

LONG LAKE TOWNSHIP

8870 North Long Lake Road • Traverse City, MI 49684
(231) 946-2249 • FAX (231) 946-4573



October 5, 2010

Gerald Woolfolk
2780 Holyoke Lane
Ann Arbor, MI 48103

SUBJECT: Century Farms PUD

Dear Gerald,

Thank you for keeping in touch with Long Lake Township and for submitting your extension requests since the approval of Century Farms PUD. As you may know, at the end of August 2010 a new zoning ordinance went into effect in Long Lake Township. From now on, there is a new streamlined process for approval of PUDs. Previously approved PUDs may continue to exist and to be developed as originally approved without need for any extensions.

A zoning map and pertinent ordinance language is attached for your reference. If you have any questions about these changes, please contact me. I hope to see you soon with plans to start building Phase 1 – until then, I wish you well.

Regards,

A handwritten signature in black ink, appearing to be 'Leslie Sickterman', written over a circular stamp or seal.

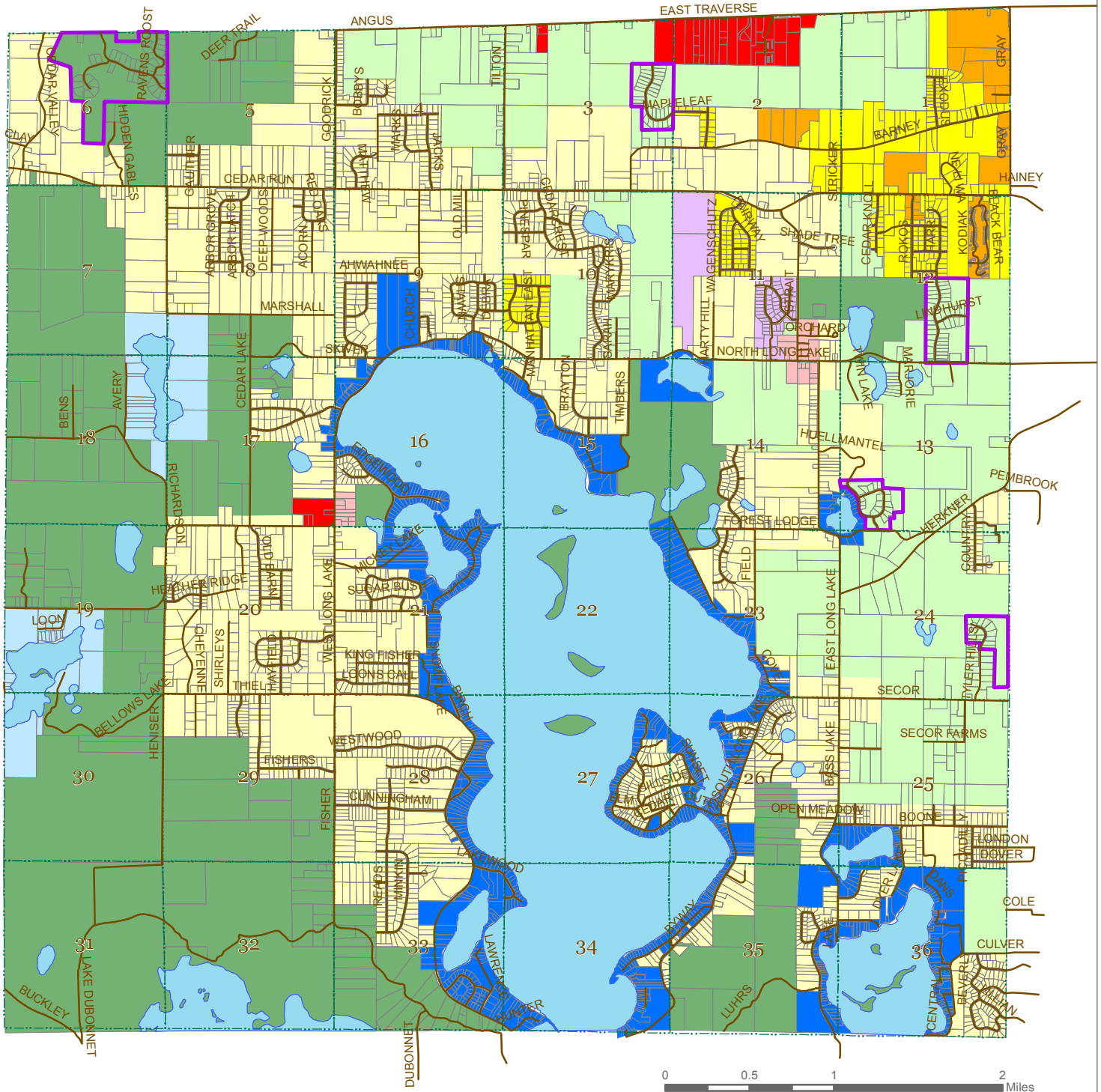
Leslie Sickterman, AICP, PCP
Township Planner

cc: Ron Carr

Karen Rosa, Supervisor • Carol Hoffman, Clerk • Patricia Mehney, Treasurer

John Linnerson, Trustee
Dave Garvin, Trustee

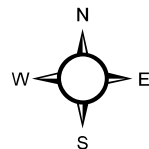
Maureen Templeton, Trustee
Dan Wagner, Trustee



Zoning Map

Long Lake Township Grand Traverse County, Michigan

- | | | | |
|---|---|---|--------------------------|
|  | Conservation Recreation |  | Lake Residential |
|  | Agricultural |  | Natural Lakefront |
|  | Low Density Residential |  | Local Business |
|  | Moderate Density Residential |  | General Business |
|  | High Density Residential |  | Planned Unit Development |
|  | Approved as an Open Space or Cluster Option Development | | |



APPROVED: AUGUST 10, 2010
EFFECTIVE: AUGUST 29, 2010

Karen J. Rosa
KAREN J. ROSA, SUPERVISOR

Carol A. Hoffman
CAROL A. HOFFMAN, CLERK

- 1) Planned Unit Developments proposed to be phased shall include a phasing plan to be approved by the Planning Commission and a Conceptual Plan in lieu of the detailed site plan required under Section 18.2.2.a above. The Conceptual and Phasing Plan shall be processed in accordance with the provisions of Article 19, Conditional Land Uses.
 - 2) Each phase of the phased Planned Unit Development must be subsequently approved by the Planning Commission. Each phase must comply with the approved Conceptual Plan and Phasing Plan, and any other conditions of conceptual approval. Each phase will be processed under the provisions of Article 24, Site Plan Review.
 - 3) Any significant change in the Conceptual Plan or Phasing Plan, as determined by the Township staff, shall require a new Conceptual Plan approval following the same procedure as the initial Conceptual Plan approval.
- c. An approval of a Planned Unit Development under the prior zoning ordinance shall continue to be valid as long as the prior Planned Unit Development approval was still effective as of the effective date of this Ordinance. No approvals to extend the pre-existing approval are required. Any alterations to a Planned Unit Development which was approved under a prior zoning ordinance or the use of land in a Planned Unit Development which was approved under a prior zoning ordinance that differs from the previously approved Planned Unit Development shall necessitate a rezoning of the property to an appropriate underlying zoning as supported by the Long Lake Township Comprehensive Plan and approval of a new Planned Unit Development under the procedures and requirements of this Ordinance.