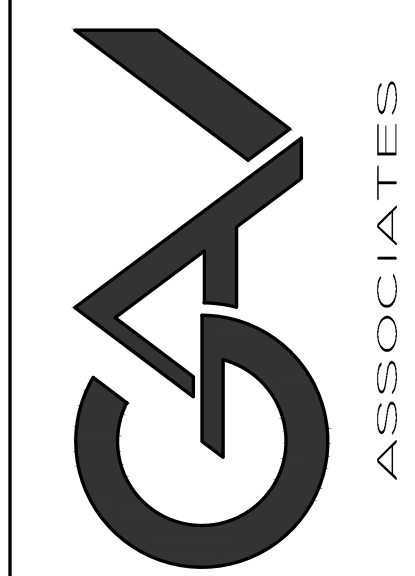


ISSUED FOR	DATE
PRELIM AIRPORT REVIEW	12/24

**ARCHITECTURAL DESIGN**

RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. ASSOCIATES, INC  
2401 ORCHARD LAKE RD. STE. 100A  
FARMINGTON, MICHIGAN 48338  
PH: (248) 285-9101  
WEB: WWW.GAVASSOCIATES.COM



QUADRANTS DEVELOPMENT, LLC  
49140 NIXON TECH DRIVE  
NIXON, MICHIGAN  
248.258.8554

PROPOSED INDUSTRIAL DEVELOPMENT  
CHERRY CAPITAL AIRPORT  
TRAVERSE CITY, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
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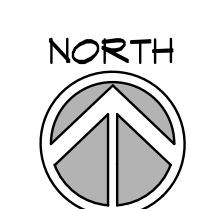
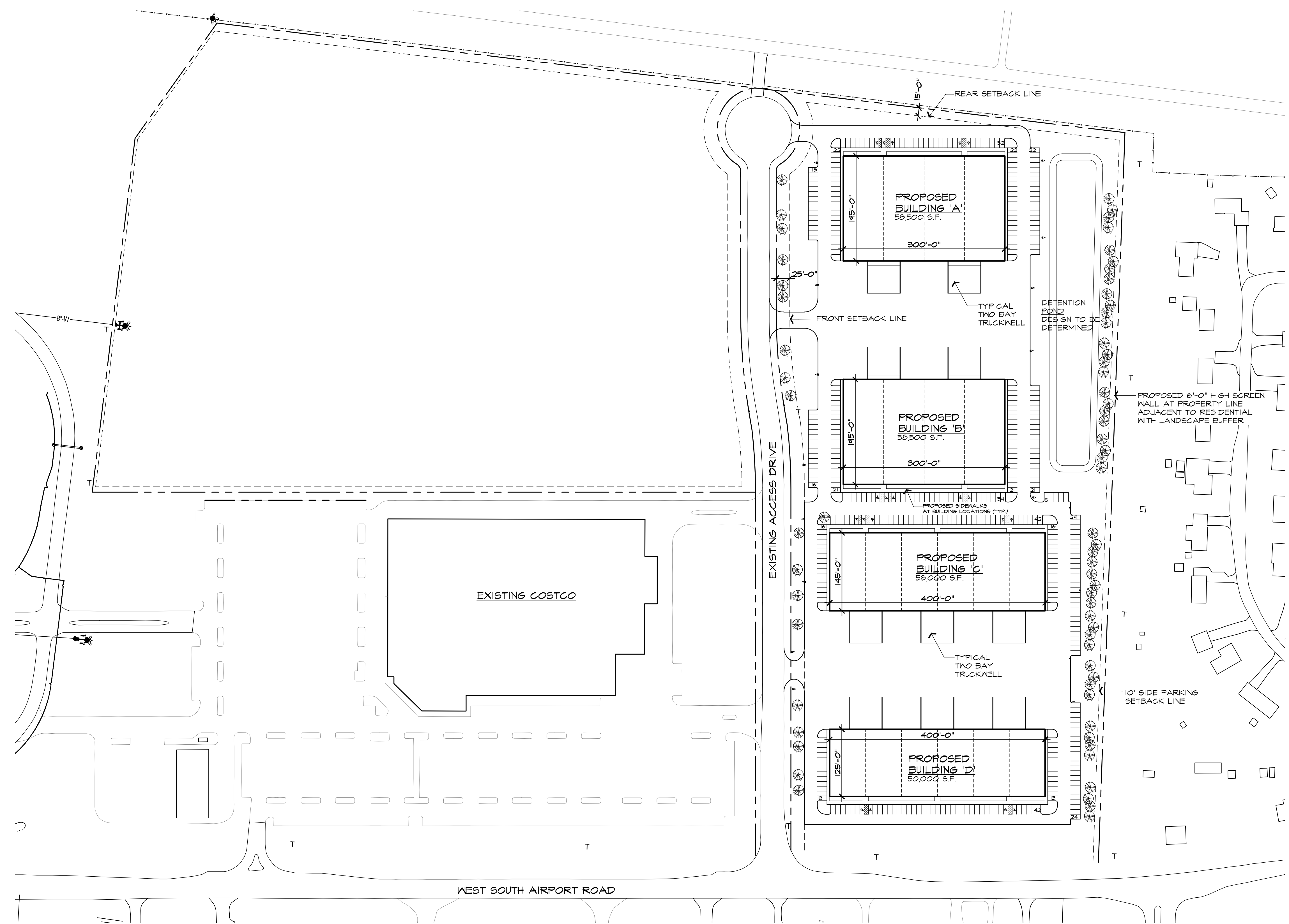
SCALE :

FILE NAME :

JOB # 23094

SHEET TITLE  
SITE  
STUDY

SHEET #  
SD.101



**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 100'

**SETBACKS (USING LIGHT INDUSTRIAL ZONING)**

FRONT: 25' FOR BUILDING AND PARKING  
SIDE: ZERO FOR BUILDING B' FOR PARKING, 10' ADJACENT TO RESIDENTIAL  
REAR: 15' FOR BUILDING B' FOR PARKING, 20' ADJACENT TO RESIDENTIAL

TYPICAL PARKING SPACES ARE 9'-0" WIDE x 18'-0" DEEP WITH A MIN 24'-0" WIDE TWO WAY DRIVE AISLE. BARRIER FREE SPACES ARE 8'x18' WITH AN 8'-0" CLEAR SPACE FOR VANS, 5'-0" CLEAR FOR TYP. CAR. LOADING ZONES ARE LOCATED AT TRUCKCELLS.

**NOTE:**  
AT THE TIME OF FORMAL PLANNING SUBMISSION, INFORMATION THAT WILL BE INCLUDED ARE ITEMS SUCH AS, DETAILED STORM WATER MANAGEMENT, UTILITY PLANS, LANDSCAPE PLAN, EXTERIOR LIGHTING PHOTOMETRICS, BUILDING FLOOR PLANS, EXTERIOR ELEVATIONS, ETC.

**PARKING REQUIRED**

**BUILDING 'A'**  
58,500 S.F.  
OFFICE: 5,250 S.F. / 350 = 17  
WAREHOUSE: 52,650 S.F. / 600 = 88  
TOTAL REQ'D. = 105 SPACES  
PROVIDED = 110

**BUILDING 'B'**  
58,500 S.F.  
OFFICE: 5,250 S.F. / 350 = 17  
WAREHOUSE: 52,650 S.F. / 600 = 88  
TOTAL REQ'D. = 105 SPACES  
PROVIDED = 111

**BUILDING 'C'**  
59,000 S.F.  
OFFICE: 5,800 S.F. / 350 = 17  
WAREHOUSE: 54,000 S.F. / 600 = 90  
TOTAL REQ'D. = 107 SPACES  
PROVIDED = 108

**BUILDING 'D'**  
50,000 S.F.  
OFFICE: 5,000 S.F. / 350 = 15  
WAREHOUSE: 45,000 S.F. / 600 = 75  
TOTAL REQ'D. = 90 SPACES  
PROVIDED = 92

January 19, 2024

VIA EMAIL

Bob Nelesen, P.E.  
NRAA Airport Engineer  
Cherry Capital Airport  
Northwest Regional Airport Authority

RE: Land Use Application

Dear Bob:

This letter accompanies an Application for Land Use Permit by VAQ, LLC, on behalf of an entity to be formed ("VAQ"), for up to 30-35 acres for property (the "Property"), as shown on the attached diagram, on the following terms to be negotiated in a definitive ground lease:

1. Term: Initial Term of 20 years from end of Due Diligence Period with eight 10-year automatic extensions, unless sooner terminated by VAQ or its successors in interest in whole or in part.
2. Property and Right of First Refusal (ROFR): east side of Judson St with ROFR for remaining property for vacant land on west side of Judson St for non-airport operations.
3. Rental Rate: \$0.30 per leased square foot.
4. Finish Floor and Building Height: Finish floor elevation of approximately 611 and building height of 40' to top of parapet, for a total of 651.
5. Use: multiple buildings built, renovated and expanded/contracted over the terms of the ground lease, as extended.
6. Zoning: Zoning ordinance to be amended to allow the following uses: logistics, R&D, warehousing, light industrial, office, data processing, educational and training facilities, distribution facilities, laboratories, fuel farm, accessory hangers, accessory buildings and accessory outdoor storage.
7. Utilities: To be discussed regarding location, size/capacity for VAQ's planned development of the property, and extension of the same throughout the property to serve the entire development.
8. Extension of Internal Roadway: TBD on ROFR property
9. Access to FLY DON'T DRIVE: To be discussed on ROFY property, if required for emergency vehicles by appropriate government agencies, e.g., fire department.
10. Due Diligence Period: 180 days with one 90 day extension. Should VAQ terminate the Ground Lease during this period, VAQ will turn over all documents in its possession, e.g., TOPA and/or ALTA survey, utility studies, ESA, wetland delineation and geotech/soil borings.

11. Commencement of Rent: Earlier of (i) C of O for first building or (ii) 36 months from end of Due Diligence Period; provided, however, that Grand Traverse County has made the necessary improvements to South Airport Road
12. So. Airport Road Improvements: ground lessee not responsible for any improvements to Judon St. and So. Airport Road intersection and beyond
13. Improvements to South Airport Road: Timing and scope to be discussed.
14. Assignment: VAQ may assign prime ground lease to multiple entities that will either (i) sublease parts of the Property from VAQ, or (ii) directly lease parts of the Property from the prime landlord on terms substantially similar to the prime ground lease.
15. Inside the Fence: Access to be discussed.
16. Improvement Guarantees: To be discussed.
17. Location in Special Use District: Is Property located therein?
18. Other Topics to be Discussed: Possible elimination of curb, gutter and sidewalks and replacement with a swale collection system for storm water. Residential buffer requirements. Future maintenance of Judson St.

We have also enclosed a conceptual site plan for the Property.

You might also look into prior logistics and technology parks that we have developed in the state of Michigan:

[www.latsonx.com](http://www.latsonx.com)

<https://www.versacos.com/projects-industrial>

Should our application and this letter be received favorably, we look forward to moving this application to the next step. Kindly advise us of the process from here on out.

Sincerely,

VAQ, LLC, on behalf of an entity to be formed

By:  \_\_\_\_\_

Name: Todd A. Wyett

Title: Manager

Enclosures

cc: Kevin Query



Northwest Regional Airport Authority



February 26, 2024

Todd A. Wyett  
VAQ LLC (Versa)  
206 Bridge Street  
Charlevoix, MI 49720

RE: Proposed Land Use Permit 2024-001 for Property Along Judson Street

Dear Mr. Wyett:

Thank you for your interest in developing at the Cherry Capital Airport. I have preliminarily reviewed your land use application dated January 19, 2024. The purpose of this correspondence is to request further clarification and to outline the process for consideration of your land use application by the Northwest Regional Airport Authority (NRAA).

In response to your proposal letter, we have the following responses and questions we would appreciate additional information on prior to presenting this to the Zoning Board.

- 1) In the event the proposed use and site plan is approved, a future step will be for a ground lease to be entered into between the NRAA and VAQ, LLC. This would occur at a separate meeting of the NRAA following its approval of the proposed use and site plan. Although your letter contains some proposed terms for a lease with the NRAA, review of the proposed use and site plan by the Zoning Board and ultimately the NRAA is a separate and independent process. Neither the Zoning Board nor the NRAA will be considering lease terms during the zoning process. They will be considering only whether to approve the proposed uses in the Special Use District. As the zoning process moves forward, discussions regarding the terms of the lease will be necessary.

Please note the length of lease term could affect the time to lease approval and construction. NRAA could authorize up to an initial 30-year term, with two 10-year extensions. However, any lease term beyond 50 years would require submission of documentation to the FAA for cost justification of the extended lease period. The length of this approval process is unknown to NRAA.

- 2) Lease term – see #1.
- 3) Rental rates will be established at the time of lease agreement. Additional one-time fees may be incurred depending on the development process.
- 4) Noted

Northwest Regional Airport Authority



- 5) Noted
- 6) The non-aeronautical uses currently not allowed identified in paragraph 6 under the Zoning Ordinance are an educational and training facility use and a fuel farm use. The Zoning Board could consider an amendment to the Zoning Ordinance to allow the education and training facility use; however, a non-aeronautical fuel farm use cannot be considered due to the Restrictive Covenant on the property. An aeronautical fuel farm (airplane fueling), however, may be allowed, but it must meet the NRAA's minimum standards for this use. A copy of the Minimum Standards is attached for your reference.

Please confirm whether you would like me to process your request for an amendment to allow an education and training facility use. If so, the zoning ordinance amendment process will need to be complete prior to introducing the proposed use and site plan for consideration by the Zoning Board. This process will take at least four (4) months. The steps for amendment of the zoning ordinance are introduction of the proposed amendment at a meeting of the Zoning Board, public hearing by the Zoning Board, introduction of the amendment at a meeting of the NRAA Board, and enactment at the next regular meeting of the NRAA Board.

Also, if you are requesting outdoor storage use, please include the location of that proposed use on your site plan along with more detail of this proposed use, including identifying what use this would be accessory to and proposed screening.

- 7) Utility modifications by VAQ to meet development needs is possible. Specific details and information will need to be submitted prior to receipt of a construction permit.
- 8) Internal roadway modifications by VAQ to meet development needs is possible. Specific details and information will need to be submitted prior to receipt of a construction permit.
- 9) Roadway modifications to include access to Fly Don't Drive by VAQ to meet development needs is possible. Specific details and information will need to be submitted prior to receipt of a construction permit.
- 10) By NRAA Zoning Ordinance, a proponent has up to 730 days to execute a lease and obtain construction permit approval. Due diligence work can occur with NRAA coordination\approval after the land use permit approval.
- 11) Commencement of lease payments is established by a temporary or final Certificate of Occupancy or 24 months of the date of issuance of the land use permit, whichever occurs first.
- 12) Judson Street is provided as is. South Airport Road is beyond the jurisdiction of the NRAA.
- 13) South Airport Road is beyond the jurisdiction of the NRAA.

Northwest Regional Airport Authority



**Traverse City, MI**  
Cherry Capital Airport - TVC

- 14) Assignments may occur in accordance with the established NRAA assignment process.
- 15) Any AOA access will require further review and additional submissions and would not be part of this approval process as Aeronautical activities are approved by the NRAA Buildings & Grounds committee.
- 16) NRAA will wait for further details regarding this item.
- 17) The proposed land use is within the Special Land Use Permit district. See below for additional information.
- 18) All variances proposed should be detailed for NRAA Zoning Board consideration.

As noted in #17 above, the area proposed to be developed is zoned Special Use District under the NRAA's Zoning Ordinance. The process for considering the proposed use will take at least three (3) months and is as follows:

- ➔ Introduction of the proposed use and site plan to the NRAA's Zoning Board.
- ➔ Public Hearing on the proposed use and site plan by the NRAA's Zoning Board.
- ➔ Possible Public Hearing on the proposed use and site plan by the NRAA Board. The NRAA Board may approve the use and site plan, approve with conditions, or deny the use and site plan.

In order to introduce the proposed use and site plan to the Zoning Board, a few items need to be clarified in your application.

- A) The site plan submitted with the application does not include the dimensions for the proposed setbacks.
- B) The proposed use for each of the buildings is not included in the site plan. This will be necessary in order for me to review whether the requirements of the Zoning Ordinance, such as parking, are met.
- C) To assist the Zoning Board in evaluating your request, it is recommended that you also provide a concept plan for the required buffer to the residences to the East, a lighting plan, a site drainage plan, an internal circulation plan, including sidewalks, and a landscaping plan.

If you can provide the additional details and clarification by March 14, 2024, I will plan on introducing the proposed use and site plan at a meeting of the Zoning Board on March 19, 2024. Assuming the necessary conditions were met, a public hearing could be set for April 2024 for the Zoning Board. If required, it would be followed by a hearing at the NRAA's May 2024 regular meeting.

Finally, before construction can begin, in addition to a lease, a construction permit will need to be approved. These requirements would include (but not limited to):

- ➔ Building exterior finishes and design will need to be approved by the NRAA Buildings and Ground Committee.

Northwest Regional Airport Authority



- An approved drainage plan.
- An approved utility plan.
- An approved construction safety phasing plan.
- All other permits necessary for construction from the NRAA, other agencies or entities, including soil erosion and sedimentation and control, stormwater, fire, and Grand Traverse County building permits.

Sincerely,

DocuSigned by:  
*Bob Nelesen*  
910FCEC59BF1480...

Bob Nelesen, PE  
Zoning Administrator  
Northwest Regional Airport Authority  
[bob.nelesen@tvcairport.com](mailto:bob.nelesen@tvcairport.com)



March 10, 2024

VIA EMAIL

Bob Nelesen, P.E.  
NRAA Airport Engineer  
Cherry Capital Airport  
Northwest Regional Airport Authority

RE: Land Use Application

Dear Bob:

This letter is in response to your letter, dated February 26, 2024.

1. Lease term greater than 50 years will require FAA approval. We will need a lease term (with extensions) of greater than 50 years.
2. No right of first refusal on other property.
3. Rental Rates established at time of lease agreement.
4. Finish floor and building height noted.
5. Use noted.
6. Zoning: We will not include educational and training facilities nor a non-aeronautical fuel farm, although airplane fueling acceptable.
7. Utilities: Upon approval by the NRAA, we will need to engage an engineer to determine the scope and size of utilities to see if there is enough capacity and if sized appropriately.
8. If we require modifications/extensions to the internal roadway, we will submit any proposals prior to receipt of a construction permit.
9. If we require access to FLY DON'T DRIVE, we will submit any proposals prior to receipt of a construction permit.
10. 730 Days after land use approval permit is approved is plenty of time for us to get our due diligence done and execute a lease and obtain a construction permit.
11. The earlier of a CO or 24 months from the date of issuance of the land use permit works for rent commencement.
12. Understand that S. Airport Road beyond your jurisdiction.
13. Understand that S. Airport Road beyond your jurisdiction.
14. We could use some clarification on the established NRAA assignment process.
15. We understand that any requests for access inside the fence must be approved by the NRAA Buildings and Grounds committee.
16. What information does NRAA need to determine if an improvement guarantee is necessary.

17. We understand that the proposed use is in Special Land Use district, and the attendant 3-month public hearing and approval process.

18. We would like to discuss with the NRAA Zoning Board the following variances:

- a. Possible elimination of curb, gutter and sidewalks along Judson St., replaced with a swale collection system for storm water
- b. Discussion of who maintains and provides snow removal service for Judson St.

We have also made some changes and listed more information of our conceptual site plan (attached). We have added the following items:

- A. Setback dimension included
- B. While we cannot determine what the proposed uses are for each building, as we have no tenants yet, we will make sure that each building meets the requirements of the zoning ordinance, such as parking, prior to our application for final approval for each building. We have added additional parking on the attached site plan as well.
- C. The attached revised site plan shows the required conceptual residential buffer to the east, a conceptual lighting plan, internal circulation plan and a landscape plan. We will make sure that these elements are more clearly defined once we have a survey in hand and prior to final approval for each building.


We would engage an engineer to do a survey so that greater detail and adherence to the zoning ordinance can be shown prior to a lease being entered into a construction permit being issued, including:

- Building exterior finishes and design, which would be subject to the NRAA Buildings and Ground Committee.
- An approved drainage plan.
- An approved utility plan.
- An approved construction safety phasing plan.
- All other permits necessary for construction from NRAA and appropriate government agencies.

We look forward to hearing from you on moving forward on this project. Please advise the next meeting date.

Sincerely,

VAQ, LLC, on behalf of an entity to be formed

By:  \_\_\_\_\_

Name: Todd A. Wyatt

Title: Manager

Enclosures

cc: Kevin Query