
PLANNING COMMISSION REGULAR MEETING

Wednesday, November 16, 2022 at 7:00 PM
Hamburg Township Hall Board Room

AGENDA

CALL TO ORDER

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

1. PC Meeting Agenda November 16, 2022

APPROVAL OF MINUTES

2. Planning Commission Meeting Minutes- October 19, 2022

CALL TO THE PUBLIC

OLD BUSINESS

3. 6a. Zoning Text Amendment (ZMA/ZTA22-003)

OLD BUSINESS

NEW BUSINESS

4. 7a. Special Use Permit (SUP 22-0002)
5. 7b. SPA22-002 Carpet Depot

ZONING ADMINISTRATOR'S REPORT

EnterTextHere

**Hamburg Township
Planning Commission
Wednesday, November 16, 2022, 7:00 P.M.**

AGENDA

- 1. Call to order**
- 2. Pledge to the Flag**
- 3. Approval of the Agenda**
- 4. Approval of Minutes**

October 19, 2022, Planning Commission Meeting Minutes
- 5. Call to the Public**
- 6. Old Business:**
 - a. Zoning Text Amendment (ZMA/ZTA22-003):** Planning Commission to hold a public hearing to consider the Zoning Amendment ZTA 22-0003 that would amend the current regulations regarding keeping of poultry under Chapter 36 Zoning; Article VI; Section 36-187 (3) Raising and Keeping of Poultry.
- 7. New Business:**
 - a. Special Use Permit (SUP 22-0002):** Planning Commission will hold a public hearing to consider the Special Use Permit (SUP22-0002) to allow a storage facility use on a portion of the property at 10776 Hall Rd (parcel #15-25-400-014).
 - b. Final Site Plan (SP 22-002):** Planning Commission will have a public meeting to consider the change in use from a residential use to a commercial use at 7878 M-36. This change will also include the conversion of the existing residential home on the site into a commercial facility with a 1,391 square foot showroom and 961 square foot of office space. The project also will include the addition of a new 5,000 square foot pole barn to the rear of the existing structure for storage of products sold from the site.
- 8. Zoning Administrator's Report**
- 9. Adjournment**

PLANNING COMMISSION MEETING

**Wednesday, October 19 at 7:00 PM
Hamburg Township Hall Board Room**

MINUTES

CALL TO ORDER

Commissioner Chair Muck called the meeting to order at 7:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD:

1) PRESENT:

Jeff Muck, Chair
Joyce Priebe
Paul Bohn
Patricia Hughes
Ron Muir
John Hamlin
Victor Leabu Jr

2) ABSENT:

APPROVAL OF MEETING AGENDA for tonight.

Motion made by Commissioner Priebe to approve tonight's agenda. Seconded by Commissioner Bohn.

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Motion made by Commissioner Muir to approve August 17, 2022, Planning Commission Meeting Minutes, as presented. Seconded by Commissioner Hughes.

VOTE: MOTION CARRIED UNANIMOUSLY

CALL TO THE PUBLIC

None

OLD BUSINESS

None

CURRENT BUSINESS

1. **Item (7 a.) Hall Road Storage Facility** determination on the reapplication of the special use permit for the storage facility used at 10776 Hall Rd. The old Haskins Manufacturing site.

Open to Public Hearing for Comments-
None

Motion made by Commissioner Priebe to allow the petitioner to reapply for the special use in site plan review for this storage facility, without having to wait a year. Seconded by Commissioner Hamlin.

Roll Call Vote: Ayes (6); Nays (1); Hughes Absent (0)

2. **Item (7 b.) Zoning Text Amendment (ZMA/ZTA22-003)** Planning Commission review of Chapter 36 Zoning; Article VI; Section 36-187; 3 (a, b, g, h) regarding the raising and keeping of poultry on WFR (Water Front Residential) and NR (Natural River District) areas without any parcel size restrictions by a citizen.

Open to Public Hearing for Comments-
(1) Leah Hadden-8720 River Valley (support)

Motion made by Commissioner Priebe to table this text amendment review to allow staff revise this ordinance. Any input from Planning Commissioners will be forwarded to staff. Planning Commissioners will reconsider this once staff provides revised language. Seconded by Commissioner Chair Muck.

Roll Call Vote: Ayes (7); Nays (0); Absent (0)

3. **Item (7 c.) Revise the Planning Commission By-Laws.** The new draft bylaws (Exhibit A) have been created to update the existing Planning Commission Bylaws that have not been revised since 2003 (Exhibit B). The draft bylaws are created specifically for Hamburg Township and utilized the Michigan State University Land Use Services Example Planning Commission Bylaws as a template. These draft bylaws have been prepared with consideration of the Hamburg Township's Code of Ordinances Chapter 2 Administration, Article III Board and Commissions, Division 2 Planning Commission, The existing 2003 Planning Commission Bylaws, and the requirements of the Michigan Planning Enabling Act.

Commissioners decided to table this item, bringing it back later.

ADJOURNMENT

Motion made by Commissioner Muir for adjournment at 8:12pm. Seconded by Commissioner Bohn.

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

Chris Madigan

Zoning Administrator

The minutes were approved as presented/corrected: _____

Commissioner Jeff Muck, Chairperson

PHONE: 810-231-1000
FAX: 810-231-4295



P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139-0157

To: Planning Commissioners

From: Scott Pacheco, AICP
Hamburg Township
Planning and Zoning Director

Date: November 16, 2022

Agenda Item: 6A

Description: Raising and Keeping of Poultry Zoning Text Amendment

HISTORY:

On October 16, 2022 the Planning Commission held a public hearing to consider a zoning text amendment to the regulations in the Zoning Ordinance regarding the keeping and raising of poultry within the Township. The proposed amendment to these zoning regulations was applied for and created by a citizen of Hamburg Township that would like to have chickens on property within the Waterfront Residential (WFR) Zoning District. The regulations currently restrict poultry to properties over 2 acres in the WFR and the NR residential zoning districts and over 100 feet from the water body, along with other regulations. The regulations allows up to 8 chicken in all other residential zoning districts on properties under 2 acres.

At this Planning Commission hearing the PC reviewed the citizens requested zoning text amendment to eliminate the restriction of the parcel size in the WFR and NR zoning districts and to reduce the waterbody setback for chickens from 100 feet to 25 feet. The PC was uncomfortable with the citizen's proposal and directed staff to research and create regulations that would lessen the restrictions on poultry in the WFR and NR zoning district but still protect the neighboring property from any potential impacts and to still preserve the environmentally sensitive nature of the properties.

ANALYSIS:

The first item that I researched in my attempt to create this ordinance revisions was to review the adjacent township regulations regarding keeping and raising poultry in those communities. The following chart breaks down those regulations by municipality:

Municipality	Regulations regarding chickens on residential parcels
Green Oak Twp	Only allows poultry in the Residential Farming and Rural Estates zoning districts. Does not allow in the other 7 residential zoning districts including Lake Area Residential. (Section
Putnam Twp	Only allows poultry on residential properties over 2 acres. (Section 340-36)

Webster Twp	Webster Township is currently working on new zoning regulations to allow chickens on residentially zoned sites. A minimum of 1 acre is proposed to be required to have Chickens on residential properties in the new regulations.
Dexter Twp	Only allows poultry on lot over 1 acre and at a density of not more than 1 per .25 acres up to 10. (Section 17.03)

As you can see Hamburg Townships current regulations regarding the keeping and raising of poultry on residential properties is less restrictive than that of most of the surrounding townships.

Because this amendment to the poultry regulations was initiated by a citizen that currently has a code enforcement action against them regarding the keeping of chickens; the second item I reviewed when considering the amendments to the zoning regulations was the properties that currently have code enforcement action on them. There currently are three properties with code enforcement action; 9818 Kress, 4518 Shan-Gri-La, and 8720 River Valley. All three of these parcels are under 2 acres in size, abut a waterbody, and have some portion of the property within a wetland, flood plan or flood way.

I have included two different draft zoning text amendment (Exhibits A and B). The first draft zoning text amendment (Exhibit A) allows poultry on properties within the WFR and NR zoning district with no lot size restrictions (Exhibit A). These regulations were created to allow chickens on most of the properties in the WFR and NR zoning district. This draft ZTA would allow chicken to remain in some fashion on each of the properties with current code violations. See the plans on pages 3 and 4 of this report that depict the possible locations for chickens on the three lots with current code enforcement.

Other items that were included in the Draft ZTA-Exhibit A to help protect the adjacent properties for potential impacts of the chickens include:

- Requiring that the poultry areas be fenced and include a coop and these areas shall be:
 - located on the lot so they meet the required setback for the main residential structure.
 - located 50 feet from a residential structure on an adjacent property, and
 - located 50 feet from a waterbody
 - located closer to the main residence on the subject site than a residential structure on an adjacent property unless the areas are over 200 feet from the adjacent residential structure.
- Also allows poultry area to be located on lots that abut a water body to be in the front yard as long as they meet the required front setbacks and other regulations of the code.

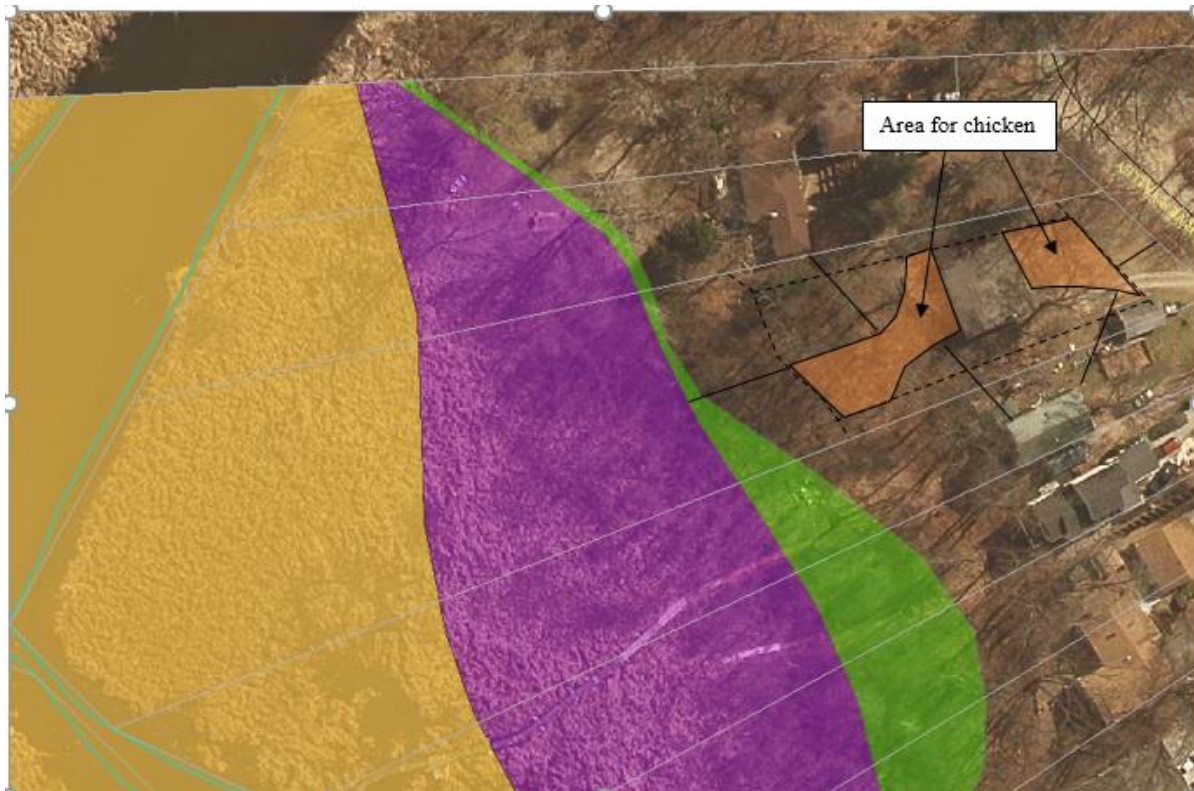
9818 Kress



4518 Shan-Gri-La



8720 River Valley



ZTA 22-003-Exhibit B was created because it is Staff opinion that the keeping and raising of poultry may not be appropriate for all properties within the township. Some parcels have to many constraints making them unable to have poultry on them without impacting neighboring sites. Some examples of these constraints would be small lot sizes, the location of waterbodies, wetlands, and the existing structure, and the use of surrounding properties. For example, a lake front property is used differently than other properties within the community. The outdoor space between the lake and the homes is usually used much more frequently than other outdoor spaces on other residential properties within the Township. The lake itself is the main reason most people will purchase a property with lake frontage and these parcels have a much higher property value because of the location of the lake. Lake properties are not allowed to have solid privacy fences on the lake side of the parcel. This regulation was created to preserve views to the lake and the open appearance of this area from the lake. However, because of these fence regulations if a neighboring property has chickens on a lakefront lot, in the area between the lake and the home (in most cases the rear yard) and a neighbor does not like the chickens, these fence regulations would not allow a privacy fence to be built in this yard to screen the chickens. On other residential parcels that do not abut a waterbody within the Township you would be more than likely able to build a privacy fence on your property line, in the area to the rear or side of the home where the chickens are allowed to be located. This is also a reason for not allowing chickens in the front yard (in most case the front yard is considered the area between the home and the property line adjacent to the roadway). Solid privacy fences are not allowed in the front yard of a property under the current township fence regulations.

The second draft revisions to the zoning regulations, ZTA22-003-Exhibit B, allows poultry on the WRF and NR zoning district without and lot size restrictions except on parcels that abut a water body unless the parcel meet the minimum lot size for the zoning district. This draft also does not include a provision to allow chickens in the front yard on lots that abut a waterbody and still requires a setback of 100 feet for chickens from a waterbody to preserve the waterbody even on parcel that meet the minimum size requirements. Staff believe this draft would better protect against possible impacts from the keeping and raising of chickens on these sensitive lakefront parcels but will still allow chick on other parcels that are zoned WRF and NR that do not abut a water body. The additional regulations restricting the location of the poultry to outside of the required setback for the main structure, 50 feet from the nearest adjacent home and nearer the subject residence than the residence on an adjacent parcel would help to protect all properties from potential impact that the raising and keeping of chickens may have.

Under ZTA22-003-Exhibit D the parcels at 9818 Kress (.24 acres) and 4518 Shan-Gri-La (.56 acres) would still be in violation, as both subject parcels have smaller lot sizes then required in the WFR zoning district and they both directly abut a lake. The parcel at 8720 River Valley however is a larger lot and does meet the required lot size for the NR zoning district and therefore as long as the rest of the proposed regulations can be met the chickens on this property can remain.

RECOMMENDATIONS:

Staff recommends the Planning Commission hold the required public hearing and review the draft zoning text amendment. After public comment, discussion and consideration, the Planning Commission should make a recommendation to approve amendments to the regulations regarding the Keeping and Raising of Poultry under section 36-187 (3) of the Township Zoning Ordinance to the Township Board.

Draft Approval Motion:

The Planning Commission recommends approval of ZTA22-003-Exhibit B to the Township Board, because the proposed amendment to the regulations under section 36-187 (3) regarding the raising and keeping of poultry, will still preserve the natural features of the township and will protect properties from potential impacts, meeting the goal and objectives of the master plan and allowing for smart development of the community.

EXHIBITS:

Exhibit A: Proposed Zoning Text Amendment-Allowing on most waterfront parcels

Exhibit B: Proposed Zoning Text Amendment-Staff Recommendation

Exhibit C: October 19, 2022 PCSR and Exhibits

3. Raising and keeping of poultry, ~~on residentially zoned property where General and Specialized Farming is not a permitted use:~~

- a. Must be an accessory use to a primary use on the subject property or to a primary use on a contiguous lots under the same ownership.(ZTA21-001)
~~In the Waterfront Residential (WFR) or Natural River (NR) zoning districts the raising and keeping of poultry shall only be permitted on lots greater than 2.0 acres.~~
- b. Poultry ~~Animals~~ must be kept within a fenced area and shall include an enclosed structure (Coop) which shall:
 - a. ~~meet all required setback regulations for a residential structure in the zoning district in which the subject property is located.~~
 - b. ~~be located no nearer than fifty feet (50) from a residential structure used as living space on an adjacent property.~~
 - c. ~~be closer to the main structure on the subject property than to a residential structure used as living space on an adjacent property.~~
 - d. ~~be located no nearer than one hundred fifty feet (100 50) from any water body. This requirement shall not apply to a water body which is located entirely within the subject property and is not connected to any water body off the subject property.~~
- c. On parcels two (2) acres or less, a maximum of eight (8) poultry animals are permitted.
- d. On parcels greater than two (2) acres, 16 poultry animals are permitted. For each additional one (1) acre over two acre, 16 additional poultry animals are permitted.
- e. Poultry ~~area and enclosed structure~~ must be ~~located within the required rear yard~~ to the rear of ~~front elevation of the main structure and enclosed structure (Coop).~~ Except on properties that ~~abut a waterbody in which poultry area and the enclosed structure may be located in front (street side) of the main structure.~~
- f. The setback standards per Section 36-293, **Natural Features Setback Requirements**, shall apply to all districts.
- g. **Animals-Poultry** shall be maintained and accommodated in a manner so as not to pose a nuisance to adjoining property or a hazard to water quality and public health, safety, and welfare. Where necessary to protect water quality and public health, safety and welfare, the Zoning Administrator may require additional setbacks or buffer strips from property lines or adjacent water bodies.
- h. Poultry must be kept and cared for under sanitary conditions; poultry shall not become excessively noisy, odorous, dangerous, or in any way disruptive to the character of the area in which they are kept, or otherwise become a public nuisance.
- i. On lots over ten (10) acres additional poultry may be permitted with approval of a Special Use Permit per section 3.5.
- ~~j. Private restrictions on the use of property shall remain enforceable and take precedence over these additional district regulations. Private restrictions include but are not limited to deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation of private restrictions is the sole responsibility of the private parties involved.~~

DRAFT ZTA22-003 EXHIBIT B

3. Raising and keeping of poultry, ~~on residentially zoned property where General and Specialized Farming is not a permitted use:~~

- a. Must be an accessory use to a primary use on the subject property or to a primary use on a contiguous lots under the same ownership.(ZTA21-001)
- b. In the Waterfront Residential (WFR) or Natural River (NR) zoning districts the raising and keeping of poultry ~~on properties that abut a waterbody~~ shall only be permitted on lots ~~that meet the minimum lot size requirement of the zoning district greater than 2.0 acres.~~
- c. Poultry ~~Animals~~ must be kept within a fenced area that includes an enclosed structure (Coop). ~~The area and structure~~ shall:
 - a. ~~meet all required setback regulations for a residential structure in the zoning district in which the subject property is located.~~
 - b. ~~be located no nearer than fifty feet (50) from a residential structure used as living space on an adjacent property.~~
 - c. ~~be closer to the main structure on the subject property than to a residential structure used as living space on an adjacent property.~~
 - d. ~~be located no nearer than one hundred feet (100) from any water body. This requirement shall not apply to a water body which is located entirely within the subject property and is not connected to any water body off the subject property.~~
- d. On parcels two (2) acres or less, a maximum of eight (8) poultry animals are permitted.
- e. On parcels greater than two (2) acres, 16 poultry animals are permitted. For each additional one (1) acre over two acre, 16 additional poultry animals are permitted.
- f. Poultry ~~area and enclosed structure~~ must be ~~located within the required rear yard~~ to the rear of ~~the front elevation of the main structure and enclosed structure (Coop).~~
- g. The setback standards per Section 26-293, ~~Natural Features Setback Requirements~~, shall apply to all districts.
- h. ~~Animals-Poultry~~ shall be maintained and accommodated in a manner so as not to pose a nuisance to adjoining property or a hazard to water quality and public health, safety, and welfare. Where necessary to protect water quality and public health, safety and welfare, the Zoning Administrator may require additional setbacks or buffer strips from property lines or adjacent water bodies.
- i. Poultry must be kept and cared for under sanitary conditions; poultry shall not become excessively noisy, odorous, dangerous, or in any way disruptive to the character of the area in which they are kept, or otherwise become a public nuisance.
- j. On lots over ten (10) acres additional poultry may be permitted with approval of a Special Use Permit per section 3.5.
- ~~k. Private restrictions on the use of property shall remain enforceable and take precedence over these additional district regulations. Private restrictions include but are not limited to deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation of private restrictions is the sole responsibility of the private parties involved.~~

PHONE: 810-231-1000
FAX: 810-231-4295



P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139-0157

To: Planning Commissioners

From: Chris Madigan, AICP
Hamburg Township
Planning and Zoning Director

Date: October 19, 2022

Agenda Item: 7B

Description: Raising and Keeping of Poultry Zoning Text Amendment

ANALYSIS:

This Summer department staff began enforcement action against several properties across the Township for violation of a specific provision in section 36-187 of the ordinance which states “In the Waterfront Residential (WFR) or Natural River (NR) zoning districts the raising and keeping of poultry shall only be permitted on lots greater than 2.0 acres.” When residents receive notice of violation warnings, they may challenge the enforcement action in court, bring the property into compliance, or seek to amend the existing ordinance regulations. One of the residents has decided to pursue a text amendment to the current regulations of the section, which would allow them, and other property owners in the district to raise poultry on their property without being in violation of the ordinance. The proposed amendment does not include any additions to the section, rather, it proposes the elimination of any minimum size requirement for property’s in order to raise and keep poultry in the Waterfront and Natural River Districts.

RECOMMENDATIONS:

Staff recommends the Planning Commission hold the required public hearing on this resident initiated zoning text amendment application. After discussion and consideration of public comment, the Planning Commission should make a recommendation that the Township Board approve the proposed amendment, approve the amendment with modifications, or deny the amendment.

EXHIBITS:

Exhibit A: Proposed Zoning Text Amendment

(Act. Leger 101 702 000 618000)



Hamburg Township

a great place to grow

HAMBURG TOWNSHIP PZTA# 22-0001
Date 09/20/2022 12:34:25
Ref PZTA-22-0001 \$700
Receipt 1278529
Amount \$700.00

Item 3.

FAX 810-231-4295
PHONE 810-231-1000

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

ZONING AMENDMENT APPLICATION

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Zoning Amendment Application.

Application fees and review fees are required at the time of application.

Zoning Amendments have application fees and review fees. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

The undersigned hereby makes application for a Zoning Amendment for: (Check all that apply)

1. **TYPE OF PROJECT:** ☒ Zoning Text Amendment ☐ Zoning Map Amendment
2. **PROJECT NAME:** _____ Submittal Date: 9/20/22
3. **PROJECT ADDRESS:** 4518 Shangrila

Tax Code Numbers: 15 - _____ 15 - _____ 15 - _____
15 - _____ 15 - _____ 15 - _____

☐ Metes & Bounds Parcel ☐ Subdivision _____ Lot Numbers: _____

4. **ZONING MAP AMENDMENT:** (please attached the existing zoning map and a proposed zoning map as a separate document)

Existing Zoning District Classification: _____ Proposed Zoning District Classification: _____

Number of Lots Proposed: _____ Acreage of Project: _____

5. **ZONING TEXT AMENDMENT:** (please attached the existing zoning ordinance and the proposed revisions as a separate document)

Zoning Ordinance Section proposed to be amended 36-187

6. **PROJECT DESCRIPTION (reason for amendment):** Raising & keep of poultry
on all parcels (Residential)

RECEIVED

7. **OWNER/PROPRIETOR INFORMATION:**

SEP 20 2022

Name: _____ Phone Number(s): Hamburg Township
Email: _____ Address: Planning and Zoning Department
City: _____ State: _____ Zip: _____

8. **APPLICANT:**

Name: CINDY VOIGTMAN Phone Number(s): (734) 320-4146
Email: cindyvoigtman@gmail.com Address: 4518 Shangrila Dr.
City: Pinckney State: MI Zip: 48169

ZONING AMENDMENT PROCESS: (Zoning Ordinance, Article 12)

1. Application. Petitions for amendments by individual property owners shall be submitted to the Zoning Administrator on a standard application form provided and shall be accompanied by a fee in accordance with the duly adopted schedule of fees, to cover administrative and publication costs. No part of such fee shall be returnable to the petitioner if the public hearing is held.
2. Referral to Planning Commission. All proposals for amendment shall be referred to the Planning Commission for their review and recommendation. The Planning Commission shall consider each proposal for amendment in terms of its own judgment on particular factors related to the individual proposal, the most likely effect on the community's physical development, and conformance with the Township Master Plan. The Planning Commission may recommend any additions or modifications to the original amendment proposal.
3. Public Hearing. Upon receipt of an application for an amendment, the Planning Commission shall hold a public hearing in accordance with the notification procedures described in Section 3.8.
4. Upon receipt of recommendation from the Planning Commission and the County Planning Commission, the Township Board shall consider the proposed amendment. The Township Board may hold additional hearings it deems necessary. Notice of a public hearing held by the Township Board shall be published in a newspaper of general circulation in the Township not more than fifteen (15) days nor less than five (5) days before the hearing.
5. If the Township Board shall deem any changes to the proposed amendment advisable, it shall refer the same to the Planning Commission for a report within a time specified by the Township Board. After receiving the report, the Township Board shall grant a hearing on the proposed amendment to a property owner who by certified mail addressed to the Township Clerk requests a hearing. The Township Board shall request the Planning Commission to attend the hearing.
6. Thereafter, the Township Board may adopt the amendment with or without changes by majority vote in accordance with procedures of Act 184 of 1943, as amended.
7. No application for a rezoning which has been denied by the Township Board shall be resubmitted for a period of one (1) year from the date of the last denial, except on grounds of newly discovered evidence or proof of changed conditions found upon inspection by the Township Board to be valid.
8. Amendments adopted by the Township Board shall be filed with the Township Clerk and one notice of amendment adoption shall be published in a newspaper of general circulation in the Township within fifteen (15) days after adoption. The notice of amendment adoption shall contain the following information: either a summary of the regulatory effect of the amendment, including the geographic area affected, or the text of the amendment; the effective date of the amendment; and, the time and place where a copy of the amendment may be purchased or inspected.

APPLICANT CERTIFICATION:

I hereby certify that all uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the zoning amendment application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the application submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE:  DATE: 9/20/2022

*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

9/20/22

To: Chris Madigan
Hamburg Township

From: Cindy Voigtman & Shannon Peters
(734) 320-4146 (419) 377-9970

* Our New Proposal for changing the current Ordinance for raising and keeping of Poultry on Waterfront Residential and Natural River properties.

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SEP 20 2022

Hamburg Township
Planning and Zoning Department

05/02/22

To: Chris Madison
Howard Johnson

From: Linda Johnson & Steven Peters
1304-837-4146
(410) 377-9410

* Our new proposal for changing the current
distance for rising and rising of property
on water front residential and industrial
properties.

▷ [New Proposal for Chicken Ordinance relating to Waterfront Residential (WFR) or Natural River (NR) properties:]

Sec. 36-187. Additional district regulations.

(a) PPRF public and private residential facilities; CE country estate single family residential; RAA low density rural residential; RA medium density residential; WFR waterfront residential; and NR natural river residential.

(1) (remain the same as current ordinance).

(2) remain the same as current ordinance).

* (3) Raising and Keeping of Poultry shall be subject to the following conditions:

a. Animals must be kept within a fenced area which shall be located no nearer than 25 feet from any water body. This requirement shall not apply to a water body which is located entirely within the subject property and is not connected to any water body off the subject property.

b. On parcels of two acres or less, a maximum of eight poultry animals are permitted.

c. On parcels greater than two acres, 16 poultry animals are permitted.

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SEP 20 2022

Hamburg Township
Planning and Zoning Department

For each additional one acre over two acres, 16 additional poultry animals are permitted

- d. Roosters shall only be permitted on parcels greater than two acres.
- e. Poultry must be located within the required rear yard in an enclosed structure.
- f. Poultry must be kept and cared for under sanitary conditions; poultry shall not become excessively noisy, odorous, dangerous, or in any way disruptive to the character of the area in which they are kept, or otherwise become a public nuisance.
- g. On lots over ten acres additional poultry may be permitted with approval of a special use permit per section 36-36.
- h. Private restrictions on the use of property shall remain enforceable and take precedence over these additional district regulations. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation of private restrictions is the sole responsibility of the private parties involved.

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Sec. 36-187. Additional district regulations.

(a) *PPRF public and private residential facilities; CE country estate single-family residential; RAA low density rural residential; RA medium density residential; WFR waterfront residential; and NR natural river residential.*

(1) General and specialized farming and agricultural activities shall be subject to the following conditions:

- a. Minimum lot size shall be ten acres.
- b. No building housing animals shall be located nearer than 75 feet from any property line.

(2) Raising and keeping of horses and other domestic animals shall be subject to the following conditions:

- a. Minimum lot size shall be two acres.
- b. Two horses or large domestic animals are permitted on parcels meeting the minimum lot size. For each additional horse or large domestic animal, two additional acres shall be required.
- c. Animals must be kept within a fenced area which shall be located no nearer than 100 feet from any water body. This requirement shall not apply to a water body which is located entirely within the subject property and is not connected to any water body off the subject property.
- d. The setback standards per section 36-293 shall apply to all districts.
- e. No building housing animals shall be located nearer than 75 feet from any property line.
- f. Animals shall be maintained and accommodated in a manner so as not to pose a nuisance to adjoining property or a hazard to water quality and public health, safety, and welfare. Where necessary to protect water quality and public health, safety and welfare, the zoning administrator may require additional setbacks or buffer strips from property lines or adjacent water bodies.

(3) Raising and keeping of poultry shall be subject to the following conditions:

~~X In the Waterfront Residential (WFR) or Natural River (NR) zoning districts the raising and keeping of poultry shall only be permitted on lots greater than 2.0 acres.~~

- b. Animals must be kept within a fenced area which shall be located no nearer than ~~100 feet~~ ^{25 ft.} from any water body. This requirement shall not apply to a water body which is located entirely within the subject property and is not connected to any water body off the subject property.
- c. On parcels two acres or less, a maximum of eight poultry animals are permitted.
- d. On parcels greater than two acres, 16 poultry animals are permitted. For each additional one acre over two acre, 16 additional poultry animals are permitted.
- e. Roosters shall only be permitted on parcels greater than two acres.
- f. Poultry must be located within the required rear yard in an enclosed structure.

~~X The setback standards per section 36-293 shall apply to all districts.~~

~~X Animals shall be maintained and accommodated in a manner so as not to pose a nuisance to adjoining property or a hazard to water quality and public health, safety, and welfare. Where necessary to protect water quality and public health, safety and welfare, the zoning administrator may require additional setbacks or buffer strips from property lines or adjacent water bodies.~~

- i. Poultry must be kept and cared for under sanitary conditions; poultry shall not become excessively noisy, odorous, dangerous, or in any way disruptive to the character of the area in which they are kept, or otherwise become a public nuisance.

adopted July 1, 2021

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Created: 2022-01-25 10:30:02 [EST]

SEP 20 2022

Hamburg Township
Planning and Zoning Department

- j. On lots over ten acres additional poultry may be permitted with approval of a special use permit per section 36-36.
 - k. Private restrictions on the use of property shall remain enforceable and take precedence over these additional district regulations. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation of private restrictions is the sole responsibility of the private parties involved.
- (b) *RC Multiple Family Residential.* The minimum distance between multiple-family structures shall be 35 feet, in addition to required setback from lot lines.
- (c) *MHP Mobile Home Park Residential.*
 - (1) In addition to the requirements of this chapter, all uses permitted in mobile home park residential (MHP) shall comply with the Mobile Home Commission Act, MCL 125.2301, and the current mobile home code in effect.
 - (2) Front and rear yard. Each mobile home site shall have front and rear yards of not less than ten feet each.
 - (3) Side yard. A minimum of 20 feet shall be maintained between mobile homes.
 - (4) Lot area. The mobile home park shall be developed with sites averaging 5,500 square feet per mobile home unit. This 5,500 square foot for any one site may be reduced by 20 percent provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open and distance requirements be less than that required by the mobile home code.
 - (5) Landscape buffer. A landscape buffer shall be required along those boundaries of the mobile home park which abut a district other than MHP. For mobile home parks of less than 25 sites, a 15-foot unoccupied landscaped buffer strip shall be provided. For mobile home parks of 25 sites or more, a 25-foot unoccupied landscaped buffer strip shall be provided. The ten-foot setback between mobile home park boundaries and a mobile home required by the Mobile Home Code may be included as part of the landscape buffer strip. The selection, spacing, and size of plant material shall be such as to create, within a five-year period from the date of planting, a horizontal obscuring effect for the entire length of the entire buffer, and a vertical obscuring effect of no less than ten feet.
 - (6) Each mobile home park shall have two paved accesses at least, one of which shall be to a major arterial street.
 - (7) Upon completion of construction of all buildings and site improvements represented on the approved mobile home park construction plans and specifications, the developer, owner, or operation of the park, in conjunction with an architect or engineer, shall submit final plans and specifications, prepared in accordance with rule 913 of the mobile home code, to the zoning administrator.
- (d) *NS Neighborhood Service and CS Community Service.*
 - (1) All uses permitted in these districts including storage shall be conducted entirely within an enclosed structure unless otherwise specified herein.
 - (2) Where these districts abut a residential district, there shall be provided either a landscape buffer strip designed in accordance with the provisions of section 36-278 or a fence between six and eight feet in height as determined and approved by the planning commission.
- (e) *LI Limited Industrial.*

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- (1) Vehicular access to uses permitted in this district shall be provided from a paved street within or abutting such districts.
- (2) Except as hereinafter provided, all uses permitted in this district shall be conducted in completely enclosed buildings.
 - a. Outside storage of materials, products and equipment, including tank storage, shall be permitted, subject to special approval of the planning commission.
 - b. Outdoor storage yards shall be completely enclosed by a solid fence or wall between six or eight feet in height.
 - c. Outdoor display of finished goods for sale shall be permitted only as specified with permitted retail uses.
 - d. No outside use of cranes, tanker loading or unloading facilities or rail transportation shall be permitted.
- (3) No structure shall be located less than 100 feet from any residential district.
- (4) Where this district abuts a residential district, there shall be provided either a landscape buffer strip designed in accordance with the provisions of section 36-278 or a fence between six and eight feet in height as determined and approved by the planning commission.
- (5) Every lot in this district shall provide a landscaped buffer strip of at least 15 feet in depth, measured from the front lot line, within the prescribed front yard setback. The buffer strip shall be composed of trees and/or foliage, pursuant to the Township Engineering and design standards.
- (6) All shipping and receiving activities shall be located at the rear or side of the building. No on-site truck storage overnight shall be permitted, except in the rear yard.
- (7) All piping, vents, ventilators, exhaust, refrigeration and cooling mechanisms shall be enclosed or maximally screened from view and insulated.
- (8) No crude petroleum products or processing and no processing of raw materials, including, but not limited to, logs, animal byproducts, pulp, petroleum, coal, and ores shall be permitted.
- (9) Any light industrial use which in the judgment of the planning commission may have off-site impacts requiring the imposition of additional restrictions to lessen the impacts of noise, odor, vibration, smoke, glare, dust, fumes, radiation, explosion, heat, toxic contamination, or other nuisances, shall be subject to special approval.
- (10) The planning commission may waive or modify the fencing or landscape buffering requirement upon a determination that a solid fence or landscaping buffer will not be necessary or effective for screening. In making such a determination, the following shall be considered:
 - a. Need for security;
 - b. Abutting district or existing use;
 - c. Extent that existing natural vegetation provides the desired screening;
 - d. Topographic conditions which would eliminate the benefits of required solid fencing or landscape buffer;
 - e. Building heights and views in relation to existing topography and vegetation as well as views from adjacent uses;
 - f. Similar conditions existing such that no good purpose would be served by providing the required landscaping buffer or solid fence.

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(f) *GI General Industrial.*

- (1) Vehicular access to uses permitted in this district shall be provided from a paved street within or abutting such districts.
- (2) All uses permitted in this district shall be conducted in completely enclosed buildings, except that outdoor storage yards shall be completely enclosed by a solid fence or wall between six and eight feet in height.
- (3) No structure shall be located less than 100 feet from any residential district.
- (4) Where this district abuts a residential district, there shall be provided either a landscape buffer strip designed in accordance with the provisions of section 36-278 or a fence between six and eight feet in height as determined and approved by the planning commission.
- (5) Every lot in this district shall provide a landscaped buffer strip of at least 15 feet in depth, measured from the front lot line, within the prescribed front yard setback. The buffer strip shall be composed of trees and/or foliage.
- (6) The planning commission may waive or modify the fencing or landscape buffering requirement upon a determination that a solid fence or landscaping buffer will not be necessary or effective for screening. In making such a determination, the following shall be considered:
 - a. Need for security;
 - b. Abutting district or existing use;
 - c. Extent that existing natural vegetation provides the desired screening;
 - d. Topographic conditions which would eliminate the benefits of required solid fencing or landscape buffer;
 - e. Building heights and views in relation to existing topography and vegetation as well as views from adjacent uses;
 - f. Similar conditions existing such that no good purpose would be served by providing the required landscaping buffer or solid fence.

(g) *MD Mixed Development District.*

- (1) Developments planned under the provisions of the MD District shall be homogeneous and uniform in nature and all reasonable attempts shall be included in such plans to protect the existing environmental quality of the site. Preservation of natural features such as slopes, stands of trees, animal sanctuaries and similar characteristics shall be taken into account when the site has such features present. Similarly, appropriate measures shall be suggested by the applicant to ensure minimal negative impact upon adjacent land areas, residents, and property owners should the site plan be implemented.
- (2) Outdoor storage or display shall be prohibited.
- (3) The planning commission may permit the provision of landscaped area in lieu of and within the area which would otherwise provide for up to ten percent of the total required parking spaces.
- (4) Off-street parking areas shall not be permitted within the required front yard setback.
- (5) Off-street loading areas shall not be visible from any public or private road.
- (6) The planning commission may waive or modify the fencing or landscape buffering requirement upon a determination that a solid fence or landscaping buffer will not be necessary or effective for screening. In making such a determination, the following shall be considered:

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- a. Need for security;
- b. Abutting district or existing use;
- c. Extent that existing natural vegetation provides the desired screening;
- d. Topographic conditions which would eliminate the benefits of required solid fencing or landscape buffer;
- e. Building heights and views in relation to existing topography and vegetation as well as views from adjacent uses;
- f. Similar conditions existing such that no good purpose would be served by providing the required landscaping buffer or solid fence.

(h) *OH Old Hamburg.*

- (1) In an OH Old Hamburg District, no exterior portion of any commercial building or structure (including walls, fences, light fixtures, steps, pavement, or other appurtenant features), or aboveground utility structures shall be erected, altered, restored, moved or demolished without the review of the planning commission prior to the issuance of a land use permit.
- (2) The review of the planning commission shall be advisory to the zoning administrator in the issuance of a land use permit. The purpose of the planning commission review is to advise on actions which may or may not be compatible with the desirable historic, architectural or cultural aspects of the district. The planning commission may consider Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings prepared by the U.S. Department of Interior for reviewing actions within the OH District. Such standards are made part of this chapter.
- (3) The provisions of this subsection (h) shall not be construed to prevent the ordinary maintenance or repair of any exterior feature in an OH District. Further, the provisions of this subsection (h) shall not prevent the construction, alteration, restoration or demolition of any feature which the building inspector certifies is required because of a threat to public safety.

(i) *VC and VR Village Center and Village Residential Districts.*

- (1) *Design standards.* The following design standards shall apply to all site plans reviewed under article III of this chapter special uses reviewed under section 36-36 subdivision plats reviewed under the subdivision control ordinance, and condominium projects reviewed under the condominium ordinance.
 - a. *General.* The overall design and mixture of uses shall be consistent with the intent of this district. Compatibility of uses shall be determined by the following:
 - 1. The uses shall not create noise, dust, odors, fumes or other nuisances that will have an obnoxious effect on surrounding residences.
 - 2. Traffic volumes generated by the use shall not have a negative impact on surrounding residential character.
 - 3. Architecture shall meet the requirements of section 36-73(7).
 - 4. Location and use of yards shall contribute to the continuation of open space areas within the immediate vicinity.
 - 5. Location and design of landscaping and pedestrian areas shall be compatible with and enhance the area pedestrian and open space network.
 - 6. Location, size and types of architectural projections such as porches or awnings shall be compatible with other structures along the same block.

7. Location, scale and design of signs shall be consistent with the character of other signs, street elements structures and uses located along the same street.
 8. Residential development shall be designed to be compatible with surrounding land uses, while providing a mixture of housing types to meet the varied needs of Township residents.
- b. *Sidewalks/pedestrian circulation.*
1. Site design shall demonstrate a special sensitivity to pedestrian circulation and safety.
 2. Sidewalks at least five feet wide and at least seven feet wide where abutting parking shall be provided along public streets and private roads; bikepaths shall be required in locations designated in the Hamburg Village master plan or to provide linkages with existing or planned bikepaths.
 3. All developments shall provide pedestrian linkages between public sidewalks and the building entrances.
- c. *Common open space.* For any development which includes ten or more dwelling units, 1,500 square feet of common open space shall be provided per dwelling unit. Such open space may be counted towards meeting open space requirements for minimum lot size reductions, provided that it meets all of the following requirements:
1. Open space shall be set aside by the developer through an irrevocable conveyance that is found acceptable to the planning commission, such as:
 - (i) Recorded deed restrictions;
 - (ii) Covenants that run perpetually with the land; or
 - (iii) A conservation easement established per section 8204 of Public Act No. 451 of 1994 (MCL 324.8204).
 2. The common open space shall be used for social, recreational and/or natural preservation. Common open space within the village shall be of a distinct geometric shape, generally rectilinear or square. The common open space shall include landscaping, sidewalks, pedestrian benches and pedestrian scale lamp posts. Open space at the edges of the village, as shown on the Hamburg Village master plan shall be left in a natural state, with the exception of trails or boardwalks.
- d. *Parking/loading areas.*
1. The amount of parking for nonresidential uses required under article IX of this chapter may be reduced by the planning commission by up to 50 percent upon a finding that patrons will be able to walk to the use from nearby residential areas, patrons are parked at other uses and visiting several uses, and/or on-street parking is available.
 2. Off street parking lots shall be located behind the front line of the principal building. Where this is not feasible or practical, the planning commission may permit off street parking within the front yard. Parking lots must be setback from any front lot line a minimum of 20 feet.
 3. All off street parking spaces or loading areas must be screened from view of any public road or pedestrian path right-of-way, or private road or pedestrian path easement by an evergreen hedge row or masonry wall, which is consistent with building architecture and site design, at least three feet in height.
 4. Where parking or loading areas abut a residential use, a six-foot-tall masonry wall, which is consistent with building architecture and site design, shall be constructed between the

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parking lot or loading area and the adjacent residential use. The planning commission may substitute the masonry wall with one or more rows of six-foot-tall evergreens.

5. Loading/unloading from secondary streets may be permitted by the planning commission rather than the required on-site loading, upon demonstration by the applicant that through traffic flow and access to neighboring uses will not be disrupted.

e. *Architecture.*

1. Buildings shall possess architectural variety but enhance the overall cohesive and historic village character.
2. Building architecture shall meet the standards of section 36-73(7).
3. The first floor of front facades shall include at least 30 percent windows. The approximate size, shape, orientation and spacing shall match that of buildings on adjacent lots.
4. The mass and proportion of structures shall be similar to structures on adjacent lots and on the opposite side of the street. Larger buildings may be broken-up with varying building lines and rooflines to provide a series of smaller scale sections which are individually similar in mass and proportion to surrounding structures.
5. Buildings located on corner lots shall provide distinct and prominent architectural features or site elements which reflect the importance of the building's corner location and creates a positive visual landmark. An entry feature or site landmark shall be required at corners designated for such a feature in the Hamburg Village master plan. The architectural feature or site element shall be subject to planning commission approval.
6. On sites which contain commercial structures over 50 years old, no exterior portion of any commercial building or structure (including walls, fences, light fixtures, steps, pavement, or other appurtenant features), or aboveground utility structures shall be erected, altered, restored, moved or demolished without the review of the planning commission prior to the issuance of a land use permit. The purpose of the planning commission review is to advise on actions which may or may not be compatible with the desirable historic, architectural or cultural aspects of the district. The planning commission may consider Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings prepared by the U.S. Department of Interior for reviewing actions within the Old Hamburg Village. Such standards are made part of this chapter.
7. For proposed alterations to commercial structures for which site plan review is not required under article III of this chapter, the review of the planning commission shall be advisory to the zoning administrator in the issuance of a land use permit. The provisions of this section shall not be construed to prevent the ordinary maintenance or repair of any exterior feature. Further, the provisions of this section shall not prevent the construction, alteration, restoration or demolition of any feature which the building inspector certifies is required because of a threat to public safety.

- f. *Signs.* Signs shall be designed to be compatible with the principal building's architecture and materials.

- g. *Street and access design.* Streets shall meet the following, with the acknowledgment that for any public streets, any more stringent standards of the county road commission or the Michigan Department of Transportation shall apply.

1. Access points to M-36 shall be spaced at least 500 feet apart.

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2. Access points along streets or driveways intersecting with M-36 shall be setback at least 60 feet from the M-36 right-of-way line.
 3. The Township may require shared access or connections between adjacent uses as a means to limit conflict points and preserve capacity along M-36.
 4. The maximum length of blocks shall be 700 feet.
 5. Street connections to adjacent parcels shall be provided where the master plan identifies a future street connection or there is the possibility to create future street connections. Road stubs for future connections shall be improved to the parcel line.
- h. *Landscaping.* All landscaping shall meet the minimum requirements of article VIII of this chapter. Because of the higher density of development permitted in the VC and VR districts, the following standards shall apply to frontage landscaping in place of the standards contained in article VIII of this chapter:
1. At least an 80-foot-wide landscaped greenbelt shall be provided along undeveloped areas of M-36, as designated on the Hamburg Village master plan, with at least two rows of trees spaced no greater than 25 feet on center. Trees shall be a mixture of evergreen and canopy trees meeting the minimum plant size requirements of article VIII of this chapter. Provision of this landscaped greenbelt may be counted towards the common open space requirements of subsection (c) of this section.
 2. Along all road frontages, other than M-36 section identified in subsection (i)(1)h.1 of this section, one canopy street tree shall be planted within five feet of the front lot line for each 40 linear feet of frontage.
- i. *Lighting.*
1. A consistent type of pedestrian scale ornamental lighting shall be provided along all sidewalks, within any off-street parking lots and along road frontages.
 2. Parking lot lighting shall not be greater than 20 feet in height.
- (2) *Approval standards.* The following criteria shall be used, in addition to the standards contained in article III of this chapter or the subdivision control ordinance, as a basis upon which site plans or subdivision plats shall be reviewed and approved by the Township:
- a. *Compatibility with adjacent uses.* The proposal shall be designed, constructed, and maintained to be compatible with permitted uses on surrounding land to the extent that is reasonably feasible, giving consideration to economic and site conditions. Consideration may be given to:
1. The location and screening of vehicular circulation and parking areas in relation to surrounding development, to the maximum extent feasible.
 2. The location and screening of outdoor storage, outdoor activity and work areas, and mechanical equipment in relation to surrounding development.
 3. The bulk, placement, and materials of construction of the proposed use in relation to surrounding development shall be compatible as determined by the general requirements listed in section 36-187(i)(1)a.
 4. Proposed site amenities.
 5. The site grading and stormwater drainage plan.

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- b. *Transportation and access.* The proposed use shall be designed to minimize the impact of traffic generated by the use to the extent that is reasonably feasible, giving consideration to economic and site conditions. Consideration may be given to the following:

1. Relationship between the proposed development and existing and proposed streets.
2. Estimated traffic generated by the proposed use.
3. Location and access to on-street parking.
4. Location and access to off-street parking.
5. Provisions for vehicular traffic.
6. Continuation of the planned street network for the village.

The planning commission may require a traffic impact study for special uses.

- c. *Building architecture.* In determining the appropriateness of buildings, design elements shall be evaluated in relation to existing and proposed surrounding buildings and uses. The design shall meet the standards of subsection (i)(1)g of this section
- d. *Emergency access.* All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.
- e. *Health and safety concerns.* Any use shall comply with applicable federal, state, county, and local health and pollution laws and regulations related to noise; dust, smoke and other air pollutants; vibration; glare and heat; fire and explosive hazards; gases; electromagnetic; radioactive materials; and toxic and hazardous materials. The planning commission may require an environmental impact study for special uses.
- f. *Screening.* Off-street parking, outside refuse, storage areas, and mechanical and electrical equipment which are within sight of adjacent residential districts or public roads shall be adequately screened.
- g. *Appearance.* Signs and other site features shall be designed and located on the site so that the proposed development is aesthetically pleasing and harmonious with nearby developments.

(Zoning Ord. 2020, § 7.7, 1-5-2021)

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Planning and Zoning Department

adopted July 1, 2021

The 6 Silliest Arguments Against Backyard Chickens

My Pet Chicken

<https://blog.mypetchicken.com/2012/07/20/the-6-silliest-arguments-against-backyard-chickens/>

We've never heard any meaningful reasons against keeping a small flock of pet backyard chickens. Objections to urban and suburban chicken keeping usually spring from basic ignorance or a lack of education about chickens, and occasionally just a plain lack of common sense. Below are the basic objections you will hear... and as you will see, they don't represent a single meaningful reason to make keeping a small flock of chickens illegal.

1. ***"Chickens are smelly!"***

Chickens don't smell bad any more than other pets do. A properly clean chicken coop has no objectionable odors. While it's certainly true that if your chicken coop is seldom or never cleaned, it will begin to smell, the same is true of a cat box that is never cleaned, or a dog kennel that is never cleaned. There are laws against animal cruelty, animal neglect, animal abuse, and so on that apply to all pets. The bottom line is that responsible people give their pets proper care and provide them with a clean environment.

Chalk this argument up to a lack of common sense. Chickens are no different from other pets in this regard.

2. ***"Laying hens are loud!"***

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The truth is that a flock of laying hens is actually quiet, far quieter than dogs are. A hen will cackle or squawk when she lays an egg. That occurs once a day---or less, depending on the breed and age of the hen, as well as the season.

Eggs laid by hens raised on pasture have 67% more vitamin A, 200% more Omega-3s, 300% more Vitamin E, 700% more Beta carotene... and 33% LESS cholesterol and 25% LESS saturated fat.

The noise level for the squawk after egg laying is up to 70 decibels at its very loudest, or about the same volume as a normal conversation between two people... and in the same range of noise volume made by an air conditioner, a washer, or a flushed toilet. That's as loud as they get. Lawn mowers and barking dogs register at around 90-100 decibels, much louder than a few hens. And roosters can be loud, sure--about as loud as a barking dog--but roosters are not required for egg production.

The noise argument is based on basic ignorance about chickens and biology. Many uneducated people think they will hear crowing if their neighbors keep hens for eggs, because they think a rooster is required for egg production... but he's not. Human women ovulate regardless of whether a male is around or not, and so does a hen. Remember, roosters are only required if you want your hen's eggs to be fertile!

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3. “Chicken flocks produce a lot of poop and waste!”

Very little solid waste is produced by chickens, and what IS produced can be composted to make great fertilizer.

By way of comparison, an average dog will produce around a pound of poop in a day, whereas a flock of four hens will only produce less than half that, about 1.5 ounces of waste per hen. Four chickens produce less waste than a medium house cat, too. Plus, composted chicken manure can eventually be used for your garden (another reason why people who have hobbies like gardening are often interested in keeping chickens, and vice versa).

Normally you don't compost dog or cat poo, since manure is more nutritious for plants if it has been produced by animals that get most of their nutrition from plants (including cows, sheep, goats, horses... and chickens).

The worry about chickens producing too much poop comes a lack of common sense--forgetting that ALL pets produce waste--paired with ignorance that small flocks of chickens actually produce less waste than most other single pets.

4. “Chickens will attract wild animals to my neighborhood!”

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Ministry of Agriculture
P.O. Box 1000, Ottawa, Ontario K1A 0S6

Don't be silly! Presuming you keep everything clean and tidy with your pet chickens just as you would when keeping a pet cat or dog, raising chickens doesn't make rodents or other pests magically appear from thin air. While it IS true that if there are any pests already in your neighborhood, they might be attracted to chicken feed if you spill it or don't keep it secured, they would be just as attracted to spilled or unsecured cat or dog food, wild bird feed, a koi pond, or even to your family's food waste discarded in unsecured outdoor garbage cans or compost piles--and all of those probably already exist in most neighborhoods, anyway. Chicken food is no different from any other pet food in that respect.

If you do have small rodents in your area, a flock of chickens can actually reduce their number, since some breeds will catch and eat small mice and moles like cats do--chickens will eat small snakes, too. Plus, they eat other pests like ticks, mosquitos, grasshoppers and the like.

Chickens are generally more vulnerable to attack by smaller predators than dogs are... but even so, small dogs and cats can be attacked by hungry wild animals, too. That said, stories like this one don't mean that dachshunds or other small dogs are likely to "attract" predators to the neighborhood. This is another argument demonstrating a basic lack of common sense.

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5. ***“Legalizing chickens will negatively affect property values”***

Not true. Take a few moments to read some old news stories about the legalization of backyard chickens, and you'll notice that no actual evidence indicating that property values drop due to backyard chickens is EVER cited. Instead, the media will report that opponents simply have a “fear” of reduced property values. It seems to me that reporters should follow that claim up with actual data... but there is none to be had (and you know the media these days). So this argument is like a bogeyman: it's not real, but is frequently employed to frighten people into a position of compliance and fear. We've heard stories about realtors like [this one](#) who feel that the right to keep a small flock of chickens could attract people to buy.

Rather than driving neighbors apart, chickens are usually conversation starters, particularly unusual breeds like Polish with their huge crests, or Silkies with their fur-like feathers. And today's small flock chicken coops are boutique, high-end items designed to look pretty in the yard. Remember, neighbors who want to keep chickens are just that: your neighbors. They care about the value of their homes and the quality of life in their community just as much as opponents of backyard chickens do--maybe more. People who keep backyard chickens are often involved in many other hobbies that add value to your neighborhood, including flower or vegetable gardening.

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beekeeping, growing fruit trees or berry bushes and so on. Think about it: this is exactly the sort of thing that can enhance community feeling and friendship in your neighborhood. Imagine a neighborhood where your neighbors share berries, fresh eggs, zucchini and tomatoes with you... and you might "lend" a cup of sugar or share a mug of coffee. That's what good neighbors do.

That's why some of the most expensive and exclusive communities in the country allow small flocks of laying chickens. For example, New York, Portland, Chicago and Boulder--cities with some of the highest property values in the country--allow hens. If keeping chickens negatively affected the property values of the communities that permitted them, surely the communities would be taking steps to repeal them based on this mounting evidence, right? This is not happening. Instead, in some areas with high property values, the regulations are actually becoming more permissive with regard to backyard chickens, presumably because these places have found that the quality of life has improved. For example, in 2010, Seattle went from allowing families 3 hens to allowing 8 hens, a much more reasonable number if your family eats lots of eggs, especially if you don't want to be limited to getting only the breeds with the highest egg production.

The "property value" argument is typically based on emotions and other evidence-less prejudices. There is

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zero evidence that legalizing pet chickens has affected property values.

6. “People who want to keep chickens should just move to the country!”

This is probably the most ridiculous “argument” of all, if it can even be termed an argument. In the United States, no matter where you live, you have basic rights that allow you to enjoy your own property... but that means your neighbors have the same rights to enjoy their property, as disappointing as some may find that to be. If YOU are unduly bothered by your neighbors--when their activities don't affect property values, produce foul odors, loud noise, excess waste or present other actual problems--then YOU are the one who'll need to consider moving out of town and into the country.

Some people would be happier with a buffer zone around them so that it will be easier for them to mind their own business and be less invasive of the privacy of others who live nearby. If you are that type of person, then just purchase a reasonable amount of acreage and put your house in the middle, so interaction with your neighbors will be minimal. Out in the country with plenty of space around you, you'll be happier and less stressed out by what any of your neighbors might be doing on their own property.

Wait, you're thinking that telling someone to move out of their home doesn't seem like a real, workable solution to a

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PHONE: 810-231-1000
FAX: 810-231-4295



P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139-0157

To: Planning Commissioners

From: Scott Pacheco, AICP
Hamburg Township
Planner

Date: November 16, 2022

Agenda Item: 7a

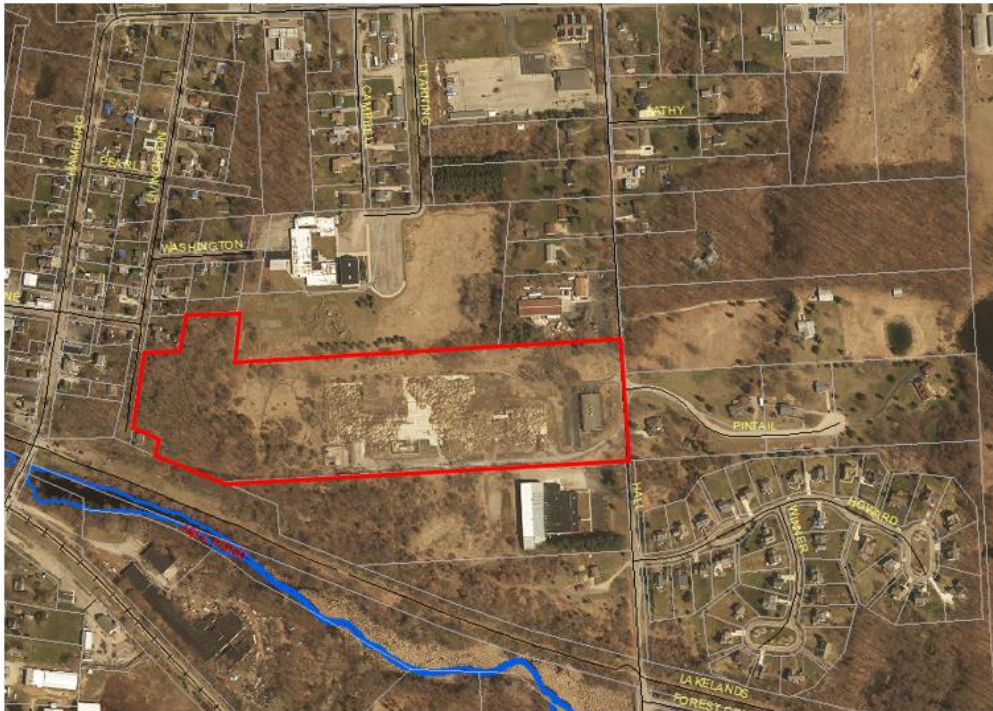
Project address and Description: **Special Use Permit (SUP 22-002)** to consider allowing to allow a storage facility use on a portion of the property at 10776 Hall Road (parcel number 15-25-400-014).

Owner: Lakeland Building Concepts Inc

Staff Recommendation: **Deny:** Deny the Special Use Permit as it does not meet the discretionary standards in section 36-36 (C)(1, 2, and 3)

LOCATION:

Location Map



The subject site (Parcel 15-25-400-014) is a 19.95 acres site located off of Hall Road to the east and Livingston Street to the west. The subject property is currently zoned General Industrial (GI) on the east portion of the site and Village Residential (VR) on the west portion

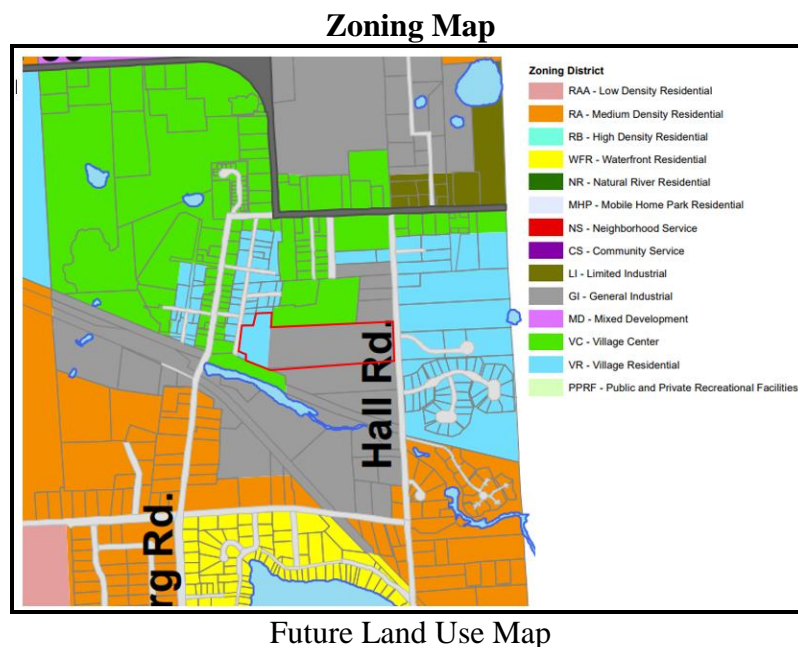
of the site. The subject site has a Future Land Use Designation of Village Residential 10 (See the Zoning Map and Future Land Use Map for the area on page 2). This site was the location of the old Hoskins Manufacturing industrial plant.

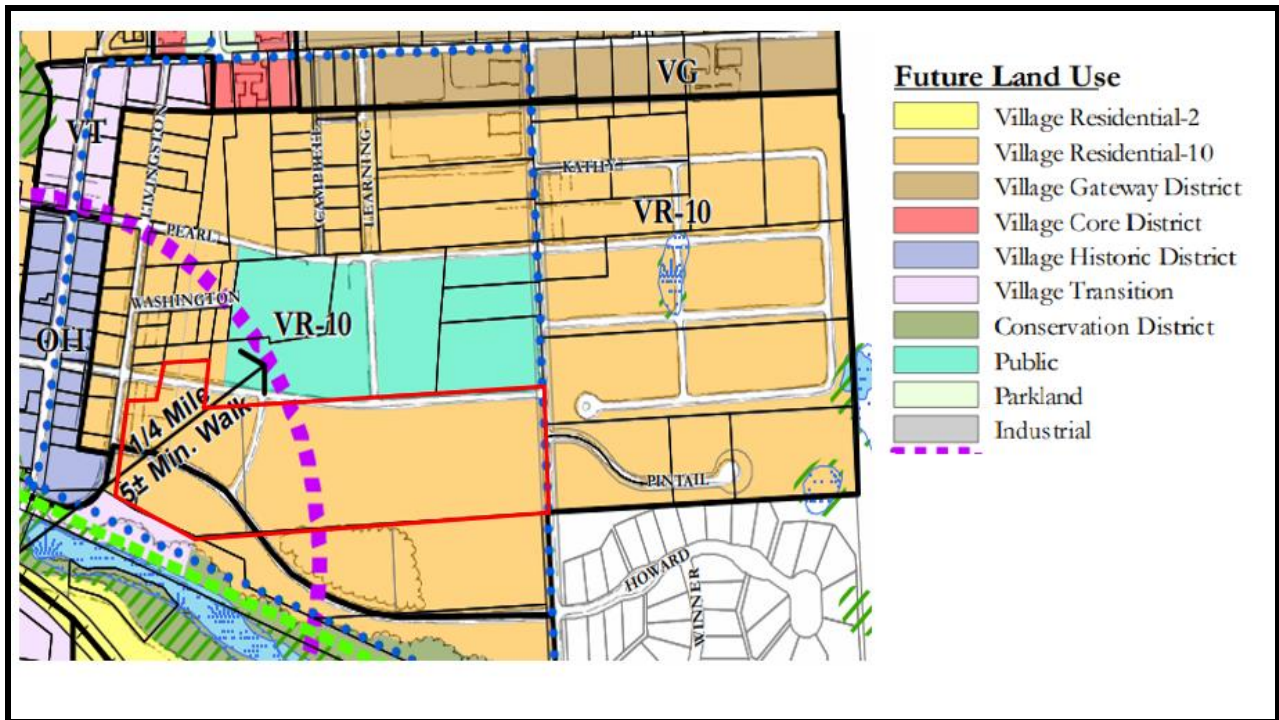
The subject property stretches approximately 1900 feet from Hall Road to the east to Livingston Street to the west. The first 500 feet of the north property line off of Hall Road is adjacent to parcel 15-25-400-027 at 1570 Hall Road. This parcel is currently used as an automotive repair shop. Parcel 15-25-400-027 is currently zoned GI and has a Future Land Use Designation as Public. The next 1000 feet of the north property line is adjacent to parcel 15-25-400-013 (the old Hamburg Elementary School Site) which is currently vacant and has been approved by the Township for a 208 unit multi family residential apartment project. Parcel 15-25-400-013 is currently zoned Village Center (VC) and has a Future Land Use Designation in the Master Plan as Public. The remaining 400 feet of the north property line of the subject property is adjacent to existing single family residential homes off of Washington Street and Livingston Street. These parcels are zoned Village Residential (VR) and have a Future Land Use Designation in the Master Plan and Village Residential-10.

The properties to the east of the subject site across Hall Road are developed with single family residential homes and are zoned VR and have a future land use designation of Village Residential 10.

The properties to the west are currently developed with residential homes or vacant and are zoned VR and have a future land use designation of Village Residential 10.

The property to the south at 10850 Hall Road is developed with an existing a metal stamping company (progressive Metal Forming) is zoned GI and has a future land use designation of Village Residential 10. The existing structure is located on the first 500 feet of the property off Hall Road. The remaining 1200 feet of the site is vacant and left in a natural state.





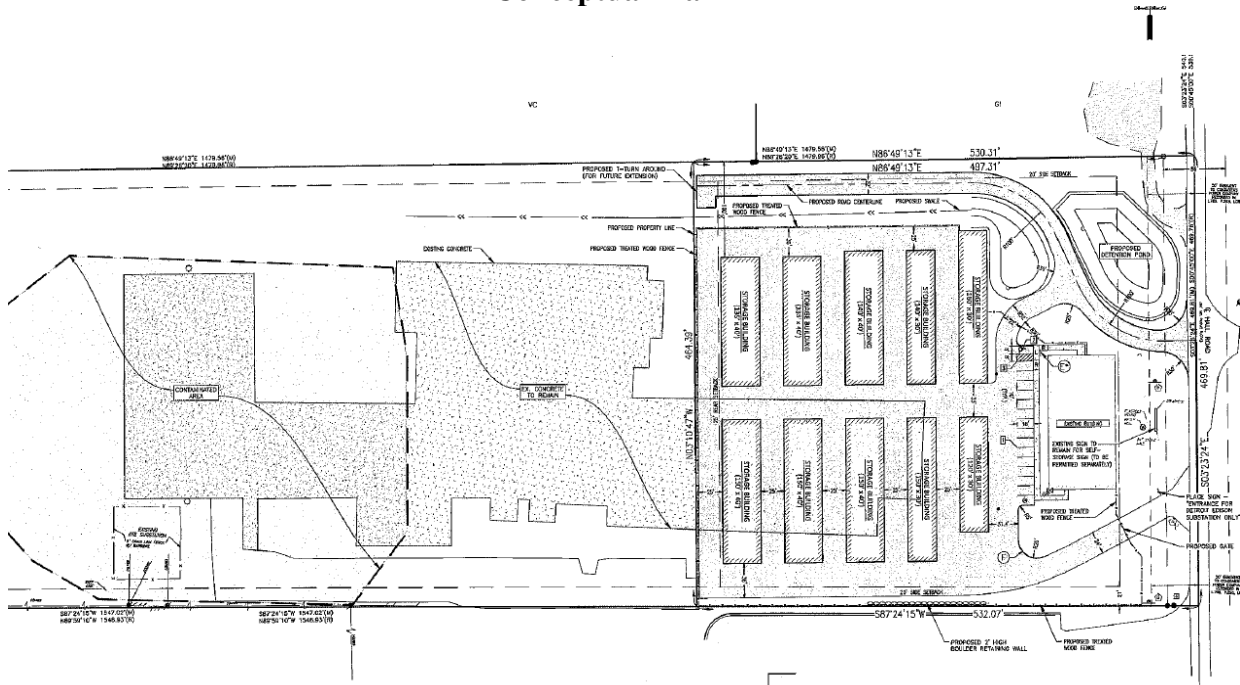
The subject site was the location of the former Hoskins manufacturing plant. This site is a current Brownfield site and was purchased by the current owners knowing the site may have environmental contamination. The property owners, state agencies and Township Brownfield Authority have been following all required processes to investigate any potential contamination of the site and any clean-up of the site that may be necessary. To this date the Township has not received any documentation that the site cannot be remediated and used for any purposes.

PROJECT DESCRIPTION

The proposed special use permit would allow a storage facility use on the first 500 feet of the subject site off of the property line adjacent to Hall Road. The applicant has not submitted a site plan at this time but has submitted a conceptual plan for a future storage facility project.

The conceptual plan, shown on page 4 of this report and in Exhibit A, includes 10 new buildings for indoor storage and would remodel the existing building on the site to be used as a part of this project. No building elevations, landscaping plans, lighting plans, engineering or other items needed for site plan review under section 36-73 of the zoning ordinance, have been provided at this time. The project also proposes that the property be divided to allow the land used for the storage facility to remain on an independent site and the remainder of the site to be on a separate parcel that does not include a development proposal at this time. If the Planning Commission approves the SUP22-003, in no way does the approval mean the conceptual plan for the storage facility is approved. A site plan application will need to be submitted and reviewed under Article III Site Plan Review of the Township Zoning Ordinance prior to the use of this site as a storage facility.

Conceptual Plan



Because this is a conceptual plan, staff has not reviewed the plan to verify that all the zoning regulations are met. If the Planning Commission approves the Special Use Permit there may be revision necessary to this layout in order to meet all of the zoning regulations when the official site plan is submitted and reviewed. Example regulations include but are not limited to setbacks, lot coverage, landscaping, lighting, signage, sidewalks, street design, drainage, building design, exc.

Staff Suggested Condition 1:

If the Planning Commission approves SUP22-002 staff suggest the following be made a condition of project approval:

Condition 1: The Special Use Permit for the storage facility use is only valid with approval of a final site plan from Hamburg Township. The site plan submitted for the storage facility on this site shall not increase the size or significantly change the location of the proposed use on the subject site from that shown in the conceptual plan (Exhibit A).

DISCRETIONARY REVIEW STANDARDS:

Summary of Staffs Review: Staff believes that this Special Use Permit 22-002 to allow the storage facility use on the subject site should be denied. Staff believes that the proposed storage facility use does not meet the discretionary review standards for the Special Use Permit(section 36-36 (c)). The location of the site would be detrimental to the existing uses and the future use of the adjacent properties in the area. The development would not be compatible with the Master Plan and will not be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and would change the essential character of the area. If a storage facility where to be built on this property staff believe this facility would hinder the intent of the master plan and further divide the residential properties to the west of the storage facility from the residential properties to the

east of the proposed storage facility. And therefore, is under the opinion that the proposed use would have negative impact on the future development of the surrounding properties as intended in the master plan.

Below are the Special Use Permit Standards in **Bold** followed by staff analysis.

Special Use Permit Review, Basis of Determinations (Section 36-36(C)):

The Township Planning Commission shall review the proposed special land use in terms of the standards stated within this Ordinance and shall establish that such use and the proposed location:

1. **Compatibility with the Master Plan: Will be harmonious and in accordance with the general objectives or any specific objectives of the Hamburg Township Master Plan.**

The following are some excerpts from the 2020 Hamburg Township Master Plan that apply to this site and the proposed project followed by Staff Analysis.

Hamburg Township Master Plan:

Land Use

Goal 3: Promote a mix of development types to manage sustainable growth.

Objective A: Provide an avenue to allow for a diversity in housing types to support the changing demographics, such as young professionals, empty nesters and the increasing elderly population.

Objective B: Encourage development that supports the aging population of the community, including aging in place, access to core services, and the expansion of necessary medical services.

Objective C: Provide an avenue for attainable housing.

Objective D: Encourage development in the Village Center area as indicated in the Village Center Master Plan.

Goal 4: Create a more visible identity for Hamburg Township and promote a sense of place within Hamburg Township.

Objective A: Encourage the development of the Village Center as indicated in the Village Center Master Plan.

Staff Analysis:

As stated in the section below the proposed development will not encourage the development of village center area as indicated in the VCMP. Allowing a commercial storage facility use on this site would decrease the opportunity for future residential build out as intended. This reduction would have an impact on the diversity of housing types able to be provided in the area and would reduce the possibilities for attainable housing within the Township.

Village Center Master Plan

The Future Land Use designation of the subject site is Village Residential 10 in the Village Center Master Plan.

“The purpose of the Village Residential Districts are to provide a variety of predominantly residential uses which include different housing opportunities while providing services such as parks, schools and convenience shops designed to encourage walking and biking minimizing the impact of the

automobile. The intent is to create high quality residential neighborhoods, which are integrated with other neighborhoods, as well as other districts.”

Staff Analysis:

It does not appear that the proposed project would meet the intent of the future land use designation in the VCMP on this property. The proposal is for a commercial storage facility use and does not include a residential. However, the storage facility use only utilizes approximately 5.7 acres of the subject property and the conceptual plan does propose splitting the site into two parcels. Although there is no proposal for the area of the subject site west of the storage facility a residential use may be proposed on this portion of the site in the future.

There are also many portions of the Village Center Master Plan (VR-10) that the proposed project design does not follow; however because the commercial use itself is in conflict with the VR-10 Future Land Use Designation of the VCMP, this report does not go into detail on all of the Village Center Master Plan regulations that this conceptual plan does not adequately meet. But instead some of those items have been listed below:

- Street Layout- Streets should be connected to knit neighborhoods together, streets should be designed to link neighborhoods to major amenities.
- Residential Design- Development should be designed to provide a wide variety of residential living opportunities within a neighborhood, designed in this area should be predominantly residential in nature.
- Streetscape- Lighting, Street trees, pedestrian crossings and sidewalks should be provided along roadways.
- Open Space- Neighborhood parks/plazes should be provided and linked to other open spaces amenities in the surrounding areas.
- Site Planning and Building Type- Buildings and site development should contribute to a cohesive urban pattern, define and frame the public street and open space system, and reinforce the overall goal of creating a walkable district.

Staff Suggested Condition:

If the Planning Commission approves the Special Use Permit 22-003 for the storage facility use the site plan should take into consideration the requirement of the Village Center Master Plan.

Condition 2: During site plan review for this project the regulations and requirement in the Village Center Master Plan shall be considered.

2. **Compatibility with Surrounding Area:** Will able designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will not change the essential character of the area, and will not be hazardous or disturbing to existing or future nearby uses. In determining whether a special land use will be compatible and not create a significant detrimental impact, as compared to the impacts of permitted uses,

consideration shall be given to the degree of impact the special land use may have on adjacent property, as compared with the expected value to the community. The following types of impacts shall be considered:

1. Use activities, processes, materials, equipment or conditions of operation;
2. vehicular circulation and parking areas;
3. outdoor activity, storage and work areas;
4. hours of operation;
5. production of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light;
6. impacts on adjacent property values; and
7. the relative ease by which the impacts above will be mitigated.

The subject site is approximately 20 acres. According to the conceptual plan (Exhibit A) approximately 5.7 acres of the site is proposed to be used as a part of the storage facility use if this special use permit is approved. The proposed storage facility will extend west on the site from Hall Road for approximately 530 feet. No outdoor storage is proposed as a part of the special use permit request.

The existing commercial developments of the properties to the north and south of the subject property also extend approximately 500 feet from hall road.

Although the storage facility use may be appropriate in comparison with the existing uses to the north and south along hall road it is staff opinion that because the master plan future land use for the area, including the future land use on the properties north and south of the subject site, is for residential use the location of a storage facility on this site would not be harmonious and appropriate in appearance with the intended character of the general vicinity, and will change the essential character of the area, and will be hazardous or disturbing to future nearby uses.

The conceptual plan does not include building designs, landscaping, lighting, traffic reports or other items that will be required as part of the site plan review for this project (Section 36-73). However, if the Planning Commission does approve this special use permit site plan review by the Planning Commission will be required prior to construction of the project.

3. Improvement to the Immediate Vicinity: Will be an improvement in relation to property in the immediate vicinity and to the Township as a whole.

The subject site was the site of Hoskins Manufacturing. This site has been vacant for many years, there is a large foundation for the old Manufacturing building and a vacant/gutted 9800 square foot single story building with a brick façade that remains on the site. This existing building will be used as a part of the storage facility. The site has undergone extensive environmental clean-up. The clean-up is now complete and the owners are looking to develop the site.

Existing vacant building on the site as seen from Hall Road



Although the project would remodel and reuse the existing building on the site and a storage facility use would allow people in the area easy access to storage. Because of the location of this site the storage facility use would reduce the land available and potentially impact future development of the adjacent site as intended in the Village Center Master Plan, for more dense residential development near the old downtown village area. This would have an impact on future development of the area and could impact the viability of the revitalization effort for the old downtown village area as a whole and therefore further impact the vitality of the Township as a whole.

4. **Impact of Traffic on the Street System:** The location and design of the proposed special land use shall minimize the negative impact on the street system in consideration of items such as vehicle trip generation (i.e. volumes), types of traffic, access location and design, circulation and parking design, street and bridge capacity, traffic operations at proposed access points, and traffic operations at nearby intersections and access points. The Township may require submittal of a traffic impact study to ensure compliance with this standard. Such a traffic study shall be in accordance with standard practices and procedures, and prepared by a qualified traffic professional. The Township may require mitigation to maintain traffic operations at a level that is consistent with other types of permitted uses in the district. Route and operational restrictions (such as hours, cleaning of dust, or debris) may be established for construction traffic to minimize negative impacts.

The project has not yet been submitted for site plan review. No traffic study has been submitted for this project. This project has not yet been forwarded to the Livingston County Road Commission for review as currently designed.

The conceptual plan does include a roadway off of Hall Road that will extend along the north property line to the west side of the storage facility use and to the proposed new property line if/once the site is legally split. This roadway is depicted in the VCMP as a future connection from Livingston Street to Hall Road. The VCMP requires sidewalks, street trees, lighting, and pedestrian crossings along roadways within the village residential-10 areas to create a

common design feature that would visually connects the Village areas. This also will allow for pedestrian connections through this site to Hall Road eventually connecting to Livingston Street in the Village Downtown.

Staff Suggested Condition:

If the Planning Commission approves SUP22-002 staff suggest the following be made a condition of project approval:

Condition 3: Prior to issuance of a land use permit the LCRC approval will be required. During the site plan review for the Storage Facility a roadway that allows for the connection from the west property line to Hall Road will be part of the proposed design. This roadway will be constructed meeting the regulations in the VCMF and a roadway easement granting access for use of the roadway from and to the adjacent parcels and for the public use of this private roadway will be created as a part of the site plan review process.

5. **Impact on the Overall Environment:** The proposed special land use shall not have an unacceptable significant adverse effect on the quality of the natural environment in comparison to the impacts associated with typical permitted uses. The Planning Commission may require a quantitative comparison of the impacts of typical permitted uses and the special land use to assist in making this determination (such as an overlay of conceptual development plans, on a natural features map, illustrating other site development options to demonstrate the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant environmental problem, mitigation shall be provided to alleviate the impacts associated with the environmental problem, mitigations shall be provided to alleviate the impacts associated with the requested use.

The subject site was the location of the Hoskins Manufacturing plant. There is currently a 9,600 square foot vacant/gutted building on the east portion of the site and a large concrete foundation where the old Plant building used to be located. Although there is a slight elevation change between the subject site and the sites to the north (6-8 feet) most of the area proposed as part of the storage facility use is relatively flat and devoid of much significant vegetation.

Staff Suggested Condition:

If the Planning Commission approves SUP22-002 staff suggest the following be made a condition of project approval:

Condition 4: Because of the location of contamination from the prior use of the property before the issuance of a land use permit the approval of the project by the Michigan Department of Environment and Great Lakes and any other federal or state agencies that may be required shall be received.

6. **Public Services Impact:** Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility, will not create excessive additional public costs and will not be detrimental to the economic welfare of the Township. Public facilities shall include, but

not be limited to: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, water and sewage facilities, and schools.

See review of the proposed roadway under Special Use Permit Standard 4 on page 8 and 9.

The proposed drainage will be review as a part of the site plan review by the Township Engineer. The proposed water and sewage facilities will also need to be approved prior to any permit for the project on the site.

7. Compliance with Zoning Ordinance Standards: Will be consistent with the intent and purposes of this Ordinance and be designed, constructed, operated, and maintained to meet the stated intent of the zoning district.

A site plan review application will be required to meet all the non-discretionary standards of the Zoning Ordinance. When the site plan application and project plan is submitted staff will work with the applicant to make sure the project meets all of the non-discretionary review standards include but not limited to setbacks, heights, landscaping, parking, signs, and lighting regulations.

RECOMMENDATIONS:

Staff recommend the Planning Commission review, discuss and make a determination on the Special Use Permit (SUP22-002) to allow the Storage facility use on the portion of the site (parcel number 15-25-400-014) at 10776 Hall Road as shown in the conceptual plan.

Staff suggests the Planning Commission deny the Special Use Permit as it does not meet the special use permit standards 1, 2, and 3 as stated in the staff report and presented on pages 5-8 of the staff report.

Example Denial Motion:

The Planning Commission denies the Special Use Permit 22-002 to allow the storage facility use as presented on parcel 15-25-400-014 at 10776 Hall Road. Due to the location of the site; this project would not be harmonious and in accordance with the general objectives or any specific objectives of the Master Plan, would not meet the intent of the Village Center Master Plan, would not be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the intended character of the general vicinity, would change the essential character of the area, and would be hazardous or disturbing to future nearby uses. The proposed project would therefore not meet the Special Land Use standards in section 36-36 (c) (1, 2, and 3) as discussed at tonight's meeting and as presented in the Staff Report.

If the Planning Commission finds that the Special Use Permit does meet the Standards in section 36-36 (c)(1-8) they should discuss how they believe the project meet each of these standard and make a motion to approve the project. Because the special use permit requires a site plan, the proposed approval should be linked to the site plan approval for the project.

Example Approval Motions:

The Planning Commission approves the Special Use Permit 22-001 to allow the storage facility as presented because the proposed project will meet the zoning regulations and the special use permit standards under section 36-36 (c)(1-8) as discussed at tonight Planning Commission meeting and with the following condition.

Conditions of Approval:

Condition 1: The Special Use Permit for the storage facility use is only valid with approval of a final site plan from Hamburg Township. The site plan submitted for the storage facility on this site shall not increase the size or significantly change the location of the proposed use on the subject site.

Condition 2: During site plan review for this project the regulations and requirement in the Village Center Master Plan shall be considered.

Condition 3: Prior to issuance of a land use permit the LCRC approval will be required. During the site plan review for the Storage Facility a roadway that allows for the connection from the west property line to Hall Road will be part of the proposed design. This roadway will be constructed meeting the regulations in the VCMP and a roadway easement granting access for use of the roadway from and to the adjacent parcels and for the public use of this private roadway will be created as a part of the site plan review process.

Condition 4: Because of the location of contamination from the prior use of the property before the issuance of a land use permit the approval of the project by the Michigan Department of Environment and Great Lakes and any other federal or state agencies that may be required shall be received.

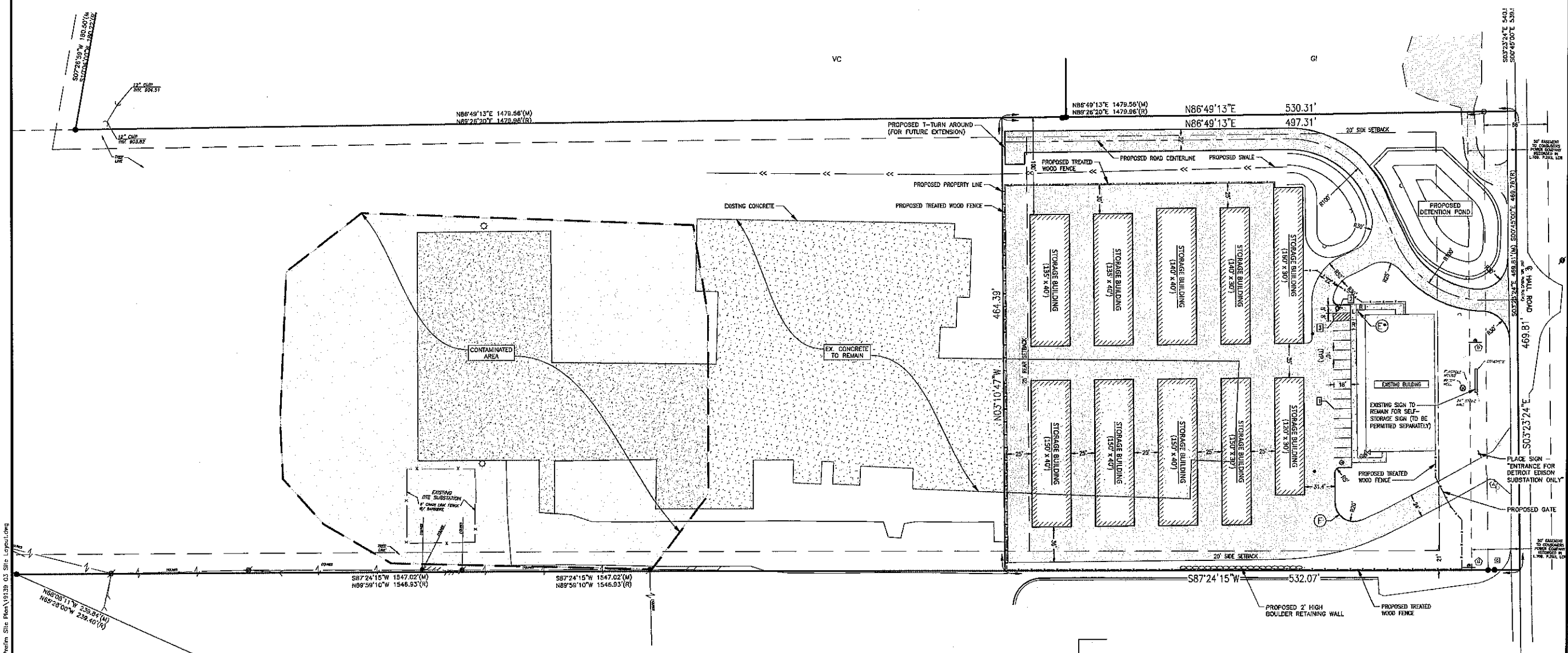
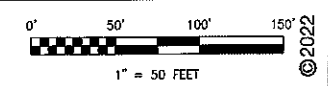
Condition 5: The special land use permit for the storage facility use shall be null and void unless a land use permit for a storage facility use on the site is granted within one year from the date of this approval.

EXHIBITS:

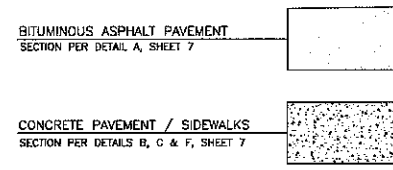
Exhibit A: Conceptual Storage Facility Plan

Exhibit B: Application Materials

CONCEPTUAL SITE LAYOUT PLAN



PROPOSED PAVEMENT LEGEND:



ADA RAMP KEYED NOTES:

- [R] ADA COMPLIANT RAMP
- [L] ADA COMPLIANT RAMP LANDING AREA

KEYED NOTES:

- (E) BARRIER FREE SIGN WITH R7-8. SEE DETAIL E ON SHEET 6
- (F) BARRIER FREE SIGN WITH R7-8a INCLUDED. SEE DETAIL E ON SHEET 6
- (P) CURB FACE WALK AT PROPOSED PAVEMENT. SEE DETAIL F ON SHEET 6
- (G) MDOT F-4 CONCRETE CURB. SEE DETAIL G ON SHEET 6

KEYED PAVEMENT MARKING NOTES:

- [1] 4" SINGLE SOLID LINE, WHITE
- [2] PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY, BLUE ADA COMPLIANT
- [3] 4" SINGLE SOLID LINES, BLUE, 45° CROSS HATCH PATTERN (2" O.C.) WITH BORDER, ADA COMPLIANT

LIVINGSTON ENGINEERING
CIVIL ENGINEERING
SURVEYING
3300 S. OLD U.S. 23, BRIGHTON, MI 48114
PHONE: (810) 225-7100
FAX: (810) 225-7100
http://www.livingstoneng.com

Client
LAKELAND BUILDING CONCEPTS
6880 KRESS ROAD
P.O. BOX 631
LAKELAND, MI 48443
PHONE: (734) 216-5949

STORAGE FACILITY
10776 HALL ROAD
HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
CONCEPTUAL SITE LAYOUT PLAN

DATE	
DESIGNED	
CHECKED	
APPROVED	
DATE	09/20/2023
Drawn	19139
Scale	
Verical	
Horizontal	
	T = 50 FEET

Exhibit B



FAX 810-231-4295
PHONE 810-231-1000

PSUP 22-000
\$2750.00
Item 4.
Fee

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

Special Use Permit Application (FEE \$750)

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Special Use Permit Application.

The undersigned hereby makes application for a Special Use Permit for:

Proposed Use:

Proposed mini-storage site at former Haskins Manufacturing Site

To be located at:

10776 Hall Road

Tax Parcel ID Number: Part of 4715-25-400-014

By signing this Special Use Application, I/we hereby certify and agree that all use for which this application is made will conform to the date and information submitted with this application and all ordinances affecting Hamburg Township, Livingston County, Michigan.

I/we further agree that any deviation from the date submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township Planning Commission may impose in granting this permit shall constitute a violation of the Ordinance and invalidate the permit granted.

Owner: Lakeland Building Concepts

Address: 9680 Kress Road

Lakeland, MI 48143

Phone: (734) 216-5949

Signature: _____ Date: _____

Designer: Livingston Engineering

Address: 3300 S. Old U.S. 23

Brighton, MI 48114

Phone: (810) 225-7100

Signature: _____ Date: _____

Basis for Determination

Please supply any supporting evidence and/or details as may be appropriate when answering each question. Use extra sheets if necessary.

1. Will the special use be harmonious with and in accordance with the general or any specific objectives of the Hamburg Township Master Plan? ☐ Yes ☐ No

If no detail variations from the Master Plan:

2. Will the special use be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity? ☐ Yes ☐ No

If no please detail your answer:

Will this special use change this character of the area? ☐ Yes ☐ No

If yes state how the area's character would be changed:

3. Will the special use be hazardous or disturbing to existing or future nearby uses? ☐ Yes ☐ No

If yes state how this special use would be hazardous or disturbing:

4. Will the special use be an improvement in relation to property in the immediate vicinity and to the community as a whole? (Please give details supporting your answer.) ☐ Yes ☐ No

5. Will the special use be served adequately by essential public facilities and services? ☐ Yes ☐ No

If no what persons or agencies responsible for the establishment of the proposed use will provide adequately any such services or facility? (Give responsible party and service to be provided by each party.)

6. Will the special use create excessive additional requirements at public cost? ☐ Yes ☐ No If yes please state what additional requirements will be needed:

How will the special use affect the economic welfare of this Township?

7. Will this special use be consistent with the intent and purposes of the Hamburg Township Zoning Ordinance?
☐ Yes ☐ No

If no please state reasons:

For Office Use Only

Date of public hearing set by the Hamburg Township Planning Commission:

This Special Use Permit was:

☐ Denied by the Hamburg Township Planning Commission for the following reason (s):

☐ Approved by the Hamburg Township Planning Commission on:

Special Conditions:

Jeff Muck
Planning Commission Chairman

PHONE: 810-231-1000
FAX: 810-231-4295



Item 5.

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139-0157

To: Planning Commissioners

From: Scott Pacheco, AICP
Hamburg Township
Planning

Date: November 16, 2022

Agenda Item: 7b

Project address and Description: **Final Site Plan (SPA 22-003):** Public Meeting to consider the change in use from a residential use to a commercial use at 7878 M-36. This change will also include the conversion of the existing residential home on the site into a commercial facility with a 1,391 square foot showroom and 961 square foot of office space. The project also will include the addition of a new 5,000 square foot pole barn to the rear of the existing structure for storage of products sold from the site.

Owner: Brad Haskins

Applicant: Carpet Depot: Doug Hill

Agent: Greentech Engineering Inc.

LOCATION:

The subject site is a 1 acres site located on the south side of M-36 near the east border of Hamburg Township. The address of the property is 7878 M-36 and the Parcel number is 15-25-200-003. The subject site is zoned Village Center (VC) and is currently developed with a single family home-. The property to the north across M-36 is zoned Genreal Industrial and is developoed with an industrial use. The properties to the east and west are zoned Village Center and the property to the east is developed with a commercial use while the property to the west is developed with a residnetial use. The property to the south is zoned Village Residential and is developed with a residnetial use.



PROJECT DESCRIPTION

Final site plan application to allow the change in the use of the site at 7878 M-36 from the existing residential use to the proposed commercial use. This change in use will also include the conversion of the existing residential home on the site into a commercial facility with a 1,391 square foot showroom and 961 square foot of office space. The project also include the addition of a new 5,000 square foot pole barn to the rear of the existing structure for storage of products sold from the site, a new paved driveway and parking area with 15 parking spaces (including one loading space), a new paved multi-purpose trail along M-36 and additional landscaping.

The project plans, building elevations, floorplans and sign plans are attached to this report for the Planning Commissions review. (Exhibit A-Site Plan, Exhibit B-Front Building Elevation, Exhibit C-Office Space Floor Plan and Exhibit D-Sign Plans)

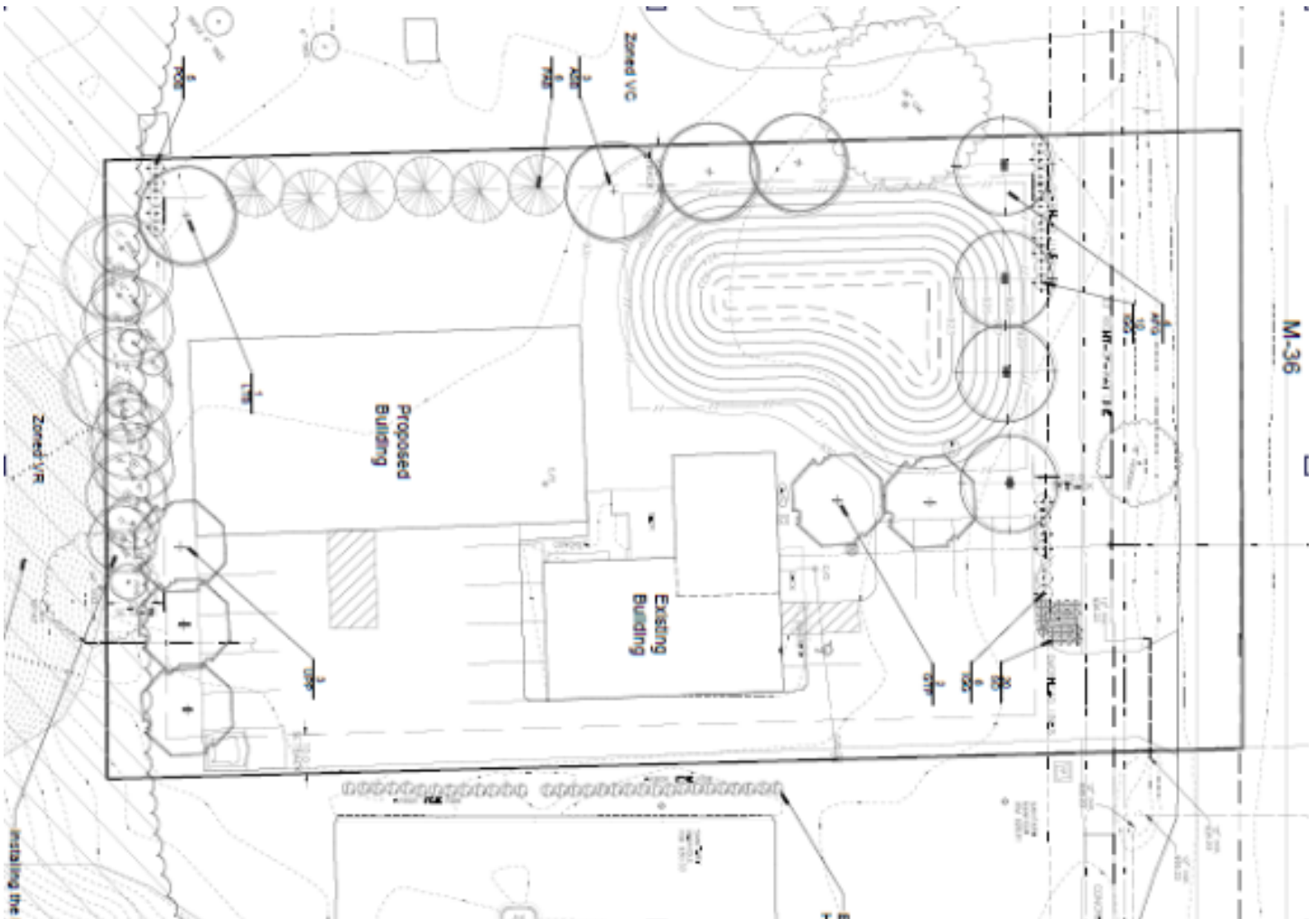


Table 1
Development Review Compliance Table

Criteria/Regulation	Required by Regulations	Proposed Project	Status
VC SETBACKS: Front Yard: Rear Yard: Minimum Side:	* 15' 10'	Existing 80' 21' 15'	See below ✓ ✓
<p>*Buildings shall be placed no more than 20 feet from the front lot line. A lesser setback may be required by the planning commission where the established setbacks of adjacent buildings is less than 20 feet. Where the average front yard setbacks for the adjacent buildings on either side of the proposed use is greater than 20 feet the planning commission may permit a front yard setback above 20 feet but not to exceed the average front yard setbacks for the adjacent buildings.</p> <p>Because this building is existing and the front setback is from M-36 and not a neighborhood street the 80' setback appears appropriate. Also Section 36-187 Additional District Regulations, (I) VC and VR Districts, (h) Landscaping requires and 80 foot landscape buffer along M-36 in the VC district. Although this section is under review, and the landscape buffer is proposed to be reduced to 40 feet along M-36 in the Zoning Text Amendment that the Township is currently working on.</p>			
NUMBER OF STORIES/ HEIGHT	2.5 story/ 35 feet	2 story/ 28 feet (Existing)	✓
LOT SIZE:	18,700 square feet	45,738 square feet	✓
LOT COVERAGE: Building: Total Impermeable:	50% of Lot Size 80% of Lot Size	17.0% 38.5%	✓ ✓

Criteria/Regulation	Required by Regulations	Proposed Project	Status
LANDSCAPING:			
20' Wide Greenbelt	1 canopy tree and 4 shrubs, for 40 linear feet of frontage	4 trees and 16 shrubs required and provided	✓
20' Wide Buffer Com:Res (B) South:	6 foot high continuous wall or berm, and 1 canopy tree, 1 evergreen tree and 4 shrubs per each 30 linear feet along the property line,	6 canopy trees, 6 evergreen trees, and 21 shrubs required 15 existing trees provided	Waiver Requested
10' Wide Buffer Com:Com(C) East: West:	1 canopy or evergreen tree or 4 shrubs per each 20 linear feet along the property line, rounded upward.	East Side: 13 trees and 52 shrubs required. No landscaping proposed. West Side	Waiver Requested
Parking Lot	1 canopy tree for each (2,000) square feet of paved driveway and parking lot surface	13 trees and 52 shrubs required. 10 trees and 0 shrubs provided.	Waiver Requested

Sec. 36-280. Existing plant material.

- (a) *Consideration of existing elements in the landscape design.* In instances where healthy plant material exists on a site prior to its development, the planning commission may permit substitution of such plant material in place of the requirements set forth in this section.

Waivers and Modifications. The Planning Commission may waive or modify the fencing or landscape buffering requirements upon a determination that a solid fence or landscaping buffer will not be necessary or effective for screening. In making such a determination, the following shall be considered.

1. Need for security;
2. Abutting district or existing use;
3. Extent that existing natural vegetation provides the desired screening;
4. Topography which would eliminate the benefits of required landscaping;
5. Building heights and views in relation to existing topography and

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>vegetation as well as views from adjacent uses;</p> <p>6. Similar conditions existing such that no good purpose would be served by providing the required landscaping plan.</p> <p>Staff Analysis:</p> <p>South Side: The existing lot to the south is currently developed with a single family home accessed off Kathy Court and located on the west side of the property. The area of this property that is south of the subject site is not developed. The site is zoned VR to allow higher density residential in the future. The 15 existing trees provide good screening of the proposed development from the existing home on the Kathy Court site. However if this site is developed in the future to its highest and best use (higher density residential) additional screening may be required to block the lights from cars utilizing the rear parking and loading area on the proposed project.</p> <p>Staff Suggestion Conditions 1:</p> <p>The Planning Commission should consider requiring the applicant at a minimum to add a 6-foot-tall solid fence near the south side of the parking lot to lessen the impact from this project on future development of the property to the south.</p> <p>East Side:</p> <p>The existing home is 15 feet from the east property line and the proposed paved driveway and parking area will be within 2 feet of the east property line. Because of this design there is no space for landscaping along the east property line.</p> <p>The Baker Building is located on the property east of the subject property. There is an existing row of arbovitae planted between the parking area on the baker building site and the existing residential home that provides screening in that location.</p> <p>The Planning Commission may wish to consider the storage building be shifted to the west allowing for additional space between the parking area in the rear and the east property line to allow for additional landscape screening.</p> <p>Staff Suggestion Condition 2:</p> <p>The storage building shall be shifted to the west to allow the paved area south of the existing structure to be shifted to the west allowing for landscape screening between this area and the east property line.</p> <p>West:</p> <p>Ten trees are proposed along this property line 6 evergreen trees west of the proposed storage facility that will provide good screening of this building from the existing home to the west, 3 sugar maples between the west side of the drainage basin and the west property line provide views to the building while site screening the site, and one tulip tree near the south west corner of the site.</p>			

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>The Planning Commission may wish to consider additional landscaping be provided between the south side of the detention basin and the north site of the new storage building to provide additional screening of this structure from M-36.</p> <p>Staff Suggestion Condition 3: Addition evergreen shrubs, with a minimum height of 6' when fully grown, shall be planted between the south side of the detention basin and the north side of the storage building to provide additional screening from M-36.</p>			
LIGHTING:			
<p>Section 9.11.4</p> <p>1. Exterior lighting shall be fully shielded and directed downward toward the Earths surface, away from residential uses, roads, glass, water or other reflective materials which would create excessive off-site glare or incident rays. There are three new lights proposed on the east side of the new storage building, two existing wall lights on either side of the existing garage door on the front(north) side of the existing structure, three wall lights on the south side of the existing structure and recessed lighting under the existing awning on the front of the structure. The new wall lights and the recessed lighting are fully shielded and directed toward the ground. The existing wall lights on the front and rear of the existing structure are shielded with a frost glass covering but are not fully shielded. These existing wall lights will provide lighting for the parking areas on the site.</p> <p>2. The Zoning Administrator and/or Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare and the proposed fixtures will improve the appearance of the site. The existing wall lights are decorative and are not fully shielded fixtures The Planning Commission may wish to allow the light on the front of the existing structure to remain as is. These lights will provide additional lighting for the customer parking area north of the building.</p> <p>The existing wall lights on the south side of the existing building would be visible from a future residential area.</p> <p>Staff Suggested Condition 4: The existing wall lights on the rear of the structure shall be replaced with fully shielded light fixtures.</p> <p>3. Lights on poles shall not be taller than the building whose area they illuminate nor taller than fifteen (15) feet whichever is</p>			

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>shorter. Lights on poles may exceed fifteen (15) feet up to twenty (20) feet if the fixtures are located a minimum of seventy-five (75) feet from any planned, zoned or used residential areas.</p> <p>No light poles are proposed.</p> <p>4. Lighting shall not be of a flashing, moving or intermittent type. No flashing lighting is proposed.</p> <p>5. Except where used for security purposes, all outdoor lighting fixtures, existing or hereafter installed and maintained shall be turned off between 11:00 p.m. and sunrise, except when used for commercial and industrial uses, such as in sales, assembly and repair areas, where such use is open for business after 11:00 p.m. but only for so long as such use open for business. Businesses with light fixtures used for security purposes are encouraged to use a motion detection devise which is directed to detect motion within the property.</p> <p>Staff Suggested Condition 5: All lighting shall be turned off between 11:00 PM and Sunrise except when used for commercial and industrial uses, such as in sales, assembly and repair areas, where such use is open for business after 11:00 p.m. but only for so long as such use open for business.</p> <p>6. Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level. With suggested condition 4 and 5 this project meets this regulation.</p> <p>7. The intensity of light within a site shall not exceed ten (10) footcandles or one (1) footcandle at any property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandles is permitted. The only exception is with gas station canopy and automobile dealership lighting, where a maximum of twenty (20) footcandles is permitted within the site but the above standards shall apply to intensity at the property line.</p> <p>The photometric plan that was submitted in the project plans (Exhibit A) only includes information on the three new lights proposed on the new storage building. None of the existing residential lights or the sign lighting is shown on this photometric plan.</p> <p>Staff Suggested Condition 6 Prior to issuance of a land use permit the applicant shall submit a photometric plan that shows that the intensity of light within a site does not exceed ten (10) footcandles or one (1) footcandle at any property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandles is permitted.</p>			

Criteria/Regulation	Required by Regulations	Proposed Project	Status
Sec. 9.11.5. Sign Lighting Standards. <ol style="list-style-type: none"> 1. Indirect illumination of signs, canopies and buildings is permitted provided a maximum 125 watt bulb is utilized and there is no glare. 2. The use of laser light source, searchlights or any similar high intensity light for outdoor advertisement or entertainment is prohibited. 3. Luminous tube and exposed bulb fluorescent lighting is prohibited as part of a sign provided the proposed luminous tube or exposed bulb fluorescent lighting is determined to be consistent with the architectural character of the building. 4. Internally illuminated signs shall have a minimum of 60% of the sign face composed of an opaque surface which allows no light to transmit through. Staff Suggested Condition 6. The proposed sign will have a maximum of 125 wall bulbs, no laser light sources, search lights or similar high intensity light for outdoor advertisement or entertainment will be permitted, and the proposed signs will have 60% of the sign face composed of an opaque surface which allows no light to transmit through.			
PARKING:			
Regular Parking Stalls	Carpet Store and Office Uses 1 space for every 400 square foot, warehouse uses 1 space for every 800 square foot.	Total parking spaces required is 12 Total parking spaces provided is 14	✓
Loading Spaces	Commercial Buildings over 5000 square feet of gross floor area require 1 truck loading space at least 12 feet X 25 feet with 14 feet in clearance.	1 Loading Space needed 1 Loading Spaces Provided	✓
General Parking Requirements:			
1. Off-street parking for non-residential uses shall be located on the same lot or parcel or within three hundred (300) feet of the building it is intended to serve provided the provisions of Section 10.2.2., Collective Parking, are met.			✓
2. A minimum area of 200 square feet shall be provided for each vehicle parking space and each space shall be designated and reserved for parking.			✓
3. A suitable means of ingress and egress shall be			*See

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>provided and located to minimize traffic congestion and interference with pedestrian movement. The location of all entrances and exits and directional signs, shall be approved by the Planning Commission, and where required by the Livingston County Road Commission and the Michigan Department of Transportation.</p> <p>4. Parking areas with a capacity of four or more vehicles shall be hard surfaced (either concrete, bituminous asphalt or other stabilized engineered surface) prior to occupancy and shall provide adequate drainage facilities to dispose of all collected surface water. The requirement for paving may be waived by the Planning Commission through paragraph 10.2.1.I.</p> <p>5. Except for single-family residential lots, lighting shall be provided for use when a parking area is in operation. The installation of such lighting shall be so hooded or shielded as to reflect the light away from abutting or neighboring property.</p> <p>6. When required off-street parking in a non-residential district abuts a residential district, there shall be located a landscaped buffer strip fifteen (15) feet wide and parallel to the mutual boundary. The buffer strip shall be composed of trees and/or foliage. In lieu of a buffer strip, the Planning Commission may permit or require a solid fence or wall between six (6) and eight (8) feet in height shall be located along the mutual boundary.</p> <p>7. Federal and State requirements regarding handicapped parking and access shall apply.</p>			<p>Suggested Condition 7</p> <p>✓</p> <p>✓</p> <p>*See suggested condition 1</p> <p>*See Suggested Condition 7</p>
DRIVEWAYS: COMMERCIAL			
<p>General Standards:</p> <p>A. Driveways shall be located so as to minimize interference with the free movement of traffic, to provide adequate sight distance, and to provide the most favorable driveway grade.</p> <p>B. Driveways, including the radii but not including right turn lanes, passing lanes and tapers, shall be located entirely within the right-of-way frontage, unless otherwise approved by Livingston County or the Michigan Department of Transportation and upon written certification from the adjacent property owner agreeing to such encroachment.</p> <p>Spacing of Driveways: Posted speed limit 45+ minimum commercial driveway spacing is 300 feet.</p> <p>Spacing at Intersections:</p>			<p>*See Suggested Condition 7</p> <p>See Below</p> <p>✓</p>

Criteria/Regulation	Required by Regulations	Proposed Project	Status
Along Arterial driveways must be 300 feet from intersection			
<p>Staff Suggested Condition 7: Prior to issuance of a land use permit the applicant shall receive approval from all required agencies including, but not limited to, Hamburg Township Fire, Engineering and Public Works Departments, Livingston County Drain Commissioner, and Health Department; Livingston Community Water Authority and the Michigan Department of Transportation.</p> <p>Section 36-339 Driveway Spacing Standards (2) <i>For sites with insufficient street frontage to meet the above criterion, the planning commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, construction of a driveway along the property line farthest from the intersection or require a service/frontage road.</i></p> <p>The project access driveway is only approximately 80 feet from the driveway for the baker building parking area on the lot to the east. The lot is not large enough to provide a driveway access point that is over 300 feet from this neighboring driveway entrance. Because of the proposed design of the project, the drainage basin, sewer and water lines are located so that a driveway located on the west side of the site furthest from the backer building entrance would not be ideal. Also the existing residential driveway is located in the same location and the proposed commercial driveway.</p> <p>Staff Suggested Condition 8: Prior to issuance of a land use permit the applicant will submit and receive approval of a variance to the commercial driveway spacing regulations under section 36-339 (1 and 2). If the variance is not approved prior to the issuance of a land use permit the design of the project shall be altered so the driveway meets the requirements of 36-339 (1 and 2).</p> <p>The applicant is still required to receive MDOT approval for the commercial driveway.</p>			
USES ALLOWED			
Village Center Retail and Offices Uses:	Permit Uses with approval of a Site Plan	Applied for a Final Site Plan	See analysis on pgs. 8-14
SIGNS:			
Freestanding Sign: Monument	Maximum 32 square feet, 6-foot height, 2-	32 square feet, 6-foot high, and 2-foot base	✓

Criteria/Regulation	Required by Regulations	Proposed Project	Status
Wall Signs Wall Sign 1 and Wall Sign 2	foot base, and 10-foot setback. .75 square feet for every liner foot of building frontage. The total building frontage is 61 feet allowing for a maximum of 45.75 square foot of wall signage.	setback 10-feet from right-of-way Wall Sign 1: Carpet Depot 20 square feet, Individual Channel Letter Sign Wall Sign 2: Office Tenant This wall sign can be a maximum of 25.45 square feet	✓ ✓
Staff Suggested Condition 9: The freestanding monument sign shall have a base no higher than 2' and the sign shall be 10 feet minimum from the front right-of-way/ property line. The unused sign area(white) shown on the right portion of the freestanding sign shall be covered by an opaque surface until which time a sign for the future office use or other use is proposed in this area. At that time the sign shall be designed so that 60% of the sign face is composed of an opaque surface which allows no light to transmit through (meaning the wording and graphics for the business will be translucent and the background will be opaque). The second wall sign for the office use shall be no larger than 25.45 square feet in size.			
Additional Standards for VC districts 36-187			
A. General: The overall design and mixture of uses shall be consistent with the intent of this district. Compatibility of uses shall be determined by the following: 1. The uses shall not create noise, dust, odors, fumes or other nuisances that will have an obnoxious effect on surrounding residences. 2. Traffic volumes generated by the use shall not have a negative impact on surrounding residential character. 3. Architecture shall meet the requirements of Section 4.5.7. 4. Location and use of yards shall contribute to the continuation of open space areas within the immediate vicinity. 5. Location and design of landscaping and pedestrian			✓ See condition 7 and 8 ✓

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>areas shall be compatible with and enhance the area pedestrian and open space network.</p> <p>6. Location, size and types of architectural projections such as porches or awnings shall be compatible with other structures along the same block.</p> <p>7. Location, scale and design of signs shall be consistent with the character of other signs, street elements structures and uses located along the same street.</p>			<p>✓</p> <p>✓</p> <p>✓</p>
Sidewalks/Pedestrian Circulation			
<p>1. Site design shall demonstrate a special sensitivity to pedestrian circulation and safety.</p> <p>2. Sidewalks at least five (5) feet wide and at least seven (7) feet wide where abutting parking shall be provided along public streets and private roads; bike paths shall be required in locations designated in the Hamburg Village Master Plan or to provide linkages with existing or planned bike paths.</p> <p>3. All developments shall provide pedestrian linkages between public sidewalks and the building entrances.</p>			<p>✓</p> <p>✓</p> <p>✓</p>
Parking/Loading Areas			
<p>2. Off street parking lots shall be located behind the front line of the principal building. Where this is not feasible or practical, the Planning Commission may permit off street parking within the front yard. Parking lots must be setback from any front lot line a minimum of twenty (20) feet.</p> <p>3. All off street parking spaces or loading areas must be screened from view of any public road or pedestrian path right-of-way, or private road or pedestrian path easement by an evergreen hedge row or masonry wall, which is consistent with building architecture and site design, at least three (3) feet in height.</p> <p>4. Where parking or loading areas abut a residential use, a six (6) foot tall masonry wall, which is consistent with building architecture and site design, shall be constructed between the parking lot or loading area and the adjacent residential use. The Planning Commission may substitute the masonry wall with one or more rows of six (6) foot tall evergreens.</p>			<p>✓</p> <p>✓</p> <p>*See suggested condition 1</p>
Architecture			
<p>1. Buildings shall possess architectural variety, but enhance the overall cohesive and historic village character.</p> <p>2. Building architecture shall meet the standards of Section 4.5.7.</p>			<p>Existing Structure</p> <p>See Analysis under Standard L on page 15-</p>

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>3. The first floor of front facades shall include at least thirty percent (30%) windows. The approximate size, shape, orientation and spacing shall match that of buildings on adjacent lots.</p> <p>4. The mass and proportion of structures shall be similar to structures on adjacent lots and on the opposite site of the street. Larger buildings may be broken-up with varying building lines and roof lines to provide a series of smaller scale sections which are individually similar in mass and proportion to surrounding structures.</p>			<p>16</p> <p>✓</p> <p>Existing Structure</p>
<p>Staff Analysis: The building being used is an existing structure. The new structure proposed is a storage building and will be to the rear of the existing structure.</p>			
<p>Signs: Signs shall be designed to be compatible with the principal building's architecture and materials.</p>			✓
<p>Street and Access Design: Streets shall meet the following, with the acknowledgment that for any public streets, any more stringent standards of the Livingston County Road Commission or the Michigan Department of Transportation shall apply.</p> <p>3. The Township may require shared access or connections between adjacent uses as a means to limit conflict points and preserve capacity along M-36.</p>			See condition 7 and 8
<p>Landscaping: All landscaping shall meet the minimum requirements of Section 9.4, Landscape Standards. Because of the higher density of development permitted in the VC and VR districts, the following standards shall apply to frontage landscaping in place of the standards contained in Section 9.4:</p> <p>1. At least an eighty (80) foot wide landscaped greenbelt shall be provided along undeveloped areas of M-36, as designated on the Hamburg Village Master Plan, with at least two (2) rows of trees spaced no greater than twenty-five (25) feet on center. Trees shall be a mixture of evergreen and canopy trees meeting the minimum plant size requirements of Section 9.4. Provision of this landscaped greenbelt may be counted towards the common open space requirements of paragraph C above.</p>			See comment below
<p>Staff Analysis: The existing house is setback over 80 feet from the M-36 right-of-way. 4 trees and sixteen shrubs are planted between M-36 and the existing building.</p>			
<p>Lighting.</p> <p>1. A consistent type of pedestrian scale ornamental lighting shall be provided along all sidewalks, within any off-street parking lots and along road frontages.</p> <p>2. Parking lot lighting shall not be greater than twenty</p>			<p>✓</p> <p>✓</p>

Criteria/Regulation	Required by Regulations	Proposed Project	Status
(20) feet in height.			

SITE PLAN REVIEW STANDARDS

In the review of all site plans, the Zoning Administrator and the Planning Commission shall endeavor to assure the following:

A. The proposed development conforms to all provisions of the Zoning Ordinances.

Please see the “Table 1 Development Review Compliance Table” on pages 3-14 for analysis on the project compliance and consistency with the intent and purpose of the Township’s Zoning Ordinance.

The applicant has requested the Planning Commission approve a waiver for the landscaping requirements and either a variance approval will be required or the driveway will need to be revised to meet section 36-339 the commercial driveway spacing requirements.

With suggested Conditions 1-9 on pages 5 through 11 of this report staff believe the proposed development will conform to all the provisions of the Zoning Ordinance.

B. All required information has been provided.

The information submitted appears to be adequate to allow the Planning Commission to review the final site plan for the subject site.

C. The movement of vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.

As stated on page 10 of the staff report the existing location of the residential driveway would not meet the 300 feet spacing regulations for commercial driveways under section 36-339 of the Township Zoning Ordinance. Either a variance from this spacing standard will need to be granted by the Zoning Board of Appeal or the project will need to be redesigned to meet the regulation of 36-339. In order for the project to meet section 36-339 of the code the driveway on the subject property would need to be shifted to the west property line so the driveway access to the new commercial use is near the property line furthest from the access to the Baker Building site, or shared access from the baker building site or another adjacent site would be required.

The proposed project also includes a new 8-foot-wide multi-purpose trail along the front of the property adjacent to M-36. This trail will attach to and extend the multi-purpose trail on the baker building site to the east. This trail will eventually connect to a future multi-purpose trail and other pedestrian trails that link the Village Center area of Hamburg Township.

The Township Engineer has reviewed the project and has minimal comments, Exhibit F and prior to issuance of a permit on the site MDOT approval of the driveway access will be required. MDOT’s initial comments are attached and Exhibit H. See Condition 8 on page 10.

D. The proposed development will be harmonious with existing and future uses in the immediate area and the community.

The proposed development will convert an existing single-family home into a commercial use. The existing home is set back over 80 feet from M-36. The proposed project will include landscaping to better screening the property from M-36, an 8-foot-wide multi-use trail that will tie into the existing 8-foot-wide multi use trail on the property to the east and will eventually tie into trails to the west, and proposes paving the existing gravel drive and a new small parking area at the front of the site. The existing garage door facing m-36 will be removed and a glass store front for the carpet store use will be created in this location.

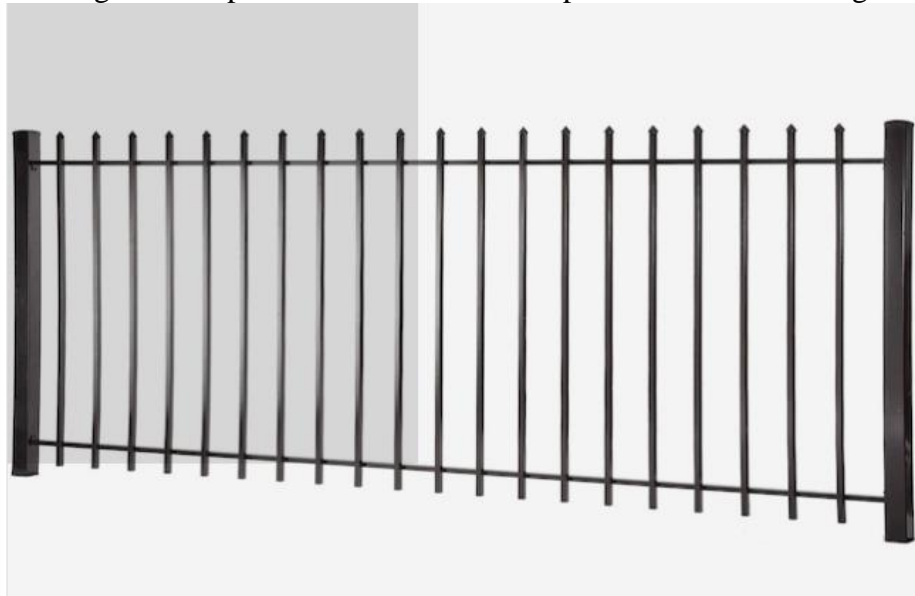
There is a larger commercial office building on the property to the east and a single-family home on the property to the west. The proposed development will provide a good transition between these existing uses and in the future the development is designed to have a nice commercial frontage.

Please review staff analysis of the landscaping and lighting requirements on pages 4 and 8 of this report. With minimal addition landscaping and some small changing to the existing lighting on the structure this proposed development will be more harmonious with the existing and future uses in the immediate area.

Because of the current design of the drainage basin a 4 foot tall chain link fence is proposed at the perimeter of the drainage basin. Because the drainage basin is to the front of the property between the structures and the front property line, the fence will be visible from M-36.

Staff Suggested Condition 10:

The applicant shall work with the township engineer to reduce the slope of the drainage basin so no fence is required. If the drainage can not be revised and a fence is required the fencing use shall be decorative and approved by the Zoning Administrator prior to permitting. See the picture below for an example of decorative fencing.



It appears that the design of the proposed development as conditioned will be harmonious with the existing and future uses in the immediate area and the community.

- E. The proposed development provides the necessary infrastructure improvements, such as roads, drainage, pedestrian facilities and utilities, to serve the site, and be adequately coordinated with the current and future use of adjacent properties.**

The existing home is hooked up to public sewer and water, approvals of the LCWA and the Township Utilities department will be required prior to issuance of a Land Use Permit for the new commercial use and new building.

- F. The applicable requirements of Township, County and State agencies are met regarding grading and surface drainage and for the design and construction of storm sewers, storm water holding facilities, water mains, and sanitary sewers.**

The site plan has been forwarded to the Township Engineer, Utilities Department and the Livingston County Water Authority. Prior to issuance of a building permit the applicant will need approvals from all the required local, state, and federal agencies, including the Township Engineer and Utilities, the LCWA, and the Livingston County Drainage Commission.

Suggested Conditions:

See Condition 7 on page 10 of this report.

- G. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, and woodlands.**

The lot is relatively flat and there is an existing residential home on the site. Minimal landscaping will be removed to place this development on the site and new landscaping is proposed to make the development blend into the surrounding neighborhood.

- H. The proposed development shall respect the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.**

The subject property is mostly flat and minimal grading (outside of the required drainage basin) will be required as a part of this project.

- I. The proposed development will not cause soil erosion or sedimentation.**

The LCDC will need to issuance a soil erosion or sedimentation control permit prior to issuance of a building permit.

- J. Landscaping, including trees, shrubs and other vegetative material is provided to maintain, improve and/or restore the aesthetic quality of the site.**

A Landscape plan has been provided as part of this final site plan (Exhibit A). The plan includes 19 trees, 21 bushes and 20 flowering plants. The applicant has requested a waiver from the landscaping requirements. Staff's analysis of the waivers requested is on pages 4-6 of this report in the development review compliance table.

With the suggested condition 1, 2, and 3 it appears the landscaping proposed will maintain, improve and/or restore the aesthetic quality of the site

- K. Conformance to the adopted Hamburg Township Engineering and Design Standards.**

The engineer has reviewed the plans for compliance with the Engineering and Design Standard and provided comments (Exhibit E). Prior to the land use permit approval the

Township engineer will require final review of the project to make sure the project designed to best engineering practices.

- L. All proposed commercial, office, industrial, institutional and multiple family development shall utilize quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously into the streetscape and meet the objectives the Township Master Plan. New buildings, additions and renovations shall be designed to preserve or complement the design character of existing development provide visual harmony between old and new buildings, and create a positive image for the Township's various commercial shopping nodes. Commercial, office, industrial, institutional and multiple family architecture shall be reviewed by the Planning Commission under the following criteria:**
- 1. Buildings shall front towards and relate to the public street. Buildings shall be located to create a define streetscape through uniform setbacks and proper relationship to adjacent structures. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roof line shapes and rhythm. Buildings within the area designated on the M-36 Corridor Plan/Master Plan as the "Hamburg Village" shall be compatible with the historic character of the unincorporated place commonly referred to as the "Old Hamburg Village."**
 - 2. Building materials and colors shall relate well and be harmonious with the surrounding area. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape. For any side of a principal building facing a public or private street, at least fifty percent (50%) of the facade shall be constructed of, or covered with, the following materials:**
 - a. Brick;**
 - b. Fluted or scored concrete block;**
 - c. Cut stone;**
 - d. Vinyl siding;**
 - e. Wood siding;**
 - f. Glass; or,**
 - g. Other materials similar to the above as determined by the Planning Commission.**
 - 3. Buildings shall possess architectural variety, but enhance the overall cohesive community character. Buildings shall provide architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked roof lines.**
 - 4. Building walls over 100 feet in length shall be broken up with a combination of the following: varying building lines, windows, architectural accents and trees.**
 - 5. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.**
 - 6. Where the rear facade of a building will be visible from a residential zoning district, or the rear of the site will be used for public access or parking, such rear facade shall be constructed to a finished quality comparable to the front facade.**
 - 7. Signs, landscaping, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with other nearby**

developments. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian plazas and/or pedestrian furniture.

Staff Analysis:

The proposed use will utilize the existing structure on the site. The only changes proposed to the existing structure are as follows: The existing garage door will be removed and a glass storefront area will be built in this location for the proposed carpet store showroom, a handicap ramp will also be installed between the proposed parking area and the entrance to the office use, and two new wall signs are proposed on the front façade of the building for the two proposed uses.

It appears that the architecture of the existing structure with the proposed changes will be compatible with the surrounding property and meets the architectural standard 1 -7 above.

36-187 ADDITIONAL District Standards

(i)(2) *Approval standards.* The following criteria shall be used, in addition to the standards contained in article III of this chapter or the subdivision control ordinance, as a basis upon which site plans or subdivision plats shall be reviewed and approved by the Township:

A. *Compatibility with adjacent uses.* The proposal shall be designed, constructed, and maintained to be compatible with permitted uses on surrounding land to the extent that is reasonably feasible, giving consideration to economic and site conditions.

Consideration may be given to:

- 1. The location and screening of vehicular circulation and parking areas in relation to surrounding development, to the maximum extent feasible.**
- 2. The location and screening of outdoor storage, outdoor activity and work areas, and mechanical equipment in relation to surrounding development.**
- 3. The bulk, placement, and materials of construction of the proposed use in relation to surrounding development shall be compatible as determined by the general requirements listed in section 36-187(i)(1)a.**
- 4. Proposed site amenities.**
- 5. The site grading and stormwater drainage plan.**

The proposed development will utilize the exiting building on the site. Because of the location of the site with an existing office building to the west, a single-family home to the east and south and the industrial uses across M-36 to the north; the proposed use will act as a buffer between the existing uses until future development of the area is proposed.

The proposed development includes and 80-foot setback from M-36 which will include a small parking area, landscaping, and the drainage basin for the development. The existing architecture, the proposed addition of the glass entrance area to the carpet store showroom in the location of the existing garage door, the small front parking area and the proposed wall signs will give this building a commercial appearance while not overly impacting the adjacent residential properties to the east and south.

b. *Transportation and access.* The proposed use shall be designed to minimize the impact of traffic generated by the use to the extent that is reasonably feasible,

giving consideration to economic and site conditions. Consideration may be given to the following:

1. Relationship between the proposed development and existing and proposed streets.
2. Estimated traffic generated by the proposed use.
3. Location and access to on-street parking.
4. Location and access to off-street parking.
5. Provisions for vehicular traffic.
6. Continuation of the planned street network for the village.

The planning commission may require a traffic impact study for special uses.

The project proposes changing the use from a single-family home to a commercial property, converting the existing garage into a carpet showroom, converting the existing house into office space, and adding a 5,000 square foot storage building to store the carpet sold at the site. No traffic study was submitted as a part of the final site plan review application.

The proposal is designed to utilize the existing driveway for the single-family home. As stated earlier in this report the spacing of this driveway location does not meet the minimum driveway spacing for commercial driveways under section 36-339 of the zoning code.

MDOT approval of the project will be required prior to issuance of a land use permit.

See Suggested Conditions 7 and 8

- c. ***Building architecture.*** In determining the appropriateness of buildings, design elements shall be evaluated in relation to existing and proposed surrounding buildings and uses. The design shall meet the standards of subsection (i)(1)e of this section

The project will utilize the existing single-family residential building on the site and proposes very minor changes to the main building. The existing garage door will be removed and a glass storefront area will be built in this location for the proposed carpet store showroom, a handicap ramp will also be installed between the proposed parking area and the entrance to the office use, and two new wall signs are proposed on the front façade of the building for the two proposed uses. The standards of subsection (i)(1)e are discussed on pages 12 and 13 of this report under Architecture.

- d. ***Emergency access.*** All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.

The Hamburg Township Fire District has reviewed the project and the comments are attached (Exhibit F). It does not appear that there are significant concerns over emergency access to the site.

- e. ***Health and safety concerns.*** Any use shall comply with applicable federal, state, county, and local health and pollution laws and regulations related to noise; dust, smoke and other air pollutants; vibration; glare and heat; fire and explosive hazards; gases; electromagnetic; radioactive materials; and toxic and hazardous materials. The planning commission may require an environmental impact study for special uses.

It does not appear that the proposed use will have health and safety concerns. Also as required in Suggested Condition 7 all state, local, and federal approvals are required as a part of this project.

- f. *Screening.* Off-street parking, outside refuse, storage areas, and mechanical and electrical equipment which are within sight of adjacent residential districts or public roads shall be adequately screened.**

With the suggested conditions the proposed off-street parking and the trash enclosure will be adequately screened from the adjacent residential districts and the public road.

- g. *Appearance.* Signs and other site features shall be designed and located on the site so that the proposed development is aesthetically pleasing and harmonious with nearby developments.**

As conditions the signs and other site feature will be designed and located on the site so that the proposed development is aesthetically pleasing and harmonious with nearby developments.

RECOMMENDATIONS:

Staff recommend the Planning Commission review, discuss and make a recommendation to the Township Board to either approval or denial of the Final Site Plan Application (FSPA22-003) or table the application and request any additional information deemed necessary for review.

Final Site Plan 22-003 Draft Approval Motion:

The Planning Commission recommend approval of the final site plan (SPA22-002) to the Township Board with the following conditions; because as conditioned the project meets the site plan review standards A-L in section 36-73 (7) and the additional approval standards of the Village Center District under section 36-187 (i)(2) (a-g) as discussed at tonight's meeting and as presented in the Staff Report.

Conditions 1: The Planning Commission should consider requiring the applicant at a minimum to add a 6-foot-tall solid fence near the south side of the parking lot to lessen the impact from this project on future development of the property to the south.

Condition 2: The storage building shall be shifted to the west to allow the paved area south of the existing structure to be shifted to the west allowing for landscape screening between this area and the east property line.

Condition 3: Addition evergreen shrubs, with a minimum height of 6' when fully grown, shall be planted between the south side of the detention basin and the north side of the storage building to provide additional screening from M-36.

Condition 4: The existing wall lights on the rear of the structure shall be replaced with fully shielded light fixtures.

Condition 5: All lighting shall be turned off between 11:00 PM and Sunrise except when used for commercial and industrial uses, such as in sales, assembly and repair areas, where such use is open for business after 11:00 p.m. but only for so long as such use open for business.

Condition 6: Prior to issuance of a land use permit the applicant shall submit a photometric plan that shows that the intensity of light within a site does not exceed ten (10) footcandles or one (1) footcandle at any property line, except where it abuts a residentially used or zoned site whereby a

maximum of 0.5 footcandles is permitted.

Condition 7: Prior to issuance of a land use permit the applicant shall receive approval from all required agencies including, but not limited to, Hamburg Township Fire, Engineering and Public Works Departments, Livingston County Drain Commissioner, and Health Department; Livingston Community Water Authority and the Michigan Department of Transportation.

Condition 8: Prior to issuance of a land use permit the applicant will submit and receive approval of a variance to the commercial driveway spacing regulations under section 36-339 (1 and 2). If the variance is not approved prior to the issuance of a land use permit the design of the project shall be altered so the driveway meets the requirements of 36-339 (1 and 2).

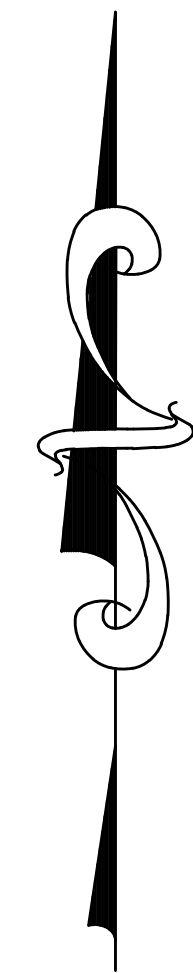
Condition 9: The freestanding monument sign shall have a base no higher than 2' and the sign shall be 10 feet minimum from the front right-of-way/ property line. The unused sign area(white) shown on the right portion of the freestanding sign shall be covered by an opaque surface until which time a sign for the future office use or other use is proposed in this area. At that time the sign shall be designed so that 60% of the sign face is composed of an opaque surface which allows no light to transmit through (meaning the wording and graphics for the business will be translucent and the background will be opaque). The second wall sign for the office use shall be no larger than 25.45 square feet in size.

Condition 10: The applicant shall work with the township engineer to reduce the slope of the drainage basin so no fence is required. If the drainage cannot be revised and a fence is required the fencing use shall be decorative and approved by the Zoning Administrator prior to permitting. See the picture below for an example of decorative fencing.

PROCESS:

EXHIBITS:

- Exhibit A: Site Plan Project Plans (dated Sept 16, 2022)
- Exhibit B: Front Building Elevation-Main Structure
- Exhibit C: Office Space Floor Plans
- Exhibit D: Sign Plans
- Exhibit E: Site Plan Application
- Exhibit F: Hamburg Township Engineering Comments
- Exhibit G: Hamburg Township Fire Department Comments
- Exhibit H: MDOT Initial Comments

**LEGEND**

- FCI FOUND CAPPED IRON
- FIP FOUND IRON PIPE
- (M) MEASURED
- (R) RECORD
- EX. UTILITY POLE
- EX. LIGHTPOLE
- EX. FLAG POLE
- EX. OVERHEAD LINES
- EX. FENCE
- EX. GUY WIRE/ANCHOR
- EX. HYDRANT
- EX. WELL
- EX. CATCH BASIN
- EX. SIGN
- EX. UTILITY PEDESTAL
- EX. AIR CONDITIONER
- EX. ELECTRIC METER
- EX. GAS METER
- EX. MAILBOX
- EX. SANITARY MANHOLE
- EX. CLEANOUT
- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- ✕ REMOVE EX. TREE

ZONING:

VC — VILLAGE CENTER

SETBACKS:

FRONT: 20 FEET
SIDE: 10 FEET
REAR: 15 FEET

BENCHMARKS:

BM1
ARROW ON HYDRANT, 33'± NORTH OF
CENTERLINE OF E. M-36, IN FRONT OF
7879 E. M-36.
ELEVATION: 931.10 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.

LEGAL DESCRIPTION (BY OTHERS):

PART OF THE NORTHEAST 1/4 OF SECTION 25, T.1N., R.5E., HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS:
BEGINNING 444 FEET NORTH, AND 512 FEET EAST OF SOUTHWEST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 290 FEET; THENCE S88°E 158 FEET ALONG CENTERLINE OF HIGHWAY; THENCE SOUTH 289 FEET; THENCE WEST 158 FEET TO THE POINT OF BEGINNING.

FLOOD HAZARD STATEMENT:

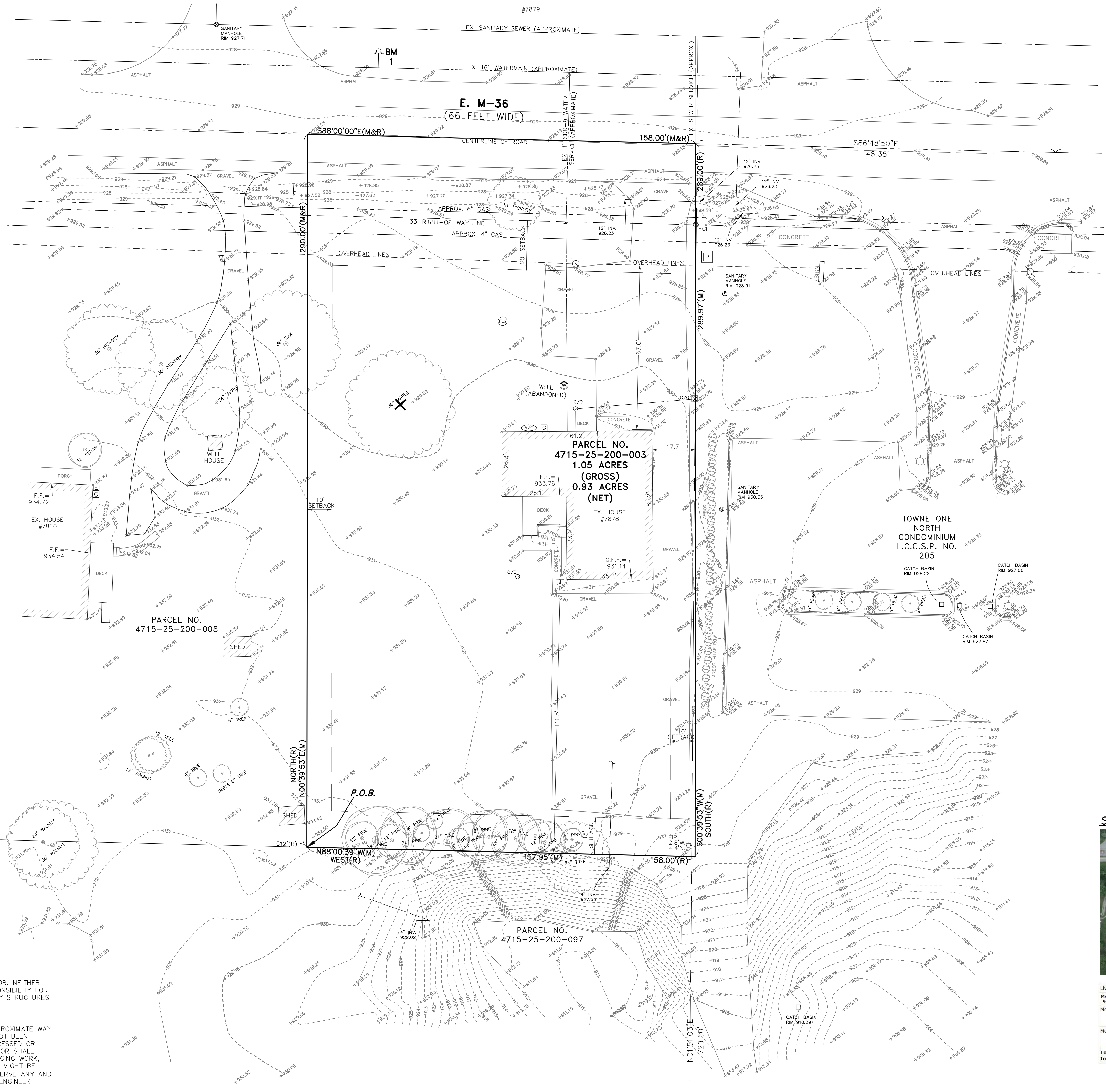
THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26163C0020E (COMMUNITY ID NO. 260118 — TOWNSHIP OF HAMBURG, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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.

**SOILS INFORMATION:**

Livingston County, Michigan (M1093)			
Livingston County, Michigan (M1093)			
Map Unit Symbol	Map Unit Name	Acres in AOT	Percent of AOT
MoA	Wauwasee loam, 0 to 2 percent slopes	1.0	92.2%
MoE	Miami loam, 18 to 25 percent slopes	0.1	7.8%
Totals for Area of Interest		1.1	100.0%

GREENTECH
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

5147 Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

811
Know what's below
Call before you dig.

CLIENT: CARPET DEPOT, INC.

EXISTING CONDITIONS PLAN

7878 M-36 — PARCEL NO. 4715-25-200-003
SECTION: 25
HAMBURG TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

DATE: 9-16-2022
DRAWN BY: CEH
CHECKED BY: JPP/DJL

REVISED

DATE: 9-16-2022

DRAWN BY: CEH

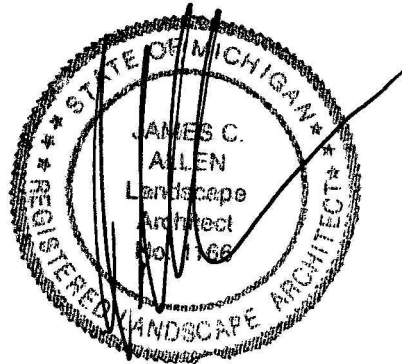
CHECKED BY: JPP/DJL

FBK: —

CHF: RG

SCALE: HOR 1" = 20 FT.
VER 1" = — FT.

22-169



Landscape Plan

7878 M-36
Hamburg Township, Michigan

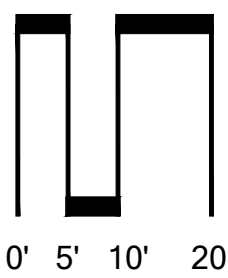
Greentech Engineering
51147 Pontiac Trail
Wixom, Michigan 48393
248.668.0700

Review	August 15, 2022
Review	September 16, 2022

22-058

jca

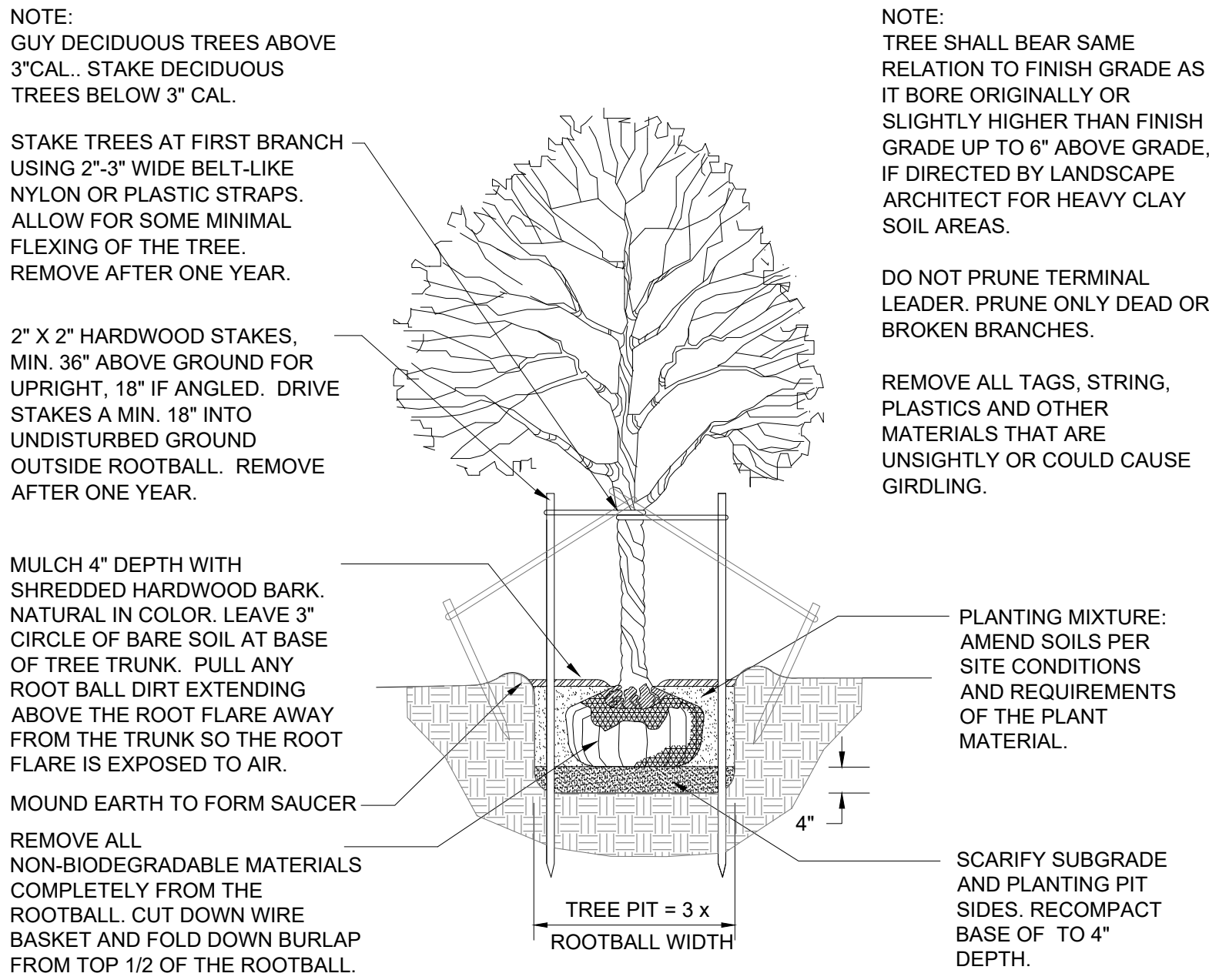
ica



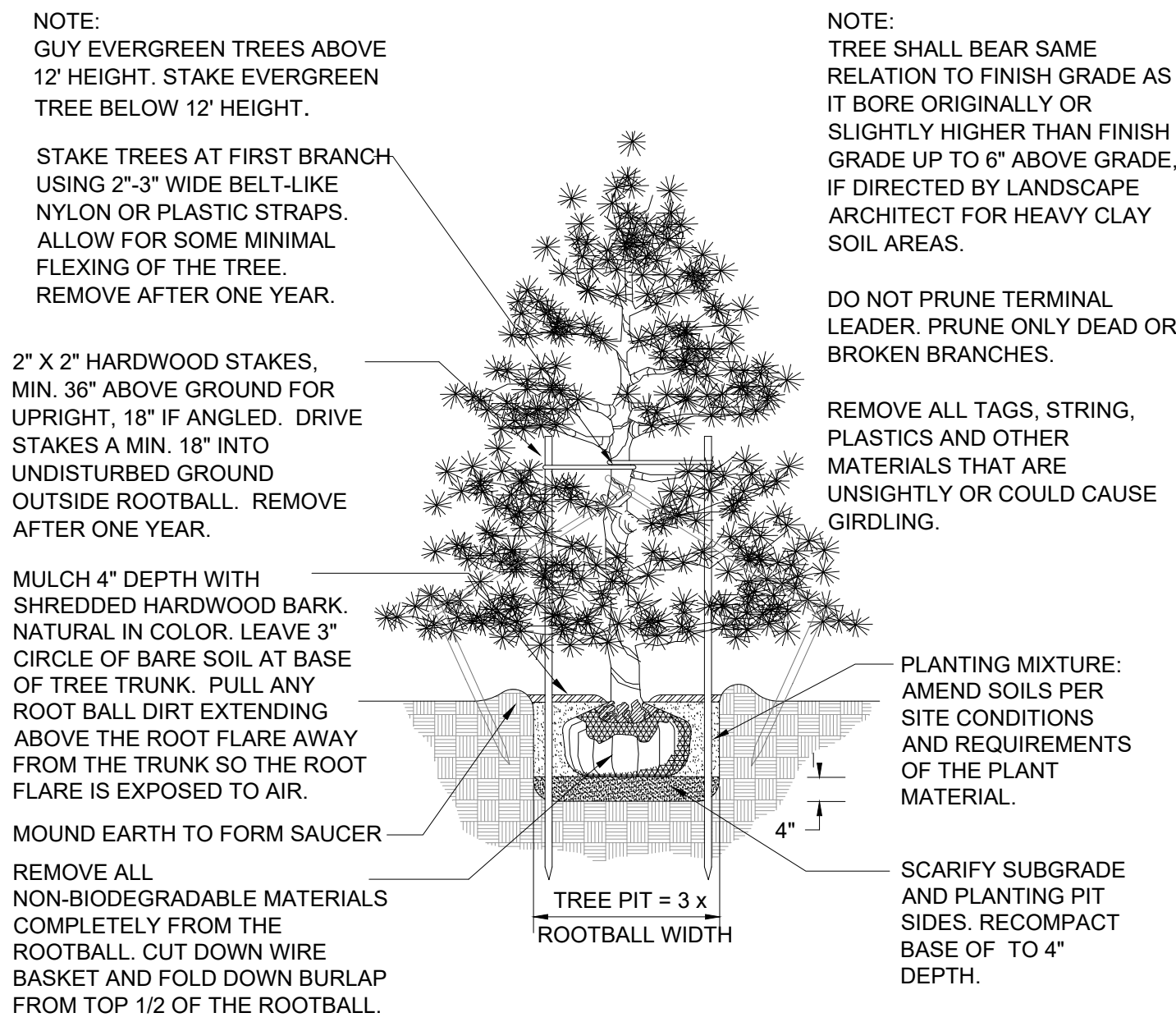
L-1



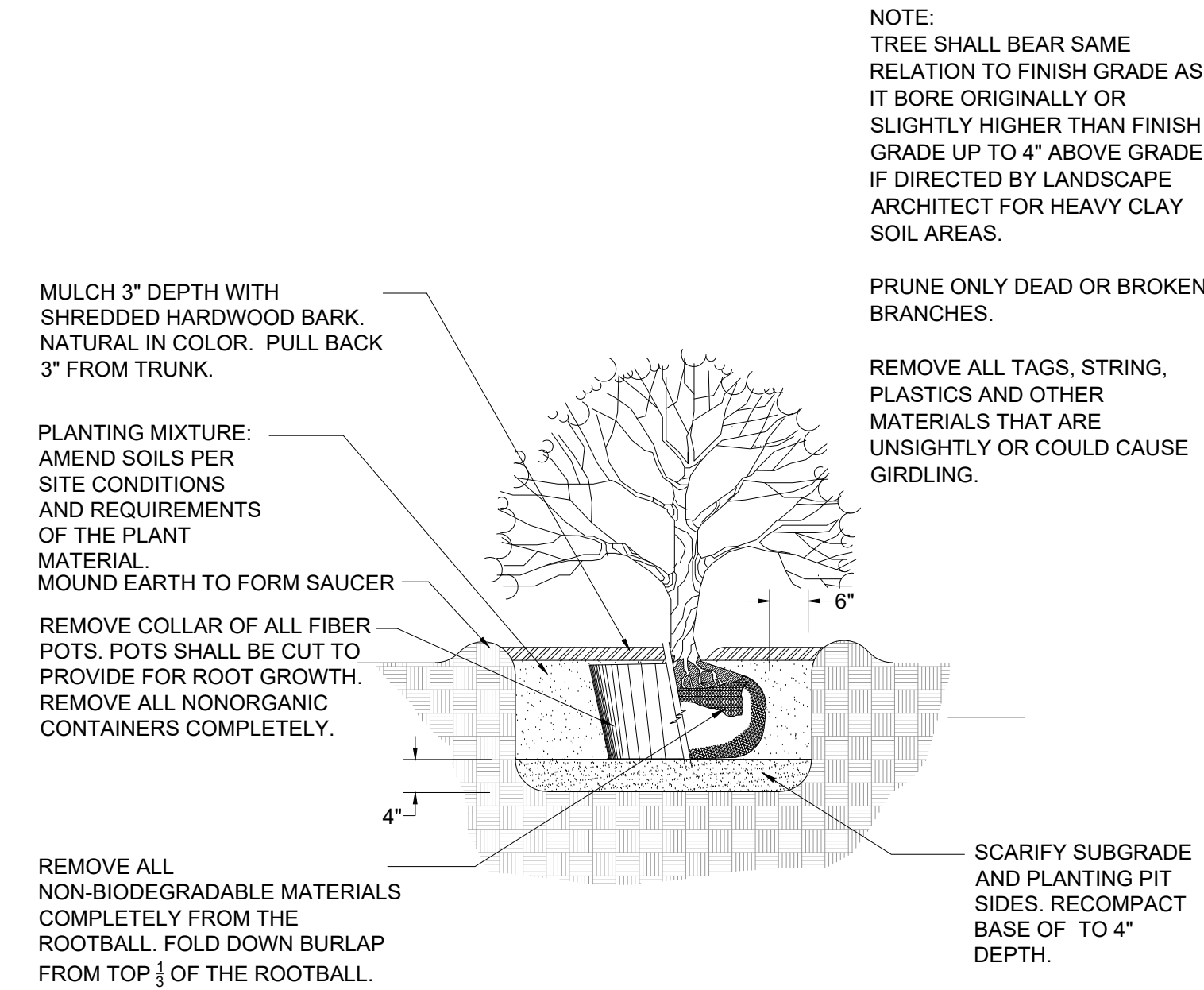
**Know what's below.
Call before you dig.**



DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL

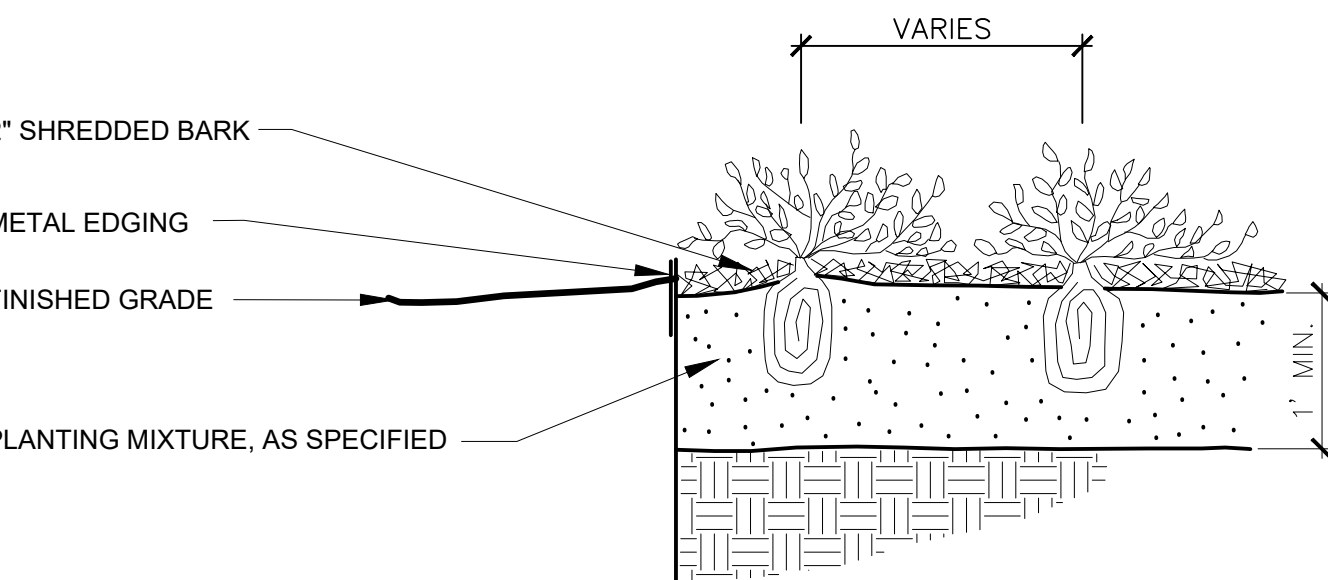


SHRUB PLANTING DETAIL

NOT TO SCALE

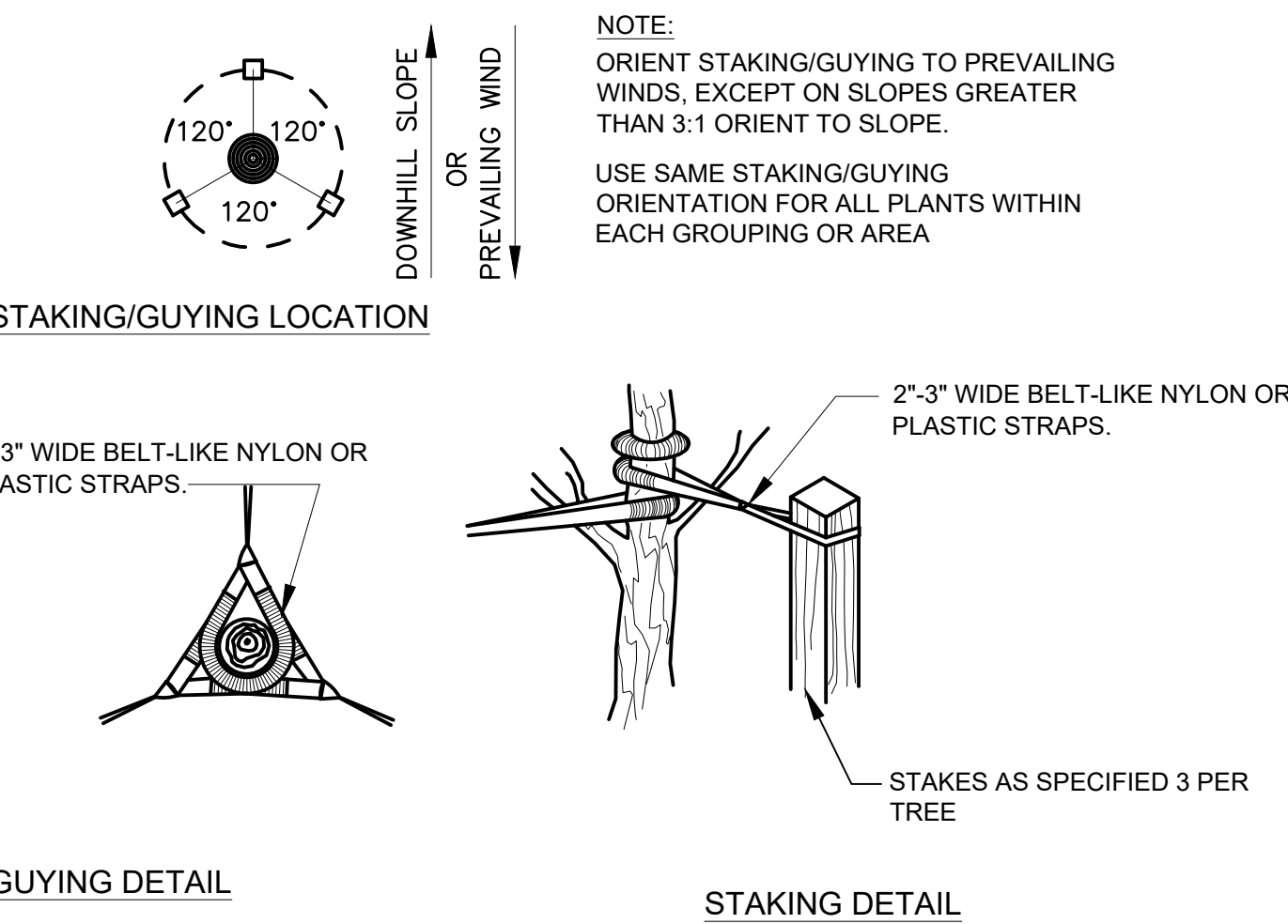
LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following Township approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All landscape areas shall be provided with an underground automatic sprinkler system.
- Sod shall be two year old "Baron/Cheriadelpi" Kentucky Blue Grass grown in a sod nursery on loam soil.



PERENNIAL PLANTING DETAIL

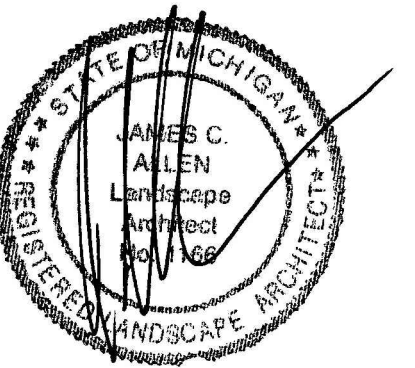
Not to scale



TREE STAKING DETAIL

Not to scale

Seal:



Title:

Landscape Details

Project:

7878 M-36
Hamburg Township, Michigan

Prepared for:

Greentech Engineering
51147 Pontiac Trail
Wixom, Michigan 48393
248.668.0700

Revision:

Review
Review

Issued:

August 15, 2022
September 16, 2022

Job Number:

22-058

Drawn By:

jca



Checked By:




jca

Sheet No.



L-2

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	EXIST	3	EXIST	EXIST	EXIST	EXIST	1642	1	11.3583
	A	3	Lithonia Lighting	WDGE2 LED P3 40K 80CRI TFTM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED	3166	0.9	32.1375

Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Grade @ 0'		0.1 fc	4.3 fc	0.0 fc	N/A	N/A
Parking and Drive		0.9 fc	4.3 fc	0.0 fc	N/A	N/A
Property Line		0.0 fc	0.6 fc	0.0 fc	N/A	N/A

- General Note**
- LUMINAIRE MOUNTING HEIGHT 15' - 0"
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
 - 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.

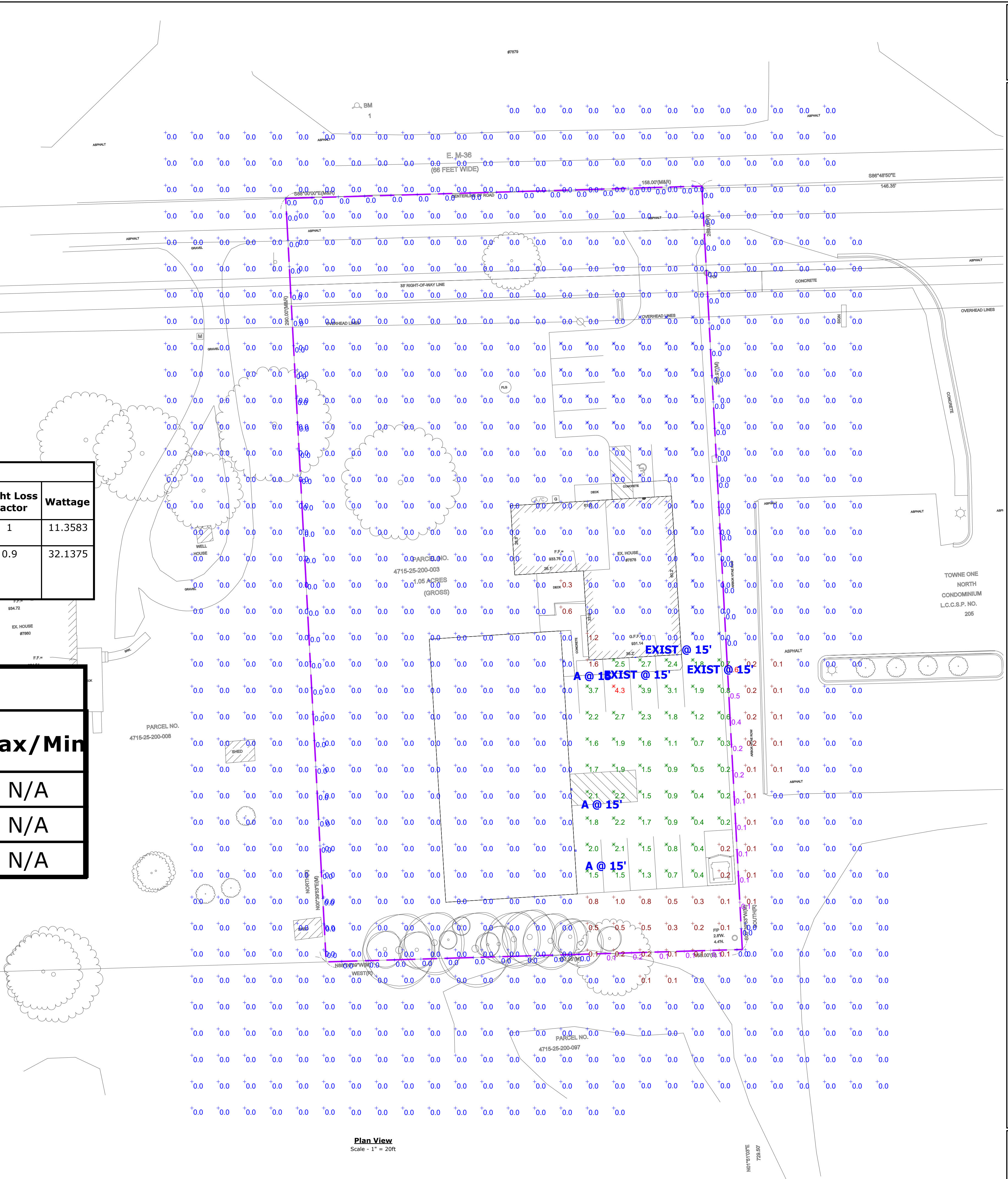
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

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.



CARPET DEPOT WAREHOUSE
PHOTOMETRIC PLAN
PREPARED FOR: GREENTECH ENGINEERING
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM



WDGE2 LED

Architectural Wall Sconce

Precision Refractive Optic

DLC

THREE

DLC

THREE

IES

NA

Buy American

TYPE

20

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

W

D1

D2

H

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 ⁶	T1S Type I Short	MVOLT	<div>Shipped included</div> <div>SRM Surface mounting bracket</div> <div>ICW Indirect Canopy/Ceiling Washer bracket (dry/ damp locations only)</div> <div>Shipped separately</div> <div>AWS 3/8inch Architectural wall spacer</div> <div>PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.</div>
	P1 ²	30K 3000K	80CRI	T2M Type II Medium	347 ³	
	P2 ²	40K 4000K	LW ⁴ Limited Wavelength	T3M Type III Medium	480 ⁵	
	P3 ²	50K 5000K		T4M Type IV Medium		
	P4 ²	AMB ¹ Amber		TFTM Forward Throw Medium		

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	D0BXD 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 ⁴ 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	D0BTXD Textured dark bronze
	DBLTXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

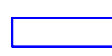

LITHONIA

LIGHTING

COMMERCIAL OUTDOOR

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

WDGE2 LED
Rev. 03/01/22

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	EXIST	3	EXIST	EXIST	EXIST	EXIST	1642	1	11.3583
	A	3	Lithonia Lighting	WDGE2 LED P3 40K 80CRI TFTM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED	3166	0.9	32.1375

CARPET DEPOT WAREHOUSE

PHOTOMETRIC PLAN

PREPARED FOR: GREENTECH ENGINEERING

GASSER BUSH ASSOCIATES

WWW.GASSERBUSH.COM

Designer
DS

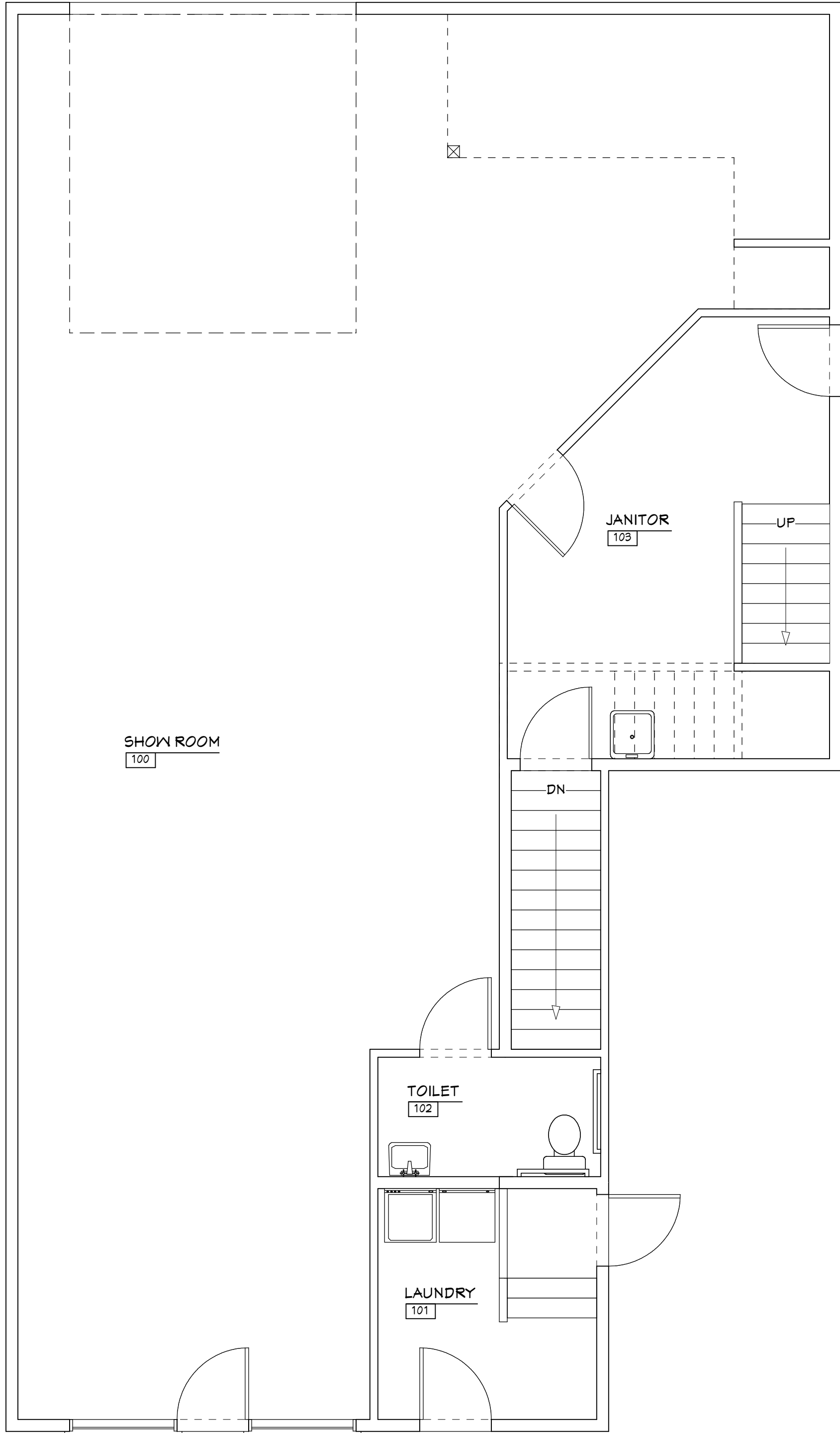
Date
08/09/2022

Scale
Not to Scale

Drawing No.
#22-78764 V1

2 of 2

88



FIRST FLOOR PLAN: KEY
SCALE: 1/4" = 1'-0"

DRAWING INDEX

- C0.1 TITLE SHEET, CODE DATA, DRAWING INDEX, SITE LOCATION, KEY PLAN
- A1.1 FIRST LEVEL PLAN: EXISTING, FIRST LEVEL PLAN: DEMO, GENERAL DEMOLITION NOTES
- A1.2 FIRST LEVEL PLAN: NEW, LEGENDS, TYPICAL WALL SECTION, PLAN NOTES AND SPECS
- A1.3 DOOR AND FRAME SCHEDULE, ROOM FINISH SCHEDULE, DOOR AND FRAME TYPES, STANDARD ADA MOUNTING HEIGHTS, PLUMBING DETAILS, TOILER ROOM PLAN, TOILET ROOM ELEVATIONS
- P1.1 FIRST FLOOR PLAN: SANITARY, FIRST FLOOR PLAN: PLUMBING, GENERAL PLUMBING NOTES
- E1.1 FIRST FLOOR PLAN: ELECTRICAL, ELECTRICAL PLAN NOTES, LEGEND
- NOTE: EXISTING HVAC TO REMAIN AS IS. SUB CONTRACTOR TO ADJUST AS NEEDED AND SUBMIT ANY REQUIRED SPECS TO THE BUILDING DEPARTMENT. HVAC PLAN IS NOT A PART OF THIS PLAN SET

The drawings listed above have been prepared under the supervision of Liz Harrow and constitute the full set of drawings that are the responsibility of Liz Harrow, Architect



SEAL AND SIGNATURE OF DESIGN PROFESSIONAL OF THIS PLAN SET

LIZ HARROW, ARCHITECT
1147 DAISY LANE
EAST LANSING, MI 48823
PH# 517-803-8814

CODE AUTHORITIES HAVING JURISDICTION

ZONING	Livingston County Building Department 517-546-3830	MBC 2015
LOCAL AGENCY	Livingston County Building Department 517-546-3830	
BARRIER FREE DESIGN	Livingston County Building Department 517-546-3830	2015 Michigan Building Code, Chapter 11 ICC A111.1-2009 & 2010 ADA
MECHANICAL CODE,	Livingston County Building Department 517-546-3830	Michigan Mechanical Code 2015
PLUMBING CODE	Livingston County Building Department 517-546-3830	Michigan Plumbing Code 2015
ELECTRICAL CODE	Livingston County Building Department 517-546-3830	NEC 2017 (State of Michigan Electrical Code) ASHRAE 90.1: 2010: In Compliance
FIRE ALARM & FIRE PROTECTION	Hamburg Township Fire Department 517-222-1105	IFC 2018
HEALTH DEPARTMENT	Livingston County Health Department 517-546-9850	

OTHER AUTHORITIES HAVING JURISDICTION

WATER	West Side Water System Water Department 517-495-5470	OTHER REVIEWERS
ELECTRIC	Consumers Energy Electric Services 517-374-2320	
GAS	Consumers Energy Gas Engineering 517-374-2320	
STORM SEWERS	Ingham County Drain Commission 517-676-8345	
SANITARY SEWERS	Ingham County Drain Commission 517-676-8345	
ROADWAY	Ingham County Road Commission 517-676-9722	

GENERAL BUILDING REQUIREMENTS

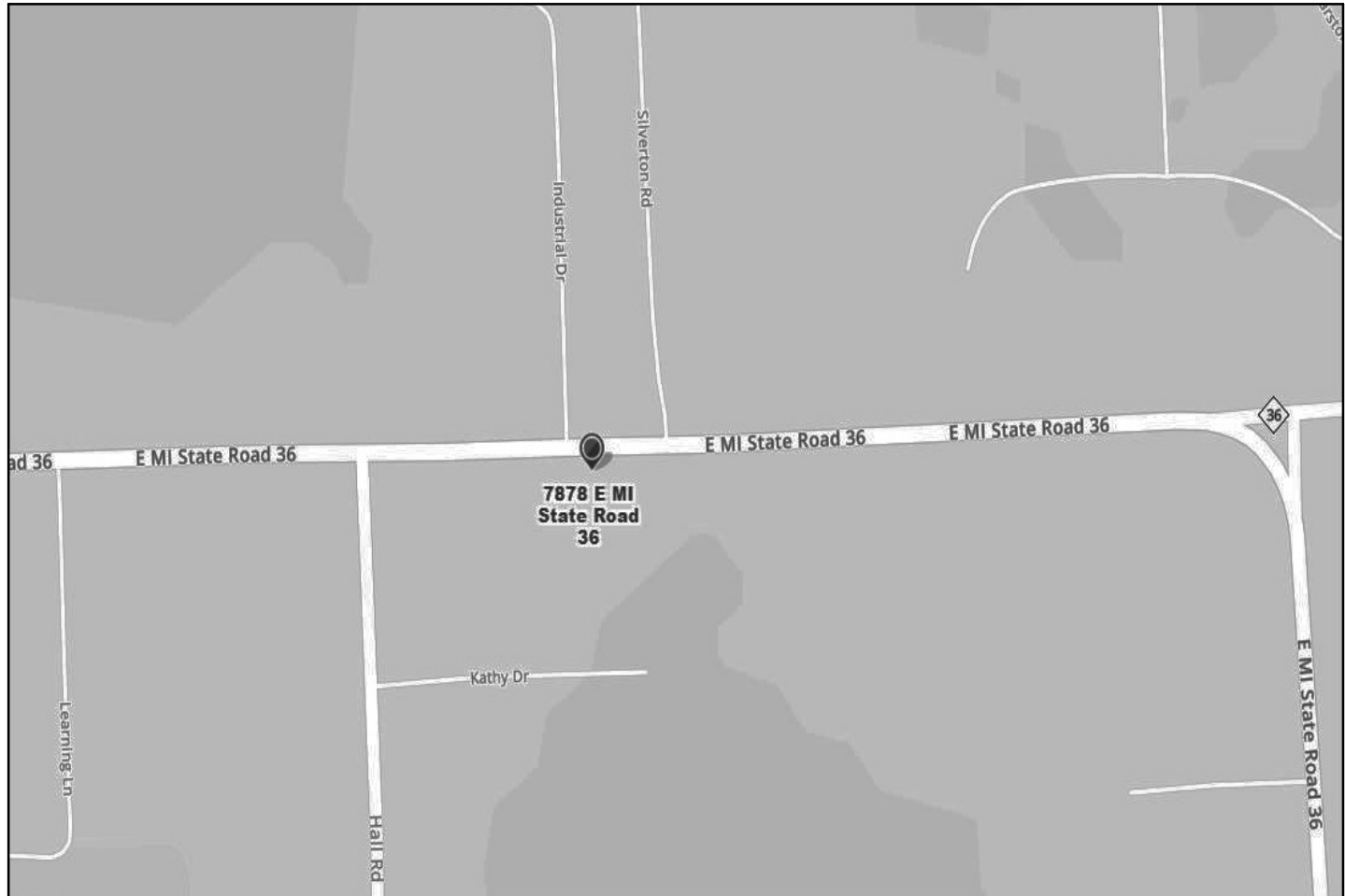
1. Use Group: B
2. Construction Type: 5B
3. Square Footage: 1,776



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800-482-1111
www.missdig.org

UTILITY WARNING

Underground utility locations, as shown on the plan, were obtained from utility owners and were not field located. A minimum of 3 working days prior to beginning construction, the contractor shall notify "Miss Dig" and have all underground utilities staked before any work may begin. The contractor shall be responsible for the protection of all utilities that may interfere with construction. Protection of utilities shall be incidental to construction.



SITE LOCATION MAP

LIZ HARROW, ARCHITECT

1147 Daisy Lane
East Lansing, MI 48823
517-803-8814

Item 5.

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BUILDER:

CARPET DEPOT
REMODEL

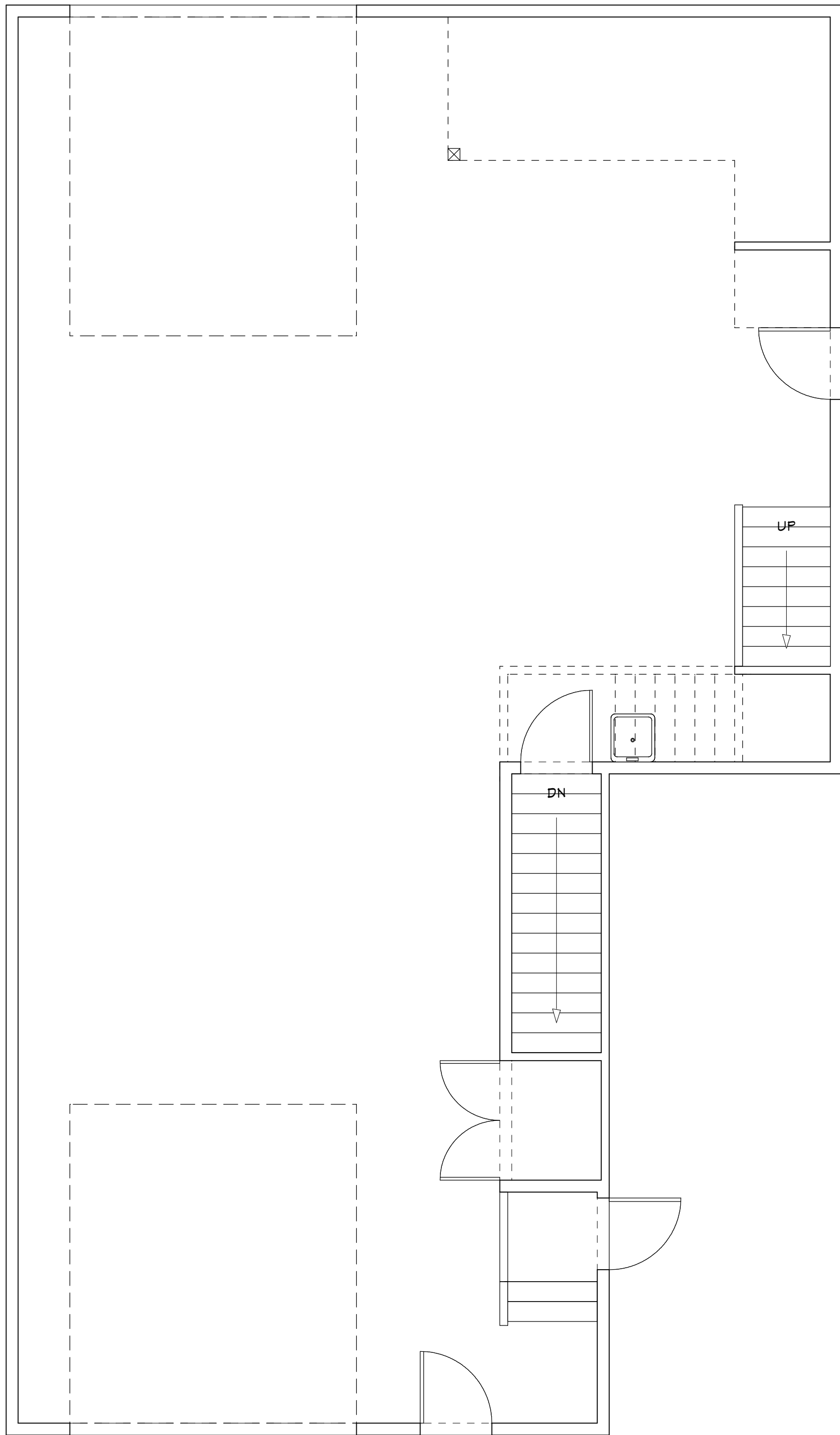
7878 E MICHIGAN 36
HAMBURG, MICHIGAN 48134

PLOT DATE:
06-20-2022
08-06-2022

2283-22
PROJECT NUMBER:

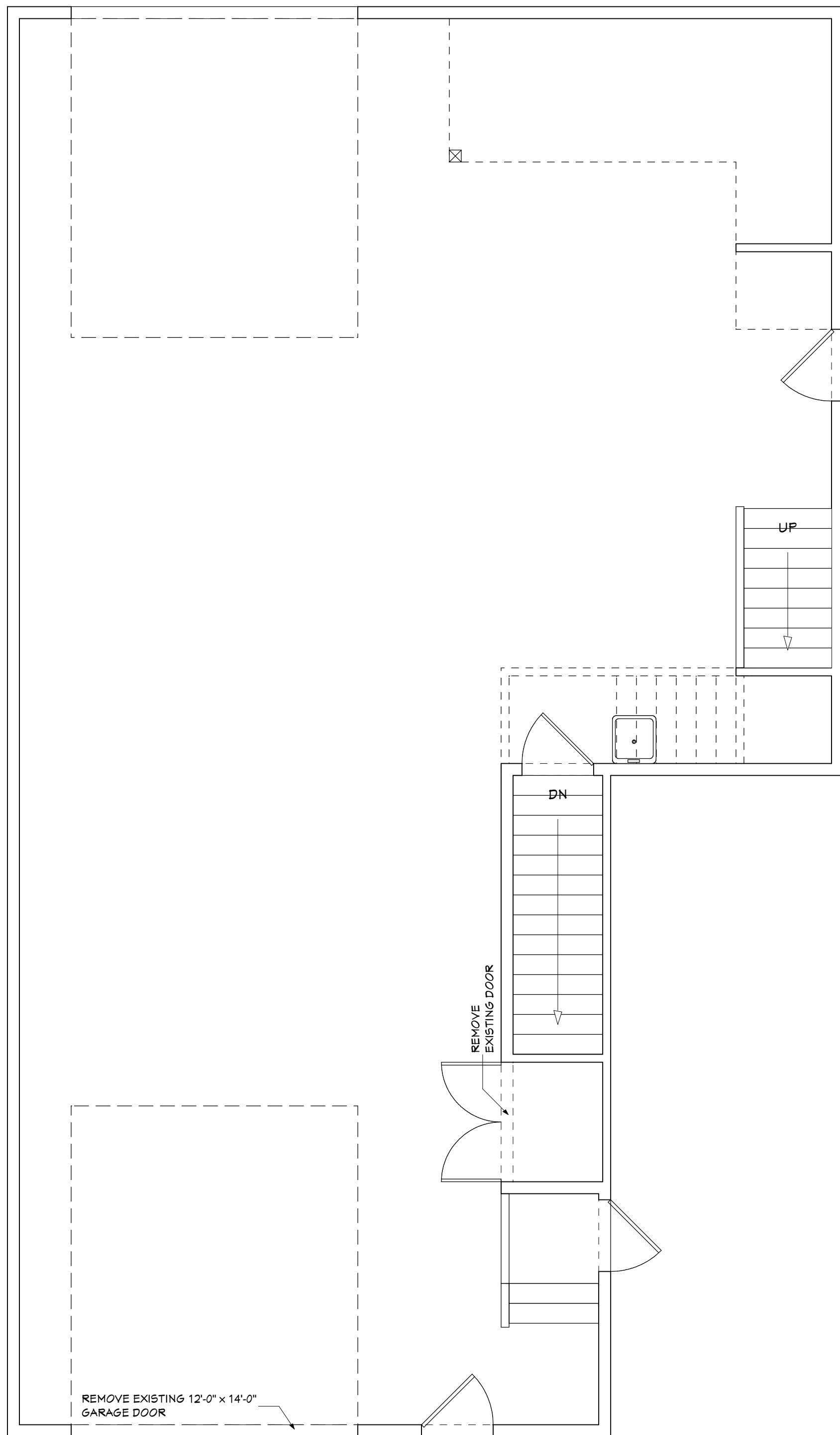
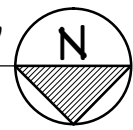
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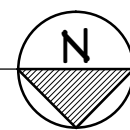
FIRST FLOOR PLAN: EXISTING

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN: DEMO

SCALE: 1/4" = 1'-0"



EXISTING DOOR
(TO REMOVE)

EXISTING DOOR
(TO REMAIN)

GENERAL DEMOLITION NOTES

1. All items of demolition with salvageable value shall be placed in owner's storage unless instructed otherwise.
2. Coordinate all demolition work with individual trades.
3. The structural integrity of the building shall not be altered.
4. The contractor shall field verify all conditions for removal of all components necessary for coordination with new installations. These drawings are for general demolition only and are not intended to be shop drawings or "as built" drawings. All work that interferes with new construction, whether shown or not shown, shall be removed or relocated as directed by the owner or owner's representative.
5. Provide dust protection to all occupied areas, especially those containing computer and/or electronic systems.

WALLS TO BE REMOVED

EXISTING WALLS TO REMAIN

LIZ HARROW, ARCHITECT

1147 Daisy Lane
East Lansing, MI 48823
517-505-6674

BUILDER:

CARPET DEPOT
REMODEL

7978 E MICHIGAN 36
HAMBURG, MICHIGAN 48134

PLOT DATE:
06-20-2022
08-06-2022

2283-22
PROJECT NUMBER:

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PAGE NUMBER:

LIZ HARRON, ARCHITECT

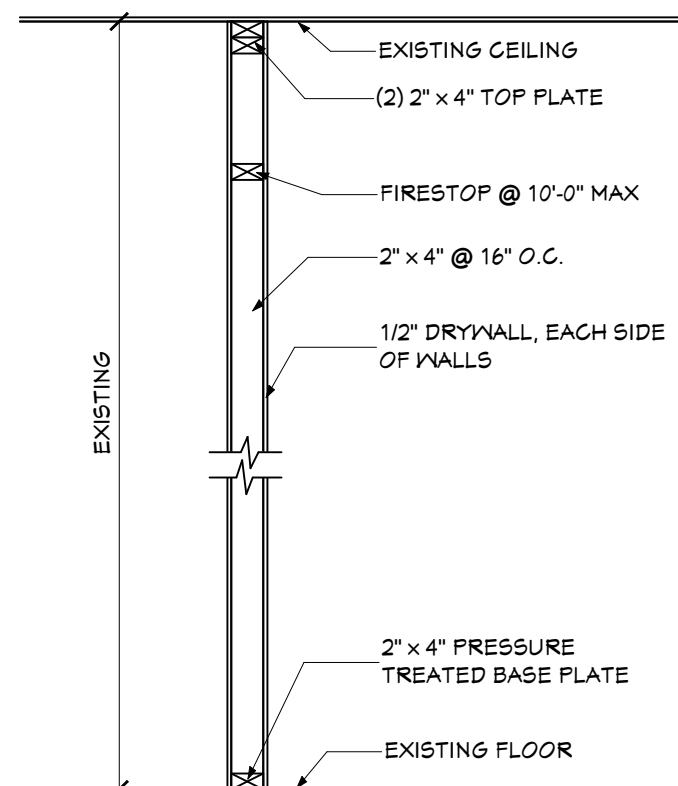
1147 Daisy Lane
East Lansing, MI 48823
517-503-6674

BUILDER:

CARPET DEPOT
REMODEL7976 E MICHIGAN 36
HAMBURG, MICHIGAN 48134PLOT DATE:
06-20-2022
08-06-20222283-22
PROJECT NUMBER:

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PAGE NUMBER:

TYPICAL INTERIOR
WALL SECTION

SCALE: 1/2\"/>

GENERAL FIRESTOPPING NOTES

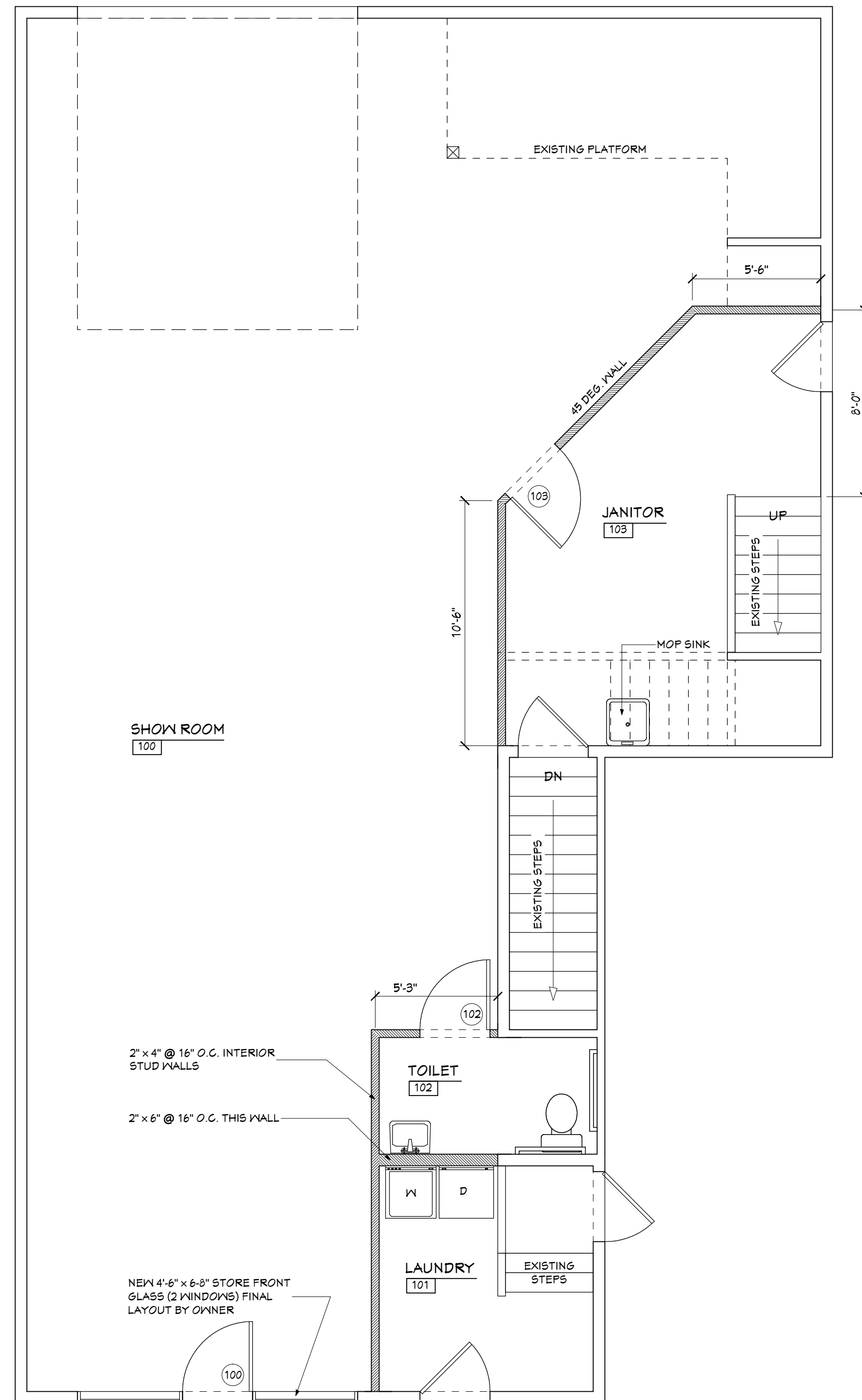
1. Provide Firestopping systems at all membrane and through penetrations of rated wall of floor/ceiling systems. Contract with a single manufacturer for firestopping systems. Fire stopping manufacturer shall provide submittal of system(s), and provide for on site instruction and inspection of installation.
2. All assemblies shall have an "F" rating that matches the hourly fire rating.
3. Through Penetration Protection System = TTPS
4. For installations or configurations not covered by UL or FM design number, a recommendation shall be obtained from the manufacturer, in writing, for the specific application, signed by a certified engineer.
5. All materials shall be asbestos free and non-carcinogenic.
6. Firestop materials shall not contain flammable or toxic solvents and shall not produce toxic or flammable outgassing during the drying or curing process.
7. Firestopping materials and systems must be intumescent or be capable of filling through openings created by the burning or melting of combustible pipes, pipe insulation materials or cable jacketing and the deflection of sheet metal due to thermal expansion.
8. Firestop sealants must be elastomeric or flexible to allow for normal pipe movement.
9. Do not proceed to enclose firestopping until local building inspectors have inspected the work and have given approval to close the work.
10. Holes cut for penetrations shall be within allowable limits for TTPS. Typically openings should allow for caulk or sealant beads around opening of at least 1/4\"/>
11. After installation, properly identify all firestop systems. Identification shall occur at location where system has been installed and shall include:
 - A. Identify the firestopping system that has been installed as being a "Rated Penetration Firestop System - Do Not Disturb"
 - B. Use label minimum 3\"/>
12. Penetrations of concrete or masonry wall assemblies by 6\"/>
13. All non rated full height walls shall have all voids firestopped to resist the passage of smoke.

SPECIFICATIONS

1. All door openings shall be protected with 1 3/4\"/>
2. Exit doors and all egress doors shall be side-hinged and equipped with approved hardware.
3. Storage rooms larger than 100 square feet require 1-hour fire resistive construction, including a minimum of 45-minute rated fire doors and frame assemblies equipped with an approved self-closing device and positive latching hardware. "B" labeled doors are acceptable.
4. Storage rooms 100 square feet or smaller shall be of 1-hour fire resistive construction. All door openings shall be protected with a minimum of 1 3/4\"/>
5. Heating shall be by a central heating plant or an approved permanently installed electrical heating system. Heating plants located on the same floor as the children shall be in 1-hour fire resistive enclosures including a minimum of 45-minute rated fire doors and frame assemblies with approved self-closing devices and positive latching hardware. In any interior openings. Door openings for heat plant enclosures not located on the same floor as the children may have 1 3/4\"/>

PLAN NOTES

1. Contractors shall review and verify all dimensions and shall notify Architect of any discrepancies.
2. The Owner is responsible for obtaining proper building permit from the local authorities.
3. Applicable federal, state or local acts, codes, laws, ordinances, and regulations, etc. shall be considered as part of the requirements for this project and shall take precedent over these drawings and specifications. Advise the Architect of potential conflicts between these drawings and possible interpretations of codes, ordinances and regulations.
4. All mechanical and electrical work shall be completed by licensed Contractors who shall obtain the proper permits from local authorities.
5. The contractor shall assume that he may be required to provide the highest quality of work and the greatest quantity of materials required for a complete project conforming to all noted codes, whether or not such materials required for such conformance are indicated in these plans.
6. CONSTRUCTION METHODS: The Architect is not responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions since these are solely the contractors responsibility.
7. OWNER- AUTHORIZED CHANGES: If the owner authorizes deviations/ recorded or unrecorded; from the documents prepared by the Architect and Consultants without written agreement of the Architect, the owner shall indemnify and hold harmless the Architect, Architect's consultants and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting in whole or in part from such deviations, regardless of whether or not such claim, damage, loss or expense is caused by a party indemnified hereunder.
8. INTERIOR WALL, TYPE I:
Dimensioned at 5\"/>
9. Provide nonabsorbant finish and backing at Toilet Room walls and floors. Provide 4\"/>
10. All wood in contact with earth, concrete, concrete masonry, clay masonry, or exposed to the weather shall be treated to resist decay.
11. Exit doors shall remain unlocked during normal occupancy.
12. The address (street number) location shall be shown on the building. Six-inch-tall numbers visible from the street shall be required. The address location is subject to approval of the



FIRST FLOOR PLAN: NEW

SCALE: 1/4\"/>

NEW WALL

NEW DOOR

LIZ HARRON, ARCHITECT

1147 Daisy Lane
East Lansing, MI 48823
517-503-6674

BUILDER:

CARPET DEPOT
REMODEL

7378 E MICHIGAN 36
HAMBURG, MICHIGAN 48134

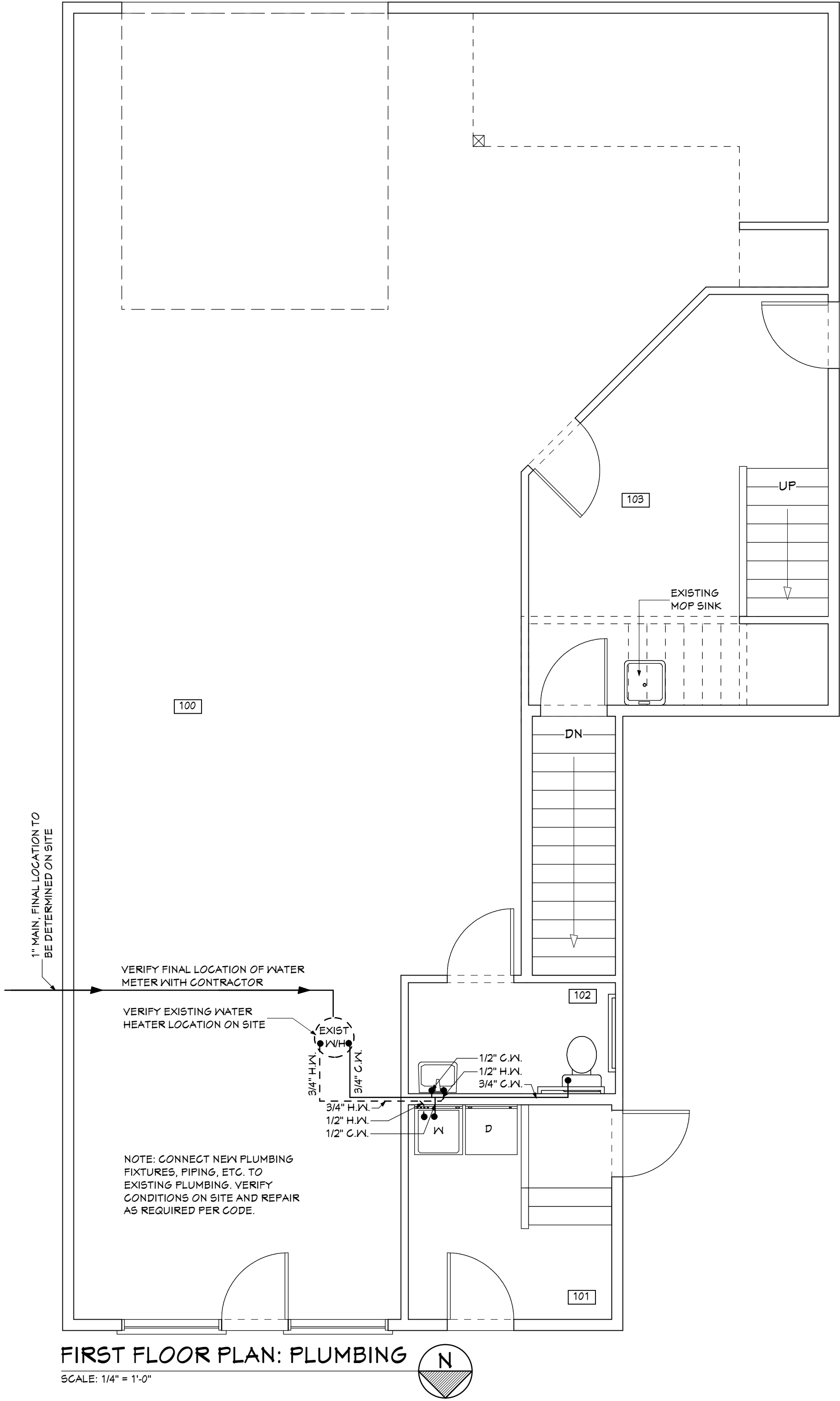
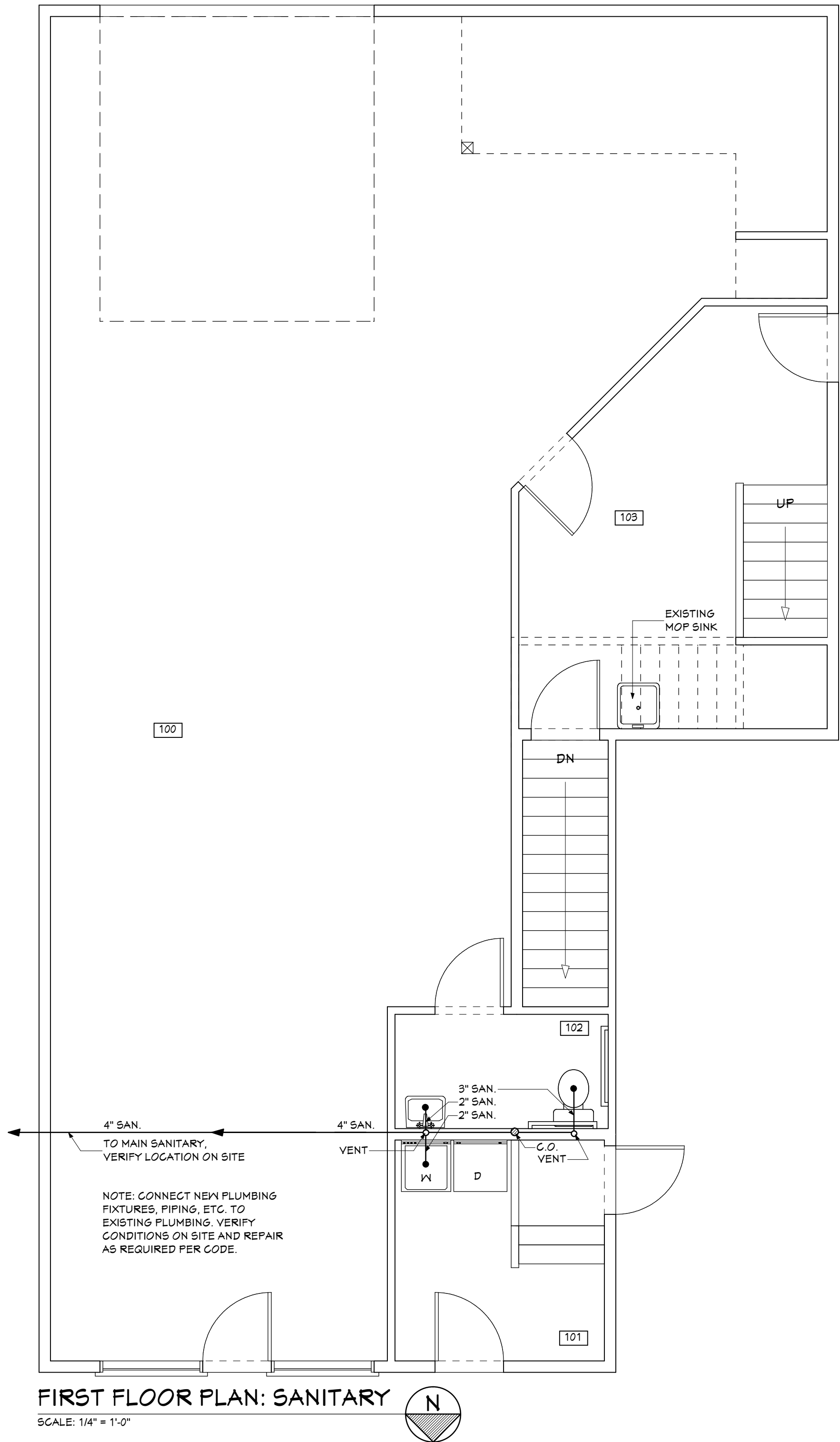
PLOT DATE:
06-20-2022
08-06-2022

2283-22
PROJECT NUMBER:

P1.1

PAGE NUMBER:

ROOM NAME LEGEND	
ROOM NO.	ROOM NAME
100	SHOW ROOM
101	LAUNDRY
102	TOILET
103	JANITOR



GENERAL PLUMBING NOTES

- 1) Pipe specifications to be provided by plumbing contractor and are not a part of this plan set
- 2) The plumbing permit or a copy shall be kept on the site of work until the completion of the project
- 3) All water fed equipment shall be protected with an approved back flow preventor
- 5) Owner shall provide information for water heater sizing
- 6) Provide vents through ceiling if possible, provide AAV vents if required
- 7) Main vent shall be determined by plumbing contractor. Provide vent per code

LIZ HARRON, ARCHITECT

1147 Daisy Lane
East Lansing, MI 48823
517-503-6674

BUILDER:

CARPET DEPOT
REMODEL

7978 E MICHIGAN 36
HAMBURG, MICHIGAN 48134

PLOT DATE:
06-20-2022
08-06-2022

2283-22
PROJECT NUMBER:

E1.1

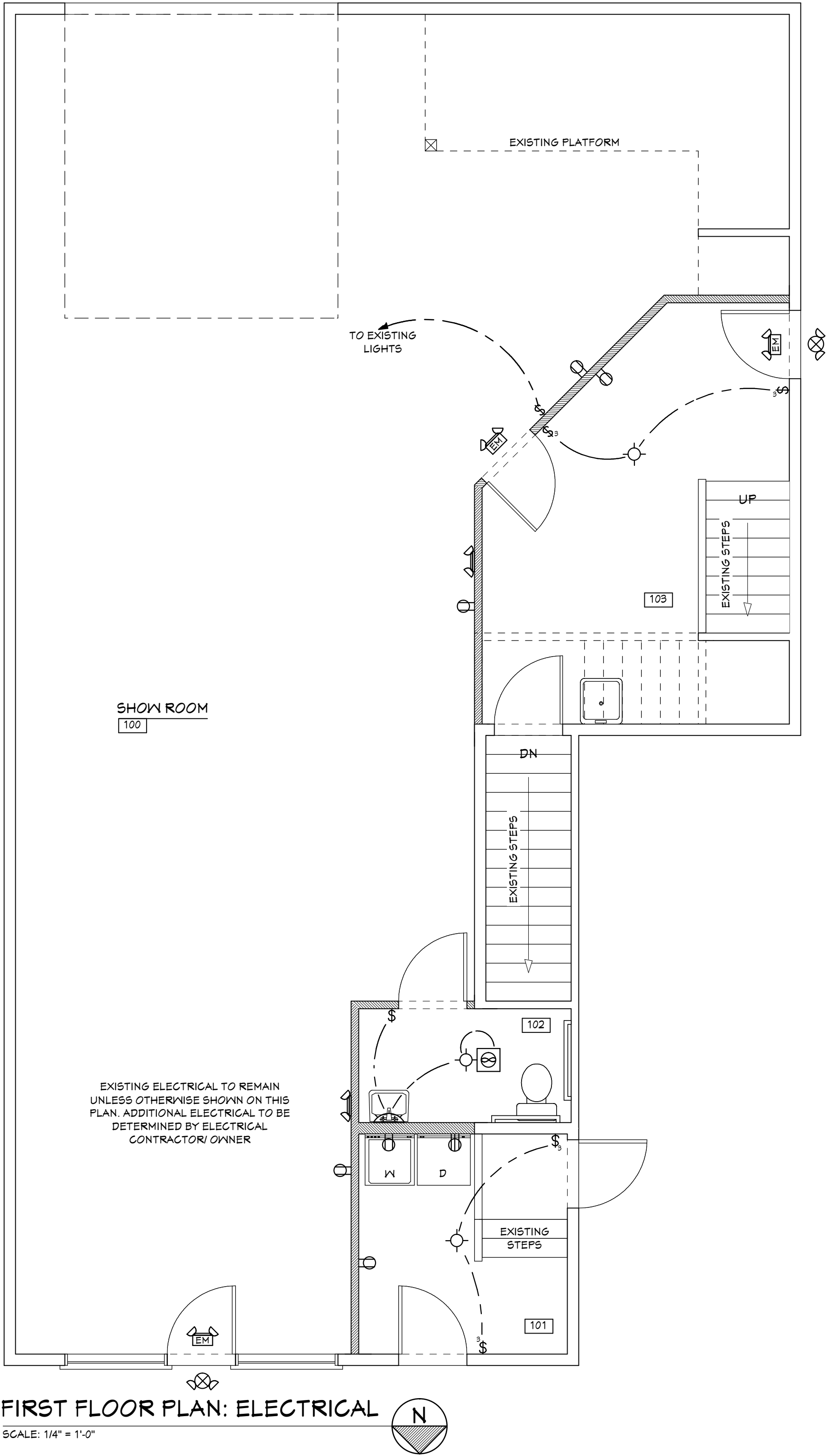
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GENERAL ELECTRICAL
NOTES AND SPECIFICATIONS

1. All work shall be done in accordance with the latest edition of the National Electrical Code (NEC), and all state and local codes.
2. Coordinate the installation of all electrical equipment and connections with architectural and mechanical plans and equipment drawings.
3. All conductors shall be copper, aluminum conductors will not be acceptable.
4. Motor loads which are less than 6.0 amps shall be protected by a 15 amp circuit breaker.
5. Final connection to items subject to vibration shall be made with flexible metallic or liquidtight flexible metallic conduit. Install liquidtight flexible conduit in wet, damp, or corrosive atmosphere locations. Flexible metallic conduit or liquidtight flexible metallic conduit will not be approved for use as a grounding conductor. A separate green ground wire shall be installed in all flexible metallic conduit and liquidtight flexible metallic conduit.
6. All disconnect switches shall be standard duty type. Disconnect switches installed indoors shall be NEMA type 1. Weatherproof disconnect switches shall be NEMA type 3R.
7. All circuit breakers controlling or switching light fixtures shall be "SMD" rated. All circuit breakers controlling HVAC equipment shall be "HACR" rated.
8. All receptacles installed on 15 amp and 20 amp circuits shall be of the grounding type.
9. All fractional horsepower motor starters shall consist of a horsepower rated toggle switch, thermal overload and red pilot light in a common enclosure. Enclosure shall be NEMA type 1 for indoor locations and NEMA type 3R for outdoor locations.
10. Back to back or through wall boxes shall not be used. Boxes installed on opposite sides of a fire rated partition shall be separated by 24" min.
11. All conduits run in floor slab shall be spaced a minimum of one conduit diameter apart except where they rise to a panel.
12. All device mountings heights shall comply with the State of Michigan barrier free requirements.
13. Electrical and data lines to be verified with lessee before construction begins.
14. Battery back-up exit and emergency lights shall be fed from the same circuit as normal lighting in their respective areas and be connected ahead of any local switches. Provide power for exterior signs.
15. Exit signs shall be internally or externally illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes, in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment, or an on-site generator.
16. All detectors shall be installed and maintained in operable condition per their manufacturer's recommendations.
17. Multi-purpose fire extinguishers with a minimum 2A-10BC classification shall be installed in or adjacent to the door of the heat plant room.

FIXTURE LEGEND

LIGHT SWITCH	\$ \$ \$ \$
220 OUTLET	⊕
DUPLEX OUTLET	⊕
GROUND FAULT INTERRUPT OUTLET	⊕ GFI
EMERGENCY EXIT LIGHT	⊕
EMERGENCY EGRESS LIGHT	⊕
EMERGENCY FLOOD LIGHT	⊕
EXTERIOR FLOOD LIGHT	⊕
LUMINATED EXIT SIGN	⊕
EXHAUST FAN	⊕
LED LIGHT FIXTURE	⊕



PLAN NOTES

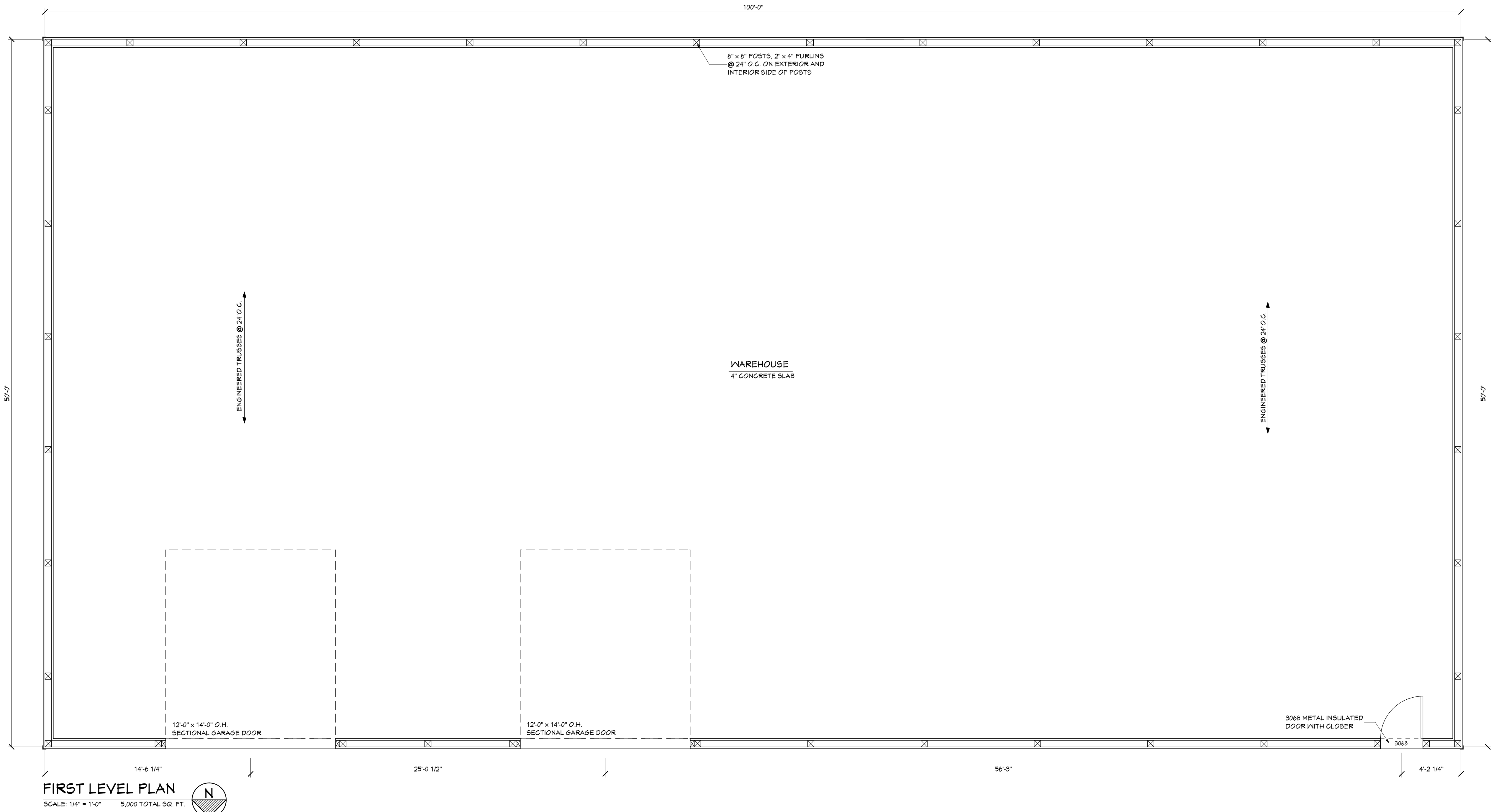
- Contractors shall review and verify all dimensions and shall notify Architect of any discrepancies.
- The Owner is responsible for obtaining proper building permit from the local authorities.
- Applicable federal, state or local acts, codes, laws, ordinances, and regulations, etc. shall be considered as part of the requirements for this project and shall take precedent over these drawings and specifications. Advise the Architect of potential conflicts between these drawings and possible interpretations of codes, ordinances and regulations.
- All mechanical and electrical work shall be completed by licensed Contractors who shall obtain the proper permits from local authorities.
- The contractor shall assume that he may be required to provide the highest quality of work and the greatest quantity of materials required for a complete project conforming to all noted codes, whether or not such materials required for such conformance are indicated in these plans.
- CONSTRUCTION METHODS; The Architect is not responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions since these are solely the contractors responsibility.
- OWNER-AUTHORIZED CHANGES; If the owner authorizes deviations/recorded or unrecorded; from the documents prepared by the Architect and Consultants without written agreement of the Architect, the owner shall indemnify and hold harmless the Architect, Architect's consultants and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys fees, arising out of or resulting in whole or in part from such deviations, regardless of whether or not such claim, damage, loss or expense is caused by a party indemnified hereunder.
- INTERIOR WALL, TYPE I:
Dimensioned at 5" nominal, 5/8" gypsum drywall each side of 2x4 wood studs at 1'-4" on center.
- Provide nonabsorbant finish and backing at Toilet Room walls and floors. Provide 4" base and water resistant gypsum drywall on surfaces adjacent to water closets, lavatories, mop basin and drinking fountains.
- All wood in contact with earth, concrete, concrete masonry, clay masonry, or exposed to the weather shall be treated to resist decay.
- Exit doors shall remain unlocked during normal occupancy.
- The address (street number) location shall be shown on the building. Six-inch-tall numbers visible from the street shall be required. The address location is subject to approval of the

GENERAL FIRESTOPPING NOTES

- Provide Firestopping systems at all membrane and through penetrations of rated wall of floor/ceiling systems. Contract with a single manufacturer for firestopping systems. Fire stopping manufacturer shall provide submittal of system(s), and provide for on site instruction and inspection of installation.
- All assemblies shall have an "F" rating that matches the hourly fire rating.
- Through Penetration Protection System = TTPS
- For installations or configurations not covered by UL or FM design number, a recommendation shall be obtained from the manufacturer, in writing, for the specific application, signed by a certified engineer.
- All materials shall be asbestos free and non-carcinogenic.
- Firestop materials shall not contain flammable or toxic solvents and shall not produce toxic or flammable outgassing during the drying or curing process.
- Firestopping materials and systems must be intumescent or be capable of filling through openings created by the burning or melting of combustible pipes, pipe insulation materials or cable jacketing and the deflection of sheet metal due to thermal expansion.
- Firestop sealants must be elastomeric or flexible to allow for normal pipe movement.
- Do not proceed to enclose firestopping with other construction until local building inspectors have inspected the work and have given approval to close the work.
- Holes cut for penetrations shall be within allowable limits for TTPS. Typically openings should allow for caulk or sealant beads around opening of at least 1/4" but no more than 1/2". Verify with each TTPS and manufacturer's technical representative.
- After installation, properly identify all firestop systems. Identification shall occur at location where system has been installed and shall include:
A. Identify the firestopping system that has been installed as being a "Rated Penetration Firestop System - Do Not Disturb"
B. Use label minimum 3" x 5", yellow and black OSHA colors with manufacturer, building owner representative and/or contractor clearly identified.
- Penetrations of concrete or masonry wall assemblies by 6" maximum diameter, non-combustible pipe, conduit, or steel jacketed wires, in openings less than 144 square inches may be protected by filling the complete wall thickness, for the total perimeter of opening, with concrete, grout, or mortar.
- All non rated full height walls shall have all voids firestopped to resist the passage of smoke.

SPECIFICATIONS

- All door openings shall be protected with 1 1/2" flush solid core wood doors or 20-minute labeled fire-rated doors in smoke-tight, substantial frames and equipped with approved self-closing devices and non-locking-against-egress positive latching hardware.
- Exit doors and all egress doors shall be slide-hinged and equipped with approved hardware.
- Storage rooms larger than 100 square feet require 1-hour fire resistive construction, including a minimum of 45-minute rated fire doors and frame assemblies equipped with an approved self-closing device and positive latching hardware. "B" labeled doors are acceptable.
- Storage rooms 100 square feet or smaller shall be of 1-hour fire resistive construction. All door openings shall be protected with a minimum of 1 1/2" flush solid core wood doors or 20-minute labeled fire doors and frame assemblies equipped with an approved self-closing device and positive latching hardware.
- Heating shall be by a central heating plant or an approved permanently installed electrical heating system. Heating plants located on the same floor as the children shall be in 1-hour fire resistive enclosures including a minimum of 45-minute rated fire doors and frame assemblies with approved self-closing devices and positive latching hardware in any interior openings. Door openings for heat plant enclosures not located on the same floor as the children may have 1 1/2" flush solid wood core doors or 20-minute labeled fire doors with positive latching hardware and approved self-closing devices. Air for proper combustion shall be provided directly from the outside at a minimum rate of 1 square inch per 4,000 BTUs input and through a permanently open louver or metal duct. "B" labeled doors are acceptable.



LIZ HARRON, ARCHITECT

1147 Daisy Lane
East Lansing, MI 48823
517-505-6614

BUILDER:

CARPET DEPOT
WAREHOUSE

7378 E MICHIGAN 36
HAMBURG, MICHIGAN 48134

PLOT DATE:
01-20-2022
01-21-2022
08-06-2022

2284-22
PROJECT NUMBER:

A1.1

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GENERAL FOUNDATION PLAN NOTES

1. Do not scale these drawings, use dimensions indicated on the drawings and those verified at the project site. Any dimensions or areas that are unclear on the drawings shall be clarified by the owner's representative. Scaling of these drawings at other methods to determine dimensions will not be acceptable.

2. Bottom of all footings exposed to frost shall be minimum of 3'-6" below grade. Verify grade with Civil Drawings.

3. Footing sizes are based on a soil bearing capacity of 3,000 pounds per square foot. Any bad soils encountered on the site should be brought to the attention of the site engineer.

4. During construction, the contractor shall provide for testing of soil capacity and ground water elevations at footing locations. Testing shall be performed by a Soils Engineer licensed in the State of Michigan. Engineer shall submit report of findings and recommendations for foundations and ground water impact on foundation.

5. Standard procedures of frost protection for footings and footing excavation shall be used for winter construction. Backfilling of footing excavations shall be done as soon as possible to protect footings from frost action.

6. Provide 1/2" Expansion material joint when concrete slabs and building foundations occur. All expansion joint material shall be premoiled and installed per manufacturer's specification requirements. Isolation joints: Provide between slabs and vertical elements such as columns and structural walls. Provide control joints in slabs on grade. Saw cuts must be made within 12 hours after slab pour. Joint depth shall be 1/4 depth of slab thickness.

7. Slope floor slabs to exterior doors. Provide control joints in floor slab at intervals not to exceed 20' x 20'. Provide control joints in exterior slabs at intervals not to exceed 10' x 10'. Provide control joints in sidewalk slabs at intervals not to exceed 5' x 5'.
8. Reinforcement:
Bars: deformed steel, ASTM A15, Grade 60
Mesh: welded steel wire fabric, ASTM A105

9. Concrete Materials
Cement: portland cement, ASTM C 150, Type 1
Aggregate: normal weight aggregates, ASTM C 33.
Water-reducing Type super plasticizer as required for workability, euclid, silica, L&M or approved equal.

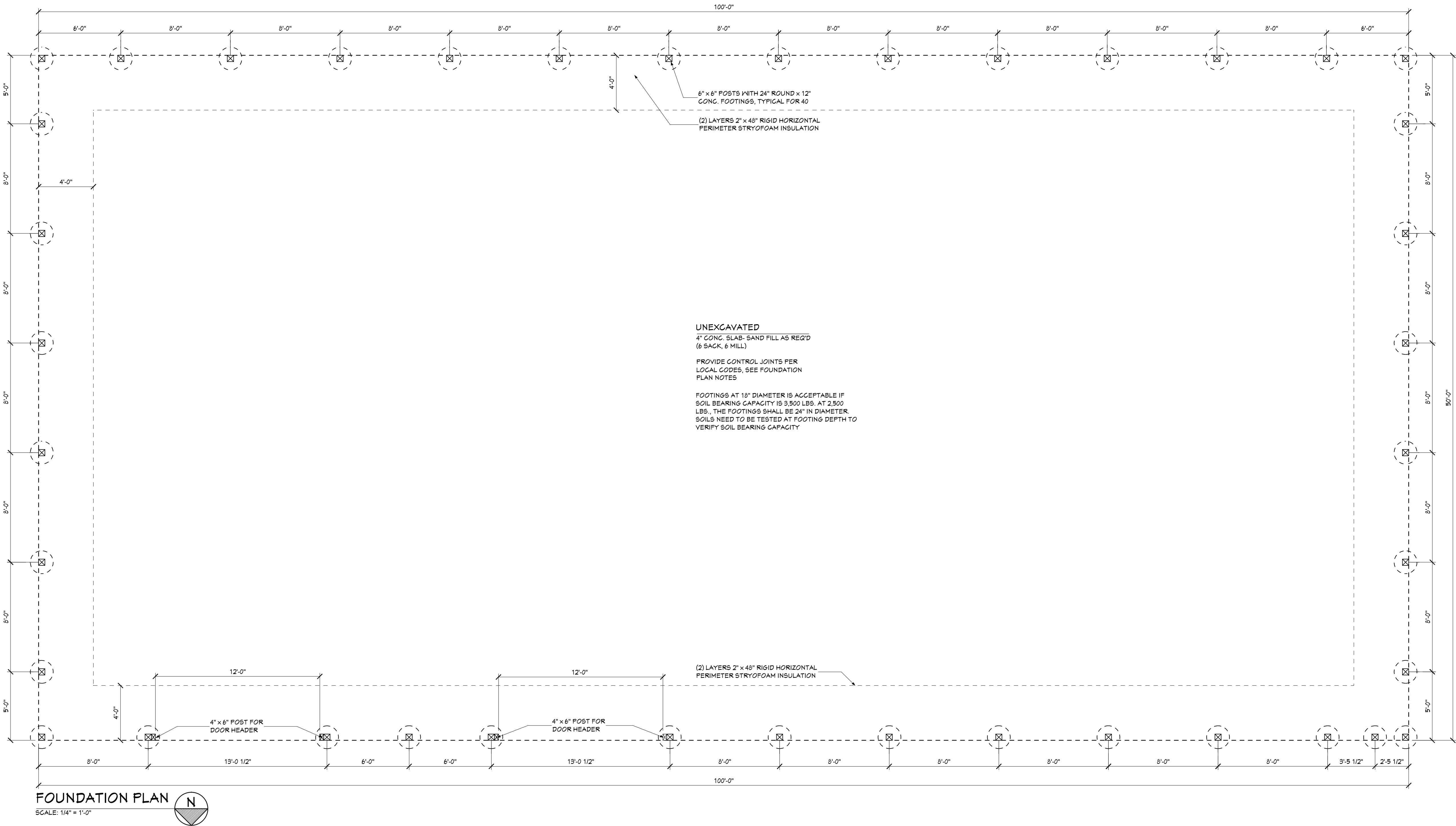
10. Miscellaneous materials:
Hardener: non-metallic, quartz-silica, interior/exterior type, euclid surflex or equal
Grout: non-metallic, non shrink type.

11. Concrete mixes:
Standards: comply with ACI 301, 304, 305, 306, 311, 318, 347, CRSI "Manual of Standard Practice", and ASTM C94. Do not change mix design without approval. Calcium chloride admixtures are not permitted.
Maximum slump of poured-in-place concrete shall be 3" for slabs-on-grade and 4" for all other concrete.
For slabs-on-grade minimum flexural strength at end of 28 days shall be 650psi
Minimum compressive strength at end of 28 days shall be:
3,500 PSI Concrete shall be used at all interior concrete applications.
4,000 PSI Concrete shall be used at all porch and exterior locations.

12. Patch all concrete floors where removed for sub grade work with 4,000 PSI concrete.

13. Tolerance: plus 1/8" in 10' for grade, alignment, and straightness.

14. Provide 6 mil moisture barrier beneath all slabs. Lap edges a minimum of 2'-0".



LIZ HARRON, ARCHITECT

1147 Daisy Lane
East Lansing, MI 48823
517-505-6674

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BUILDER:

CARPET DEPOT
WAREHOUSE

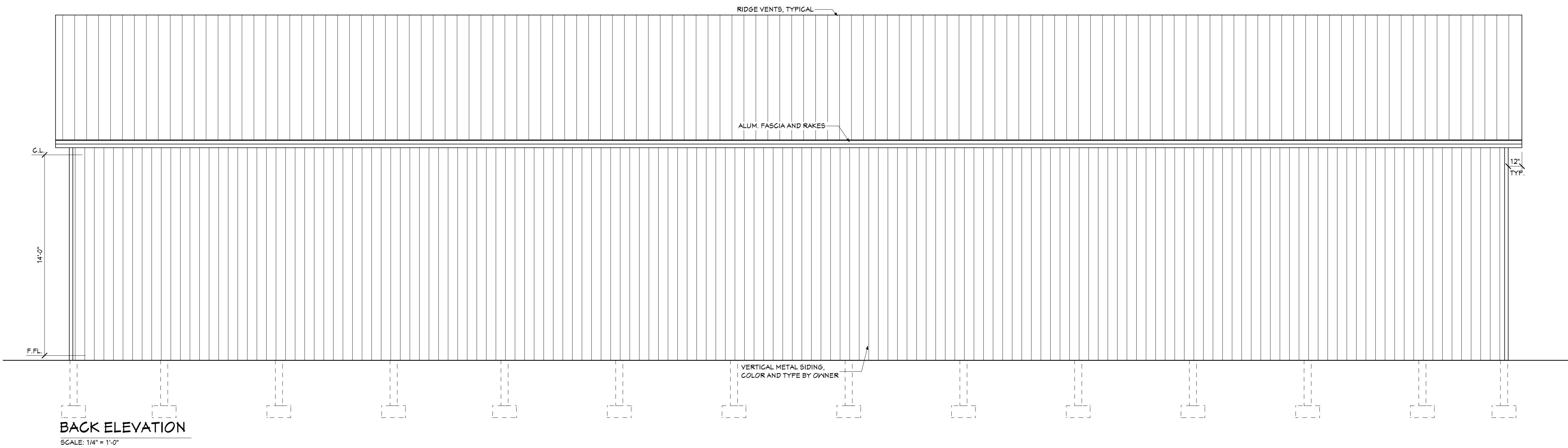
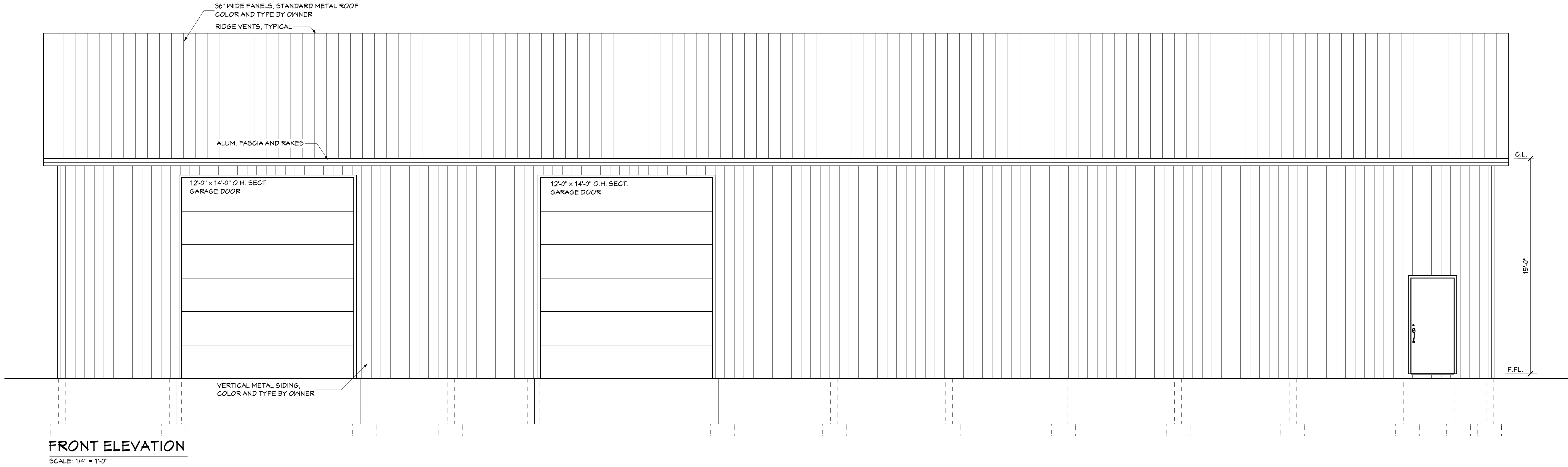
7978 E MICHIGAN 36
HAMBURG, MICHIGAN 48134

PLOT DATE:
07-20-2022
07-21-2022
08-06-2022

2284-22
PROJECT NUMBER:

S1.1

PAGE NUMBER:



LIZ HARROW, ARCHITECT

1147 Daisy Lane
East Lansing, MI 48823
517-505-6674

BUILDER:

CARPET DEPOT
WAREHOUSE

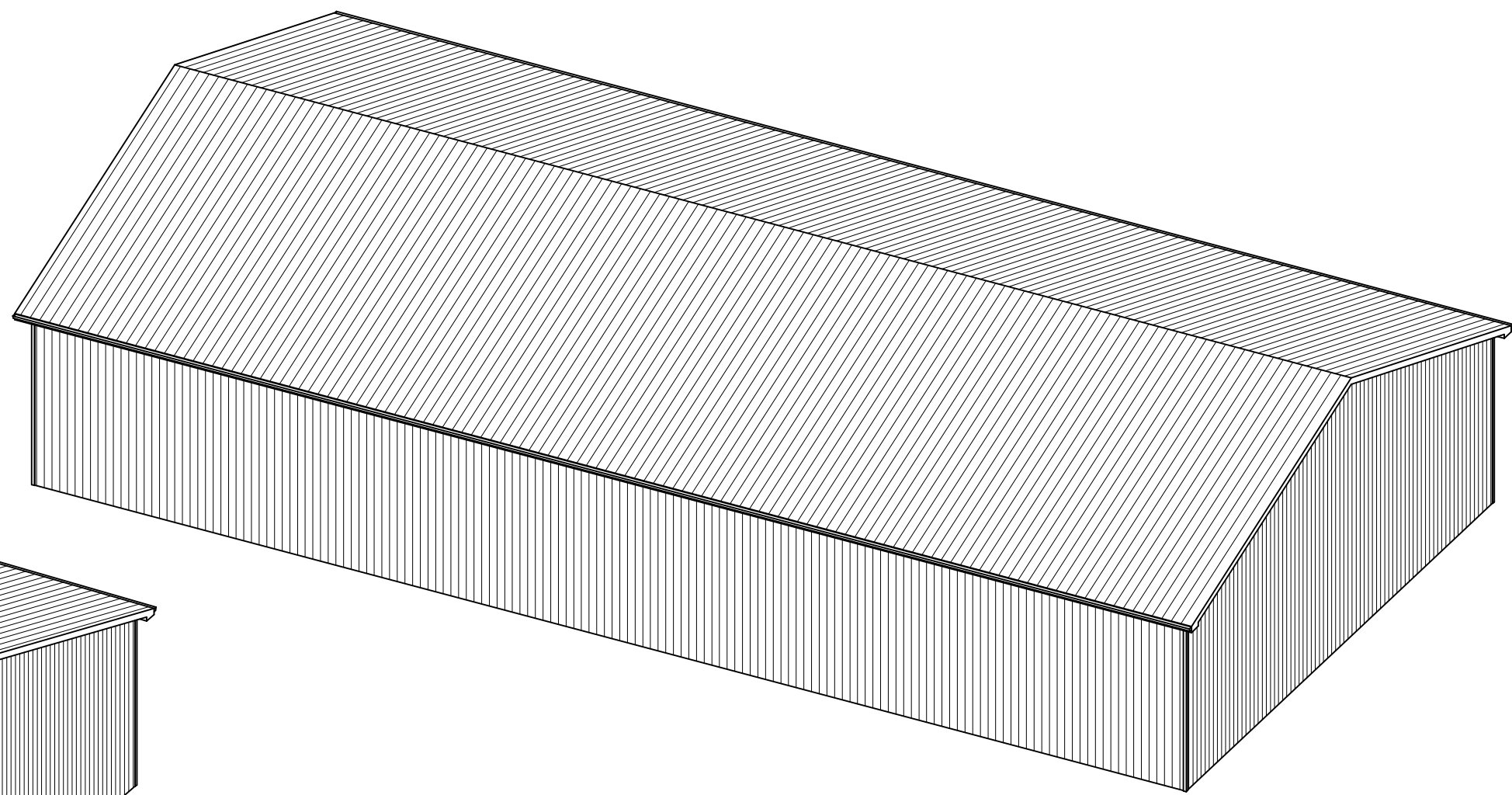
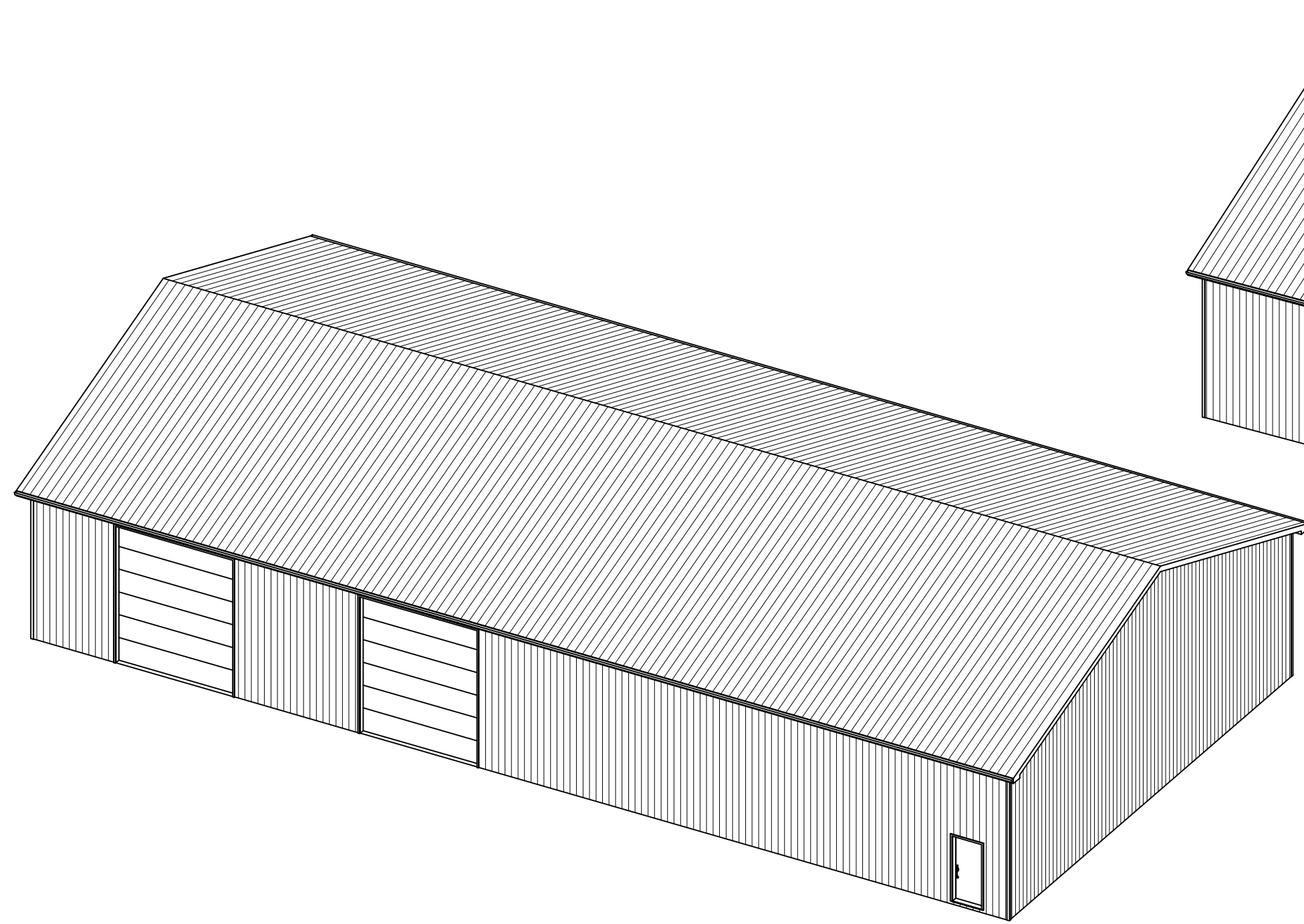
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PLOT DATE:
07-20-2022
07-21-2022
08-06-2022

2284-22
PROJECT NUMBER:

S1.2

PAGE NUMBER:



THE CONTRACTOR SHALL FOLLOW ALL LATERAL BRACING SHOWN ON TRUSS SHOP DRAWINGS. ADD 2x4 DIAGONAL BRACING THAT ZIG-ZAGS FROM ONE TRUSS TO THE NEXT ON TOP OF THE BOTTOM CHORD OF EACH TRUSS ALONG THE LONG SIDE OR BEARING SIDES OF BARN. NAIL TO THE BOTTOM CHORD WITH A MINIMUM OF 3 NAILS PER TRUSS

36" WIDE PANELS, STANDARD METAL ROOF
COLOR AND TYPE BY OWNER
1/2" O.S.B. ROOF SHEATHING
ENGINEERED TRUSSES @ 24" O.C.

PROVIDE "ICE SHIELD" FROM
EAVE EDGE AND EXTENDING
3'-0" MINIMUM INSIDE OF
EXTERIOR WALL

METAL DRIP

ALUMINUM FASCIA
COVER OVER 2x6
CONTINUOUS

ALUMINUM SOFFIT

2x12 TRUSS CARRIER

CARRIER, BOLT THROUGH

(2) 2x12 TRUSS

CARRIER IN-SET INTO

POSTS, BOLT THROUGH

VERTICAL METAL SIDING

PROVIDE INTERMEDIATE

BLOCKING BETWEEN

CARRIERS

ENGINEERED
TRUSSES @ 24" O.C.

HURRIGANE CLIPS

R-30 BLOWN
INSULATION

6 MIL. MOISTURE BARRIER

BETWEEN INSULATION

AND METAL LINER PANELS

METAL LINER PANELS AT

WALLS AND CEILINGS

6x6 POSTS @ 8'-0" O.C.

MAXIMUM

R-19 BATT INSULATION

2" x 4" PURLINS @ 24" O.C.

2x10 TREATED SKIRT

BOARDS, LEVEL WITH

BOTTOM OF SLAB

SLOPE GRADE AWAY FROM

BUILDING FOR DRAINAGE

2" x 4" TO RESIST UP-LIFT

CONCRETE FOOTING

PAD AT EACH POST.

ANCHOR POST INTO

CONCRETE PADS

NOTE: PROVIDE 2" x 6" DIAGONAL
BRACING 4'-0" DOWN AND 4'-0"
ACROSS THE TOP AND NAIL TO
THE POST AND THROUGH THE
DOUBLE TOP HEADER

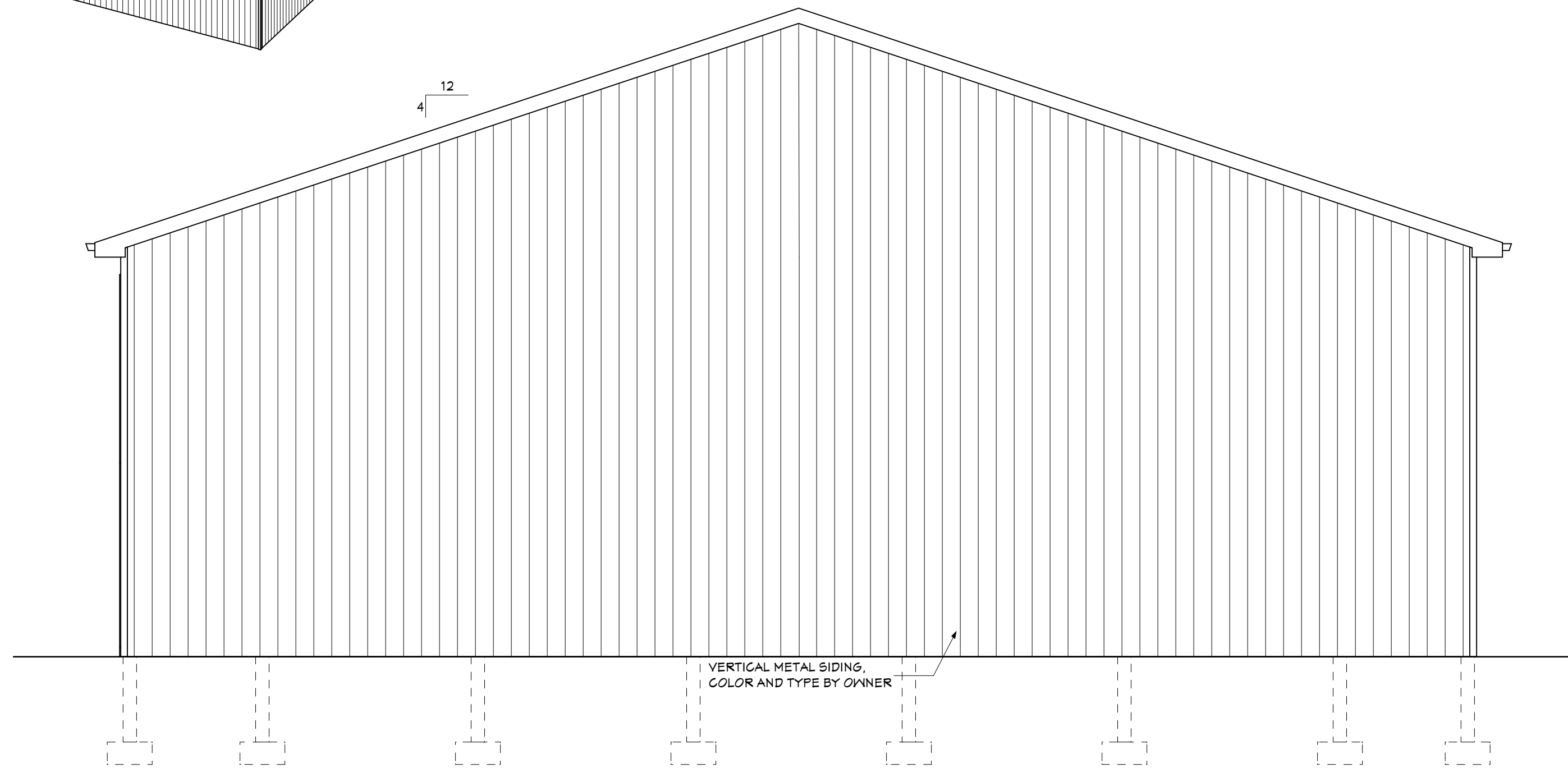
4" CONCRETE SLAB,
SAND FILL AS REQUIRED

(2) 2" x 48" FOAM

INSULATION, HORIZONTAL

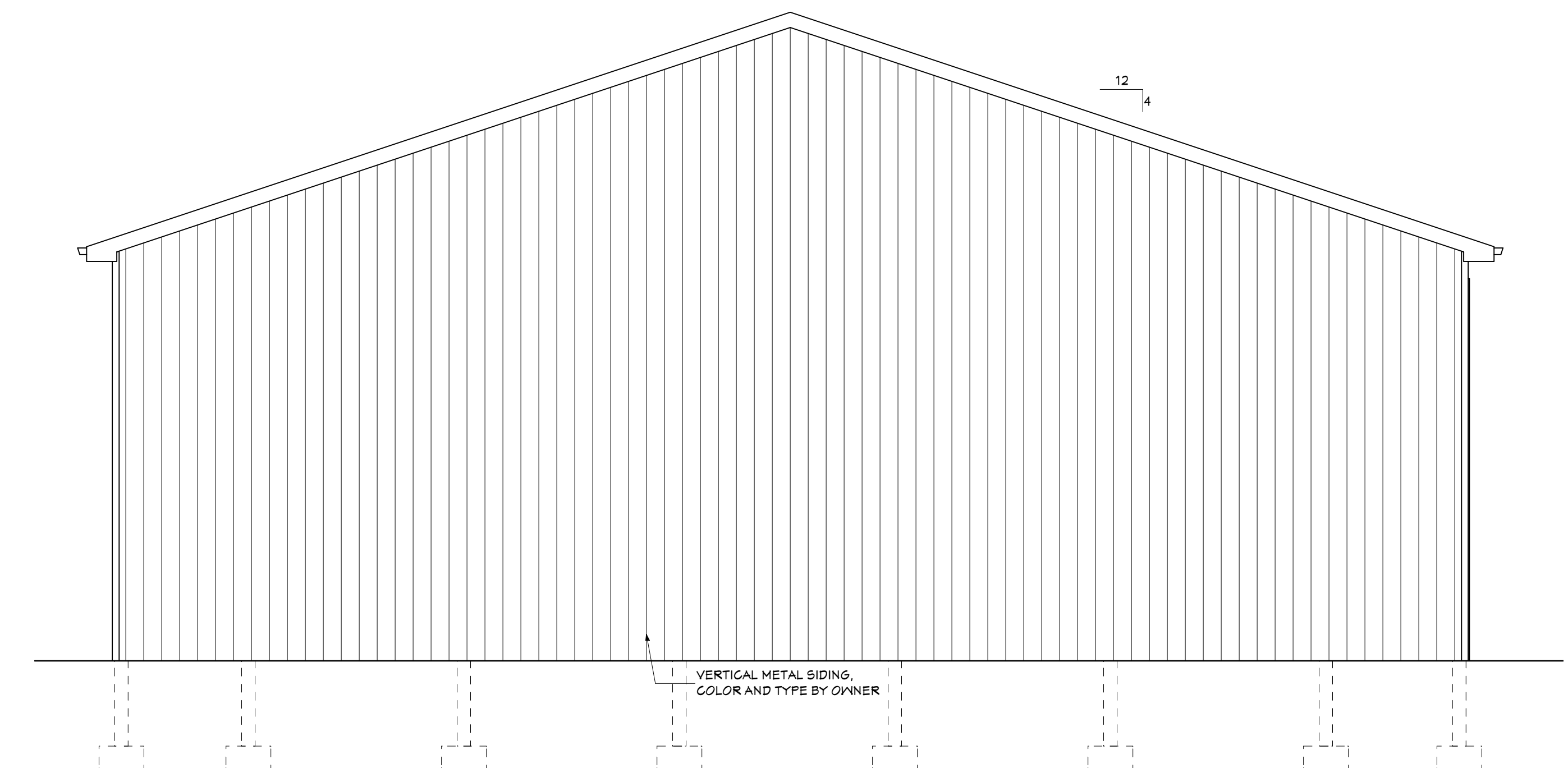
WALL SECTION

SCALE: 3/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

LIZ HARROW, ARCHITECT

1147 Daisy Lane
East Lansing, MI 48823
517-905-8874

BUILDER:

CARPET DEPOT
WAREHOUSE

7978 E MICHIGAN 36
HAMBURG, MICHIGAN 48134

PLOT DATE:
07-20-2022
07-21-2022
08-06-2022

2284-22
PROJECT NUMBER:

S1.3

PAGE NUMBER:

GENERAL FRAMING NOTES

1. Do not scale these drawings, use dimensions indicated on the drawings and those verified at the project site. Any dimensions or areas that are unclear on the drawings shall be clarified by the owner's representative. Scaling of the drawings or other methods to determine dimensions will not be acceptable.

2. All Contractors (General and Sub Contractors, Vendors, and Suppliers) shall reveal and verify all dimensions and shall notify architect in writing of any discrepancies prior to starting work. Starting work shall be contractor's acceptance of these documents being correct and valid as to their part of the work. Requests for changes based on these drawings after start of work will not be accepted.

3. Provide nailers, blocking and grounds where required. Set work plumb, level, and accurately cut.

4. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction.

5. Exterior doors concrete slab shall be flush with interior floor elevation with threshold no greater than 1/2" in height. Comply with barrier free design rules.

6. Structural wood framing requirements.
Based on spruce-pine-fir #2 or better
Fb= 875 psi Fc= 1,100 psi E=1,400,000 psi

7. Wood nailers, blocking, furring and sleepers: Construction grade, finish 4 sides, 15% moisture content

8. The maximum total deflection of wood beams shall not exceed 1/360 of the total span.
9. All wood beams shall have a minimum bearing of 4".

10. FLYWOOD: APA rated for use and exposure.
Roof sheathing: APA sheathing, exterior
Wall sheathing: APA sheathing, exterior

11. BUILDING PAPER: Asphalt saturated felt. Non-perforated

12. WOOD TREATMENT:
Preservative Treatment: Pressure treated with waterborne preservatives, to comply with AXPB LP-2 or LP-22, as applicable. Kiln dry to 15% max. moisture content. Treat wood exposed to deterioration by moisture, such as items in contact with roofing, flashing, waterproofing, masonry, concrete, or the ground.

13. Comply with manufacturer's requirements for cutting, handling, fastening, and working with treated materials.

14. Treat wood subject to insect attack.

15. Window headers shall be (3) 2" x 8" or (2) 2" x 10" with 1/2" plywood spacer

16. Nailing Pattern: Plywood for Shear Roof Diaphragm:
8d common nails spaced at 6" on center at panel edge and 12" on center in the field of panel.

17. Nailing Pattern: Exterior Wall Sheathing:
8d common nails spaced at 6" on center at panel edge and 12" on center in the field of panel.

ROOF FRAMING NOTES:

1. Do not scale the drawings, use dimensions indicated on the drawings, and those verified at the project site. Any demensions or areas that are unclear on the drawings shall be clarified by the owner's representative. Scaling of these drawings or other methods to determine demensions will not be accepted.

2. WOOD TREATMENT:
Preservative treatment: Pressure-treated with waterborne preservatives, to comply with AXPB LP-2 or LP-22, as applicable. Kiln dry to 15% max. moisture content. Treat wood exposed to deterioration by moisture, such as items in contact with roofing, flashing, waterproofing, masonry, concrete, or the ground.

3. Comply with manufacturer's requirements for cutting, handling, fastening, and working with treated materials.

4. Treat wood subject to insect attack.

5. All sill/sole plates shall be pressure treated.

6. Provide diagonal bracing at all wall corners, at each floor level.

7. Provide triple studs at bearing locations.

8. Coordinate work with other trades.

9. PREFABRICATED WOOD TRUSSES:
Provide a complete roof framing system that consists of a minimum of roof trusses, permanent lateral bracing, permanent diagonal bracing, strongbacks, and truss bearing connectors (wind hold down clips) and other materials as required.

10. PREFABRICATED WOOD TRUSSES:
Provide prefabricated gable, mono sloped, scissor, and girder & special profile trusses as required. Submit for review shop drawings and product data prepared by the truss manufacturer's structural engineer licensed in the State of Michigan. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers.

11. PREFABRICATED WOOD TRUSSES:
Truss profiles shown on drawings are generic and shall be verified with owner for each area. Provide trusses indicated, and special profile trusses as required to complete the project. Web members indicated are symbolic and the truss manufacturer's structural engineer shall engineer actual locations, spacing, connections and sizes of all truss chord, web and bracing members.

12. Provide plywood sheathing or horizontal ties as required by truss engineer to eliminate horizontal thrusts from scissor and other trusses onto exterior walls.

13. PREFABRICATED WOOD TRUSSES:
Standard dimension lumber connected by metal plates. Wood: Softwood meeting stress rating and design requirements. Metal plates: galvanized sheet steel, ASTM A 446, Grade A, Coating G60

14. Deliver, handle, and store materials in accordance with manufacturer's instructions.

15. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent contruction. Coordinate with work of other sections. Restore damaged components, clean and protect work from damage. Provide temporary and permanent bracing as required by design engineer and truss manufacturer.

16. Roof Trusses shall be tied to wall below to resist wind uplift in compliance with MBC. Truss manufacturer shall indicate required fasteners on truss shop drawings.

17. Provide truss shop & permanent bracing drawings prepared by engineer licensed in the State of Michigan. Submit copies to the building authority.

18. Provide temporary bracing during construction and truss erection as required by truss manufacturer.

19. Provide permanent bracing as required by truss manufacturer and as shown on permanent bracing drawings prepared by truss manufacturer structural engineer licensed in State of Michigan. Part of permanent bracing drawings shall include nailing schedule for Bracing

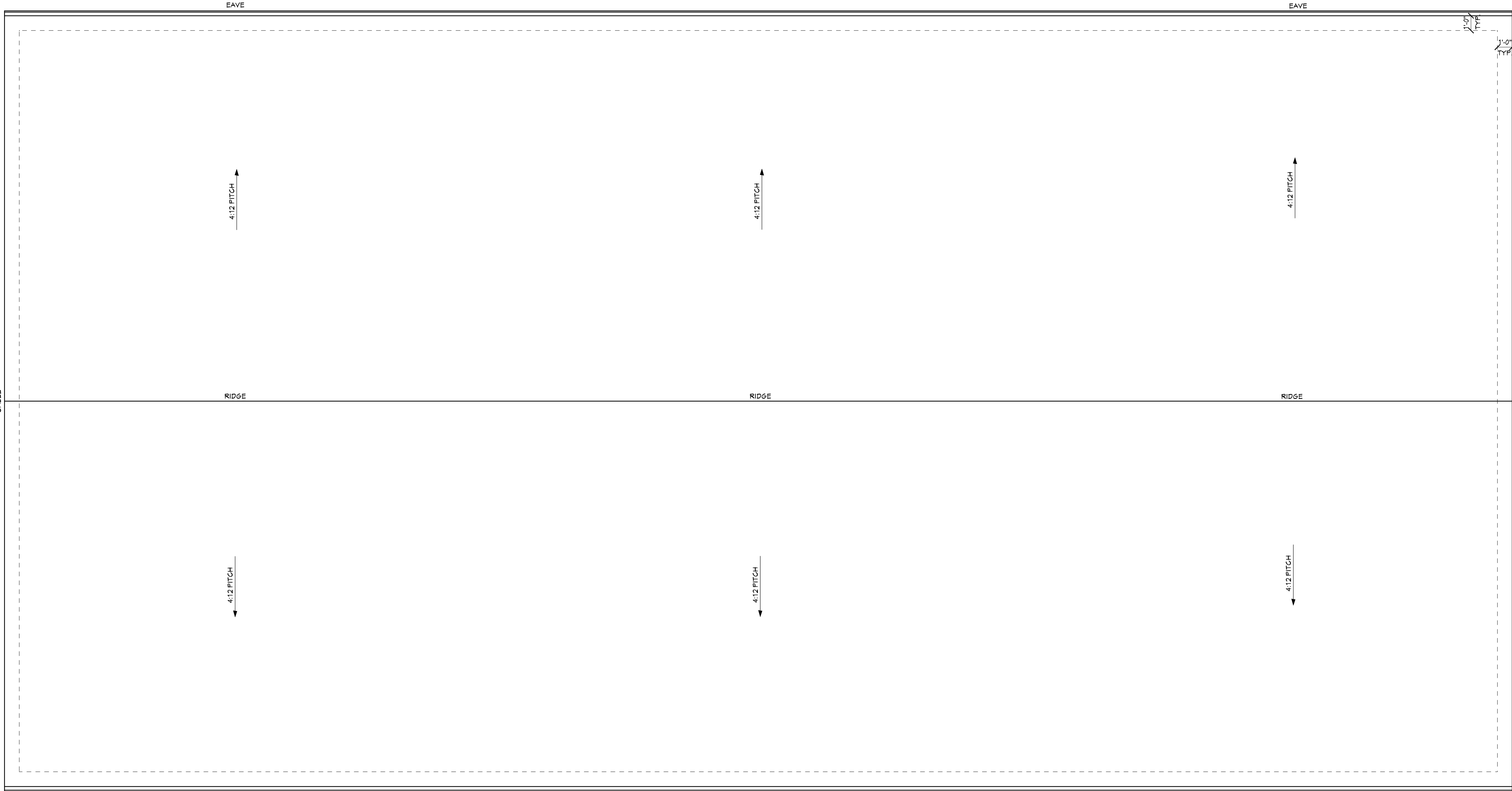
20. Provide continuous diagonal bracing at each line of lateral bracing.

21. Lateral roof truss bracing shall overlap a minimum of one truss space. Butt joint ends of bracing shall not be allowed.

22. Contractor shall provide for inspection of installed tTruss & permanent bracing system by engineer licensed in the State of Michigan.

23. Provide nailers, blocking and grounds where required. Set work plum, level, and accurately cut.

24. Owner/ Contractor shall have the trusses and truss bracing inspection in accordance with section 1104.3 of the building code and in accordance with the truss manufacturer.



ROOF PLAN
SCALE: 1/4" = 1'-0"

LIZ HARRON, ARCHITECT

1147 Daisy Lane
East Lansing, MI 48823
517-905-6674

BUILDER:

CARPET DEPOT
WAREHOUSE

7978 E MICHIGAN 36
HAMBURG, MICHIGAN 48134

2284-22
PROJECT NUMBER:

S1.4

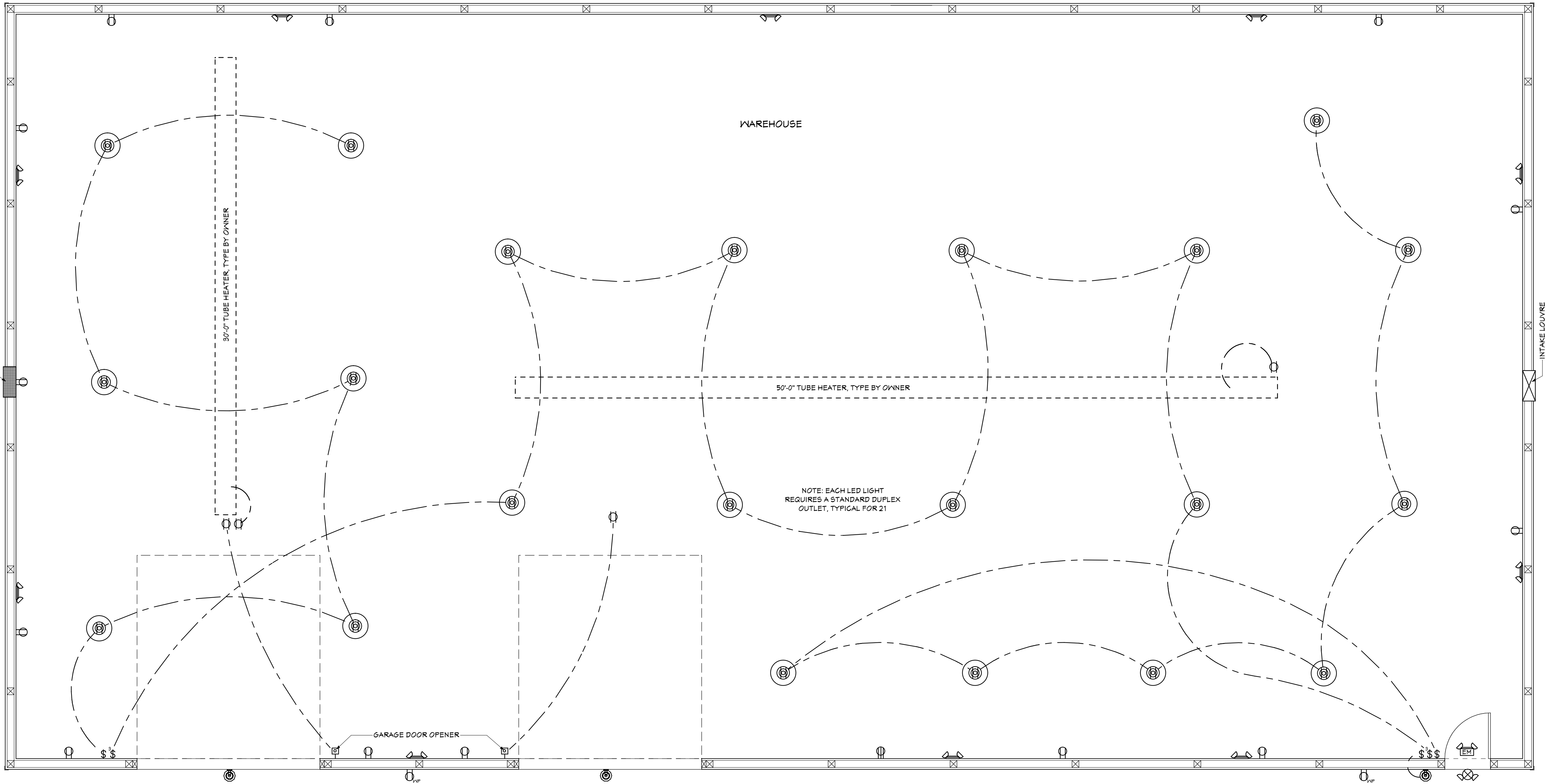
PAGE NUMBER:

GENERAL MECHANICAL NOTES

1. Install new systems as shown on drawings and in specifications and as required for complete, fully operational systems.
2. Contractor shall verify locations and sizes and routing before submitting bids. Relocate and/or replace existing equipment, ductwork, lighting, piping, valves, etc. as required to maintain operation of all systems.
3. Contractor shall verify all dimensions, structures, elevations, etc. and report to the construction manager any conflicts which may effect the work prior to starting. Any dimensions shown on the drawings are for reference only and shall be field verified prior to start of demolition or new work.
4. Arrange and pay for all permits and inspections required. All work shall be provided by a licensed contractor and in accordance with all state and local codes, and with the provisions of the latest editions.
5. Contractor(s) shall remove and haul away all debris, equipment, pipes, ducts, etc. from the site immediately upon removal. Failure to remove and clean debris from areas promptly shall result in construction manager option to remove them at contractor's expense.
6. Fill all unused holes in floors and walls with grout and seal.
7. In finish areas, cut and patch existing walls as required, to install all new mechanical work, unless otherwise indicated.
8. Contractor shall leave adequate clearance around all new equipment, fittings, valves, electrical panels, etc. for service and operation.
9. Coordinate entire installation of the HVAC system with the work of other trades prior to any fabrication or installation. Provide all fitting, offsets, and transitions as required for a complete workable installation.
10. Maintenance label shall be affixed to all mechanical equipment and a maintenance manual shall be provided for the owner's use.
11. Refer to electrical drawings and specifications for all electrical devices required.
12. All equipment, ductwork, piping, and other devices and materials installed outside of the building or otherwise exposed to the weather shall be completely weatherproofed.
13. All outside air intakes shall be a min 10'-0" from any exhaust fan discharge, piping vents, and other exhaust system.
14. Each mechanical and electrical trade shall provide membrane and through penetration fire stop systems as required by the code, and shall submit methods of fire stopping to the building official for approval prior to work starting.
15. All gas piping by mechanical contractor.
16. All fresh air ducts and exhaust fan ducts shall be terminated to the exterior of the building envelope via a weatherproof cap. Terminating into the attic shall not be permitted.
17. Builder/ Developer to provide a concrete pad for condensing units if required.

GENERAL ELECTRICAL
NOTES AND SPECIFICATIONS

1. All work shall be done in accordance with the latest edition of the National Electrical Code (NEC), and all state and local codes.
2. Coordinate the installation of all electrical equipment and connections with architectural and mechanical plans and equipment drawings.
3. All conductors shall be copper, aluminum conductors will not be acceptable.
4. Motor loads which are less than 6.0 amps shall be protected by a 15 amp circuit breaker.
5. Final connection to items subject to vibration shall be made with flexible metallic or liquidtight flexible metallic conduit. Install liquidtight flexible conduit in wet, damp, or corrosive atmosphere locations. Flexible metallic conduit or liquidtight flexible metallic conduit will not be approved for use as a grounding conductor. A separate green ground wire shall be installed in all flexible metallic conduit and liquidtight flexible metallic conduit.
6. All disconnect switches shall be standard duty type. Disconnect switches installed indoors shall be NEMA type 1. Weatherproof disconnect switches shall be NEMA type 3R.
7. All circuit breakers controlling or switching light fixtures shall be "SND" rated. All circuit breakers controlling HVAC equipment shall be "HACR" rated.
8. All receptacles installed on 15 amp and 20 amp circuits shall be of the grounding type.
9. All fractional horsepower motor starters shall consist of a horsepower rated toggle switch, thermal overload and red pilot light in a common enclosure. Enclosure shall be NEMA type 1 for indoor locations and NEMA type 3R for outdoor locations.
10. Back to back or through wall boxes shall not be used. Boxes installed on opposite sides of a fire rated partition shall be separated by 24" min.
11. All conduits run in floor slab shall be spaced a minimum of one conduit diameter apart except where they rise to a panel.
12. All device mountings heights shall comply with the State of Michigan barrier free requirements.
13. Electrical and data lines to be verified with lessee before construction begins.
14. Battery back-up exit and emergency lights shall be fed from the same circuit as normal lighting in their respective areas and be connected ahead of any local switches. Provide power for exterior signs.
15. Exit signs shall be internally or externally illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes, in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment, or an on-site generator.
16. All detectors shall be installed and maintained in operable condition per their manufacturer's recommendations.
17. Multi-purpose fire extinguishers with a minimum 2A-10BC classification shall be installed in or adjacent to the door of the heat plant room.



FIRST LEVEL PLAN:
ELECTRICAL/ MECHANICAL

SCALE: 1/4" = 1'-0"

FIXTURE LEGEND

LIGHT SWITCH	\$ \$ \$
220 OUTLET	⏏
DUPLEX OUTLET	⏏
WATER PROOF EXTERIOR OUTLET	⏏ WP
EMERGENCY EXIT LIGHT	EXIT
EMERGENCY EGRESS LIGHT	EXIT
EMERGENCY FLOOD LIGHT	FLOOD
EXTERIOR WALL PACK LIGHT	⊙
LED LIGHT FIXTURE	⊙

NOTE: EACH LED LIGHT
REQUIRES A STANDARD DUPLEX

HVAC SPECIFICATIONS

1. THERMOSTATS:
1) Comfort Sense 5000
2. O2/ CO2 Detector: Macurco CM6, Tx6 O2 Sensor interlocked with exhaust fan
3. Exhaust Fan: 24" Cook, 5000 cfm , 240v, 6.5 amps, with matching intake louver.
4. Tube Heater: Gordon Ray, BH 140, 140,000 BTU, 120v, 1 amp, verify with HVAC contractor
5. Make up air requirements based on Mechanical Code table 403.3

LIZ HARRON, ARCHITECT

1147 Daisy Lane
East Lansing, MI 48823
517-503-6674

BUILDER:

CARPET DEPOT
WAREHOUSE

7976 E MICHIGAN 36
HAMBURG, MICHIGAN 48134

PLOT DATE:
07- 20- 2022
07- 21- 2022
08- 06- 2022

2284-22
PROJECT NUMBER:

E1.1

PAGE NUMBER:

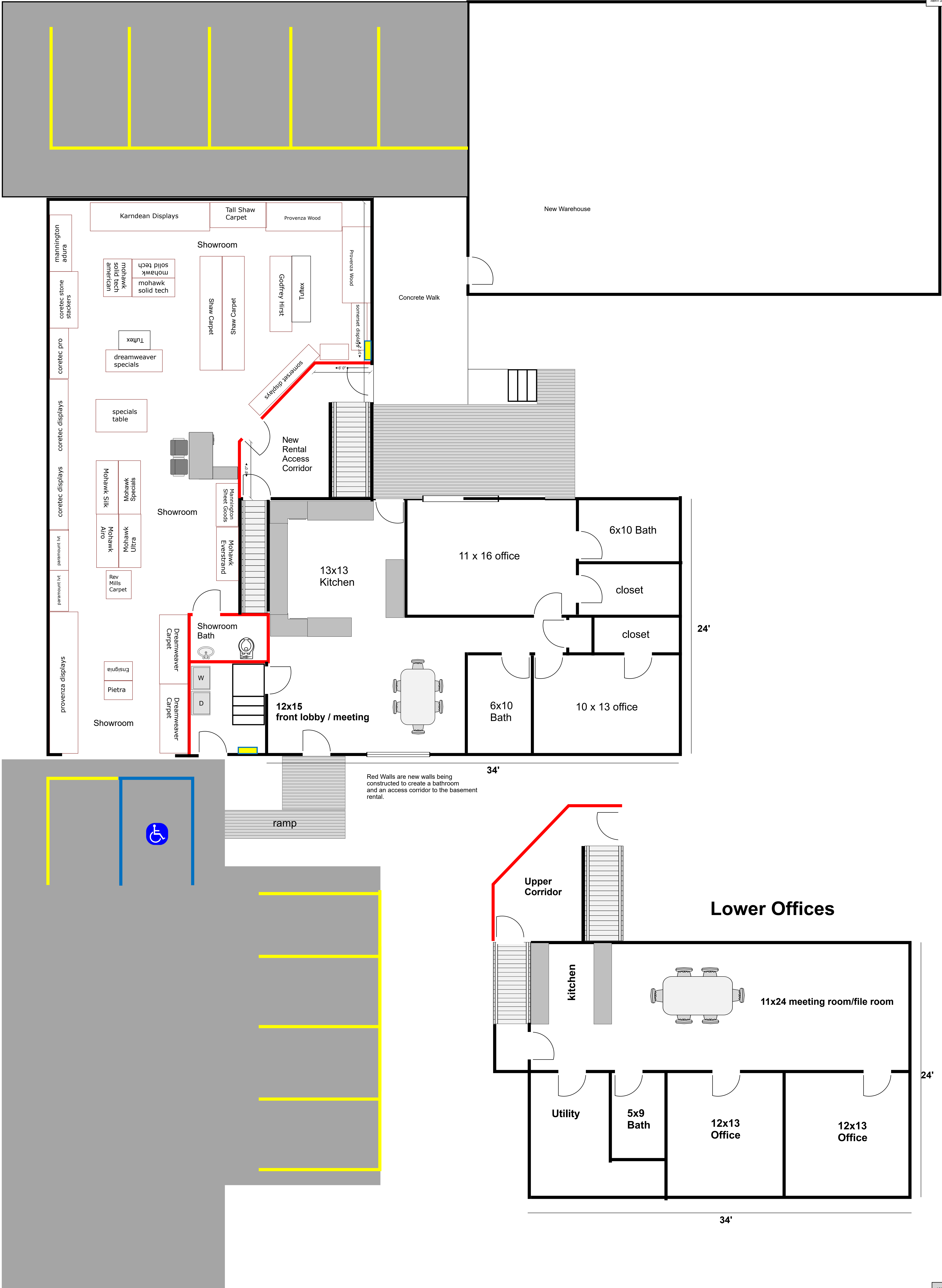


Exhibit C-Proposed front building elevation.





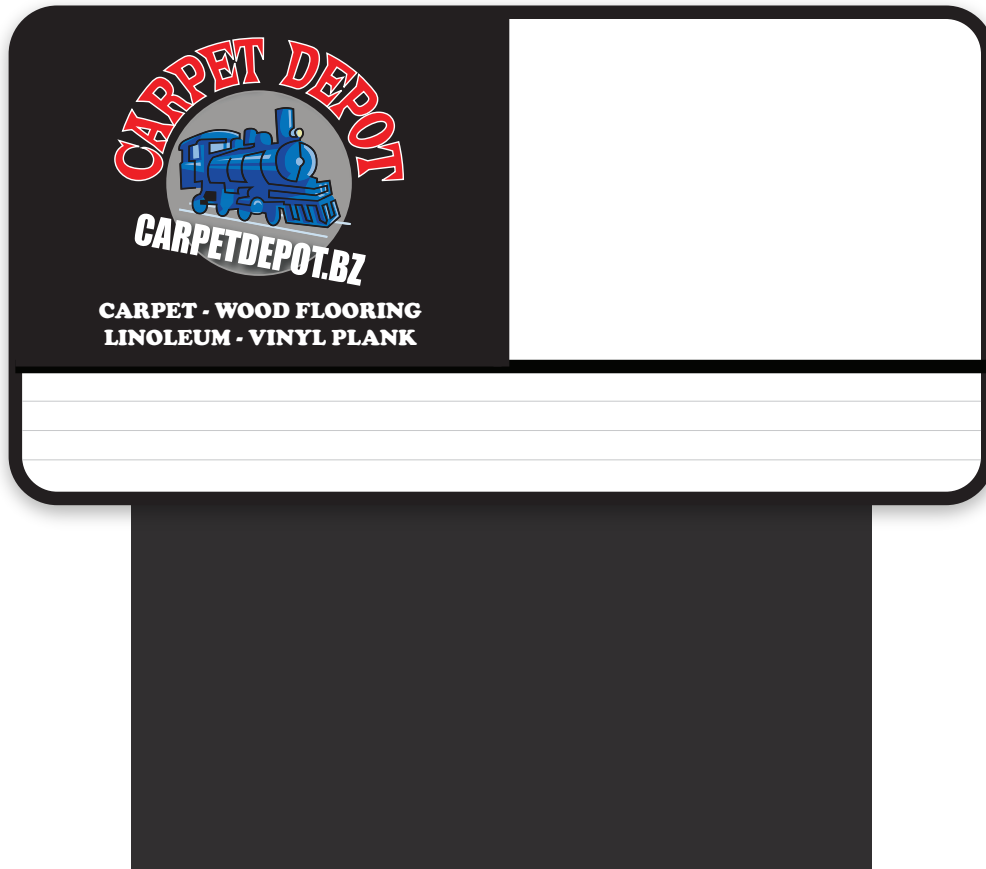
DESIGN PROOF

Item 5.

37 ENTERPRISE DR. ANN ARBOR, MI. 48103 ☎ 734.276.8585 🌐 HANDHSIGNS.COM ✉ DESIGN@H-HSIGNS.COM

Date: 10-3-22

Proof #: 4



Aluminum Excursion

Acrylic Faces

12" Wide 4' Tall 8' Long

Aluminum Skirt

4" Steel Tube In Ground 4' Encased In Concrete

Tap Out Led Sticks (Illuminated)

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I understand that after approving this proof, production will begin and no refunds will be given.

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☐ Approved as is. ☐ New proof required.



DESIGN PROOF

Item 5.

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Date: 9-3-21

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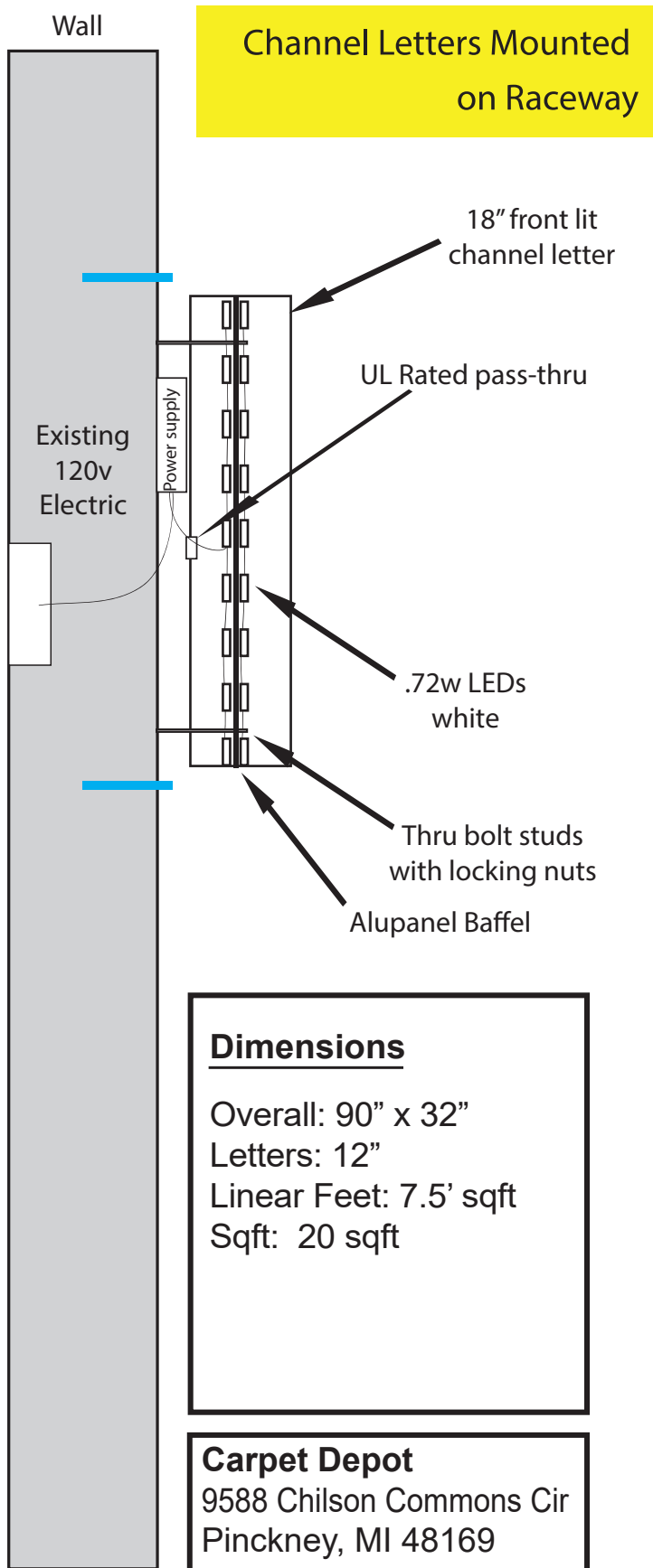
I understand that after approving this proof, production will begin and no refunds will be given.

Signature: _____

Date: 9-3-21

Printed name: _____

☒ Approved as is. ☐ New proof required.



Aluminum letter
w welded fabrication



Proposed sign location

Attached with 3/8" through bolts

Sign to be wired to existing electrical in junction box.
 Studs will be secured & siliconed.
 Disconnect switch will be visible and within sight.
 Sign face is .177" clear polycarbonate - diffused.
 front lit with 12v white low voltage LEDs.



Fee: 1,200
escrow: 3,500
\$4700



Hamburg Township

a great place to grow

FAX 810-231-4295
PHONE 810-231-1000

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

PSPA 22-0003
Item 5.

SITE PLAN APPROVAL APPLICATION



Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.

Application fees and review fees are required at the time of application.

In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:** ☐ Open Space ☐ Echo ☐ Residential ☐ Condominium
☐ Apartments ☒ Commercial ☐ Industrial ☐ PUD ☐ Hardship PUD
2. **TYPE OF APPLICATION:** ☐ Preliminary Site Plan ☐ Optional Conceptual Site Plan Review by Planning Commission
☐ Final Site Plan ☒ Combined - Preliminary/Final Site Plan
☐ Minor Site Plan ☐ Site Plan Amendment (less than 25% area of site being changed) ☐ Site Plan Amendment (26% or more of site being changed)

3. **PROJECT NAME:** 7878 M-36 REMODEL & WAREHOUSE BUILDING Submittal Date: 9-16-2022

4. **PROJECT ADDRESS:** 7878 M-36, WHITMORE LAKE, MI 48189

Tax Code Numbers: 15 - 25-200-003 15 - 15 -
15 - 15 - 15 -

☒ Metes & Bounds Parcel ☐ Subdivision Lot Numbers:

Zoning District Classification: VC, VILLAGE CENTER

Floodplain Classification: ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE

Number of Lots Proposed: N/A

Acreage of Project: 1.05 ACRES (GROSS), 0.93 ACRES (NET/DEVELOP)

5. **PROJECT DESCRIPTION:** REMODEL OF EXISTING BUILDING TO BE CONVERTED INTO CARPET SHOWROOM & OFFICE SPACE, PROPOSED 5,000 S.F. WAREHOUSE BUILDING, PROPOSED PAVING OVER EXISTING GRAVEL DRIVE & PARKING AREAS, PROPOSED DUMPSTER ENCLOSURE, PROPOSED LANDSCAPING & PROPOSED RETENTION BASIN FOR ON-SITE STORMWATER.

RECEIVED

SEP 19 2022

6. **OWNER/PROPRIETOR INFORMATION:**

Name: BRAD HASKIN Phone Number(s): (517) 404-5977
Email: DBHASKIN@GMAIL.COM Address: PO BOX 146
City: HAMBURG State: MI Zip: 48139

7. **APPLICANT:**

Name: CARPET DEPOT, INC. ATTN: DOUG HILL Phone Number(s): (810) 844-3306
Email: DOUG@CARPETDEPOT.BZ Address: 3659 JUNIOR DRIVE
City: PINKNEY State: MI Zip: 48169

8. **DESIGNER INFORMATION:**

Name: GREENTECH ENGINEERING, INC. Phone Number(s): (248) 668-0700
Email: CHAD@GREENTECHENGINEERING.NET Address: 51147 PONTIAC TRAIL
City: WIXOM State: MI Zip: 48393

9. **SPECIAL USE PERMIT:**

Is a Special Use Permit required for this project? ☒ No ☐ Yes

IF YES, Attach Special Use Permit Application Form with this site plan review application form

APPLICANT CERTIFICATION:

I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE:  DATE: 9-16-22

*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

RECEIVED

SEP 19 2022

Hamburg Township
Planning and Zoning Department

PRELIMINARY & FINAL SITE PLAN **CHECKLIST**

Each preliminary & Final Site Plan submitted for review shall provide the following information at the time of application.

A. General Information

- ☐ 1. Name and address of the proprietor and proof of ownership, developer, and registered engineer, registered surveyor, registered architect, registered landscape architect, or registered community planner who prepared the site plan.
- ☐ 2. Date of plan preparation, north arrow, and scale of plan, which shall not be greater than one inch equals twenty feet (1" = 20') nor less than one inch equals two hundred feet (1" = 200').
- ☐ 3. Full legal description of parcel and dimensions of all lot and property lines showing the relationship to abutting properties, and in which district the subject property and abutting properties are located.
- ☐ 4. Area map showing the relationship of the parcel to the surrounding area within one-half mile.
- ☐ 5. The location and description of all existing structures within one hundred feet (100') of the parcel.

B. Physical Information

- ☐ 1. Proposed plans for site grading, surface drainage, water supply and sewage disposal.
- ☐ 2. The location of existing and proposed landscaping, buffer areas, fences, or walls on the parcel.
- ☐ 3. Existing and proposed structure information including the following:
 - a. Footprint location, dimensions and setbacks.
 - b. Finished floor and grade line elevations.
 - c. Elevations drawings that illustrate building design, size, height, windows and doors, and describe construction materials. Elevations shall be provided for all sides visible from an existing or proposed public street or a residential zoning district.
 - d. The Planning Commission may require a color rendering of the building elevation required in paragraph c.
 - e. Proposed materials and colors shall be specified on the site plan. Color chips or samples shall also be submitted at or prior to the Planning Commission meeting to review the site plan. These elevations, colors and materials shall be considered part of the approved site plan.
- ☐ 4. The location and dimensions of all existing and proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel.
- ☐ 5. The location, dimensions, and numbers of off-street parking and loading spaces.

RECEIVED

SEP 19 2022

doug@carpetdepot.bz

From: Brad Haskin <brad@awtworks.com>
Sent: Friday, September 16, 2022 8:59 AM
To: Doug Hill
Subject: Letter

Hamburg Township,

This letter is to grant Doug Hill of Carpet Depot to speak on behalf of developing the property at 7878 M-36 Hamburg, MI 48139. The property is under contract for Doug to purchase from me, Dennis Haskin. Thank you for your consideration.

Dennis Haskin
517-404-5977

--
Brad Haskin, President
O: 800.273.9978



RECEIVED

SEP 19 2022

Hamburg Township
Planning and Zoning Department



RECEIVED

SEP 19 2022

Hamburg Township
Planning and Zoning Department

September 16, 2022

Doug Hill
Carpet Depot, Inc
9600 Chilson Commons Cir.
Pinckney, MI, 48169

Dear Mr. Doug Hill:

This letter is to confirm that your loan request for the purchase of commercial real estate at 7878 M-36, Hamburg Township, Michigan, as well as funding for construction on the subject property has been approved by the bank contingent upon final SBA 504 approval and authorization.

Currently, the Michigan Certified Development Corporation is in their final phases of the SBA underwriting to submit for final approval.

Please feel free to reach out to me with any further questions.

Kind regards,

A handwritten signature in black ink, appearing to read "James R. Johnston", written over the "Kind regards," text.

James R. Johnston
Vice President



September 30, 2022

Mr. Chris Madigan, Planning Administrator
Hamburg Township
10405 Merrill Road
Hamburg, Michigan 48139-0157

Re: 7878 M-36 Site Plan Review

Dear Mr. Madigan

We have reviewed the final site plan for the above referenced project, dated September 16, 2022, as prepared by Green Tech Engineering, Inc. We offer the following comments for your consideration:

1. The petitioner is proposing a retention basin for the storm water management plan. In accordance with the Livingston County Drain Commissioner standards, the following should be provided:
 - The entire tributary area must be taken into account. It appears offsite drainage from the west will need to be accounted for.
 - The petitioner must submit infiltration test pit results or infiltration results from a soil boring taken within the basin bottom. The retention basin shall be able to dewater a 100-year storm with 72 hours based on the infiltration rates.
 - An overflow from the basin must be provided that is not injurious of downstream structures or features.
2. The southern parking lot as currently shown will drain to the south. The petitioner should make accommodation for the storm water to be directed to the retention basin or provide additional grading information showing how water is directed around the site.
3. An existing 4" pipe is shown leaving the property to the south on Sheet 2 (existing conditions). The petitioner should remove or otherwise address the pipe in the proposed conditions.
4. The petitioner should provide relevant construction details, such as pavement section.
5. Proposed parking spaces are shown abutting the existing house. The petitioner should include parking blocks or other protection and address any access issues caused by parked cars.

In summary, we do not recommend approval of the final site plan.

If you have any questions, please contact me at (734) 657-4925.

Sincerely,

Ted Erickson
Digitally signed by Ted Erickson
DN: cn=Ted Erickson, email=t Erickson@imegcorp.com,
c=US, o=IMEG Corp, ou=Ted Erickson
Date: 2022.09.29 09:46:35 -0400

Ted L. Erickson, P.E.
Principal



Hamburg Township Public Safety – Fire Division Item 5.

10100 VETERANS MEMORIAL DRIVE
P.O. Box 157 ♦ HAMBURG, MI 48139-0157
PHONE: 810-222-1100 ♦ FAX: 810-231-9401
E-MAIL: HTFD@HAMBURG.MI.US

DEPUTY FIRE CHIEF JORDAN ZERNICK

To: Hamburg Twp. Zoning

From: Deputy Chief, Jordan Zernick

CC: Deputy Director – Fire Division Jeffrey Newton

Subject: Site Plan Review – 7878 E M36 (Carpet Depot)

Date: August 29, 2022

I have completed the plan review of the Site Plan submittal for the proposed Carpet Depot Facility in Hamburg Township. The review was based on the applicable Fire Code and Hamburg Township Ordinance Requirements.

The plans are approved as submitted with the following requirements, revisions and clarification:

1. Building shall be required to have a 3200 series Knox Box placed on the building.
Location to be approved by the Fire Code official.
2. Any alterations to these submitted plans shall require the submittal of As Built plans.
Plans shall be submitted directly to the Hamburg Township Fire Department.
3. Architectural Building plans shall be submitted for review by the Fire Department.
4. Drive isle shall be required to have a minimum width of not less than 20 Feet.

This approval is subject to field inspection. This approval shall be valid for one year. If construction has not begun within 12 months of the date on this letter the plans must be resubmitted for approval. This approval does not exempt the project from complying with all applicable codes. Additional submittals and approvals may be required.

Deputy Chief Jordan Zernick

From: [Seif, George \(MDOT\)](#)
To: [Fournier, Laurent \(MDOT\)](#); [Scott Pacheco](#)
Cc: [Chris Madigan](#)
Subject: RE: Site Plan Review at 7878 M-36
Date: Wednesday, September 21, 2022 11:47:26 AM
Attachments: [image001.jpg](#)

Hi Scott,

The plans also need to include the following:

- Driveway approach cross section
- Proposed driveway sidewalk cross section and detailed grades.
- Include current version of MDOT standard plans R-29 and R-30

Thank you
George

From: Fournier, Laurent (MDOT) <FournierL@michigan.gov>
Sent: Wednesday, September 21, 2022 11:40 AM
To: Scott Pacheco <spacheco@hamburg.mi.us>; Seif, George (MDOT) <SeifG@michigan.gov>
Cc: Chris Madigan <cmadigan@hamburg.mi.us>
Subject: RE: Site Plan Review at 7878 M-36

Scott,

I have a few comments/questions :

- Do you have any idea about what kind of traffic your store is going to generate? Hourly or daily.
- Please show on the plan where the MDOT ROW line is. The proposed monument sign seems to be within MDOT ROW. Please remove from MDOT ROW.
- Please use MDOT GEO-680 for commercial driveway design.

Let me know if you have any question,



Laurent Fournier
Traffic and Safety Engineer
Brighton TSC
10321 E. Grand River, Suite 500
Brighton, MI 48116
(517) 243-9776 | fournierl@michigan.gov

From: Scott Pacheco <spacheco@hamburg.mi.us>
Sent: Wednesday, September 21, 2022 10:52 AM
To: Fournier, Laurent (MDOT) <FournierL@michigan.gov>; Seif, George (MDOT) <SeifG@michigan.gov>
Cc: Chris Madigan <cmadigan@hamburg.mi.us>
Subject: Site Plan Review at 7878 M-36

CAUTION: This is an External email. Please send suspicious emails to abuse@michigan.gov

George and Laurent:

The attached plans are to convert an existing home at 7878 M-36 into a commercial business. This use will be for a carpet sales store (Carpet Depot) The project will convert the existing house into the showroom and offices for the carpet sales business and a new 5,000 sq. ft. pole barn will be added to the rear of the site to store the product. These plans have recently been submitted for Site Plan review and as always we would like MDOT to get involved in the process as early as possible. So the township is sending these plans to you for initial review comments. If you could provide any comments that you may have on this project by October 5, 2022 that would be very helpful. We will include your comments in the reports that are forwarded to the applicant and the planning commission.

Also as with all site plans reviewed by the Township if the plans are approved by the Planning Commission staff does suggest that the following is a condition of approval:

Prior to the issuance of a land use permit as needed all appropriate local, county, state and federal agencies, including, but not limited to, Hamburg Township Fire, and Public Works Departments, the Livingston County Road Commission, Drain Commissioner, and Health Department; and the Michigan Department of Environment, Great Lakes and Energy and Transportation shall be received.

Thank you in advance for you review of this project.

Scott Pacheco, AICP
Hamburg Township
Planning and Zoning

From: [Chad Holdwick](#)
To: [Scott Pacheco](#)
Cc: doug@carpetdepot.bz
Subject: FW: 7878 M-36 Site Plan
Date: Wednesday, November 9, 2022 10:40:28 AM
Attachments: [image001.jpg](#)
[image002.png](#)

Hello Scott,

Please see the below email correspondence with MDOT for your records. Just thought it may be something you'd like to see at this point in the process.

Thank You,
Chad Holdwick, EIT, LSIT



51147 W. Pontiac Trail
 Wixom, Michigan 48393
 Phone: (248) 668-0700 Ext 212
 Fax: (248) 668-0701

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From: Chad Holdwick <chad@greentechengineering.net>
Sent: Wednesday, November 9, 2022 10:38 AM
To: 'Seif, George (MDOT)' <SeifG@michigan.gov>; 'Fournier, Laurent (MDOT)' <FournierL@michigan.gov>
Cc: 'doug@carpetdepot.bz' <doug@carpetdepot.bz>
Subject: RE: 7878 M-36 Site Plan

Hello George,

Thank you for the speedy turnaround on this. Having this information prior to our Planning Commission meeting is very helpful!

Thank You,
Chad Holdwick, EIT, LSIT



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From: Seif, George (MDOT) <SeifG@michigan.gov>
Sent: Wednesday, November 9, 2022 10:22 AM
To: Chad Holdwick <chad@greentechengineering.net>; Fournier, Laurent (MDOT) <FournierL@michigan.gov>
Cc: doug@carpetdepot.bz
Subject: RE: 7878 M-36 Site Plan

Hi Chad,

Below please find my responses in [blue](#).

Thank You

George N. Seif
 Assistant Operations Engineer
 Michigan Department of Transportation
 Brighton TSC
 FONDA Place Suite 500
 10321 E. Grand River Ave.
 Brighton, MI 48116
 Cell: 313-575-5412
 Fax: 810-227-7929

Thank you
 George

From: Chad Holdwick <chad@greentechengineering.net>
Sent: Friday, November 4, 2022 1:47 PM
To: Seif, George (MDOT) <SeifG@michigan.gov>; Fournier, Laurent (MDOT) <FournierL@michigan.gov>
Cc: doug@carpetdepot.bz
Subject: 7878 M-36 Site Plan

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Hello George & Laurent,

Below are the initial comments you provided for the proposed warehouse project at 7878 M-36 in Hamburg Township. We have responded to your comments in [red](#). Along with those responses are questions in [green](#). I have attached the site plan for reference.

From Laurent:

- Do you have any idea about what kind of traffic your store is going to generate? Hourly or

daily.

- The store on a good busy day may have 7-8 customers but an average daily count would be more like 3-4. Other than that, 2 installation crews will come in the mornings to load up daily and deliveries 2-3 times per week from vendors. No additional information needed.
- Please show on the plan where the MDOT ROW line is. The proposed monument sign seems to be within MDOT ROW. Please remove from MDOT ROW.
 - We will represent the MDOT ROW line more boldly on the site plan so there is no confusion. The proposed monument sign will not to be located within the MDOT ROW.
- Please use MDOT GEO-680 for commercial driveway design.
 - Which MDOT GEO-680 configuration should be used? The below commercial driveway located on page 5? Would curb & gutter be required? Is there a minimum entering radius, exiting radius, & driveway width MDOT would like achieved for this project? No curb and gutter will be required unless sidewalk and ADA ramp grades require it. The Radius for both entering and exiting should be 40'.



From George:

- Driveway approach cross section
 - Is there is typical asphalt cross-section MDOT would suggest for this project? The pavement cross section within MDOT ROW must match the thickness of the existing HMA. The proposed cross section for pavement replacement must be a min of 7" of 4E3 HMA placed in 2-2.5" lift thicknesses (wearing course of a 5E3 mix Can be used.) over 16" 21AA aggregate base. An alternate base section if preferred would be 6" of 21AA over 18" of sand meeting Granular Material CL II requirements. The aggregate base must be shown as going 1' outside of the proposed pavement.
 -
- Proposed driveway sidewalk cross section and detailed grades.
 - For this project, what cross-section would MDOT suggest for this driveway? More detailed grading will be provided.
- Include current version of MDOT standard plans R-29 and R-30
 - Based on Laurent's responses above, which type opening would MDOT like for this project? If no curb and gutter are required, R-29 can be omitted.

Per these comments provided we have a few follow-up questions prior to our Township Planning

Commission meeting:

Additionally, does MDOT have any issues with the proposed location of the commercial drive approach? The proposed paved approach is being placed on the existing gravel approach. As long as the driveway and both Radii are located within the property limits, MDOT does not oppose the Driveway location.

Please contact me if you have any follow up questions/comments. We appreciate the help & coordination as we would like this project to be completed as smoothly & timely as possible now that we are on the Township agenda.

Thank You,
Chad Holdwick, EIT, LSIT



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Wixom, Michigan 48393
Phone: (248) 668-0700 Ext 212
Cell: (810) 599-8036
Fax: (248) 668-0701

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October 25th, 2022

Douglas Hill
3659 Junior Drive
Pinckney, MI 48169

Regarding: 7878 E. M-36
Carpet Depot (Former Single-Family Home)
(Tax Parcel I.D. No. 15-25-200-003)
REU Review/Re-evaluation

Dear Mr. Hill:

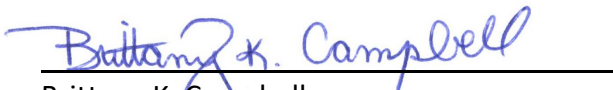
Per the October 21st, 2022 application filed by Douglas Hill for a new commercial retail project sewer tap review, we offer the following re-determination of the REU value for the current residential property located at 7878 E. M-36.

1. The existing home currently occupies 1,362 SF and will be converted and used as office space. Pursuant to the Code of General Ordinances for Hamburg Township, Chapter 14 – Environment; Article III. – Wastewater Treatment and Administration (formerly Ordinance No. 69H), Schedule 1, Appendix 1, Table of Unit Factors, the former use, a single-family home, was assigned a REU value of 1.00 REU.
2. The original structure, which is to be converted in use from a single-family home to an Office Building (general) shall be assigned an REU value of 0.54 REUs (1,362 SF x 0.40/1000 ft²) pursuant to the Ordinance.
3. The 35' x 60' garage shall be converted to a new retail show room with the addition of a handicap bathroom with a single toilet and sink. The show room shall be assessed as a Retail Store calculated at 1.00/premise + 0.10/1000 ft². The 2,100 SF show room shall be assigned an REU value of 1.21 REUs.
4. A new 50' x 100' Warehouse shall also be constructed on the property for use as storage only. There will not be any water usage in this building. The new 5,000 SF warehouse shall be assessed as a Warehouse/Storage Building calculated at 0.10/1000 ft². The warehouse shall be assigned an REU value 0.50 REUs.
5. Based on the above determination of 2.25 REUs for the new Carpet Depot, the Direct Connection Fee is \$16,875.00 (2.25 REUs at \$7,500.00 per REU). The former property occupied as a single-family home was allocated a REU value of 1.00 REU, which shall be credited to the final total due.

6. The net change for the proposed office, retail and warehouse use is an increase of 1.25 REUs, which amounts to a \$9,375.00 (1.25 REUs x \$7,500.00 per REU) increase in the direct connection charge assigned to this property. The attached spreadsheet, dated October 24th, 2022, illustrates the above determination.
7. The Owner will be required to install a water meter pursuant to Township Ordinance to be installed on the water supply line servicing the office and show room building(s). The water meter shall be purchased through the Township. After two (2) years of meter readings have been obtained the REUs assigned to the premises may be recalculated and billed based on the actual water usage and the O & M bill adjusted accordingly.
 - The Township has one-inch (1") and three-quarter (3/4") water meters in stock and available for purchase. Please note that you can install the meter yourself or hire a licensed plumber of your choice for the proper installation.
8. The Ordinance (formerly known as Ordinance No. 69H) allows re-determination and adjustment of the User Charge based on actual metered water consumption but does not allow a reduction in the Connection Fee.
9. The additional REU fees, as calculated, shall be paid in full prior to the issuance of the Land Use Permit for this new use.

The quarterly Operation and Maintenance (O & M) charges shall be increased from 1.0 REU to 2.25 REUs upon receipt of the Certificate of Occupancy from the Livingston County Building Department.

Sincerely,



Brittany K. Campbell
Hamburg Twp. Utilities Coordinator

cc: Patrick J. Hohl, Township Supervisor
File

FAX (810) 231-4295
TELEPHONE: (810) 231-1000



Item 5.

P.O. Box 157
10405 Merrill Road
Hamburg, MI 48139

Opinion of Probable Cost

Project 7878 E. M-36
Community Hamburg Township
Section
Basis for Estimate ☐ Conceptual
☐ Preliminary
☒ Final (10/25/22)
Date 10/25/22
By BKC

Determination of Residential Equivalent Units (REUs) per Ordinance 69H (Former Single-Family Home)

Item	Unit ID	Sq. Ft	REU Usage Factor		REUs
1	Carpet Depot				
	Tax Parcel I.D. No. 15-25-200-003				
2	Offices (General)	1,362	0.40/1000 ft ²		0.54
3	Show Room/Retail Space	2,100	1.00/premise + 0.10/1000 ft ²		1.21
4	Warehouse/Storage Space	5,000	0.10/1000 ft ²		0.50
	Total REUs				2.25
3	Connection Fee Based on Adjusted REU Totals			\$7,500.00	\$16,875.00
4	Initial REUs – Single-Family Home		1.0 REU/Unit		1.00
5	Connection Fee Based on Initial REU Total			\$7,500.00	\$7,500.00
6	Additional Total Cost				\$9,375.00