this district are designed:

(1)To conserve, stabilize, enhance and develop farming and related resource utilization activities;

(2)To minimize conflicting uses of parcels, lots, buildings and structures detrimental to or incompatible with these activities; and

(3)To prohibit uses of parcels, lots, buildings and structures which require streets, drainage and other public facilities and services of a different type and quantity than those normally required by these activities.
(b)The district, in preserving areas for agricultural uses, is also designed to prevent proliferation of residential subdivision and urban sprawl.
(Comp. Ords. 1994, § 15.181; Ord. No. 1, § 11.01, 8-19-1974)

Sec. 30-277. - Permitted uses.
The following buildings and structures, and uses, of parcels, lots, buildings and structures are permitted in this district:
(1)A single-family dwelling.
(2)A parcel may be used for general and specialized farming and agricultural activities including the raising or growing of crops, livestock, poultry, bees and other farm animals, products and foodstuffs, and any building or structure may be located thereon and used for the day-to-day operation of such activities, for the quartering, storage or preservation of said crops, livestock, poultry, bees, animals, products and foodstuffs until consumed on the premises or until moved to a place of collection, distribution or processing, and for the incidental sale of the crops, products and foodstuffs raised or grown on said lot or in said building or structure, provided that any lot that is kept as idle cropland shall be so treated as to prevent soil erosion by wind or water and so treated as to prevent excessive growth of obnoxious weeds and shrubs, and provided that any lot kept as noncropland shall be so treated as to prevent soil erosion by wind and water.
(3)A parcel may be used, and a building or structure located thereon for the raising or keeping of fur-bearing animals, horses, ponies and other animals whether for profit or pleasure.
(4)A parcel may be used for the raising or growing of plants, trees, shrubs and nursery stock, and any building or structure may be located thereon and used for such raising or growing and for the storage of equipment and materials necessary for such raising or growing.
(5)Roadside stand, provided it is incidental to a permitted use and provided the nursery stock or other agricultural products sold at the stand are raised on the premises where situated.
(6)Off-street parking as required in article V of this chapter.
(7)Public and private recreation acres, such as:
a.Forest preserve;
b.Game refuge;
c.Recreation park and reservations; and
d.Similar public and private use of low intensity use.
(8)Public and private conservation area and structure for the development, protection and conservation of open space, watersheds, water, soil, forest, and wildlife resources.
(9)A parcel may be used for the growing, stripping and removal therefrom of sod, provided that said lot or portion thereof shall be reseeded after stripping by fall of the year in which it was stripped so as to prevent actual or potential erosion by water or wind.
(10)Lines and structures of essential services as set forth in section 30-220.
(11)A sign, only in accordance with the regulations specified in article VII of this chapter.
(12)An accessory use, building or structure.
(13)Regardless of any other provisions herein, a dwelling unit not located on a farm may raise or keep, only as an accessory use, and only for the use of the occupant of the premises, and not for any purpose of remuneration, poultry, rabbits, and fowl and small animals, and livestock; provided that the minimum lot area for the raising and keeping of poultry, rabbits, and similar fowl and small animals shall be two

acres; and provided further that the minimum lot area for the raising and keeping of livestock shall be between two acres for the first two livestock animals and 20,000 square feet of additional lot area for each additional one livestock animal. All fowl and animals shall be properly housed, fenced, and cared for so as not to become a public nuisance.
(Comp. Ords. 1994, § 15.182; Ord. No. 1, § 11.02, 8-19-1974; Ord. Of 3-10-1981)

Sec. 30-278. - Special uses.

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted in this district subject to obtaining a special use permit as provided in article II, division 2, and article IX of this chapter, where applicable:
(1)The removal of soil, sand, gravel, and other materials. See section 30-797.
(2)Public and private park camping ground, golf course, golf driving range, clubs, hunting lodge, garden, nurseries, greenhouses, and livestock auction yards.
(3)Community and governmental buildings.
(4)Airport.
(5)Sanitary landfill site.
(6)Public and private nursery, primary and secondary schools, business school, and college and university.
(7)Hospital, nursing home, sanitarium.
(8)A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery.
(9)Veterinarian, animal clinic and kennels.
(10)Essential services, as provided for in section 30-221(4) and (6).
(11)A radio and television broadcasting and receiving antenna.
(12)A building may be used for the temporary housing of seasonal agricultural workers, provided the farm where located is at least 160 acres.
(13)Home occupations.
(14)Funeral establishments, and mortuaries.
(15)Bed and breakfast operations, subject to the regulations in section 30-806.
(16)Wireless communication facilities, subject to section 30-804, except such facilities shall not be permitted on any parcel of land that is located in an area that is designated in the township's adopted general development plan for urban residential use.
(17)Bulk sales of fertilizer, feed, and crop protection products for use in farming operations only. This special use is only permitted in those portions of the present AG-agricultural district, which are designated as "agriculture" on Map 10, of the Sylvan Township comprehensive plan adopted October 23, 2008. Equipment sales, services, and repair are not permitted.
(Map 10 is outdated and references the Land Use map of the 2008 Master Plan)
(18)Agricultural commercial/tourism businesses, subject to the regulations in section 30-808.
(Comp. Ords. 1994, §§ 15.183, 68.001; Ord. No. 1, § 11.03, 8-19-1974; Ord. of 5-15-1980; Ord. No. 54, § 1, 6-18-1999; Ord. of 8-3-1999; Ord. of 12-2-2003; Ord. of 7-5-2011, § 2; Ord. of 8-12-2014)
Sec. 30-279. - Regulations and performance standards.
The following regulations shall apply in all AG-Agriculture Districts:
(1)Lot area. No building or structure shall be established on any lot less than two acres in area.
(2)Lot width. The minimum lot width shall be 200 feet.
(3)Lot coverage. The maximum lot coverage shall not exceed ten percent.
(4)Floor area ratio. The maximum floor area shall not exceed ten percent of the lot area.

(5)Yard and setback requirements.

a.Front yard: Not less than 50 feet.

b.Side yard: Least width of either yard shall not be less than 30 feet; except in the case of a corner lot. Corner lots fronting upon public or private streets or roads shall have two front yards and two side yards.

c.Rear yard: Not less than 50 feet.

The above requirements shall apply to every lot, building or structure within this district and all measurements shall conform to sections 30-5 and 30-182.

(6)Height requirement. Except as otherwise provided in section 30-182(b)(4), the following height requirements shall apply in this district:

a.For dwelling and nonfarm buildings and structures: No dwelling or nonfarm building or structure shall exceed a height of three stories or 40 feet.

b.For general and specialized farm buildings and structures: No general and specialized farm buildings and structures shall exceed a height of 75 feet.

(7)Required off-street parking. As required in article V of this chapter.

(8)Performance standards. As required in article VIII of this chapter.

(9)Preservation of environmental quality. As specified in section 30-794.

(Comp. Ords. 1994, § 15.184; Ord. No. 1, § 11.04, 8-19-1974; Ord. of 5-15-1980; Ord. of 9-1-1990)

Sec. 30-280. - Open space preservation development option.

A parcel of land may be developed for single-family detached dwelling units under the open space preservation development option (OSPDO) as provided in section 30-805.

(Comp. Ords. 1994, § 86.000; Ord. of 3-1-2003, § 3)

Applicant requests a rezoning of the two boundary adjustment parcels from Agriculture (AG) to Low Density Residential:

DIVISION 6. - LR-LOW DENSITY RESIDENTIAL DISTRICT

Sec. 30-345. - Purpose.

The LR-Low Density Residential District is composed of those areas of the township whose principal use is and ought to be single-family dwellings on medium-sized lots. The regulations of this district are designed to preserve a predominantly rural character in those areas fit for concentrated residential use because of the soil's ability to absorb sewage wastes from individual septic tanks. In addition to the dwellings permitted in this zoning district, there are permitted certain residential and public uses which have been strictly regulated to make them compatible with the principal use of this district.

(Comp. Ords. 1994, § 15.251; Ord. No. 1, § 20.01, 8-19-1974)

Sec. 30-346. - Permitted uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

(1)A single-family dwelling and any use, building or structure accessory thereto.(2)

A sign, only in accordance with the regulations specified in article VII of this chapter.

(Comp. Ords. 1994, §§ 15.252, 86.000; Ord. No. 1, § 20.02, 8-19-1974; Ord. of 5-15-1980; Ord. of 3-10-1981; Ord. of 3-1-2003, § 4)

Sec. 30-347. - Special uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a special use permit as provided in article IV of this chapter:

(1)Golf course, but not including golf driving range.

(2)Country club, public swimming pool, and recreation club; public and private park and playground.

(3)Church and public building.

(4)Public and private nursery; primary and secondary school.

(5)Public utility structure.

(6)Home occupations.

(Comp. Ords. 1994, § 15.253; Ord. No. 1, § 20.03, 8-19-1974)

Sec. 30-348. - Regulations and performance standards.

The following regulations shall apply in all LR-Low Density Residential Districts:

(1)Lot area. The minimum lot area in this district shall be one acre for single-family dwellings and accessory structures thereto. The minimum lot area for all other buildings and structures shall be three acres.

(2)Lot width. The minimum lot width shall be 150 feet.

(3)Lot coverage. The maximum lot coverage shall not exceed 20 percent.

(4)Floor area patio. The maximum floor area shall not exceed 20 percent of the lot area.

(5)Yard setback requirements.

a.Front yard : Not less than 50 feet. No fence shall be constructed in the front yard, except those fences to define lot lines, not to exceed three feet in height.

b.Side yards: Least width of either yard shall not be less than 20 feet, except in case of a corner lot. Corner lots fronting upon public or private streets or roads shall have two front yards and two side yards.

c.Rear yard: Not less than 35 feet.

The above requirements shall apply to every lot, building or structure within this district and all measurements shall conform to sections 30-5 and 30-182.

(6)Height. The following height requirements shall apply in this district:

a.For buildings and structures, no building and no structure shall exceed a height of two stories or 35 feet.

b.For detached accessory buildings, no detached accessory buildings shall exceed a height of 25 feet.

(7)Required off-street parking. As required in article V of this chapter.

(8)Supplemental regulations. As required in article IX of this chapter.

(Comp. Ords. 1994, § 15.254; Ord. No. 1, § 20.04, 8-19-1974; Ord. of 9-1-1990; Ord. of 6-2-1992)

DIVISION 3. - AMENDMENTS

Sec. 30-116. - Initiating amendments.

The township board may amend or supplement the district boundaries or the provisions and regulations of this article. Amendments may be initiated by the township board, the township planning commission, or by petition of one or more property owners of the township, or by one or more persons acting on behalf of a property owner of the township.

All proposed amendments shall be referred to the township planning commission for public hearing, review, and recommendations before action may be taken thereon by the township board.

(Comp. Ords. 1994, § 15.901; Ord. No. 1, § 58.01, 8-19-1974; Ord. of 5-15-1980)

Sec. 30-117. - Fees.

The township board shall establish, by resolution, fees for zoning amendment petitions. The fee shall be paid at the time of filing of the petition and no part of such fee shall be returnable to the petitioner. Fees shall not be required for amendments requested by any government agency or body.

(Comp. Ords. 1994, § 15.902; Ord. No. 1, § 59.02, 8-19-1974; Ord. of 5-15-1980)

Sec. 30-118. -Amendment procedure.

(a)This article may be amended only by the procedures in the Michigan zoning enabling act, Public Act No. 110 of 2006 (MCL 125.3101 et seq.), and this article.

(b)Upon the township board's receipt of a petition requesting an amendment to this chapter, the township board must transmit the petition to the township planning commission for review and report to the township board.

(c)Planning commission procedures.

(1)The planning commission must establish a date for and hold at least one public hearing on the petition. **March 23, 2023**

(2)Notice of the time and place of the planning commission's public hearing must be given as required by state law. **Public notice posted and mailing March 6,2023, published March 8, 2023**

(3)All notices under this section must include the place and time at which the proposed text and any maps of the zoning amendment may be examined. **Available for public review March 6, 2023.**

(4)Following the required public hearing and within 125 days of the petition's filing date, the planning commission must transmit a summary of comments received at the hearing and its proposed recommendations for disposition of the petition to the township board. The 125-day time limit may be extended by agreement of the petitioner and planning commission.

(d)Township board procedures.

(1)After receiving the planning commission's summary of comments and recommendation regarding the petition, the township board may hold a public hearing if it considers it necessary or if otherwise required by law. If the township board opts to hold a public hearing, the township board must give notice of it in the same manner as the township planning commission was required to give notice of its public hearing regarding the petition.

(2)The township must grant a hearing on a proposed chapter amendment to a property owner who requests a hearing by certified mail, addressed to the township clerk.

(3)If the township board deems it advisable to make changes to the proposed amendment forwarded to it by the planning commission, the township board may refer such to the township planning commission for consideration and comment within a time specified by the township board.

(4)The township board must consider and vote upon the petition. Any amendment to this article requires a majority vote by the township board.

(Comp. Ords. 1994, §§ 15.903, 96.000, 98.000; Ord. No. 1, § 59.03, 8-19-1974; Ord. of 5-15-1980; Ord. of 4-6-2006, § 2; Ord. of 7-13-2006, § 5)

Sec. 30-119. - Information required.

(a)If a petition involves an amendment to the official zoning map, the petitioner shall submit the following information:

(1)A legal description of the property, including a street address and the tax code number. **Provided- Land survey indicating the two parcels before the boundary adjustment and after the boundary adjustment.**

(2)A scaled map of the property, correlated with the legal description, and clearly showing the property's location. **Provided**

(3)The name and address of the petitioner. **Provided**

(4)The petitioner's interest in the property. If the petitioner is not the record owner, the name and address of the record owner, and that owner's signed consent to the petition. **Provided**

(5)Signature of petitioner and owner or representatives thereof, certifying the accuracy of the information. **Provided**

(6)Identification of the zoning district requested and the existing zoning classification of property. **Provided**

(7)A vicinity map showing the location of the property, and adjacent land uses and zoning classifications. **Adjacent land uses not provided. Surrounding properties along Shoreview Dr. are zoned Low Density Residential. The parcels to the south and west are zoned Agriculture. All uses are residential.**

(b)If a petition involves a change in the text of this chapter, the petitioner shall submit the following information:

(1)A detailed statement of the petition, clearly and completely setting forth all proposed provisions and regulations, including all changes in this chapter necessary to accommodate the proposed amendment.

(2)Name and address of the petitioner.

(3)Reasons for the proposed amendment.

(Comp. Ords. 1994, § 15.904; Ord. No. 1, § 59.04, 8-19-1974; Ord. of 5-15-1980)

Sec. 30-120. - Publication.

After township board approval of an amendment to this chapter, the amendment must be filed with the township board and the township must publish a notice of the chapter amendment as required by section 401 of Public Act No. 110 of 2006 (MCL 125.3401).

(Comp. Ords. 1994, §§ 15.905, 98.000; Ord. No. 1, § 59.05, 8-19-1974; Ord. of 5-15-1980; Ord. of 7-13-2006, § 6)

Sec. 30-121. - Referendum.

A registered elector residing in the zoning jurisdiction of the township may file with the clerk of the township a notice of intent to file a petition under section 402 of Public Act No. 110 of 2006 (MCL 125.3402).

(Comp. Ords. 1994, §§ 15.906, 98.000; Ord. No. 1, § 59.06, 8-19-1974; Ord. of 5-15-1980; Ord. of 7-13-2006, § 7)

Sec. 30-122. - Conformance to court decree.

Any amendment for the purpose of conforming to a provision of a decree of a court of competent jurisdiction as to any specific lands may be adopted by the township board and the notice of amendment published without referring same to any other board or agency.
(Comp. Ords. 1994, § 15.907; Ord. No. 1, § 59.07, 8-19-1974; Ord. of 5-15-1980)

2017 Sylvan Township Masterplan

The Sylvan Township Planning Commission adopted a new Masterplan in May 2017 with goals and objectives to support the future land uses in the township.

HOW IS THE PLAN TO BE USED? (pg 1 of 2017 Master Land Use Plan)

PURPOSE OF THE MASTER PLAN

Planning is a process that involves the conscious selection of policy choices relating to land use, growth, and physical development of the community. The purpose of the Sylvan Township Master Plan is to state the goals and identify the objectives and strategies regarding land use and development that the Township will pursue to attain those goals.

The Master Plan is used in a variety of ways:

1 Most important, the Plan is a general statement of the Township's goals and policies and provides a single, comprehensive view of the community's desires for the future.

2 The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission, Township Board and other Township bodies in their deliberations on zoning, subdivision, capital improvements and other matters related to land use and development.

3 The Plan provides the statutory basis upon which zoning decisions are made. The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map.

4 The Plan attempts to coordinate public improvements and private development supported by the Capital Improvements Plan. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Township and its residents.

5 Finally, the Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the Township's direction for the future.

In summation, the Sylvan Township Master Plan is the primary officially adopted document that sets forth an agenda for the achievement of goals and policies. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the Township that compliments the goals of nearby governmental units,

wherever possible. It helps develop a balance of orderly change in a deliberate and controlled manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

PRESERVATION OF RURAL CHARACTER pg 34

GOAL: Preserve the rural character of the Township through growth management and preservation of natural resources and active farming operations.

OBJECTIVE 1: Focus future growth and development in areas where utility infrastructure is available, and maintain the rural/agricultural character of the remainder of the Township.

STRATEGIES:
1) Plan for development in the eastern portion of the Township adjacent to the City of Chelsea and existing utility infrastructure (water and sewer).
2) Maintain well-defined boundaries between developed areas by preserving buffers of open space, natural features and/or very low density development between them.

GOALS AND OBJECTIVES Pg 35
RESIDENTIAL LAND USE
GOAL:Protect the integrity of existing and future residential areas, and develop future residential areas of a character and density consistent with the Township's goal to preserve its rural character.

OBJECTIVE 1: Protect and enhance the integrity of the Township's current and future residential areas.

STRATEGIES:
1) Enforce Building and Property Maintenance Codes to maintain existing housing stock.
2) Separate residential areas from high density commercial and industrial areas by buffering higher intensity uses with open space, landscaping, or similar elements. This strategy is not meant to preclude thoughtfully conceived and executed mixed-use projects where residential and commercial uses are combined. However, density gradation, buffer areas, and/or natural features should be used to create a gradual transition.
3) Provide sidewalks / safety paths, street trees, parks and other amenities in residential areas, as appropriate.

OBJECTIVE 2: Seek the development of housing types that are of high quality in terms of design and construction, and are appropriate in terms of the Township's rural preservation and growth management objectives.

STRATEGIES:
1) The layout of residential developments should be organized around natural features in order to preserve the natural environment to the maximum extent feasible.
2) Develop additional residential areas that provide a mix of housing types to address the housing needs of all residents, with respect to size, expense, and location.
3) New residential development should only be constructed where it can be adequately

served by streets, emergency services, storm drainage, and utilities.

4) New residential development will be compatible with existing residences in terms of density, lot sizes, and building types. In areas where a change in density is planned in or adjacent to an established residential area, density gradation, buffer areas and natural features should be used to create a gradual transition.
5) Encourage coordination of adjacent residential development, in terms of road and pedestrian connections, regional detention, coordinated open space, etc.

Table 6 - *Master Plan Land Use Classifications / Zoning District Comparison pg 51*

Master Plan Land Use Designations	Zoning District Classifications
Open Space/ Agriculture/ Rural Residential	AG, Agriculture
Low Density Residential	AG, Agriculture LR, Low Density Residential SR-1, Single-Family One
Medium Density Residential	Currently no zoning district accommodates
High Density Residential	MR, Multiple-Family Residential
Manufactured Housing Community	MHP, Manufactured Housing Community
Local Commercial	LC, Local Commercial
Mixed Use	GC, General Commercial HC, Highway Commercial MR, Multiple-Family Residential BP, Business Park I, Industrial
Industrial	I, Industrial I-ART, Industrial-Automotive Research and Testing
Recreation / Conservation	RC, Recreation Conservation

PROJECT ANALYSIS:

1. **The request for the rezoning is supported by the 2017 Sylvan Township Master Land Use Plan which identifies the location of the property as Low Density Residential on the Future Land Use Map. An application for rezoning may be considered for any of the proposed uses as identified in Table 6 of the Master Plan. It should be noted the Low Density designation on the Master Plan for future land use supports a variety of uses particularly in the lake area which is already zoned Low Density Residential allowing for 1 acre parcels.**

2. **The Master Plan also supports smaller lot sizes in the lake area where most lots do not meet the minimum requirement of 1 acre. The two principal parcels enjoy Low Density**

Residential zoning; the boundary adjustment parcels are zoned Agriculture. The applicants wish to have the boundary adjustment parcels to be compatible with their principal parcels.

3. **The boundary adjustment parcels have not been farmed over the years. The land is overgrown with brush and large trees and not currently tillable. The small size of the boundary adjustment parcels are not conducive to agriculture use. The contour of the land is not conducive to tillage.**

4. **The parcel has access to the Sylvan Township sewer system which is within the Shoreview Road right of way, however, parcels on this south side of Shoreview may be subject to inclusion in the sewer district. There is adequate capacity in both the sewer system to service these two residential parcels.**

5. **There will be no traffic impact since this is a boundary adjustment rezoning to two 1+ acre parcels.**

PLANNING COMMISSION RECOMMENDATION

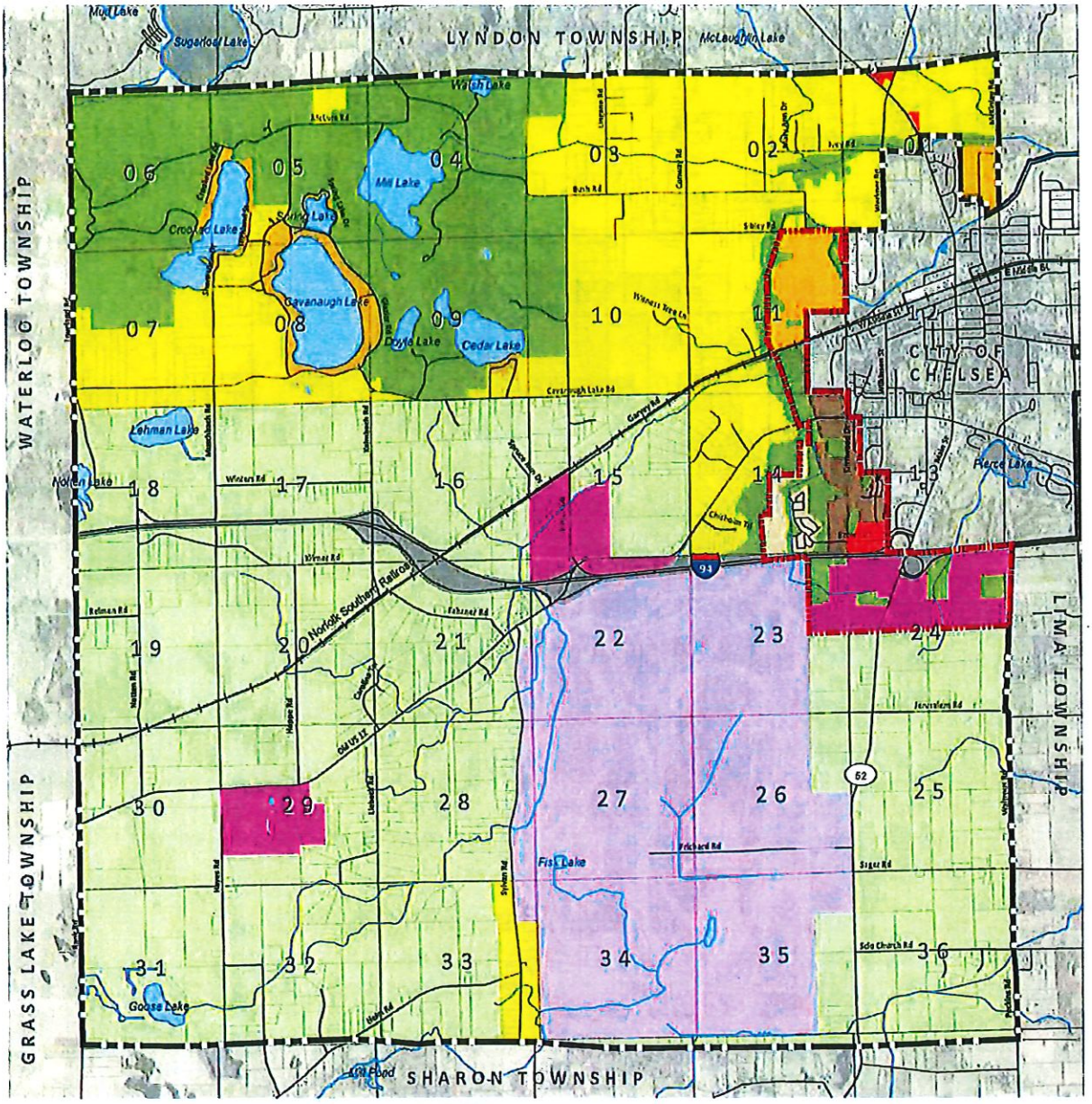
_____Approval of rezoning without conditions

_____Approval of rezoning with conditions_____

_____

_____Denial of rezoning: State reasons for denial_____

_____


LYNDON TOWNSHIP
WATERLOO TOWNSHIP
GRASS LAKE TOWNSHIP
LIMA TOWNSHIP
SHARON TOWNSHIP
CITY OF CHELSEA
Sugerloaf Lake
McLaughlin Lake
Walsh Lake
Mill Lake
Crooked Lake
Spring Lake
Cavanaugh Lake
Doyle Lake
Cedar Lake
Lehman Lake
Norden Lake
Fish Lake
Goose Lake
Pierce Lake
Norfolk Southern Railroad
Winters Rd
Cavanaugh Lake Rd
Carpenter Rd
Chelsea Tel
Jerusalem Rd
Orchard Rd
Sigler Rd
Sibley Rd
Bush Rd
Lima Center Rd
Mast Rd
Hoppe Rd
Sylvan Rd
Old US 12
Lakewood
Pierce Rd
Wolfrum Rd
Lindauer Rd
Hayes Rd
Nordman Rd
Fahrner Rd
Dexter Rd
Mapes Rd
Freer Rd
Wilkinson Rd
Mill St
Middle St
Main St
Jackson Rd
Dancer Rd
Cassidy Lake Rd
Sylvan Rd
Lima Center Rd
Mast Rd
Hoppe Rd
Sylvan Rd

Relationship to Physical and Natural Features: The OAR land use category is located in areas where public utilities are not present and soil suitability for septic systems may be poor. Thus, these factors put limitation on the potential density of development. Wetlands, woodlots, environmentally sensitive areas, and small-scale farming operations are intended to be preserved. The OAR category may also be located in areas where existing residential patterns include two (2) acre lots or larger with open spaces and natural features. Roadways within the OAR category are generally considered "local roads" and in many cases are not paved. To ensure appropriate use of these areas, it is recommended that an Environmental Impact Assessment (or similar environmental land use analysis) be completed to minimize negative development impacts.

Appropriate Uses: Desirable land uses and elements of this designation include:

- Farming operations.
- Low density, clustered single-family residential development having an average density of one (1) dwelling unit per two (2) acres for site condominium or subdivision forms of development, where at least 50% of the site to be conserved as open space.
- Single-family dwellings on parcels two (2) acres in size or larger.
- Scenic road corridors that are narrow and tree-lined.
- Landscape features and out-buildings such as orchards, silos, barns, fences, and farm structures.
- Scenic views consisting of existing natural features.

Most Compatible Zoning Districts: The most appropriate zoning classification for the Agriculture future land use category is the AG, Agriculture zoning district.

Low Density Residential Land Use

Intent: The intent of this designation is to accommodate relatively low density single-family residential housing in areas that are suitable for septic systems and water wells while protecting existing agricultural land uses, maintaining rural character, minimizing population density, and preserving open spaces.

Description: Land designated as Low Density Residential (LDR) includes areas where soils are generally suitable for septic field and building construction. Allowable density ranges from 1 dwelling unit per 1 to 2 acres.

development types demonstrated in this future land use category. MDR areas are served or planned to be served by sewer and water utilities.

High Density Residential Land Use

Intent: The intent of this designation is to create areas for higher density residential development in those areas fully serviced by municipal sanitary sewer and water facilities.

Description: High Density Residential (HDR) land uses are planned for the southwest portion of the urban service boundary on the north side of I-94 adjacent to the City of Chelsea. The Township encourages and supports innovative housing such as attached, cluster, and cottage housing developments that preserve open space and protect natural features. Density is proposed at 4 to 8 units per acre. However, greater densities may be allowed in cases showing exceptional design and conservation.

Relationship to Physical and Natural Features: Significant natural features may still be present within this category. Land designated as HDR has access to collector roads and internal subdivision paved roads.

Appropriate Uses: Desirable land uses and elements of this designation include:

- Single-family residences attached or detached.
- Apartments.
- Innovative housing projects.
- Parks, open spaces, and conservation areas.
- Community support facilities such as churches, schools, and public buildings.

Most Compatible Zoning Districts: The HDR category coincides with the MR, Multiple-Family Residential zoning district. HDR areas are served or planned to be served by sewer and water utilities.

Manufactured Housing Community Land Use

Intent: The Manufactured Housing Community (MHC) land use is intended to provide for the existing manufactured housing community development within the Township.

Description: The area designated for MHC land use is in the southwest urban area boundary.

Mixed Use Land Use

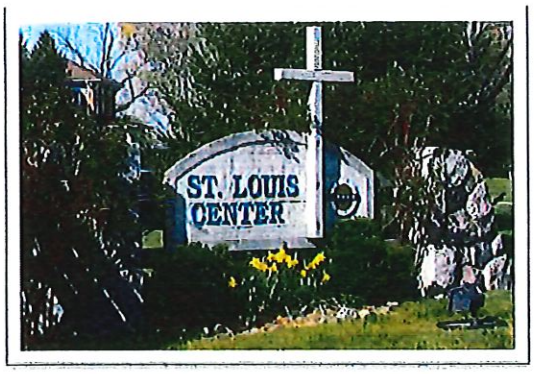
Intent: The intent of the Mixed Use (MU) designation is to provide areas where a mix of commercial, office, industrial, and high-density residential land uses are encouraged. While general retail, service, and office establishments are the primary uses envisioned for this area, mixed use developments may also include more intensive commercial businesses as well as office, research, and light industrial operations. A limited amount of high-density residential uses can also take place only as part of a mixed use development including commercial uses. Automotive service stations and heavy automotive repair are not compatible with the MU category

Description: The MU designation is focused on the south side of the I-94 / M-52 interchange and the St. Louis Center Campus. The St. Louis Center Campus is included in this designation in order to provide for future expansion of institutional and higher density residential uses in the future. No commercial or industrial uses are contemplated on the St. Louis Campus.

Relationship to Physical and Natural Features: Areas planned for this designation shall have direct or indirect (via access roads) access to M-52 (Chelsea/Manchester Road) and Old US 12. Most of the Township's commercial activities take place within this designation.

Appropriate Uses: Desirable land uses and elements of this designation include:

- General commercial uses.
- High density residential uses, if part of a mixed use development.
- More intensive commercial operations.
- Parks, open spaces, and conservation areas.
- Office uses.
- Office/Research uses.
- Light Industrial uses.



Any use which requires the need for outdoor storage is NOT compatible with the MU designation.

Recreation/Conservation Land Use

Intent: Land designated as Recreation-Conservation (RC) provides an interconnected open space system that preserves Township natural features including floodplains, woodlands, tree rows, ad wetland areas as well as potentially providing recreational opportunities for residents. The intent of this category is not to prohibit development, but to raise an awareness of potential significant natural features to be considered in development proposals.

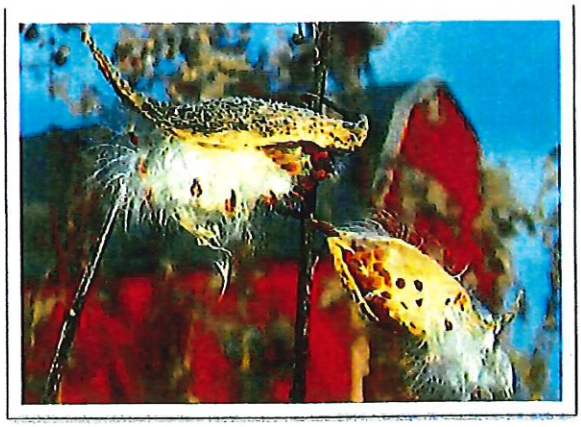
Description: This category is intended to preserve the Township's natural resources while encouraging an appropriate use of the land. Single-family residential land uses are a special land use in the RC designated areas at a density of one (1) dwelling unit per ten (10) acres.

Relationship to Physical and Natural Features: Land in this category generally includes environmentally sensitive areas where natural features are to be protected and other areas that present opportunities for the development of recreation facilities. To ensure appropriate use of these areas, a natural features assessment should be completed to minimize negative impacts.

Appropriate Uses: Desirable land uses and elements of this designation include:

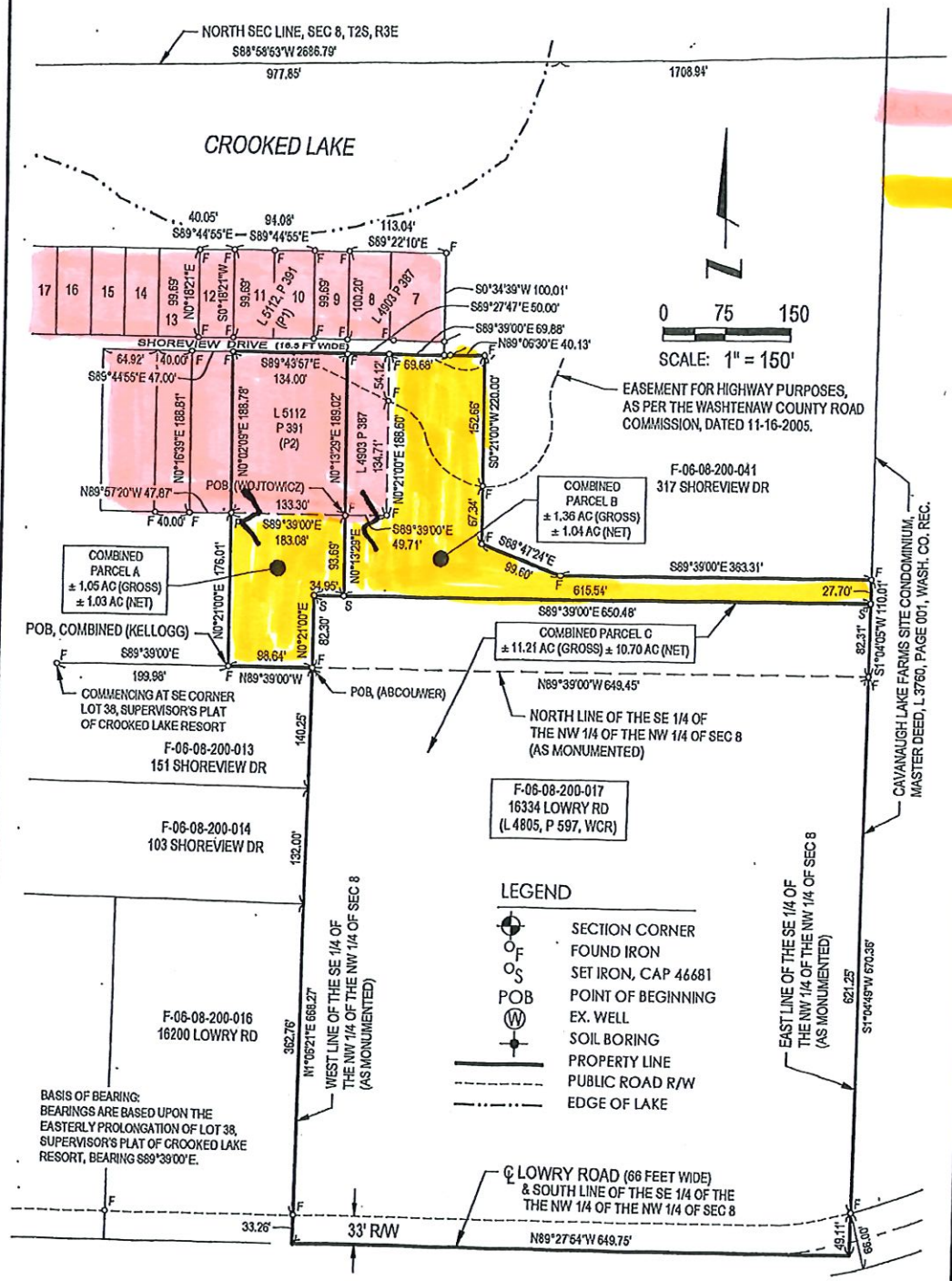
- Public or private conservation areas.
- Active and passive recreation facilities.
- Low density single-family residential land use.

Most Compatible Zoning Districts: Based on the criteria mentioned above, the zoning district most appropriate for the Recreation/Conservation future land use designation is the Recreation Conservation (RC) zoning district.



CERTIFIED SURVEY

PART OF THE NW 1/4 OF THE NW 1/4 OF SEC 8, T2S, R3E,
SYLVAN TOWNSHIP, WASHTENAW COUNTY
(LAND DIVISION OF F-06-08-200-040)



LR

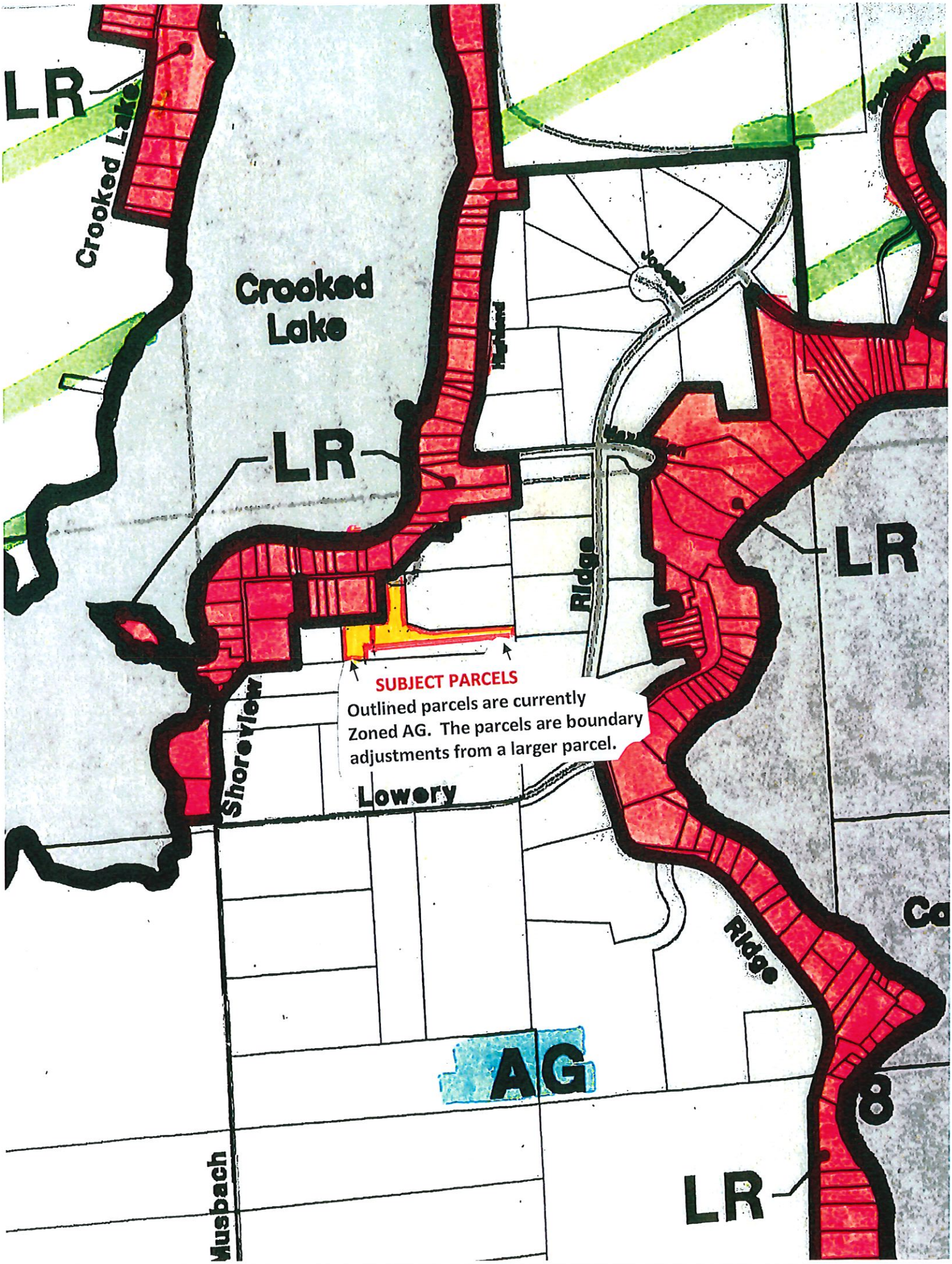
AG - REQUEST TO REZONE TO LR

= JOINED PARCELS

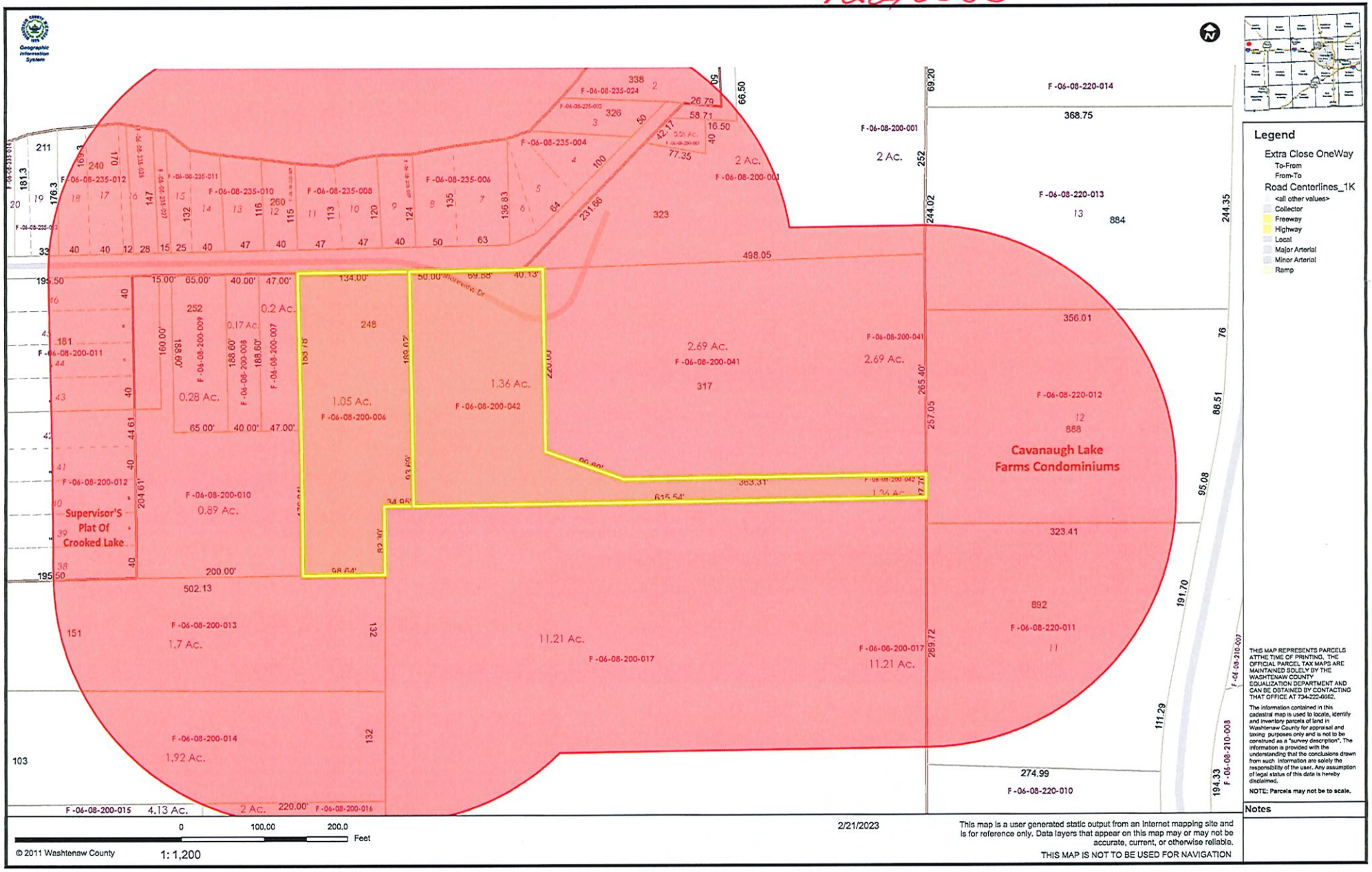
CLIENT:	KELLOGG		
Survey of ± 2.85 Acres in the NW 1/4 Section 8, T2S, R3E, Sylvan Township, Washtenaw County, Michigan			
SCALE:	1" = 150'	JOB NO.	2022-2157
DATE:	11/04/2022 R2	SHEET:	4 OF 6

PIATT LAND SURVEYING·LLC
20624 Waterloo Road
Chelsea, MI 48118
(734) 730 - 8570
piattlandsurveying.com

STATE OF MICHIGAN
JOHN K PIATT
PROFESSIONAL SURVEYOR No. 46681
LICENSED PROFESSIONAL SURVEYOR


LR
Crooked Lake
Crooked Lake
LR
LR
Ridge
SUBJECT PARCELS
Outlined parcels are currently Zoned AG. The parcels are boundary adjustments from a larger parcel.
Shoreview
Lowery
Ridge
AG
Muspach
LR

300' List for
06-08-200-006 and 06-08-200-042
2/22/2023



F -06-08-200-001
WARREN RONALD & MARY ANN
320 SHOREVIEW DR
CHELSEA MI 48118

F -06-08-200-003
STOLL RICHARD F JR
326 SHOREVIEW DR TRUST
PO BOX 219
CHELSEA MI 48118

F -06-08-200-006
KELLOGG ANDREW & KATHRYN A
268 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-200-007
KELLOGG WADE A & VICKI L TRUSTEES
KELLOGG ANDY & KATY
2002 CROOKED LAKE
CHELSEA MI 48118

F -06-08-200-008
ARMSTRONG SUZANNE MARIE, TRUSTEE
256 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-200-009
MERKEL D PATRICK/SANDRA RLT
252 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-200-011
WAGNER MELANIE K
181 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-200-012
BURKE JOHN MARTIN & LEE BOEKE
155 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-200-013
OUSLEY TODD & KATHY
151 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-200-014
CHAPMAN STEVEN A & ANGILA M
103 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-200-015
BURHANS CHRISTOPHER M & ELISE C
10 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-200-016
WERFELMANN VALERIE
16200 LOWERY RD
CHELSEA MI 48118

F -06-08-200-017
ABCOUWER STEVEN & LESLIE TRUSTEES
16334 LOWERY RD
CHELSEA MI 48118

F -06-08-200-038
BIESKE DONALD G & NANCY S
350 HIGHLAND DR
CHELSEA MI 48118

F -06-08-200-041
SAMULAK RICHARD P & KATHERINE
317 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-200-042
WOJTOWICZ DOMINIE & TAN DOREEN M-T
284 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-220-011
MACHA MAHENDER
892 RIDGE RD
CHELSEA MI 48118

F -06-08-220-012
TAPPING DONALD & KIMBERLY
888 RIDGE RD
CHELSEA MI 48118

F -06-08-220-013
CORCORAN PAUL & HEATHER
884 RIDGE RD
CHELSEA MI 48118

F -06-08-235-003
STOLL RICHARD F JR
326 SHOREVIEW DR TRUST
PO BOX 219
CHELSEA MI 48118

F -06-08-235-004
WARREN RONALD & MARY ANN LF EST
320 SHOREVIEW DR
CHELSEA MI 48118

F -06-08-235-006
WOJTOWICZ DOMINIE & TAN DOREEN M-T
284 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-235-007
SCHWEMMIN NANCY & MARY
3397 SCOTS PINE WAY
PORTAGE MI 49024

F -06-08-235-008
KELLOGG ANDREW & KATHRYN A
268 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-235-009
KELLOGG WADE A & VICKI L TRUSTEES
2002 CROOKED LAKE RD
CHELSEA MI 48118

F -06-08-235-010
ARMSTRONG SUZANNE MARIE TRUSTEE
256 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-235-011
MERKEL D PATRICK/SANDRA RLT
252 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-235-012
STANLEY ROBERT & JULIE
STANLEY ERIC & KEEZER SHANNON
240 SHORE VIEW DR
CHELSEA MI 48118

F -06-08-235-013
FAULKNER ALFRED M & DEANN M
825 GLAZIER RD
CHELSEA MI 48118

F -06-08-235-015
WAGNER MARGARET
196 SHORE VIEW DR
CHELSEA MI 48118

ESTABLISHED 1835

Special Use Permit
Application Form

• 18027 Old US 12 • Chelsea, MI 48118 • (734)475-8890 • FAX (734)475-8905
• www.sylvan-township.org

Staff Use Only	Property Address: 17778 Cavanaugh Lk. Rd.	
Fee: 3,400.	Planning Commission Number: 23-003	Application Date: 2/14/2023

1. Record Owner(s):
Name: JULIE MARIOLLW
Mailing Address: 17778 Cavanaugh Lake Rd
City, State, ZIP: Chelsea MI 48118
Phone Number: 734-730-6175
Fax Number:
Email Address: juliemariolw@comcast.net
julie@wellspringwritingworkshops.com

2. Authorized Agent(s):
Name:
Mailing Address:
City, State, ZIP:
Phone Number:
Fax Number:
Email Address:

3. Property Address 17778 Cavanaugh Lake Rd, Chelsea, MI

4. Zoning District AG **5. Tax Identification Number** F06-10-300-022

6. Project Description: Summary (Please use separate page for detailed project description):

(See attached)

Home Occupation

7. Proposed Use : Teaching writing workshops in the lower level of my home. (See attached)

8. Estimated date of construction or operation: Spring 2023

9. Items Required: (Please check items submitted)

✓ A. Special Use Permit Application filled out completely and signed.

✓ B. Detailed description of the proposed use. This description should include items such as but not limited to the hours of operation, the number of employees, the areas of the property that will be used, any machinery that will be used, etc....

✓ C. Site Plan
- Address of the property, scale, date, and north point.
- Location, shape and dimensions of the lot.

Special Use Permit PC - 23-003

Staff Use Only			
Notice Date / /		Hearing Date / /	
Continued Date / /			
Decision:	Approve		
	Deny		
	Approve w/Conditions		
List of Conditions:			
Zoning Administrator _____		Date / /	

ESTABLISHED 1835

Final Site Plan Review
Application Form

• 18027 Old US 12 • Chelsea, MI 48118 • (734)475-8890 • FAX (734)475-8905
• www.sylvan-township.org

Staff Use Only	Property Address: 17778 Cavanaugh Lake Rd	
Fee: 900.00	Planning Commission Number: 23-003	
Deposit Amount: 2500.00		Application Date: 2/16/2023
Preliminary Site Plan Approval Date: Combined Prelim + final		

1. Record Owner(s):
Name: Julie Mariouw
Mailing Address: 17778 Cavanaugh Lake
City, State, ZIP: Chelsea MI 48118
Phone Number: 734-730-6175
Fax Number:
Email Address: julie@wellspringwritingworkshops.com

2. Authorized Agent(s)/ Applicant:
Name:
Mailing Address:
City, State, ZIP:
Phone Number:
Fax Number:
Email Address:

3. Property Address 17778 Cavanaugh Lake Rd, Chelsea

4. Project description including description of any changes between the preliminary and the final site plans: (Please use separate page for detailed project description if needed):

~~See Attached Sheet~~

HOME OCCUPATION

5. Items Required: (Please check items submitted)

- ___ A. Approval of a Preliminary Site Plan
- ✓ B. Final Site Plan Application filled out completely and signed.
- ___ C. Detailed description of changes between the preliminary and final site plans if any.
- ✓ D. Legal description of the property;
- ✓ E. Project Plans: All plans should be drawn clearly and to scale (no greater than 1" = 200') and include the property address, a north arrow, and the date in which the plans were drawn/revised. The final site plans shall be prepared by an architect, community planner, engineer, landscape architect, or land surveyor registered by the state.

_____Survey (by a registered surveyor)

- Including dimensions and lot area. Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan.

✓ _____Site Plan

- Location, shape and dimensions of the lot.
- Outline and dimensions of all existing and proposed structures and other improvements, including; drives, fences, retaining walls, trash encloses, signs, lights, utility poles, easements, pipelines, ditches, bridges, culverts. Clearly indicate all improvements to remain and to be removed.
- Setbacks of all existing and proposed structures and use areas to all property lines.
- Distances between buildings.
- All required lot setbacks
- Existing street right-of-way, name, surface type, edge of street, spot elevation of street surface.
- Location of all public utilities, water, sanitary sewer, and storm drainage systems.
- Height, finished floor elevation, and grade elevation of each proposed and existing building.
- Key that includes both existing and proposed:
  Zoning classification, lot size, lot coverage, building square footage calculations (first floor, second floor, garage, pool house, ect) , floor area, number of floors, height and type of dwelling unit. When necessary show lot density, square footage of transition area, landscape strips, open areas, and recreation areas.
- Location and size of proposed improvement to open space and recreation areas, provide maintenance provisions for these areas (if necessary).
- Existing and proposed topography minimum contour intervals of two feet (if not shown on other plan);
- Existing features such as trees, wooded areas, streams, marshes, ponds, and other wetlands; clear indication of all natural features to remain and to be removed. Groups of trees shall be shown by approximate location of tree canopy; individual deciduous trees 6" in diameter or larger and evergreen trees 6 feet in height or higher shall be accurately shown.(if not provided on other plan)
- General description of any deed restrictions.(if any)
- Include typical elevation and vertical sections including materials and dimensions of improvements as necessary. (Examples: signs, trash enclosures, recreational equipment, fences and retaining walls.)

_____Vicinity Map

- show all Adjacent properties

- include owner information, lot area, land uses and zoning;
- provide approximate location of adjacent building and other improvements.
- Show approximate distance between proposed project and adjacent structures

_____**Landscape Plan**

- Show location and size of all existing and proposed plant materials.

_____**Grading and Drainage Plan (reviewed by engineer prior to final site plan approval)**

- Location, shape and dimensions of the lot.
- topography and soils condition
- Area of intended filling and/or cutting; outline of existing buildings/structures and drives; existing natural and manmade features to be retained or removed.
- Location of proposed retaining walls; fill materials; if necessary restoration of adjacent properties.(consent needed if grading on adjacent property is required)
- Layout, size of lines, inverts, hydrants, drainage flow patterns, location of manholes and catchbasins for proposed sanitary sewer, water, and storm drainage facilities; location and size of retention ponds and degrees of slope of sides of ponds; calculations for size of storm drainage facilities; location of electricity and telephone poles and wires; location and size of surface equipment for electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks, and drain fields, where applicable. Final engineering drawings for all site improvements such as, but not limited to, water, sanitary sewer and storm sewer systems; streets, drives and parking lots; retention ponds and other ponds or lakes; and retaining walls.

✓ **Roadways and Parking Plan (reviewed by engineer prior to final site plan approval if necessary)**

- Proposed streets/drives. General alignment, right-of-way (where applicable), surface type and width.
- Proposed parking. Location and dimensions of lots; typical dimensions of spaces and aisles; angle of spaces; surface type; number of spaces.

✓ F. Fee $900 (deposit from Preliminary site plan will be used for any additional fee accured)

_____G. Additional Information including but not limited to

- Driveway Permit
- Sewage Permit
- Well Permit
- Soils Erosion and Sedimentation Control Permit
- Other information necessary to determine compliance with the zoning regulations.

6. Certification and Signature of Applicant and/or Owner:

I hereby certify that I have read the Sylvan Township Zoning and Private Road Ordinances and the foregoing statements and attachments are true and correct to the best of my knowledge and belief and I agree to abide by all applicable conditions and ordinances. I agree that Sylvan Township employees and their representatives have the authority to inspect the property listed on this application. Further, I acknowledge that approval of any special use permit grants only that which was represented to the Planning Commission at the Public Hearing. No other use may be substituted without a rehearing.

12/16/23 — Signature of Owner/Date[i]

12/16/23 — Signature of Applicant /Date

Staff Use Only			
Notice Date / /		Hearing Date / /	
Continued Date / /		Decision Date / /	
Decision:[ii]	Approve		
	Deny		
	Approve w/Conditions		
List of Conditions:			
Zoning Administrator		Date / /	

[i] The owner's signature is required. If the owner does not sign this document a letter of owner's authorization is required. This authorization letter should state that the owner has allowed the applicant to apply for the special use permit. This authorization letter needs to be signed and dated by the property owner. (May have been submitted with Preliminary Site Plan Approval)

[ii] Approval of a final site plan authorizes issuance of a certificate of zoning compliance and issuance of a building permit, provided all other requirements for a building permit have been met. In the case of uses without buildings or structures, approval of a final site plan authorizes issuance of a certificate of zoning compliance and issuance of a certificate of occupancy, provided all other requirements for such certificate have been met. A final site plan approval expires upon the occurrence of either of the following: a. The applicant does not secure a building permit within 180 days of the date the final site plan was approved; or b. The applicant does not start construction on the property and show evidence of diligently completing construction per the approved site plan 545 days after the date the final site plan was approved.

Sylvan Township, Washtenaw County, Michigan
General Application Form

ZP - _____

PC 23-003

ESTABLISHED 1835

Zoning Compliance Certificate

General Application Form

18027 Old US 12 • Chelsea, MI 48118
(734)475-8890 • FAX (734)475-8905
www.sylvan-township.org

Staff Use Only	Property Address: 17778 Cavanaugh Lk Rd	
Fee:	Zoning Permit Number:	Application Date: 2/16/2023

PC 900.00 $250.00 prof. deposit PC 23-003

1. Record Owner(s):
Name: JULIE MARLOW
Mailing Address: 17778 Cavanaugh Lake
City, State, ZIP: Chelsea, MI 48118
Phone Number: 734-730-1675
Fax Number:
Email Address: julie@wellspringwritingworkshops.com

2. Authorized Agent(s):
Name:
Mailing Address:
City, State, ZIP:
Phone Number:
Fax Number:
Email Address:

3. Property Address 17778 Cavanaugh Lake Rd, Chelsea, MI 48118

4. Zoning District ~~RR~~ AG **5. Tax Identification Number** F06-10-300-022

6. Please check if the project required review by the following:

_____**Planning Commission**

_____**Zoning Board of Appeals**

7. Project Description:
See Attached Sheet

HOME OCCUPATION

8. Proposed Use : Teaching writing workshops in the lower level of my home.

9. Expiration and Revocation :
A certificate of zoning compliance expires six (6) months after the date of issuance unless a building permit has been issued. If work authorized by the building permit is suspended or abandoned by the end of six (6) months after the date of issuance of the building permit, the Zoning Inspector shall notify the applicant that said certificate has expired. Said certificate may be reinstated upon showing of good cause for suspension or abandonment of the work. The Zoning Inspector may, for reasonable cause, grant (1) or more extensions of time for additional periods not exceeding ninety (90) days each.

Sylvan Township, Washtenaw County, Michigan ZP-_____

PC 23-003

Zoning Compliance Certificate

Agricultural District (AG)

• 18027 Old US 12 • Chelsea, MI 48118 • (734)475-8890 • FAX (734)475-8905
• www.sylvan-township.org

Staff Use Only	Property Address: 17778 Cavanaugh Lk Rd	
Fee:	Zoning Permit Number:	Application Date: 2/16/2023

PC 900.00 Deposit 2500.00 PC 23-003

A. Property Details		Zoning District: AG			
Allowed		**Existing**		**Proposed**	
Lot Area	2 Acres	Lot Area		Lot Area	20.04 ac
Lot Width	200ft	Lot Width		Lot Width	260' at road
Setbacks					
Front Yard	50 Feet	Front Yard		Front Yard	76.2'
_____Side Yard	30 feet	_____Side Yard		W Side Yard	130.05
_____Side Yard	30 feet	_____Side Yard		E Side Yard	65.3
Rear Yard	50 feet	Rear Yard		Rear Yard	1,150+/-
Lot Coverage	10%	Lot Coverage		Lot Coverage	less 10%
Floor Area Ratio	10%	Floor Area Ratio		Floor Area Ratio	less 10%
Maximum Height Non-Farm Structure	40 feet	Maximum Height Non-Farm Structure		Maximum Height Non-Farm Structure:	15'+/-
Detached Farm Building	75 feet	Detached Farm Building		Detached Farm Building:	N/A
Number of Stories	3 Stories	Number of Stories		Number of Stories	1

Application is for an Existing Wireless Communication Facility (WCF) Yes | (No)

If yes when was this WCF approved _____/_____/_____

PROPERTY OWNER SIGNATURE Julie Marie

ADDRESS: 17778 Cavanaugh Lake **DATE:** Feb 16, 2023

B. Action of the Inspector		
Variance Required:	Yes_____	No_____
Zoning Compliance Certificate Approved:	Yes_____	No_____

Reason:

Zoning Inspector: _____ Date:_____/_____/_____

DETAILED DESCRIPTION OF PROPOSED USE

Julie Mariouw
17778 Cavanaugh Lake Rd
Chelsea, MI 48118
734-730-6175
julie@wellspringwritingworkshops.com
Wellspring Writing Workshops LLC: EIN# 81-3572042

Legal Description of Property:

Commencing at the Southeast corner of Section 9, T2S, R3E, Sylvan Township, Washtenaw County, Michigan; thence along the South line of said Section 9, S89°05'14"W66.68 feet for a Place of Beginning; thence continuing along said South line, S89°05;14:W 260.00feet; thence along the East line of Hewlett's Pleasant Vista Cedar Lakes Subdivision, as recorded in Liber 9 of Plats, Page 38 (as monumented), N00°37'30"E 1334.22 feet; thence along the North line of the South 1/2 of the Southeast 1/4 of said section 9, N89°01'00"E 1334.22 feet to a point on the line between said Section 9 and Section 10, T2S, R3E, Sylvan Township, Washtenaw County, Michigan; thence along the North line of the South 1/2 of the Southwest 1/4 of said Section 10, N89°59;00"E 744.43 feet; thence along the West line of the East 600 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 10 (as monumented), S00°33'12"W373.00 feet; thence S89°59'00"W240.48 feet; thence S00°37'30"W391.47 feet; thence N89°59'57"W571.08 feet; thence S00°37'30"W571.35 feet to the Place of Beginning. Being a part of the Southeast 1/4 of said Section 9, and the Southwest 1/4 of said Section 10, Sylvan Township, Washtenaw County, Michigan.

Commonly known as: 17778 Cavanaugh Lake Rd, Chelsea, MI 48118-9761

Tax Parcel #:
F06-10-300-022

Detailed Description of Proposed Use

I, Julie Mariouw, am the owner and operator of Wellspring Writing Workshops, LLC - Employer Identification Number: 81-3572042. I am a former English Teacher, Published Writer, Certified Amherst Writers & Artists Workshop Facilitator & Affiliate. I just purchased 17778 Cavanaugh Lake, and I would like to begin offering writing workshops in the lower level of my home. I teach writing workshops focused on the healing power of writing, and I thought that being in this natural setting would help me create more effective workshops. I have no employees. I teach all of the workshops myself. To find out more about what I do, please check out my website: https://www.wellspringwritingworkshops.com

DETAILED DESCRIPTION OF PROPOSED USE

Julie Mariouw
17778 Cavanaugh Lake Rd
Chelsea, MI 48118
734-730-6175
julie@wellspringwritingworkshops.com
Wellspring Writing Workshops LLC: EIN# 81-3572042

Legal Description of Property:

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Commonly known as: 17778 Cavanaugh Lake Rd, Chelsea, MI 48118-9761

Tax Parcel #:
F06-10-300-022

Detailed Description of Proposed Use

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Carol Konieczki

From: Julie Mariouw <julie@wellspringwritingworkshops.com>
Sent: Thursday, February 16, 2023 2:59 PM
To: Carol Konieczki
Subject: Re: 17778 Cavanaugh Lake Rd. - Wellspring Writing Workshops

I, Julie Mariouw, am making a request that you combine my preliminary and final site plan in my application for approval of a special use permit.
Thank you.

On Thu, Feb 16, 2023 at 1:41 PM Carol Konieczki <ckonieczki@sylvantownshipmi.gov> wrote:

Hi Julie,
This is the section of the ordinance that addresses combing preliminary and final site plans. You may email your request to have the prelim and final combined. I will attach it to your application packet.

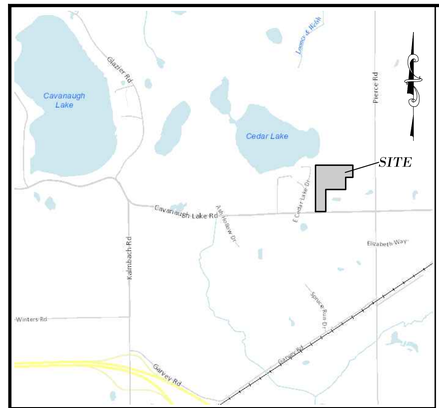
Sec. 30-80. - Combining preliminary and final site plans.

An applicant may, at the applicant's discretion and risk, with approval of the township planning commission, combine a preliminary and final site plan in an application for approval. The planning commission shall have the authority to require submittal of a preliminary site plan separate from a final site plan, where, in its opinion, the complexity and/or size of the proposed development so warrant. A preliminary and final site plan shall not be combined for any development consisting of two or more phases.
(Comp. Ords. 1994, § 15.765; Ord. No. 1, § 55.05, 8-19-1974; Ord. of 5-15-1980)

Carol Konieczki
Zoning Administrator
Sylvan Township
18027 Old US12
Chelsea, MI 48118
PH: 734-475-8905
office hours: M-TH 9am-noon

From: Chad Holdwick <chad@greentechengineering.net>
Sent: Thursday, February 16, 2023 9:07 AM
To: Carol Konieczki <ckonieczki@sylvantownshipmi.gov>
Cc: Julie Mariouw <julie@wellspringwritingworkshops.com>; Kathy Kennedy <kkennedy@sylvantownshipmi.gov>
Subject: RE: 17778 Cavanaugh Lake Rd. - Wellspring Writing Workshops

Good Morning Carol,



LOCATION MAP N.T.S.

SITE PLAN NOTES:

1. BUILDER/CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2. THE ESTIMATED TIME OF RE–ESTABLISHMENT OF PERMANENT VEGETATION IS SUMMER OF 2023.

3. ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR WALLS MUST BE SECURED THROUGH THE USE OF A 4' HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2015 MRC–R 104.1 & 2015 MBC–CHAPTER 33.

4. IN NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES WITH A FLOODING CONDITION. THE GRADING PLAN SHOULD CONTINUE AS FAR AS A STORM SEWER OUTLET OR OTHER NATURAL OUTLET POINT OF DISCHARGE TO ASSURE PROPER CONTROL OF SURFACE RUNOFF. SURFACE RUNOFF SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION.

5. NO ACCESSORY STRUCTURES ARE APPROVED WITH THIS PERMIT.

6. ALL RETAINING WALLS TO BE 30" MAXIMUM HEIGHT, UNLESS OTHERWISE SPECIFIED. RETAINING WALLS GREATER THAN 30" SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

ZONING:

AG, AGRICULTURAL DISTRICT

SETBACKS:

ORDINANCE
FRONT: 50'
SIDES: 30'
REAR: 50'

*ARCHITECT OR DESIGN INDIVIDUAL TO VERIFY SETBACKS WITH THE TOWNSHIP OF SYLVAN AND/OR ANY HOMEOWNER'S ASSOCIATION ORDINANCE PRIOR TO DESIGN.

BENCHMARK (BM):

GARAGE FINISHED FLOOR (CENTER) ON HOUSE
#17778 CAVANAUGH LAKE ROAD
ELEVATION: 972.31 N.A.V.D.88

SURVEY NOTES:

1. TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.

2. A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.

3. GROUND WAS SNOW COVERED AT THE TIME OF SURVEY.

LEGAL DESCRIPTION (BY OTHERS):

BOUNDARY PER SURVEY PERFORMED BY ARBOR LAND CONSULTANTS INC., DATED 02/22/14, LIBER 3019 OF PLATS, PAGE 812, SYLVAN TOWNSHIP, WASHTENAW COUNTY RECORDS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 9, THENCE S89°05'14"W 66.68 FEET TO A POINT OF BEGINNING, THENCE CONTINUING S89°05'14"W 260.00 FEET, THENCE N00°37'30"E 1334.22 FEET, THENCE N89°01'00"E 326.69 FEET, THENCE N89°59'00"E 744.43 FEET, THENCE S00°33'12"W 373.00 FEET, THENCE S89°59'00"W 240.48 FEET, THENCE S00°37'30"W 391.47 FEET, THENCE N89°59'57"W 571.08 FEET, THENCE S00°37'30"W 571.36 FEET THE TO POINT OF BEGINNING. PART OF THE SOUTHWEST 1/4 OF SECTION 10 & SOUTHEAST 1/4 OF SECTION 9, T2S., R3E. 20.04 AC

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS LOCATED ON A PANEL THAT WAS NOT PRINTED AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26161C0190E (COMMUNITY ID NO. 261793 – TOWNSHIP OF SYLVAN, WASHTENAW COUNTY, MI) WITH AN EFFECTIVE DATE OF APRIL 3, 2012. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVED NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE CUMMUNITY IN WHICH THE PROPERTY IS LOCATED.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

LEGEND

FIP	FOUND IRON PIPE
FIB	FOUND IRON BAR
MON	MONUMENT
(M)	MEASURED
(R)	RECORD
	EX. OVERHEAD LINES
	EX. WALL
CO	EX. CLEANOUT
	EX. DOWNSPOUT
E	EX. ELECTRIC METER
	EX. END SECTION
G	EX. GAS METER
IRR	EX. IRRIGATION VALVE
M	EX. MAILBOX
TP	EX. TELEPHONE PEDESTAL
	EX. UTILITY POLE
	EX. DECIDUOUS TREE
	EX. CONIFEROUS TREE
	PRO. DRAINAGE ARROW
TP965.0	PRO. TOP/PAVEMENT ELEV.
TW965.0	PRO. TOP/WALL ELEV.
BW965.0	PRO. BOTTOM/WALL ELEV.
965	PRO. CONTOUR
#	PRO. PARKING SPACES COUNT
	PRO. RETAINING WALL
	PRO. SILT FENCE

HATCH LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT

PROPOSED USE DESCRIPTION:

THE OWNER AND OPERATOR OF WELLSPRING WRITING WORKSHOPS, LLC, JULIE MARIOUW, IS A FORMER ENGLISH TEACHER, PUBLISHED WRITER, CERTIFIED AMHERST WRITERS & ARTISTS WORKSHOP FACILITATOR & AFFILIATE. THE OWNER WOULD LIKE TO OFFER WRITING WORKSHOPS IN THE LOWER LEVEL OF HER HOME. THESE WRITING WORKSHOPS ARE FOCUSED ON THE HEALING POWER OF WRITING, AND THE NATURAL SETTING OF THIS PROPERTY WOULD HELP CREATE A MORE EFFECTIVE WORKSHOP ENVIRONMENT. THE OWNER HAS NO EMPLOYEES & TEACHES ALL OF THE WORKSHOPS HERSELF. TO FIND OUT MORE, PLEASE VISIT THE WEBSITE BELOW:
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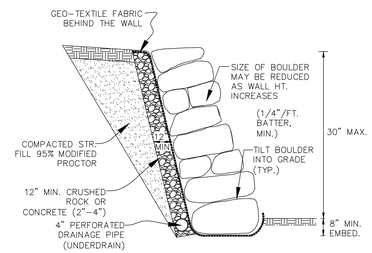
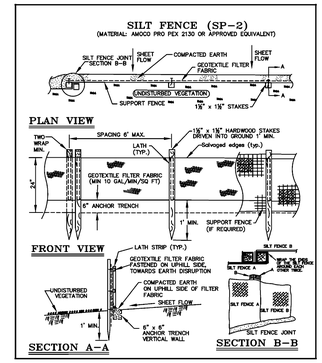
SINCE THE PANDEMIC, THE OWNER HAS BEEN OFFERING WRITING WORKSHOPS ONLINE, BUT WOULD LIKE TO USE APPROXIMATELY 400–500 SQ FT OF THE LOWER LEVEL OF HER HOME TO ALSO TEACH IN–PERSON WORKSHOPS. THE OWNER WOULD LIKE TO ALSO USE PART OF THE LAND BEHIND THE HOUSE (TAKE A WALK ONCE ONLY DURING A WORKSHOP, TO HELP GATHER CREATIVE MATERIAL AND CONNECT TO NATURE). THIS ENTAILS SIMPLY WALKING OUT ONTO THE TRAIL SILENTLY, THEN COME BACK IN AND WRITE.

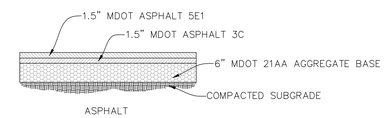
THE OWNER WILL TEACH SMALL WORKSHOPS – 8 PEOPLE IN AN 8–WEEK WORKSHOP, AND 10 PEOPLE IN AN AFTERNOON WORKSHOP. THE PARTICIPANTS WILL SIT AT TABLES IN MY LOWER LEVEL AND WRITE, GOING OUTSIDE ONLY ONCE DURING EACH WORKSHOP, AS PREVIOUSLY MENTIONED. THE OWNER WILL OFFER 8–WEEK WORKSHOPS, WHICH WILL MEET IN THE LATE AFTERNOON/EARLY EVENING, DURING THE SPRING, SUMMER & FALL. THESE WILL LAST 2.5 HRS EACH, AND PROBABLY MEET FROM 6:30–9PM. THE OWNER WILL ALSO PLAN TO OFFER AFTERNOON WORKSHOPS ON SATURDAYS OR SUNDAYS. THESE WILL LAST APPROXIMATELY 4.5 HRS, AND WILL PROBABLY MEET FROM 1–5:30PM.

WHILE THE OWNER CANNOT PREDICT HER EXACT FUTURE SCHEDULE, SHE ESTIMATES THAT SHE WOULD OFFER 12–14 IN–PERSON WORKSHOPS DURING A SEASON. THE SEASON WOULD GO FROM MAY TO NOVEMBER. DURING THE WINTER THE OWNER PLANS TO TEACH MOSTLY ONLINE ONLY.

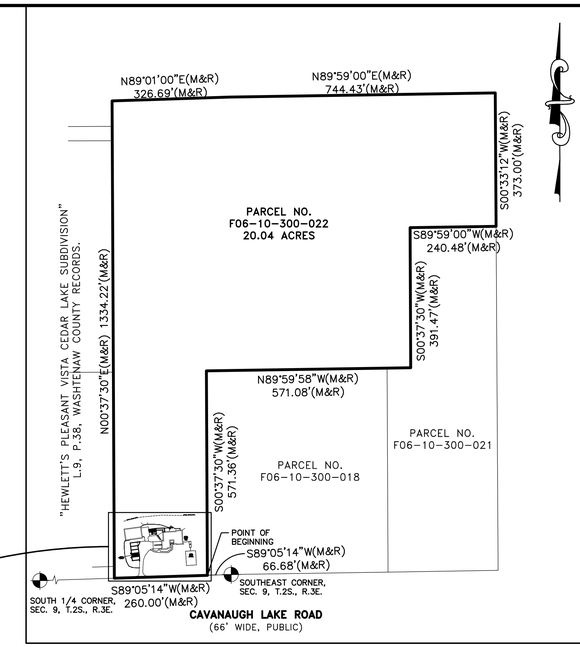


ILLUSTRATIVE BOULDER RETAINING WALL CROSS SECTION

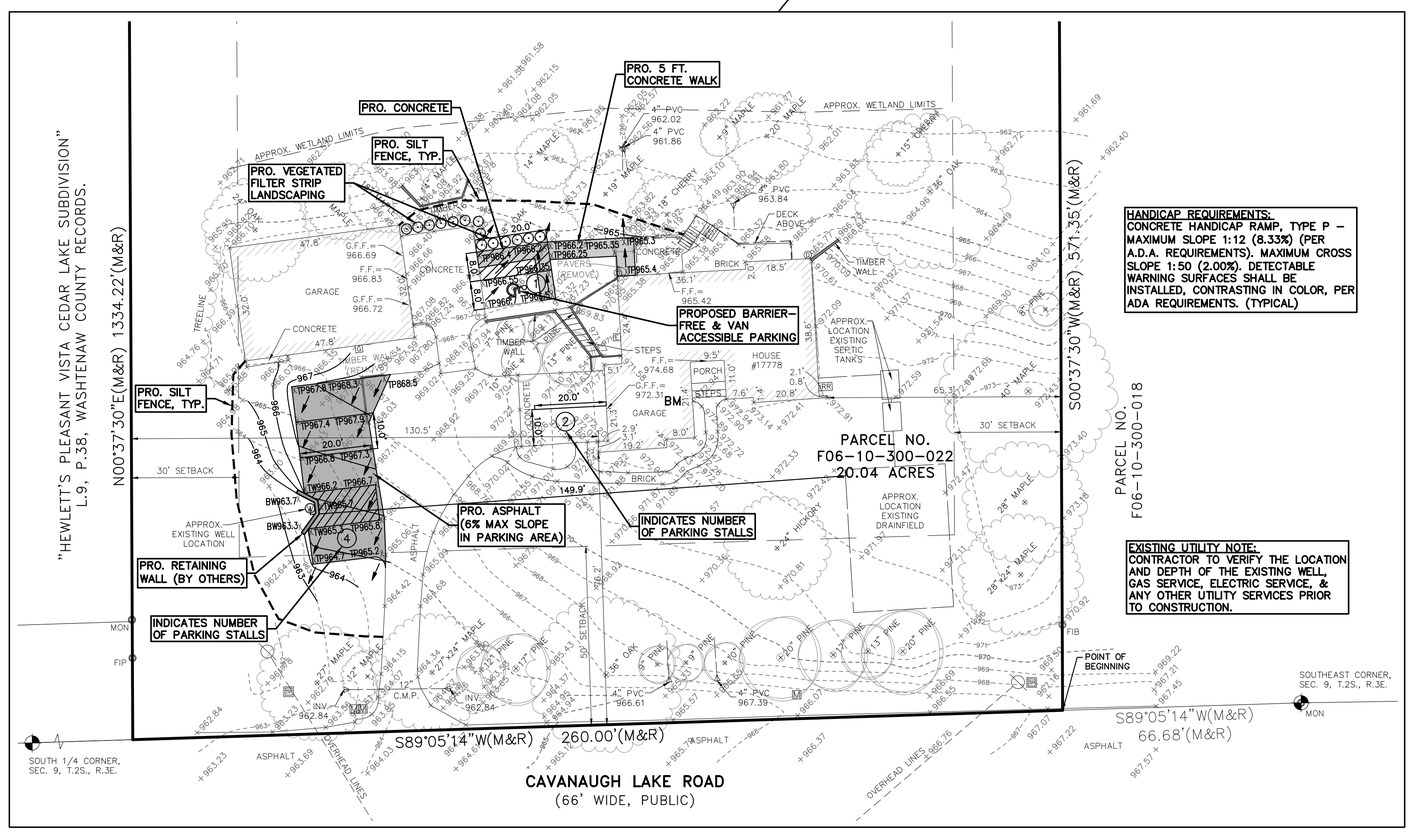




TYPICAL DRIVEWAY CROSS–SECTION



OVERALL PLAN
SCALE 1:200



HANDICAP REQUIREMENTS:
CONCRETE HANDICAP RAMP, TYPE P – MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%). DETECTABLE WARNING SURFACES SHALL BE INSTALLED, CONTRASTING IN COLOR, PER ADA REQUIREMENTS. (TYPICAL)

EXISTING UTILITY NOTE:
CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WELL, GAS SERVICE, ELECTRIC SERVICE, & ANY OTHER UTILITY SERVICES PRIOR TO CONSTRUCTION.

SITE PLAN
SCALE 1:20

OWNER/APPLICANT

WELLSPRING WRITING WORKSHOPS, LLC
ATTN: JULIE MARIOUW
17778 CAVANAUGH LAKE ROAD
CHELSEA, MI 48118
PHONE: (734) 730–6175

SHEET INDEX:

1 SITE PLAN
2 PHOTOMETRIC PLAN

STATE OF MICHIGAN
DANIEL J. LaCLAIR
ENGINEER
No. 70561
LICENSED PROFESSIONAL ENGINEER

RESIDENTIAL Subdivisions Site Condominium Multi-family Plot Plans
COMMERCIAL Site Planning Site Engineering Industrial & Multi-Unit Site Surveying
SURVEYING ALTA Surveys Boundary Surveys Topographic Surveys Parcel Splits Construction Staking
GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51147 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668–0700 Fax: (248) 668–0701

Know what's below Call before you dig.

CLIENT: JULIE MARIOUW

SITE PLAN
17778 CAVANAUGH LAKE ROAD – PARCEL NO. F06–10–300–022
SECTION: 9 & 10 TOWNSHIP: 2 S. RANGE: 3 E.
TOWNSHIP OF SYLVAN WASHTENAW COUNTY MICHIGAN

REVISED
2023–3–16 PER TWP ENG REV.

DATE: 2–16–2023
DRAWN BY: CEH
CHECKED BY: JPP/DJL
0 10 20
FBK: ––
CHF: MM
SCALE HOR 1"=––– FT.
VER 1"=––– FT.
1
22–479

WDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic

Catalog Number

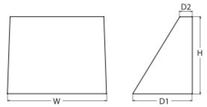
Notes

Type

To fine-tuning your product specification, please visit www.lithonia.com/configurator

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0[1]	27K 2700K	70CRI[2]	T1S Type I Short	MVOLT	**Shipped included**	**Shipped separately**
	P1[1]	30K 3000K	80CRI	T2M Type II Medium	347[1]	SRM Surface mounting bracket	AWS 3/8inch Architectural wall spacer
	P2[1]	40K 4000K	LW[1] Limited Wavelength	T3M Type III Medium	480[1]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3]	PBBW 5 surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P3[1]	50K 5000K		T4M Type IV Medium			
	P4[1]	AMB[1] Amber		TFTM Forward Throw Medium			

Options		Finish	
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	DBLXD	Black
PE[7]	Photocell, Button Type	DNAXD	Natural aluminum
DMG[7]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone
BAA	Buy America(n) Act Compliant	DDBTXD	Textured dark bronze
		DBLBXD	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white
		DSSTXD	Textured sandstone

Standalone Sensors/Controls

PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.

PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIRZ PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.

NLTAIRZ PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

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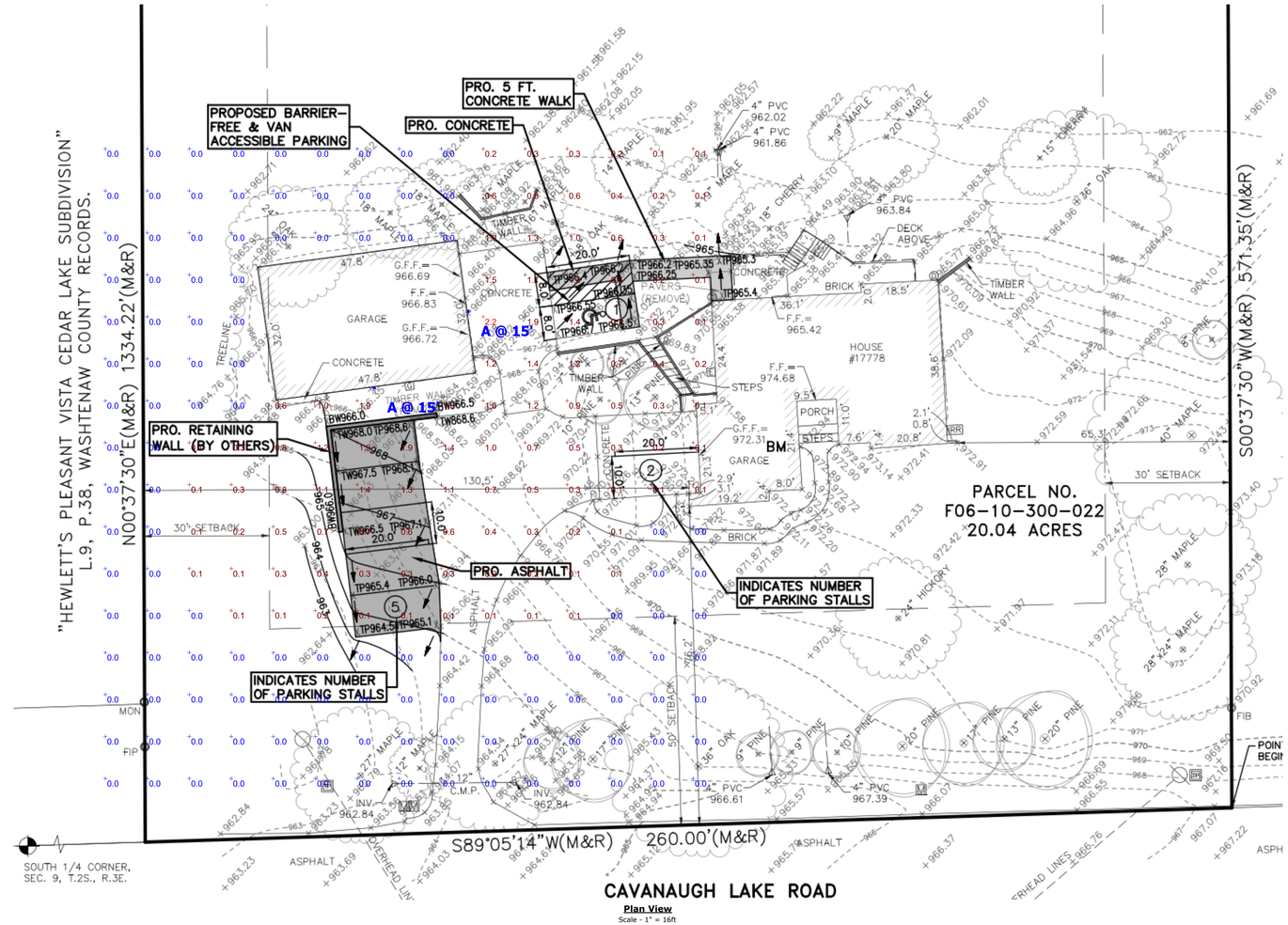


General Note

1. SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Statistics

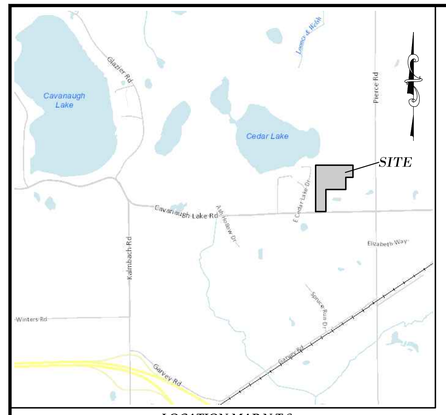
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Overall(Copy)	+	0.3 fc	2.2 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lithonia Lighting	WDGE2 LED P4 30K 70CRI TFTM	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED	4402	0.9	46.6589

17778 CAVANAUGH LAKE ROAD
PHOTOMETRIC PLAN
PREPARED FOR: GREEN-TECH
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
DS
Date
02/16/2023
Scale
Not to Scale
Drawing No.
#QUICK CALC
1 of 1



LOCATION MAP N.T.S.

SITE PLAN NOTES:

1. BUILDER/CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2. THE ESTIMATED TIME OF RE-ESTABLISHMENT OF PERMANENT VEGETATION IS SUMMER OF 2023.

3. ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR WALLS MUST BE SECURED THROUGH THE USE OF A 4' HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2015 MRC-R 104.1 & 2015 MBC-CHAPTER 33.

4. IN NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES WITH A FLOODING CONDITION. THE GRADING PLAN SHOULD CONTINUE AS FAR AS A STORM SEWER OUTLET OR OTHER NATURAL OUTLET POINT OF DISCHARGE TO ASSURE PROPER CONTROL OF SURFACE RUNOFF. SURFACE RUNOFF SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION.

5. NO ACCESSORY STRUCTURES ARE APPROVED WITH THIS PERMIT.

6. ALL RETAINING WALLS TO BE 30" MAXIMUM HEIGHT, UNLESS OTHERWISE SPECIFIED. RETAINING WALLS GREATER THAN 30" SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

ZONING:

AG, AGRICULTURAL DISTRICT

SETBACKS:

ORDINANCE
FRONT: 50'
SIDES: 30'
REAR: 50'

*ARCHITECT OR DESIGN INDIVIDUAL TO VERIFY SETBACKS WITH THE TOWNSHIP OF SYLVAN AND/OR ANY HOMEOWNER'S ASSOCIATION ORDINANCE PRIOR TO DESIGN.

BENCHMARK (BM):

GARAGE FINISHED FLOOR (CENTER) ON HOUSE
#17778 CAVANAUGH LAKE ROAD
ELEVATION: 972.31 N.A.V.D.88

SURVEY NOTES:

1. TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.

2. A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.

3. GROUND WAS SNOW COVERED AT THE TIME OF SURVEY.

LEGAL DESCRIPTION (BY OTHERS):

BOUNDARY PER SURVEY PERFORMED BY ARBOR LAND CONSULTANTS INC., DATED 02/22/14, LIBER 3019 OF PLATS, PAGE 812, SYLVAN TOWNSHIP, WASHTENAW COUNTY RECORDS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 9, THENCE S89°05'14"W 66.68 FEET TO A POINT OF BEGINNING, THENCE CONTINUING S89°05'14"W 260.00 FEET, THENCE N00°37'30"E 1334.22 FEET, THENCE N89°01'00"E 326.69 FEET, THENCE N89°59'00"E 744.43 FEET, THENCE S00°33'12"W 373.00 FEET, THENCE S89°59'00"W 240.48 FEET, THENCE S00°37'30"W 391.47 FEET, THENCE N89°59'57"W 571.08 FEET, THENCE S00°37'30"W 571.36 FEET THE TO POINT OF BEGINNING. PART OF THE SOUTHWEST 1/4 OF SECTION 10 & SOUTHEAST 1/4 OF SECTION 9, T2S., R3E. 20.04 AC

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS LOCATED ON A PANEL THAT WAS NOT PRINTED AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26161C0190E (COMMUNITY ID NO. 261793 – TOWNSHIP OF SYLVAN, WASHTENAW COUNTY, MI) WITH AN EFFECTIVE DATE OF APRIL 3, 2012. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVED NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE CUMMUNITY IN WHICH THE PROPERTY IS LOCATED.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

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965	PRO. CONTOUR
#	PRO. PARKING SPACES COUNT
	PRO. RETAINING WALL

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	PROPOSED ASPHALT

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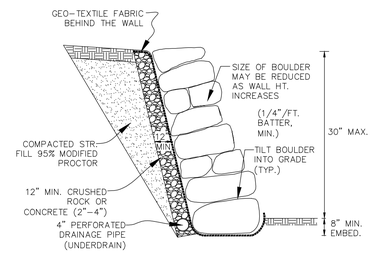
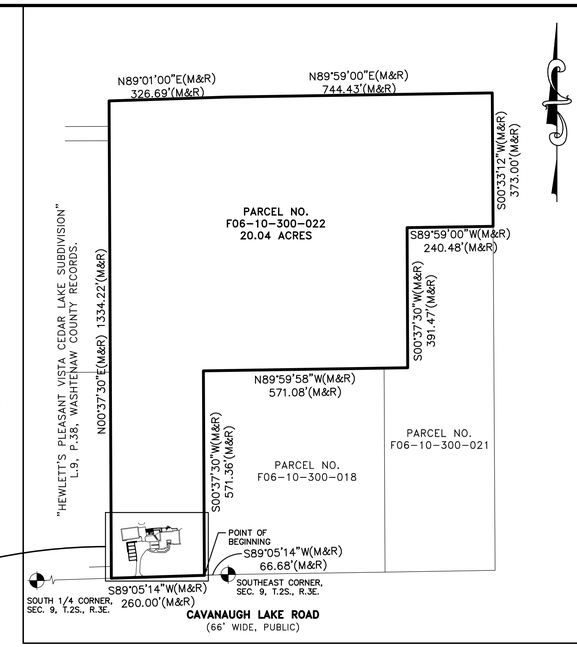
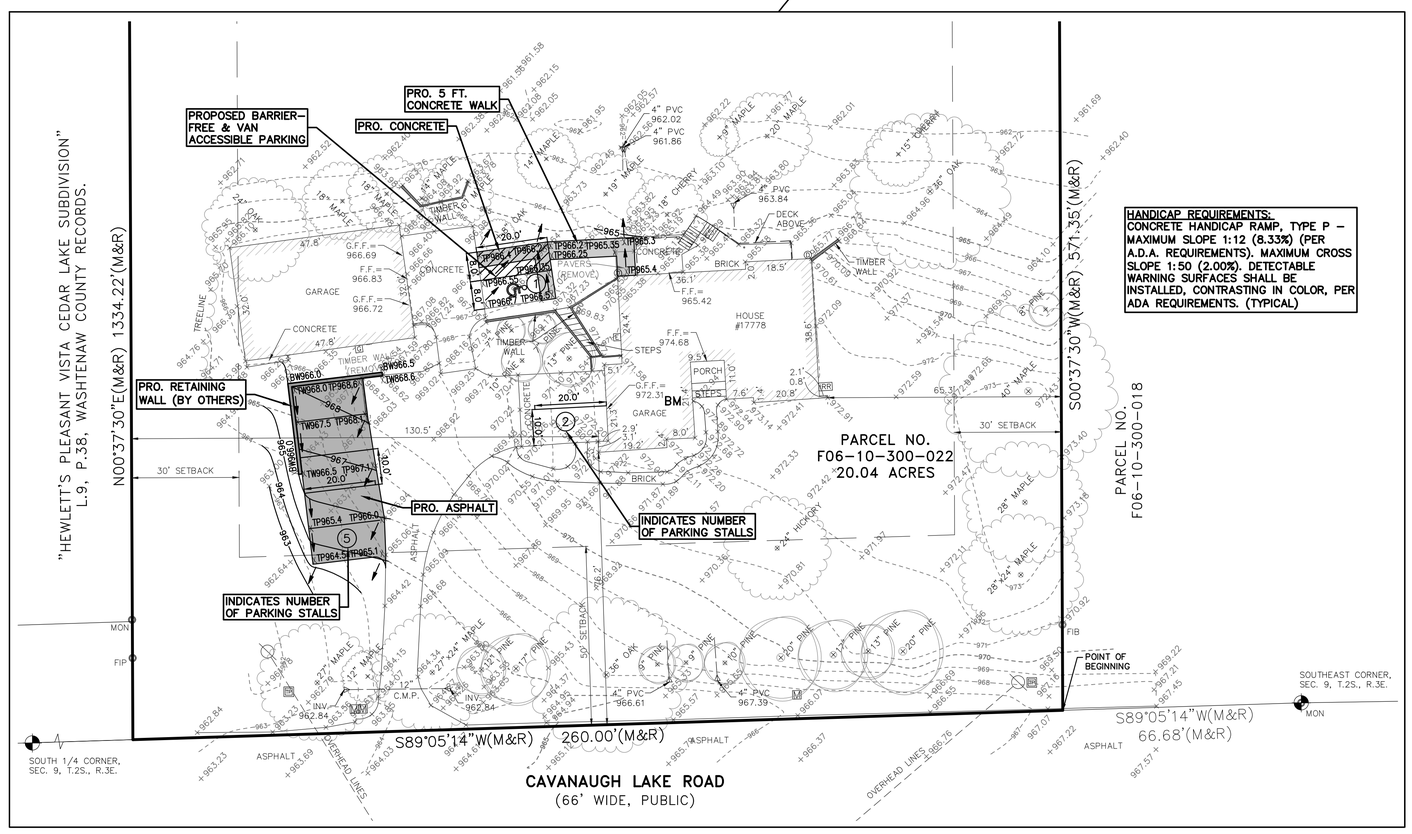


ILLUSTRATIVE BOULDER RETAINING WALL CROSS SECTION



OVERALL PLAN
SCALE 1:200



SITE PLAN
SCALE 1:20

HANDICAP REQUIREMENTS:
CONCRETE HANDICAP RAMP, TYPE P – MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%). DETECTABLE WARNING SURFACES SHALL BE INSTALLED, CONTRASTING IN COLOR, PER ADA REQUIREMENTS. (TYPICAL)

OWNER/APPLICANT

WELLSPRING WRITING WORKSHOPS, LLC
ATTN: JULIE MARIOUW
17778 CAVANAUGH LAKE ROAD
CHELSEA, MI 48118
PHONE: (734) 730-6175

SHEET INDEX:

1 SITE PLAN
2 PHOTOMETRIC PLAN

RESIDENTIAL Subdivisions Site Condominium Multi-Family Plot Plans
COMMERCIAL Site Planning Site Engineering Industrial & Multi-Unit Site Engineering
SURVEYING ALTA Surveys Boundary Surveys Topographic Surveys Parcel Splits Construction Staking
GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51147 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

811 Know what's below Call before you dig.

CLIENT: JULIE MARIOUW

SITE PLAN
17778 CAVANAUGH LAKE ROAD – PARCEL NO. F06-10-300-022
SECTION: 9 & 10 TOWNSHIP: 2 S. RANGE: 3 E.
TOWNSHIP OF SYLVAN
WASHTENAW COUNTY
MICHIGAN

REVISED

DATE: 2-16-2023
DRAWN BY: CEH
CHECKED BY: JPP/DJL
0 10 20
FBK: --
CHF: MM
SCALE HOR 1"=-- FT. VER 1"=-- FT.
1
22-479

STATE OF MICHIGAN DANIEL J. LACLAIR ENGINEER No. 70101 LICENSED PROFESSIONAL ENGINEER

WDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic

Catalog Number

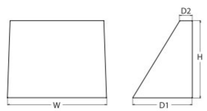
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0[1] P1[1] P2[1] P3[1] P4[1]	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB[1] Amber	70CRI[2] 80CRI LW[1] Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347[1] 480[1]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[1]	**Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options			Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, -20°C min) PE[1] Photocell, Button Type DMG[1] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy American Act Compliant	**Standalone Sensors/Controls** PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. **Networked Sensors/Controls** NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

LITHONIA LIGHTING COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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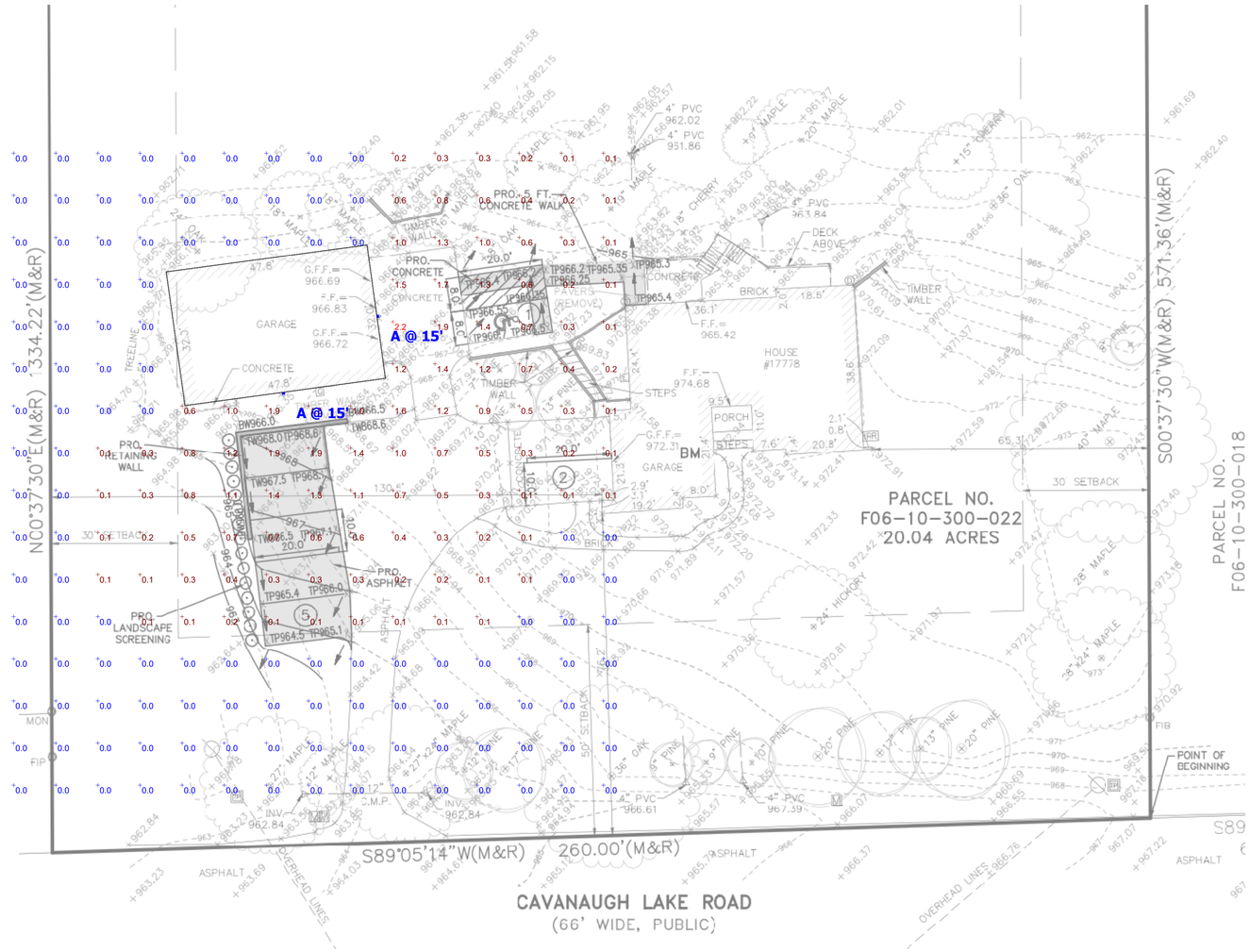
WDGE2 LED
Rev. 11/21/22



Plan View
Scale - 1" = 16ft

17778 CAVANAUGH LAKE ROAD
PHOTOMETRIC PLAN
PREPARED FOR: GREEN-TECH
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

General Note

1. SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Statistics

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Overall	+	0.3 fc	2.2 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lithonia Lighting	WDGE2 LED P4 30K 70CRI TFTM	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED	4402	0.9	46.6589

Designer
DS
Date
02/14/2023
Scale
Not to Scale
Drawing No.
#QUICK CALC
1 of 1

ESTABLISHED 1835

Planning Commission Staff Report

18027 Old US 12, Chelsea, MI 48118
734-475-8905

AGENDA ITEM:

TO: Sylvan Township Planning Commission

FROM: Zoning Administrator

HEARING DATE: March 23, 2023

SUBJECT: Combined Preliminary and Final Site Plan Review
Special Use request for a Home Occupation

PROJECT SITES: 17778 Cavanaugh Lake Rd. Chelsea, Michigan 48118

APPLICANT: Julie Mariouw, 17778 Cavanaugh Lake Rd. Chelsea, MI 48118

STAFF REFERENCE: Carol Konieczki
Planner/ Zoning Administrator

PROJECT: Home Occupation for writing workshop in lower level of home.
Combined preliminary and final site plan review

LOT SIZE: Parcel 20 acres

ZONING: Agriculture **TAX ID:** F-06-10-300-022

Project Description

Applicant is requesting approval of a special use for a home occupation to teach writing workshops in the lower level of the residence. There will be no employees. The number of students is limited to approximately ten. The works shops are several hours long and are not held every day.

Applicant is requesting approval for a combined preliminary and final site plan:

Sec. 30-80. - Combining preliminary and final site plans.

An applicant may, at the applicant's discretion and risk, with approval of the township planning commission, combine a preliminary and final site plan in an application for approval. The planning commission shall have the authority to require submittal of a preliminary site plan separate from a final site plan, where, in its opinion, the complexity and/or size of the proposed development so warrant. A preliminary and final site plan shall not be combined for any development consisting of two or more phases.

(Comp. Ords. 1994, § 15.765; Ord. No. 1, § 55.05, 8-19-1974; Ord. of 5-15-1980)

Sec. 30-190. - Special Uses.

Any use lawfully existing on the effective date of the ordinance from which this article is derived and which is permitted as a special use in a district under the terms of this article shall be deemed a conforming use. Such use shall, without further action, application, or review, be considered a conforming use, but only to the

extent that such use actually occupies the lot, building and/or structure on the effective date of the ordinance from which this article is derived. Expansion of such use or change to another special use after the effective date of the ordinance from which this article is derived shall require a special use permit as provided in article IV of this chapter. (Comp. Ords. 1994, § 15.076; Ord. No. 1, § 3.16, 8-19-1974; Ord. of 5-15-1980)

DIVISION 4. - AG-AGRICULTURE DISTRICT

Sec. 30-276. - Purpose.

(a)The AG-Agriculture District is composed of those areas of the township whose principal use is and ought to be farming. The regulations of this district are designed:

(1)To conserve, stabilize, enhance and develop farming and related resource utilization activities;

(2)To minimize conflicting uses of parcels, lots, buildings and structures detrimental to or incompatible with these activities; and

(3)To prohibit uses of parcels, lots, buildings and structures which require streets, drainage and other public facilities and services of a different type and quantity than those normally required by these activities.

(b)The district, in preserving areas for agricultural uses, is also designed to prevent proliferation of residential subdivision and urban sprawl.

(Comp. Ords. 1994, § 15.181; Ord. No. 1, § 11.01, 8-19-1974)

Sec. 30-277. - Permitted uses.

The following buildings and structures, and uses, of parcels, lots, buildings and structures are permitted in this district:

(1)A single-family dwelling.

(2)A parcel may be used for general and specialized farming and agricultural activities including the raising or growing of crops, livestock, poultry, bees and other farm animals, products and foodstuffs, and any building or structure may be located thereon and used for the day-to-day operation of such activities, for the quartering, storage or preservation of said crops, livestock, poultry, bees, animals, products and foodstuffs until consumed on the premises or until moved to a place of collection, distribution or processing, and for the incidental sale of the crops, products and foodstuffs raised or grown on said lot or in said building or structure, provided that any lot that is kept as idle cropland shall be so treated as to prevent soil erosion by wind or water and so treated as to prevent excessive growth of obnoxious weeds and shrubs, and provided that any lot kept as noncropland shall be so treated as to prevent soil erosion by wind and water.

(3)A parcel may be used, and a building or structure located thereon for the raising or keeping of fur-bearing animals, horses, ponies and other animals whether for profit or pleasure.

(4)A parcel may be used for the raising or growing of plants, trees, shrubs and nursery stock, and any building or structure may be located thereon and used for such raising or growing and for the storage of equipment and materials necessary for such raising or growing.

(5)Roadside stand, provided it is incidental to a permitted use and provided the nursery stock or other agricultural products sold at the stand are raised on the premises where situated.

(6)Off-street parking as required in article V of this chapter.

(7)Public and private recreation acres, such as:

a.Forest preserve;

b.Game refuge;

c.Recreation park and reservations; and

d.Similar public and private use of low intensity use.

(8)Public and private conservation area and structure for the development, protection and conservation of open space, watersheds, water, soil, forest, and wildlife resources.

(9)A parcel may be used for the growing, stripping and removal therefrom of sod, provided that said lot or portion thereof shall be reseeded after stripping by fall of the year in which it was stripped so as to prevent actual or potential erosion by water or wind.

(10)Lines and structures of essential services as set forth in section 30-220.

(11)A sign, only in accordance with the regulations specified in article VII of this chapter.

(12)An accessory use, building or structure.

(13)Regardless of any other provisions herein, a dwelling unit not located on a farm may raise or keep, only as an accessory use, and only for the use of the occupant of the premises, and not for any purpose of remuneration, poultry, rabbits, and fowl and small animals, and livestock; provided that the minimum lot area for the raising and keeping of poultry, rabbits, and similar fowl and small animals shall be two acres; and provided further that the minimum lot area for the raising and keeping of livestock shall be between two acres for the first two livestock animals and 20,000 square feet of additional lot area for each additional one livestock animal. All fowl and animals shall be properly housed, fenced, and cared for so as not to become a public nuisance.

(Comp. Ords. 1994, § 15.182; Ord. No. 1, § 11.02, 8-19-1974; Ord. of 3-10-1981)

Sec. 30-278. - Special uses.

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted in this district subject to obtaining a special use permit as provided in article II, division 2, and article IX of this chapter, where applicable:

(1)The removal of soil, sand, gravel, and other materials. See section 30-797.

(2)Public and private park camping ground, golf course, golf driving range, clubs, hunting lodge, garden, nurseries, greenhouses, and livestock auction yards.

(3)Community and governmental buildings.

(4)Airport.

(5)Sanitary landfill site.

(6)Public and private nursery, primary and secondary schools, business school, and college and university.

(7)Hospital, nursing home, sanitarium.

(8)A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery.

(9)Veterinarian, animal clinic and kennels.

(10)Essential services, as provided for in section 30-221(4) and (6).

(11)A radio and television broadcasting and receiving antenna.

(12)A building may be used for the temporary housing of seasonal agricultural workers, provided the farm where located is at least 160 acres.

(13)Home occupations.

(14)Funeral establishments, and mortuaries.

(15)Bed and breakfast operations, subject to the regulations in section 30-806.

(16)Wireless communication facilities, subject to section 30-804, except such facilities shall not be permitted on any parcel of land that is located in an area that is designated in the township's adopted general development plan for urban residential use.

(17)Bulk sales of fertilizer, feed, and crop protection products for use in farming operations only. This special use is only permitted in those portions of the present AG-agricultural district, which are designated as "agriculture" on Map 10, of the Sylvan Township comprehensive plan adopted October 23, 2008. Equipment sales, services, and repair are not permitted.

(18)Agricultural commercial/tourism businesses, subject to the regulations in section 30-808.

(Comp. Ords. 1994, §§ 15.183, 68.001; Ord. No. 1, § 11.03, 8-19-1974; Ord. of 5-15-1980; Ord. No. 54, § 1, 6-18-1999; Ord. of 8-3-1999; Ord. of 12-2-2003; Ord. of 7-5-2011, § 2; Ord. of 8-12-2014)

Sec. 30-800. - Home occupations.

A home occupation may be permitted in a single-family dwelling within any zoning district where such dwelling is permitted, subject to the following conditions:

(1)No person other than the members of the family residing on the premises shall be engaged in such occupation.

(2)The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. The total floor area used by the home occupation shall not exceed 30 percent of the floor area of the dwelling unit.

(3)There shall be no change in the outside appearance of the structure or premises, or other visible evidence of conduct of such home occupation, and there shall be no external or internal alterations not customary in residential areas.

(4)A home occupation shall be conducted within the dwelling unit or within a building accessory thereto.

(5)No article shall be sold on the premises except that which is prepared within the dwelling or accessory building or is provided as incidental to the service or profession conducted therein.

(6)Traffic generated by a home occupation shall not be greater in volume than that normally generated by the residence. Parking for the home occupation shall not exceed two spaces. Such spaces shall be provided on the premises, off-street, subject to regulations in article V of this chapter and provided the parking spaces shall not be located in the required front yard.

(7)Exterior storage of material, equipment, or refuse associated with or resulting from a home occupation shall be prohibited.

(8)No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odor, or electrical interferences which are nuisances to persons off the lot. Any electrical equipment processes which create visual or audible interference with any radio or television receivers off the premises or which cause fluctuations in line voltages off the premises shall be prohibited.

(9)Hazard of fire, explosion, or radioactivity shall not exist at any time as a result of a home occupation.

(Comp. Ords. 1994, § 15.813; Ord. No. 1, § 56.13, 8-19-1974; Ord. of 5-15-1980)

Sec. 30-78. - Final site plan.

(a) Application. Following approval of a preliminary site plan, the applicant may request final site plan approval by filing eight copies of a proposed final site plan, paying the required review fee, and submitting a completed application form to the township board. The township planner and engineer shall review the application and proposed plan to determine if they are administratively complete in that they contain information required by the planning commission in its approval or conditional approval of the preliminary site plan and the information required for planning commission action. The clerk shall, upon the completion of said administrative review, transmit the application and the proposed final site plans to the planning commission for review at its next scheduled regular meeting or any special meeting called for that purpose, subject to such time limitations required for any public hearing notice.

(b)Information required. Each final site plan submitted for review shall provide the following information and shall meet the following specifications, where applicable:

(1) The site plan shall be of a scale not greater than one inch equals 200 feet, and of such accuracy that the planning commission can readily interpret the plan. The information shall be presented on more than one drawing, where required by the planning commission, for purposes of clarity. **Provided**

(2) Scale, north arrow, name and date of plan; date of revisions thereto. **Provided**

(3) Name and address of property owner and applicant; interest of applicant in property; name and address of developer. **Provided**

(4) Name and address of designer. A final site plan shall be prepared by an architect, community planner, engineer, landscape architect, or land surveyor registered in the state.

(5) A vicinity map; legal description of the property; dimensions and lot area. Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description. **Provided**

(6) Existing topography (minimum contour interval of two feet); existing natural features such as trees, wooded areas, streams, marshes, ponds, and other wetlands; clear indication of all natural features to remain and to be

removed. Groups of trees shall be shown by an approximate outline of the total canopy; individual deciduous trees of six inch diameter or larger and individual evergreen trees six feet in height or higher, where not part of a group of trees, shall be accurately located on the final site plan. **Provided**

(7) Existing buildings, structures, and other improvements, including drives, utility poles and towers, easements, pipelines, excavations, ditches (elevations and drainage directions), bridges, culverts; clear indications of all improvements to remain and to be removed. **Provided**

(8) General description of deed restrictions, if any. **None provided**

(9) Owner, use, and zoning classification of adjacent properties; location and outline of buildings, drives, parking lots, and other improvements on adjacent properties. **Provided**

(10) Existing public utilities on or serving the property. Location and size of water lines and hydrants; location, size and inverts for sanitary sewer and storm sewer lines; location of manholes and catchbasins; location and size of wells, septic tanks and drain fields. **N/A**

(11) Name and right-of-way of existing streets on or adjacent to the property; surface type and width; spot elevations of street surfaces, including elevations at intersections with streets and drives of the proposed development. **Provided**

(12) Zoning classification of the subject property; location of required yards; total ground floor area and lot coverage (percent); floor area ratio. In the case of residential units, the plan shall note dwelling unit density, lot area per dwelling unit, and a complete schedule of the number, size and type of dwelling units. **Provided**

(13) Grading plan showing finished contours at a minimum interval of two feet and correlated with existing contours so as to clearly indicate cut and fill required. All finished contour lines shall be connected to existing contour lines at or before the property lines. **Provided: MCI review letter provided.**

(14) Location and exterior dimensions of proposed buildings and structures, with the location to be referenced to property lines or to a common base point; distances between buildings; height in feet and stories; finished floor elevations and contact grade elevations. **Provided**

(15) Location and alignment of all proposed streets and drives; rights-of-way where applicable; surface type and width, and typical cross section of same showing surface, base, and sub-base materials and dimensions; location and typical details of curbs; turning lanes, with details (where applicable); location, width, surface elevations and grades of all entries and exits; curve radii. **N/A**

(16) Location and dimensions of proposed parking lots; number of spaces in each lot; dimensions of spaces and aisles; drainage pattern of lots; typical cross section showing surface, base, and sub-base materials; angle of spaces. **Parking area provided and identified. 8 parking spaces including an ADA space is identified.**

(17) Location and size of proposed improvements of open spaces and recreation areas, and maintenance provisions for such areas. **N/A**

(18) Location, width, and surface of proposed sidewalks and pedestrian ways. **Residential property – Home Occupation**

(19) Location and type of proposed screens and fences; height, typical elevation and vertical section of screens, showing materials and dimensions. **N/A**

(20) Location of proposed outdoor trash container enclosures; size, typical elevation, and vertical section of enclosures, showing materials and dimensions. **Request to waive requirement**

(21) Location, type, size, area, and height of proposed signs. **Signage is currently undetermined at this time.**

(22) Layout, size of lines, inverts, hydrants, drainage flow patterns, location of manholes and catch basins for proposed sanitary sewer, water, and storm drainage facilities; location and size of retention ponds and degrees of slope of sides of ponds; calculations for size of storm drainage facilities; location of electricity and telephone poles and wires; location and size of surface equipment for electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks, and drain fields, where applicable. Final engineering drawings for all site improvements such as, but not limited to, water, sanitary sewer and storm sewer systems; streets, drives and parking lots; retention ponds and other ponds or lakes; and retaining walls, shall be submitted to and approved by the township engineer prior to planning commission approval of the final site plan. A letter of approval or a copy of the permit from the county health department for on-site water and sewer facilities shall be submitted to the planning commission secretary prior to planning commission approval of the final site plan. **N/A**

(23) Landscape plan showing location and size of plant materials. **Request to waive requirement, for home occupation.**

(24) Evidence of approval of soil erosion and sedimentation control measures from the county soil erosion control agent. **Soil erosion permit may be required before grading to improve parking areas.**

(25) Location of proposed retaining walls; dimensions and materials of same; fill materials; typical vertical sections; restoration of adjacent properties, where applicable. **N/A**

(26) Location, height, type, direction and intensity of outside lighting. **Lighting information provided.**

(27) Right-of-way expansion where applicable. **N/A**

(c) Standards for review. In reviewing the final site plan, the planning commission shall determine whether the plan meets the following standards:

(1) The final site plan conforms to the preliminary site plan as approved by the township planning commission.

(2) The plan meets all applicable standards in section 30-221.

(3) The plan meets the specifications of the township for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services, and has been approved by the township fire chief and township engineer.

(4) The proposed development will not cause soil erosion or sedimentation problems.

(5) The drainage plan for the proposed development is adequate to handle anticipated storm water runoff and will not cause undue runoff onto neighboring property or overloading of watercourses in the area.

(6) The proposed development is coordinated with improvements serving the subject property and with the other developments in the general vicinity.

(7) Outside lighting will not adversely affect adjacent or neighboring properties or traffic on adjacent streets.

(8) Outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.

(9) Grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties.

(10) Parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent streets.

(11) The plan meets the standards of other government agencies, where applicable, and that the approval of these agencies has been obtained or is assured.

(12) The plan provides for the property extension of existing public streets serving the site, where applicable.

(d) Planning commission action. The planning commission shall review the proposed final site plan and, within a reasonable time, approve, conditionally approve, or reject the proposed final site plan. The planning commission may require changes in the proposed final site plan. The planning commission shall include in its study and review of the proposed final site plan recommendations of the township zoning inspector, the township fire chief, and any other township official, department or agency, or any public utility company, that might have an interest in or be affected by the proposed development. Upon planning commission approval of a final site plan, the applicant, the owner of record, or the legal representative thereof, and the planning commission secretary shall each sign five copies of the approved final site plan. The planning commission secretary shall transmit two signed copies of the plan and any conditions attached to the approval to the zoning inspector, and one signed copy each to the township board and the applicant. The planning commission secretary shall attach a certificate of approval to the copy to be sent to the applicant. One signed copy shall be retained in the planning commission's files. If the final site plan is rejected, the planning commission shall notify the applicant in writing of such action and the reasons therefor, within ten days following the action.

(e) Effect of approval. Approval of a final site plan authorizes issuance of a certificate of zoning compliance and issuance of a building permit, provided all other requirements for a building permit have been met. In the case of uses without buildings or structures, approval of a final site plan authorizes issuance of a certificate of zoning compliance and issuance of a certificate of occupancy, provided all other requirements for such certificate have been met.

(f) Expiration of approval.

(1) A final site plan approval expires upon the occurrence of either of the following:

a. The applicant does not secure a building permit within 180 days of the date the final site plan was approved; or

b. The applicant does not start construction on the property and show evidence of diligently completing construction per the approved site plan 545 days after the date the final site plan was approved.

(2) Notwithstanding the conditions of expiration in subsection (f)(1) of this section, the planning commission may extend the approval period (i.e., grant extensions from the deadline set forth in subsection (f)(1) of this section) for up to one year upon applicant's written application and showing a good cause. The planning commission may approve more than one extension using the same good cause standard.

PROJECT ANALYSIS:

- **Review of project by Midwestern Consulting letter dated March 16, 2023.**
- **Review of project by Chelsea Area Fire Authority – letter dated March 16, 2023**
- **All projects require ADA compliance.**
- **A soil erosion permit may be required for the grading of the new parking area.**

PLANNING COMMISSION RECOMMENDATION

_____Approval of Combined Preliminary and Final Site Plan without conditions_____
_____Approval of Combined Preliminary and Final Site Plan with conditions_____
_____Denial of Combined Preliminary and Final Site Plan: State reasons for denial_____
_____

ARTICLE IV. - SPECIAL USES[7]

Footnotes:
--- (7) --
State Law reference— Special land uses, MCL 125.3502 et seq.
Sec. 30-638. - General provisions.

(a)The formulation and enactment of this article is based upon the division of unincorporated portions of the township into districts in each of which certain specified, mutually compatible uses are permitted by right. In addition to such uses, however, there are certain other uses which are essential or desirable for the welfare of the community and its citizenry or substantial parts of it. Such uses are entirely appropriate and not essentially incompatible with the uses permitted by right in a zoning district, but not at every or any location therein, or without restrictions or conditions being imposed by reason of special problems presented by the use or its particular location in relation to neighboring properties.

(b)This article, therefore, requires approval of a special use permit (SUP) of each use listed in the several zoning districts as special uses and provides in this article the procedures and standards to be followed in granting such permits. If compliance with the procedures and standards set forth in this article, the several use districts herein, and in article IX of this chapter, if applicable, is found, the right to a special use permit shall exist, subject to conditions as may be imposed therefor in accordance with this article.
(Comp. Ords. 1994, § 15.601; Ord. No. 1, § 50.01, 8-19-1974; Ord. of 5-15-1980)

Sec. 30-639. - Authority to grant permits.

The township planning commission shall have the authority to grant special use permits and to attach conditions to a permit. Only those uses listed in each zoning district as special uses shall be considered for special use permit review and approval.
(Comp. Ords. 1994, § 15.602; Ord. No. 1, § 50.02, 8-19-1974; Ord. of 5-15-1980)

Sec. 30-640. - Application and fee.

Application for a special use permit shall be made by filing the application form, required information, eight copies, and the required fee with the township board. The fee shall be set by resolution of the township board, except that no fee shall be required for a special use permit application for a single-family residence or of any governmental body or agency. No part of the fee shall be returnable to the applicant. The clerk shall transmit a copy of the application and submitted information to the secretary of the township planning commission within three days of the filing date.

(Comp. Ords. 1994, § 15.603; Ord. No. 1, § 50.03, 8-19-1974; Ord. of 5-15-1980)

Sec. 30-641. - Information required.

An application for a special use permit shall contain the following information: **Provided**

(1)The applicant's name, address, and telephone number. **Provided**

(2)The names and addresses of all record owners and proof of ownership. **Provided**

(3)The applicant's interest in the property, and, if the applicant is not the fee simple owner, the owner's authorization for the application. **Provided**

(4)Legal description, address, and tax parcel number of the property. **Provided**

(5)A scaled accurate survey drawing, correlated with the legal description, showing all existing buildings, drives and other improvements. **Provided**

(6)A detailed description of the proposed use. **Provided**

(7)A site plan meeting the requirements of a preliminary site plan, as set forth in section 30-76.

(Comp. Ords. 1994, § 15.604; Ord. No. 1, § 50.04, 8-19-1974; Ord. of 5-15-1980)

Sec. 30-642. - Public hearing.

The planning commission must hold a public hearing on the application for a special use permit within 65 days of the filing date, and give notice as set forth in section 103 of Public Act No. 110 of 2006 (MCL 125.3103). **Posted and mailed March 6, 2023, Publication March 8, 2023**
(Comp. Ords. 1994, §§ 15.605, 98.000; Ord. No. 1, § 50.05, 8-19-1974; Ord. of 5-15-1980; Ord. of 7-13-2006, § 4)

Sec. 30-643. - Required standards and findings.

The planning commission must review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and any additional standards set forth in article IX of this chapter. To grant a special use permit (SUP), the planning commission must find and record adequate data, information, and evidence showing that the proposed use meets all required standards.

(1)The proposed SUP will be harmonious, and in accordance with the objectives, intent, purposes, and regulations of this chapter. If it's harmonious, that favors granting the SUP.

(2)The proposed SUP will be compatible with the natural environment and existing and future land uses in the vicinity. If it's compatible, that favors granting the SUP.

(3)The proposed SUP will be compatible with the comprehensive plan. If it's compatible, that favors granting the SUP.

(4)The proposed SUP will be served adequately by essential. public facilities and services, such as highways, streets, police and fire protection, drainageways and structures, refuse disposal, or the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services. If it will be adequately served, that favors granting the SUP.

(5)The proposed SUP will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare. If it's not detrimental, that favors granting the SUP.

(6)The proposed SUP will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community. If it will not create additional requirements, that favors granting the SUP.

(7)The proposed special use must comply with all other applicable chapters, and state and federal statutes, regulations, and laws. If it complies, then that favors granting the SUP.
(Comp. Ords. 1994, § 15.606; Ord. No. 1, § 50.06, 8-19-1974; Ord. of 5-15-1980; Ord. of 10-5-2010(01))

Sec. 30-644. - Planning commission action.

The planning commission shall approve, approve with conditions, or deny a special use permit application. The planning commission's decision, the basis for the decision, findings, and all conditions imposed shall be described in a written statement, which shall be made a part of the record of the meeting.
(Comp. Ords. 1994, § 15.607; Ord. No. 1, § 50.07, 8-19-1974; Ord. of 5-15-1980)

Sec. 30-645. - Conditions of approval.

In granting a special use permit, the planning commission shall impose conditions it deems necessary to achieve the objectives and standards of this chapter, the standards of the state zoning enabling act, Public Act No. 110 of 2006 (MCL 125.3101 et seq.), and the public health, safety and welfare of the township. Failure to comply with any such conditions shall be considered a violation of this chapter. An approved special use permit, including all attached conditions, shall run with the parcel in the approval and shall remain unchanged except upon mutual consent of the planning commission and the landowner. Any such changes shall be entered into township records and recorded in the minutes of the planning commission meeting at which the action occurred. A public hearing shall be held on any proposed changes, as required for an original application.
(Comp. Ords. 1994, § 15.608; Ord. No. 1, § 50.08, 8-19-1974; Ord. of 5-15-1980)

Sec. 30-646. - Reapplication.

No application for a special use permit which has been denied wholly or in part by the planning commission shall be resubmitted for a period of 365 days from the date of denial, except on grounds of new evidence or proof of changed conditions found by the planning commission to be valid.
(Comp. Ords. 1994, § 15.609; Ord. No. 1, § 50.09, 8-19-1974; Ord. of 5-15-1980)

Sec. 30-647. - No appeals to zoning board of appeals for a special use.

An appeal to the zoning board of appeals may not be taken for a special use.
(Comp. Ords. 1994, § 15.607; Ord. of 2-1-1994)

PROJECT ANALYSIS

Home Occupation:

- (1) No person other than the members of the family residing on the premises shall be engaged in such occupation. **The homeowner is solely engaged in the teaching of the writing workshop.**
- (2) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. The total floor area used by the home occupation shall not exceed 30 percent of the floor area of the dwelling unit. **The**

writing workshop is subordinate and incidental to the principal use as a residential dwelling.

- (3) There shall be no change in the outside appearance of the structure or premises, or other visible evidence of conduct of such home occupation, and there shall be no external or internal alterations not customary in residential areas. **There are no structural changes to the exterior of the dwelling, only to the area requiring additional grading to accommodate parking for the additional vehicles.**
- (4) A home occupation shall be conducted within the dwelling unit or within a building accessory thereto. **The writing workshop will be conducted within the dwelling premises.**
- (5) No article shall be sold on the premises except that which is prepared within the dwelling or accessory building or is provided as incidental to the service or profession conducted therein. **The workshop is not a retail business, it is a professional educational program for personal enrichment.**
- (6) Traffic generated by a home occupation shall not be greater in volume than that normally generated by the residence. Parking for the home occupation shall not exceed two spaces. Such spaces shall be provided on the premises, off-street, subject to regulations in article V of this chapter and provided the parking spaces shall not be located in the required front yard. **Additional parking has been created to accommodate the people attending the workshop.**
- (7) Exterior storage of material, equipment, or refuse associated with or resulting from a home occupation shall be prohibited. **No exterior material storage is required for this special use.**
- (8) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odor, or electrical interferences which are nuisances to persons off the lot. Any electrical equipment processes which create visual or audible interference with any radio or television receivers off the premises or which cause fluctuations in line voltages off the premises shall be prohibited. **No additional equipment, noise, vibration, glare, fumes, odor, or electrical interferences from audio, visual, radio or television receivers will be generated from this home occupation special use to teach writing skills.**
- (9) Hazard of fire, explosion, or radioactivity shall not exist at any time as a result of a home occupation**. Chelsea Area Fire Authority has provided a review letter indicating the special use meets current adopted Fire Code.**

<u>PLANNING COMMISSION RECOMMENDATION</u>

_____Approval of Special Use without conditions_____

_____Approval of Special Use Plan with conditions_____

_____Denial of Special Use: State reasons for denial_____

_____

Chelsea Area Fire Authority
200 W. Middle Street
Chelsea, MI 48118
O (734) 475-8755
F (734) 475-1967
https://www.chelseafire.org
Fire Chief – Robert A. Arbini
Proudly serving the City of Chelsea and Lima, Lyndon, and Sylvan Townships

March 16, 2023

Sylvan Township
18027 Old US 12
Chelsea, MI 48118

Attn: Carol Konieczki

Re: 17778 Cavanaugh Lake Rd

The Chelsea Area Fire Authority (CAFA) has reviewed plans given to this department. We have reviewed these plans with fire safety and emergency services as our main goal. CAFA refers to the adopted National Fire Protection Association (NFPA) and standards. Below are our comments and recommendations.

- **Site Plan:** The site plans submitted comply with the current adopted Fire Code.

The Chelsea Area Fire Authority stands ready to serve. Should you or any member of your team have questions or comments, please feel free to contact the Fire Chief or the Fire Inspector.

Sincerely

Eric J Stanley

Eric J Stanley
Lieutenant/Fire Inspector

The greatest leader is not necessarily the one who does the greatest things. He is the one that gets the people to do the greatest things. – Ronald Reagan

MIDWESTERN CONSULTING

3815 Plaza Drive
Ann Arbor, Michigan 48108
734.995.0200

Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

March 16, 2023

Sylvan Township
18027 Old US 12
Chelsea, Michigan 48118

Attn: Ms. Carol Konieczki
Sylvan Township Zoning Administrator

Re: Wellspring Writing Workshops, LLC
17778 Cavanaugh Lake Road
Special Use Permit and Preliminary Site Plan
Sylvan Township
Washtenaw County, Michigan

Dear Carol:

Pursuant to your request we have reviewed the special use request to open a writers workshop center at 17778 Cavanaugh Lake Road, Tax ID F-06-10-300-022 (20.04 acres) zoned Agricultural (AG).

We have the following items for the Planning Commission to consider regarding this proposed Special Use:

1. Parking grades should not exceed 6%. The grades of the five spaces on the west portion of the site exceed 6.6% to 9%. Consider extending the retaining wall to reduce these grades.
2. Show the existing drain field location.
3. Show the existing well location. Show the well has adequate isolation distance from any drain field or septic tank.
4. Show the wetlands limit on the plan to ensure grading will not occur within the wetlands.
5. Understanding the runoff for the site drains to existing wetlands, include a vegetated filter strip on the edges of the parking areas adjacent to wetlands to improve runoff water quality.
6. Show temporary silt fence on the base of the slopes for the areas adjacent to the wetlands to ensure sediment will not runoff during construction.
7. Include a cross section detail for the asphalt pavement.

If there are any questions regarding my review, please call or email. Thank you.

Sincerely,
MIDWESTERN CONSULTING, LLC

Adam J. Lalik, PE

Heal Body/Mind/Spirit & Improve your Writing

"You do not need to leave your room. Remain sitting at your table and listen. Do not even listen, simply wait, be quiet, still and solitary. The world will freely offer itself to you to be unmasked, it has no choice, it will roll in ecstasy at your feet."

— Franz Kafka

CONTACT JULIE:

Email

julie@
wellspringwritingworkshops.com

Julie Mariouw leads writing workshops designed to help writers bypass their inner critic; go directly to images, feelings, & memories; and tap into the healing power of writing. Julie creates writing prompts using metaphor, the senses, polarity and the physical body, to expand writers' imaginations & increase their creativity. Julie is an Amherst Writers & Artists Affiliate, and is certified to lead workshops in the AWA method.

Julie believes that:

- Writing has unlimited power to heal.
- Writing belongs to all people.
- Each writer has a unique voice.
- Writing in this workshop reconnects writers with their bodies & promotes physical healing.
- Writing in this workshop increases sense memory & recall of prior life experience.
- Writing in this workshop expands the imagination.
- Writing in this workshop produces work that may not have been possible alone.
- Writing in this workshop enhances individual healing.
- Teaching of craft can be done without damage to the original voice/self-esteem of the writer.
- A writer does not have to become personally vulnerable in order to write from the deepest places.

The Workshops:

- 5 - 8 people in Online Workshops using Zoom.
- 8 - 10 people in In-Person Workshops--On-Site in Chelsea, MI.
- Full-Day, Afternoon & 8-Week Writing Workshops.
- Attention to craft is taken seriously, and offered through 1 - 20 minute writing exercises.
- Writers, if they wish, read their work aloud.
- Comment only on what is strong and successful in the work.
- All writing treated as fiction.
- Writing that happens in the workshop is not discussed outside of the workshop.
- Workshop leader writes with everyone else, establishing equality of risk and mutual trust.

"RITUAL, MEMORY, & PURPOSE
from *The Healing Wisdom of Africa*

by Malidoma Somé

"Ritual provides not only healing but also the recovery of memory and the reaffirmation of each individual's life purpose. How does ritual recover memory? When we focus our attention on the energetic aspects of individuals and of nature that animate and

motivate us, we become aware of images and emotional impressions that are unusual, extremely compelling, and as a result, captivating in terms of the amount of attention they demand.

Inside ritual and sacred space where energies are being woven, people's imagination and consciousness can be moved through time backward or forward. It is as if the awakened psyche is pulled toward those materials it was not able to recall otherwise. This is a shamanic journey, and it can be a very useful tool for entering these depths of time and space without actually having to expend energy and move physically. The kind of memory we are talking about here is something very personal, very compelling, and very transforming."

A WALK BETWEEN HEAVEN & EARTH
by Burghild Holzer

"Talking to paper is talking to the divine. It is talking to an ear that will understand even the most difficult things. Paper is infinitely patient. It will receive small fragment after fragment of a large network you are

working on, without you yourself knowing it. It will wait out decades for you to put together the first faint traces of your own code, a code you might have understood as a small child but which you're now gathering on a new level of understanding. The white paper is waiting. Each time you scratch on it, you trace part of yourself, and thus part of the world, and thus part of the grammar of the universe. It is a huge language, but each of us tracks his or her particular understanding of it."

"IMAGES & CREATIVITY"
from an interview in *The Paris Review* with Lynda Barry

"I believe that the arts are like an external immune system. I believe that they have a biological function. The fastest way I can explain it is that there

is this brilliant neuroscientist named V. S. Ramachandran, who wrote a book called *Phantoms in the Brain*. He was very interested in people with phantom-limb pain, and he had one patient who had lost his hand from the wrist down, but the guy's sensation was not only that the hand was still there, but that it was in a painful fist that kept clenching. Ramachandran built a box, with a mirror and two holes in one side. When the guy put his arms in, he saw the one hand reflected. When he opened the hand, he *saw* it open and it was like the missing hand was unclenching. It fixed his phantom-limb sensation.

That's what I think images do; that's what the arts do. In the course of human life we have a million phantom-limb pains---losing a parent when you're little, being in a war, even something as dumb as having a mean teacher---and seeing it somehow reflected, whether it's in our own work or listening to a song, is a way to deal with it."
"THE INTUITION THAT PROVIDES THE MATERIAL"
from *The Soul Tells A Story* by Vinita Hampton Wright

"The creative person inside you---the right side of the brain---needs a lot of space and understanding. He's sort of like the classic extravert who learns what he thinks by talking out loud. He spills information before it even makes sense. And he's so expressive while doing so---just full of passion, emotion and energy. Forget about getting him to break down his thoughts and put them in order---he can't do it. That's why he needs his partner, the introverted editor, the quiet self that stands by and studies everything that's flying out of Mr. Personality's mouth.

You have to just let Mr. Personality have his say. You have to be quiet and let him ramble. The moment you get critical or start asking questions, his feelings will get hurt or he'll become irritated and shut up. So just stand by and listen and watch. Take notes but be quiet.

When you allow the creative flow to happen without interruption, what comes up from the well could be almost anything. It may be fraught with emotion---or not. It may be connected to your dream life. It may bring up forgotten memories or add details to memories you already have...For some reason the stream of consciousness cannot flow when the more logical thinking process kicks in.

...I can't stress enough that you can trust this flow. You can trust it because it is merely raw material; it is not the finished product that you're stuck with. Once you consider all your words raw material, you will be much freer to just write whatever comes. And you will also be much freer to do whatever you need to do with what comes.

...A lot of fear regarding your creative life will subside when you accept that the most wonderful stuff is in you already. It's there and waiting to be found."
"THE WRITER'S WORKSHOP"
from *Writing Alone & with Others*
Pat Schneider
"We write together---leader as well as participants---in response to a suggestion given by the leader. The leader's participation in writing and reading brand new work aloud is absolutely central to this workshop method. If the

Aug 11, '18 Writing Workshop

leader of a group stays safe, there is hierarchy, and the group members' safety is compromised. When the leader reads aloud, is honest about fear...the members of the group are empowered.

Writing together is an experience entirely unlike any that I ever had in elementary or high school, in college or graduate school...I don't know how to express the almost ecstatic experience that rather frequently happens when people write together and affirm one another's new work. There are

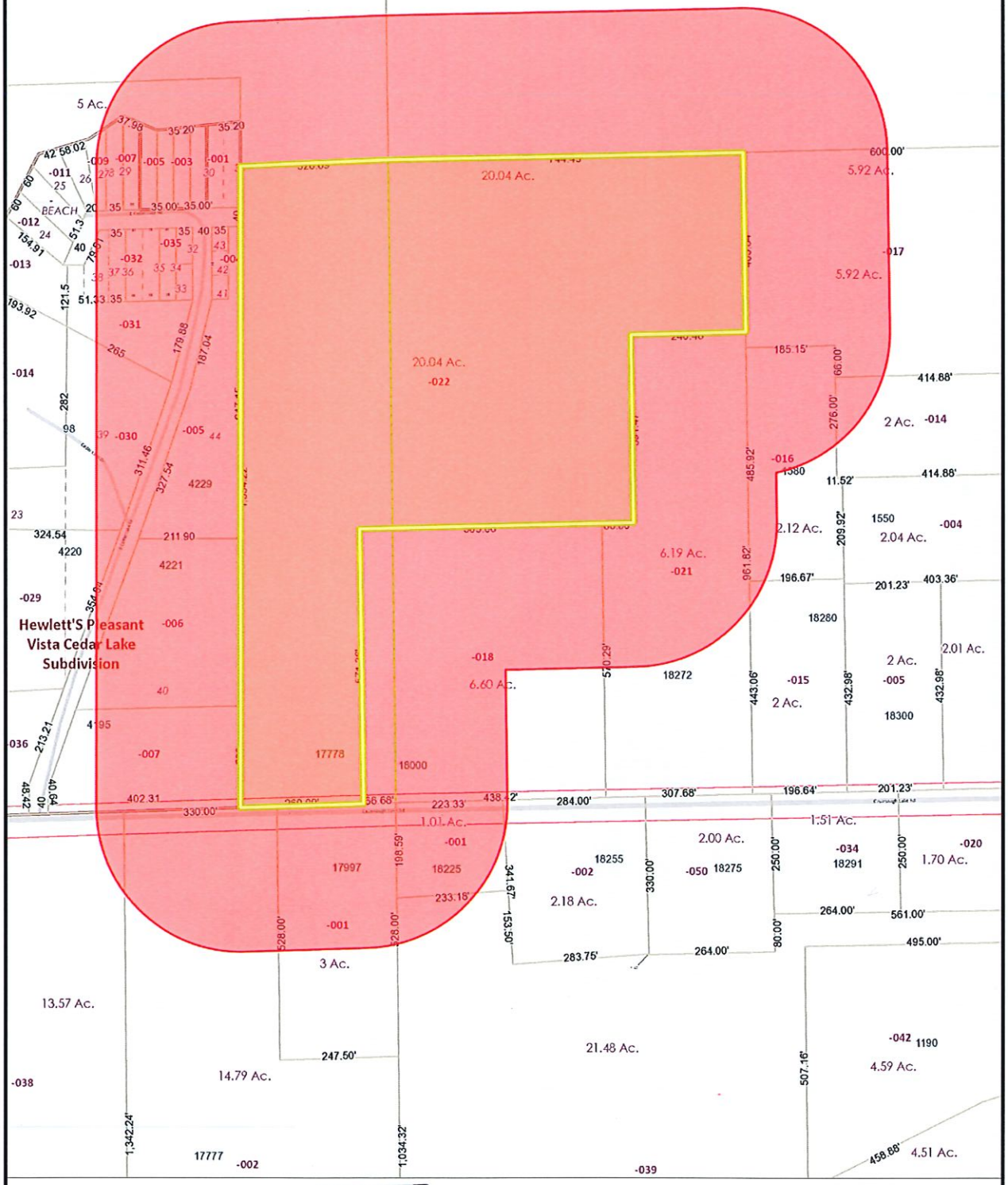
so few places in our normal social lives where we are privileged to meet one another so vulnerably--to laugh and cry and laugh again.

Because there is no critique or discussion of first-draft work, we venture out with our words, often prefacing them by disclaimers, but daring to read them anyway, and hearing that they are accepted and respected. When we are funny, we get to hear the reward of our listener's laughter. Sometimes when we grieve, someone else weeps with us. We never discuss that work, not even to mention it at break over coffee and brownies. It belongs to the writer. But each of us has been heard and affirmed.

...When we write together in a workshop, we do not have time to revise or even read over to ourselves the words that we read aloud. To read under these circumstances is a powerful and sometimes emotional experience, both for the writer and for the listener. Our practice, upon hearing work that has just been written, is to mention 'what we remember, what stays with us.' This saves us from too much sweetness and the temptation to dishonest praise...I don't need someone to tell me my writing is good. I need someone to tell me, 'I *see* that kid putting the nickel in the jukebox.'

...Traditional teaching of writing has too often emphasized what is wrong. Most of us understand instinctively how to encourage and assist a child to do creative work. If a child brings you a picture of a bird in flight she has just drawn with a blue crayon, and you see that the left wing is hanging awkwardly down the page, but the right wing is soaring, you do not say, 'By the way, that crooked left wing looks really stupid.' You say, 'Oh, look! Look how that right wing is lifted by the air! I can just feel the flying!' The child looks at the picture, and what does she do? She goes immediately to her crayons and draws the left wing so it, too, soars."

300' List for
06-10-300-022
17778 Cavanaugh Lake Rd.
C Scull 2/22/2023



F -06-09-401-002
NAGY MARILYN O & ROBERT C
PO BOX 70
CHELSEA MI 48118-0070

F -06-09-401-004
JAKUBUS JAMES D & LYNN P
228 CEDAR LAKE RD
CHELSEA MI 48118

F -06-09-401-005
ALTER MATTHEW R & REBECCA M
4229 CEDAR LAKE
CHELSEA MI 48118

F -06-09-401-006
HERTER TIMOTHY & MELISSA K
4221 CEDAR LAKE
CHELSEA MI 48118

F -06-09-401-007
YANKOSKY JEFFREY & AMANDA
WARREN AMANDA
4195 CEDAR LAKE
CHELSEA MI 48118

F -06-09-480-001
STIELSTRA DARCIO
PO BOX 1942
KODIAK AK 99615

F -06-09-480-002
WARREN CAROL
260 CEDAR LAKE
CHELSEA MI 48118

F -06-09-480-003
GORDON RONALD
227 E MIDDLE ST
CHELSEA MI 48118

F -06-09-480-004
GALANTE LOUIS & LINDA
240 E CEDAR LAKE RD
CHELSEA MI 48118

F -06-09-480-005
JAKUBUS JAMES & LYNN TRUSTEES
228 CEDAR LAKE
CHELSEA MI 48118

F -06-09-480-007
CLARK TERRY & SUSAN
218 CEDAR LAKE RD
CHELSEA MI 48118

F -06-09-480-008
VANDERVOORT ANTONIUS W
210 CEDAR LAKE
CHELSEA MI 48118

F -06-09-480-009
DUNBAR C W LIFE ESTATE
3295 BLUETT
ANN ARBOR MI 48105

F -06-09-480-010
BOTSFORD JAMES H & JANICE S
198 CEDAR LAKE
CHELSEA MI 48118

F -06-09-480-029
HALL CATHLEEN L & ADAM J
4220 CEDAR LAKE
CHELSEA MI 48118

F -06-09-480-030
WELLS WILLIAM & CHERYL
98 CEDAR LAKE
CHELSEA MI 48118

F -06-09-480-031
BOTSFORD JAMES H & JANICE S
201 CEDAR LAKE
CHELSEA MI 48118

F -06-09-480-032
BOTSFORD JAMES H & JANICE S
201 CEDAR LAKE
CHELSEA MI 48118

F -06-09-480-033
GALANTE LOUIS & LINDA
240 E CEDAR LAKE RD
CHELSEA MI 48118

F -06-09-480-034
GALANTE LOUIS & LINDA
240 E CEDAR LAKE RD
CHELSEA MI 48118

F -06-09-480-035
GALANTE LOUIS & LINDA
240 E CEDAR LAKE RD
CHELSEA MI 48118

F -06-10-300-014
PIERCE ROBERT G & NADINE A
1570 PIERCE RD
CHELSEA MI 48118

F -06-10-300-015
DANIEL DENNIS & BARBARA
18280 CAVANAUGH LAKE RD
CHELSEA MI 48118

F -06-10-300-016
STARKEY DONALD & COLLEEN LF EST
1580 PIERCE RD
CHELSEA MI 48118

F -06-10-300-017
HARTMANN JOSEPH & CAROL
1600 PIERCE RD
CHELSEA MI 48118

F -06-10-300-018
WILLIAMS MICHAEL & CAROLYN
18000 CAVANAUGH LAKE RD
CHELSEA MI 48118

F -06-10-300-021
DILS ARTHUR E & CAROL M LF EST
18272 CAVANAUGH LAKE RD
CHELSEA MI 48118

F -06-10-300-022
MARIOUW JULIE
17778 CAVANAUGH LAKE RD
CHELSEA MI 48118

F -06-15-200-001
KENNEDY THOMAS M
18225 CAVANAUGH LAKE RD
CHELSEA MI 48118

F -06-15-200-002
GRAZIANO ALAN & SHEILA
18255 CAVANAUGH LAKE RD
CHELSEA MI 48118

F -06-15-200-039
HERGENREDER MARK & LORRAINE TRTS
HERGENREDER MARK & LORRAINE TRUST
1180 PIERCE RD
CHELSEA MI 48118

F -06-16-100-038
BAIZE GARTH M & MELISSA G
17745 CAVANAUGH LAKE RD
CHELSEA MI 48118

F -06-16-100-001
CUNNINGHAM DARREN
17997 CAVANAUGH LAKE RD
CHELSEA MI 48118

F -06-16-100-002
JACKSON MARK & CAROL
17777 CAVANAUGH LAKE RD
CHELSEA MI 48118