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## PLANNING COMMISSION REGULAR MEETING

Wednesday, May 15, 2024 at 7:00 PM  
Hamburg Township Hall Board Room

### AGENDA

#### CALL TO ORDER

#### PLEDGE TO THE FLAG

#### APPROVAL OF THE AGENDA

#### APPROVAL OF MINUTES

1. April 17, 2024 Planning Commission Meeting Minutes.

#### CALL TO THE PUBLIC

#### OLD BUSINESS

#### NEW BUSINESS

2. **Preliminary Site Plan Review (PPAM24-001):** The Crossing at Lakelands Trail
3. Elderly Cottage Housing Opportunity(ECHO) Discussion. Consider changes to the ECHO zoning ordinance amendment.

#### ZONING ADMINISTRATOR'S REPORT

- 4.
- 5.

EnterTextHere



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P.O. Box 157  
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Supervisor Pat Hohl Clerk Mike Dolan Treasurer Jason Negri Trustees Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

**PLANNING COMMISSION MEETING**  
**Wednesday, April 17, 2024, at 7:00 PM**  
**Hamburg Township Hall Board Room**

**MINUTES**

**CALL TO ORDER**

Commissioner Ron Muir acted as Chair, calling the meeting to order at 7:00 pm.

**PLEDGE TO THE FLAG**

**ROLL CALL OF THE BOARD:**

- 1) **PRESENT:**  
John Hamlin  
Patricia Hughes  
Victor Leabu Jr  
Deborah Mariani  
Ron Muir, acting chair  
Joyce Priebe

- 2) **ABSENT:**  
Chair Jeff Muck

**APPROVAL OF MEETING AGENDA for tonight.**

**Approval Motion** made by Commissioner Mariani, seconded by Commissioner Priebe, to approve the agenda as presented.

**VOTE: Ayes (6); Absent (1) Chair Jeff Muck**  
**MOTION CARRIED**

## APPROVAL OF THE MEETING MINUTES

**Approval Motion** made by Commissioner Mariani, seconded by Commissioner Hughes, to approve March 20, 2024, Planning Commission Meeting Minutes as presented.

**VOTE: Ayes (6); Absent (1) Chair Jeff Muck**

**MOTION CARRIED**

**CALL TO THE PUBLIC-** Member Muir opened the at large public hearing.

1. Sarah Bennett asked two questions regarding the Hamburg Townhomes. One was regarding the MDOT approved 4-stop intersection and the other question was about the lift station.

Member Muir closed the public hearing.

## OLD BUSINESS

1. **Final Site Plan Application for General Planned Unit Development (PCPUD23-0001).** Project located at 10303 Hamburg Road (Parcel A) and 7620 M-36 (Parcel B). Parcel A will consist of 40 attached two-story multi-family units (38,800 SF) and a community center (1,400 SF). Parcel B will include a gas station building (2-story, 5,475 SF) attached to a mixed-use retail/ residential building (2-story, 2,400 SF), as well as a gas station canopy with 12 stalls and a height of 17'. The retail building will be used as offices for the apartment use.

Commissioner Muir opened the meeting to architect named Hunter who briefly addressed the commissioners. Then Commissioner Muir opened the meeting to David Rohr who briefly went over the highlights of his staff report on this case.

Commissioner Muir then opened the meeting to the commissioners. Commissioner Hamlin read through the ordinance, word by word, to ensure all the commissioners are interpreting the ordinance in the same manner regarding this development. David responded that this reading is a strict interpretation of the zoning ordinance regarding this development. All PUDs are used to negotiate, such as density of the development. Commissioner Leabu asked the architect about the lighting. The architect walked the plans over to the commissioner's table to show them where the lighting was being proposed. Victor said that the lighting plan shows that the lights were going to be 16 feet in height. He said that he does not like anything higher than 14 feet. Victor said with approval, the architect would need to lower the height of the lights on site. David suggested that the PC make a condition that the lighting be reviewed by a few PC members to ensure that it meets expectations. Victor reminded the owner and developer that the lighting should be pointed downward and not sideways. Ronnie clarified that the light for the gas station needs to be higher than semitrucks otherwise they would knock the lights off the poles. Victor said that the lights near the intersection off M-36 should be 12-16 foot high.

Commissioner Priebe clarified that the lift station would be shown on the site plan between the gas station and the community center. David agreed. She then asked if the Phase 2 lighting plan would need to be reviewed by the planning administrator and a PC member. David again agreed. Commissioner Mariani clarified if the retail building at the gas station would no longer be used for the community's office rental office. Ronnie said that had been a mistake. Ronnie said it would be used as a restaurant. It is only going to be a one-story building, but it will be the same height as the original design.

Commissioner Muir asked if anyone would entertain a motion to approve the final site plan.

**Approval Motion** made by Commissioner Priebe, seconded by Commissioner Leabu, recommend that the Planning Commission recommend approval of the final GPUD site plan, as shown on the project plan (Exhibit A), to the Township Board because the project as conditioned it is consistent with the requirements of the General Planned Unit Development regulations and will be able to meet site plan review standards of the zoning ordinance as discussed at the meeting tonight and presented in the staff report with the following conditioned of approval:

**Condition 1:**

Prior to the issuance of a land use permit as needed all appropriate approvals from local, county, state, and federal agencies, including, but not limited to, Hamburg Township Fire, Assessor, 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.

**Condition 2:**

A development agreement including master deeds and bylaws will be submitted for this project. This agreement will be reviewed by the Township Attorney. This agreement shall include a cross access agreement that allows public use of the private roadways, sidewalks, and parks within the project.

**Condition 3:**

The lift station will be shown on the site plan between the gas station and the community center.

**Condition 4:**

The Phase 2 lighting plan will be reviewed by the Zoning Administrator and a Planning Commission representative.

**Roll Call Vote: Ayes (5); Nays (1); Commissioner Hamlin Absent (1) Chair Muck**

**MOTION CARRIED**

**NEW BUSINESS**

**1. Discussion on amending Section 36-429 (Echo) of the Zoning Ordinance.**

Commissioner Muir opened the meeting to David. He explained that this came out of the discussion from an organization that is looking to build a tiny home community, across from Chilson Commons. He stated he wanted to have an information discussion about protentional amending the Echo, or the Cottage, or some combination of the two. We want to provide a different style of housing that is denser. Currently, our ordinance doesn't provide a mechanism to provide projects of this nature to move forward in our community. We might want to form a subcommittee to discuss the how and why, and how to amend the ordinance to accommodate this development, encourage future development without creating unattended consequences. Victor and Hamlin agreed that this would be done as one ordinance for the cottage or Echo development for each district. This amendment would be for everyone, not just this nonprofit organization. We thought about bonuses, and maybe focus on an age population if that is legal. The cottage and Echo developments are similar but have separate, competing districts in our ordinance. We are looking to cut down on the complexity of our zoning ordinance.

Commissioner Priebe clarified that when the committee looks at the density bonus, they might want to stay away from 90% open spaces like they did in the past. Such developments would need sewers, but they could be on wells for water. Commissioner Hamlin said that creating townhomes with shared spaces would be more economically feasible than building tiny homes. They could still be purchased by an owner later. Commissioner Leabu agreed that tiny homes that are under 200 SF are currently a fad. It was agreed that a subcommittee would work on amending this part of the ordinance, and a draft would be sent to the other PC commissioners to ensure they stay in the loop of where the process is.

Commissioner Priebe asked the group if they wanted to review the current 50-foot setback from wetlands as discussed in the ZBA last week. She said that this setback distance was arbitrary. When reviewing how far a neighbor’s setback is from the water regarding your building project is known as form-based zoning which would require a certified survey. Our ordinance does not require a survey for building homes in residential districts, so it is recommended that we do not do this type of variance review.

**ADJOURNMENT**

**Approval motion** was made by Commissioner Leabu, seconded by Commissioner Priebe, to adjourn at 8:15 pm.

**MOTION CARRIED**

Respectfully submitted,

**Lisa Perschke**

*Planning/Zoning Coordinator & Recording Secretary*

**David Rohr**

*Planning & Zoning Director*

The minutes were approved as presented/corrected: \_\_\_\_\_

\_\_\_\_\_

Commissioner Jeff Muck, Chairperson



PHONE 810-231-1000  
planning@hamburg.mi.us

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

## 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 or site being changed)

3. **PROJECT NAME:** THE CROSSING AT LAKELANDS TRAIL    Submittal Date: \_\_\_\_\_

4. **PROJECT ADDRESS:** 10564 LEARNING LANE, HAMBURG TOWNSHIP

Tax Code Numbers: 15-25-400-042 - 15-25-400-013 - 15-25-200-107 - 15-25-101-084 - 15-25-200-056

Metes & Bounds Parcel     Subdivision \_\_\_\_\_    Lot Numbers: \_\_\_\_\_

Zoning District Classification: COMM PUD (CPUD)    Floodplain Classification: \_\_\_\_\_

Number of Lots Proposed: \_\_\_\_\_    Acreage of Project: 16.1

5. **PROJECT DESCRIPTION:**

MULTI-FAMILY HOUSING INCLUDING (15) 2-STORY BUILDINGS OF 208 UNITS TOTAL, (1) CLUBHOUSE, POOL AND OTHER SITE AMENITIES. UNITS ARE A MIX OF ONE-, TWO- AND THREE-BEDROOMS.

6. **OWNER/PROPRIETOR INFORMATION:**

Name: MICHAEL PARLIMENT / ALAN GOTTLIEB  
Email: mjparliament@gmail.com / mollygott@aol.com

Phone Number(s): \_\_\_\_\_  
Address: 11147 FELLOWS HILL  
PLYMOUTH, MI 48170

7. **APPLICANT:**

Name: ELEVATE LAND HOLDINGS, LLC - THE CROSSING Phone Number(s): 248-344-1880  
Email: BOB LANGAN: bobl@elevate-property.com Address: 128 N. CENTER STREET  
- NORTHVILLE, MI 48167

8. **DESIGNER INFORMATION:**

Name: CIVIL ENGINEER: SEIBER KEAST LEHNER  
ARCHITECT: TK DESIGN  
- LANDSCAPE ARCHITECT: ALLEN DESIGN  
- See attached for contract information.

9. **SPECIAL USE PERMIT:**

Is a Special Use Permit required for this project? XX 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: \_\_\_\_\_

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

6. **OWNER/PROPRIETOR INFORMATION:**

Name: MICHAEL PARLIMENT / ALAN GOTTLIEB  
Email: mjparliament@gmail.com / mollygott@aol.com

Phone Number(s): \_\_\_\_\_  
Address: 11147 FELLOWS HILL  
PLYMOUTH, MI 48170

7. **APPLICANT:**

Name: ELEVATE LAND HOLDINGS, LLC - THE CROSSING      Phone Number(s): 248-344-1880  
Email: BOB LANGAN: bobl@elevate-property.com      Address: 128 N. CENTER STREET  
-      NORTHVILLE, MI 48167

8. **DESIGNER INFORMATION:**

Name:      CIVIL ENGINEER: SEIBER KEAST LEHNER  
              ARCHITECT: TK DESIGN  
-      LANDSCAPE ARCHITECT: ALLEN DESIGN  
-      See attached for contract information.

9. **SPECIAL USE PERMIT:**

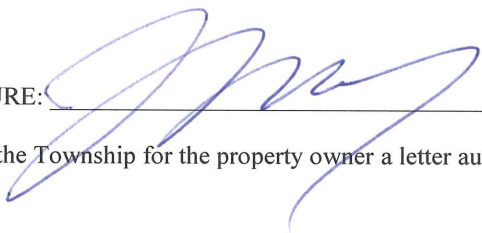
Is a Special Use Permit required for this project?    XX No      Yes  
IF YES, Attach Special Use Permit Application Form with this site plan review application form

**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: \_\_\_\_\_

4/1/24

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



CIVIL ENGINEER: SEIBER KEIST LEHNER  
Contact: Clif Seiber  
39205 Country Club Drive, Suite C8  
Farmington Hills, MI 48331  
(248) 890-7650  
Email: [cs@seibereng.com](mailto:cs@seibereng.com)

ARCHITECT: TK DESIGN  
Contact: Todd Hallett  
26030 Pontiac Trail  
South Lyon, MI 48178  
(248) 446-1960  
Email: [thallett@tkhomedesign.com](mailto:thallett@tkhomedesign.com)

LANDSCAPE: ALLEN DESIGN  
Contact: Jim Allen  
557 Carpenter  
Northville, MI 48167  
(248) 467-4668  
Email: [jca@wideopenwest.com](mailto:jca@wideopenwest.com)

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



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

**To:** Planning Commissioners

**From:** David Rohr  
Hamburg Township  
Township Planner

**Date:** May 15, 2024

**Agenda Item:**

**Project Number:** Preliminary Site Plan Application for General Planned Unit Development (PCPUD24-0001)

**Project Location:** Learning Ln. (15-25-400-048)

**Owner:** Michael Parliament/Alan Gottlieb

**Applicant:** Elevate Land Holdings, LLC

**LOCATION:**

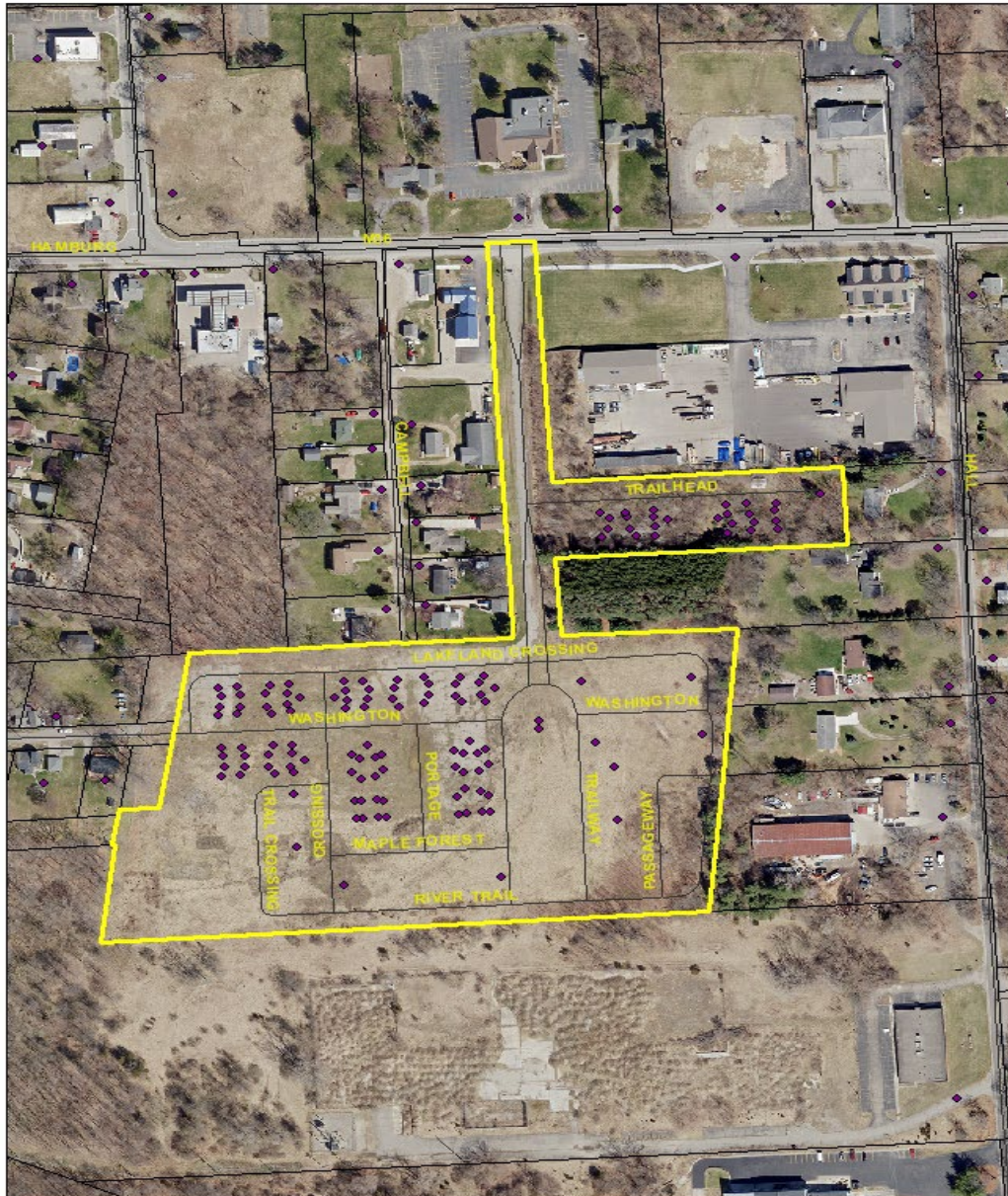
The project is located on a 15-acre site south of E. M-36. The site is accessed by Learning Lane. The site is currently vacant.

**PROJECT HISTORY:**

Project PCPUD24-0001, Site Plan Application for General Planned Unit Development received conceptual site plan review from the Planning Commission on February 21, 2024. No formal action was taken at the meeting and the project was scheduled to be returned to the Planning Commission for formal preliminary site plan review.

The applicant has worked to address the issues raised and the February meeting, including eliminating any three-story building, removing the sports court, expanding the land scaping buffer, and relocating the site pump station.

### Location Map



**PROJECT DESCRIPTION:**

The proposed project will utilize the General Planned Unit Development (GPUD) regulations (Section 36-439). The proposed project proposes a 208-unit apartment complex with a club house. The complex will be located on old Hamburg Elementary Site. The subject property

consist of five existing parcels (15-25-200-056 (VC), 15-25-200-062(GI), 15-25-400-013 (VC), 15-25-400-042 (VC), and 15-25-101-084 (VR)) totaling 15.4 acres. The apartment complex will consist of 22 residential structures, 14 structures with 8 residential units and 15 structures with between 8-16 residential units; a community club house with offices, a gym, a community recreational room, and a pool.

**GENERAL PLANNED UNIT DEVELOPMENT REVIEW PROCESS:**

The Preliminary GPUD site plan shall contain enough detail to explain the proposed uses, relationship to adjoining parcels, vehicular and pedestrian circulation patterns, open spaces and landscape areas, and building density or intensity.

1. Applicant originally submitted on January 10, 2024, for conceptual site plan review for the GPUD.
2. Applicant received comments from the Planning Commission at their February 14, 2024, meeting. No formal action was taken.
3. Planning Staff sent the submitted information and plans to the Hamburg Township Public Works and Fire Departments, the Hamburg Township Engineer and the Hamburg Township Utilities Department for review and comment. Applicant shall submit information and plans to the Livingston County Public Health Department (LCHD) and Road Commission (LCRC) and the Michigan Department of Environment Great Lakes and Energy (EGLE) and Transpiration (MDOT) for comments.
4. At tonight’s meeting on May 15, 2024, the Planning Commission will conduct the public hearing for this project. At this hearing the Planning Commission will act and recommend approval or denial of the preliminary site plan for the GPUD to the Township Board or table the project if the Planning Commission determines more information is required to make a recommendation. A recommendation of approval can include recommended conditions of project approval.
5. Following the public hearing, the Planning Commission recommendation is forwarded to the Township Board for a final determination on the preliminary site plan for GPUD.
6. If the preliminary site plan for the GPUD is approved by the Township Board the applicant will then start working on the submittal of a final site plan for the GPUD.

**ZONING ORDINACE REGULATIONS:**

The subject site is located within the **Village Center (VC)** Zoning District. The zoning district regulations are listed below with the GPUD process allows flexibility to the required regulations. Table 1 summarizes the zoning regulations that apply for the proposed project:

**Table 1 (Page 3 Site Plan)**

<b>SITE DATA</b>			
EXISTING ZONING: GENERAL PLANNED UNIT DEVELOPMENT (GPUD)			
SITE AREA = 15.478 ACRES			
MAX. DWELLING UNITS PER ACRE (VC): 10 DU/CCRE			
NO. OF BUILDING ON SITE: 16			
NO. OF UNITS PROPOSED: 208			
DWELLING UNITS PER ACRE: 13.44 DU/CCRE (AMEND TO PUD AGREEMENT)			
	REQUIRED	PREVIOUSLY APPROVED	PROPOSED
<b>BUILDING SETBACKS:</b>			
FRONT (FROM PAVEMENT):	20'	15'	N/A
SIDE:	10'	15'	20' MIN.
REAR: TO PROPERTY LINE	25'	30'	20' MIN.
BUILDING TO BUILDING:	35'	N/A	N/A
BUILDING FRONT TO SIDE:	N/A	25'	N/A
BUILDING SIDE TO SIDE:	N/A	15'	N/A
MAXIMUM BUILDING HEIGHT:	35'	35'	35'
MAXIMUM BUILDING STORIES:	2.5 STORIES	2 STORIES	2 STORIES
<b>MINIMUM FLOOR AREA:</b>			
1 BEDROOM	550 S.F.	875 S.F.	600 S.F.
2 BEDROOMS	650 S.F.	1100 S.F.	898 S.F.
3 BEDROOMS		N/A	936 S.F.
BUILDING COVERAGE:	50% MAX.	16%	15.83%
IMPERVIOUS AREA CALCULATION:	N/A	32%	37.85%
<b>OPEN SPACE REQUIRED:</b> 1,500 S.F./ UNIT=1,500 x 208 312,000 S.F. (7.16 AC.)			
	44%	37%	42.56%
OPEN SPACE PROVIDED:		6.03 AC.	6.59 AC.
PARKING REQUIRED: (1.5 SPACE/UNIT) 1.5 x 208 = 312 SPACES			
PARKING PROPOSED: 407 SPACES (INCLUDING 10 B.F. SPACES) (1.957 SPACES/UNIT)			
	PREVIOUSLY APPROVED PLANS	CURRENT PLANS	
SITE AREA	16.1 AC.	15.478 AC.	
NO. OF BUILDING ON SITE:	23	16	
NO. OF UNITS PROPOSED:	208	208	
DWELLING UNITS PER ACRE:	12.91 DU/CCRE	13.44 DU/CCRE	
BUILDING COVERAGE:	16%	15.8%	
PAVED SURFACE PARKING AND ROADS CIRCULATION	32%	37.85%	
OPEN SPACE:	37%	42.96%	
PARKING PROVIDED:	406 SPACES (1.952 SPACES/UNIT)	407 SPACES (1.957 SPACES/UNIT)	

**Landscaping:**

The preliminary plan provides a tree planting plan. L-1, L-2, L-3, and L-4 provide detailed landscaping details for different sections of the development.

The land scaping plan does not note a 20foot buffer and proposes a six-foot vinyl fence on the southern parcel line (L-3).

In the Zoning Regulations the Planning Commission may waive or reduce the buffer zone landscaping requirement if equivalent screening is provided by existing or planned parks, parkways, recreation areas, or by existing woodlands on the lot, and topographic or other natural conditions. Existing quality trees (hickory, oak, maple, ash) with a caliper at least eight inches shall count as two trees toward the above requirements.

1. Where a six-foot-high continuous wall is required, such wall shall be a masonry wall, except that the planning commission may allow the substitution of a six-foot-high pressure-treated wood fence.

Because this project is a General Planned Unit Development the landscape requirements can be set by the Development Agreement as part of the Planned Unit Development process and the Planning Commission does not need to officially waive the landscaping requirements.

**Lighting:**

The preliminary site plan does not include a lighting plan.

In the Village Center area, A consistent type of pedestrian scale ornamental lighting shall be provided along all sidewalks, within any off-street parking lots and along road frontages.

**Suggested Condition 1:**

A lighting plan that meets all the regulations for the village center area shall be submitted as a part of the final site plan review. This plan should include pedestrian scale lighting in the park to allow safe pedestrian access to the front doors of the units facing this park.

**Signs:**

No Sign details were submitted. Proposed signage should be provided as a part of the final site plan review and shall meet the requirements of the zoning regulations.

**Suggested Condition 2:**

A detailed sign plan should be submitted for final site plan review.

<p><b>Sidewalks/pedestrian circulation.</b></p> <ol style="list-style-type: none"> <li>1. Site design shall demonstrate a special sensitivity to pedestrian circulation and safety.</li> <li>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; bike paths shall be required in locations designated in the Hamburg Village master plan or to provide linkages with existing or planned bikepaths.</li> <li>3. All developments shall provide pedestrian linkages between public sidewalks and the building entrances.</li> </ol> <p>Staff Analysis:                  The sidewalk system within the development has been designed to provide good pedestrian access within the site and to Hamburg Rd.</p>	<p>✓                  ✓                  ✓</p>
<p><b>Architecture.</b></p> <ol style="list-style-type: none"> <li>1. Buildings shall possess architectural variety but enhance the overall cohesive and historic village character.</li> <li>2. Building architecture shall meet the standards of section 36-73(7).</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>	<p>✓                  ✓                  ✓                  ✓                  ✓                  ✓</p>
<p><b>GPUD Requirements:</b></p> <ol style="list-style-type: none"> <li>A. <b>Location.</b> A GPUD shall only be created on development sites within the Township which have a portion of the property located within the Neighborhood Service (NS), Community Service (CS), Mixed Use</li> </ol>	<p>✓</p>

<p>Development (MD), Village Residential (VR), or Village Center (VC) zoning districts.</p> <p>B. <b>Size.</b> A GPUD shall only be created on development sites one (1) acre in area or greater.</p> <p>C. <b>Permitted Uses.</b></p> <p>1. Uses that are listed as Permitted Uses or Special Uses in the underlying zoning district or uses identified in the underlying future land use category of the Township Master Plans may be permitted in a GPUD development.</p>	<p>✓</p>

**DISCRETIONARY REVIEW CRITERIA**

The following are the applicable discretionary standards for preliminary GPUD site plan review within the Township’s Zoning Ordinance in **bold**, followed by staff analysis of the project as it applies to each standard. Because this project is a GPUD it requires compliance to the Planned Unit Development Standards (Section 36-442) and the Site Plan Review Standards (Section 36-73). When the Planning Commission is reviewing the project for compliance to Section 36-442 and 36-73 it should remember that tonight’s meeting is for the preliminary site plan review and that additional information may need to be submitted with the final site plan application for the Planning Commission to verify that the project meet the standards in section 36-442 and 36-73(7). The Planning Commission should review the project and determine if the project meet each of the following standards:

**Planned Unit Development Project Standards (Section 36-442)**

**In considering any application for approval of any Planned Unit Development community site plan, the Planning Commission shall make their determinations on the basis of the standards for site plan approval set forth in Article 3 of this chapter, as well as the following standards and requirements:**

(1)

A GPUD shall promote the goals and objectives of the Township master plan, and village center master plan. Including the intent and guidelines related to site design as stated in the transportation section of the master plan, and the village design chapter of the Hamburg Township village center master plan, where applicable. Along with other appropriate site design standards, guidelines, and principles, the following site development elements shall also be reviewed for consistency with the applicable guidelines of the master plan and the village center master plan:

- a. Sidewalks/pedestrian circulation.
- b. Parking/loading areas.
- c. Architecture.
- d. Signs.
- e. Street and access design.
- f. Lighting.
- g. Landscaping.



*This project has been designed to comply with the Village Center Master Plan. The future land use designation of the subject site is Village Core along M-36.*

(2)

A GPUD shall result in a higher quality of development than could be achieved under conventional zoning.

*The common open space areas, private amenities and the extensive sidewalk connections will make this development a very desirable location for area residents and will result in a higher quality of development than could be achieved otherwise.*

(3)

A GPUD shall not be created in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards without the need for variances.

*The developer is requesting an increase in density.*

(4)

A GPUD may be created only when the proposed land use will not add public service and facility loads beyond those contemplated in the master plan or other applicable plans or policies of the Township unless the applicant can demonstrate to the sole satisfaction of the Township Board that such added loads will be accommodated or mitigated by the proponent as part of the GPUD or by some other means deemed acceptable to the Township Board.

*The proposed GPUD will add additional public service and facility loads envisioned by the Village center master plan. The Township Board should confirm this in the final site plan review.*

(5)

Creation of a GPUD shall establish land use patterns which are compatible with and protect existing or planned use. The use of the GPUD option shall not be for the purpose of avoiding applicable zoning requirements of the underlying zoning district.

*The proposed project is a General Planned Unit Development (GPUD). The proposed project meets most of the regulations of the zoning district.*

The Hamburg Township zoning ordinance states that the intent of the GPUD is to

- Permit private development which is substantially in accordance with the goals and objectives of the Township Master Plan which and the Township Village Center Master Plan.

- Permit regulatory flexibility to achieve development that comply with the Township's Master Plans in order to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage the creation of useful open space particularly suited to the proposed development and parcel on which it is located; and to provide appropriate housing, employment, services and shopping opportunities to satisfy the needs of residents of the Township of Hamburg.

The GPUD should be laid out so that proposed uses, buildings, and site improvements relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

*It appears that the proposed project will meet the intent of the GPUD. By allowing this project some slight regulatory flexibility, the proposed development will be compatible with the Master Plan, provided needed multi-unit housing within the village area, achieve the efficient use of the land, and will provide important pedestrian connections and amenities in the village area.*

(6)

A GPUD shall not be allowed solely as a means of increasing the density or intensity of development.

*The density of the project will increase slightly.*

(7)

A GPUD shall improve the appearance of the Township through quality building design and site development, the provision of trees and landscaping consistent with or beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

*The design of this project will improve the appearance of the Township and will provide needed connection through the site to the surrounding community., The proposed for-rent apartments will provide the Village area with a much-needed housing alternative to the existing single-family housing within the Village.*

### **Standards for Site Plan Review (Section 36-73).**

Compliance with the standards of this section are required as a part of the preliminary Site Plan review. Staff has included these standards into the review of the preliminary site plan to make sure that if the preliminary site plan review is approved the applicant is aware that the project will need to meet the requirement of this section once all the required information is submitted for final site plan review. 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 this chapter.**

The proposed development has been designed to meet all the required site plan review requirements.

**b. All required information has been provided.**

The application is for the preliminary site plan for the GPUD. It appears that the applicant has submitted adequate information for the planning commission review of the preliminary site plan for the proposed GPUD project. All required information under section 36-73 and as to address the initial comments from the different agencies and reviewing bodies will be required prior to final site plan review.

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

The Township fire district and township engineer has reviewed the roadway and sidewalk layout of the project.

MDOT approvals will also be required prior to issuance of a zoning permit for this project.

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

The development will be harmonious with existing and future uses.

**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 preliminary project plans do not provide enough detail for the Township Engineer to do a full review of the infrastructure proposed. However, an initial review was prepared by the Township Engineer and these comments will need to be addressed as a part of the final site plan review of the project. Attached. The plans submitted for final site plan review will provide greater details on the drainage, roadway construction, and other improvements.

**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, stormwater holding facilities, water mains, and sanitary sewers.**

See comments in item e above. The plans submitted as a part of the final site plan review will address the Township Engineers initial comments and will provide greater details on the drainage, the design and construction of storm sewers, stormwater holding facilities, water mains, and sanitary sewers.

**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.**

There are not any lakes, ponds, streams, wetlands, or steep slopes on the site. The site is vacant cleared land.

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

A detailed grading plan has been submitted. The subject property is relatively flat and the location of the improvements on the site have been placed on the areas with the least slope. The grading plan will be reviewed by the Township engineer.

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

Prior to issuance of a building permit for this project the Livingston County Drainage Commission will require approval of a soil erosion and sedimentation plan that meets the local and state requirements.

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

A detailed landscape plan has been provided as a part of the GPUD preliminary site plan review.

**k. Conformance to the adopted Hamburg Township Engineering and design standards.**

Detailed engineering plans are not required to be submitted as a part of the preliminary site plan review process. The township engineer has done a cursory review of the preliminary plans and project layout. The engineering comments are attached. If the GPUD preliminary site plan is approved the application will address the engineering comments and will be required to comply with all Hamburg Township Engineering and design standards prior to the issuance of a land use permit.

**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 defined 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, roofline shapes and rhythm. Buildings within the area designated on the master plan and Village Center 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 50 percent of the facade shall be constructed of, or covered with, the following materials:**

- 1. Brick;**
- 2. Fluted or scored concrete block;**
- 3. Cut stone;**
- 4. Vinyl siding;**
- 5. Wood siding;**
- 6. Glass; or**

7. **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 rooflines.**
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.**

The proposed layout and structures on the site have been designed to be compatible with the village character of the ‘Old Hamburg Village’ and to comply with the Village Center Master Plan.

**RECOMMENDATIONS:**

Staff believe that as conditioned and with final review of the project under the final site plan review requirement the proposes preliminary site plan for the GPUD project is substantially compliance with the required standards under sections 36-442 and 36-73.

The Planning Commission should review and discuss the preliminary GPUD site plan application, the submitted materials including the project plans, the staff report, and any information presented at the public meeting; and either recommend approval or denial of the preliminary site plan for the GPUD to the Township Board.

**Example Approval Motion:**

The Planning Commission recommends approval of the preliminary GPUD site plan, as shown on project plan (Exhibit A) , to the Township Board because the project as conditioned it is consistent with the requirements of the General Planned Unit Development regulations and will be able to meet site plan review standards of the zoning ordinance as discussed at the meeting tonight and presented in the staff report with the following conditioned of approval:

**Suggested Condition 1:**

A lighting plan that meets all the regulations for the village center area shall be submitted as a part of the final site plan review. This plan should include pedestrian scale lighting in the park to allow safe pedestrian access.

**Suggested Condition 2:**

A detailed sign plan should be submitted for final site plan review.

**Suggested Condition 3:** Prior to the review of the final site plan or the issuance of a land use permit as needed all appropriate approvals from local, county, state, and federal agencies, including, but not limited to, Hamburg Township Fire, Assessor, 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.

**Next Steps:**

If the Planning Commission recommends approval of the preliminary GPUD site plan, the Township Board shall consider the Planning Commission recommendation and public hearing comments and shall take action to approve, deny or remand the site plan back to the Planning Commission for further review.

If the Township Board approves preliminary GPUD site plan the applicant shall submit a final GPUD site plan which contains all information required by Article 3 of the Township Zoning Ordinance.

The Planning Commission shall review the submitted Final GPUD site plan to insure compliance with all standards and criteria of Article 3 Site Plan Review and Article 12, Planned Unit Development. The Planning Commission then takes action to recommend approval or denial of the Final GPUD site plan to the Township Board based upon compliance with the above referenced standards.

Upon receipt of the report and recommendation of the Planning Commission, the Township Board shall review all findings. If the Township Board determines that approval would be appropriate, it shall instruct the Applicant to work with the Township Attorney to prepare a development agreement setting forth the conditions upon which such approval is based. Such conditions shall include, where appropriate, identification of the phases and timetable for development, and an estimate of the costs of implementing each phase.

After approval by resolution of the Township Board, the Development Agreement shall be executed by the Township and the applicant and recorded in the County records. Approval shall be granted only upon the Township Board determining that all qualification requirements, conditions of approval, and provisions of this and other Township Ordinances have been met, and that the proposed development will not adversely affect the public health, welfare and safety. Approval shall further be subjected to the condition that the contract will be properly recorded.

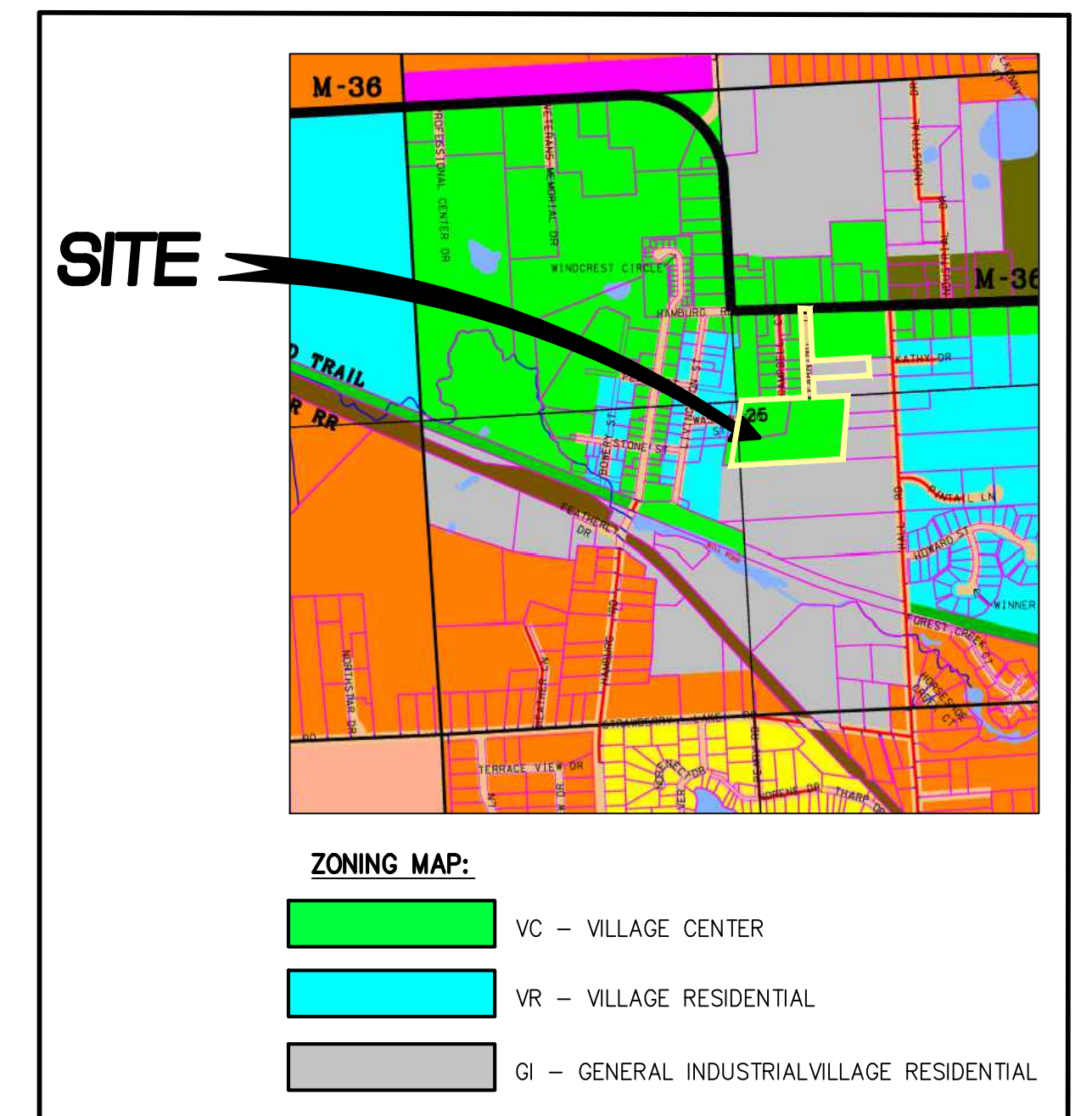
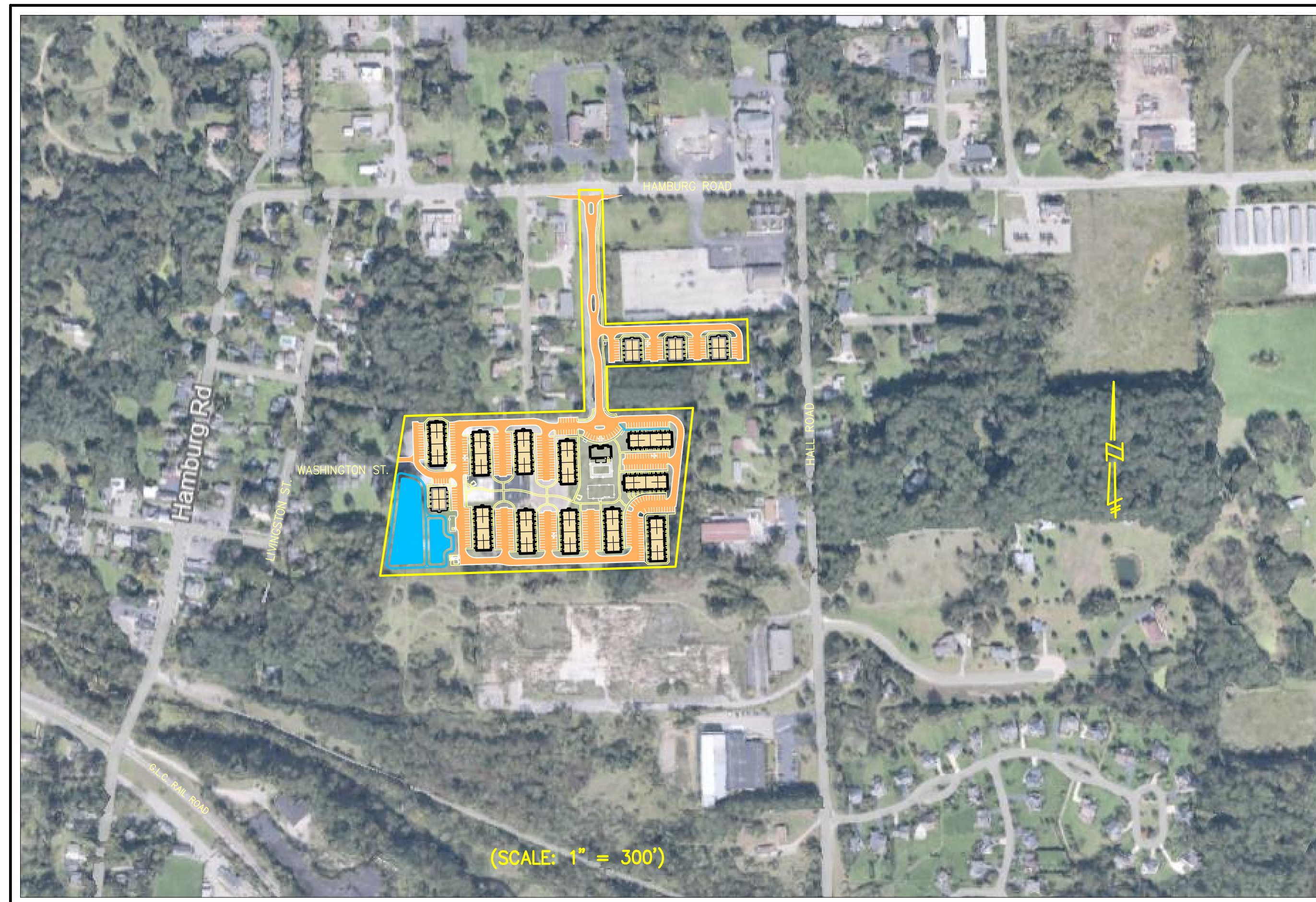
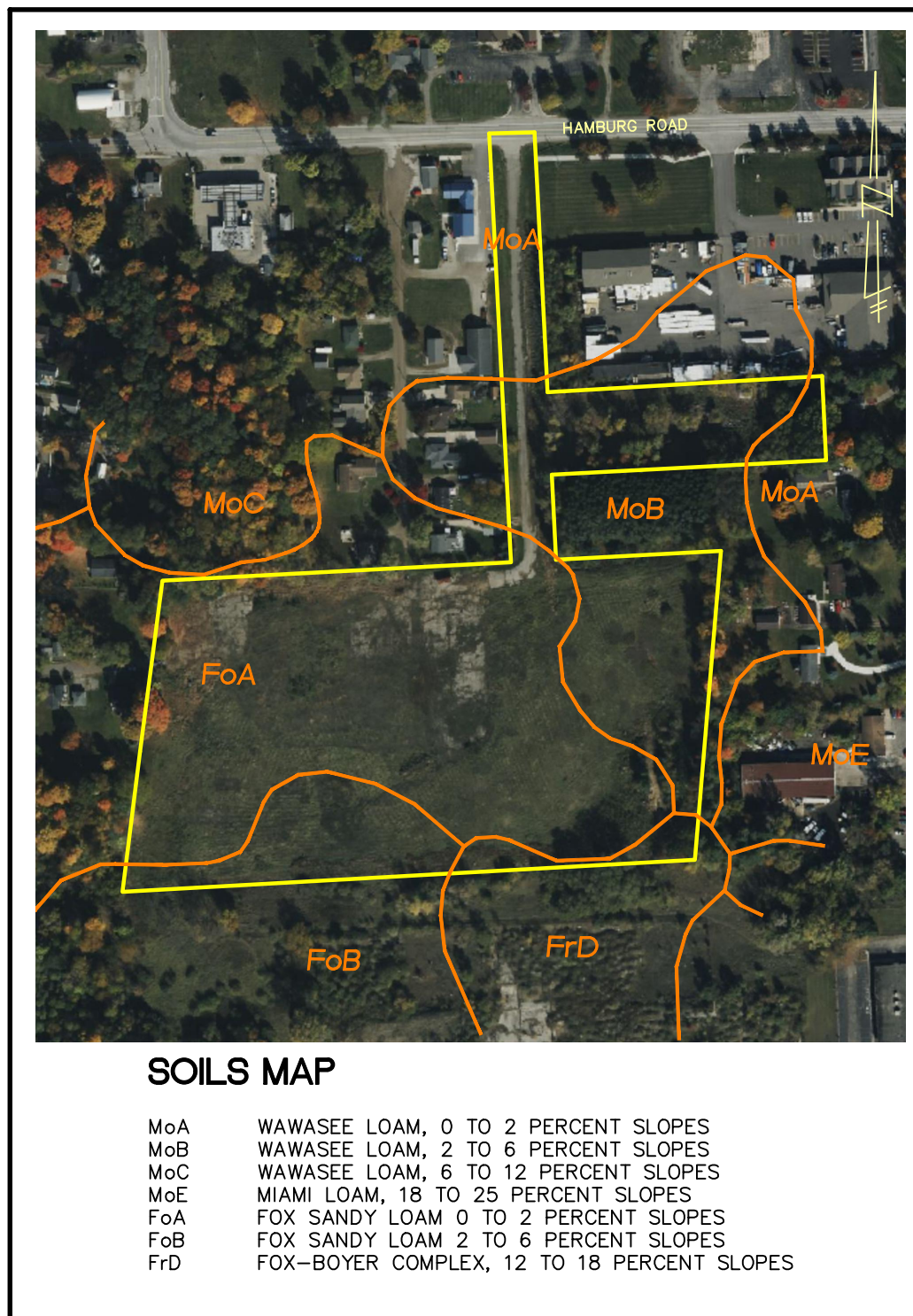
**Exhibits:**

- Exhibit A: Project Application.
- Exhibit B: Preliminary GPUD site plan and other project plans.
- Exhibit D: Hamburg Township Fire Department Initial Review
- Exhibit E: Hamburg Township Engineering Consultant Initial Review

# PRELIMINARY SITE PLANS FOR: **THE CROSSING AT LAKELANDS TRAIL**

PART OF E. 1/2 OF SECTION 25, TOWN 1 NORTH, RANGE 5 EAST  
HAMBURG TWP., LIVINGSTON COUNTY, MICHIGAN

PREPARED FOR:  
ELEVATE LAND HOLDINGS - THE CROSSING  
128 N. CENTER STREET  
NORTHVILLE, MICHIGAN 48167  
248.344.1885



**SHEET INDEX**

**ENGINEERING PLANS:**

1. COVER SHEET
2. PREVIOUSLY APPROVED OPEN SPACE PLAN
3. OVERALL PLAN AND OPEN SPACE PLAN
4. UTILITIES PLAN
5. GRADING PLAN
6. GRADING PLAN
7. GRADING PLAN
8. STORM WATER MANAGEMENT PLAN

**LANDSCAPE PLANS:**

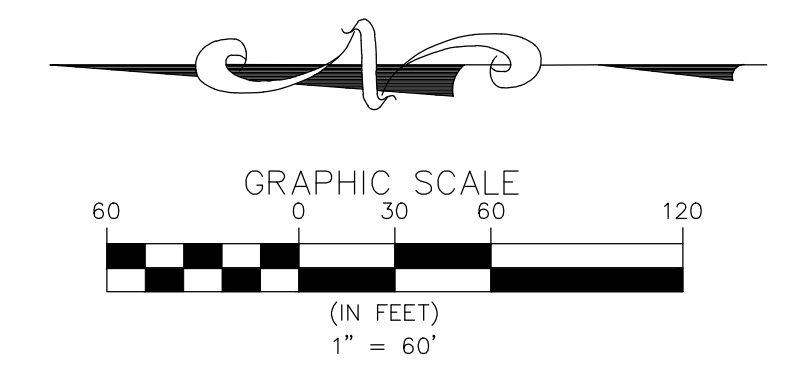
1. LANDSCAPE PLAN
2. LANDSCAPE PLAN
3. LANDSCAPE PLAN
4. LANDSCAPE DETAILS

ARCHITECTURAL PLANS PREPARED BY:	LANDSCAPE PLANS PROVIDED BY:	TOPOGRAPHIC SURVEY PREPARED BY:
TK DESIGN & ASSOCIATES	ALLEN DESIGN	M. E. G. A.
26030 PONTIAC TRAIL	557 CARPENTER	298 VETERANS DRIVE
SOUTH LYON, MICHIGAN, 48178	NORTHVILLE, MICHIGAN 48167	FOWLerville, MICHIGAN, 48836
PHONE: 248.446.1960	PHONE: 248.467.4668	PHONE: 517.223.3512

**SKL SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING**

CLINTON TOWNSHIP OFFICE 17001 NINETEEN MILE ROAD, SUITE 3 CLINTON TOWNSHIP, MI 48038 586.412.7050	FARMINGTON HILLS OFFICE 39205 COUNTRY CLUB DRIVE, SUITE C8 FARMINGTON HILLS, MI 48331 248.308.3331
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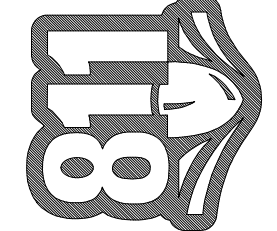
REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	
1.	PRE-APP SUBMITTAL	4-22-24	
DATE: 1-5-2024			DESIGNED BY: A.A. JOB NUMBER: 23-239
CHECKED BY: C.S.			DRAWING FILE: 1-23239-CV.dwg



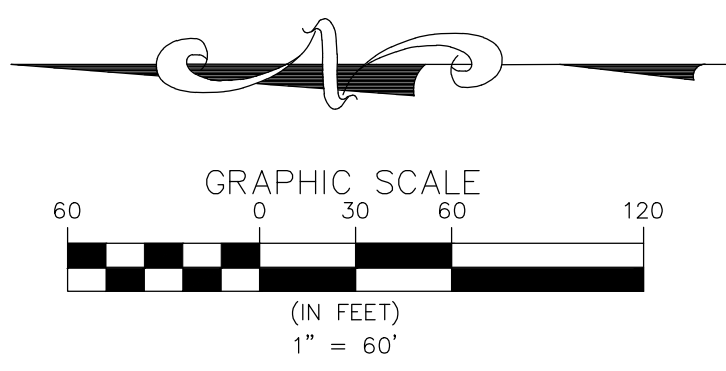
PER PREVIOUSLY APPROVED PLANS  
 PREPARED BY M.E.G.A. ENGINEERING  
 DATED: 8-30-2022

OPEN SPACE REQUIRED:  
 1,500 S.F./ UNIT=1,500 x 208  
 312,000 S.F. (7.16 AC.) 44% OF SITE AREA (16.1 AC.)

OPEN SPACE PROVIDED:  
 262,684 S.F. (6.03 AC.) 37% OF SITE AREA (16.1 AC.)

PAGE No.: <b>2</b>	PROJECT NAME: <b>THE CROSSING AT LAKELANDS TRAIL</b> PART OF E. 1/2 OF SEC. 25, T.1N., R.5E., HAMBURG TWP., LIVINGSTON COUNTY, MI	CLIENT INFO: <b>ELEVATE LAND HOLDINGS- THE CROSSING</b> 128 N. CENTER STREET NORTHVILLE, MI 48167 248.344.1885	 <p>3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES</p>
SHEET TITLE: <b>PREVIOUSLY APPROVED SITE PLAN - OPEN SPACE</b>			





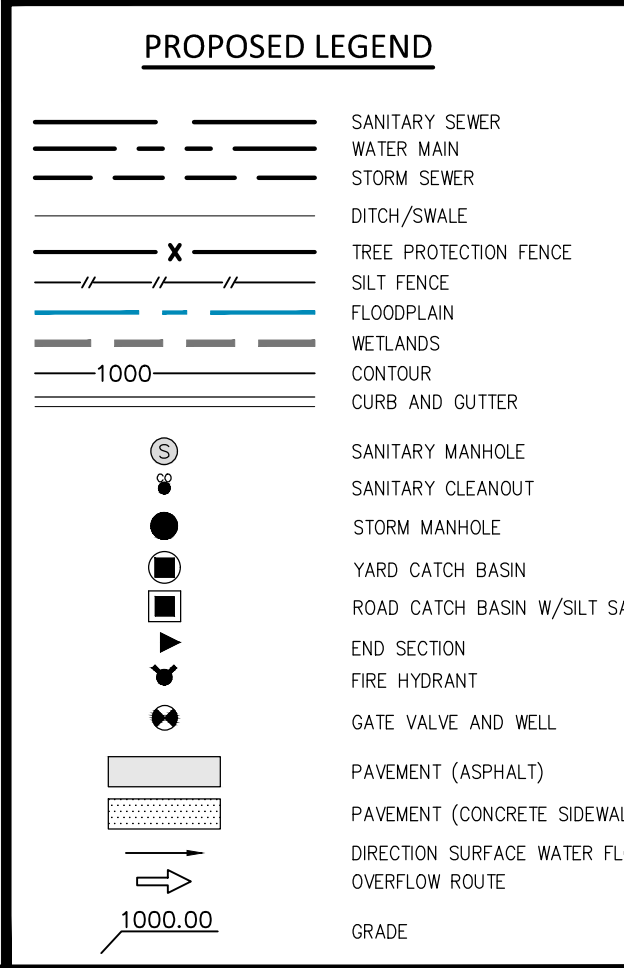
**SITE DATA**  
 EXISTING ZONING: GENERAL PLANNED UNIT DEVELOPMENT (GPUD)  
 SITE AREA = 15.478 ACRES  
 MAX. DWELLING UNITS PER ACRE (VC): 10 DU/CCRE  
 NO. OF BUILDING ON SITE: 16  
 NO. OF UNITS PROPOSED: 208  
 DWELLING UNITS PER ACRE: 13.44 DU/CCRE (AMEND TO PUD AGREEMENT)

BUILDING SETBACKS:	REQUIRED	PREVIOUSLY APPROVED	PROPOSED
FRONT (FROM PAVEMENT):	20'	15'	N/A
SIDE:	10'	15'	20' MIN.
REAR: TO PROPERTY LINE	25'	30'	20' MIN.
BUILDING TO BUILDING:	N/A	N/A	N/A
BUILDING FRONT TO SIDE:	N/A	25'	N/A
BUILDING SIDE TO SIDE:	N/A	15'	N/A
MAXIMUM BUILDING HEIGHT:	35'	35'	35'
MAXIMUM BUILDING STORIES:	2.5 STORIES	2 STORIES	2 STORIES
MINIMUM FLOOR AREA:			
1 BEDROOM	550 S.F.	875 S.F.	600 S.F.
2 BEDROOMS	650 S.F.	1100 S.F.	898 S.F.
3 BEDROOMS		N/A	936 S.F.
BUILDING COVERAGE:	50% MAX.	16%	15.83%
IMPERVIOUS AREA CALCULATION:	N/A	32%	37.85%
OPEN SPACE REQUIRED: 1,500 S.F. / UNIT=1,500 x 208 312,000 S.F. (7.16 AC.)	44%	37%	42.56%
OPEN SPACE PROVIDED:		6.03 AC.	6.59 AC.

PARKING REQUIRED: (1.5 SPACE/UNIT)  
 1.5 x 208 = 312 SPACES  
 PARKING PROVIDED: 407 SPACES  
 (INCLUDING 10 B.F. SPACES)  
 (1.957 SPACES/UNIT)

	PREVIOUSLY APPROVED PLANS	CURRENT PLANS
SITE AREA	16.1 AC.	15.478 AC.
NO. OF BUILDING ON SITE:	23	16
NO. OF UNITS PROPOSED:	208	208
DWELLING UNITS PER ACRE:	12.91 DU/CCRE	13.44 DU/CCRE
BUILDING COVERAGE:	16%	15.8%
PAVED SURFACE PARKING AND ROADS CIRCULATION	32%	37.85%
OPEN SPACE:	37%	42.96%
PARKING PROVIDED:	406 SPACES (1.952 SPACES/UNIT)	407 SPACES (1.957 SPACES/UNIT)

SEE LANDSCAPE PLANS FOR SCREENING WALL DETAILS



REVISIONS

NO.	DESCRIPTION	DATE
1.	REV. LAYOUT PER HAMBURG TWP. REVIEW	4-22-24

3 WORKING DAYS BEFORE YOU DIG  
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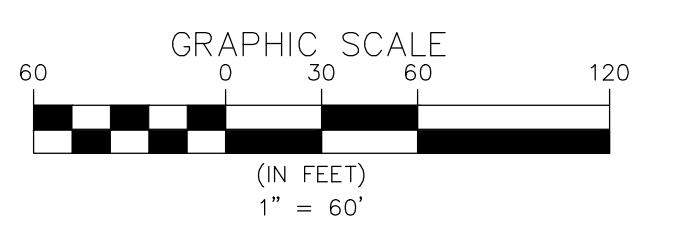
PROJECT NUMBER: 23-239  
 PROJECT MANAGER: B. EMERINE  
 DRAWN BY: B. EMERINE  
 CHECKED BY: C.S.  
 DATE: 1/10/24  
 OFFICE: FARMINGTON HILLS

CLIENT INFO:  
 ELEVATE LAND HOLDINGS - THE CROSSING  
 128 N. CENTER STREET  
 NORTHVILLE, MI 48167  
 248.344.1885

PROJECT NAME:  
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SHEET TITLE:  
 OVERALL PLAN

PAGE No.: 3



**PROPOSED LEGEND**

	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	TREE PROTECTION FENCE
	FLOODPLAIN
	WETLANDS
	CONTOUR
	CURB AND GUTTER
	SANITARY MANHOLE
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	STORM MANHOLE
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	ROAD CATCH BASIN W/SILT SAC
	END SECTION
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	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE SIDEWALK)
	DIRECTION SURFACE WATER FLOW
	OVERFLOW ROUTE
	GRADE

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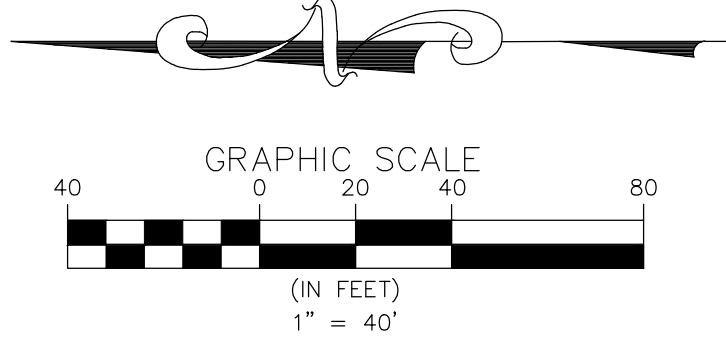
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**SHEET TITLE:**  
UTILITIES PLAN

PAGE No.: 4



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**SHEET TITLE:**  
GRADING PLAN

PAGE No.:  
5

**PROPOSED LEGEND**

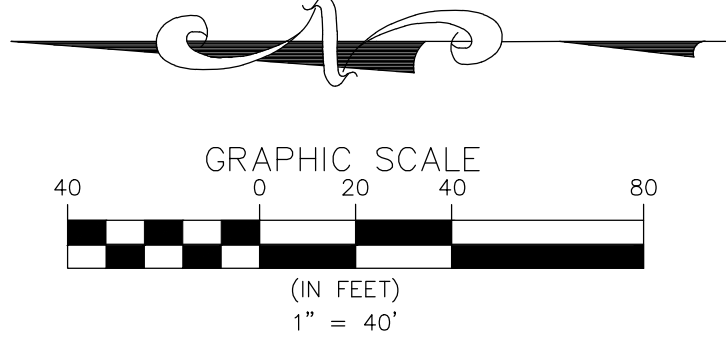
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	PAVEMENT (CONCRETE SIDEWALK)
	DIRECTION SURFACE WATER FLOW
	OVERFLOW ROUTE
	GRADE

(SEE SHEET 6)

(SEE SHEET 5)



(SEE SHEET 7)



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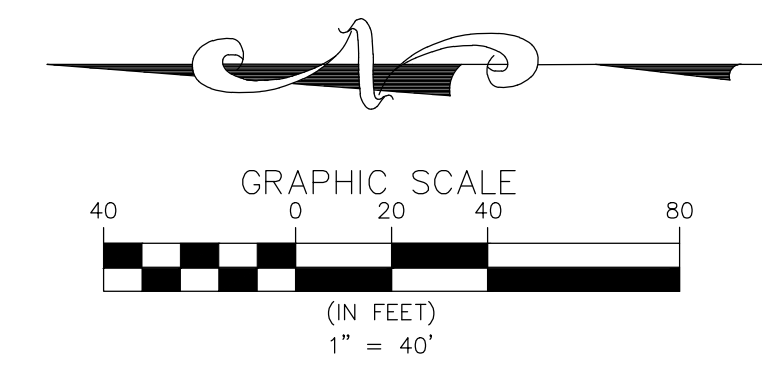
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PAGE No.:  
**6**

SHEET TITLE:  
**GRADING PLAN**

(SEE SHEET 6)



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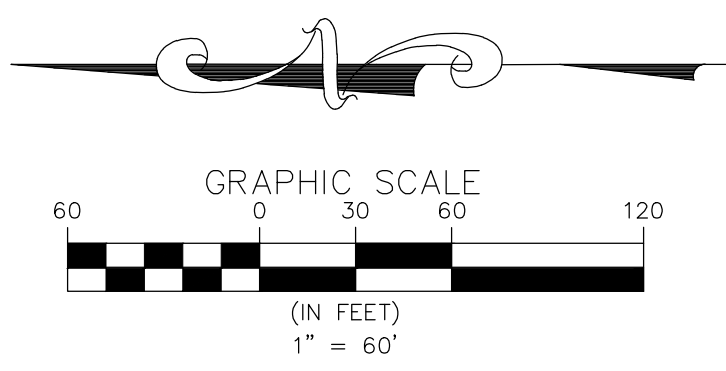
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SHEET TITLE:  
**GRADING PLAN**

PAGE No.:  
**7**

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	SANITARY SEWER
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	GATE VALVE AND WELL
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE SIDEWALK)
	DIRECTION SURFACE WATER FLOW
	OVERFLOW ROUTE
	GRADE



**WATER QUALITY VOLUME REQUIRED**

A =	15.11	Ac
C =	0.65	
Vw-q = 3,630 x C x A =	35,652 ft <sup>3</sup> required < Vr-a	

**DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)**

Ac =	15.11	Ac	(Onsite Area Tributary to Basin)
Ac <sub>off</sub> =	0.00	Ac	(Offsite Area Tributary to Basin)
Q <sub>100</sub> =	3.02	cfs	(0.2 CFS/ACRE)
C =	0.65		

**CALCULATE VARIABLE RELEASE RATE**

Q <sub>vrr</sub> = 1.1055-0.206 ln(A)	Q <sub>vrr</sub> = Allowable release rate in cfs/acre
Q <sub>vrr</sub> =	0.55 cfs/acre
Q <sub>100p</sub> = Q <sub>vrr</sub> x A	Q <sub>100p</sub> = Allowable 100-year post-development peak flow rate in cfs
Q <sub>100p</sub> =	3.02 cfs
Q <sub>100p</sub> = 18985 x C x A	Q <sub>100p</sub> = POST-DEVELOPMENT 100-YEAR RUNOFF VOLUME IN CF
V <sub>100p</sub> =	186461 cf

**CALCULATE 100-YEAR DETENTION VOLUME (V<sub>100D</sub>)**

Ac =	15.11	Ac	(Onsite Area Tributary to Basin)
Ac <sub>off</sub> =	0.00	Ac	(Offsite Area Tributary to Basin)
V <sub>100D</sub> = 18985 x C x A	V <sub>100D</sub> = 100-YEAR POST-DEVELOPMENT 100-YEAR RUNOFF VOLUME IN CF		
V <sub>100D</sub> =	186461 cf		

**CALCULATE 100-YEAR PEAK INFLOW RATE (Q<sub>100IN</sub>)**

Ac =	15.11	Ac	(Onsite Area Tributary to Basin)
Ac <sub>off</sub> =	0.00	Ac	(Offsite Area Tributary to Basin)
Q <sub>100IN</sub> = C x I <sub>100</sub> x A	Q <sub>100IN</sub> = 100-YEAR POST-DEVELOPMENT PEAK INFLOW RATE IN CFS		
I <sub>100</sub> = 83.3 / (Tc + 9.17) <sup>0.81</sup>	I <sub>100</sub> = 100-year peak rainfall intensity in inches/hour		
I <sub>100</sub> =	4.658 in/hr		
Q <sub>100IN</sub> =	45.75 cfs		

**CALCULATE STORAGE CURVE FACTOR FOR THE 100-YEAR DETENTION VOLUME (R)**

R = [0.206-0.15ln(Q <sub>100P</sub> /Q <sub>100IN</sub> )]	R =	
R =	0.614	

**CALCULATE 100-YEAR REQUIRED DETENTION BASIN VOLUME**

V <sub>100D</sub> = (V <sub>100R</sub> x R) - V <sub>CP-P</sub>	V <sub>100D</sub> = Required 100-year detention volume in cf
V <sub>100D</sub> =	114413 C.F.
V <sub>100D</sub> =	117041 C.F.
	<b>REQUIRED DETENTION VOLUME</b>
	<b>PROVIDED DETENTION VOLUME</b>

**DETERMINE STORAGE IN SEDIMENT BASIN**

Elevation	Area	Volume (c.f.)
904	6864	0
905	8526	7695
906	10321	17119
907	12214	28386

**HW EL = 907.0 Volume at HW = 28386**

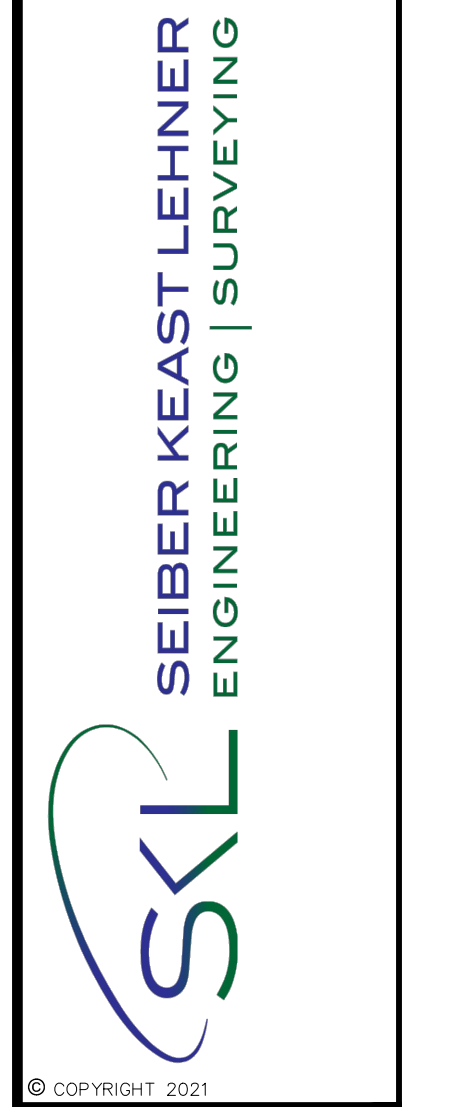
**DETERMINE STORAGE IN DETENTION BASIN**

Elevation	Area	Volume (c.f.)
904	24897	0
905	27939	26418
906	31098	55937
907	34338	88655

**HW EL = 907.0 Volume at HW = 88655**

**C-Factor Determination**

Tributary Area =	15.11 Acres		
Imperious Areas			
Bldgs, Roads and S/W =	8.83	Ac.	at C = 0.90
Pervious Areas			
Lawn Areas =	5.60	Ac.	at C = 0.20
Low Water	0.68	Ac.	at C = 1.00
<b>C Avg.</b>	<b>= 0.65</b>		



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NO.	REV.	DESCRIPTION	DATE
1.	REV.	LAYOUT PER HAMBURG TWP.	4-22-24

3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
TOLL FREE FOR THE LOCATION OF UNDERGROUND UTILITIES

PROJECT NUMBER:	23-239
PROJECT MANAGER:	B. EMERINE
DRAWN BY:	AD
CHECKED BY:	C.S.
DATE:	1/10/24
OFFICE:	FARMINGTON HILLS

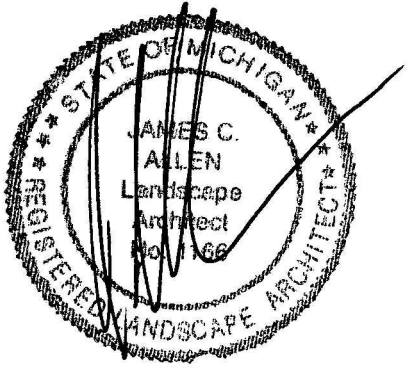
**CLIENT INFO:**  
ELEVATE LAND HOLDINGS-  
THE CROSSING  
128 N. CENTER STREET  
NORTHVILLE, MI 48167  
248.344.1885

**PROJECT NAME:**  
THE CROSSING AT  
LAKELANDS TRAIL  
PART OF E. 1/2 OF SEC. 25, T.1N., R.9E.,  
HAMBURG TWP., LIVINGSTON COUNTY, MI

**SHEET TITLE:**  
STORM WATER  
MANAGEMENT PLAN



Seal:



Title:

Landscape Plan

Project:

Lakeland Trails  
 Hamburg Township, Michigan

Prepared for:

Elevate Property Partners, LLC  
 128 North Center  
 Northville, Michigan 48167

Revision:

Review  
 Revised

Issued:

April 11, 2024  
 April 22, 2024

Job Number:

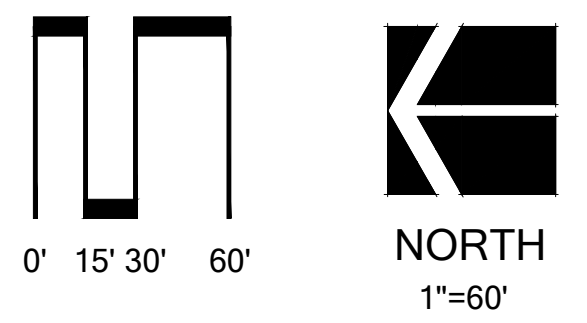
24-019

Drawn By:

jca

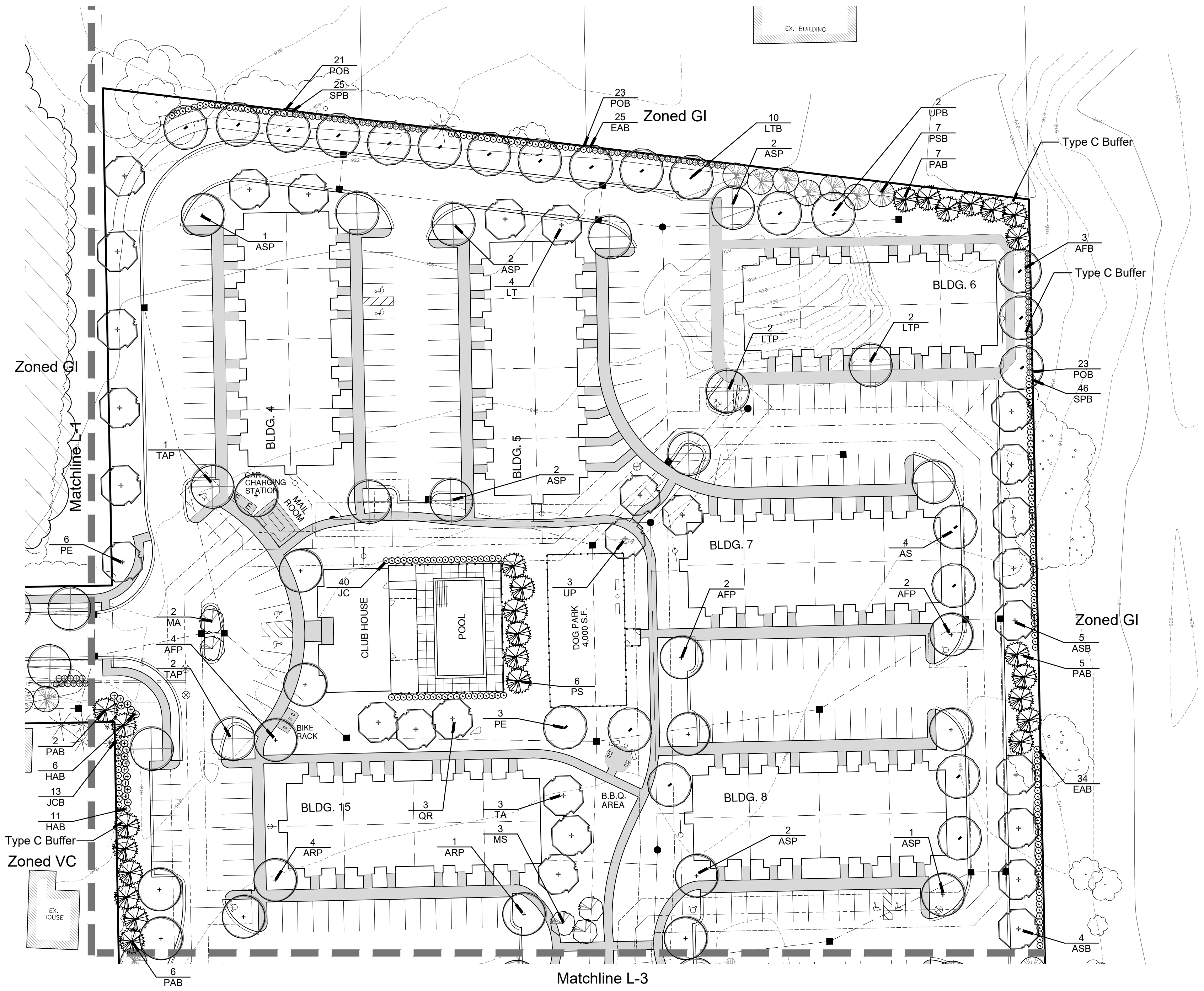
Checked By:

jca



Sheet No.

L-2



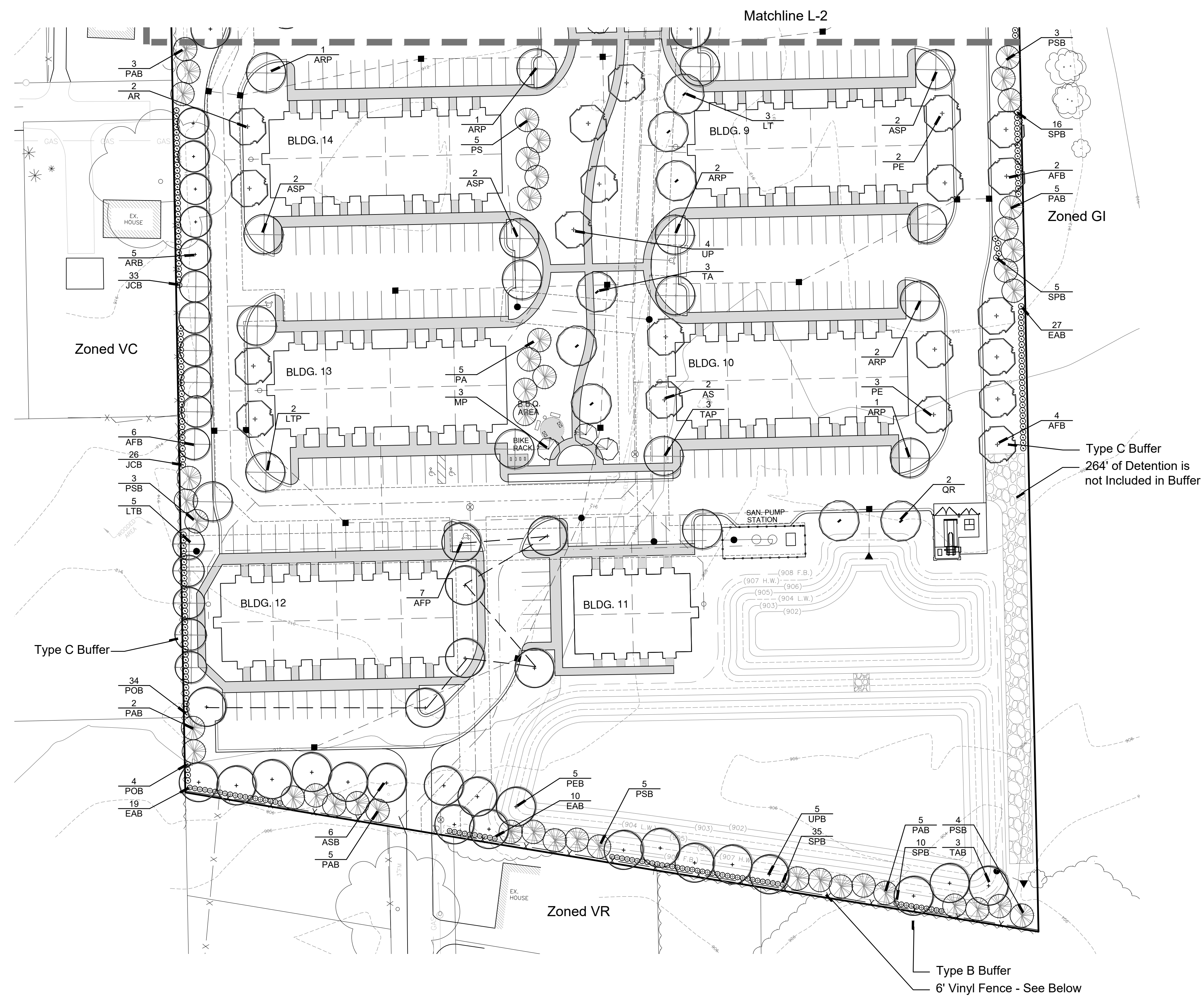
### Landscape Summary - This Sheet

Existing Zoning	GPUD
Land Use Buffers	
Buffer Length	1,134 l.f. (Type C)
Trees Required	56.7 Trees (1,134 / 20)
Trees Provided	57 Trees (6 Existing)
Shrubs Required	226.8 Shrubs (1,134 / 20) x 4
Shrubs Provided	227 Shrubs
Parking Lot Landscaping	
Parking Lot Area	
Trees Required	29.8 Trees (59,753 / 2,000)
Trees Provided	30 Trees

### Plant List - This Sheet

sym	qty	botanical name	common name	caliper	spacing	root	height
<b>Land Use Buffers</b>							
AFB	3	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
ASB	9	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B	
EAB	59	Euonymus alata 'Compacta'	Burning Bush		as shown	cont	24"
HAB	17	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea		as shown	cont	24"
JCB	13	Juniperus ch. keteleeri	Keteleeri Juniper		as shown	B&B	6', Hedge to 5'
LTB	10	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
PAB	20	Picea abies	Norway Spruce		as shown	B&B	6'
POB	67	Physocarpus opulifolius 'Diablo'	Diablo Ninebark		as shown	cont	24"
PSB	7	Pinus strobus	White Pine		as shown	B&B	6'
SPB	71	Spiraea j. 'Little Princess'	Little Princess Spirea		as shown	cont	24"
YGB		Thuja pl. 'Green Giant'	Green Giant Arborvitae		as shown	B&B	6'
UPB	2	Ulmus americana 'Princeton'	Princeton Elm	2.5"	as shown	B&B	
	51	Trees Provided					
	227	Shrubs Provided					
<b>Parking Lot Trees</b>							
AFP	8	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
ARP	5	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	B&B	
ASP	10	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B	
LTP	4	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
TAP	3	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
	30	Trees Provided					
<b>General Plantings</b>							
AS	4	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B	
JC	40	Juniperus ch. keteleeri	Keteleeri Juniper		as shown	B&B	6', Hedge to 5'
LT	4	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
MA	2	Malus 'Adirondack'	Adirondack Crab Apple	2.0"	as shown	B&B	
MS	3	Malus 'Spring Snow'	Spring Snow Crab Apple	2.0"	as shown	B&B	
PE	9	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
PS	6	Pinus strobus	White Pine		as shown	B&B	6'
QR	3	Quercus rubra	Red Oak	2.5"	as shown	B&B	
TA	3	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
UP	3	Ulmus americana 'Princeton'	Princeton Elm	2.5"	as shown	B&B	





**Landscape Summary - This Sheet**

Existing Zoning	GPUD
Land Use Buffers	
Buffer Length	554 l.f. (Type B)
Deciduous Trees Required	18.5 Trees (554 / 30)
Deciduous Trees Provided	19 Trees
Evergreen Trees Required	18.5 Trees (554 / 30)
Evergreen Trees Provided	19 Trees
Shrubs Required	73.8 Shrubs (554 / 30) x 4
Shrubs Provided	74 Shrubs
Buffer Length	742 l.f. (Type C)
Trees Required	37.1 Trees (742 / 20)
Trees Provided	38 Trees
Shrubs Required	148.4 Shrubs (742 / 20) x 4
Shrubs Provided	149 Shrubs
Parking Lot Landscaping	
Parking Lot Area	
Trees Required	24.8 Trees (49,738 / 2,000)
Trees Provided	25 Trees

**Plant List - This Sheet**

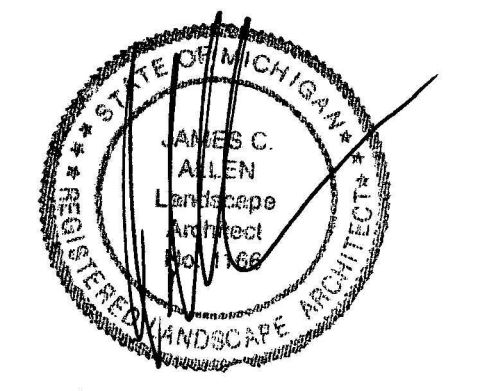
sym.	qty.	botanical name	common name	caliper	spacing	root height
<b>Land Use Buffers</b>						
AFB	16	Acer x. 'freemani' 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B
ARB	5	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	B&B
ASB	6	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B
EAB	56	Eucrymus alata 'Compacta'	Burning Bush		as shown	cont 24"
JCB	59	Juniperus ch. keteleeri	Keteleeri Juniper		as shown	B&B 6', Hedge to 5'
LTB	5	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B
PAB	20	Picea abies	Norway Spruce		as shown	B&B 6'
PEB	5	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B
POB	38	Physocarpus opulifolius 'Diablo'	Diablo Ninebark		as shown	cont 24"
PSB	15	Pinus strobus	White Pine		as shown	B&B 6'
SPB	66	Spiraea j. 'Little Princess'	Little Princess Spiraea		as shown	cont 24"
TAB	3	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B
UPB	5	Ulmus americana 'Princeton'	Princeton Elm	2.5"	as shown	B&B
	75	Trees Provided				
	223	Shrubs Provided				
<b>Parking Lot Trees</b>						
AFP	7	Acer x. 'freemani' 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B
ARP	7	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	B&B
ASP	6	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B
LTP	2	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B
TAP	3	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B
	25	Trees Provided				
<b>General Plantings</b>						
AR	2	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	B&B
AS	2	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B
LT	3	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B
MP	3	Malus 'Profusion'	Profusion Crab Apple	2.0"	as shown	B&B
PA	5	Picea abies	Norway Spruce		as shown	B&B 6'
PE	4	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B
PS	5	Pinus strobus	White Pine		as shown	B&B 6'
QR	2	Quercus rubra	Red Oak	2.5"	as shown	B&B
TA	3	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B
UP	4	Ulmus americana 'Princeton'	Princeton Elm	2.5"	as shown	B&B

**6' Vinyl Fence**



Size: 6' High, 8' Long Panels with Lattice Top  
 Color: Neutral Color

Seal:



Title:

**Landscape Plan**

Project:

**Lakeland Trails**  
 Hamburg Township, Michigan

Prepared for:

Elevate Property Partners, LLC  
 128 North Center  
 Northville, Michigan 48167

Revision:

Issued:

Review	April 11, 2024
Revised	April 22, 2024

Job Number:

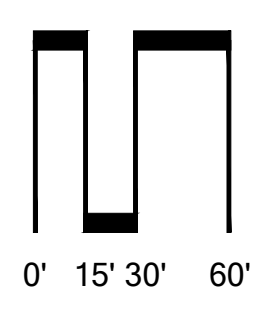
24-019

Drawn By:

jca

Checked By:

jca



Sheet No.

**L-3**





# The Crossing at Lakelands Trail

Hamburg Township  
Planning Commission  
Preliminary Site Review  
Wednesday, May 15 @ 7pm



# PREVIOUSLY SUBMITTED EXTERIOR ELEVATION



MAINTENANCE BUILDING

ONE-WAY TRAFFIC

DUMPSTER CONFLICTS OR TIGHT ACCESS

PARKING IMBALANCE

▪ PROXIMITY TO FRONT DOOR

NO CLUBHOUSE PARKING

PARKING / TRAFFIC CONFLICT

EXCESSIVE PARALLEL PARKING

PARKING IMBALANCE

▪ TOO FEW SPOTS

- FEW AMENITIES
- MINIMAL & NON-FUNCTIONAL GREEN SPACE
- HIGH PERCENTAGE OF IMPERMEABLE SURFACES

PER PREVIOUSLY APPROVED PLANS  
PREPARED BY M.E.G.A. ENGINEERING  
DATED: 8-30-2022

OPEN SPACE REQUIRED:  
1,500 S.F./ UNIT=1,500 x 208  
312,000 S.F. (7.16 AC.) 44% OF SITE AREA (16.1 AC.)

OPEN SPACE PROVIDED:  
262,684 S.F. (6.03 AC.) 37% OF SITE AREA (16.1 AC.)

# PREVIOUSLY APPROVED SITE PLAN

3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
TOLL FREE FOR THE LOCATION OF UNDERGROUND UTILITIES

CLIENT INFO:  
ELEVATE LAND HOLDINGS-  
THE CROSSING  
128 N. CENTER STREET  
NORTHVILLE, MI 48167  
248.344.1885

PROJECT NAME:  
THE CROSSING AT  
LAKELANDS TRAIL  
PART OF E 1/2 OF SEC. 24, T.14N. R.12E,  
HAMBURG TWP., LIVINGSTON COUNTY, MI

SHEET TITLE:  
PREVIOUSLY APPROVED  
SITE PLAN - OPEN SPACE



**PROPOSED EXTERIOR ELEVATION**



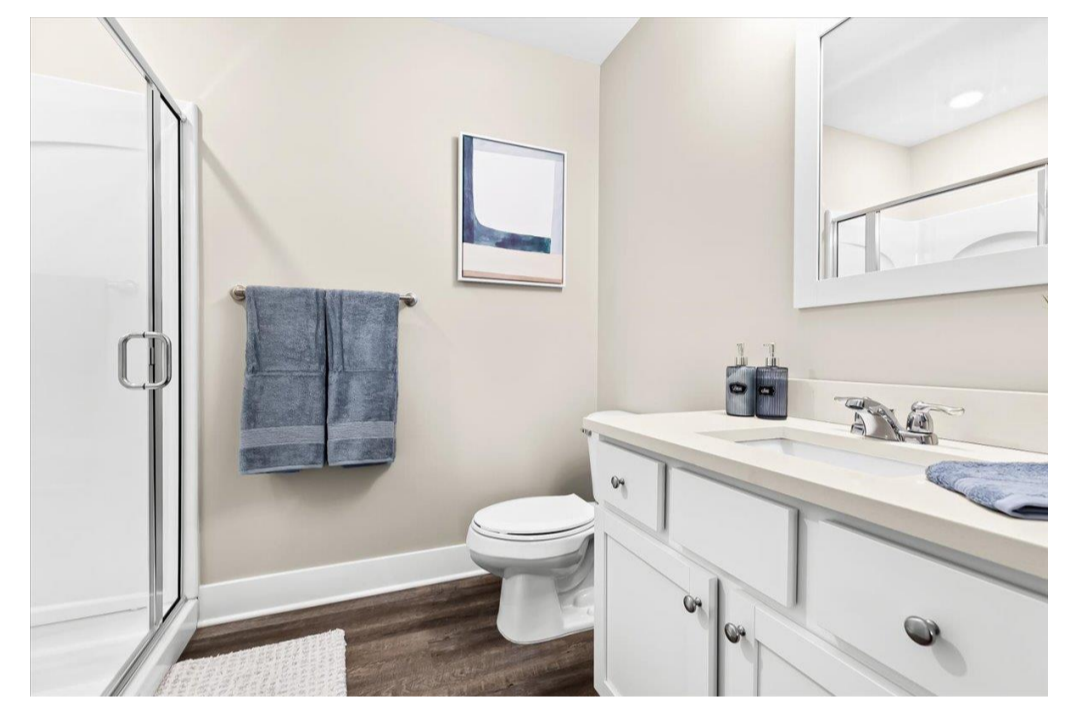
**PROPOSED CLUB HOUSE**



**WESTLAKE PLACE**  
**APARTMENTS**  
South Lyon, MI  
72 Units  
Completed 2022



Item 2.



**THE KENSLEY**  
Howell, MI  
136 Units  
Now Leasing



# Hamburg Township Public Safety – Fire Division

Item 2.

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](mailto:HTFD@HAMBURG.MI.US)

## *DEPUTY FIRE CHIEF JORDAN ZERNICK* *PLAN REVIEW RESULTS*

**To:** Hamburg Twp. Zoning

**From:** Deputy Fire Chief, Jordan Zernick

**Subject:** Site Plan Review – Lakeland Crossing

**Date:** April 29, 2024

I have completed the plan review of the Final Site Plan submittal for the Lakeland Crossing Development 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. All buildings on property are to be suppressed by an NFPA 13/NFPA 13R approved suppression system. This requirement is in place due to the road widths being decreased from a 26ft minimum road width in a hydrated district, to a 20ft minimum road width requirement.
2. There shall be no street parking in the 20ft drive isle other than in designated parking spaces that are not within the 20ft drive isle. All streets shall be posted as no parking other than in designated parking areas.
3. Building plans to be submitted to the fire department for review.
4. Suppression and alarm plans shall be submitted to the Hamburg Township Fire Department for review and approval.
5. A 3200 Series Knox Box shall be placed on the Club House. Copies of master keys for the property shall be placed in Knox Box at the time of C of O Inspection.
6. Fire extinguishers shall be placed within the Club House in locations as defined in the International Fire Code. Extinguishers shall be on site during the time of construction.
7. Address labeling and posting for each building shall be placed on each tenant space and each nonresidential building in conjunction with the requirements set forth in the International Fire Code.
8. Any additional plans through this process, including as built plans, shall be submitted directly to the Hamburg Township Fire Department. A minimum of one hard copy and electronic copies will be required.
9. Any gate or means of blocking permanent access to Washington St. shall be submitted to the fire department for approval prior to installation.





# Hamburg Township Public Safety – Fire Division

Item 2.

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](mailto:HTFD@HAMBURG.MI.US)

## *DEPUTY FIRE CHIEF JORDAN ZERNICK* **PLAN REVIEW RESULTS**

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.

A handwritten signature in blue ink, appearing to read "J Zernick".

Deputy Chief Jordan Zernick



May 8, 2024

Mr. David Rohr, Planning and Zoning Director  
Hamburg Township  
10405 Merrill Road  
P.O. Box 157  
Hamburg, Michigan 48139

Re: The Crossings at Lakes Trail  
Preliminary Site Plan Review

Dear David:

We have reviewed the plans for the referenced site plan dated April 10, 2024, as prepared by Seiber Keast Lehner. We offer the following comments for your consideration:

1. No phasing is currently shown on the site plan. If the applicant plans to phase the project, phases should be clearly shown on the drawings with consideration of the proposed pump station, stormwater management, and any water main looping if required by the Livingston County Water Authority (LCWA).
2. A gravity sanitary sewer collection system with a pump station is proposed. The applicant will be required to go through the Township's sewer use application when appropriate. Ideally, the capacity of the proposed pump station is coordinated with the development to the north.
3. The pool shall not drain to the sanitary sewer.
4. The proposed water main will be reviewed and approved by LCWA prior to submitting for an Act 399 permit. Likely a second water main feed into the development will be required.
5. The preliminary storm water management calculations are generally in conformance with the Livingston County Drain Commissioner standards with the following comments.
  - a. The time of concentration (TofC) shall be documented and justified.
  - b. The applicant shall provide an analysis and consideration for infiltration.
  - c. Conveyance calculations are required for the final site plan.
6. An MDOT permit will be required for the entrance on M-36.

Mr. David Rohr, Planning and Zoning Director  
May 8, 2024

IMEG #24002543.00  
Page 2 of 2

Item 2.

In summary, we offer no objection to the approval of the preliminary site plan contingent upon these comments.

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

Sincerely,

**Ted Erickson**  
Digitally signed by Ted Erickson  
DN: C=US,  
E=t.ed.j.erickson@imegcorp.com,  
O=IMEG Corp, CN=Ted Erickson  
Date: 2024.05.08 12:32:56-04'00'

Ted L. Erickson, P.E.  
Principal



**Sec. 36-429. ~~Elderly~~ Cottage Housing Opportunity (ECHOCHO) Planned Unit Development; intent.**

- (a) It is the intent of this section and sections 36-430 to 36-433 to offer an alternative to traditional single-family detached or attached housing developments for elderly persons through the use of planned unit development legislation as authorized by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended for the purpose of:
- (1) Encouraging the construction of more affordable-attainable single-family residential detached or attached dwelling ~~for elderly persons~~ units utilizing public sewer cluster septic tank drain fields and common water supply systems;
  - ~~(2) Facilitating the construction of affordable single-family residential detached housing units for elderly persons on a smaller scale than conventional multifamily developments that require public infrastructure improvements such as roads, and public water and sewer to accommodate higher density and lower cost dwelling units;~~
  - (3) Offering an alternative to multifamily residential developments in order to provide attainable affordable housing ~~for elderly persons~~ in a small scale, less dense neighborhood setting;
  - ~~(4) Preserving the rural character and appearance of the Township through the construction of small scale environmentally sensitive elderly person developments on scattered sites.~~
  - (5) Encouraging the clustering of detached or attached single-family ~~elderly person~~ dwelling units to promote the safety and security of the ~~senior citizen~~ residents.
- (b) These regulations are intended to preserve a traditional rural character to the land use pattern in the Township through the creation ~~of small elderly person residential nodes, contrasting with open space and less intensive land uses.~~ This section is not intended as a device for circumventing the zoning regulations of the Township, the standards set forth therein, nor the planning concepts upon which this chapter has been based.
- (c) These regulations are intended to result in a specific development substantially consistent with zoning ordinance standards yet allow for modifications from the general standards.

(Zoning Ord. 2020, § 14.2.1, 1-5-2021)

**Sec. 36-430. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

ECHOCHO community lot means land occupied or to be occupied by ECHOCHO units and accessory buildings permitted herein, together with such open spaces as are required under this chapter and having its principal frontage upon a street.

ECHOCHO unit means a single-family residential dwelling unit with full facilities for residential self-sufficiency in each individual dwelling unit which has a resident who is an elderly person.

~~ECHO village community means a housing development which meets the unique needs of the elderly through the provision of significant facilities and services specifically designed to meet the physical or social needs of such residents.~~

(Zoning Ord. 2020, § 14.2.2, 1-5-2021)

**Sec. 36-431. Zoning.**

An ECHOCHO villagecommunity may be located in the following zoning districts: RAA, RA, RB, RC, NS, CS, VC, VR, OH or MD, or WFR-? provided the development does not have riparian rights (i.e., does not have shoreline along a lake or river).

(Zoning Ord. 2020, § 14.2.3, 1-5-2021)

**Sec. 36-432. Development design standards.**

ECHOCHO villagecommunity housing shall meet the following criteria:

- (1) *On-site sewage disposal and water supply.* On-site sewage disposal and water supply must be approved by the Livingston County Health Department.
- (2) *ECHOCHO villagecommunity size.* No fewer than four ECHOCHO units nor more than 20 ECHOCHO units shall be permitted per community lot.
- (3) *Acreage and density requirements.* An ECHOCHO villagecommunity development may be approved upon any residentially zoned land with density as permitted below:

District	Minimum Acreage	Minimum Density determination for CHO community. Minimum Density per ECHO Unit
<u>RAA</u>	<u>3 acres</u>	<u>15,000 square feet</u>
RA *	2 acres	10,000 square feet
RB	2 acres	5,000 square feet
WFR *	2 acres	10,000 square feet
CS	1 acre	5,000 square feet
RC	1 acre	5,000 square feet
VR	1 acre	5,000 square feet
VC	1 acre	5,000 square feet
MD	1 acre	5,000 square feet
<u>NS</u>	<u>1 acre</u>	<u>5,000 square feet</u>

- (4) *Unified control.* The ECHOCHO villagecommunity shall be initially under single ownership or control, so there is a single person, entity or condominium having proprietary responsibility for the development of the ECHOCHO villagecommunity as evidenced by a title company licensed to do business in Michigan. In the event, all or any portion of the development changes ownership or control prior to completion of the project, the terms and conditions of this Planned Unit Development shall be binding on any successor owner of all or any portion of the property.
- (2) *Guarantee of open/common space.* At least 15 percent of the total site area shall be reserved as open space. This open space shall be held in common ownership by all residents of the ECHOCHO villagecommunity. This open space shall be utilized for recreation facilities such as picnic areas, walking trails or other open space uses which provide elderly residences the opportunity to enjoy the natural features of the site. The open space shall be configured to be integrated with the individual units and maximize the proximity of each housing unit to natural open space. If the open space is close and

accessible for residents of all individual units, it need not be owned in common. A guarantee to the satisfaction of the Township Planning Commission that all open/common space portions of the development will be maintained in the manner approved shall be provided. Documents shall be presented that bind all successors and future owners in fee title to commitments made as a part of the proposal. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is provided to the Township and the land uses continue as approved in the ~~ECHOCHO~~ villagecommunity plan.

(3) *Area, height, bulk and layout regulations.*

Minimum <del>ECHOCHO</del> unit floor area:	400 square feet
Maximum <del>ECHOCHO</del> unit floor area:	980 square feet
Maximum building height:	<del>1-1.5</del> story
Required roof pitch:	4:12 or greater
Minimum building width, any dimension:	14 feet
Distance between <del>roof overhangs of</del> buildings:	10 feet
Handicap ramps:	May encroach into any setback space
Basement:	Optional
Shed:	Optional
Garage:	Optional
Covered parking:	Optional
Minimum setbacks:	15 feet from street or private road right-of-way 10 feet from side and rear lot lines 5 feet from common access drives <del>(20 feet from shared parcel lines)?</del>
Common access drives:	4 feet from all lot lines

- (4) *Attached units.* No more than four units shall be attached in a single structure.
- (5) *Garages.* Detached garages can be located no more than 100 feet of walking distance from the ~~ECHOCHO~~ unit which it serves.
- (6) *Porches.* Each ~~ECHOCHO~~ unit shall have at least one covered porch of at least 24 square feet in area.
- ~~?~~(7) *Common area.* Each ~~ECHOCHO~~ villagecommunity which contains five or more ~~ECHOCHO~~ units shall have a common area containing at least one gazebo, deck, patio or terrace that shall be covered with a roof, be a minimum of 60 square feet, and be of the same architectural style and design as the ~~ECHOCHO~~ units located on the lot.
- (8) *Storage sheds.* Any storage sheds shall be so designed as to have the same roof pitch and architectural style as the ~~ECHOCHO~~ units in the development. Storage sheds may be linked so as to have common walls; however, each shed must have its own private, lockable access door. The dimensions of any shed servicing an ~~ECHOCHO~~ unit shall conform to other size provisions of this chapter.
- (9) *Water and septic system service.* If there is public water and/or sewer service available to the lot or in the area on which an ~~ECHOCHO~~ development is located, connection into the system may be required.
- (10) *Roads.* The ~~ECHOCHO~~ villagecommunity shall have paved access designed and constructed to AASHTO standards and shall provide adequate access for emergency vehicles.

- (11) *Parking requirements.* The parking standards for an **ECHOCHO villagecommunity** shall be two spaces per unit. Each parking space shall have a minimum size of 180 square feet (~~nineteen~~ feet by 18 feet) and may be located either on-site or within 100 feet of the site.
- (12) *Construction drawings required.* Scaled floor plan and building elevation drawings shall be presented for each **ECHOCHO** unit within the **ECHOCHO villagecommunity** that has a different interior layout and square footage of living space.
- (13) *Sidewalks and access ramps.* All pedestrian circulation walkways and sidewalks shall be hard-surfaced with either asphalt, concrete or brick paving and be accessible to the handicapped according to the standards set forth in the Americans with Disabilities Act. Handicapped access ramp structures may encroach into any required setback space.
- (14) *Interior design.* The interior of each **ECHOCHO** unit shall be designed to provide ease of mobility by seniors who may have mobility limitations. The units shall meet the International Code Council (American National Standards Institute) Accessibility Standards for Type B units.
- (15) *Design compatibility.* The exterior of each **ECHOCHO** unit shall be compatible in terms of architectural design, materials and color with the residential structures in the immediate neighborhood within 300 feet of the development parcel or lot. However, all housing units shall be a minimum of 14 feet wide at their least horizontal dimension and attached to a permanent foundation. The roof pitch of an **ECHOCHO** unit shall be at least a 4:12 pitch. Accessory buildings for an **ECHOCHO** unit, such as a detached garage and shed, shall also conform to the minimum roof pitch and be architecturally compatible with the design and style of the **ECHOCHO** unit. Compatibility of design shall be decided by the planning commission.
- (16) *Waiver of standards.* The planning commission is hereby empowered to waive site design standards and development area requirements if public health and safety are not compromised. The planning commission is further empowered to specify conditions in issuing any special use permits as may be required.

(Zoning Ord. 2020, § 14.2.4, 1-5-2021)

### **Sec. 36-433. Project standards.**

In considering any application for approval of an **ECHOCHO villagecommunity** site plan, the planning commission shall make their determinations on the basis of the standards for site plan approval set forth in article III of this chapter, as well as the following standards and requirements:

- (1) Compliance with the **ECHOCHO** concept. The overall design and land uses proposed in connection with an **ECHOCHO villagecommunity** shall be consistent with the intent of the **ECHOCHO** concept, as well as with the specific design standards set forth herein.
- (2) Compatibility with adjacent uses. The proposed **ECHOCHO villagecommunity** site plan shall set forth in detail, all specifications with respect to height, setbacks, density, parking, circulation, landscaping, views and other design features that exhibit due regard for the relationship of the development to surrounding properties, the character of the site, and the land uses. In determining whether this requirement has been met, consideration shall be given to:
  - a. The bulk, placement, and materials of construction of proposed structures.
  - b. Pedestrian and vehicular circulation.
  - c. The location and screening of vehicular use or parking areas.
  - d. The provision of landscaping and other site amenities.

- (3) Protection of natural environment. The proposed ~~ECHOCHO villagecommunity~~ shall be protective of the natural environment. It shall comply with all applicable environmental protection laws and regulations.
- (4) Common area and unit maintenance. The ~~ECHOCHO villagecommunity~~ shall include in the master deed, community bylaws or covenant provisions, as applicable for the maintenance of the common open space, including landscaping maintenance, snow removal and repairs to building exteriors, in a form approved by the Township Attorney.
- (5) Compliance with applicable regulations. The proposed ~~ECHOCHO villagecommunity~~ shall comply with all applicable federal, state and local regulations.
- ~~(6) Because of the specialized character of such uses, the limited class of occupants and the potentially limited market for such units, the planning commission may require a market study and or surveys of elderly residents in the vicinity of Hamburg Township as to documenting the long term marketability of the development and which supports both the need and market for the development. The planning commission may require written supporting evidence from national elderly assistance groups, such as American Association of Retired Persons (AARP), that units of such floor area and density, and developments of such an arrangement are attractive and feasible for the elderly.~~
- ~~(7) The planning commission may require the submission of letters of endorsement or support for the development from public and private elderly service provider agencies as to the suitability of such dwellings for elderly persons.~~
- (8) The planning commission may base its action on experience with and competition from similar developments in the area.
- ~~(9) The planning commission may base its approval on the long term availability of senior services to be provided by the developer, operator, government or private elderly support agencies, such as medical assistance, meals assistance, proximity to shopping, personal services and medical care, transportation (including access to major roads), recreation and other elderly needs.~~

(Zoning Ord. 2020, § 14.2.5, 1-5-2021)