

OGEMAW COUNTY PLANNING COMMISSION

806 W. HOUGHTON AVENUE, ROOM 107

WEST BRANCH, MI 48661

989-345-3375

May 5, 2015

**RE: PUBLIC HEARING MEETING
SPECIAL USE PERMIT # 01-15
YOUTH CAMP**

Dear Property Owner:

Enclosed please find a copy of the application for a special use permit. A meeting is being held in regard to this special use permit application in which the property is located within three hundred feet (300') of your property line. The Ogemaw County Zoning Ordinance requires that you are to be notified of such meeting at which time any comments for or against the application will be received by the Ogemaw County Planning Commission. If you are unable to attend, you may send written comments to the above address before the meeting.

If you have any questions pertaining to this matter, please feel free to contact our office at: 806 W. Houghton Avenue, Room 107, West Branch, MI 48661 or by telephone at 989-345-3375.

Sincerely

Gerald Lehman/gc

Gerald Lehman

Chairman

Ogemaw County Planning Commission

GL/gc

Enclosure

MEETING WILL BE HELD ON WEDNESDAY, MAY 27, 2015, AT 7:00 P.M. IN THE COMMISSIONERS CHAMBERS IN THE OGEMAW COUNTY BUILDING IN WEST BRANCH, MICHIGAN.

APPLICATION FOR SPECIAL LAND USE
OGEMAW COUNTY MICHIGAN

RECEIVED
4-24-15
11:05 AM

INSTRUCTIONS

Special Use # 0/15

The application must be completed in full. A special use permit may only be granted for uses permitted by the Ogemaw County Zoning Ordinance for the Zoning District the parcel is located in. The Ogemaw County Zoning Ordinance may also have certain conditions that must be met for a special use to be permitted. In addition the Planning Commission may place further conditions on the special use if the permit is granted. Pursuant MCL 125.3103 (2), notice of the public hearing on the special use permit request must be sent by mail or personally delivered to the owners of property for which approval is being considered, to all persons to whom real property is assessed within 300 feet of the boundary of the property in question, and to the occupants of all structures within 300 feet. The county will provide the notice; however, it is the applicant's duty to identify all occupants other than those to whom the real property is assessed, as required by MCL 125.3103 (2). Failure to provide the proper notice to all persons required by law may invalidate the special use permit.

The Applicant should describe the use as completely as possible using the terminology set forth in the Ogemaw County Zoning Ordinance. (This means using the special uses permitted in the Zoning District where the property is located.) A copy of the Ogemaw County Zoning Ordinance is available at the Ogemaw County Building and Zoning Department. In addition to these instructions, the Applicant must read and understand the attachment entitled Special Land Use Review Process and Standards.

Applicant's Name NAYEF (DAVID) SALHA Phone 313 433 5958

Address 3956 KELLY RD City LUPTON State MI Zip 48635

AGENT/ARCHITECT: GIOVANNI LAVIGNE 586-242-1525

The undersigned hereby makes application for a SPECIAL LAND USE PERMIT for a proposed YOUTH CAMP
ON TOWNLINE LAKE AT 3956 KELLY RD,
LUPTON MI

PROPERTY ADDRESS

Parcel Number: 65-005-019-002-00 (A) Present Zoning District _____
65-005-030-006-00 (B)

Parcel Size: (acres) (A) 44.68 AC Legal Description SEE ATTACHED
(B) 45.22 AC

I hereby certify and agree that all uses for which this application is made will conform to the data and information submitted with this application and all ordinances affecting Ogemaw County, Michigan. It is further agreed that any deviation from the data submitted or the breach of any additional safeguards, conditions or requirements that the County Planning Commission may impose in granting this permit, shall constitute a violation of the Ogemaw County Zoning Ordinance and invalidate the permit granted. I (we) hereby authorize any County Planning Commission member to perform a site visit to the property described above. I (we) further certify that I (we) have read and understand the attachment entitled Special Land Use Review process and Standards.

[Signature]
Applicant's Signature

4/22/2015
Date

[Signature] - AGENT

4/22/2015

FOR OFFICE USE ONLY			
DATE APPLICATION FILED _____	FEE PAID <u>400⁰³</u>	RECEIPT# _____	PRELIMINARY REVIEW DATE _____
	<u>\$500.00</u>		
PUBLIC HEARING DATE _____	RECOMMENDATION _____	DATE APPROVED/DENIED _____	
APPROVED AS SUBMITTED _____	APPROVED W/STIPULATIONS _____		

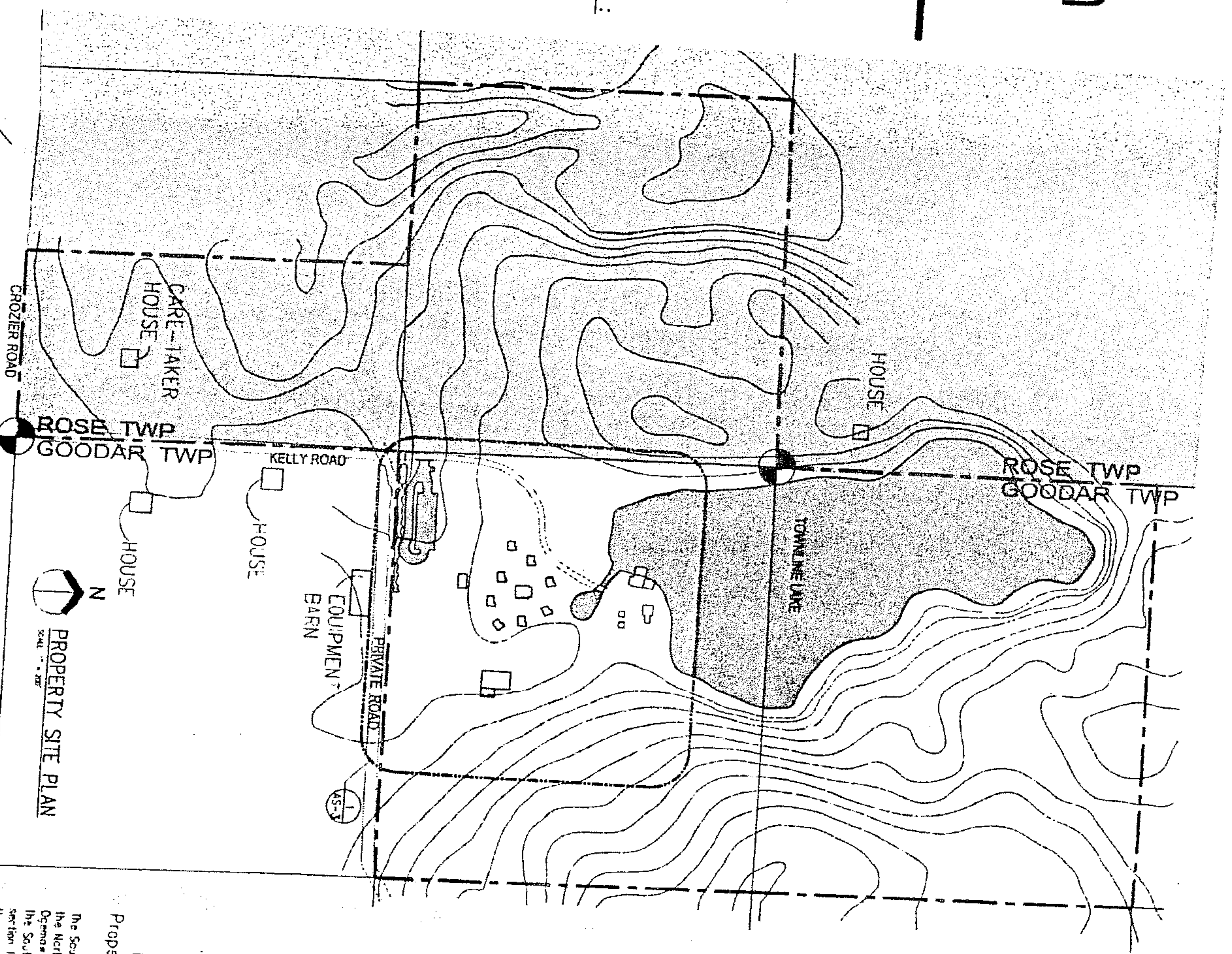
Camp Amen

A Semi-Rustic
Youth Camp Facility

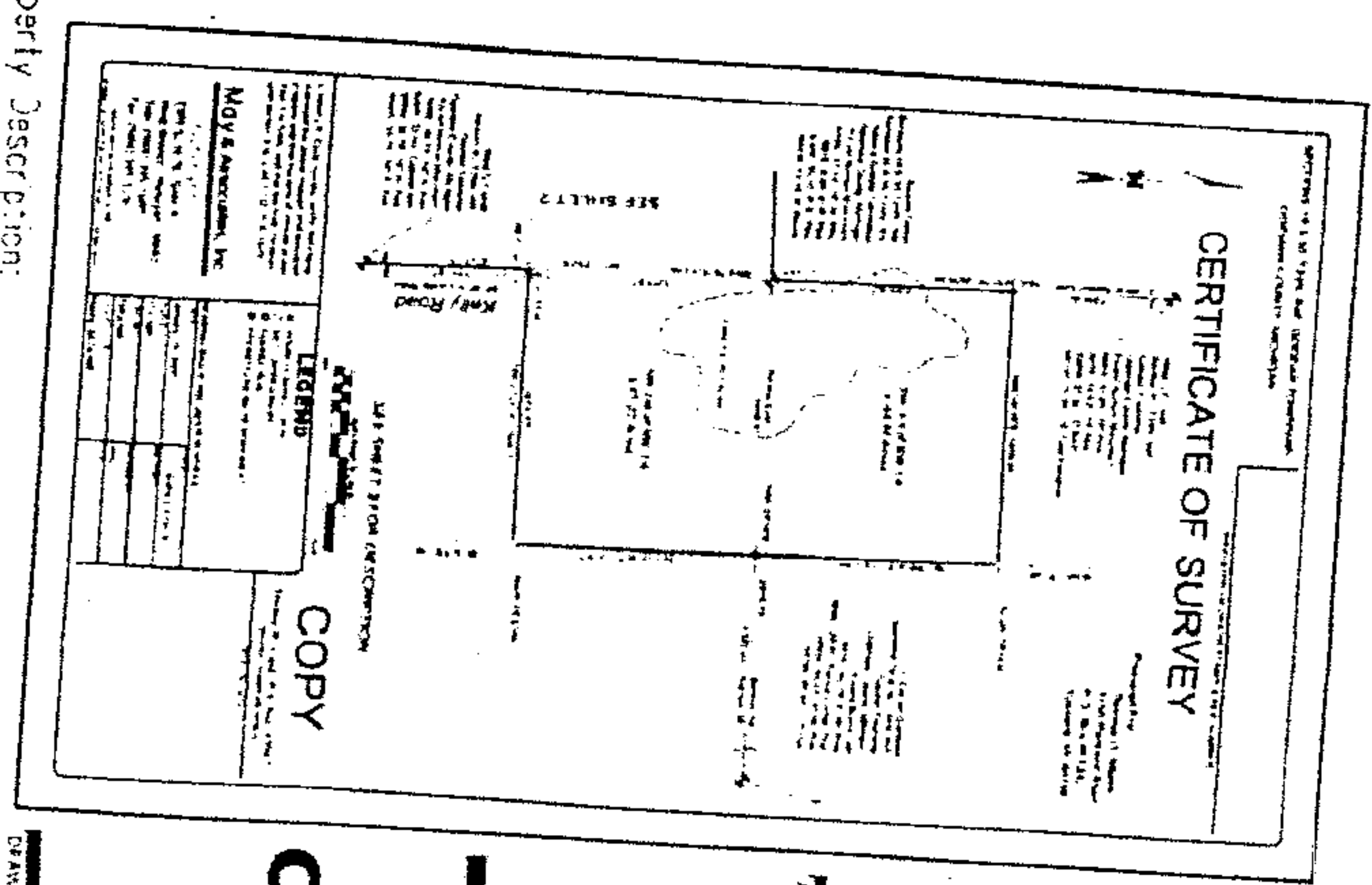
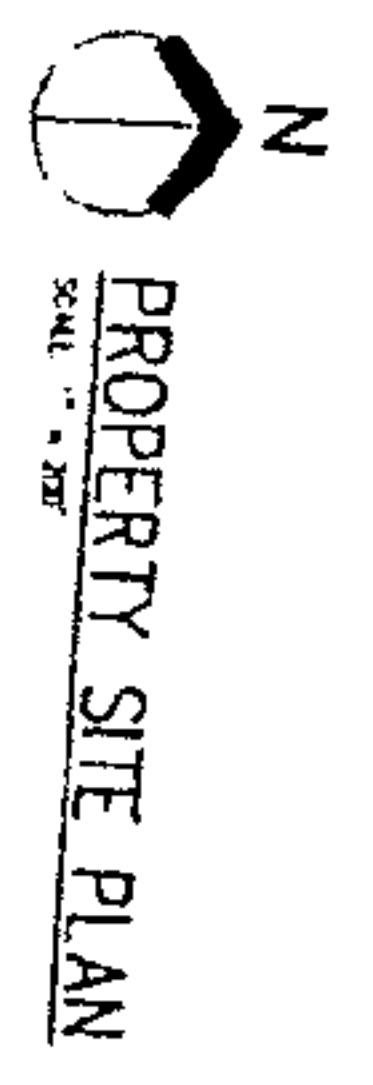
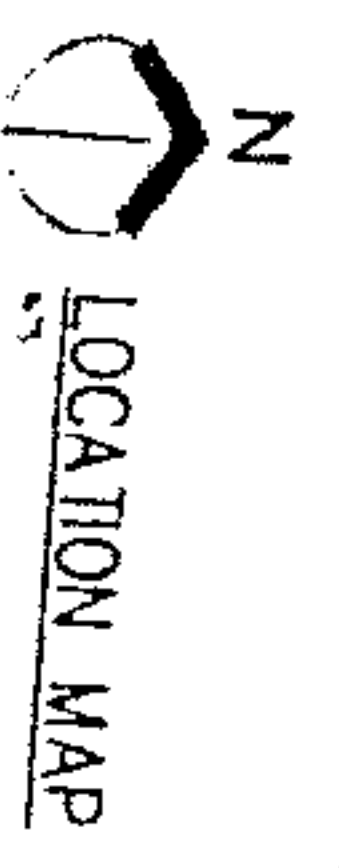
3956 Kelly Road
Lupton, Michigan
48075-

DRAWING INDEX

- AS-1 SITE PLAN PROPERTY
- AS-2 NOT USED
- AS-3 SILL PLAN CAMP SITE
- A1.0 CABIN PLAN AND DETAILS
- A2.0 BATH HOUSE PLANS AND DETAILS
- A3.0 DINING PAVILION PLANS AND DETAILS



NOT INCLUDED IN ZONING HEARING



Property Description:

The Southeast 1/4 of the Southwest 1/4 of Section 19, Township 19 North, Range 18 West, DeWitt County, Michigan, more particularly described as beginning at the Northwest corner of Section 19, thence S01°23'35"E, along the West section line of said Section 19, thence N00°13'01"W, along the West thence N83°16'15"E, along said South 1/8 line, 481.55 feet to the West 1/2 line, thence S01°23'05"E, along said West 1/8 line, 137.59 feet to the West 1/2 line of Section 33, 1314.77 feet to the North 1/8 line, thence S89°27'25"W, along said South 1/8 line, 1504.17 feet to the West section line, 137.87 feet back to the Point of Beginning. Said parcel contains 89.90 acres more or less.

DATE	NO. OF SHEETS
04/17/2013	04/17/2013
04/17/2013	04/17/2013
04/17/2013	04/17/2013

Camp Amen



28 WEST ADAMS AVE.
SUITE 100
DIXON, MI 48821
TEL: 313-234-4700
FAX: 313-234-4704

SITE PLAN AND LEGAL DESCRIPTION

PROJECT NO. 1507.01
SHEET NO. AS-1

REVISED April 28, 2015

OGEMAW COUNTY - STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION for

David Salha Youth Camp Project - 3956 Kelly Road, Lupton, Michigan

CM Partners Architects LLC on behalf of David Salha, Owner, are seeking approval to create a Summer Camp for Children.

A: LEGAL SEATING AND/OR SLEEPING CAPACITY OF ALL BUILDING AND STRUCTURES, AND NUMBER OF EMPLOYEES

1. The Program would include building eight (8) cabins that would sleep twelve (12) children each plus two (2) Adult supervisors.
2. We also plan to double the size of our existing covered dock area to provide for an open air dining pavilion. This pavilion will include a small serving kitchen area with refrigeration, food and hand sinks; all connected to a drain field. All cooking is to be done at large outdoor grilles. This plan seemed plausible to Ms. Cathy Sleight, DEQ. We are aware a building variance may be required for this construction within fifty (50) feet of the lake. We are requesting Site Plan Approval contingent on the Set Back Variance Approval.
3. There is an existing main house (H1) that can sleep eight (8) adults and house adult meetings and the Health Office & Bathrooms.
4. Nearby an existing Guest House (H2) sleeps 2 to 4 adults
5. An existing garage (G) will be converted to an Office.
6. Existing house (H4) on the 19 acres in Rose Township will most likely house a resident caretaker/groundskeeper and family.
7. A Bath House would be constructed with showers, toilets and lavatories per code with new well and drain field. Both will be sized and located by Mike Anschutz from the district Health Department.
8. There is consideration for a check/in security shed at the camp entrance
9. The existing Barn (B1) will house horses and possibly other farm animals and have a new corral paddock built adjoining to it.
10. An existing steel Barn (B2) will serve as storage in part and provide for the wood working craft program in the other half.

B: A CONCISE STATEMENT OF ALL OPERATIONS AND USES THAT WILL BE CONDUCTED ON THE LAND AND BUILDINGS:

11. We propose to provide a rustic semi-circle fire pit/performance area in an existing bowl like space overlooking and just south of the lake.

12. We would like to provide a sandy beach area between the main House (H1) and the lake with a beach volleyball area.
13. We plan on a strictly regulated Archery Range with qualified instructors.
14. There are miles of existing hiking trails for the campers to explore.
15. We will provide clear markings at property borders to warn against leaving the boundaries of the camp.
16. There is existing border fencing in areas north of the lake and along the south edge at the road.
17. We plan on having kayaks and canoes and paddle boards along with some fishing dinghys for lake activities
18. A floating dock would be built for fishing along the west shore.
19. Meals will be prepared at an open air grille station within the Dining Pavilion.

C: A CONCISE STATEMENT OF ALL SERVICES, IF ANY, TO BE OFFERED TO THE PUBLIC:

20. The camp will be available to any Owner approved group seeking rental. We are marketing to Scout troops, church groups, school groups and similar organizations. We have also spoken with the forest service regarding coordinated activity with the adjoining Park land.
21. When the camp is not reserved for large groups, there will be days that the public can benefit from the facilities on a per diem or overnight rental.

D: INFORMATION CONCERNING THE INTENSITY OF USE, INCLUDING HOURS AND TIMES OF OPERATION AND USE, AND THE DENSITY OF THE POPULATION WHICH WILL OCCUPY AND USE THE LAND USE.

22. We would like to provide lodging in semi rustic cabins with electricity only, for less than 100 children. We plan on being open from June until the end of August with possible weekends in May, September and October.

23. We envision that on the occasions of the maximum expected occupancy of 96 children that 20-30 adults would be present including adult chaperones, troop or group leaders as well as employees such as camp counselors, life guards, etc.

E: INFORMATION CONCERNING THE GENERATION OF TRAFFIC AND TRAFFIC MOVEMENTS.

24. We would like to tread as lightly as possible on the land. We propose all new vehicular surfaces to be gravel only. We plan on extending these surfaces into the property at a very minimum. We call for them to be located just inside the gate to the east in an area that is predominantly clear and level.

25. For times of maximum use, there will be an area for 40 cars and 4 buses. This area will be screened from our neighbor across the road to the south with evergreen plantings. There will be minimum coming and going traffic given the weekly intervals as such for the camping programs. Occasionally adults might venture out for supplies and such.

F. INFORMATION CONCERNING THE REQUIREMENTS OF THE SPECIAL LAND USE FOR PUBLIC SERVICES AND UTILITIES, INCLUDING THE NUMBER OF WATER SYSTEM HOOK-UPS, GENERATION AND DISPOSAL OF SOLID AND LIQUID WASTE, AND THE AMOUNT OF FRESH WATER TO BE CONSUMED.

26. We will consume more electricity and will more than likely have to upgrade our electrical service connection.

27. There will be a dumpster on site in a screened area (D) that will be serviced as required.

28. There is one propane tank servicing the main House and guest House and it will be protected and screened from view. An additional gas tank will be located near the Bath House.

29. A new well and septic field will be installed for the Bath House. It will be determined if the existing well and septic system that serves the Houses H1 and H2 and existing sinks at the dock is functioning at proper capacity and able to accommodate increased volume. Mike Anschutz is planning on inspecting the existing systems and designing any required modifications. He will also be designing and locating the new well and field.

G: THE AMOUNT OF SOIL, DIRT, SAND OR GRAVEL TO BE EXCAVATED AND REMOVED FROM THE SITE, OR THE AMOUNT AND COMPOSITION OF ALL FILL TO BE PLACED AT THE SITE.

30. We plan on altering the soils to a very minimum. No soils are to be exported. Gravel will be imported as required for the parking area and access road. All existing drainage patterns appear to work with our proposed plans and would not be altered in any significant way. We are consulting with Pat Reinke at the County Road Commission. Our initial contact with Mr. Reinke seems to indicate that our proposal for low intensity storm water management with natural run off and percolation to water table at parking area is the appropriate strategy.

31. The Owners are very proud to be caretakers for this majestic rolling terrain with beautiful forested areas adjoining what we understand to be the National Forest.

32. They plan on harvesting AS FEW TREES AS POSSIBLE to maintain the forested cover and natural animal habitat.

Owner

CM Partners Architects LLC
28 W. Adams, Ste. 1400
Detroit, Michigan 48226

Architect's Project No. 1507

April 24, 2015

OGEMAW COUNTY - STATEMENT OF COMPLIANCE for

David Salha Youth Camp Project - 3956 Kelly Road, Lupton, Michigan

CM Partners Architects LLC on behalf of David Salha, Owner, are seeking approval to create a Summer Camp for Children.

1: THE SPECIAL LAND USE SHALL BE DESIGNED, CONSTRUCTED, OPERATED AND MAINTAINED IN A MANNER HARMONIOUS WITH THE CHARACTER OF ADJACENT PROPERTY AND THE SURROUNDING AREA.

- a. The 90 Acre proposed camp will be more rustic than the surrounding homes. The maximum density is proposed at less than 1.5 persons per acre.
- b. The camp will be well maintained with a resident maintenance caretaker family.

2: THE SPECIAL LAND USE SHALL NOT CHANGE THE ESSENTIAL CHARACTER OF THE SURROUNDING AREA.

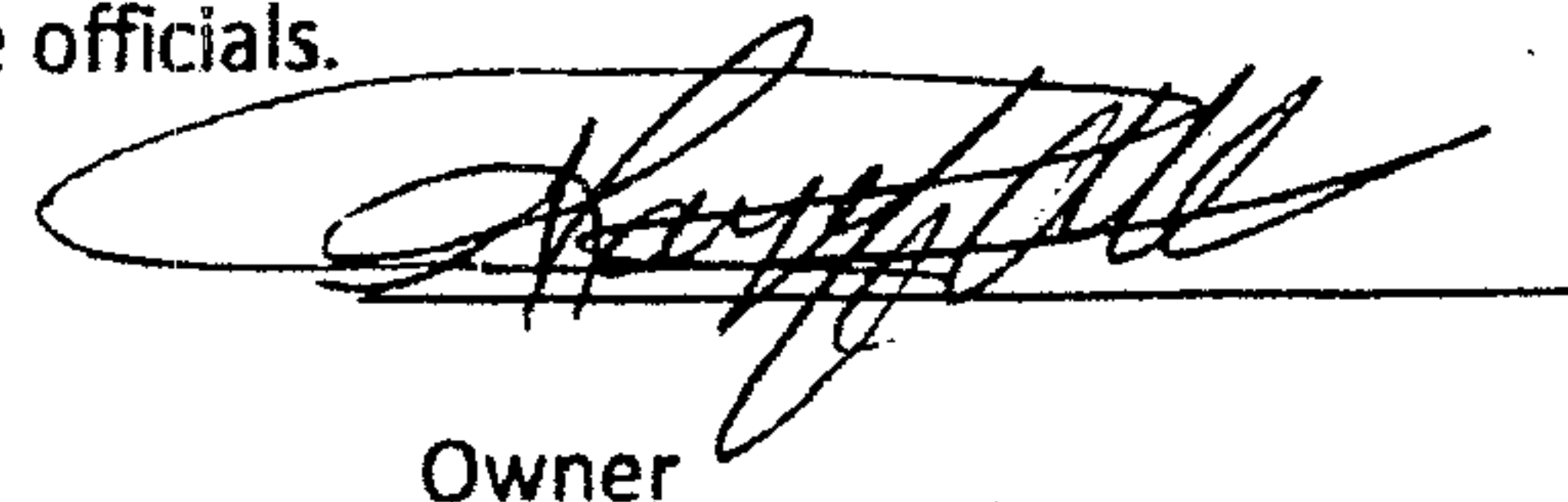
- c. Only nine (9) of the seventeen (17) structures on the 148 acres are new, as the existing buildings are all being repurposed. The new rustic Cabins, Bath House, Dining Pavilion and gathering bowl are designed to blend into the woods.

3: THE SPECIAL LAND USE SHALL NOT BE HAZARDOUS TO ADJACENT PROPERTY, OR INVOLVE USES, ACTIVITIES, MATERIALS OR EQUIPMENT WHICH WILL BE DETRIMENTAL TO THE HEALTH, SAFETY OR WELFARE OF PERSONS OR PROPERTY THROUGH THE CREATION OF HAZARDOUS OR POTENTIALLY HAZARDOUS SITUATIONS OR THE EXCESSIVE PRODUCTION OF TRAFFIC, NOISE, SMOKE, DUST, FUMES OR GLARE.

- d. The camp will be a safe, healthy and nature-oriented environment.

4: THE SPECIAL LAND USE SHALL NOT PLACE DEMANDS ON PUBLIC SERVICES AND FACILITIES IN EXCESS OF CURRENT CAPACITY.

- e. We plan on only being open from June until the end of August with possible weekends in May, September and October.
- f. We do not foresee a substantial increase in auto traffic.
- g. We will coordinate a fire prevention plan with local fire officials.



Owner

GOODAR TOWNSHIP
4471 E County Line Rd, PO Box 100
South Branch, MI 48761-0100

RESOLUTION 2015-4-21
David Salha Youth Camp Project

WHEREAS, the Township Board of the Township of Goodar, County of Ogemaw, State of Michigan, recognizes the desire of property owners Nayef (David) Salha and his wife Saada (Pam) Salha who own the parcels numbered 065-005-030-006-00 and 065-005-019-002-00 at Townline Lake in Goodar Township, to build upon said parcels, a privately owned and operated youth camp, which is not non-profit, may become incorporated and create local employment opportunities, hereinafter referred to as the "David Salha Youth Camp Project".

WHEREAS, the Goodar Township Board received a verbal presentation at the Regular Meeting of said Board on March 17, 2015 and participated in a site visit on March 26, 2015 whereby Mr. Salha provided a verbal outline of his concept for the development of the aforementioned parcels as follows:

- PHASE I: Parcel number 065-005-030-006-00, consisting of over 40 acres on which pre-existing structures include a rustic log cabin, wooden barn, steel pole barn, stone garage, stone guest house, three bedroom stone house and a dock mounted outdoor kitchen, would involve new construction of ten (10) eight (8) person bunk houses, a bathhouse and a kitchen and dining facility to be completed in the near future as licensing and required approvals are received.
- PHASE II: Parcel number 065-005-019-002-00, consisting of over 40 acres on which there are no pre-existing structures, would involve the new construction of five (5) houses for use by the families of the youth to be completed in the more distant future.

AND WHEREAS, the aforementioned parcels are under the jurisdiction of the Ogemaw County Zoning Ordinance, as amended, for which a Special Land Use Permit Application requires the attachment of a letter of recommendation by the Goodar Township Board.

NOW, THEREFORE, BE IT RESOLVED, that in the best interest of all property owners, the Goodar Township Board continues to trust the administrators of the Ogemaw County Zoning Ordinance to ensure full compliance with said Ordinance and the Ogemaw County Planning Commission to be fair and progressive in the potential growth and development of Goodar Township.

AND THEREFORE, BE IT FURTHER RESOLVED, that at this time, in consideration of the aforementioned information and pending the outcome of a future public hearing to be held by the Ogemaw County Planning Commission, the Goodar Township Board offers no objection to the granting of a Special Use Permit as required in the matter of the "David Salha Youth Camp Project" as described above.

The foregoing resolution offered by Board Member DeTroyer, and supported by Board Member Greve.

Upon roll call vote, the following voted:


Aye: Greve, Davis, DeTroyer.

Nay: Quillen.

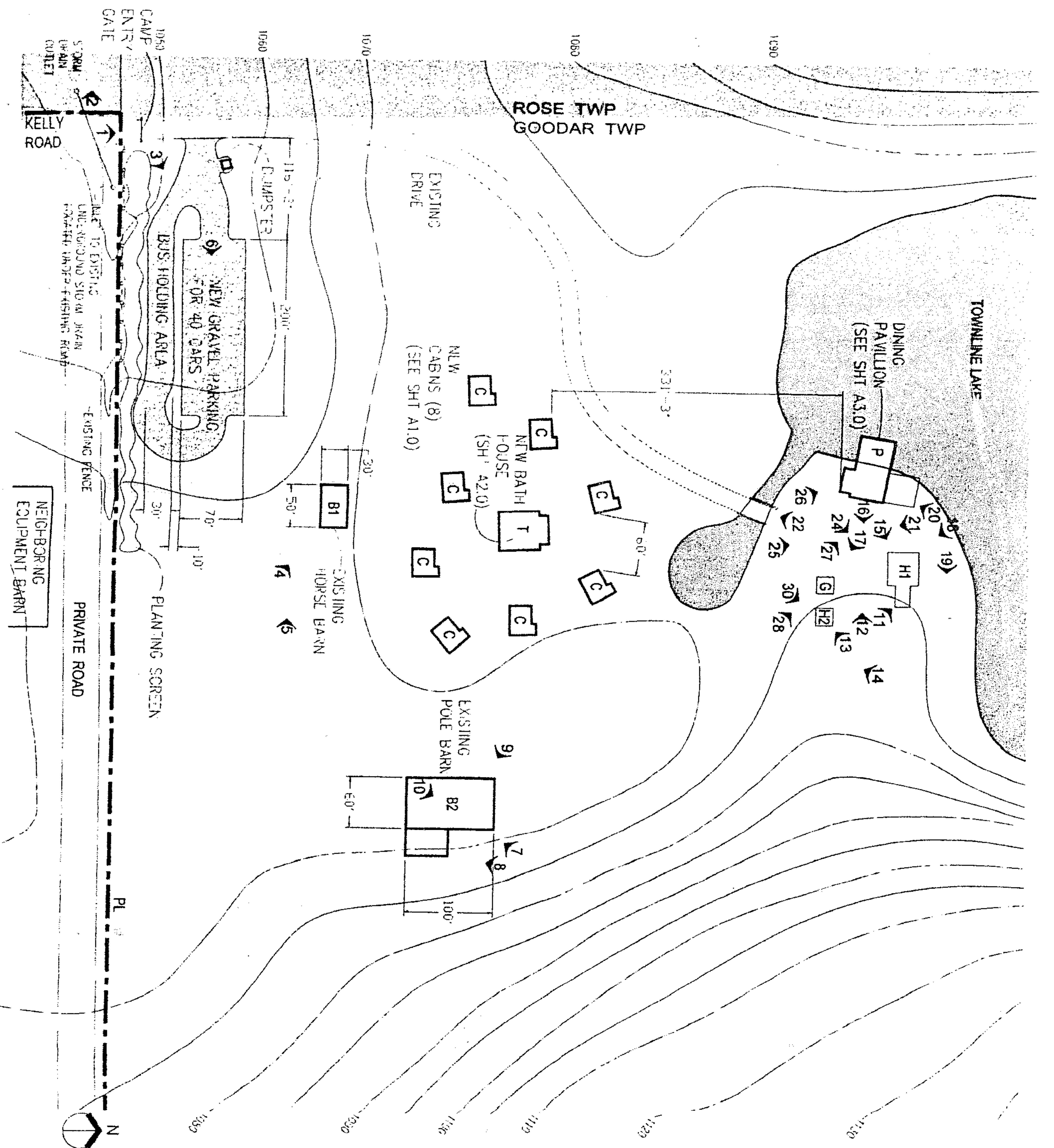
Absent: Chase.

In the absence of the Supervisor, the Clerk declared the Resolution Adopted and to take immediate effect.

I, Kristine M DeTroyer, the duly elected and acting Clerk of Goodar Township, Ogemaw County, do hereby certify that the foregoing resolution was adopted by the township board of said township at the regular meeting of said board held on April 21, 2015, at which meeting a quorum was present by a roll call vote of said members as hereinbefore set forth; that said resolution was ordered to take immediate effect.


Kristine M DeTroyer, Goodar Township Clerk

Date: 4-21-2015



LEGEND

- B1 - Horse Barn
- B2 - Pole Barn
- H1 - Main House (1830 sq ft)
- H2 - Adult Housing (500 sq ft)
- G - Office (400 sq ft)
- P1 - Dining Pavilion (MF A)
- C - Cabin (NEW)
- T - Bolt House (NEW)
- #11 - Gathering Area
- #12 - Photo location and designation

DATE	DESCRIPTION
06/27/2013	OWNER REVIEW
06/14/2013	SUBMIT LAND USE REVIEW
06/14/2013	REVISED

PROJECT

Camp Amen
 3956 Kelly Rd
 Lupton MI, 48075

ARCHITECT/ENGINEERS SCALE



28 WEST ADAMS AVE.
 SUITE 1500
 DETROIT, MI 48226
 TEL: 313-234-0700
 FAX: 313-234-4704

DRAWING TITLE

CAMP GROUND SITE PLAN

CHECKED BY: [Signature]
 DRAWN BY: KAN / GAC

PROJECT NO. 1507.01

SHEET NO. AS-3

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

ISSUED FOR:
 DATE: 04/22/2015
 DRAWN BY: C&P ASSOCIATES
 CHECKED BY: C&P ASSOCIATES
 SPECIAL LAND USE REVIEW: 04/22/2015
 REVISION: 04/22/2015

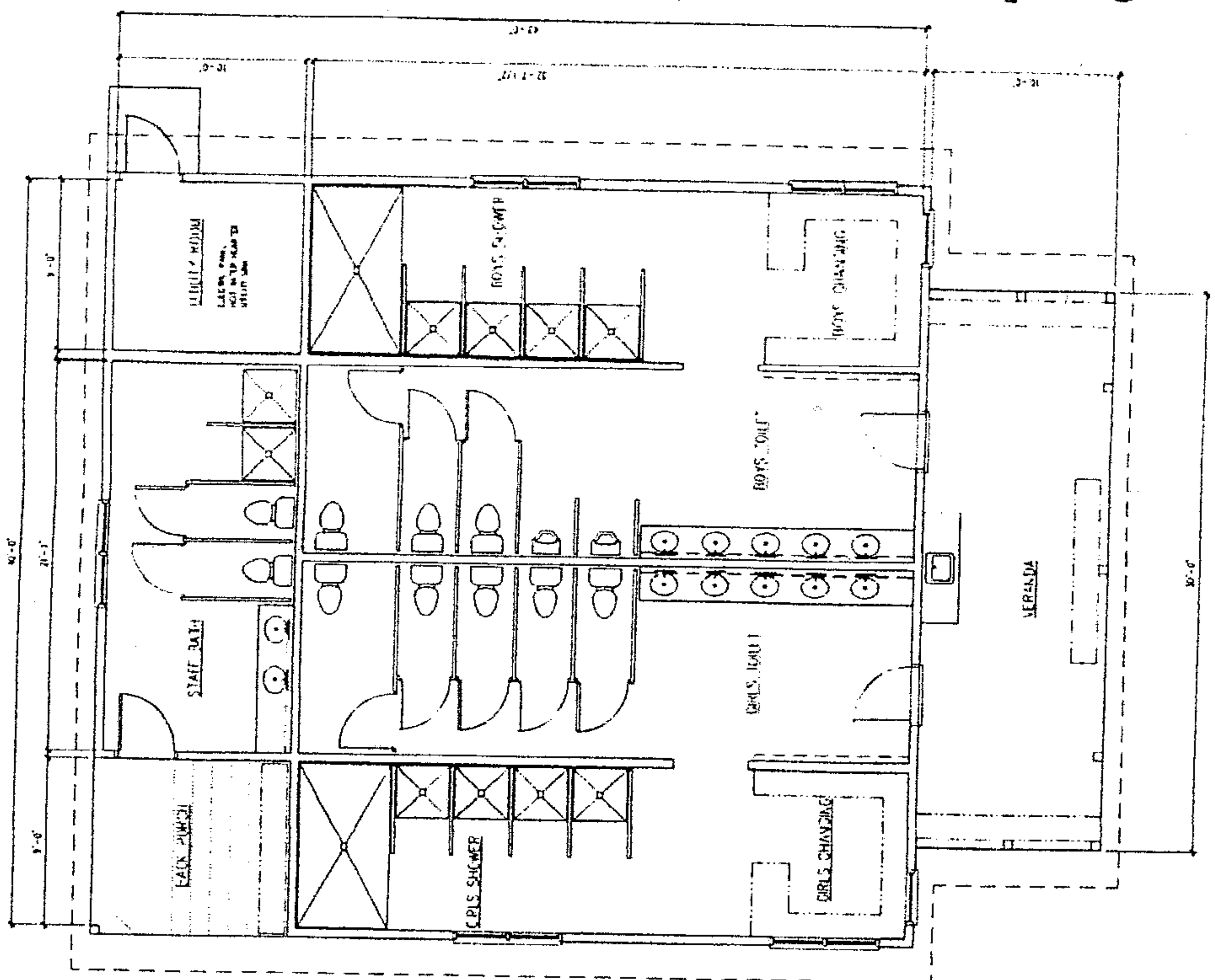
PROJECT: **Camp Amen**
 3956 Kelly Rd
 Eupora, MI, 49875

ARCHITECTS/ENGINEERS SEAL:

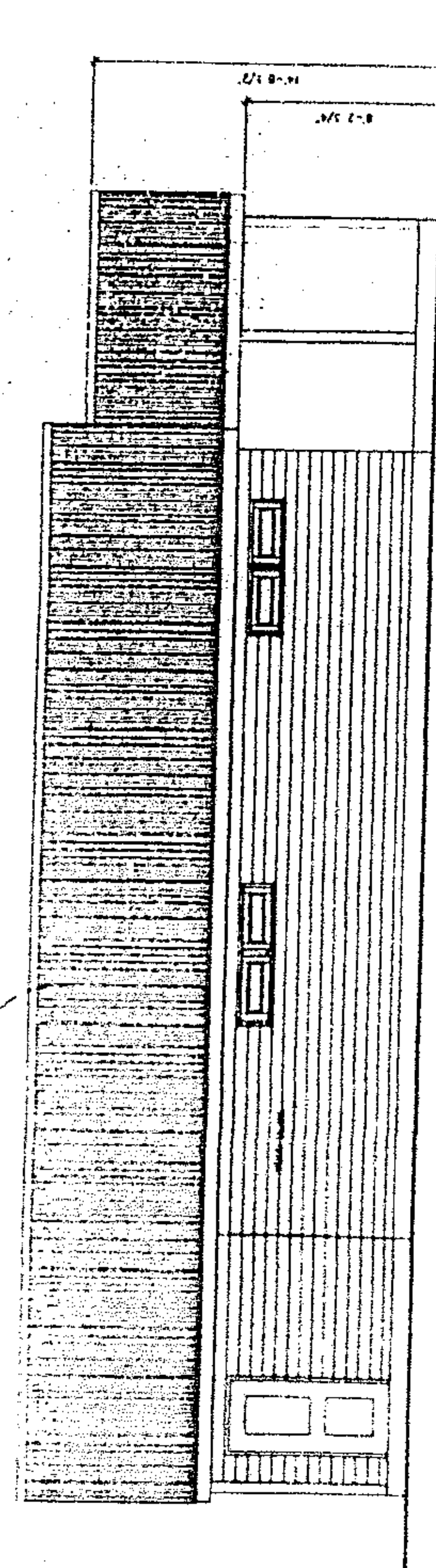
cm partners
 28 WEST ADAMS AVE.
 SUITE 1400
 DETROIT, MI 48226
 TEL: 313-234-8700
 FAX: 313-234-8704

DRAWING TITLE:
**BATH HOUSE
 PLAN AND
 ELEVATIONS**

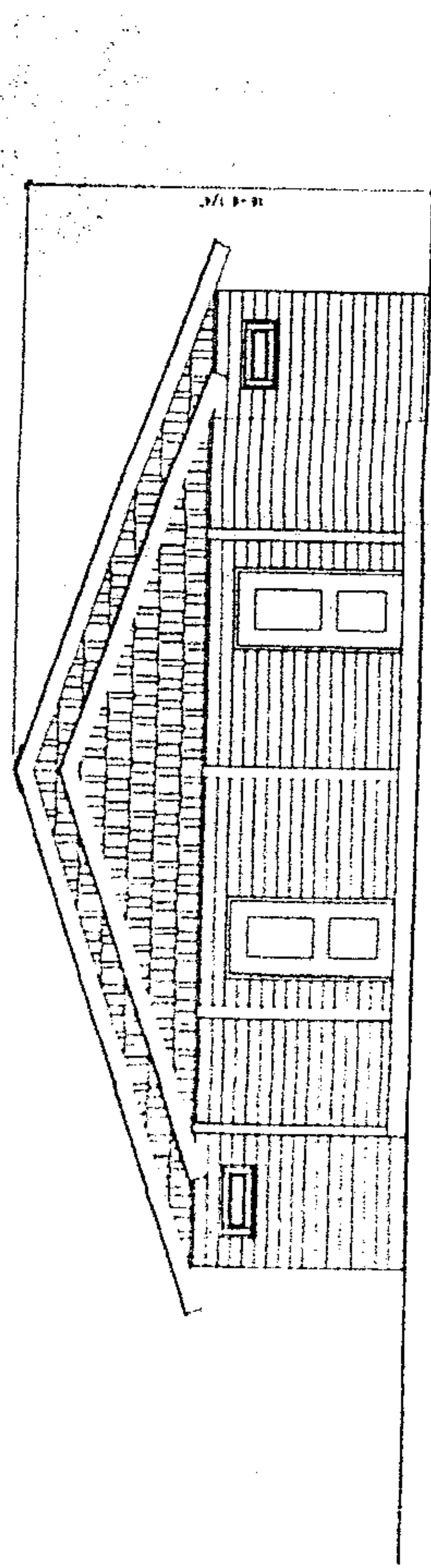
CHECKED BY: ASH / CSC
 PROJECT NO: 1507.01
 SHEET NO: A2.0



BATH-HOUSE FLOOR PLAN
 SCALE: 1/4" = 1'-0"



BATH HOUSE ELEVATION
 SCALE: 1/4" = 1'-0"



BATH HOUSE ELEVATION
 SCALE: 1/4" = 1'-0"