

R# 26308

# Amendment Review Application

## WHITEWATER TOWNSHIP

5777 Vinton Road, PO Box 159  
Williamsburg MI 49690  
PH (231) 267-5141 Fax (231) 267-9020

Zoning District Amendment  
Case #: 2025-1  
Date Received: 3/19/2025  
Fee: \$300 ck#31858

### Property Information

Parcel Number 13.005.003.00  
Address N/A MOORE ROAD  
Zoning District C-1/A Acres 1.87 Current Use VACANT

### Property Owner Information

Name GTP REAL ESTATE IV LLC  
Address 1734 CROOKS RD TROY MI 48064  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

### Applicant Information

Name PENINSULA CONSTRUCTION  
Address 1125 BUSINESS PARK DRIVE T.C. MI 49656  
Phone 231 947 7951 Fax 231 947 3412

### Description of Proposed Use (Use reverse side or attach pages as needed)

WAREHOUSE & ASSOCIATED PARKING  
CHANGE TO INDUSTRIAL ZONING

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

[Signature]  
Signature of Applicant

3.17.25  
Date

I hereby grant permission for members of the Whitewater Township Planning Commission and the Zoning Administrator to enter the above described property for the purposes of gathering information related the this application.

[Signature]  
Signature of Property Owner

3.15.25  
Date

# Amendment Review Application

## WHITEWATER TOWNSHIP

5777 Vinton Road, PO Box 159  
Williamsburg MI 49690

PH (231) 267-5141 Fax (231) 267-9020

ZONING DISTRICT Amendment

Case #: 2025-1

Date Received: 3/19/2025

Fee: \$300 ck#31858

### Property Information

Parcel Number 13-005-006-00  
Address MOORE ROAD  
Zoning District C-1 Acres 1.0 Current Use VACANT

### Property Owner Information

Name ~~GRAND TRAVERSE PLASTICS~~ <sup>GTP</sup> REAL ESTATE IV LLC  
Address 1734 CROOKS RD TROY MI 48064  
Phone \_\_\_\_\_ Fax \_\_\_\_\_


### Applicant Information

Name PENINSULA CONSTRUCTOR  
Address 1125 BUSINESS PARK DRIVE T.C. MI 49686  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

### Description of Proposed Use (Use reverse side or attach pages as needed)

WAREHOUSE AND ASSOCIATED PARKING  
CHANGE TO INDUSTRIAL ZONING

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

  
\_\_\_\_\_  
Signature of Applicant

3.17.25  
\_\_\_\_\_  
Date

I hereby grant permission for members of the Whitewater Township Planning Commission and the Zoning Administrator to enter the above described property for the purposes of gathering information related the this application.

  
\_\_\_\_\_  
Signature of Property Owner

3.15.25  
\_\_\_\_\_  
Date

3-18-25

Whitewater Township Planning Commission  
5777 Vinton Road  
Williamsburg, MI 49690

RE: Rezoning request

Just a few points to make regarding the request to change the zoning to Industrial on the two parcels in this request.

GTP was started in 1981 and has grown from a very small operation to a tier 1 automotive supplier. This is the highest level of automotive supplier, which speaks to the quality of the company. They have been a good member of the community throughout this time and provide high quality jobs for the area.

In order to stay competitive in their business and continue growing, the company needs space. This parcel is the nearest property that they could acquire and is a natural logistical fit to satisfy that need. It is worth noting that there is no other adequately sized industrial property in the area, and relocating the entire facility to some other industrial zoned area with more space is not a realistic option.

The Company intends to run fire suppression to the property from the Grand Traverse Band's water system. This will add value to all of the parcels that abut Moore Road.

Sincerely,

Peninsula Construction and Design  
Chris Dittenbir

2813-005-003-00 & 2813-005-006-00

Reviewed by Grand Traverse GIS by: SR

I HEREBY CERTIFY that there are no TAX LIENS or TTILES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records of this office, except as stated.

Sarah Gum, Grand Traverse County Treasurer  
Sec.135, Act 206, 1893 as amended 10/18/2024 by: CS

Grand Traverse County Register of Deeds  
eRecord Received: 10/18/2024 11:19 AM By: KG

WARRANTY DEED

Granczyk & Associates, LLC, whose address is 10197 Miami Beach Rd., Williamsburg, Michigan 49609 ("Grantor")

**CONVEYS AND WARRANTS**

to GTP Real Estate IV, LLC, a Michigan limited liability company, whose address is 1734 Crooks Road, Troy, MI 48084 ("Grantee")

the property described on Exhibit A located in the Township of Whitewater, Grand Traverse County, State of Michigan.

**Tax I.D. Nos:**

28-13-005-006-00, as to Parcel 1

28-13-005-003-00, as to Parcel 2

the full consideration set forth in the Real Estate Transfer Tax Valuation Affidavit.

Subject to easements and building and use restrictions of record, if any.

The Grantor grants to the Grantee the right to make all available divisions, intending to grant all divisions permitted under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right To Farm Act.

\* a Michigan limited liability company  
*(note)*

GRANTOR

Dated: October 7, 2024

(Add) Granczyk & Associates, LLC, a Michigan limited liability company

Name: Chester F. Grant  
CHESTER F. GRANT  
Its: MANAGER

STATE OF MICHIGAN

COUNTY OF Kalkaska acting in Grand Traverse City

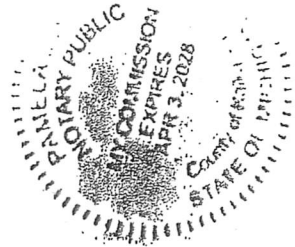
The foregoing Warranty Deed was acknowledged before me this 7 day of October, 2024, by Chester Grant\*

(Add) \*MANAGER of  
Granczyk & Associates, LLC  
a Michigan limited liability  
company, ON behalf of  
the company.

Pamela J. Hoff Notary Public  
Kalkaska County, acting in Grand Traverse City  
My Commission Expires: 4-03-2028  
Acting in the County of: Grand Traverse County

Prepared by and when recorded return to:

Kelsey A. Postema  
Wolfson Bolton Kochis PLLC  
3150 Livernois, Suite 275  
Troy, Michigan 48083



**EXHIBIT A - LEGAL DESCRIPTION**

Parcel 1:

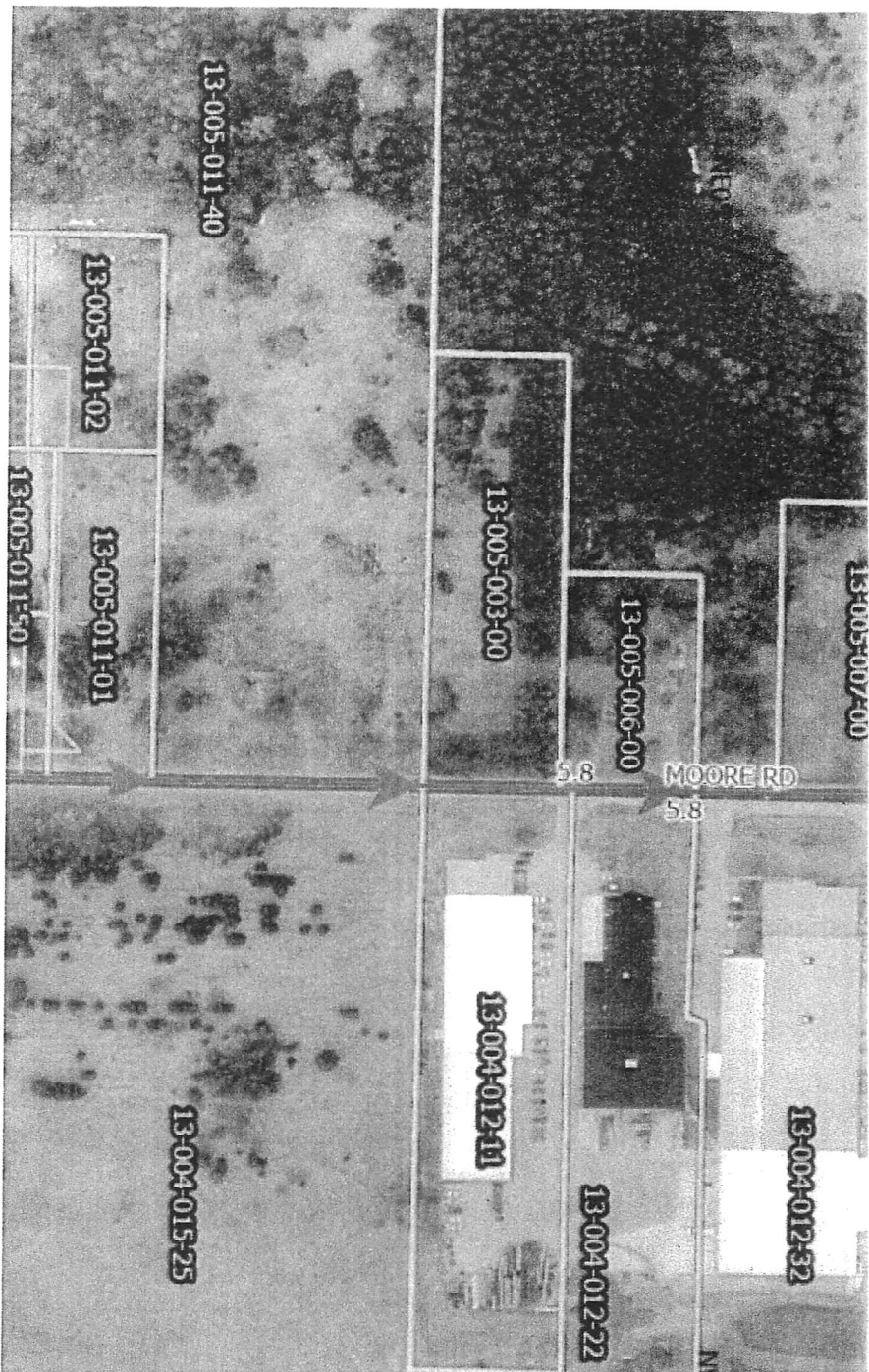
The South 165 feet of the East 528 feet of the Northeast 1/4 of the Northeast 1/4, excluding road right of way, Section 5, Town 27 North, Range 9 West.

Parcel 2:

Commencing at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 5, Town 27 North, Range 9 West, thence North 10 rods to Point of Beginning; thence West 16 rods, thence North 10 rods, thence East 16 rods, thence South 10 rods to Point of Beginning.

Tax id: 28-13-005-003-00 as to Parcel 1

Tax id: 28-13-005-006-00 as to Parcel 2



13-005-007-00

13-005-006-00

13-005-003-00

13-005-011-40

13-005-011-02

13-005-011-01

13-005-011-50

MOORE RD

5.8

13-004-012-32

13-004-012-22

13-004-012-11

13-004-015-25







# WHITEWATER TOWNSHIP

5777 Vinton Road • P.O. Box 159 • Williamsburg, MI 49690 (231)  
267-5141 • FAX (231) 267-9020

**Zoning District – AMENDMENT: Case # 2025-02**

**Planning Commission Hearing 05/07/2025 7 p.m.**

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**Parcel #28-13-005-003-00 & #28-13-005-006-00**

**Property Address:** Moore Road, Williamsburg, Michigan 49690

**Zoning District:** C1 - Commercial

**Applicant:** GTP Real Estate IV LLC (Grand Traverse Plastics)

**Address:** 1734 Crooks Road  
Troy, MI 48084

**Phone:** none provided      **Email:** none provided

**Agent:** Peninsula Construction  
Chris Dittenbir

**Address:** 1125 Business Park Dr  
Traverse City, Michigan 49686

**Phone:** 231.947.7951      **Email:** [chrisd@peninsulaconstdesign.com](mailto:chrisd@peninsulaconstdesign.com)

**Tax Description:**

#28-13-005-003-00 - W 109 A S 165' OF E 528' OF NE 1/4 OF NE 1/4 EXC RD R/W SEC 5 T27N R9W

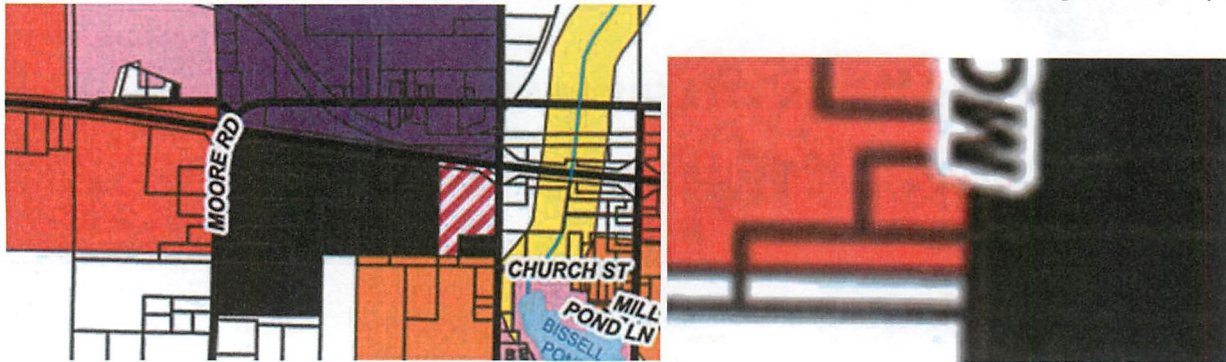
#28-13-005-006-00 - W 109-C N 165' OF S 330' OF E 264' OF NE FRL 1/4 OF NE 1/4 EXC RD R/W SEC 5  
T27N R9W.

**Use Request:** Applicant requests a zoning district map amendment from Commercial/Agriculture to Industrial.

**Summary:**

Grand Traverse Plastics currently operates their production facility on the east side of Moore Road. They are a Tier 1 Automotive supplier which is the highest level. They are a growing business in need of additional storage, shipping docks, parking space as well as the option for additional production space.

The two parcels are currently vacant. Parcel 28-13-005-003-00 is a split zone lot of Commercial and Agriculture. Parcel 28-13-005-006-00 is currently zoned Commercial. Below is the zoning district map:



Zoning Ordinance Article 21 summarizes the process for an amendment.

### **21.05 STANDARDS OF REVIEW FOR AMENDMENTS**

In considering any petition for an amendment to the text of this ordinance or to the zoning map, the Planning Commission and Township Board shall consider the following criteria that apply to the application in making findings, recommendations, and a decision. The Planning Commission and Township Board may also take into account other factors or considerations that are applicable to the application but are not listed below.

- A. Consistency with the goals, policies and objectives of the township's master plan and any sub-area plans. If conditions have changed since the master plan was adopted, consistency with recent development trends in the area shall be considered.
- B. Consistency with the basic intent and purpose of this Zoning Ordinance.
- C. The capability of the road system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
- D. The capacity of the township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the township.
- E. That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.
- F. That the amendment will not be expected to result in exclusionary zoning.
- G. If a rezoning is requested, compatibility of the site's physical, geological, hydrological, and other environmental features with the uses permitted in the proposed zoning district.
- H. If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

Zoning Ordinance Article 4.07 C-1 Commercial Intent

### **4.07 C-1 COMMERCIAL- INTENT**

The purpose of the C-1 Commercial District is to provide a location for a diversity of small and moderate scale business types and is situated along a regional arterial roadway, M-72, to serve local passers-by traffic and local needs.

Zoning Ordinance Article 4.09 – Industrial District N-1 Intent

### **4.09 INDUSTRIAL DISTRICT N-1 - INTENT**

It is the intent of the Industrial District to provide a dedicated location to accommodate the potential noise, outdoor storage, and increased commercial traffic common to wholesale sales and light manufacturing facilities.

Also review Master Plan 2025 – Pages 90 to 105.

**Industrial (Associated with N Zoning District)**

Whitewater Township has one industrial area south of M-72 and east of Moore Road. This area is home to several local businesses that provide a local tax base and jobs. Existing industrial operations have access to M-72 directly and via Moore Road and Williamsburg Road. The “N” Zoning District applies to this industrial area, and most of this industrially zoned land is developed with industrial buildings and uses. There is one undeveloped 12.6-acre parcel that is Zoned “N” with frontage on Moore Road.

**Planning Strategies –**

- The principal planning strategy related to the Industrial area is to update “N” Zoning requirements. Presently, some development standards should be reviewed and revised. Additionally, it is noted that the “N” Zoning District abuts agricultural and residential areas to the south and west. For this reason, landscape buffering requirements are particularly important to help minimize noise, traffic, and lighting impacts. The “N” District

is near “Build Out” regarding some level of utilization of all parcels, but building expansions, renovations, or replacements are likely in the future.

- The boundaries of the “N” District should be reviewed, and there is reason to believe that they need to be adjusted. For example, the Heights Truck Equipment facility (Southwest corner of M-72 and Williamsburg Road is not Zoned “N”).
- The flow of truck traffic is often an issue in Industrial areas. Some limited access to industrial parcels exists directly on M-72 (as with AIS Construction Equipment). However, most other access to M-72 exists indirectly via Williamsburg Road and Moore Road. Williamsburg Road and Moore Road are paved (the Williamsburg Road/M-72 intersection is signalized) and, therefore, can handle some truck traffic. However, Crisp Road to the South is unpaved and not designed to accommodate industrial truck traffic. Given the current road conditions, no “N” District expansion involving truck access on Crisp Road should occur.

**STAFF RECOMMENDATION(S)**

The public hearing is scheduled for **Wednesday, May 7, 2025**. It will be publicly noticed, and a mailing will be completed to all property owners within 300 feet.

The Planning Commission will consider the proposed amendment per Zoning Ordinance Article 21.03,

- C. Planning Commission Consideration of the Proposed Amendment.** The Planning Commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies, and any public comments. The Planning Commission shall identify and evaluate all factors relevant to the petition, including the appropriate criteria listed in this section, and shall report its findings and recommendation to the Township Board.
- D. Township Board Action on the Proposed Amendment.** Upon receipt of the report and recommendation from the planning commission, the Township Board may approve or deny the proposed amendment. If determined to be necessary, the Township Board may refer the amendment back to the Planning Commission for further consideration. In the case of an amendment to the official zoning map, the Township Board shall approve or deny the amendment based upon its consideration of the criteria contained in this section.

The property is in the general proximity of the Industrial Zoning District – right across Moore Road.

The applicant is attempting to get water rights from the Tribe which would significantly reduce their insurance costs.



The applicant is expanding their manufacturing business which does not meet the Commercial Zoning District requirements – one of them being the prohibited off-street parking of semi-truck trailers more than 24 hours (Article 9.09B).

- B. The parking of semi-truck trailers for more than a twenty-four (24) hour period in any off-street parking area in Commercial (C1) zoning districts is prohibited.

Another item for consideration is the side yard setback on Industrial parcels is much greater than a Commercial parcel Article 4.12 – Primary Dimensional Requirements

**TABLE 4-1 PRIMARY DIMENSIONAL REQUIREMENTS**

Zoning District	Min. Lot Width (ft.)	Min. Lot Area (sq. ft., or acres)	Min. Front Yard (ft.)	Min. Side Yard (ft.)	Min. Rear Yard (ft.)	Max. Building Height (ft.)	Max. Building Coverage (%)	Min. Width Max. Depth Ratio	Min. Dwelling Floor Area each Dwelling (Sq. Ft.)
A-1	200	40,000	30 <sup>(1)</sup>	15 <sup>(1)</sup>	30 <sup>(1)</sup>	35 <sup>(5)</sup>		1:4 <sup>(5)</sup>	700 <sup>(9)</sup>
C-1	100		50 <sup>(1)</sup>	10 <sup>(1)</sup>	30 <sup>(1)</sup>	35 <sup>(5)</sup>	40%	1:4 <sup>(5)</sup>	700 <sup>(9)</sup>
N-1	100	-	50 <sup>(1)</sup>	15ft. <sup>(1)</sup> (provided that the sum of both side yard setbacks shall not be less than 30% of the lot width).	30 <sup>(1)</sup>	35 <sup>(5)</sup>	40%	1:4 <sup>(5)</sup>	700 <sup>(9)</sup>

The Master Plan supports the Commercial district expansion along M-72 and the only areas available for Industrial Expansion is on the south side of M-72; north of Crisp and along Moore Road.

Respectfully submitted for Planning Commission review –

*Deb Gruber*