



## Planning Commission

Larry Fox, Chairperson	Summer L. McMullen, Trustee
Michael Mitchell, Vice-Chairperson	Sue Grissim, Commissioner
Tom Murphy, Secretary	Jim Mayer, Commissioner
	Matthew Eckman, Commissioner

**Planning Commission Meeting Agenda  
Hartland Township Hall  
Thursday, January 26, 2023  
7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
  - a. Planning Commission Meeting Minutes of January 12, 2023
6. Call to Public
7. Old and New Business
  - a. Site Plan #23-001 M-59 Properties Planned Development (PD) Concept Plan
  - b. Site Plan with Special Land Use Application #22-007 (Automobile wash within completely enclosed building at 10382 Highland Road) – REVISED PLANS dated November 9, 2022 (Architectural plans) and December 20, 2022 (Site and Landscape plans)
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** MEETING MINUTES

January 12, 2023– 7:00 PM

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1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**  
Present – Commissioners Eckman, Fox, Grissim, Mayer, McMullen, Mitchell, Murphy  
Absent – None
4. **2022 Annual Planning Commission Organizational Meeting**
  - a. Reaffirm By-Laws  
Commissioner Mayer offered the following Motion:  
Move to approve the Rules and Procedures (By-Laws) as presented and dated January 12, 2023. Seconded by Commissioner Murphy. Motion carried unanimously.
  - b. Election of Officers  
Commissioner Mayer offered a Motion to retain as Planning Commission Chair, Commissioner Fox; Vice-Chair, Commissioner Mitchell; Secretary Commissioner Murphy for 2023. Seconded by Commissioner Grissim. Motion carried unanimously.
  - c. Committee Appointments
    - Ordinance Review Committee: Commissioner Murphy, Commissioner Grissim, Commissioner Eckman
    - Site Plan Review Committee: Chair Fox, Commissioner Mitchell, Commissioner Mayer
5. **Approval of the Meeting Agenda:**  
A Motion to approve the January 12, 2023 Planning Commission Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Grissim. Motion carried unanimously.
6. **Approval of Meeting Minutes:**
  - a. Planning Commission Meeting Minutes of October 13, 2022  
A Motion to approve the Meeting Minutes of October 13, 2022 was made by Commissioner Grissim and seconded by Commissioner Murphy. Motion carried unanimously.
  - b. Planning Commission Special Meeting Minutes of October 20, 2022  
A Motion to approve the Special Meeting Minutes of October 20, 2022 was made by Commissioner Grissim and seconded by Commissioner Mitchell. Motion carried unanimously.
  - c. Planning Commission Meeting Minutes of November 17, 2022  
A Motion to approve the Meeting Minutes of November 17, 2022 was made by Commissioner Eckman and seconded by Commissioner Grissim. Motion carried unanimously.



**7. Call to the Public:**

None

**8. Old and New Business:**

- a. Site Plan #23-002 Hartland Commerce Center Phase III & IV, a request to construct twelve (12) office/warehouse buildings containing a total of seventy-two (72) condominium units, and construct three (3) detached storage buildings, as part of Phase III and IV of Hartland Commerce Center.

The Applicant, Dave Willacker, introduced himself to the Planning Commission.

Director Langer gave an overview of the location and scope of the request stating the following:

- Located north and west of Old US 23 and Bergin Road; Phases III and IV wrap around and continue north and east of the existing Phase I and II.
- Zoned LI Light Industrial.
- Phase III is north of the existing development; Phase IV continues to the east.
- This LI condominium option is helpful for smaller companies or startup new businesses.
- On the north portion of the site are private storage units for the use of the businesses within the complex, not for public use.
- Site Plan approval only, this request is not required to be heard by the Township Board.

The Applicant shared they put some of their plans on hold for a time during COVID but are happy to be back moving forward. He also commended the Planning Staff for their thorough review. They were a joy to work with and full of ideas. The report is very detailed, concise and accurate.

The Applicant stated the following:

- Twenty-one years ago, Hartland Commerce Center was a new idea he was trying out to meet a need.
- It was a little slow starting out but with the growth in Hartland, the need for this kind of product is growing too.
- There is now some pent up demand sufficient to add more units.
- They went into this anticipating they would cater to some small contractors, some warehousing and some light manufacturing, which they did. What they did not anticipate are cheerleading companies, mortgage companies, title companies, a wide variety of uses.
- He feels they generally have a good sense of community where people help each other and a good experience.
- They are adding storage units in the back, a need that was not anticipated for the original phases, but they get frequent requests from their owners for additional storage for materials or products.
- The storage areas are unheated, with no electricity, strictly for storage designed in increments of twelve by twenty-four feet deep. After canvassing our owners this seems to be what they need so we added that to the site plan this time around.
- There is no intent to change the design or details; they will be constructed and look the same as the existing units.
- The condominium by-laws and master deed will be set up from the start so what is being proposed will be a continuation of what already exists.
- Phase II included the storm water infrastructure for what is being proposed now. Detention ponds, drains, pipes were installed over ten years ago and are ready to continue on.

- The Hartland Township Zoning Ordinance states that a structure that fronts on Old US 23 must meet a higher standard. The intent is to keep the phases the same but add some additional architectural features to the building that fronts Old US 23 to comply with the Ordinance.

[The Applicant provided some façade drawings for the Planning Commission to view.]

Chair Fox referred to the staff memorandum dated January 5, 2023.

## **SITE PLAN REVIEW – Applicable Site Standards**

### **Site Requirements**

#### **Dumpster Enclosure (Sec. 5.7)**

Director Langer stated no details were provided on the site plan for this item, but the Applicant has provided a written description. Staff is calling attention to the item stating the revised detail drawing of the dumpster enclosure is to be included on the Construction Plan set and it will be brick to match the building. Staff has spoken with the Applicant about this item.

#### **Barrier-Free Parking – Phase IV**

Director Langer stated they have all of the Barrier-Free spaces, but one needs to be van-accessible. The plans are to be revised to provide one (1) van-accessible barrier-free parking space, with 8' wide access aisle, on the Construction Plan set.

Commissioner Murphy asked if the parking setbacks and through-rows will be the same in Phases III and IV as in the existing development. The Applicant stated yes.

#### **Access Management and Non-Residential Driveway Standards (Sec. 5.10)**

Director Langer displayed the existing street map and stated the following:

- Existing gravel access to Old US 23 will be paved as Phase IV is completed.
- Applicant will need to apply for and acquire all applicable permits and approvals from the Livingston County Road Commission (LCRC) as part of the current proposal prior to the construction phase.

#### **Landscaping and Screening (Sec. 5.11)**

##### **Greenbelt Landscaping (Sec. 5.11.C.)**

Commissioner Grissim asked about the hedge row location stating the shrubs were shown about ten feet apart; she inquired if this is intended to screen the parking area, and will there be mowed lawn in between the shrubs? The Applicant stated he has been working with Staff and provided a supplemental document. The yews are larger than two feet, they will spread up to forty-two inches or more. Commissioner Grissim stated that seems fine to screen the pavement.

The Applicant asked about the landscaping in Phases I and II installed twenty years ago. The decision making body for that portion of the development is comprised of the owners and they complained about maintenance of the mulch beds. They chose to replace the mulch beds with rock. They asked if the new phases would be able to have the rock as well. Staff has encouraged keeping as much of the landscape beds mow-able lawn for ease of maintenance as the rock is typically not permitted. He also stated the landscape plan will be revised to state the specific shrub species name and planting size and areas of lawn on the Construction Set of plans.

**Foundation Landscaping** (Sec. 5.11.2.D.)

Commissioner Grissim stated the following:

- Due to height constraints with the roof overhang and the width of the planting bed (5 feet wide), the proposed ornamental trees will not thrive in the locations shown. Staff would recommend the ornamental trees be planted in the landscaped areas (medians) next to end units of Building M, O, P, R, S, and U.
- In front of the building, additional plantings (shrubs, groundcover, perennials) are required in each foundation planting bed so there is not as much mulch.
- Revisions to be shown on the Construction Plan set.

**Parking Lot Landscaping** (Sec. 5.11.2.E.1.)

Commissioner Grissim referred to the various comments in the memorandum.

**Perimeter Landscaping** (Sec. 5.11.2.E.11.a.) – For areas visible from a public road (east, facing Old US-23), parking adjacent to Building X in Phase IV

Commissioner Grissim stated the following:

- Intent is to screen parking areas from Old US 23.
- There is a hedge row as part of the Greenbelt.
- Staff has suggested adding evergreen shrub hedge row on inner edge of each median next to parking spaces/loading spaces.
- The hope is to reduce some of the maintenance required with mowed lawn rather than large mulch beds.

The Applicant stated it was suggested to use some of the hedge row items at the ends of the parking spaces; he is good with either.

**Buffering or Screening Requirements** (Sec. 5.11.2.G.i.) – Northwest area of the site (adjacent to Cobblestone Preserve to the west and CA zoned property to the north)

Commissioner Grissim spoke of the tree removal, especially in the northwest corner. She cautioned if all the trees marked are removed, it does not leave much of a screen between the development and the neighboring residential properties. They would encourage retaining as many of the existing trees as possible and filling in to provide a solid screen. The Applicant stated the Civil Engineer said it would be easier to remove the indicated trees than to preserve them but that is not the Applicant's desire. He would like to preserve as many of the trees as possible.

[The Applicant displayed a photo board of the existing trees.]

Commissioner Murphy asked Director Langer to display the aerial view. He asked if the area to the east of the two houses north of the tennis courts is the location of the existing trees he intends to keep. The Applicant stated yes. When they developed Cobblestone Preserve, they planned recreation areas to abut the future commercial development. East of the Cobblestone Preserve tennis courts there is a grass covered berm. At the end of the berm to the north, is a cluster of pine trees. At the end of the pine trees are the large deciduous trees shown on the photo board. The Applicant intends to revise the plan to conserve the mature trees if possible.

Commissioner Murphy supports keeping the trees but suggested if some of the trees die, could there be an agreement to replace the dead trees with some pine trees to maintain the screen.

Commissioner Grissim concurred that once the project is completed, if trees do die, they would be replaced so that the screen will be maintained. Director Langer asked for clarification as to what type of tree should be used to replace a mature canopy tree. Commissioner Grissim stated the Ordinance calls for year round screening through evergreen trees. Director Langer suggested a condition that calls replacement of trees lost due to construction be filled in with evergreen trees to maintain the required screen.

Commissioner Mayer asked about the Grading and Paving Plan elevation change on page 3.5 of the Civil drawings. He stated with a difference of thirteen feet of elevation change within fifteen feet of space from the existing elevation, the existing trees will need to be removed and it may even require a retaining wall.

The Applicant stated he will need to discuss that with the Engineers as it is their desire to keep as many of the trees as possible but also to have the property drain correctly. They can plant more trees, but the drainage has to be where it is. He also stated it will take approximately five years to build what is being presented tonight. The tree line to the north abuts property currently zoned CA Conservation Agriculture but it is possible that property will not be developed as residential lessening the concern for screening. If the trees need to be removed, he will replace them with the required evergreen screening.

**Lighting (Sec. 5.13)**

Director Langer stated there are a couple of areas on the photometric plan that do not meet the requirement and will need to be adjusted and resubmitted with the Construction Set of plans.

**Architecture / Building Materials (Sec. 5.24)**

Chair Fox stated if you look at the façade drawings, they are doing what they have been doing all along. The Planning Commission had no additional comments.

Director Langer called out a correction to the staff memorandum stating the products are not vinyl.

The Applicant stated the ribbed steel product used is probably more durable than vinyl. He also stated that because they developed the abutting residential properties, they used products on the front of the buildings that felt more residential than commercial. On the rear of the buildings, they have used more industrial type products. On the storage units, they plan to use the same utilitarian approach.

Commissioner Murphy asked for clarification if they were viewing the façade of the storage unit structure.

**Commissioner Mitchell offered the following Motion:**

**Move to approve Site Plan Application #23-002, a request to construct twelve (12) office/warehouse buildings containing a total of seventy-two (72) condominium units, and construct three (3) detached storage buildings, as part of Phase III and IV of Hartland Commerce Center. Approval is subject to the following conditions:**

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated January 5, 2023, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**

- 2. The applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.**

**Seconded by Commissioner Grissim. Motion carried unanimously.**

**9. Call to the Public:**

None

**10. Planner Report:**

Director Langer reported the following:

- The Planning Director for Livingston County, Kathleen Kline-Hudson, is retiring. Her last day is Friday.
- Several Planning Commissioners attended the Michigan State University Citizen Planner program last year and he is interested in hearing about their experiences. The Planning Commission offered the following comments:
  - Well done program by MSU both presenting and instructing.
  - It was intense. Important to review the material to retain the benefit.
  - Spent some time discussing the Conway Township solar farm issue and feels it would be beneficial to be proactive and review Hartland's Ordinance regarding solar farms.
  - Director Langer stated the Ordinance is supposed to reflect how the community feels about any given development opportunity and it would be good to look at it again. At the reception for Ms. Kline-Hudson, he spoke with planners from the three townships involved in that issue and learned our Township Attorney is helping one of those townships to write an Ordinance to address that topic. Chair Fox agreed that would be a good topic to look at again. He also mentioned Hartland Township was able to sit down with the Hartland schools and discuss the location for their solar project and ultimately found a better location for all parties.

**11. Committee Reports:**

None

**12. Adjournment:**

**A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner McMullen. Motion carried unanimously. The meeting was adjourned at approximately 8:05 PM.**

# Hartland Township Planning Commission Meeting Agenda Memorandum

**Submitted By:** Troy Langer, Planning Director

**Subject:** Site Plan #23-001 M-59 Properties Planned Development (PD) Concept Plan

**Date:** January 19, 2023

## **Recommended Action**

No formal action shall be taken by the Planning Commission or the Township Board as part of a Planned Development Concept Plan review. The Planning Commission should provide comments to the applicant about the proposed M-59 Properties PD Concept Plan and whether it is indicative of a plan that can and will meet the intent, design standards, and eligibility criteria of the Planned Development process.

## **Discussion**

Applicant: Kevin Bahnam

## **Site Description**

The proposed planned development (PD) property is located at the southwest corner of Highland Road and Old US-23. The approximate 29.85-acre parcel is undeveloped (Parcel ID #4708-28-100-014) and zoned GC (General Commercial).

The subject parcel was previously designated as Commercial on the 2015 Future Land Use Map (FLUM); however, in 2020-2021 several amendments were made to the 2015 FLUM and Comprehensive Development Plan. The amendments were approved by the Township Board on May 18, 2021. One of the areas that was amended is the subject property, which is now designated as Special Planning Area (SPA).

The parcel south of the subject site is the location of the former Tag Sports Center (1535 Old US-23) consisting of ball fields with batting cage, concession stand, clubhouse and locker rooms, putt-putt golf course, restroom facilities, and parking. The parcel is zoned GC (Parcel ID #4708-28-100-018). Per the 2021 amendment to the FLUM and Comprehensive Plan, this parcel is now designated as SPA (formerly designated as Commercial on the 2015 FLUM).

Land to the west includes LAG Development at 9990 Highland Road (Parcel ID #4708-29-200-017) and Charyl Stockwell Academy at 9758 Highland Road (Parcel ID #4708-29-200-015). Both parcels are zoned GC and designated as Commercial on the 2015 FLUM and the 2021 FLUM Amendment.

North of the site, on the north side of Highland Road is the Shops at Waldenwoods complex which includes Kroger Grocery, Huntington Bank (formerly TCF Bank), CVS Pharmacy, and a mix of smaller commercial establishments. This commercial complex is zoned Planned Development (PD) and designated as Commercial on the 2021 FLUM Amendment.

To the east, across Old US-23, are Fountain Square Shopping Center, Hartland Town Center, and Speedway Fuel Station. All said properties are zoned GC and designated as Commercial on the 2021 FLUM Amendment.

Municipal water and sanitary sewer will be required for this development.

An environmental analysis was not provided by the applicant however it appears there are several wetland areas on the site based on air photos. In particular, a wetland area exists on the south which generally runs east to west, with an upland area in the middle. This may be a regulated wetland under the State of Michigan/EGLE (Michigan Department of Environment, Great Lakes and Energy). An environmental analysis of the land, including a hydrology study, analysis of the soil conditions, and analysis of other significant environmental features, such as wetland areas, water drainage areas, and tree stands is required as part of the Preliminary Site Plan application.

### **Site History**

Historically it appears that the property has been used for agricultural purposes.

### **Planned Development Procedure**

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a Planned Development (PD). Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step. The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district. As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary Plan. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD.

### **Proposed Concept Plan**

#### **A. General**

The applicant has submitted a Concept Plan for a mixed use planned development with commercial and residential uses. The commercial sector is situated along the frontage of both Highland Road and Old US-23. The residential portion of the development is internal to the site, south and west of the commercial areas. An internal roadway runs east-west and includes a round-about, which together provide the circulatory network for the development, as well as being a defining boundary of the commercial and residential areas. Additionally, the internal roadway affords vehicular movement from Old US-23 to the internal drive associated with Cheryl Stockwell Academy and LAG Development on the west.

Additional access points to the development are found along Highland Road with two (2) proposed entrances. The western entrance drive from Highland Road transitions into a boulevard and travels south to connect to the round-about. The boulevard drive extends south of the round-about and into the residential portion on the development, creating the main entrance to the residential area.

Three (3) development entrances are shown on Old US-23 and provide access to commercial sites on the north and along Old US-23. A bank/credit union building is shown with access from the most northern entrance drive off Old US-23. The internal roadway is the middle entrance drive. A hotel is shown at the southern end of the site, with access from Old US-23.

The plan shows five (5) conceptual outlots along the frontage of Highland Road. The following businesses/uses are shown, as possible options: two (2) fast food restaurants each with drive-through service; one (1) multi-tenant building (sit-down restaurant and retail); one car wash; and one (1) automobile fueling station. Along Old US-23, a bank/credit union building with drive-through service and a hotel are shown as possible businesses.

The outlots shown are meant to be place holders for future businesses. The plan is not intended to be the final site plan for the commercial portion of the site. Other uses may be proposed once the project is further along in the PD process.

The multi-family/residential component of the PD occupies the central area of the site. A total of seven (7) residential apartment buildings are shown, with each building being three-stories. The first floor has a garage, and the second and third floors are apartments. Building type A has 22 apartment units; building type B has 18 apartment units; and building type C has 40 apartment units. A total of 168 apartment units are proposed.

Garage parking is included in each apartment building. Off-street parking is shown around each apartment building. Although not shown on the plans, the applicant has mentioned an interest in having carports as part of the project.

A clubhouse is to be integrated into one of the apartment buildings. An in-ground pool, pond, and walking path are shown in the center of the apartment complex.

Conceptual building elevations of the residential and commercial/retail buildings are provided. The architectural renderings show a mix of building materials however the materials are not identified.

All proposed uses in the commercial or residential areas of the PD must be compliant with those permitted under the GC-General Commercial zoning standards.

Section 3.1.18.E has specific requirements for information to be included within a planned development Concept Plan submittal. Given the size of the subject property (29.85 acres) and the scale of the proposed development (retail and residential buildings), the Planning Department feels the information provided in the submittal is sufficient to consider complete.

## **B. Proposed Density**

Section 3.1.18.C. of the Zoning Ordinance states the residential density in a planned development shall be consistent with the density designation within the Township's Comprehensive Plan. The subject property is designated Special Planning Area (SPA) on the recently adopted 2021 Comprehensive Plan and FLUM Amendment.

The SPA designation for this site envisions a base density of up to four (4) dwellings per acre. Using the project area of 29.85 acres for density calculations and allowing a maximum density of four (4) dwellings per acre, a maximum of 120 dwelling units could be permitted.

Per Section 3.1.18.C.iv., the Planning Commission may agree to recommend up to a forty (40%) percent increase in dwellings on a site in recognition of outstanding attributes as listed in this section. The Township Board in its sole discretion shall have the ability to approve such density increase up to forty percent (40%) subsequent to an affirmative recommendation from the Planning Commission.

In this case if the planned development land area could accommodate up to 120 dwellings (29.85 total acres x 4 units per acre), in accordance with the Comprehensive Plan, the planned development plan could include up to 168 dwellings (120 + 48 additional dwellings) if a maximum bonus of 40% was awarded by the Planning Commission and Township Board. The PD plan shows 168 dwelling units and thus aligns with the maximum density if the bonus was granted.



The 2020-2021 Amended FLUM provides the following designations for properties adjacent to the subject site:

North: Commercial (north side of Highland Road)  
South: Special Planning Area  
East: Commercial (east side of Old US-23)  
West: Commercial

### **C. Public Road Access**

As noted previously, public access to the development is via Highland Road and Old US-23 which are public roads. Three (3) access points are provided from Old US-23 and two (2) access points from Highland Road. Approvals from the Michigan Department of Transportation (MDOT) and Livingston County Road Commission (LCRC) will be required as part of the Preliminary Site Plan review.

### **D. Traffic Generation**

The applicant has not submitted a traffic impact analysis as part of the Concept Plan submittal; this is one of the requirements for Preliminary Site Plan submittal.

### **E. Internal Vehicular/Pedestrian Circulation**

Internally the development is served by a system of access drives, providing circulation to the commercial and residential buildings. An east-west roadway runs through the site from Old US-23 to the private drive associated with the Cheryl Stockwell Academy and LAG (LaFontaine Automotive Group) Development. The internal roadway is accessed from the middle entrance drive on Old US-23, with a round-about near the western end of the roadway. Commercial businesses and residential buildings can be accessed from the roadway, with the exception of the bank/credit union building and hotel. Those businesses are accessed directly from Old US-23.

The existing sidewalk along Highland Road is shown. A proposed sidewalk is shown along the frontage of Old US-23, which ends at the hotel site. Internally, sidewalks are shown along the southern side of the roadway, around the round-about, and within the residential areas. Two (2) sidewalks are shown (one with crosswalk striping) that connect from the residential area to the commercial sites on Highland Road.

### **F. Utilities**

The applicant will need to work with the Livingston County Drain Commissioner's office on public water and sanitary sewer. They will also need to work with the Hartland Township Public Works Department to acquire the necessary Residential Equivalent Units (REU)'s for this development.

### **G. Design Details**

A Pattern Book with specific design details was not submitted with the Concept Plan, although conceptual elevation drawings for the commercial and residential buildings were submitted. For a project such as this, additional design details should be provided as part of the Preliminary Site Plan application, such as detailed plans for all commercial and residential buildings, building material options (products, colors, percentage of materials), landscaping, streetlights (if proposed), entry feature, common space amenities, etc.

Minimum design details are outlined in Section 3.1.18.C. and include minimum yard requirements and distance between buildings.

### **H. Open Space**

Section 3.1.18.C requires a Planned Development to include open space; at a minimum that open space should meet the requirements of the site's previous zoning district. Historically in other mixed use or residential planned developments, the following formula was applied: a minimum of 25% (of total area of

site) should be provided as open space, and of that 25%, 10% must be usable open space. An Open Space plan was not provided but will be required as part of the Preliminary Site Plan submittal.

The Open Space plan should show open space areas (open space and usable open space) and provide information on the size of each category of open space, percentage of open space (for each category), and a summary of what amenities are offered.

### **I. Landscaping**

The site plan shows some general landscaping, but a landscape plan was not submitted. The Preliminary Site Plan will be reviewed for compliance with the landscaping/screening requirements of a planned development and applicable sections of the Landscaping Ordinance (Section 5.11).

### **J. Exterior Lighting**

No exterior lighting plan was provided as part of the Concept Plan. The Preliminary Site Plan and/or pattern book should include the design and location of streetlights if proposed.

### **Recognizable Benefits**

One of the eligibility criteria for a planned development is that it “shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning.” It is not clear based on the Concept Plan whether the proposed development satisfies these criteria. It will be ultimately up to the applicant, Planning Commission, and Township Board to come to an agreement on the extent to which a recognizable benefit shall be provided for the proposed development.

### **Other**

The Preliminary Site Plan will include significantly more detail with respect to design and engineering, landscaping, lighting, traffic impacts, wetland determinations, common space features, etc. It would be in the Applicant’s best interest to provide a summary of design details (entryway feature, landscaping, amenities, common area features, etc.) as part of the Preliminary Site Plan.

### **Hartland Township DPW Review**

No comments at this time.

### **Hartland Township Engineer’s Review (SDA)**

Comments from the Township Engineer (SDA) are summarized in the review letter dated November 27, 2022.

### **Hartland Deerfield Fire Authority Review**

No comments at this time.

### **Attachments:**

1. Township Engineer (SDA) review letter dated 11.27.2022 – *PDF version*
2. Applicant’s Summary dated 12.07.2022 – *PDF version*
3. PD Concept Plans dated 12.07.2022 – *PDF version*

CC:

SDA, Twp Engineer (via email)

M. Luce, Twp DPW Director (via email)

A. Carroll, Hartland FD Fire Chief (via email)

November 17, 2022

Mr. Troy Langer  
Planning Director  
Hartland Township  
2655 Clark Road  
Hartland, Michigan 48353

**Re: Concept Review for Planned Unit Development at SW Corner of M-59 and Old US 23  
SD Job# HL22123**

Dear Mr. Langer:

We have reviewed the concept plan for the above referenced project prepared by Boss Engineering, dated 10/28/2022 and received by our office on 11/14/2022. We offer the following comments to assist with the project:

**A. General**

1. The proposed mixed-use development site is located at an existing vacant lot south of Highland Road (M-59) and west side of N Old US 23 Hwy. The Parcel ID is 08-28-100-014 and the approximate area is 29.88 acres.
2. The proposed plan shows the current parcel being split into several sub-parcels of various sizes and land uses. Any lot splits or combinations need to be reviewed, executed, and recorded.

**B. Water Main**

1. Township records show that there is an existing 12-inch diameter water main along the southerly right-of-way (ROW) line of M-59 and along the westerly side of the N Old US Hwy 23 ROW extending approximately 500 feet south of M-59 where it then crosses N Old US Hwy 23 to the east side and continues south along the N Old US Hwy 23 ROW.
2. Multiple family residential and commercial developments are to have a minimum watermain diameter of 12 inches and there are several options for a proposed looped system to serve the new development.

**C. Sanitary Sewer**

1. Township records show that the site lies within the sanitary sewer service area. There is an existing 8-inch diameter sanitary sewer (flowing east) along the south side of the M-59 ROW and an existing 12-inch diameter sanitary sewer (flowing north) within an easement east of the N Old US Hwy 23 ROW. The capacity of the existing sewers, if used, will need to be sufficient to handle the proposed REU's produced by the proposed developments.
2. All sanitary sewer improvements will need to be reviewed and approved by Livingston County Drain Commissioner's (LCDC) office.

**D. Storm Drainage**

The site plan shows one proposed detention basin near the southwest corner of the site which it is assumed will capture all storm water drainage for the sub-parcels within the site development. A

stormwater control system and outlet will be required. The storm drainage system will be subject to the Township's review and approval and a storm drain agreement from the township will be required. Hartland Township follows the current version of the LCDC Detention design Standards except where modified by the township engineering manual.

**E. Site Paving**

1. The site plan shows a private road, approximately 1,400 feet long and 30 ft wide between N. Old US Hwy 23 and the existing Charyl Stockwell Academy (CSA) private access road which is located just west of the site and connects to Highland Road (M-59). The developer will need to enter into a shared-use agreement with the CSA property owner to use their existing private road for access and egress to the new development.
2. The proposed private right-of-way for the new roadway is scaled as 66 feet. Both the roadway and ROW widths meet Hartland Township standards.
3. The site plan shows two proposed driveway approaches along M-59 which will be subject to approval by the Michigan Department of Transportation (MDOT).
4. The site plan shows three proposed driveway approaches (one for the new private road) along N. Old US Hwy 23 which will be subject to approval by the LCRC.

**F. Miscellaneous**

The Michigan Department of Environment, Great Lakes & Energy (MDEGLE) is the final authority for the location of any wetland boundaries and the determination of their regulatory status.

**Permits Required**

The following permits may be required and will need to be provided to the Township:

1. Copy of Grading Permit from the LCDC.
2. Copy of LCDC sanitary review confirmation.
3. Copy of Soil Erosion and Sedimentation permit from LCDC.
4. All necessary easements. Easements must be on Hartland Township Standard Easement document and include a sketch. A current title policy for ownership verification shall be provided with all executed easement submittals, if applicable.
5. NPDES Notice of Coverage Documentation (site is larger than 5 acres).
6. MDEGLE Water Supply System Permit for the proposed water main.
7. MDEGLE Part 41 Wastewater Construction Permit for the proposed sanitary sewer system.

8. MDEGLE Permit for all proposed work within the state-regulated wetlands, if applicable.
9. Township Storm Water Agreement (for the stormwater system improvement on the site).
10. Maintenance bond and insurance for the sanitary sewer and water main to be dedicated to the township, if applicable.
11. Genesee County Drain Commissioner's Office IPP Discharge Permit approval.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

**RECOMMENDATION**

Overall, there are no evident issues with the concept plan from an engineering perspective. Future reviews will provide detailed analysis of the proposed improvements.

The comments are not necessarily conclusive. The final engineering plans for this development are to be prepared in accordance with the Hartland Township Engineering Design Standards and 2008 Hartland Township Standard Details.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,



**Al Loebach, PE**  
**Senior Municipal Engineer**

**Information Required for Conceptual Review  
of Proposed PD at  
Parcel # 08-28-100-014  
HARTLAND TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN**

Prepared for:

**Applicant / Owner  
M-59 Property Ventures, LLC  
29592 Wixom Road  
Wixom, Michigan 48393**

Prepared by:



3121 E. Grand River Howell, MI 48843  
517.546.4836 fax 517.548.1670  
[www.bosseng.com](http://www.bosseng.com)

Jennifer M. Austin, PLA  
Boss Engineering  
3121 E Grand River  
Howell, MI 48843

December 7, 2022

**a. Name(s), address(es), and telephone number(s) of:**

All persons with an ownership interest in the land on which the planned development project will be located together with a description of the nature of each entity's interest (for example, fee owner, optionee, lessee, or land contract vendee).

Applicants, Developers and Owners:

M59 Property Ventures, LLC owned by  
Mike Koza and Kevin Bahnam  
29592 Wixom Road  
Wixom, MI 48393  
248-767-5337

Project Team

Engineer: Boss Engineering, Brent LaVanway, P.E.  
3121 E. Grand River Ave.  
Howell, MI 48843  
517-586-4836

Architect: Krieger Klatt Architects, Inc., Jeff Klatt, A.I.A.  
2120 East Eleven Road  
Royal Oak, MI 48067  
248-414-9270

Consultant: Mark Kassab, M. Shapiro Real Estate Group  
31550 Northwestern Hwy., Suite 220  
Farmington Hills, MI 48334  
248-865-0066

Attorney: Burt Kassab, Kullen & Kassab  
31000 Northwestern Hwy., Suite 100  
Farmington Hills, MI 48334  
248-538-2200

**b. Legal description of the land on which the planned development project will be developed together with appropriate tax identification numbers.**

Parcel # 4708-28-100-014

SEC 28 T3N R6E COMM AT NW COR, S 02°W 48.23 FT FOR POB, TH S 89°E 725.37 FT, S 15 FT, S 89°E 506.65 FT, S 920.19 FT, N 89°W 100 FT, S 120 FT, S 89°E 100 FT, S 96.27 FT, N 86°W 1260.75 FT, N 02°E 1101.77 FT TO POB, EXC THAT PART LYING N OF A LINE COMM AT NW COR S 2°E 3.40 FT, N 86°E 1290.90 FT TO POB, TH S 3°E 300 FT, N 48°W 424.75 FT, N 86°E TO BEG, ALSO EXC LYING N OF A LINE COMM AT NW TH S 2°E 3.40 FT, N 86°E 290.90 FT TO POB, TH S 3°E 80 FT, N 86°E TO C.V. COR, DESC ABOVE, 29.85AC M/L, FROM 28-100-012

**c. *Area of the land (in acres) on which the planned development project will be developed.***

29.88 +/- acres to be developed

**d. *An overall conceptual land use plan for the planned development, drawn to scale.***

See Conceptual Land Use Plan Sheet 4. Color conceptual renderings of the commercial uses created by Kreiger Klatt Architects, INC. are attached at the end of this report.

**e. *The conceptual land use plan shall also show the following information:***

- (1) A general location map (see drawing set Cover Sheet)
- (2) The vehicular circulation system planned for the proposed development.
- (3) The location of existing private and public streets adjacent to the proposed development with an indication of how they will connect with the proposed circulation system for the new development.
- (4) The approximate layout of dwelling units, parking open space, and recreation/park areas.

See drawing set.

**f. *Approximate number of non-residential buildings and residential units to be developed on the subject parcel.***

6 non-residential buildings and 7 residential buildings (168 total multi-family units) are planned.

**g. *Topographic survey and soils inventory based on the Livingston County Soils Survey.***

See the Natural Features Plan Sheet 2.

**h. *General locations and approximate dimensions of wetland areas and significant site features such as tree stands, unusual slopes, streams and water drainage areas.***

See Natural Features Plan Sheet 2.

**i. *A description of the proposed sewage treatment and water supply systems.***

Connections to public sewer and water are planned.

**j. *A map showing existing zoning designations for the subject property an all land within one quarter mile.***

See Sheet 3 of drawing set.

**k. *A map and written explanation of the relationship of the proposed planned development to the Township's Master Plan for Future Land Use.***



The future land use designation for this parcel is commercial. This proposed PUD provides for commercial uses at the northern edge of the site along M-59. In addition, a multiple-family residential community is planned for the southern half of the site. According to the Master Plan Amendment document adopted April 19, 2011, Intended Land Uses for Multiple Family Residential-designated sites are appropriate for transitional use between high intensity uses and single family uses. This project site is situated between existing nonresidential uses to the east (gas station/retail) and lower intensity uses (Charyl Stockwood Academy school, single family subdivision) designations to the west. The mix of uses on this parcel establish a transitional space between the differing adjacent intensities.

The project will have many of the desired characteristics for both uses listed in the Amendment (page 14) including access to paved primary roads, paved internal streets, sidewalks and landscape buffer areas. Joint access drives have been incorporated into the concept as well as pedestrian access routes and landscaping. The project meets and will expand upon many of the future land use design objectives for both residential and nonresidential uses. As a PUD, the project is consistent with the goals and objectives and development principles presented in the Master Plan.

***l. A map and written explanation of the relationship of the significant natural, cultural, and geographic feature of and near the site.***

See Natural Features Plan on Sheet 2.

***m. Documentation indicating the applicant's development experience.***

A listing of development projects by Kevin Bahnam can be found on the next page.



USA 2 Go Holdings	Address	Municipality	Description	Developed By:
Oceola Village Market Inc.	1900 Latson Road, Howell, MI 48843	Oceola Township	C-Store/Gas Station	Karam Bahnam/Majid Koza
Oceola Car Wash LLC	1900 Latson Road, Howell, MI 48843	Oceola Township	Full Tunnel Car Wash	Karam Bahnam/Majid Koza
Commerce LLC	40300 W 14 Mile Rd, Commerce, MI 48390	Charter Township of Commerce	C-Store/Gas Station	Karam Bahnam/Majid Koza
RTA Ventures LLC	47300 Citygate, Novi, MI 48374	City of Novi	C-Store/Gas Station	Karam Bahnam/Majid Koza
Z & M Holdings LLC	2770 Eaton Rapids, Lansing, MI 48911	Delhi Charter Township	C-Store/Gas Station	Karam Bahnam/Majid Koza
T & H East LLC	30560 Milford Road, New Hudson, MI 48165	Lyon Township	C-Store/Gas Station	Karam Bahnam/Majid Koza
S & J Convenience LLC	3990 Grand Oaks, Howell, MI 48843	Genoa Township	C-Store/Gas Station	Karam Bahnam/Majid Koza
Carpenter Convenience Inc	4000 Washtenaw Ave, Ann Arbor, MI 48108	Pittsfield Charter Township	C-Store/Gas Station	Karam Bahnam/Majid Koza
Holt Convenience Inc	4495 Holt Rd, Holt, MI 48842	Delhi Charter Township	C-Store/Gas Station	Karam Bahnam/Majid Koza
New Hudson Petroleum LLC	30465 Milford Rd, New Hudson, MI 48165	Lyon Township	C-Store/Gas Station	Karam Bahnam/Majid Koza
Durand Business Holdings, LLC	8544 Lansing Road, Durand, MI 48429	City of Durand	C-Store/Gas Station	Karam Bahnam/Majid Koza

Tim Hortons	Address	Municipality	Description	Developed By:
West Coffee LLC	30465 Milford Rd, New Hudson, MI 48165	Lyon Township	Fast Food Restaurant	Karam Bahnam/Majid Koza
Perfect Bean LLC	3980 Grand Oaks, Howell, MI 48843	Genoa Township	Fast Food Restaurant	Karam Bahnam/Majid Koza
Lyon Coffee LLC	21725 Pontiac Trail, South Lyon, MI 48178	Lyon Township	Fast Food Restaurant	Karam Bahnam/Majid Koza
Fresh Brew LLC	1924 Latson Rd, Howell, MI 48843	Oceola Township	Fast Food Restaurant	Karam Bahnam/Majid Koza
Dark Roast LLC	2774 Eaton Rapids, Lansing, MI 48911	Delhi Charter Township	Fast Food Restaurant	Karam Bahnam/Majid Koza
Coffee Mocha Ventures LLC	6891 Sashabaw, Clarkston, MI 48348	Charter Township of Independence	Fast Food Restaurant	Karam Bahnam/Majid Koza
1st Step LLC	47296 Citygate, Novi, MI 48374	City of Novi	Fast Food Restaurant	Karam Bahnam/Majid Koza

Hotels	Address	Municipality	Description	Developed By:
Holiday Inn Hotel	33103 Hamilton Ct, Farmington Hills, MI 48334	City of Farmington Hills	Holiday Inn Hotel	Majid Koza & Family
Residence Inn Hotel	33163 Hamilton Ct, Farmington Hills, MI 48334	City of Farmington Hills	Residence Inn Hotel	Majid Koza & Family
Courtyard Marriot Hotel	33043 Hamilton Ct, Farmington Hills, MI 48334	City of Farmington Hills	Courtyard Marriot Hotel	Majid Koza & Family

Apartments	Address	Municipality	Description	Developed By:
Fountain Circle	3500 Fountain Ln, Auburn Hills, MI 48326	City of Auburn Hills	257 Units Apartment Complex	Karam Bahnam/Majid Koza/ Francis Boji/Jacob Bacall











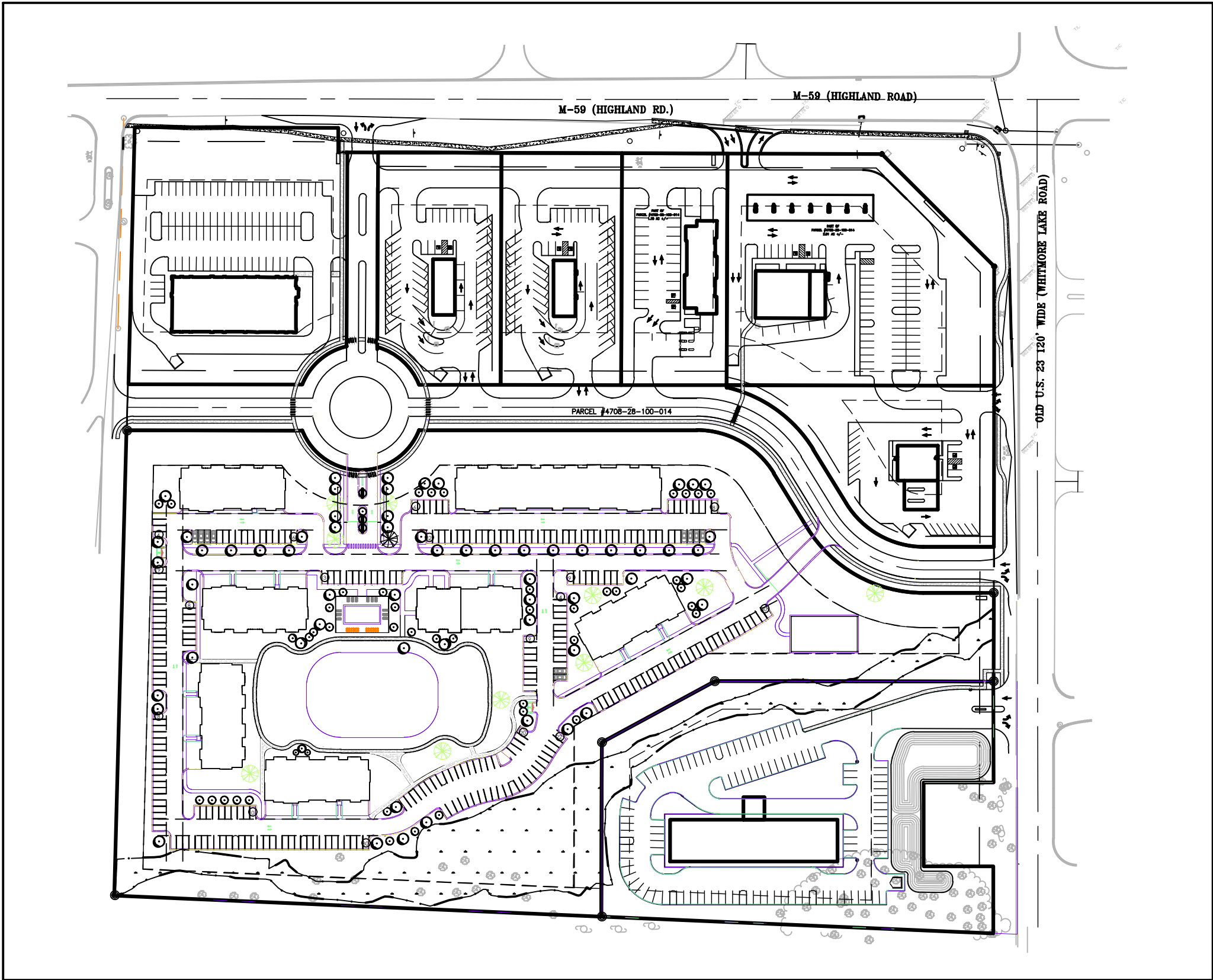
CONCEPTUAL REVIEW DRAWING SET  
FOR  
M-59 / OLD US-23 PLANNED DEVELOPMENT  
PART OF THE NORTHWEST QUARTER, SECTION 28  
HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MI

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION AS SUPPLIED BY LIVINGSTON COUNTY GIS 12/06/22:  
Parcel # 4708-28-100-014  
SEC 28 T3N R6E COMM AT NW COR, S 02°W 48.23 FT FOR POB, TH S 89°E 725.37 FT, S 15 FT, S 89°E 506.65 FT, S 920.19 FT, N 89°W 100 FT, S 120 FT, S 89°E 100 FT, S 96.27 FT, N 86°W 1260.75 FT, N 02°E 1101.77 FT TO POB, EXC THAT PART LYING N OF A LINE COMM AT NW COR S 2°E 3.40 FT, N 86°E 1290.90 FT TO POB, TH S 3°E 300 FT, N 48°W 424.75 FT, N 86°E TO BEG, ALSO EXC LYING N OF A LINE COMM AT NW TH S 2°E 3.40 FT, N 86°E 290.90 FT TO POB, TH S 3°E 80 FT, N 86°E TO C.V. COR, DESC ABOVE, 29.85AC M/L, FROM 28-100-012



LOCATION MAP  
NO SCALE



OVERALL SITE MAP  
NO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET NATURAL FEATURES PLAN ZONING DESIGNATIONS CONCEPTUAL LAND USE PLAN
2	
3	
4	
SHEET NO.	DRAWINGS BY KRIEGER KLATT ARCHITECTS, INC.
C.101	CONCEPT RENDERINGS

INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

PROJECT TEAM:

KRIEGER KLATT ARCHITECTS, INC.  
2120 EAST ELEVEN ROAD  
ROYAL OAK, MI 48067  
CONTACT: JEFF KLATT, A.I.A.  
248-414-9270

MARK KASSAB, CONSULTANT  
M. SHAPIRO REAL ESTATE GROUP  
31550 NORTHWESTERN HWY., SUITE 220  
FARMINGTON HILLS, MI 48334  
248-865-0066

BURT KASSAB, ATTORNEY  
KULLEN & KASSAB  
31000 NORTHWESTERN HWY., SUITE 100  
FARMINGTON HILLS, MI 48334  
248-538-2200

PREPARED FOR:

USA 2 GO QUICK STORES  
29592 WIXOM ROAD  
WIXOM, MI 48393  
CONTACT: KEVIN BAHNAM  
248-767-5337

PREPARED BY:

BEBOSS

Engineering

Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4836 FAX 517.548.1670

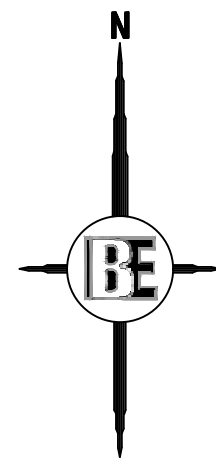
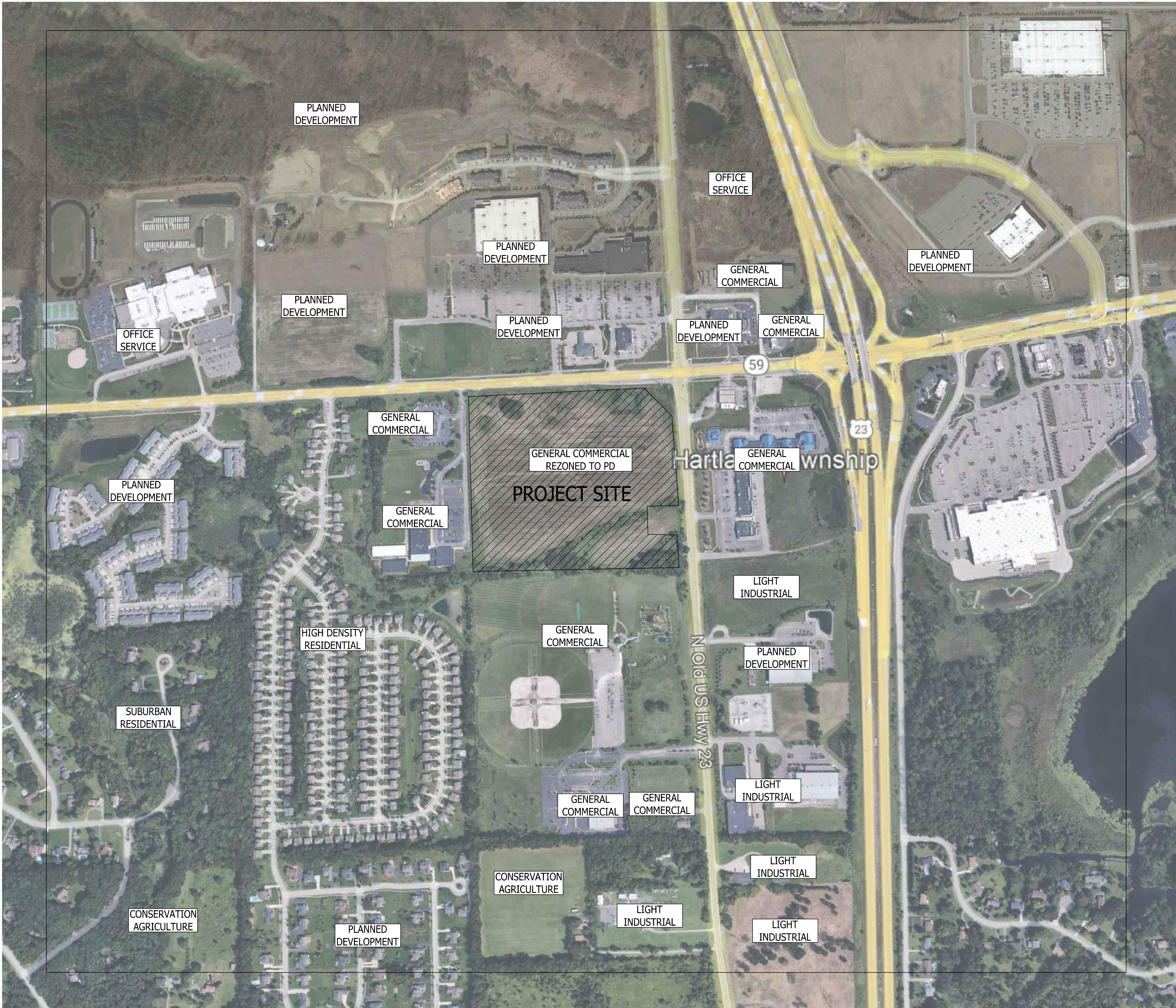
FOR SITE PLAN APPROVAL ONLY!  
NOT FOR CONSTRUCTION

				1	
				ISSUE DATE: 12/07/22	
NO	BY	CK	REVISION	DATE	JOB NO: 21-461-2









PROPOSED (PR)	EXISTING (EX)	
900	900	CONTOUR
T/C	T/C	SPOT ELEVATION
XXX.XX	XXX.XX	FINISHED FLOOR ELEVATION
FF	FF	FINISHED GRADE ELEVATION
FG	FG	TOP OF ASPHALT
T/A	T/A	TOP OF CURB / CONCRETE
T/C	T/C	TOP OF WALK
T/W	T/W	FLOW LINE
F/L	F/L	TOP OF PIPE
T/P	T/P	BOTTOM OF PIPE
B/P	B/P	RIM ELEVATION
RM	RM	INVERT ELEVATION
INV	INV	MANHOLE STRUCTURE
MH	MH	INLET STRUCTURE
IN	IN	CATCHBASIN STRUCTURE
CB	CB	REARWARD STRUCTURE
RY	RY	END-SECTION
ES	ES	GATEVALVE STRUCTURE
OV	OV	HYDRANT
HY	HY	UTILITY POLE
UP	UP	SANITARY SEWER
SN	SN	SANITARY LEAD
SL	SL	FORCE MAIN
FM	FM	PRESSURE SEWER
PS	PS	STORM SEWER
ST	ST	WATER MAIN
WM	WM	WATER LEAD
WL	WL	FIBER OPTIC
FO	FO	OVERHEAD WIRE
OH	OH	CABLE
C	C	ELECTRIC
G	G	GAS
T	T	TELEPHONE
X	X	FENCE
Q	Q	SILT FENCE
W	W	WETLAND BOUNDARY
L	L	LIMITS OF GRADING/CLEARING
M	M	MANHOLE
I	I	INLET / CATCHBASIN
F	F	FLARED END-SECTION
G	G	GATE VALVE
V	V	HYDRANT
U	U	UTILITY POLE
S	S	SIGN
N	N	NOT FIELD VERIFIED
R	R	TO BE REMOVED
SW	SW	SANITARY SEWER LABEL
SS	SS	STORM SEWER LABEL
WM	WM	WATER MAIN LABEL
SE	SE	SOIL EROSION CONTROL MEASURE
P	P	(P=PERMANENT, T=TEMPORARY)
C	C	CONCRETE
A	A	ASPHALT
M	M	MODIFIED CURB

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES CROSSING IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PLANS.

BEBOSS Engineering  
Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4836 FAX 517.548.1670

PROJECT: 30 ACRE PLANNED DEVELOPMENT

PREPARED FOR: USA 2 GO QUICK STORES  
25532 WILSON ROAD  
WILSON, MI. 48393  
248.767.5337

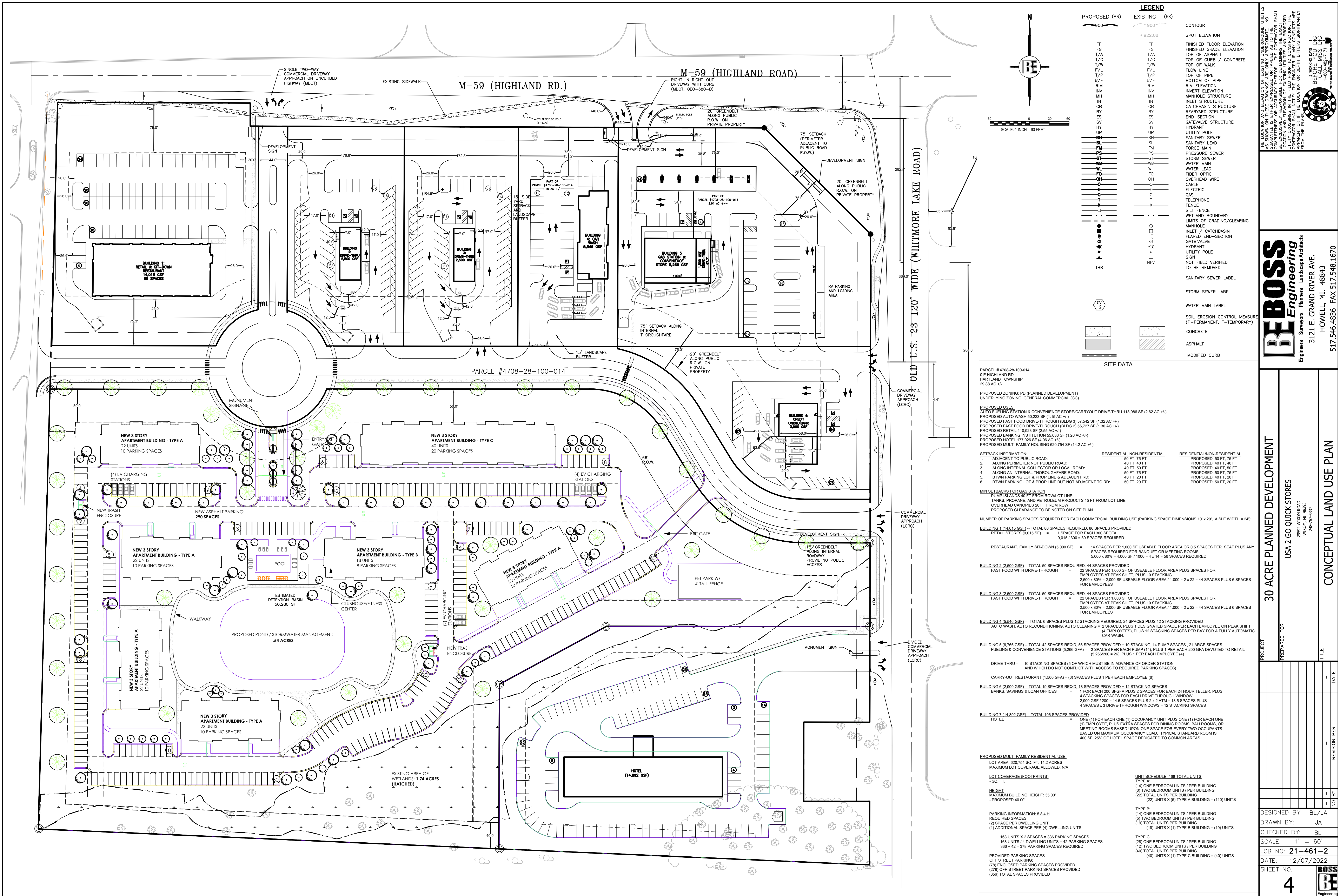
TITLE: EXISTING ZONING DESIGNATIONS WITHIN 1/4 MILE

NO	BY	REVISION	PER	DATE
1	JA			
2	JA			
3	BL			
4				
5				
6				
7				
8				
9				
10				

DESIGNED BY: JA  
DRAWN BY: JA  
CHECKED BY: BL  
SCALE: NTS  
JOB NO: 21-461-2  
DATE: 12/07/2022  
SHEET NO. 3

BOSS Engineering





LEGEND		
PROPOSED (PR)	EXISTING (EX)	
FF	FF	CONTOUR
FG	FG	SPOT ELEVATION
T/A	T/A	FINISHED FLOOR ELEVATION
T/C	T/C	FINISHED GRADE ELEVATION
T/W	T/W	TOP OF ASPHALT
F/L	F/L	TOP OF CURB / CONCRETE
T/P	T/P	TOP OF WALK
B/P	B/P	FLOW LINE
RM	RM	TOP OF PIPE
INV	INV	RIM ELEVATION
MH	MH	INVERT ELEVATION
IN	IN	MANHOLE STRUCTURE
CB	CB	INLET STRUCTURE
RY	RY	CATCHBASIN STRUCTURE
ES	ES	REARWARD STRUCTURE
OV	OV	END-SECTION
HY	HY	GATE/VALVE STRUCTURE
UP	UP	HYDRANT
SN	SN	UTILITY POLE
SL	SL	SANITARY SEWER
FM	FM	SANITARY LEAD
PS	PS	FORCE MAIN
ST	ST	PRESSURE SEWER
WM	WM	STORM SEWER
WL	WL	WATER MAIN
FO	FO	WATER LEAD
OH	OH	FIBER OPTIC
C	C	OVERHEAD WIRE
E	E	CABLE
T	T	ELECTRIC
X	X	TELEPHONE
SL	SL	FENCE
W	W	SILT FENCE
W	W	WETLAND BOUNDARY
W	W	LIMITS OF GRADING/CLEARING
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W	W	INLET / CATCHBASIN
W	W	FLARED END-SECTION
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W	W	NOT FIELD VERIFIED
W	W	TO BE REMOVED
W	W	SANITARY SEWER LABEL
W	W	STORM SEWER LABEL
W	W	WATER MAIN LABEL
W	W	SOIL EROSION CONTROL MEASURE
W	W	(P=PERMANENT, T=TEMPORARY)
W	W	CONCRETE
W	W	ASPHALT
W	W	MODIFIED CURB

SITE DATA	
PARCEL # 4708-28-100-014	0.8 HIGHLAND RD
HARTLAND TOWNSHIP	29.88 AC +/-
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)	UNDERLYING ZONING: GENERAL COMMERCIAL (GC)
PROPOSED USES:	
AUTO FUELING STATION & CONVENIENCE STORE/CARRY-OUT DRIVE-THRU 113,986 SF (2.62 AC +/-)	
PROPOSED AUTO WASH 50,223 SF (1.15 AC +/-)	
PROPOSED FAST FOOD DRIVE-THROUGH (BLDG 3) 57,542 SF (1.32 AC +/-)	
PROPOSED FAST FOOD DRIVE-THROUGH (BLDG 2) 56,727 SF (1.30 AC +/-)	
PROPOSED RETAIL 110,923 SF (2.55 AC +/-)	
PROPOSED BANKING INSTITUTION 55,036 SF (1.26 AC +/-)	
PROPOSED HOTEL 177,026 SF (4.06 AC +/-)	
PROPOSED MULTI-FAMILY HOUSING 620,754 SF (14.2 AC +/-)	
SETBACK INFORMATION:	
1. ADJACENT TO PUBLIC ROAD:	50 FT, 75 FT
2. ALONG PERIMETER NOT PUBLIC ROAD:	40 FT, 40 FT
3. ALONG INTERNAL COLLECTOR OR LOCAL ROAD:	40 FT, 50 FT
4. ALONG AN INTERNAL THROUGHFARE ROAD:	50 FT, 75 FT
5. BTWN PARKING LOT & PROP LINE & ADJACENT RD:	40 FT, 20 FT
6. BTWN PARKING LOT & PROP LINE BUT NOT ADJACENT TO RD:	50 FT, 20 FT
MIN SETBACKS FOR GAS STATION:	
PUMP ISLANDS 40 FT FROM ROW/LOT LINE	
TANKS, PROPANE, AND PETROLEUM PRODUCTS 15 FT FROM LOT LINE	
OVERHEAD CANOPIES 20 FT FROM ROW	
PROPOSED CLEARANCE TO BE NOTED ON SITE PLAN	
NUMBER OF PARKING SPACES REQUIRED FOR EACH COMMERCIAL BUILDING USE (PARKING SPACE DIMENSIONS 10' x 20', AISLE WIDTH = 24'):	
BUILDING 1 (14,015 GSF) - TOTAL 86 SPACES REQUIRED, 86 SPACES PROVIDED	
RETAIL STORES (0.15 SF) = 1 SPACE FOR EACH 300 SF GFA	
9,015 / 300 = 30 SPACES REQUIRED	
RESTAURANT, FAMILY SIT-DOWN (5,000 SF) = 14 SPACES PER 1,000 SF OF USABLE FLOOR AREA OR 0.5 SPACES PER SEAT PLUS ANY SPACES REQUIRED FOR BANQUET OR MEETING ROOMS	
5,000 x 80% = 4,000 SF / 1,000 = 4 x 14 = 56 SPACES REQUIRED	
BUILDING 2 (2,500 GSF) - TOTAL 50 SPACES REQUIRED, 44 SPACES PROVIDED	
FAST FOOD WITH DRIVE-THROUGH = 22 SPACES PER 1,000 SF OF USABLE FLOOR AREA PLUS SPACES FOR EMPLOYEES AT PEAK SHIFT, PLUS 10 STACKING	
2,500 x 80% = 2,000 SF USABLE FLOOR AREA / 1,000 = 2 x 22 = 44 SPACES PLUS 6 SPACES FOR EMPLOYEES	
BUILDING 3 (2,500 GSF) - TOTAL 50 SPACES REQUIRED, 44 SPACES PROVIDED	
FAST FOOD WITH DRIVE-THROUGH = 22 SPACES PER 1,000 SF OF USABLE FLOOR AREA PLUS SPACES FOR EMPLOYEES AT PEAK SHIFT, PLUS 10 STACKING	
2,500 x 80% = 2,000 SF USABLE FLOOR AREA / 1,000 = 2 x 22 = 44 SPACES PLUS 6 SPACES FOR EMPLOYEES	
BUILDING 4 (5,546 GSF) - TOTAL 6 SPACES PLUS 12 STACKING REQUIRED, 24 SPACES PLUS 12 STACKING PROVIDED	
AUTO WASH, AUTO RECONDITIONING, AUTO CLEANING = 2 SPACES, PLUS 1 DESIGNATED SPACE PER EACH EMPLOYEE ON PEAK SHIFT (4 EMPLOYEES), PLUS 12 STACKING SPACES PER BAY FOR A FULLY AUTOMATIC CAR WASH	
BUILDING 5 (6,766 GSF) - TOTAL 42 SPACES REQ'D, 56 SPACES PROVIDED + 10 STACKING, 14 PUMP SPACES, 2 LARGE SPACES	
FUELING & CONVENIENCE STATIONS (5,266 GFA) = 2 SPACES PER EACH PUMP (14), PLUS 1 PER EACH 200 GFA DEVOTED TO RETAIL (5,266/200 = 26), PLUS 1 PER EACH EMPLOYEE (4)	
DRIVE-THRU = 10 STACKING SPACES (5 OF WHICH MUST BE IN ADVANCE OF ORDER STATION AND WHICH DO NOT CONFLICT WITH ACCESS TO REQUIRED PARKING SPACES)	
CARRY-OUT RESTAURANT (1,500 GFA) = (6) SPACES PLUS 1 PER EACH EMPLOYEE (6)	
BUILDING 6 (2,900 GSF) - TOTAL 19 SPACES REQ'D, 18 SPACES PROVIDED + 12 STACKING SPACES	
BANKS, SAVINGS & LOAN OFFICES = 1 FOR EACH 200 SF GFA PLUS 2 SPACES FOR EACH 24 HOUR TELLER, PLUS 4 STACKING SPACES FOR EACH DRIVE THROUGH WINDOW	
2,900 GSF / 200 = 14.5 SPACES PLUS 2 x 2 ATM = 4 SPACES PLUS 4 SPACES PLUS 4 SPACES x 3 DRIVE-THROUGH WINDOWS = 12 STACKING SPACES	
BUILDING 7 (14,892 GSF) - TOTAL 106 SPACES PROVIDED	
HOTEL = ONE (1) FOR EACH ONE (1) OCCUPANCY UNIT PLUS ONE (1) FOR EACH ONE (1) EMPLOYEE, PLUS EXTRA SPACES FOR DINING ROOMS, BALLROOMS, OR MEETING ROOMS BASED UPON ONE SPACE FOR EVERY TWO OCCUPANTS BASED ON MAXIMUM OCCUPANCY LOAD. TYPICAL STANDARD ROOM IS 400 SF. 25% OF HOTEL SPACE DEDICATED TO COMMON AREAS	
PROPOSED MULTI-FAMILY RESIDENTIAL USE:	
LOT AREA: 620,754 SQ. FT. 14.2 ACRES	
MAXIMUM LOT COVERAGE ALLOWED: NA	
LOT COVERAGE (FOOTPRINTS)	
- SQ. FT.	
HEIGHT	
MAXIMUM BUILDING HEIGHT: 35.00'	
- PROPOSED 40.00'	
PARKING INFORMATION: 5.8.4.1	
REQUIRED SPACES	
(2) SPACE PER DWELLING UNIT	
(1) ADDITIONAL SPACE PER (4) DWELLING UNITS	
168 UNITS x 2 SPACES = 336 PARKING SPACES	
168 UNITS x 4 DWELLING UNITS = 42 PARKING SPACES	
336 + 42 = 378 PARKING SPACES REQUIRED	
PROVIDED PARKING SPACES	
OFF STREET PARKING:	
(76) ENCLOSED PARKING SPACES PROVIDED	
(278) OFF-STREET PARKING SPACES PROVIDED	
(354) TOTAL SPACES PROVIDED	
UNIT SCHEDULE: 168 TOTAL UNITS	
TYPE A:	
(14) ONE BEDROOM UNITS / PER BUILDING	
(6) TWO BEDROOM UNITS / PER BUILDING	
(22) TOTAL UNITS PER BUILDING	
(22) UNITS X (5) TYPE A BUILDING = (110) UNITS	
TYPE B:	
(14) ONE BEDROOM UNITS / PER BUILDING	
(5) TWO BEDROOM UNITS / PER BUILDING	
(19) TOTAL UNITS PER BUILDING	
(19) UNITS X (1) TYPE B BUILDING = (19) UNITS	
TYPE C:	
(28) ONE BEDROOM UNITS / PER BUILDING	
(12) TWO BEDROOM UNITS / PER BUILDING	
(40) TOTAL UNITS PER BUILDING	
(40) UNITS X (1) TYPE C BUILDING = (40) UNITS	
DESIGNED BY: BL/JA	
DRAWN BY: JA	
CHECKED BY: BL	
SCALE: 1" = 60'	
JOB NO: 21-461-2	
DATE: 12/07/2022	
SHEET NO. 4	

BEBOSS

Engineers

3121 E. GRAND RIVER AVE.

HOWELL, MI. 48843

517.546.4836

FAX 517.548.1670

30 ACRE PLANNED DEVELOPMENT

USA 2 GO QUICK STORES

25932 WILSON ROAD

WILSON, MI. 48393

248.767.5337

CONCEPTUAL LAND USE PLAN

PROJECT

PREPARED FOR

TITLE

DATE

BY

REVISION

PER

NO

DESIGNED BY: BL/JA

DRAWN BY: JA

CHECKED BY: BL

SCALE: 1" = 60'

JOB NO: 21-461-2

DATE: 12/07/2022

SHEET NO. 4

BEBOSS

Engineers

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# Hartland Township Planning Commission Meeting Agenda Memorandum

**Submitted By:** Troy Langer, Planning Director

**Subject:** Site Plan with Special Land Use Application #22-007 (Automobile wash within completely enclosed building at 10382 Highland Road) – REVISED PLANS dated November 9, 2022 (Architectural plans) and December 20, 2022 (Site and Landscape plans)

**Date:** January 19, 2023

## Recommended Action

**Move to recommend approval of Special Land Use Permit and approve Site Plan Application #22-007**, a request to redevelop a commercial site and construct an approximate 5,425 square foot automobile wash, within a completely enclosed building, at 10382 Highland Road, in Section 28 of the Township (Tax Parcel ID #4708-28-201-061). The recommendation for approval is based on the following findings:

1. The proposed special land use, automobile wash within a completely enclosed building, meets the intent and purposes of the Ordinance as well as the specific standards outlined in Section 6.6 (Special Uses).
2. The proposed special land use is permitted in the GC (General Commercial), as outlined in Section 3.1.14.D.iii, and the proposed use is compatible with the existing uses in the vicinity.
3. The proposed use will be served by public water and sanitary sewer, by existing essential facilities and public services, and the Fire Department has no objection.
4. The proposed use will be served by public roads with direct access to Highland Road and Blaine Road.
5. The proposed use will not create additional requirements at public cost for public facilities as the proposed site will be served by public water and sanitary sewer.

## Approval is subject to the following conditions:

1. The proposed special land use, automobile wash within a completely enclosed building, is subject to approval by the Township Board.
2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandums, dated September 1, 2022, October 13, 2022, and January 19, 2023 on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
3. A land use permit is required after approval of the Site Plan and Special Use Permit and prior to construction.
4. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (SDA), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.
5. (Any other conditions the Planning Commission deems necessary)

## **Discussion**

**Applicant:** Evanthia Bardwell

### **Site Description**

The subject property is located south of Highland Road, east of Blaine Road, and north of Hartland Marketplace Planned Development in Section 28 of the Township. It was formerly occupied by Burger King, since 1986. Burger King closed sometime in 2020. The existing Burger King building will be removed, and the parking lot will undergo some layout changes as part of the proposed automobile wash project. The site is zoned GC (General Commercial) and is 1.66 acres (Tax Parcel ID #4708-28-201-061). This property is considered a corner lot with approximately 120 lineal feet along Highland Road and approximately 382 lineal feet along Blaine Road.

The Future Land Use Map (FLUM) designates the subject site and adjacent properties to the south, east, and west as Commercial.

### **Proposed Use**

The applicant is requesting to demolish the existing Burger King building and construct an approximate 5,425 square foot building for a fully automated automobile wash, within a completely enclosed building (Mister Car Wash). The parking lot will be renovated as well to accommodate the building and circulation patterns.

Per Section 3.1.14.D.iii., an automobile wash, when within a completely enclosed building, is considered a special land use in the GC (General Commercial) zoning district. Additional standards for this special land use are provided in Section 4.17 of the Zoning Ordinance (Automobile Wash Establishment).

The proposed project also requires site plan approval thus there are two application elements: special land use and site plan approval for an automobile fueling and convenience station. Although there are technically two elements, all are incorporated into one combined site plan which will be reviewed and approved concurrently.

Per the Hartland Township Zoning Ordinance and the State Enabling Act, a public hearing is required for the special land use application. Given the requirements for publishing a notice for the special land use, the public hearing was held at the September 8, 2022, Planning Commission meeting.

### **Request and Project Summary – Revised Plans dated December 20, 2022 (site and landscape) and November 9, 2022 (Architectural)**

The applicant is requesting site plan with special land use approval to redevelop a commercial site and construct a fully automated automobile wash, which is within the building. On September 8, 2022, the Planning Commission held a public hearing on SP/SUP #22-007, however the Planning Commission did not make a recommendation at that time. Based on comments at the public hearing the applicant submitted revised plans, dated October 6, 2022. The revised plans were reviewed at the October 20, 2022 Planning Commission meeting. Please refer to the staff memorandums dated September 1, 2022 and October 13, 2022 for the complete review.

On October 20, 2022, the Planning Commission discussed the location of the vacuuming equipment, which was shown in the front yard, between the car wash building (west elevation) and the street right-of-way line of Blaine Road. Per Section 4.17 of the Zoning Ordinance, vacuuming activities are permitted in the side or rear yard only. Although the number of vacuuming devices had been reduced on the plans dated October 6, 2022, all vacuuming devices were located in the front yard. It was the consensus of the Planning Commission that vacuuming devices are not permitted in the front yard per the Ordinance, no matter what

style of equipment, thus the Planning Commission could not approve the plan as presented. The Planning Commission offered an option to the applicant to revise the plans and come back to the Planning Commission, which is what the applicant chose to do.

The revised plans, dated December 20, 2022 (site and landscape plans) and November 9, 2022 (architectural plans) will be reviewed in this memorandum, using applicable sections of the Zoning Ordinance. Other topics are covered in the staff memorandum dated September 1, 2022 and October 13, 2022, which are provided as attachments. A brief summary of the changes is listed below, followed by a detailed review of applicable standards.

Revisions to the plans include the following changes:

- Relocation/reorientation of the car wash building, as well as parking, vacuum equipment, vehicular canopy (POS- point of service), and attendant shelter.
- Vacuum equipment is on the east side of the building, in the side yard.
- Parking is shown on the east side of the building, and the number of parking spaces has been reduced from 20 spaces to 13 spaces. All parking spaces have vacuum equipment.
- Three (3) employee parking spaces shown near the Blaine Road entrance drive.
- On-site circulation has changed so that the entrance to the car wash tunnel is on the south side of the building and the exit is on the north side of the building.
- Vehicular canopy (POS-point of service) and stacking lanes are on the west side of the building.
- Car wash tunnel reduced in length from 160 feet to 130 feet.
- Building size reduced from 6,500 square feet to 5,425 square feet.
- One (1) combined trash/vacuum enclosure is proposed, versus two (2) enclosures on the previous plans.
- Revised landscape plan with changes due to the reorientation of the building and parking. Additional landscape screening is provided on the west side of the site.
- Revised building elevations due to the reduction in the building size. Façade materials and building design are similar to the building elevations reviewed on September 8, 2022.

**Approval Procedure**

The proposed use, automobile wash within a completely enclosed building, requires approval from the Township Board for the special land use. The Planning Commission will review the special land use and make a recommendation to the Township Board.

The project also requires the site plan to be reviewed by the Planning Commission who will make a final decision on the site plan. The plans will be reviewed using the development standards of the GC (General Commercial) zoning district (Section 3.1.14.), standards associated with Automobile Wash Establishment (Section 4.17), and all applicable zoning standards in the Zoning Ordinance.

**SPECIAL LAND USE REVIEW – General Standards**

In accordance with Section 6.6, Special Uses, of the Hartland Township Zoning Ordinance, the following standards shall serve the Planning Commission and Township Board as the basis for decisions involving such uses. The standards are provided below, and the applicant has submitted a letter, as a separate attachment, which addresses the special use criteria.

- A. Be harmonious and in accordance with the objectives, intent, and purposes of this Ordinance.
- B. Be compatible with the natural environment and existing and future land uses in the vicinity.
- C. Be compatible with the Hartland Township Comprehensive Plan.
- D. Be served adequately by essential facilities and public services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such service.

- E. Not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, person, property, or the public welfare.
- F. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

The Planning Department believes the proposed use can and will meet the criteria listed above for the special land use request. The applicant has provided responses to the special land use general standards as an attachment, in the email dated August 30, 2022. The applicant will be responsible for all applicable approvals and permits from other agencies and departments for the proposed use.

**SPECIAL LAND USE REVIEW – Applicable Site Standards**

In addition to a finding by the Planning Commission and Township Board that the criteria above have been satisfied, standards outlined in Section 4.17 (Automobile Wash Establishment), will apply. Those standards are listed below, followed by staff's findings on each standard.

**Automobile Wash Establishment (Section 4.17)**

1. Layout. All washing activities shall be carried on within a completely enclosed, roofed building. Vacuuming activities shall be permitted in the side or rear yard only, provided such activities are located at least fifty (50) feet from adjacent residentially zoned property. Entrances and exits shall not face abutting residentially zoned or used property.

*The proposed automobile wash is within a completely enclosed building, with entrances to the site that face Blaine Road or Highland Road. Adjacent properties (south and east) are zoned PD (Planned Development) and residentially zoned properties or uses are farther than fifty (50) feet from the subject site. Vacuum equipment is in the side yard (east of the car wash building) and complies.*

2. Entrances and Exits. Sufficient space shall be provided on the lot so that vehicles do not enter or exit the wash building directly from an adjacent street or alley. All maneuvering areas, stacking lanes, and exit aprons shall be located on the car wash parcel itself. Streets and alleys shall not be used for maneuvering or parking by vehicles to be serviced by the automobile wash.

*The proposed plan meets these standards.*

3. Orientation of Open Bays. Buildings should be oriented so that open bays, particularly for self-serve automobile washes, do not face onto any thoroughfares unless screened by landscaping.

*This standard does not apply as open bays are not proposed.*

4. Exit Lane Drainage. Exit lanes shall be sloped to drain water back to the wash building to drainage grates

*The plans do not have this level of detail, but the applicant has been advised.*

5. Truck Washes. Truck washes must be at least one hundred (100) feet from all property lines and entirely screened from residential uses. The screening shall include both a wall and landscaping.

*This standard does not apply to the proposed project.*

### **SITE PLAN REVIEW – Applicable Site Standards**

The applicable site standards include those standards related to the proposed use, automobile wash within a completely enclosed building, as outlined in Section 3.1.14 (GC-General Commercial); Section 4.17 of the Zoning Ordinance, as discussed above; and all applicable zoning standards in the Zoning Ordinance.

In this case the applicant is requesting site plan with special land use approval to construct an approximate 5,425 square foot building for a fully automated automobile wash.

### **Impact Assessment**

An impact assessment was not provided.

### **Traffic Generation**

Traffic generation information was provided previously in the trip generation memo dated September 23, 2022.

### **Dimensional Requirements (GC-General Commercial; Section 3.1.14)**

#### **Lot Size (Sec. 3.1.14)**

- Required – 40,000 sq. ft. w/o sewer; or 20,000 sq. ft. with public sanitary sewer
- Proposed – 1.66 acres (72,310 sq. ft.) with public sanitary sewer
- Meets Requirement? Yes
- Comment – (none)

#### **Frontage (Sec. 3.1.14)**

- Required – Minimum lot width of 120 feet
- Proposed – 120 lineal feet along Highland Road and approximately 382 lineal feet along Blaine Road
- Meets Requirement? – Yes
- Comment – (none)

### **Building Setbacks (Sec. 3.1.14)**

#### **Car Wash Building**

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (north) - Highland Road	80'	82'	Yes
Front (west) - Blaine Road	80'	122'	Yes
Rear (south) w/sewer	40'	117'	Yes
Side (east)	15'	62'	Yes

#### **Vehicular Canopy (POS)**

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (north) - Highland Road	80'	175'	Yes
Front (west) - Blaine Road*	80'	80'	Yes
Rear (south) w/sewer	40'	131'	Yes
Side (east)	15'	NA	NA

\* The vehicular canopy is located in the front yard associated with Blaine Road. The vehicular canopy is considered to be similar to an automobile fueling station canopy which is permitted in the front yard in GC (General Commercial) unless the Planning Commission decides differently.

**Combined Trash and Vacuum Enclosure**

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (north) - Highland Road	80'	90'	Yes
Front (west) - Blaine Road	80'	118'	Yes
Rear (south) w/sewer	40'	235'	Yes
Side (east)	15'	35'	Yes

**Building Height (Sec. 3.1.14)**

- Required – 35 feet or 2½ stories, whichever is less
- Proposed – 35 feet
- Meets Requirement? – Yes
- Comment – (none)

**Lot Coverage (Sec. 3.1.14)**

- Required – Principal structure: 75% max.
- Proposed – 7.5% (5,425 sq. ft. bldg. ÷ 1.66 acres)
- Meets Requirement? – Yes
- Comment – (none)

**Site Requirements**

**Dumpster Enclosure (Sec. 5.7)**

- Required – Dumpster designed, enclosed, and screened per requirements; dumpster materials must match the building. enclosure height sufficient to screen dumpsters; minimum height is 6 feet.
- Proposed – One (1) combined enclosure to screen dumpster and mechanical equipment for the vacuums. Screen walls are comprised of brick veneer to match the building; walls are 8'-4" in height; solid gates shown, but product not listed.
- Meets Requirement? – Yes
- Comment – The product used for the gates should be stated on the Construction Plan set.

**Off-Street Parking (Sec. 5.8.4.H – Auto Wash – fully automatic car wash)**

- Required – 2 spaces; PLUS 1 designated space for each employee on a peak shift; PLUS 12 stacking spaces per bay for a fully automatic car wash.  
EQUATES TO: 17 parking spaces REQUIRED TOTAL (using 3 employees)
- Proposed – 51 spaces TOTAL. 12 parking spaces each with vacuum equipment (13' X 20' in dimension); 1 barrier-free parking space with vacuum equipment (21' X 20', includes 8-ft wide access aisle); 3 spaces for employees (10' X 20'); and 35 stacking spaces.
- Meets Requirement? – Yes
- Comment – (none)

**Barrier-Free Parking**

- Required – 1 barrier-free space in a location most accessible to the building entrance, with at least 1 space van-accessible (1 barrier-free space required per 25 parking spaces)
- Proposed – 1 barrier-free space, van-accessible with 8-ft. wide access aisle, southeast of the building, near building entrance.
- Meets Requirement? – Yes
- Comment – (none)



**Parking Lot / Driveway / Internal Roads Setbacks (Sec. 5.8.3.)**

- Required – Off-street parking in commercial districts may only be located in a side or rear yard or non-required front yard; may not be permitted within 20' of a single-family district, nor within 10' of a road ROW, or 25' from a front lot line, nor 10' from a side or rear lot line.

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (north) – Highland Road	25'	NA	Parking not proposed
Front (west) Blaine Road	25'	25'	Yes
Rear (south)	10'	NA	Parking not proposed
Side (east)	10'	32'	Yes

- Meets Requirement? – Yes
- Comment – (none)

**Loading (Sec. 5.9)**

- Required – 1 loading space (10' X 50') required for up to 10,000 sq. ft. of floor area (for industrial use)
- Proposed – Loading zone not shown
- Meets Requirement? – Yes
- Comment – Typically this has not been required to be shown on a plan. There appears to be sufficient room in the parking lot to accommodate loading activities, generally on the west side of the building.

**Access Management and Non-Residential Driveway Standards (Sec. 5.10)**

- Required – Per Sec. 5.10.5.C., the minimum access spacing between commercial driveways on a street with a posted speed limit of 50 MPH or greater is 330 feet.
- Proposed – Existing commercial driveways on Highland Road and Blaine Road are to remain in their current locations.
- Meets Requirement? – NA
- Comment – (none)

**Landscaping and Screening (Sec. 5.11)**

A. Greenbelt Landscaping (Sec. 5.11.C.)

***Calculations for Greenbelt along Highland Road***

- Required – Within the first 30 feet of the property, 1 canopy tree for every 30 ft of lineal of frontage; 3 small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial 40 ft., and 1 per 20 ft. thereafter, for 120' of frontage along Highland Road. EQUATES TO: 4 canopy trees and 7 additional ornamental trees, or large deciduous or evergreen shrubs REQUIRED
- Proposed – 3 canopy trees within first 30 feet; 10 large deciduous shrubs; and a mix of perennial grasses and plants.
- Meets Requirement? – **No, for number of canopy trees**
- Comment – Planning Commission to determine if this is a sufficient number of trees, given that the existing driveway into the site from Highland Road occupies about 50% of the frontage and thus the planting area is limited. There may be sufficient room for shrubs in the greenbelt area.

***Calculations for Greenbelt along Blaine Road***

- Required – Within the first 30 feet of the property, 1 canopy tree for every 30 ft of lineal of frontage; 3 small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial 40 ft. and 1 per 20 ft. thereafter, for 382' of frontage along Blaine Road. EQUATES TO: 13 canopy trees and 17 additional ornamental trees, or large deciduous or evergreen shrubs REQUIRED
- Proposed – 10 canopy trees and 6 evergreen trees within first 30 feet; 7 additional evergreen trees scattered within lawn area, further than 30 feet from property line.
- Meets Requirement? – **TBD, see notes below**
- Comment – A portion of this space may also serve as a detention area. The proposed 10 canopy trees and 13 evergreen trees seem to be sufficient given the spatial constraints. Evergreen trees provide screening of the stacking lanes could be counted as the shrub requirement. Planning Commission to determine if the proposed plan meets the intent of the Greenbelt Landscaping requirements.

**B. Foundation Landscaping (Sec. 5.11.2.D.)**

- Required – Must equal 60% of the front and sides of the proposed building where facing road or adjacent to parking lot; must be 8-10 ft. in width, and consist of 1 ornamental or columnar tree, and 6 medium or 8 small shrubs for every 30 ft. Building perimeter = 174 feet (used west (130 ft.) and north (44 ft.) sides of building for dimensions). Foundation perimeter 174 ft.  $X$  60% = 105 ft.  
EQUATES TO: 4 ornamental/columnar trees; PLUS 32 small shrubs or 24 medium shrubs REQUIRED
- Proposed –  
*North:* 9 large evergreen shrubs, 2 evergreen trees, and perennial plants/ornamental grasses lawn areas, on north side of the building (not in a foundation bed by the building)  
*West* (facing stacking lanes): 2 ornamental trees; 14 medium shrubs; 12 large shrubs; mix of perennial flowers and ornamental grasses. Planting area ranges in width from 6 feet to 8 feet.  
*East* (facing parking spaces): No landscaping proposed
- Meets Requirement? – Yes – see comments below on trees
- Comment – The total plant count exceeds the required number of shrubs. Two (2) canopy trees are located south of the building in lawn areas and could be counted toward the ornamental tree requirement, bringing the tree count to four (4) trees.

**C. Parking Lot Landscaping (Sec. 5.11.2.E.i.)**

- Required – Landscaped end caps for parking areas of 10 or more spaces; 1 canopy tree per 180 sq. ft. of interior area, with 50% of the interior area covered with small and medium evergreen and deciduous shrubs. The remaining landscape area may include a combination of groundcover, perennials, annuals, lawn, and mulch. Approximate square footage of 4 endcaps & using each area as 200 sq. ft, each = 800 sq. ft. (used areas directly adjacent to parking spaces, at end of row of parking, for parking next to building and employee parking). EQUATES TO: 4 canopy trees with a mix of shrubs, lawn, groundcover, perennial/annual plants.
- Proposed – Endcaps by row of parking next to building (2 endcap areas): 1 canopy tree (south end of row of parking) plus mix of shrubs and ornamental grasses. North endcap area is occupied with combined vacuum and trash enclosure; 0 tree. Endcaps by employee parking (2 endcaps): 1 canopy tree, west of parking spaces that is counted as part of the Greenbelt landscaping requirements; and 1 canopy tree east of the parking spaces, in a linear median that also has a combination of shrubs and perennial plants.
- Meets Requirement? – Yes, generally.
- Comment – The combined enclosure for trash and vacuum equipment occupies the endcap area. A canopy tree is shown nearby in the lawn area northwest of the enclosure and could be

counted as a parking lot tree. Planning Commission to determine if the proposed plan meets the intent of the Parking Lot Landscaping requirements.

- D. Perimeter Landscaping – For areas visible from a public road (facing Highland Road and Blaine Road; Sec. 5.11.2.E.ii.a.)

***Calculations for Perimeter Landscaping – employee parking area facing Blaine Road***

- Required – Landscape berm planted with a combination of evergreen and deciduous shrubs to effectively screen parking lot; or evergreen hedge row a minimum 3 ft. in height; or decorative screen wall
- Proposed – Evergreen shrub screen shown with 18 large shrubs
- Meets Requirement – Yes
- Comment – Minimum shrub height at the time of planting is 30 inches.

- E. Perimeter Landscaping – For areas not visible from a public road (Sec. 5.11.2.E.ii.b.) – along east and south sides of the property

- Required – 1 canopy or evergreen tree for every 30 ft., along with understory shrubs for screening purposes for perimeter areas not visible from a ROW. South: 110 ft. (used landscape median south of building); East: 165 ft. (length of planting area shown on plan).

EQUATES TO: 4 trees on the south; 6 trees on the east, and understory shrubs for screening REQUIRED.

- Proposed – South (median): 1 canopy tree; 25 shrubs; and mix of perennial plants and ornamental grasses.
- Proposed – East: 4 canopy trees and 50 shrubs.
- Meets Requirement? – **TBD – see notes below regarding tree count**
- Comment – Landscaping appears to be sufficient in both areas given that the adjacent properties on the south and east are commercial sites/uses and are zoned PD (Planned Development), and are part of the Hartland Marketplace PD. An entrance drive from Highland Road to Hartland Marketplace PD is adjacent to the east property line of the car wash site; as result extra trees may not be necessary on the east.

- F. Buffering or Screening (Sec. 5.11.2.G.i.) – screening between land uses – NA as adjacent properties to the south and east are commercial sites/uses and zoned PD (Planned Development).

- G. Screening of Ground Mounted Equipment (Sec. 5.11.2.G.iii.)

- Required – Screening on three sides for utility cabinets (if 30 inches or more in height)
- Proposed – 1 brick enclosure is provided to screen dumpsters and mechanical equipment for vacuums.
- Meets Requirement? – Yes
- Comment – (none)

- H. Detention/Retention Area Landscaping (Sec. 5.11.2.H.)

Per older plans for this site, a detention area exists in the open area between Blaine Road and the western edge of the proposed parking lot. The current plans do not show the detention area thus comments are not provided at this time. Lawn and canopy trees are proposed, plus an evergreen shrub hedgerow by the parking spaces. Additional details on the stormwater plans may be forthcoming on the Construction Plan set.

Other comments on landscaping – as listed below

- The Plant Schedule shall be revised on the Construction Plan set to list the height of each shrub, at the time of planting. Shrubs used for required screening must be a minimum height of 30 inches. Currently the container size of each shrub is listed, but not the plant height.
- The minimum caliper size for a deciduous tree is three (3) inches and the listed size for the Imperial Honeylocust is 2.5 inches. The size shall be revised on the Construction Plan set.

**Sidewalks and Pathways (Sec. 5.12)**

- Required – the Planning Commission may require sidewalks or safety paths as a condition of site plan approval
- Existing – 7-foot wide sidewalk is in place along the Highland Road frontage.
- Meets Requirement? – Yes
- Comment – (none)

**Lighting (Sec. 5.13)**

A photometric plan was not submitted but will be required as part of the Construction Plan set. Based on the plans reviewed by the Planning Commission on September 9, 2022, the light fixtures and photometric plan complied except that the average footcandle value under the vehicular canopy measured 7.6 footcandles and the maximum allowed is an average of 5 footcandles. The plan should be revised to comply and be submitted with the Construction Plan set.

**Water Supply and Wastewater Disposal (Sec. 5.16)**

The site is served by municipal water and sanitary sewer.

**Architecture / Building Materials (Sec. 5.24)****Architecture Comments:**

- Façade Materials Calculation – façade materials must comply with the specifications for Façade Materials Group #1; percentages for the car wash building are proposed as follows:

**Materials Group #1: Proposed Façade Materials by Percentage by Elevation – Car Wash Building**

Elevation	Clay Brick (30% min.) Brick vener prop.	Siding (Alumaboard proposed) (10% max.)	Standing seam metal roof (20% max.)	Glass (50% max.)	E.I.F.S. trim (15% max.)	Awnings (10% max.)	Split-faced block (25% max.)
North	66.9%	9.8%	0.0%	0.0%	0.0%	0.9%	0.0 %
West	39.7%	6.1%	12%	8.2%	3.4%	0.8%	24.6%
South	63.2%	10.0%	0.0%	8.0%	0.0%	0.9%	0.0%
East	77.0%	9.5%	0.0%	4.0%	3.5%	0.4%	0.0%

- Colors: 3-D color renderings of the building and canopy are provided. Specific product information for each façade material is stated on the building elevations. Earthtone colors are proposed for all products.
- Materials: percentages are listed for each elevation side as indicated by the table; specifications on all materials are provided.
- Meets Requirement? – Yes
- Comment – (none)

**Other buildings****Attendant Shelter**

The free-standing attendant shelter is for the employee working the POS lanes during inclement weather. The building dimensions are approximately 5'-2½" by 6'-9", and height of 10'-2". Façade material percentages were not provided. Staff estimates that the upper one-half of the building is comprised of E.I.F.S. which is painted black. The lower one-half is comprised of brick veneer to match the main building. Windows are shown on three (3) sides and a glass door on the south side of the building.

**Vehicular Canopy (POS)**

The vehicular canopy is on the east side of the building and the canopy is not attached to the main building. The canopy is 15'-2" in height and the support posts are faced with brick veneer to match the building. The vertical surfaces of the canopy are black metal.

**Other Requirements-Zoning Ordinance Standards/Comments**

No comments at this time.

**Hartland Township DPW Review**

A review letter is provided from the Hartland Township DPW Director, dated January 18, 2023.

**Hartland Township Engineer's Review (SDA)**

The Township Engineer (SDA) has reviewed the plans and recommends approval subject to items being addressed in the letter dated November 15, 2022.

**Hartland Deerfield Fire Authority Review**

No comments at this time.

**Attachments:**

1. Hartland Township DPW review letter dated 01.18.2023– *PDF version*
2. Township Engineer (SDA) review letter dated 11.09.2022 – *PDF version*
3. SUP #22-007 PC Staff Report 09.01.2022 – *PDF version*
4. SUP #22-007 PC Staff Report 10.13. 2022 – *PDF version*
5. Site and Landscape Plans dated 12.20.2022
6. Building Elevations dated 11.09.2022
7. Image of Vacuum Arch – *PDF version*

**CC:**

SDA, Twp Engineer (via email)

M. Luce, Twp DPW Director (via email)

A. Carroll, Hartland FD Fire Chief (via email)

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2022 Planning Commission Activity\Site Plan Applications\SUP #22-007 Mister Car Wash\Staff reports\Planning Commission\SUP #22-007 PC staff report 01.19.2023.docx



## DEPARTMENT OF PUBLIC WORKS

Michael Luce, Public Works Director  
2655 Clark Road  
Hartland MI 48353  
Phone: (810) 632-7498

TO: Planning Department  
DATE: 1/18/2023  
DEVELOPMENT NAME: Mister Car Wash  
PIN#: 4708-28-201-061  
APPLICATION #: SUP# 22-007  
REVIEW TYPE: Site Plan

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Site Plans for the proposed Mister Car Wash proposes a single lane car wash with vacuum area. According to this site plan multiple lanes will condense into one lane to enter the wash bay only having one car at a time entering. Subsequently this site plan depicts a water recycler for the wash line, this will need to be verified on the construction plans along with the connection points and material to the wash. Currently the parcel has 3.86 Sewer REU's and 7.9 Water REU's. Flow info has been requested from the applicant depicting the usage of their car washes in other communities but none has been provided. Moving forward a minimum of 85 REU's in water and sewer will be required for this project based upon data from other locations. Public Works still requires flow data projections for the proposed site plan to move forward.

	Sewer REUs	Water REUs
Owned	3.86	7.9
Required	85	85
# REUs Needed	81.14	77.1
Cost Each	\$9,439.20	\$5,816.01
Total Due Each	\$765,896.68	\$448,414.37
TOTAL REU COST	<b>\$1,214,311.05</b>	

Hartland Township Public Works approves the Mister Car Wash site plan subject to inclusion of the following details on the construction plans:

1. Sanitary sewer material and sizes and connection detail sheet
2. Monitoring manhole for sewer connection and location if required
3. Utility easements noted as public.
4. Approval of the Livingston County Drain Commission.
5. Obtaining REU's

Please feel free to contact me with any further questions or comments regarding this matter.

Michael Luce  
Public Works Director

November 15, 2022

Troy Langer  
Planning Director  
Hartland Township, MI

Re: Mister Car Wash – Site Plan Review #2  
SDA Review No. HL22-115

Dear Troy:

We have received the preliminary site plan submittal for the above referenced project prepared by Kimley-Horn of Michigan, Inc. dated November 10, 2022 and were received by our office on November 14, 2022. The plans were reviewed in accordance with Hartland Township Engineering Standards and the following comments are our observations.

A. General

- a) The site is located along the south side of Highland Road (M-59), east of Blaine Road. It is noted as 1.66 acres total area. The site is currently occupied with 1-story building (former Burger King) with the associated parking lot and drive-thru. The proposed development includes construction of a new express car wash facility including sidewalks, parking, landscaping, utilities, stormwater management, retaining walls, signage, and lighting to support the proposed redevelopment.
- b) At this time, a preliminary utility plan was not submitted for review.
- c) Documentation showing the land combination of all separate parcels will be required prior to final site plan approval.

B. Water Main

Township records show an existing 12" diameter water main located along the western property line within an existing 10-foot easement. At this time, the site plan does not show any proposed connection to the existing water main. All connections to the existing water main shall follow Hartland Township standards and details.

C. Storm Drainage

Our records indicate that the proposed site is not accounted for in the Hartland Marketplace detention basin calculations. If other record drawings show otherwise, a copy of the drainage plan and calculations shall be provided for review along with a comparison of the existing and proposed runoff coefficients for the site. All storm water design calculations are to follow Hartland Township and Livingston County Drain Commissioner standards and details. Offsite surface runoff shall not be trapped along the development perimeter.

**D. Paving**

- a) The site plan shows access to be maintained via existing driveways off Highland Road (M-59), Blaine Road, and the Hartland Marketplace parking lot. The proposed plans show resurfacing up to the property limits to all three access points. An MDOT permit will be required for any work located within the Right-of-Way for Highland Road (M-59) and a Livingston County permit will be required for any work within the Blaine Road ROW.
- b) The circulation layout must be reviewed and approved by the Hartland Fire Marshall.
- c) No parking for employees or customers is shown on current plan.

**E. Sanitary Sewer**

The site is located within the sanitary sewer district for Hartland Township. Township records show an existing 8" sanitary sewer located south of the proposed site. All sanitary sewer design requirements are to follow current Livingston County Drain Commissioner's (LCDC) standards and details. LCDC sanitary sewer detail sheets shall be attached to the proposed plans when applicable.

**Preliminary Engineering Review**

Our preliminary engineering review comments are provided as follows. These comments are to assist in plan preparation in anticipation of your engineering review submittal and are not required at this time for site plan approval.

1. Plans must include a location or vicinity map showing the site location in relationship to streets, major thoroughfares, drainage courses or bodies of water, railroad lines, section lines, etc. The vicinity map shall include the existing zoning and land use within the boundaries of the site and properties abutting the site.
2. No proposed utilities were shown at this time, a utility sheet will be required and reviewed prior to final site plan approval.
3. Provide the cost estimate for construction of all the underground utilities, paving, and grading to be installed with this project. The engineering review and construction inspection fees that we will compute based on the said estimate must be submitted to the Township prior to engineering plan review and approval.
4. Applicable Livingston County Standards details must be included on the plans.
5. The 2008 Hartland Township standard notes and details must be included on the plans.
6. On site pavement, water main, sanitary sewer and storm sewer and quantities must be shown on the plans.
7. Water main, storm sewer, and sanitary sewer layouts and profiles must be included on the plans.
8. A removal, drainage and grading sheet must be included on the plans.
9. Slope grades are to be provided on the grading plan.



10. Provide a general description of method of storm detention.
11. There shall be no proposed landscaping or hardscape within the water main or sanitary sewer easements.

**Permits Required**

At this time, there is not enough information provided to accurately know what permits will be required. Additional permits may be required once a full site plan is submitted. Based on the improvements shown, the following permits could be required and will need to be provided to the Township once available. Any changes to the approved site plan from the following agencies that impact the design may require reapproval.

**Hartland Township:**

1. A Land Use Permit will be granted after the pre-construction meeting.
2. Storm Water Agreement (for the storm water improvements on the site).

**Livingston County:**

1. Copy of Livingston County Drain Commissioner approval and permit.
2. Copy of a Soil Erosion and Sedimentation permit from Livingston County Drain Commissioner (if applicable).
3. County sanitary review confirmation.
4. Copy of Livingston County Road Commission approval and permit for any work within the Blaine Road ROW, if applicable.

**Michigan Department of Transportation:**

1. Copy of the MDOT approval and permit for any work within the Highland Road (M-59) ROW, if applicable.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

**RECOMMENDATION**

Based on the plans provided, we recommend that the applicant move forward and submit a full site plan package for review. Final engineering approval is not recommended at this time due to the number and nature of the comments.

The comments are not to be construed as approvals and are not necessarily conclusive. The final engineering plans for this development are to be prepared in accordance with the Hartland Township Engineering Design Standards and 2008 Hartland Township Standard Details. Sanitary sewer and water benefit fees may be applicable for this project.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

**SPALDING DEDECKER**



Alan P Loebach, P.E.  
Senior Municipal Engineer

cc: Jeremy Schrot, Hartland Township Engineer (via email)

# Hartland Township Planning Commission Meeting Agenda Memorandum

**Submitted By:** Troy Langer, Planning Director

**Subject:** Site Plan with Special Land Use Application #22-007 (Automobile wash within completely enclosed building at 10382 Highland Road)

**Date:** September 1, 2022

## Recommended Action

**Move to recommend approval of Special Land Use Permit and approve Site Plan Application #22-007**, a request to redevelop a commercial site and construct an approximate 6,500 square foot automobile wash, within a completely enclosed building, at 10382 Highland Road, in Section 28 of the Township (Tax Parcel ID #4708-28-201-061). The recommendation for approval is based on the following findings:

1. The proposed special land use, automobile wash within a completely enclosed building, meets the intent and purposes of the Ordinance as well as the specific standards outlined in Section 6.6 (Special Uses).
2. The proposed special land use is permitted in the GC (General Commercial), as outlined in Section 3.1.14.D.iii, and the proposed use is compatible with the existing uses in the vicinity.
3. The proposed use will be served by public water and sanitary sewer, by existing essential facilities and public services, and the Fire Department has no objection.
4. The proposed use will be served by public roads with direct access to Highland Road and Blaine Road.
5. The proposed use will not create additional requirements at public cost for public facilities as the proposed site will be served by public water and sanitary sewer.

## Approval is subject to the following conditions:

1. The proposed special land use, automobile wash within a completely enclosed building, is subject to approval by the Township Board.
2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated September 1, 2022, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
3. A land use permit is required after approval of the Site Plan and Special Use Permit and prior to construction.
4. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (SDA), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.
5. (Any other conditions the Planning Commission deems necessary)

## **Discussion**

**Applicant:** Evanthia Bardwell

### **Site Description**

The subject property is located south of Highland Road, east of Blaine Road, and north of Hartland Marketplace Planned Development in Section 28 of the Township. It was formerly occupied by Burger King, since 1986. Burger King closed sometime in 2020. The existing Burger King building will be removed, and the parking lot will undergo some layout changes as part of the proposed automobile wash project. The site is zoned GC (General Commercial) and is 1.66 acres (Tax Parcel ID #4708-28-201-061). This property is considered a corner lot with approximately 120 lineal feet along Highland Road and approximately 382 lineal feet along Blaine Road.

The Future Land Use Map (FLUM) designates the subject site and adjacent properties to the south, east, and west as Commercial.

### **Overview and Background Information**

#### **Site Plan Applications #22 and #25; Special Use Application #134**

Plans for a Burger King restaurant were reviewed under Site Plan Application #22 (1981), Site Plan Application #25 (1981), and Special Use Application #134 (1982). Each application was denied.

#### **ZBA Application #159**

On April 14, 1981, the Zoning Board of Appeals denied a request for variances to locate parking (for Burger King) within the required setbacks; and also denied a variance to install a pylon sign (80 feet in height) that exceeded the maximum allowed sign height.

#### **Sign Permit Application #109**

A pylon sign was approved for Burger King on September 9, 1982, under Sign Permit Application #109. The sign dimensions are listed as 8 feet in width by 8 feet in length (64 sq. ft.) and the overall height of the pylon sign as 25 feet. Sign drawings were not found in the file information. The site plan approved for Burger King under SP #58 shows a pylon sign on the north side of the building.

#### **Site Plan Application #41**

This was a request to construct a gas station and convenience store on the subject site. The Planning Commission recommended approval on February 21, 1984; however, the project was deemed null and void on August 21, 1984, as the required permits were not obtained; thus, the project did not move forward.

#### **Site Plan Application #58**

On January 9, 1986, the Planning Commission recommended approval of Site Plan Application #58 for the construction of an approximate 3,300 square foot Burger King restaurant with drive-through service. The project was approved by the Township Board on January 21, 1986. The site plan shows an area on the north side of the building that is labeled as “greenhouse” (12 feet by 29 feet in size). Building elevations were not included with the site plans.

#### **Site Plan Application #59**

On February 13, 1986, the Planning Commission approved Site Plan Application #59, a minor amendment to the plans approved under SP #58. The changes included moving the coolers outside, behind the building, constructing a wall around them, and moving the dumpster enclosure 10 feet to the south. The Burger King restaurant was constructed in 1986 under Land Use Permit #1536.

Fourth Amendment to Hartland Marketplace Planned Development Agreement (2008)

The Hartland Marketplace Planned Development (PD) was approved by the Township in 2007 under SP #424. Four amendments to the PD Agreement occurred between 2007 and 2008. As part of the overall plan for the PD, off-site road improvements to Highland Road (M-59) were proposed. The Fourth Amendment to Hartland Marketplace Planned Development amended Section 12 of the original PD Agreement (entitled “Off-site Road Improvements for M-59”), “to conform with the proposed M-59 improvements and to reflect the change in the cost related thereto.” In addition, the Fourth Amendment amended Section 6.7, “Signs” of the Agreement, to add subsection 6.7.6. regarding the existing Burger King pylon sign.

Based on notes found in the site plan file, the Burger King pylon sign was moved in 2008 to its current location, however the land use permit was not found in the file. The pylon sign will be removed as part of the current project for the car wash. All new signs will be reviewed under a separate sign permit reviewed administratively by staff.

Site Plan Application #19-009

On November 7, 2019, the Planning Commission approved Site Plan Application #19-009, which was a request to remodel the existing Burger King building. The improvements included removal of the greenhouse portion of the building, new façade finishes on the building’s exterior, interior remodeling, and installation of new landscaping on the site. The remodeling project did not commence, and Burger King closed in 2020.

**Proposed Use**

The applicant is requesting to demolish the existing Burger King building and construct an approximate 6,500 square foot building for a fully automated automobile wash (Mister Car Wash). The parking lot will be renovated as well to accommodate the building and circulation patterns.

Per Section 3.1.14.D.iii., an automobile wash, when within a completely enclosed building, is considered a special land use in the GC (General Commercial) zoning district. Additional standards for this special land use are provided in Section 4.17 of the Zoning Ordinance (Automobile Wash Establishment).

The proposed project also requires site plan approval thus there are two application elements: special land use and site plan approval for an automobile fueling and convenience station. Although there are technically two elements, all are incorporated into one combined site plan which will be reviewed and approved concurrently.

Per the Hartland Township Zoning Ordinance and the State Enabling Act, a public hearing is required for the special land use application. Given the requirements for publishing a notice for the special land use, the public hearing has been scheduled for the September 8, 2022, Planning Commission meeting.

**Request and Project Summary**

The applicant is requesting site plan with special land use approval to redevelop a commercial site and construct a fully automated automobile wash, which is within the building. The existing Burger King building will be demolished. The site is accessed via existing driveways on Blaine Road and Highland Road.

The proposed 6,500 square foot car wash building is situated on the east side of the site, with parking spaces on the west side of the building. The car wash tunnel is approximately 160 feet in length. Parking spaces with vacuuming equipment are shown on the west side of the proposed car wash building. Vacuuming equipment is provided in 22 of 27 parking spaces.

To access the car wash tunnel, patrons enter the site and drive to the east side of the building, where there are three (3) one-way stacking lanes (one-way circulation). Thirty-eight (38) stacking spaces are shown. Payment for the car wash occurs under the vehicular canopy (POS- Point of Sales). The entrance to the car wash is on the north side of the building. The patron remains in the car and exits the car wash at the south end of the building.

A free-standing attendant building is shown east of the main building and northwest of the POS canopy. The attendant shelter is for the employee to use when working the POS lanes during inclement weather.

There are two (2) unroofed enclosures in the parking lot. One is labeled as the vacuum enclosure (southwest of the building). The second enclosure is on the west side of the parking lot and is labeled as combined trash and vacuum enclosure. These structures house the mechanical equipment for the vacuums.

### **Approval Procedure**

The proposed use, automobile wash within a completely enclosed building, requires approval from the Township Board for the special land use. The Planning Commission will review the special land use and make a recommendation to the Township Board.

The project also requires the site plan to be reviewed by the Planning Commission who will make a final decision on the site plan. The plans will be reviewed using the development standards of the GC (General Commercial) zoning district (Section 3.1.14.), standards associated with Automobile Wash Establishment (Section 4.17), and all applicable zoning standards in the Zoning Ordinance.

### **SPECIAL LAND USE REVIEW – General Standards**

In accordance with Section 6.6, Special Uses, of the Hartland Township Zoning Ordinance, the following standards shall serve the Planning Commission and Township Board as the basis for decisions involving such uses. The standards are provided below, and the applicant has submitted a letter, as a separate attachment, which addresses the special use criteria.

- A. Be harmonious and in accordance with the objectives, intent, and purposes of this Ordinance.
- B. Be compatible with the natural environment and existing and future land uses in the vicinity.
- C. Be compatible with the Hartland Township Comprehensive Plan.
- D. Be served adequately by essential facilities and public services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such service.
- E. Not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, person, property, or the public welfare.
- F. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

The Planning Department believes the proposed use can and will meet the criteria listed above for the special land use request. The applicant has provided responses to the special land use general standards as an attachment, in the email dated August 30, 2022. The applicant will be responsible for all applicable approvals and permits from other agencies and departments for the proposed use.

**SPECIAL LAND USE REVIEW – Applicable Site Standards**

In addition to a finding by the Planning Commission and Township Board that the criteria above have been satisfied, standards outlined in Section 4.17 (Automobile Wash Establishment), will apply. Those standards are listed below, followed by staff's findings on each standard.

**Automobile Wash Establishment (Section 4.17)**

1. Layout. All washing activities shall be carried on within a completely enclosed, roofed building. Vacuuming activities shall be permitted in the side or rear yard only, provided such activities are located at least fifty (50) feet from adjacent residentially zoned property. Entrances and exits shall not face abutting residentially zoned or used property.

*The proposed automobile wash is within a completely enclosed building, with entrances to the site that face Blaine Road or Highland Road. Adjacent properties (south and east) are zoned PD (Planned Development) and residentially zoned properties or uses are farther than fifty (50) feet from the subject site. Vacuuming equipment is in the front yard, which is the area between the leading edge of the building (west elevation) and the right-of-way line of Blaine Road. With regard to the proposed vacuums; at the time the ordinance was drafted, automobile vacuums were designed to contain a tall metal canister style system with a vacuum tube or in some cases, two (2) vacuum tubes. As a result, this older style vacuum system would contain many different tall metal canisters. In general, these were deemed something that would be better served to be screened behind a building. However, the applicant is proposing a different vacuum style system. This system has the mechanical equipment in an enclosure area and the vacuum hoses do not require their own motor or vacuum device. In the proposed vacuum system, no mechanical system is visible. The only item visible is the hoses. Since this is a completely different vacuum system, staff has raised this issue as a matter for the Planning Commission to determine if the proposed design is acceptable. Given the site design, and location on roadways, re-locating the vacuum system to not be in the front yard will create difficulties in traffic flow on this particular site.*

2. Entrances and Exits. Sufficient space shall be provided on the lot so that vehicles do not enter or exit the wash building directly from an adjacent street or alley. All maneuvering areas, stacking lanes, and exit aprons shall be located on the car wash parcel itself. Streets and alleys shall not be used for maneuvering or parking by vehicles to be serviced by the automobile wash.

*The proposed plan meets these standards.*

3. Orientation of Open Bays. Buildings should be oriented so that open bays, particularly for self-serve automobile washes, do not face onto any thoroughfares unless screened by landscaping.

*This standard does not apply as open bays are not proposed.*

4. Exit Lane Drainage. Exit lanes shall be sloped to drain water back to the wash building to drainage grates

*The plans do not have this level of detail, but the applicant has been advised.*

5. Truck Washes. Truck washes must be at least one hundred (100) feet from all property lines and entirely screened from residential uses. The screening shall include both a wall and landscaping.

*This standard does not apply to the proposed project.*

### **SITE PLAN REVIEW – Applicable Site Standards**

The applicable site standards include those standards related to the proposed use, automobile wash within a completely enclosed building, as outlined in Section 3.1.14 (GC-General Commercial); Section 4.17 of the Zoning Ordinance, as discussed above; and all applicable zoning standards in the Zoning Ordinance.

In this case the applicant is requesting site plan with special land use approval to construct an approximate 6,500 square foot building for a fully automated automobile wash.

### **Impact Assessment**

An impact assessment was not provided.

### **Traffic Generation**

A traffic impact assessment was not provided

### **Dimensional Requirements (GC-General Commercial; Section 3.1.14)**

#### **Lot Size (Sec. 3.1.14)**

- Required – 40,000 sq. ft. w/o sewer; or 20,000 sq. ft. with public sanitary sewer
- Proposed – 1.66 acres (72,310 sq. ft.) with public sanitary sewer
- Meets Requirement? Yes
- Comment – (none)

#### **Frontage (Sec. 3.1.14)**

- Required – Minimum lot width of 120 feet
- Proposed – 120 lineal feet along Highland Road and approximately 382 lineal feet along Blaine Road
- Meets Requirement? – Yes
- Comment – (none)

#### **Building Setbacks (Sec. 3.1.14)**

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (north) Highland Road - Car wash bldg.	80'	80'	Yes
Front (west) Blaine Road	80'	80'	Yes
Front (west) Blaine Road Trash/vacuum enclosure	80'	30' from Blaine Road ROW	TBD*
Rear (south) w/ sewer Car wash bldg.	40'	87'	Yes
Rear (south) w/ sewer Vacuum enclosure	40'	77'	Yes
Side (east) Car wash bldg.	15'	48'	Yes
Side (east) POS canopy	15'	15'	Yes



\*Historically the Planning Commission has allowed off-street parking in the front yard for several commercial sites and have used a 25-foot setback for off-street parking. Additionally, dumpster enclosures on several commercial sites are located in the front yard. In this case, the trash/vacuum enclosure is approximately thirty (30) feet from the Blaine Road right-of-way line and is in the front yard, and meets the 25-foot off-street parking setback, should the Planning Commission choose to apply this standard. The enclosure is used to also house the vacuum equipment. Relocation of this area away from the vacuums is not easy to do and would require a redesign of the entire site.

**Building Height (Sec. 3.1.14)**

- Required – 35 feet or 2½ stories, whichever is less
- Proposed – 35 feet
- Meets Requirement? – Yes
- Comment – (none)

**Lot Coverage (Sec. 3.1.14)**

- Required – Principal structure: 75% max.
- Proposed – 9% (6,500 sq. ft. bldg. ÷ 1.66 acres)
- Meets Requirement? – Yes
- Comment – (none)

**Site Requirements**

**Dumpster Enclosure (Sec. 5.7)**

- Required – Dumpster designed, enclosed, and screened per requirements; dumpster materials must match the building. enclosure height sufficient to screen dumpsters; minimum height is 6 feet.
- Proposed – dumpster enclosure provide with screen walls comprised of brick veneer to match the building.; 8'-4" in height, with solid gates.
- Meets Requirement? – Yes
- Comment – (none)

**Off-Street Parking (Sec. 5.8.4.H – Auto Wash – fully automatic car wash)**

- Required – 2 spaces; PLUS 1 designated space for each employee on a peak shift; PLUS 12 stacking spaces per bay for a fully automatic car wash.  
EQUATES TO: 14 parking spaces REQUIRED TOTAL (using 3 employees)
- Proposed – 65 parking spaces, 10' X 20' in dimension. 3 spaces for employees; 2 barrier-free spaces; 22 spaces with vacuum equipment; and 38 stacking spaces.
- Meets Requirement? – Yes
- Comment – *Although the site contains sufficient off-street parking spaces, many of these are related to spaces also dedicated for vacuum services. Section 5.8.4.H.i. indicates that the Planning Commission may modify the numerical number of off-street parking spaces, based on evidence that another standard would be more reasonable. In the event that the Planning Commission determines the spaces dedicated for vacuum services should not be counted toward the required off-street, then consideration should be given toward testimony from the applicant on the number of spaces they believe would be necessary for the proposed auto wash facility.*

**Barrier-Free Parking**

- Required – 2 barrier-free spaces in a location most accessible to the building entrance, with at least 1 space van-accessible (1 barrier-free space required per 25 parking spaces)

- Proposed – 2 barrier-free spaces, both van accessible, nearest the building entrance (west side of building)
- Meets Requirement? – Yes
- Comment – (none)

**Parking Lot / Driveway / Internal Roads Setbacks (Sec. 5.8.3.)**

- Required – Off-street parking in commercial districts may only be located in a side or rear yard or non-required front yard; may not be permitted within 20' of a single-family district, nor within 10' of a road ROW, or 25' from a front lot line, nor 10' from a side or rear lot line.

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (north) – Highland Road	25'	45'	Yes
Front (west) Blaine Road	25'	10' to closest point of northern pkg space	<b>TBD</b> (3 spaces less than 25' from ROW line)
Rear (south)	10'	NA	Parking not proposed
Side (east)	10'	NA	Parking not proposed

- Meets Requirement? – Yes
- Comment – Although Section 5.8.3 states off-street parking in commercial districts may only be located in a side or rear or non-required front yard, it appears that for similar automobile uses such as fueling station projects (Mugg and Bopps, Speedway, and Clyde Road gas station), a 25-foot setback from a front line was applied for off-street parking, even though off-street parking or a portion of was located within the required front yard. For this project, approximately 18 parking spaces are within the required front yard. In order to be consistent with prior applications of this ordinance standard, staff has applied the same 25-foot setback from the front lot line for this plan, for off-street parking facing Blaine Road. That said, three (3) parking spaces do not meet the 25-foot setback from the Blaine Road right-of-way line.

**Loading (Sec. 5.9)**

- Required – 1 loading space (10' X 50') required for up to 10,000 sq. ft. of floor area (for industrial use)
- Proposed – Loading zone not shown
- Meets Requirement? – Yes
- Comment – Typically this has not been required to be shown on a plan. There appears to be sufficient room in the parking lot to accommodate loading activities.

**Access Management and Non-Residential Driveway Standards (Sec. 5.10)**

- Required – Per Sec. 5.10.5.C., the minimum access spacing between commercial driveways on a street with a posted speed limit of 50 MPH or greater is 330 feet.
- Proposed – Existing commercial driveways on Highland Road and Blaine Road are to remain in their current locations.
- Meets Requirement? – NA
- Comment – (none)

**Landscaping and Screening (Sec. 5.11)**

- A. Greenbelt Landscaping (Sec. 5.11.C.)

***Calculations for Greenbelt along Highland Road***

- Required – within the first 30 feet of the property, 1 canopy tree for every 30 ft of lineal of frontage; 3 small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial 40 ft., and 1 per 20 ft. thereafter, for 120' of frontage along Highland Road. EQUATES TO: 4 canopy trees and 7 additional ornamental trees, or large deciduous or evergreen shrubs REQUIRED
- Proposed – 3 canopy trees within first 30 feet; shrubs not proposed
- Meets Requirement? – **TBD**
- Comment – Planning Commission to determine if this is a sufficient number of trees, given that the existing driveway into the site from Highland Road occupies about 50% of the frontage and thus the planting area is limited. There may be sufficient room for shrubs in the greenbelt area.

***Calculations for Greenbelt along Blaine Road***

- Required – within the first 30 feet of the property, 1 canopy tree for every 30 ft of lineal of frontage; 3 small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial 40 ft. and 1 per 20 ft. thereafter, for 382' of frontage along Blaine Road. EQUATES TO: 13 canopy trees and 17 additional ornamental trees, or large deciduous or evergreen shrubs REQUIRED
- Proposed – 8 canopy trees within first 30 feet; an evergreen shrub screen (3-foot height) shown with 47 medium shrubs, along the parking lot which could be counted for the Greenbelt requirement as well as for the Perimeter Landscaping requirement (screening of the parking lot).
- Meets Requirement? – No, for number of canopy trees, however a portion of this space also serves as an existing detention area and 8 canopy trees seem be sufficient given the spatial constraints. Evergreen shrub screen along the parking area could be counted as the shrub requirement - see notes below.
- Comment – An evergreen shrub screen could be counted for the Greenbelt requirement as well as for the Perimeter Landscaping requirement (screening of the parking lot), which has been applied in similar commercial settings. Planning Commission to determine if the evergreen shrubs in the Greenbelt can be also counted for the Perimeter Landscaping (screening of parking lot).

**B. Foundation Landscaping (Sec. 5.11.2.D.)**

- Required – Must equal 60% of the front and sides of the proposed building where facing road or adjacent to parking lot; must be 8-10 ft. in width, and consist of 1 ornamental or columnar tree, and 6 medium or 8 small shrubs for every 30 ft. Building perimeter = 205 feet (used west (160 ft.) and north (45 ft.) sides of building for dimensions). Foundation perimeter 205 ft. X 60% = 123 ft.  
EQUATES TO: 4 ornamental/columnar trees; PLUS 33 small shrubs or 25 medium shrubs REQUIRED
- Proposed –  
**North:** 10 medium shrubs in a 15-foot wide planting bed, and showing rock mulch.  
**West:** no landscaping proposed  
**East:** 30 medium shrubs and perennial flowers in 10-foot wide planting area.
- Meets Requirement? – Yes for shrub count; no for ornamental trees.
- Comment – The total plant count exceeds the required number of shrubs. Awnings on the building on the east somewhat restrict the area for ornamental trees.

C. Parking Lot Landscaping (Sec. 5.11.2.E.i.)

- Required – Landscaped end caps for parking areas of 10 or more spaces; 1 canopy tree per 180 sq. ft. of interior area, with 50% of the interior area covered with small and medium evergreen and deciduous shrubs. The remaining landscape area may include a combination of groundcover, perennials, annuals, lawn, and mulch. Approximate square footage of 4 endcaps & using each area as 200 sq. ft, each = 800 sq. ft. EQUATES TO: 5 canopy trees with a mix of shrubs, lawn, groundcover, perennial/annual plants.
- Proposed – 2 canopy trees (north and south of west parking area) plus lawn and evergreen shrub screen; 1 conifer tree and lawn on north; and mix of shrubs and perennial plants at south endcap by enclosure near building.
- Meets Requirement? – Yes, generally.
- Comment – the 2 enclosures (for vacuum equipment and dumpster) occupy some of the endcap areas so trees could not be planted immediately next to a parking space. Trees that were counted are not located directly next to the parking lot/endcap.

D. Perimeter Landscaping – For areas visible from a public road (facing Highland Road and Blaine Road; Sec. 5.11.2.E.ii.a.)

***Calculations for Perimeter Landscaping – parking lot facing Highland Road***

- Required – Landscape berm planted with a combination of evergreen and deciduous shrubs to effectively screen parking lot; or evergreen hedge row a minimum 3 ft. in height; or decorative screen wall
- Proposed – Landscape bed with perennial flowers and ornamental grasses in a planting bed by sidewalk next to parking area.
- Meets Requirement – evergreen hedge row should be added next to barrier-free parking spaces to shield view of parking.
- Comment – Plan to be revised to add evergreen hedgerow on Construction plan set.

***Calculations for Perimeter Landscaping – parking lot facing Blaine Road***

- Required – Landscape berm planted with a combination of evergreen and deciduous shrubs to effectively screen parking lot; or evergreen hedge row a minimum 3 ft. in height; or decorative screen wall
- Proposed – evergreen shrub screen (3-foot height) shown with 47 medium shrubs, along the parking lot which could be counted for the Perimeter Landscaping requirement as well as for the Greenbelt Landscaping requirement.
- Meets Requirement – Yes; see note below
- Comment – The evergreen shrub screen could be counted for the Perimeter Landscaping requirement (screening of the parking lot) as well as Greenbelt requirement, subject to approval by the Planning Commission.

E. Perimeter Landscaping – For areas not visible from a public road (Sec. 5.11.2.E.ii.b.) – along east and south sides of the property

- Required – 1 canopy or evergreen tree for every 30 ft., along with understory shrubs for screening purposes for perimeter areas not visible from a ROW. South: 90 ft.; East: 160 ft. EQUATES TO: 3 trees on the south; 5 trees on the east, and understory shrubs for screening REQUIRED.
- Proposed – South: 3 evergreen trees on the south and 2 planting areas with shrubs, plus lawn; East: 4 evergreen trees and 3 planting areas with shrubs plus lawn.
- Meets Requirement? – Yes, for the number of required trees on the south; no for the number of trees on the east.

- Comment – Landscaping appears to be sufficient given that the adjacent properties on the south and east are commercial sites/uses and are zoned PD (Planned Development), and are part of the Hartland Marketplace PD. An entrance drive from Highland Road to Hartland Marketplace PD is adjacent to the east property line of the car wash site. Extra trees may not be necessary on the east.

F. Buffering or Screening (Sec. 5.11.2.G.i.) – screening between land uses – NA as adjacent properties to the south and east are commercial sites/uses and zoned PD (Planned Development).

G. Screening of Ground Mounted Equipment (Sec. 5.11.2.G.iii.)

- Required – screening on three sides for utility cabinets (if 30 inches or more in height)
- Proposed – 2 brick enclosures are provided to screen dumpsters and vacuum equipment.
- Meets Requirement? – Yes
- Comment – (none)

H. Detention/Retention Area Landscaping (Sec. 5.11.2.H.)

Per older plans for this site, a detention area exists in the open area between Blaine Road and the western edge of the proposed parking lot. The current plans do not show the detention area thus comments are not provided at this time. Lawn and canopy trees are proposed, plus an evergreen shrub hedgerow by the parking spaces. Additional details on the stormwater plans may be forthcoming on the Construction plan set.

#### Other comments on landscaping

Rock mulch is shown in several planting beds which is not permitted. Plan is to be revised to show shredded hardwood mulch in all planting areas on the Construction set of plans.

#### **Sidewalks and Pathways (Sec. 5.12)**

- Required – the Planning Commission may require sidewalks or safety paths as a condition of site plan approval
- Existing – 7-foot wide sidewalk is in place along the Highland Road frontage.
- Meets Requirement? – Yes
- Comment – (none)

#### **Lighting (Sec. 5.13)**

A. Intensity

- Required – max. 0.5 fc along property line adjacent to residential; or max.1.0 fc along property line adjacent to non-residential; average fc between 2.4 and 3.6 in main parking area and an average of 5.0 fc at main building entrance and at exit/entry drive; may not exceed 10 fc on site; average lighting under vehicular canopy shall not exceed 5 fc and canopy light fixtures shall be installed so that the lens is recessed and adequately shielded.
- Proposed – photometric plan indicates an average of 0.1 fc along property lines; average of 2.9 fc in the parking area and exit/entry drives; average of 5.0 fc at building entrance; average of 7.0 fc under POS canopy. Footcandle value less than 10 fc throughout the site.
- Meets Requirement? – **No** -Average footcandle under vehicular canopy exceeds the maximum of 5 fc allowed (average fc).
- Comment – Photometric plan to be revised to meet the lighting standards for lighting under the vehicular canopy on the Construction plan set.

**B. Fixture Height**

- Required – 25' or the height of the principal building, whichever is less, measured from the ground level to the centerline of the light source
- Proposed – 20' pole plus 30" base
- Meets Requirement? – Yes
- Comment – (none)

**C. Fixture Type**

- Required – details of all lighting fixtures needed including specifications for shielding, wattage, and illumination
- Proposed – specifications for proposed LED light fixtures are shown on the photometric plan for light pole fixtures, wall mounted light fixtures, and lighting on the vacuuming apparatus.
- Meets Requirement? – Yes
- Comment – (none)

**Water Supply and Wastewater Disposal (Sec. 5.16)**

The site is served by municipal water and sanitary sewer.

**Architecture / Building Materials (Sec. 5.24)****Architecture Comments:**

- Façade Materials Calculation – façade materials must comply with the specifications for Façade Materials Group #1; percentages for the car wash building are proposed as follows:

**Materials Group #1: Proposed Façade Materials by Percentage by Elevation – Car Wash Building**

Elevation	Clay Brick (30% min.) Brick veneer prop.	Siding (Alumaboard proposed) (10% max.)	Standing seam metal roof (20% max.)	Glass (50% max.)	E.I.F.S trim (15% max.)	Awnings (10% max.)	Split-faced block (25% max.)
North	62.8%	10.0%	0.0%	8.0%	0.0%	0.9%	0.0 %
East	78.2%	8.1%	0.0%	3.4%	4.7%	0.0%	0.0%
South	66.6%	10.0%	0.0%	9.7%	0.0%	0.9%	0.0%
West	39.9%	8.6%	9.9%	9.7%	4.3%	1.0%	24.5%

- Colors: 3-D color renderings of the building and canopy are provided. Specific product information for each façade material is stated on the building elevations. Earthtone colors are proposed for all products.
- Materials: percentages are listed for each elevation side as indicated by the table; specifications on all materials are provided.
- Meets Requirement? – Yes
- Comment – (none)

**Other buildings****Attendant Shelter**

The free-standing attendant shelter is for the employee working the POS lanes during inclement weather. The building dimensions are approximately 5'-2 ½" by 6'9", and height of 10'-2". Façade material

percentages were not provided. Staff estimates that the upper one-half of the building is comprised of E.I.F.S. which is painted black. The lower one-half is comprised of brick veneer to match the main building. Windows are shown on three (3) sides and a glass door on the south side of the building.

**Vehicular Canopy (POS)**

The vehicular canopy is on the east side of the building and the canopy is not attached to the main building. The canopy is 15'-2" in height and the support posts are faced with brick veneer to match the building. The vertical surfaces of the canopy are black metal.

**Other Requirements-Zoning Ordinance Standards/Comments**

No comments at this time.

**Hartland Township DPW Review**

A review letter is provided from the Hartland Township DPW Director, dated August 22, 2022.

**Hartland Township Engineer's Review (SDA)**

The Township Engineer (SDA) has reviewed the plans and recommends approval subject to items being addressed in the letter dated July 18, 2022.

**Hartland Deerfield Fire Authority Review**

The Hartland Deerfield Fire Authority has reviewed the plans and provided comments in the letter dated August 25, 2022. Approval is subject to the contingencies being addressed as outlined in the letter.

**Attachments:**

1. Hartland Township DPW review letter, dated 08.22.2022 – *PDF version only*
2. Township Engineer (SDA) review letter dated 07.18.2022 – *PDF version only*
3. Hartland Deerfield Fire Authority review letter, dated 08.25.2022 – *PDF version only*
4. Applicant's summary dated 08.30.2022 – *PDF version only*
5. Architectural plans dated 08.30.2022
6. Photometric plans dated 07.01.2022
7. Landscape Plan dated 08.15.2022
8. Site Plan dated 07.26.2022

CC:

SDA, Twp Engineer (via email)

M. Luce, Twp DPW Director (via email)

A. Carroll, Hartland FD Fire Chief (via email)

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2022 Planning Commission Activity\Site Plan Applications\SUP #22-007 Mister Car Wash\Staff reports\Planning Commission\SUP #22-007 PC staff report 09.01.2022.docx

# Hartland Township Planning Commission Meeting Agenda Memorandum

**Submitted By:** Troy Langer, Planning Director

**Subject:** Site Plan with Special Land Use Application #22-007 (Automobile wash within completely enclosed building at 10382 Highland Road)

**Date:** October 13, 2022

## Recommended Action

**Move to recommend approval of Special Land Use Permit and approve Site Plan Application #22-007**, a request to redevelop a commercial site and construct an approximate 6,500 square foot automobile wash, within a completely enclosed building, at 10382 Highland Road, in Section 28 of the Township (Tax Parcel ID #4708-28-201-061). The recommendation for approval is based on the following findings:

1. The proposed special land use, automobile wash within a completely enclosed building, meets the intent and purposes of the Ordinance as well as the specific standards outlined in Section 6.6 (Special Uses).
2. The proposed special land use is permitted in the GC (General Commercial), as outlined in Section 3.1.14.D.iii, and the proposed use is compatible with the existing uses in the vicinity.
3. The proposed use will be served by public water and sanitary sewer, by existing essential facilities and public services, and the Fire Department has no objection.
4. The proposed use will be served by public roads with direct access to Highland Road and Blaine Road.
5. The proposed use will not create additional requirements at public cost for public facilities as the proposed site will be served by public water and sanitary sewer.

## Approval is subject to the following conditions:

1. The proposed special land use, automobile wash within a completely enclosed building, is subject to approval by the Township Board.
2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandums, dated September 1, 2022 and October 13, 2022, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
3. A land use permit is required after approval of the Site Plan and Special Use Permit and prior to construction.
4. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (SDA), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.
5. (Any other conditions the Planning Commission deems necessary)



## **Discussion**

**Applicant:** Evanthia Bardwell

### **Site Description**

The subject property is located south of Highland Road, east of Blaine Road, and north of Hartland Marketplace Planned Development in Section 28 of the Township. It was formerly occupied by Burger King, since 1986. Burger King closed sometime in 2020. The existing Burger King building will be removed, and the parking lot will undergo some layout changes as part of the proposed automobile wash project. The site is zoned GC (General Commercial) and is 1.66 acres (Tax Parcel ID #4708-28-201-061). This property is considered a corner lot with approximately 120 lineal feet along Highland Road and approximately 382 lineal feet along Blaine Road.

The Future Land Use Map (FLUM) designates the subject site and adjacent properties to the south, east, and west as Commercial.

### **Proposed Use**

The applicant is requesting to demolish the existing Burger King building and construct an approximate 6,500 square foot building for a fully automated automobile wash (Mister Car Wash). The parking lot will be renovated as well to accommodate the building and circulation patterns.

Per Section 3.1.14.D.iii., an automobile wash, when within a completely enclosed building, is considered a special land use in the GC (General Commercial) zoning district. Additional standards for this special land use are provided in Section 4.17 of the Zoning Ordinance (Automobile Wash Establishment).

The proposed project also requires site plan approval thus there are two application elements: special land use and site plan approval for an automobile fueling and convenience station. Although there are technically two elements, all are incorporated into one combined site plan which will be reviewed and approved concurrently.

Per the Hartland Township Zoning Ordinance and the State Enabling Act, a public hearing is required for the special land use application. Given the requirements for publishing a notice for the special land use, the public hearing was held at the September 8, 2022, Planning Commission meeting.

### **Request and Project Summary – Revised Site Plan dated October 6, 2022**

The applicant is requesting site plan with special land use approval to redevelop a commercial site and construct a fully automated automobile wash, which is within the building. On September 8, 2022, the Planning Commission held a public hearing on SP/SUP #22-007. Based on comments at the public hearing the applicant submitted revised plans, dated October 6, 2022. The plans include a site plan and landscape plan. A brief discussion of the revised plan is provided below. Please refer to the staff memorandum dated September 1, 2022, for additional details on the project. The building elevations presented as part of the staff memorandum dated September 1, 2022 remain unchanged.

The revised site plan shows the same layout for the building location, building size, vehicular canopy, parking, circulation, and two (2) vacuum enclosures.

### **Revisions to the site plan include the following changes:**

- Reduction in the maneuvering lane width, in the parking area, from thirty-two (32) feet to twenty-six (26) feet.

- The row of parking spaces on the west side of the parking area has been shifted to the east, and parking is approximately 28.7 feet from the Blaine Road right-of-way (west property line), at its closest point. The required setback is twenty-five (25) feet.
- Twenty-five (25) parking spaces are provided in the parking area as follows:
  - 3 spaces for employees (10' by 20')
  - 20 parking spaces (13' by 20') – each with vacuuming equipment
  - 2 barrier-free parking spaces (13' by 20') – each with vacuuming equipment

Two (2) parking spaces (each with vacuuming equipment) were eliminated along the western row of parking when compared with the site plan dated July 26, 2022. Parking along the west side of the building remains the same as does the 38 stacking spaces on the east side of the building.

The applicant has submitted a revised landscape plan to address comments at the public hearing on September 8, 2022.

With regard to the applicable site standards, please review the prior staff memorandum, which outlines all of the applicable standards. However, below is a standard that remains unresolved by the Planning Commission:

1. The Planning Commission will need to make a determination on Section 4.17 of the Zoning Ordinance, which requires that all washing activities shall be carried on within a completely enclosed, roofed building. Vacuuming activities shall be permitted in the side or rear yard only, provided such activities are located at least fifty (50) feet from adjacent residentially zoned property. Entrances and exits shall not face abutting residentially zoned or used property.

*The proposed automobile wash is within a completely enclosed building, with entrances to the site that face Blaine Road or Highland Road. Adjacent properties (south and east) are zoned PD (Planned Development) and residentially zoned properties or uses are farther than fifty (50) feet from the subject site. Vacuuming equipment is in the front yard, which is the area between the leading edge of the building (west elevation) and the right-of-way line of Blaine Road. With regard to the proposed vacuums; at the time the ordinance was drafted, automobile vacuums were designed to contain a tall metal canister style system with a vacuum tube or in some cases, two (2) vacuum tubes. As a result, this older style vacuum system would contain many different tall metal canisters. In general, these were deemed something that would be better served to be screened behind a building. However, the applicant is proposing a different vacuum style system. This system has the mechanical equipment in an enclosure area and the vacuum hoses do not require their own motor or vacuum device. In the proposed vacuum system, no mechanical system is visible. The only item visible is the hoses. Since this is a completely different vacuum system, staff has raised this issue as a matter for the Planning Commission to determine if the proposed design is acceptable. Given the site design, and location on roadways, re-locating the vacuum system to not be in the front yard will create difficulties in traffic flow on this particular site. Essentially, the Planning Commission will have to determine if the vacuum hoses, as proposed would be permitted in the front yard area.*

### **Traffic Generation**

At the September 8, 2022 public hearing of the Planning Commission, there were questions raised about the amount of traffic that could be generated from the proposed car wash development. The applicant has provided some trip generation estimates comparing the proposed car wash with a fast foot restaurant with

a drive-through, since the property was previously a Burger King restaurant. The traffic information focused primarily on the PM Peak Hour traffic data, since the car wash is not projected to have much, if any traffic, in the AM Peak Hour. Essentially, the car wash would generate a total of 78 trip ends in the PM Peak Hour, and a fast food restaurant, with a drive through would generate 107 trip ends in the PM Peak Hour. As a result, the proposed car wash would actually be a reduction in trip ends compared to a fast food restaurant with a drive through.

#### **Approval Procedure**

The proposed use, automobile wash within a completely enclosed building, requires approval from the Township Board for the special land use. The Planning Commission will review the special land use and make a recommendation to the Township Board.

The project also requires the site plan to be reviewed by the Planning Commission who will make a final decision on the site plan. The plans will be reviewed using the development standards of the GC (General Commercial) zoning district (Section 3.1.14.), standards associated with Automobile Wash Establishment (Section 4.17), and all applicable zoning standards in the Zoning Ordinance. Please refer to the staff memorandum dated September 1, 2022 for the full site plan review.

#### **Other Requirements-Zoning Ordinance Standards/Comments**

No comments at this time.

#### **Attachments:**

1. Trip Generation Memo dated 09.23.2022 – PDF version
2. DPW Email REU 10.03.2022 – PDF version
3. SUP #22-007 PC Staff Report 09.01.2022 – PDF version
4. Site Plan dated 07.26.2022 – PDF version
5. Revised Site Plan dated 10.06.2022 – PDF version
6. Revised Landscape Plan dated 10.06.2022 – PDF version

CC:

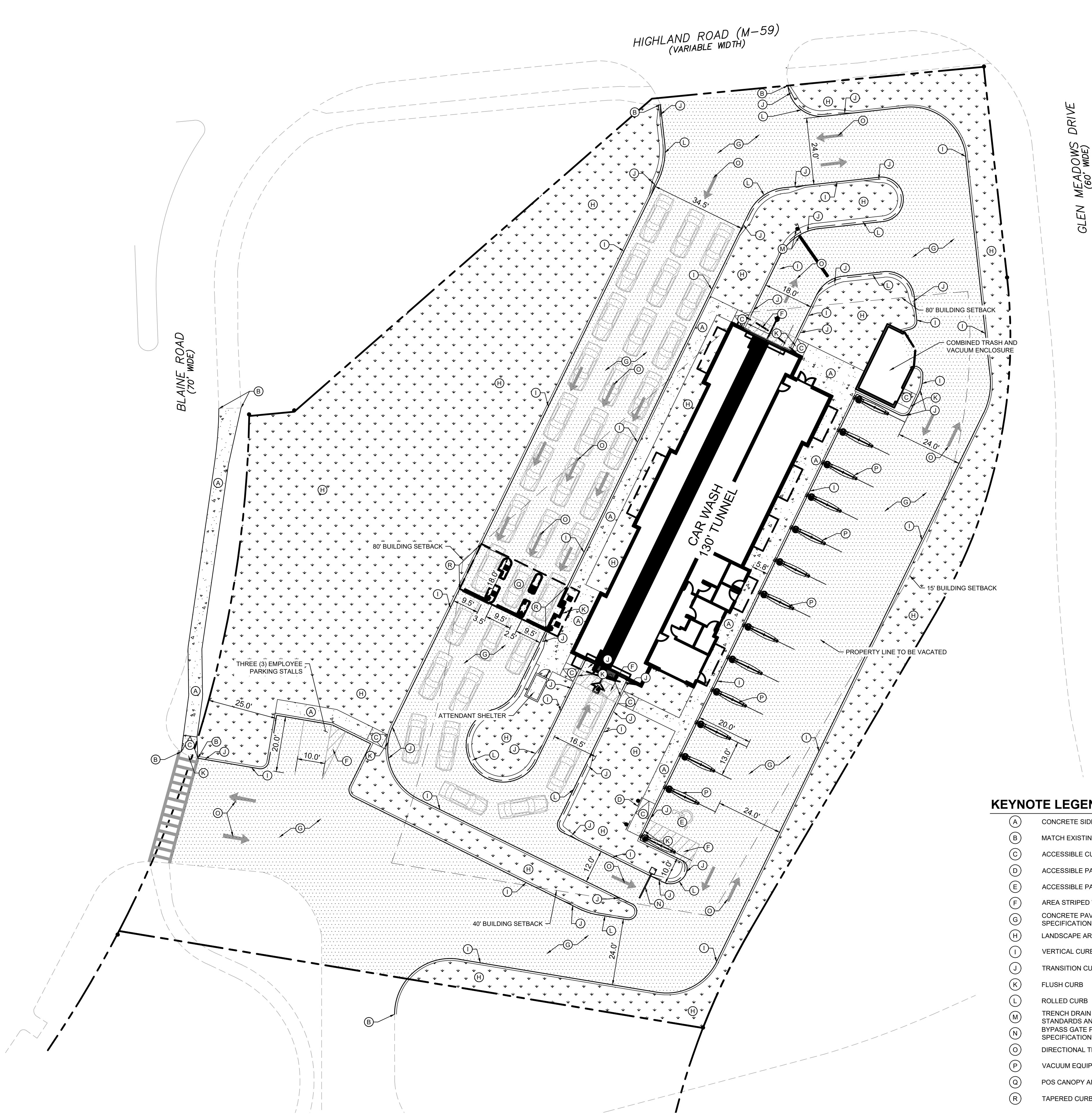
SDA, Twp Engineer (via email)

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KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (C) ACCESSIBLE CURB RAMP
- (D) ACCESSIBLE PARKING SIGN
- (E) ACCESSIBLE PARKING STALL
- (F) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (G) CONCRETE PAVEMENT PER MISTER CARWASH STANDARDS AND SPECIFICATIONS
- (H) LANDSCAPE AREA
- (I) VERTICAL CURB (TYP.)
- (J) TRANSITION CURB
- (K) FLUSH CURB
- (L) ROLLED CURB
- (M) TRENCH DRAIN WITH EXIT SIGN PER MISTER CAR WASH STANDARDS AND SPECIFICATIONS
- (N) BYPASS GATE PER MISTER CAR WASH STANDARDS AND SPECIFICATIONS
- (O) DIRECTIONAL TRAFFIC ARROW, PER GREENBOOK STANDARDS
- (P) VACUUM EQUIPMENT, REF. ARCHITECTURAL PLANS
- (Q) POS CANOPY AND EQUIPMENT, REF. ARCHITECTURAL PLANS
- (R) TAPERED CURB PER MISTER CAR WASH STANDARDS

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK

PROPERTY SUMMARY

SPRING LAKE PARK, MN MISTER CAR WASH	
TOTAL PROPERTY AREA	±1.66 AC
ZONING SUMMARY	
EXISTING ZONING	GC - GENERAL COMMERCIAL
PROPOSED ZONING	GC - GENERAL COMMERCIAL
BUILDING SETBACKS	FRONT: 80' SIDE: 15' REAR: 40'

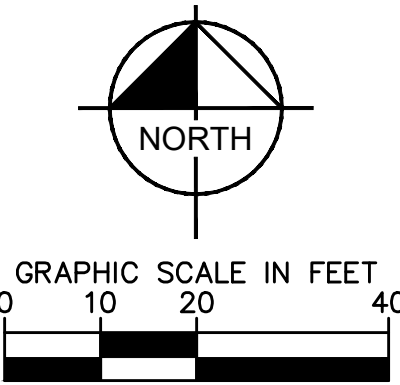
BUILDING DATA SUMMARY

AREAS	
PROPOSED PROPERTY	±1.66 AC
BUILDING AREA	±5,425 SF
PARKING	
FULLY AUTOMATIC CAR WASH - REQUIRED PARKING	2 PARKING SPACES 3 EMPLOYEE SPACES 12 STACKING SPACES = 17 SPACES TOTAL
PROPOSED PARKING	13 PARKING SPACES 3 EMPLOYEE SPACES 35 STACKING SPACES = 51 SPACES TOTAL
ADA STALLS REQ'D / PROVIDED	1 STALLS / 1 STALLS

\* 3 EMPLOYEES ON PEAK SHIFT

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY MERIDIAN LAND SURVEYING, DATED 5/4/2022.  
  
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 1.66 ACRES.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.



PRELIMINARY - NOT FOR CONSTRUCTION

MCW - HARTLAND, MI

PREPARED FOR  
MISTER CAR WASH

SITE PLAN

Kimley»Horn

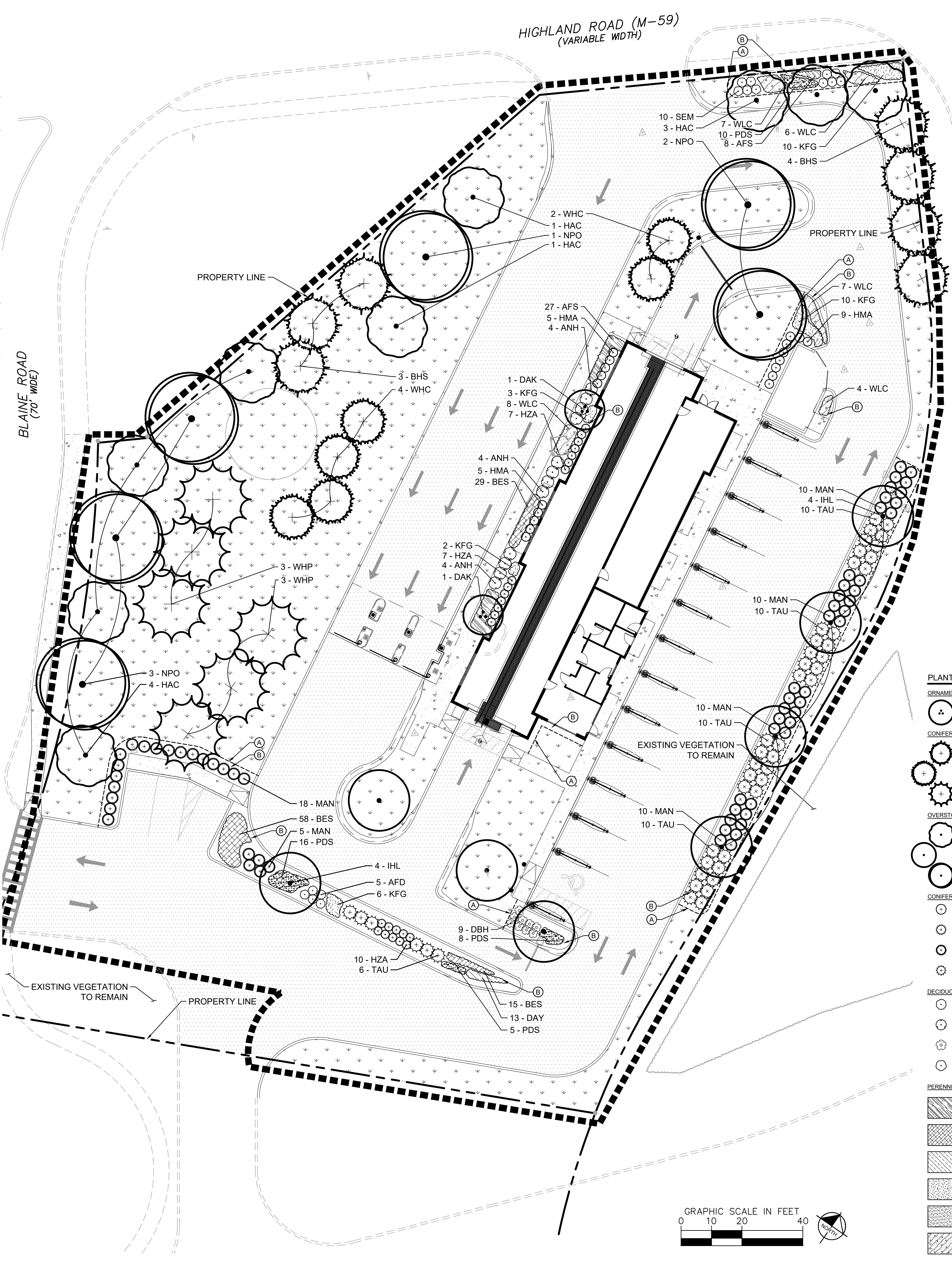
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PHONE: 661-445-4197  
WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160284008	12/20/2022	AS SHOWN	ACL	ACL	WDM

SHEET NUMBER  
C400



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#### LANDSCAPE LEGEND

- EXISTING VEGETATION (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- KENTUCKY BLUEGRASS SEED MIX (TYP.)

#### LANDSCAPE KEYNOTES

- EDGER (TYP.)
- DOUBLE SHREDDED HARDWOOD MULCH (TYP.)

#### LANDSCAPE SUMMARY

##### REQUIRED TREES

15 = 1 CANOPY OR  
EVERGREEN TREE  
PER 30 FT. OF  
BUILDING FRONTAGE

##### PROPOSED TREES

44 = 23 CANOPY  
TREES, 19 EVERGREEN  
TREES, 2 ORNAMENTAL  
TREES AT ROUGHLY 450  
FT. OF BUILDING  
FRONTAGE

#### PLANT SCHEDULE

ORNAMENTAL TREES				
CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL
DAK	BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE BIRCH	B & B	1.5" CAL
CONIFEROUS TREE				
CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL
BHS	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	8' HT.
WHC	THUJA OCCIDENTALIS 'WHITE CEDAR'	WHITE CEDAR	B & B	6' HT.
WHP	PINUS STROBUS	WHITE PINE	B & B	8' HT.
OVERSTORY TREE				
CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL
HAC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	3" CAL
IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL
NPO	QUERCUS ELLIPSOIDALIS 'BALKIES' TM	MAJESTIC SKIES PIN OAK	B & B	3" CAL
CONIFEROUS SHRUBS				
CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING
HMA	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#5 CONT.	3' O.C.
HZA	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	#5 CONT.	3' O.C.
MAN	JUNIPERUS CHINENSIS 'MANEY'	MANEY JUNIPER	#5 CONT.	4' O.C.
TAU	TAXUS X MEDIA 'TAUNTONII'	TAUTON YEW	#5 CONT.	5' O.C.
DECIDUOUS SHRUBS				
CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING
AFD	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	#5 CONT.	3' O.C.
ANH	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT.	4' O.C.
DBH	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3' O.C.
SEM	SORBARIA SORBIFOLIA 'SEM'	SEM FALSESPIREA	#5 CONT.	3' O.C.
PERENNIALS				
CODE	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AFS	SEDUM X 'AUTUMN FIRE'	AUTUMN FIRE SEDUM	#1 CONT	18" O.C.
BES	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT	18" OC
DAY	HEMEROCALLIS X 'APRICOT SPARKLES'	APRICOT SPARKLES DAYLILY	#1 CONT.	15" OC
KFG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT	30" OC
PDS	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT	24" OC
WLC	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	#1 CONT	30" OC

#### LANDSCAPE NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MICHIGAN-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS: ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC. ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING. CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MILA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MDOT STANDARD SPECIFICATION (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 3" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE STEEL (OR EQUAL) EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MNDOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECIOTES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

PRELIMINARY - NOT FOR CONSTRUCTION

MCW - HARTLAND, MI

PREPARED FOR  
MISTER CAR  
WASH

LANDSCAPE PLAN

KHA PROJECT  
160284008  
DATE  
12/20/2022  
SCALE  
AS SHOWN  
DESIGNED BY  
BPS  
DRAWN BY  
BPS  
CHECKED BY  
MGC

LIBRARY CREDIT: THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MICHIGAN.

MITCHELL G. COOKAS  
MICHIGAN  
DATE  
12/20/2022  
LIC. NO.  
53828

Kimley»Horn

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PHONE: 661-645-4197  
WWW.KIMLEY-HORN.COM

REVISIONS	DATE	BY
No.		

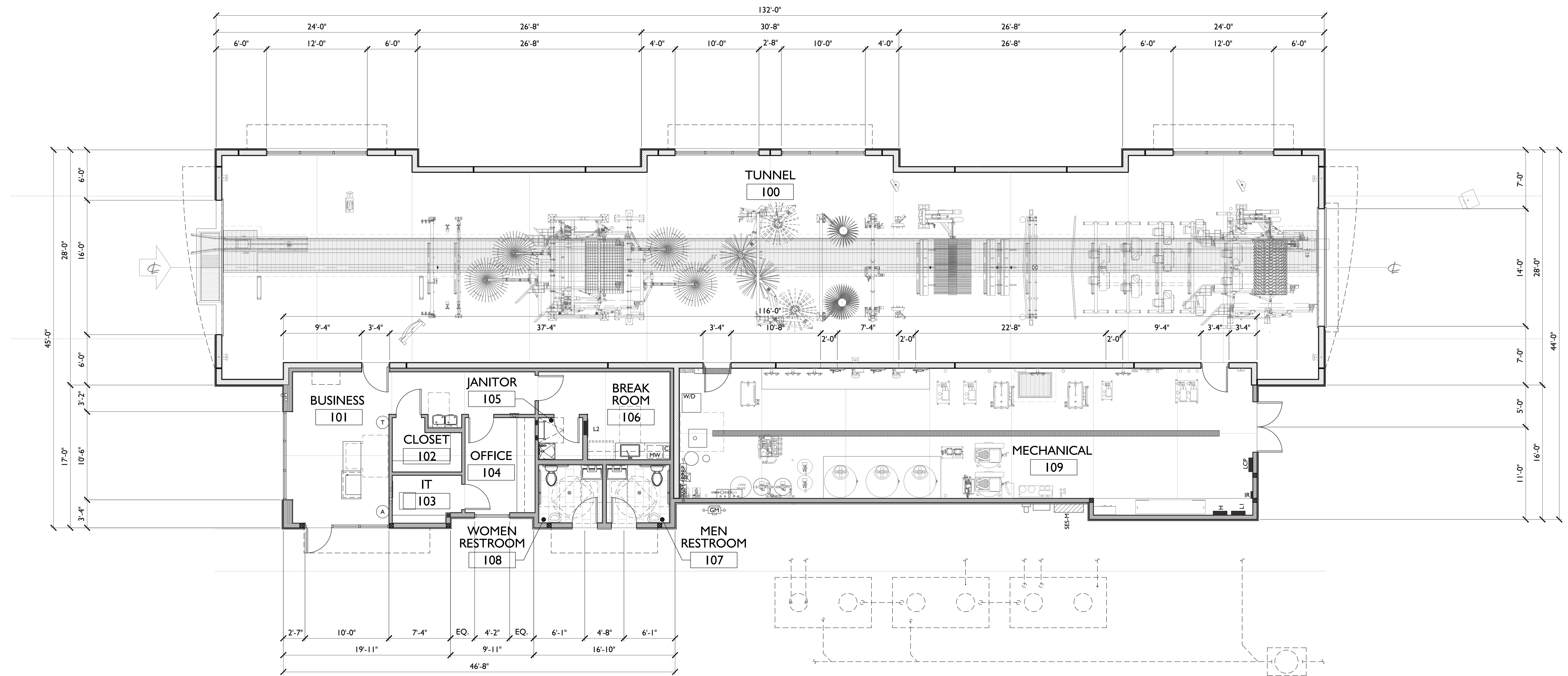
SHEET NUMBER  
L100





November 9, 2022

Mister Car Wash MI 1482, 130C1 M  
Elevations and Materials  
A23 Studios #22109

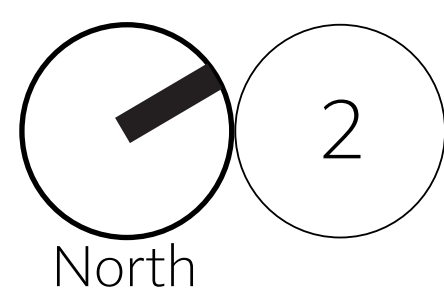


**FLOOR PLAN**

1

3/16" = 1'

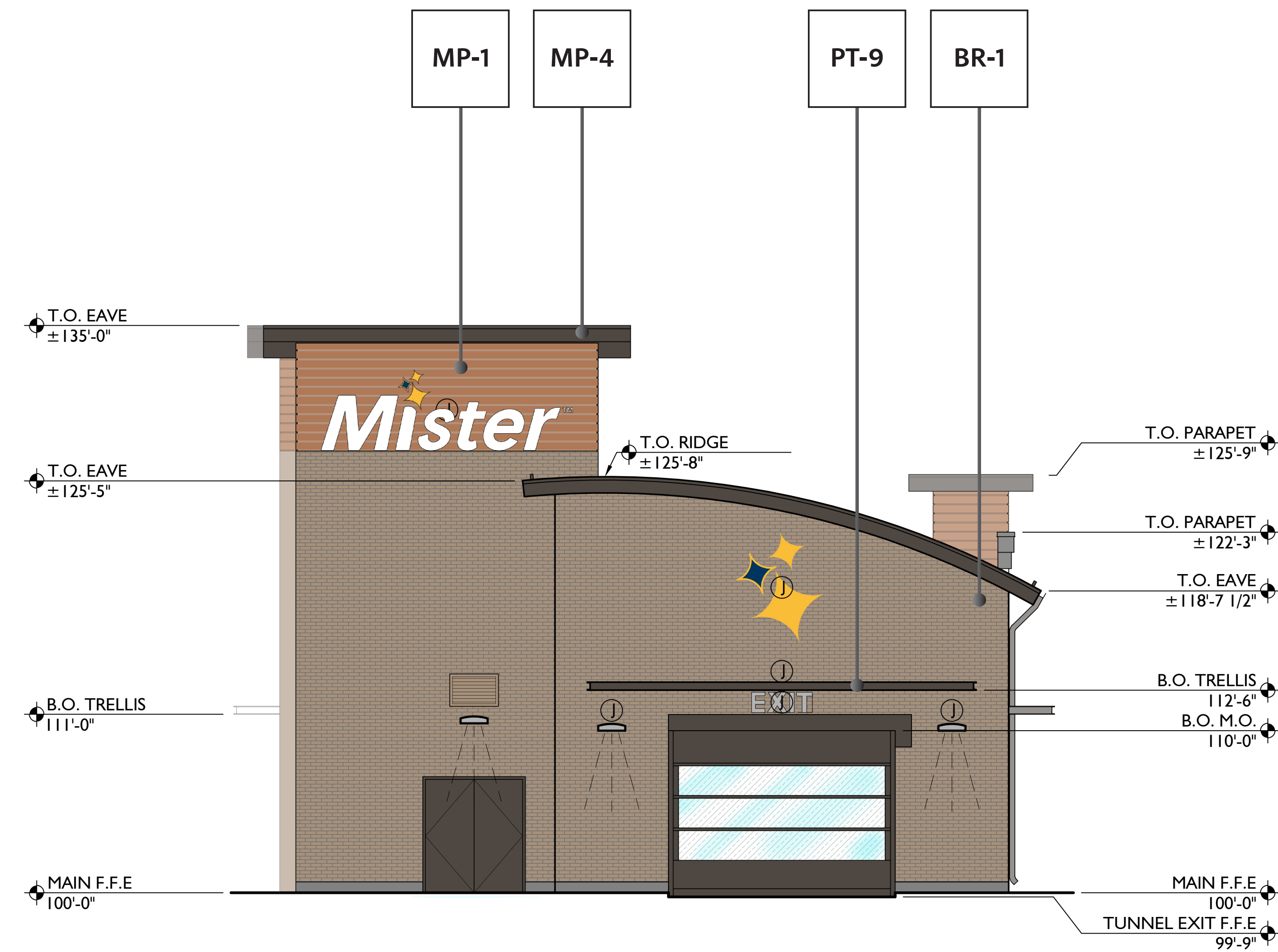
North



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$$3/16'' = 1'$$





3 NORTH - CAR WASH TUNNEL EXIT ELEVATION

3/16" = 1'

MATERIAL TAKE OFF

Exterior Building Finishes - 1,264 sqft - 100%	
A. (BR-1) Brick (Veneer) - 845 sqft - 66.9%	
B. ( MP-1) Alumaboard - 123 sqft - 9.8%	
C. (MP-5) Metal Flat Facia - 56 sqft - 4.4%	
D. Awnings - 12 sqft - 0.9%	
E. Other - 228 sqft - 18.0%	

FINISH LEGEND

MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN	CU-1		CMU (SPLIT FACE) - INTEGRAL COLOR TO BE CLOSE TO FOLK STONE SW6005
MP-4		METAL PANEL - CTRMS / PRE-FINISHED STANDING SEAM METAL ROOF - COLOR TO MATCH BLACK FOX SW7020	CU-2		CMU (SPLIT FACE) - INTEGRAL COLOR TO BE CLOSE TO VERSATILE GRAY SW 6072
BR-1		BRICK VENEER - BRICK-IT / RICHMOND WIRECUT	PT-6		EXTERIOR PAINT - SHERWIN-WILLIAMS / VERSATILE GRAY SW6072
ALU		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR	PT-7		EXTERIOR PAINT - SHERWIN-WILLIAMS / IRON ORE SW7069
EIFS		EXTERIOR INSULATION FINISHING SYSTEM	PT-9		EXTERIOR PAINT - SHERWIN-WILLIAMS / BLACK FOX SW7020

MATERIAL TAKE OFF

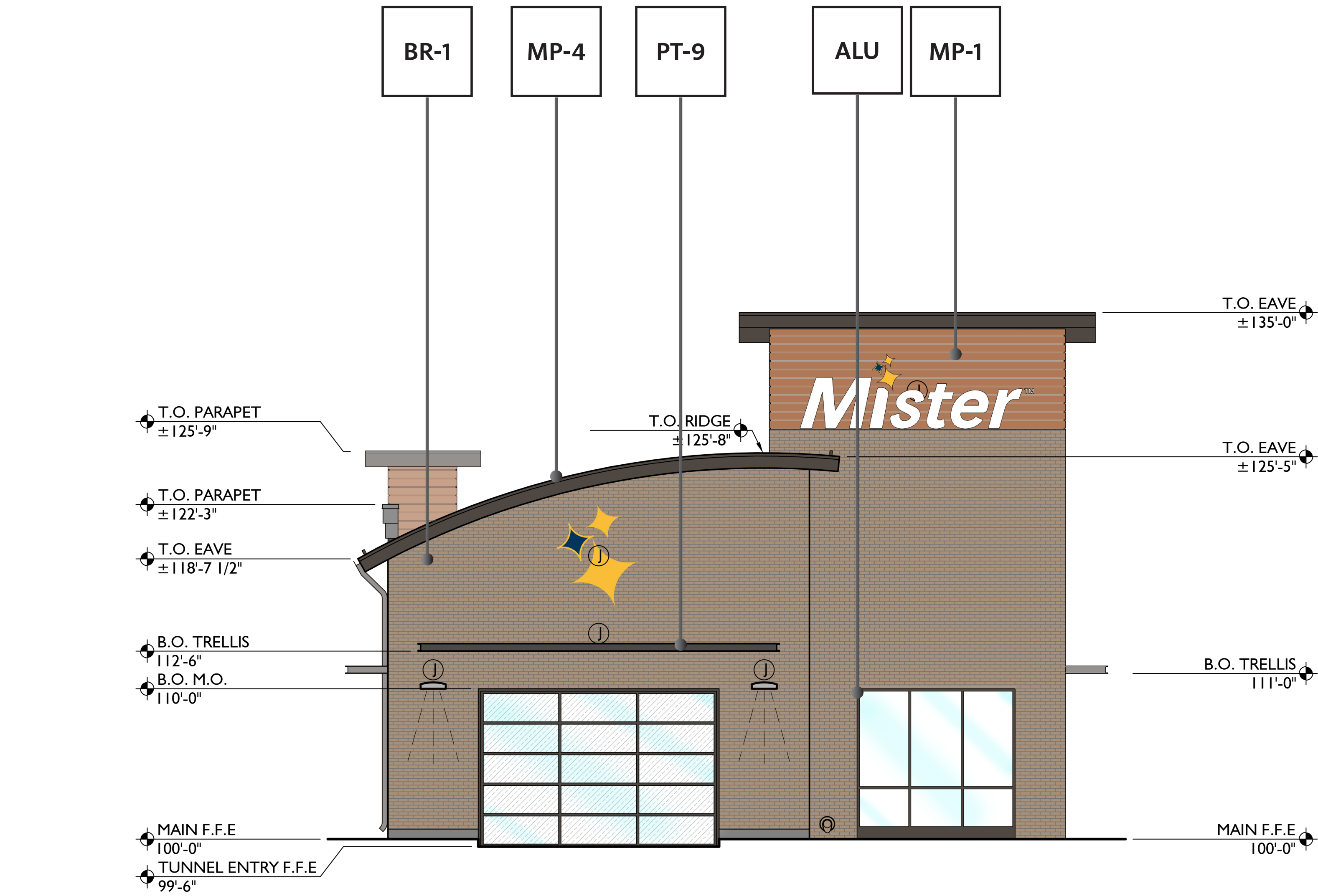
Exterior Building Finishes - 3,257 sqft - 100%	
A. (BR-1) Brick (Veneer) - 1,289 sqft - 39.7%	
B. (ALU) Store Front / Glass - 264 sqft - 8.2%	
C. (EIFS) EIFS Cornice - 112 sqft - 3.4%	
D. (CU-1/2) CMU - 804 sqft - 24.6%	
E. ( MP-1) Alumaboard - 198 sqft - 6.1%	
F. (MP-4) Metal Roof Panel - 392 sqft - 12%	
G. (MP-5) Metal Flat Facia - 82 sqft - 2.5%	
H. Awnings - 28 sqft - 0.8%	
I. Other - 88 sqft - 2.7%	



4 DIRECTION - CAR WASH TUNNEL WALL ELEVATION

3/16" = 1'





MATERIAL TAKE OFF

Exterior Building Finishes - 1,304 sqft - 100%	
A. (BR-1) Brick (Veneer) - 824 sqft - 63.2%	
B. (ALU) Store Front / Glass - 105 sqft - 8.0%	
C. ( MP-1) Alumaboard - 130 sqft - 10.0%	
D. (MP-5) Metal Facia - 57 sqft - 4.4%	
E. Awnings - 12 sqft - 0.9%	
F. Other - 176 sqft - 13.5%	

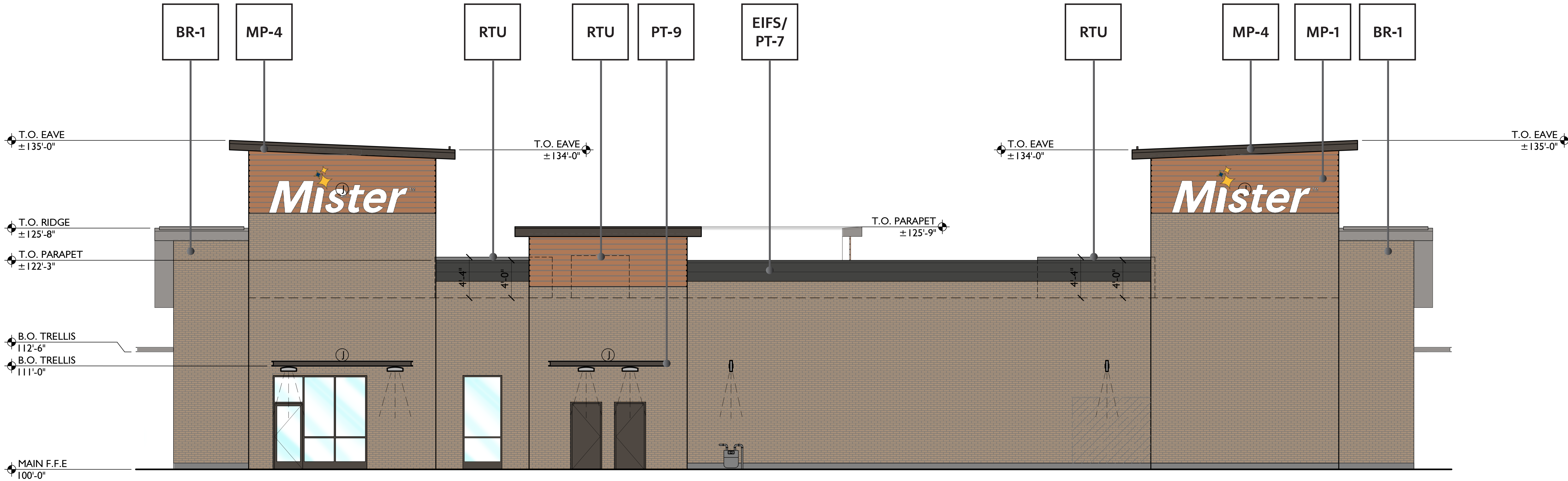
FINISH LEGEND

MP-1	METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN	CU-1	CMU (SPLIT FACE) - INTEGRAL COLOR TO BE CLOSE TO FOLK STONE SW6005
MP-4	METAL PANEL - CTRMS / PRE-FINISHED STANDING SEAM METAL ROOF - COLOR TO MATCH BLACK FOX SW7020	CU-2	CMU (SPLIT FACE) - INTEGRAL COLOR TO BE CLOSE TO VERSATILE GRAY SW 6072
BR-1	BRICK VENEER - BRICK-IT / RICHMOND WIRECUT	PT-6	EXTERIOR PAINT - SHERWIN-WILLIAMS / VERSATILE GRAY SW6072
ALU	WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR	PT-7	EXTERIOR PAINT - SHERWIN-WILLIAMS / IRON ORE SW7069
EIFS	EXTERIOR INSULATION FINISHING SYSTEM	PT-9	EXTERIOR PAINT - SHERWIN-WILLIAMS / BLACK FOX SW7020

5

SOUTH - CAR WASH TUNNEL ENTRANCE

3/16" = 1'



MATERIAL TAKE OFF

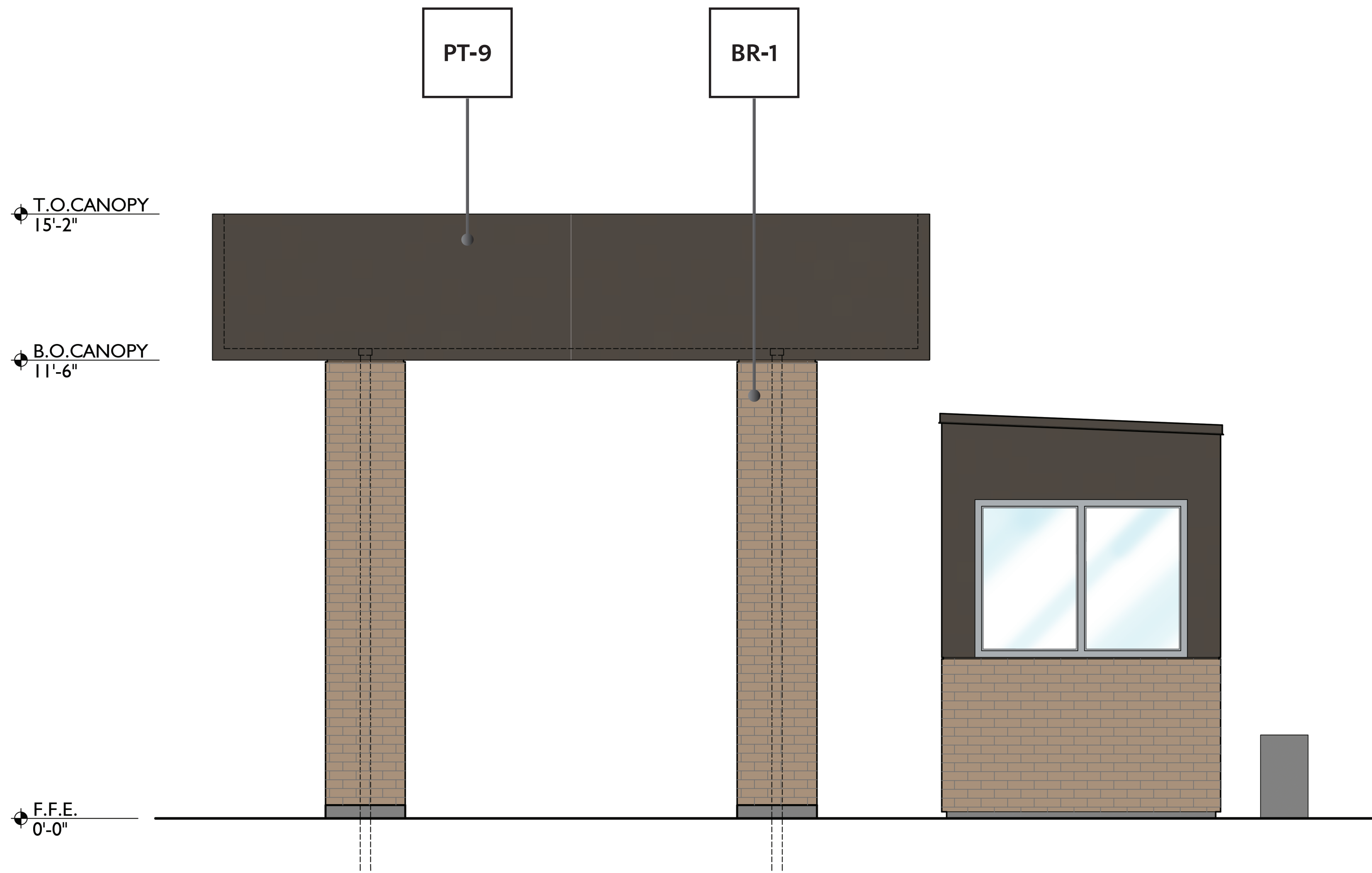
Exterior Building Finishes - 3,557 sqft - 100%	
A. (BR-1) Brick (Veneer) - 2,740 sqft - 77.0%	
B. (ALU) Store Front / Glass - 142 sqft - 4.0%	
C. (EIFS) EIFS Cornice - 123 sqft - 3.5%	
D. ( MP-1) Alumaboard - 339 sqft - 9.5%	
E. (MP-5) Metal Facia - 95 sqft - 2.7%	
F. Awnings - 13 sqft - 0.4%	
G. Other - 105 sqft - 2.9%	

6

DIRECTION - BUSINESS/ MECHANICAL ELEVATION

3/16" = 1'

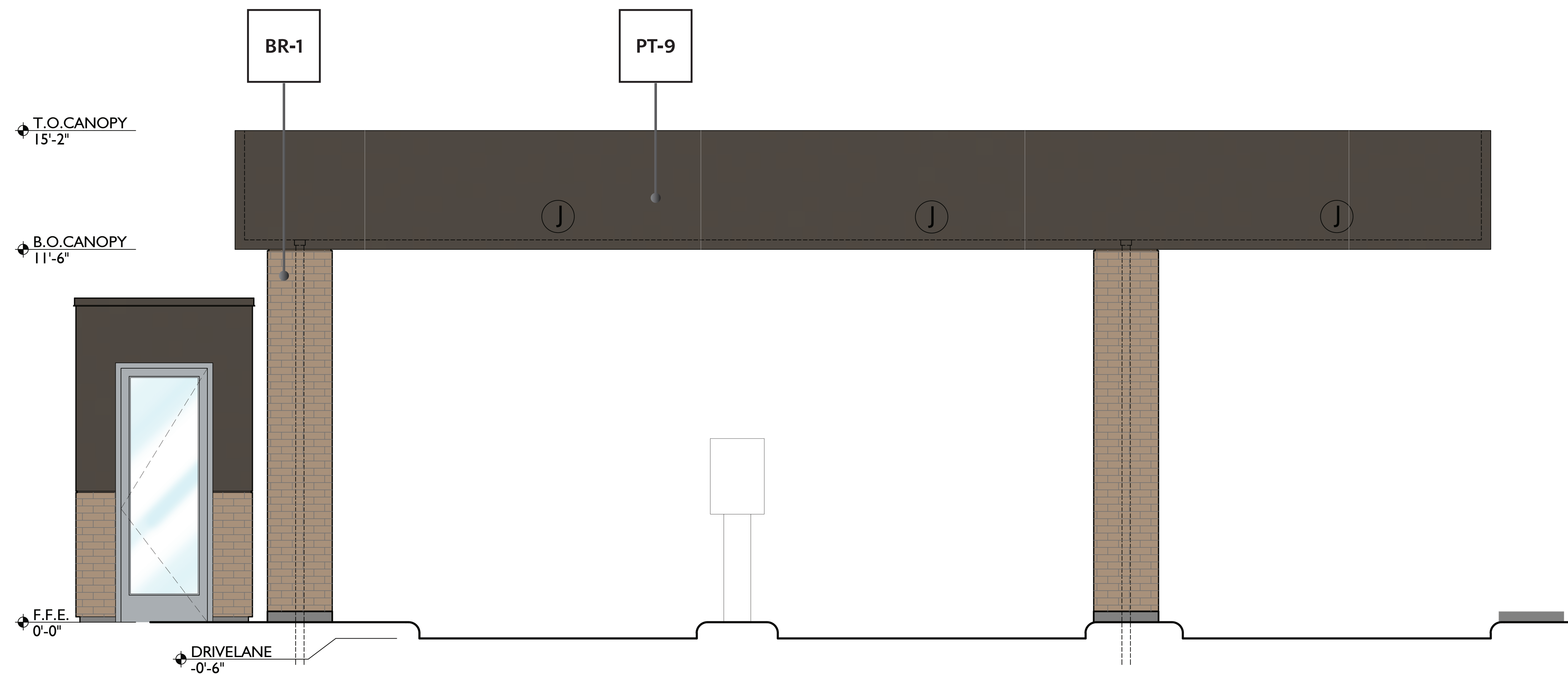




FINISH LEGEND		
MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN
MP-4		METAL PANEL - CTRMS / PRE-FINISHED STANDING SEAM METAL ROOF - COLOR TO MATCH BLACK FOX SW7020
BR-1		BRICK VENEER - BRICK-IT / RICHMOND WIRECUT
ALU		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
EIFS		EXTERIOR INSULATION FINISHING SYSTEM
CU-1		CMU (SPLIT FACE) - INTEGRAL COLOR TO BE CLOSE TO FOLK STONE SW6005
CU-2		CMU (SPLIT FACE) - INTEGRAL COLOR TO BE CLOSE TO VERSATILE GRAY SW 6072
PT-6		EXTERIOR PAINT - SHERWIN-WILLIAMS / VERSATILE GRAY SW6072
PT-7		EXTERIOR PAINT - SHERWIN-WILLIAMS / IRON ORE SW7069
PT-9		EXTERIOR PAINT - SHERWIN-WILLIAMS / BLACK FOX SW7020

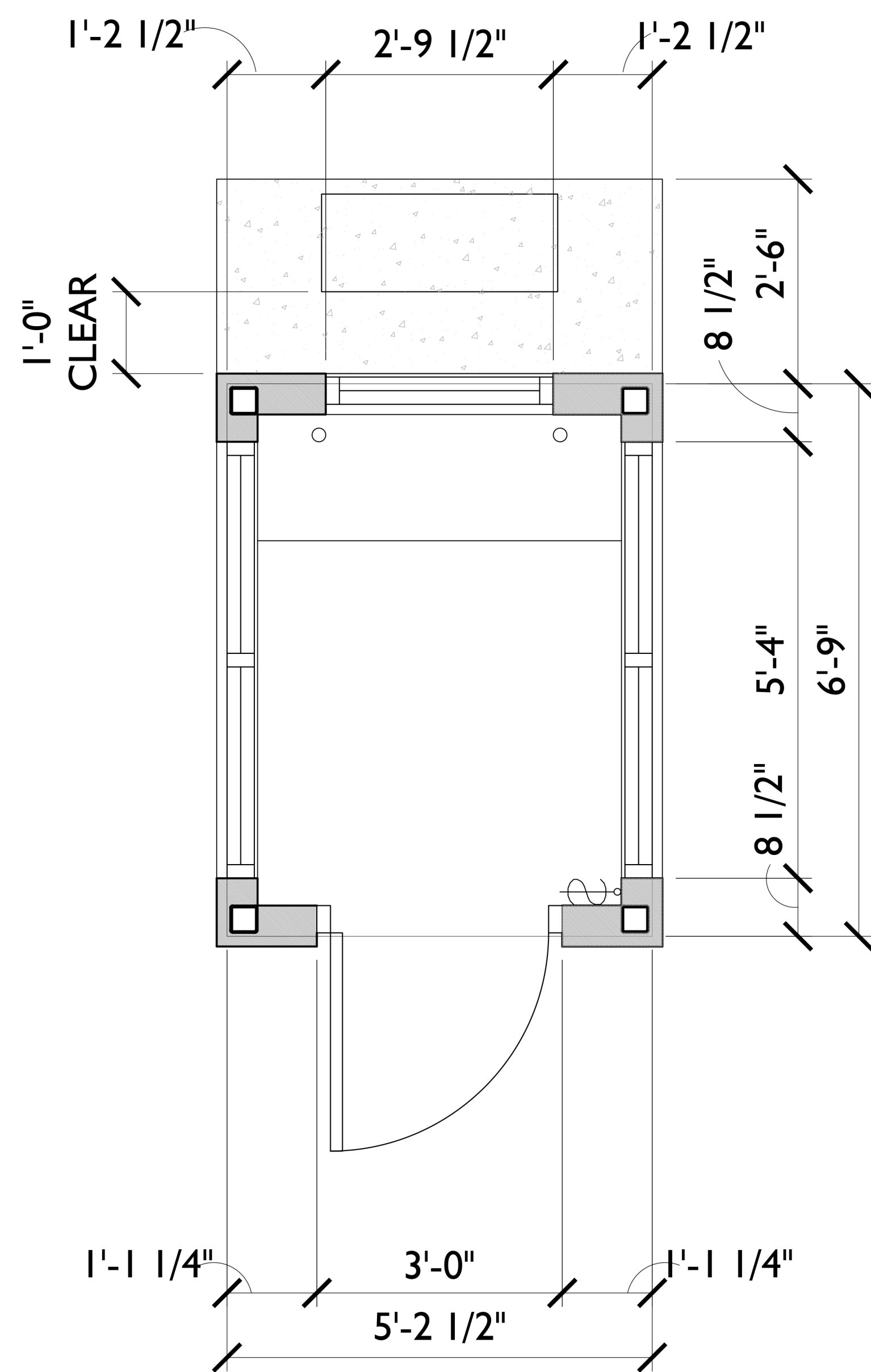
## POS CANOPY SIDE ELEVATION

1/2" = 1'



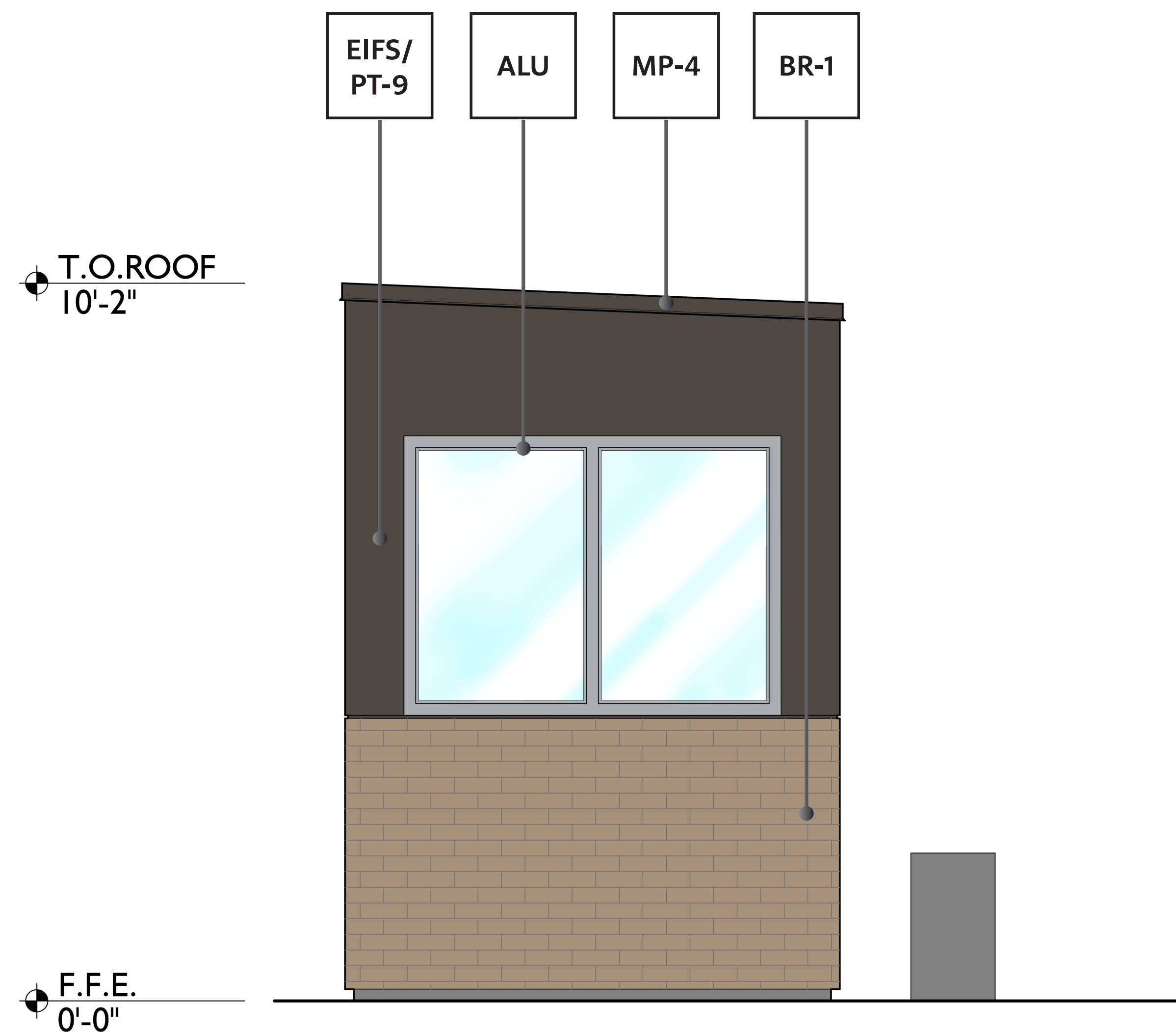
## POS CANOPY FRONT ELEVATION

1/2" = 1'



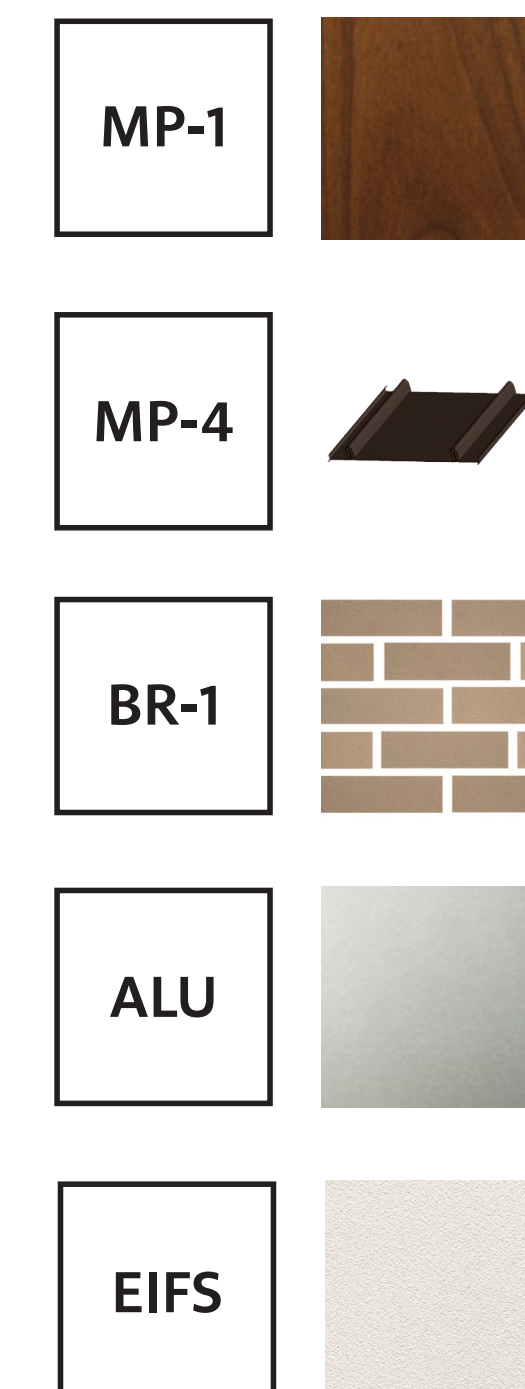
**ATTENDANT SHELTER PLAN**

3/4" = 1'

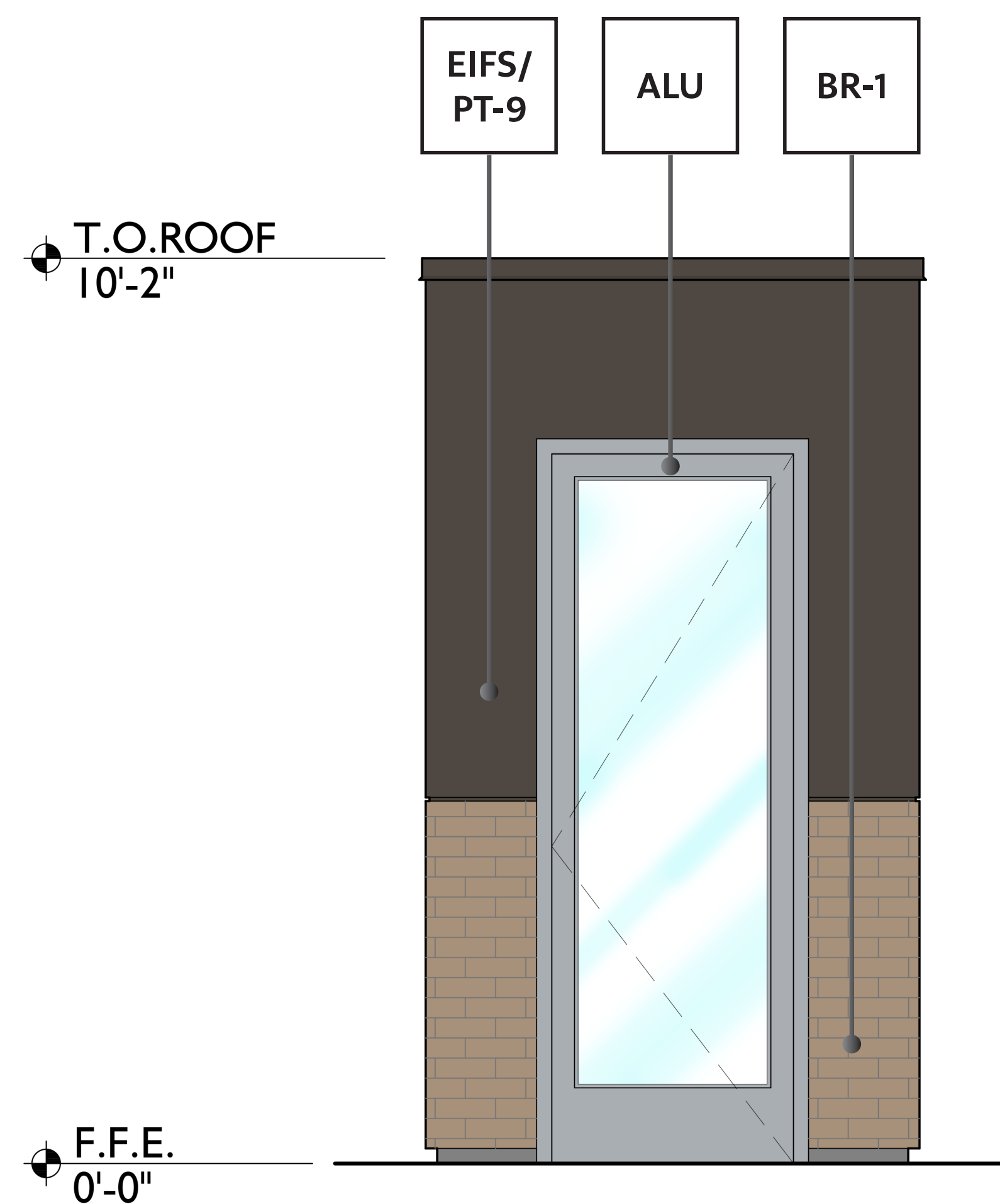
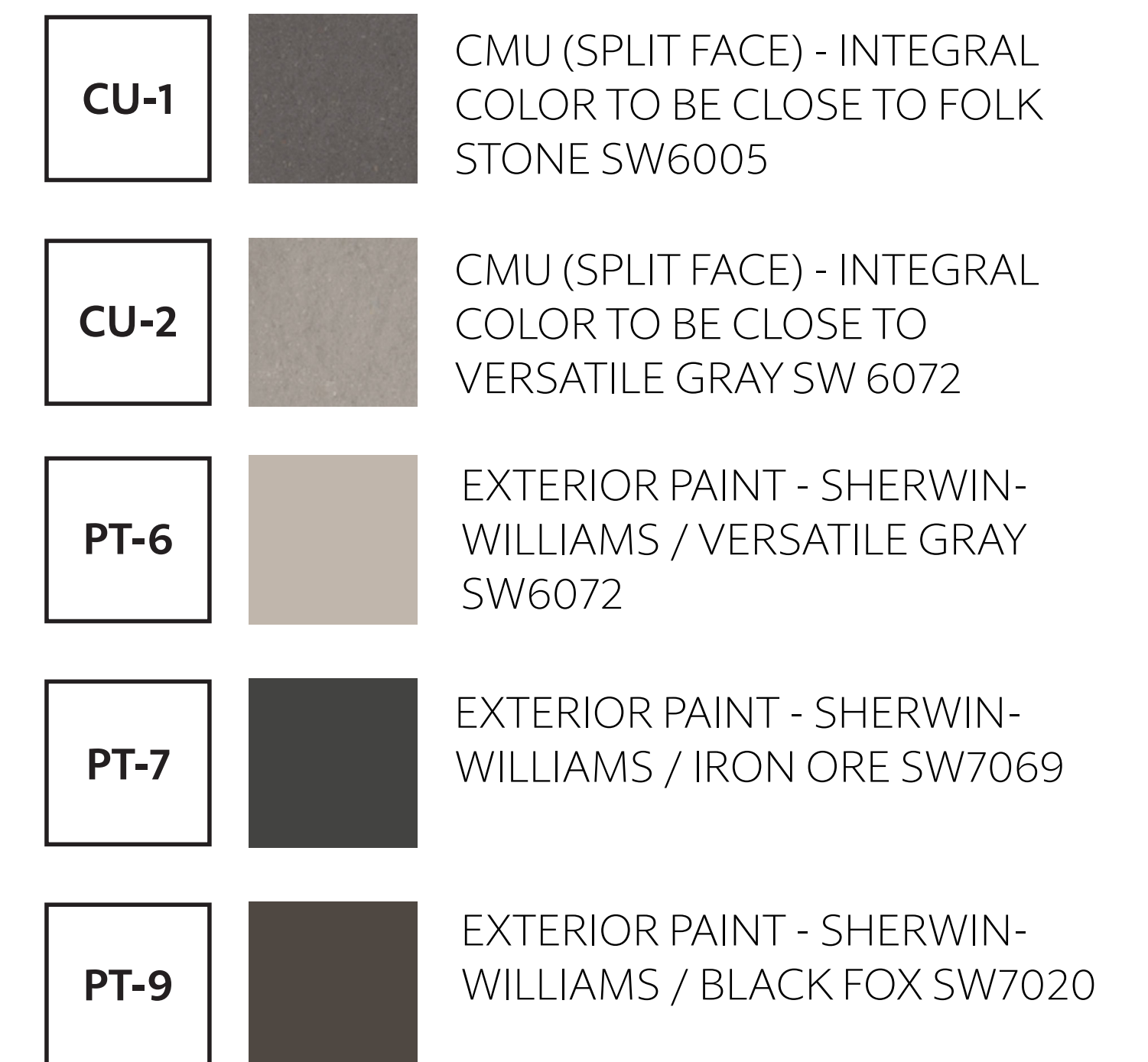


**ATTENDANT SHELTER SIDE ELEVATION**

3/4" = 1'

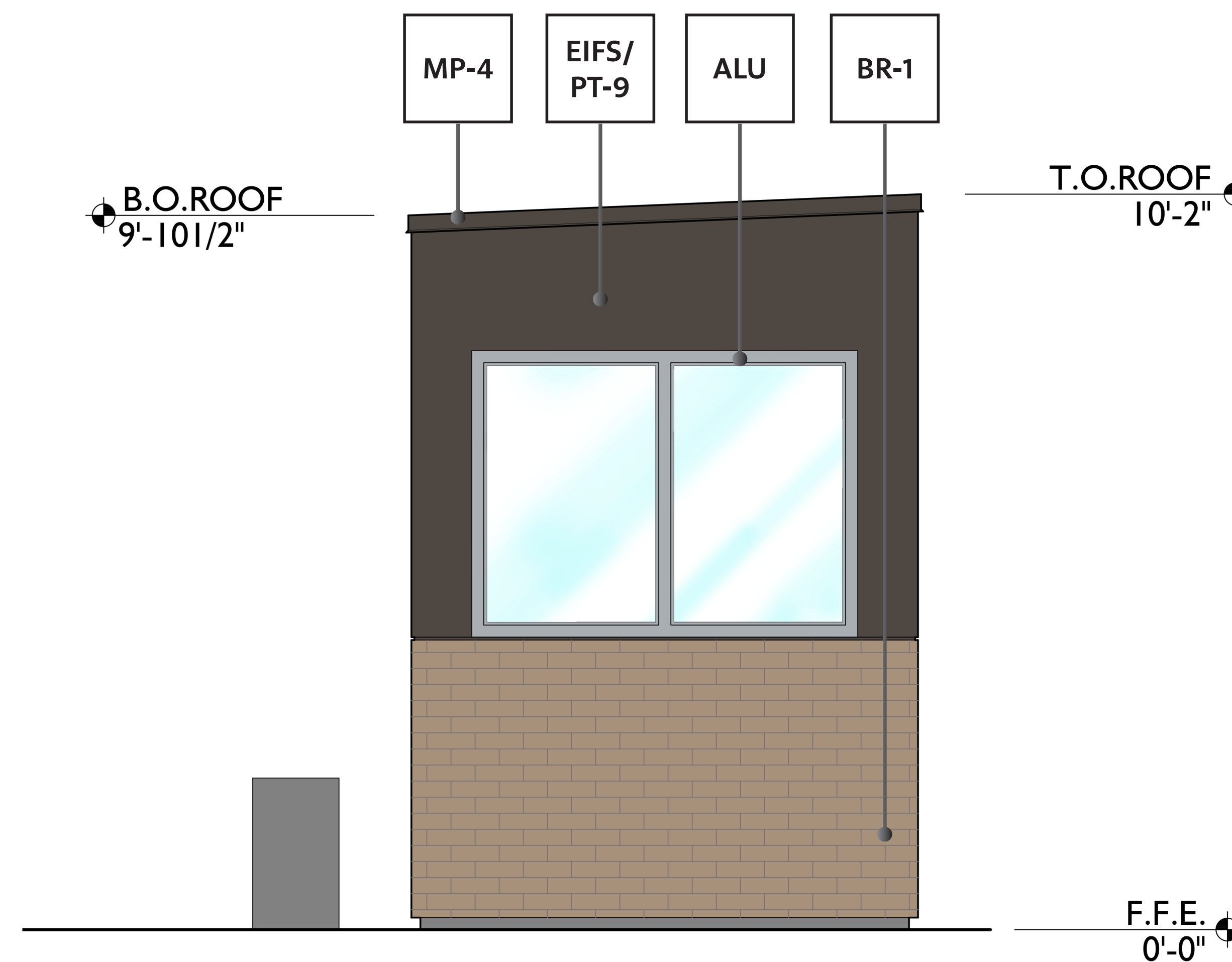


**FINISH LEGEND**



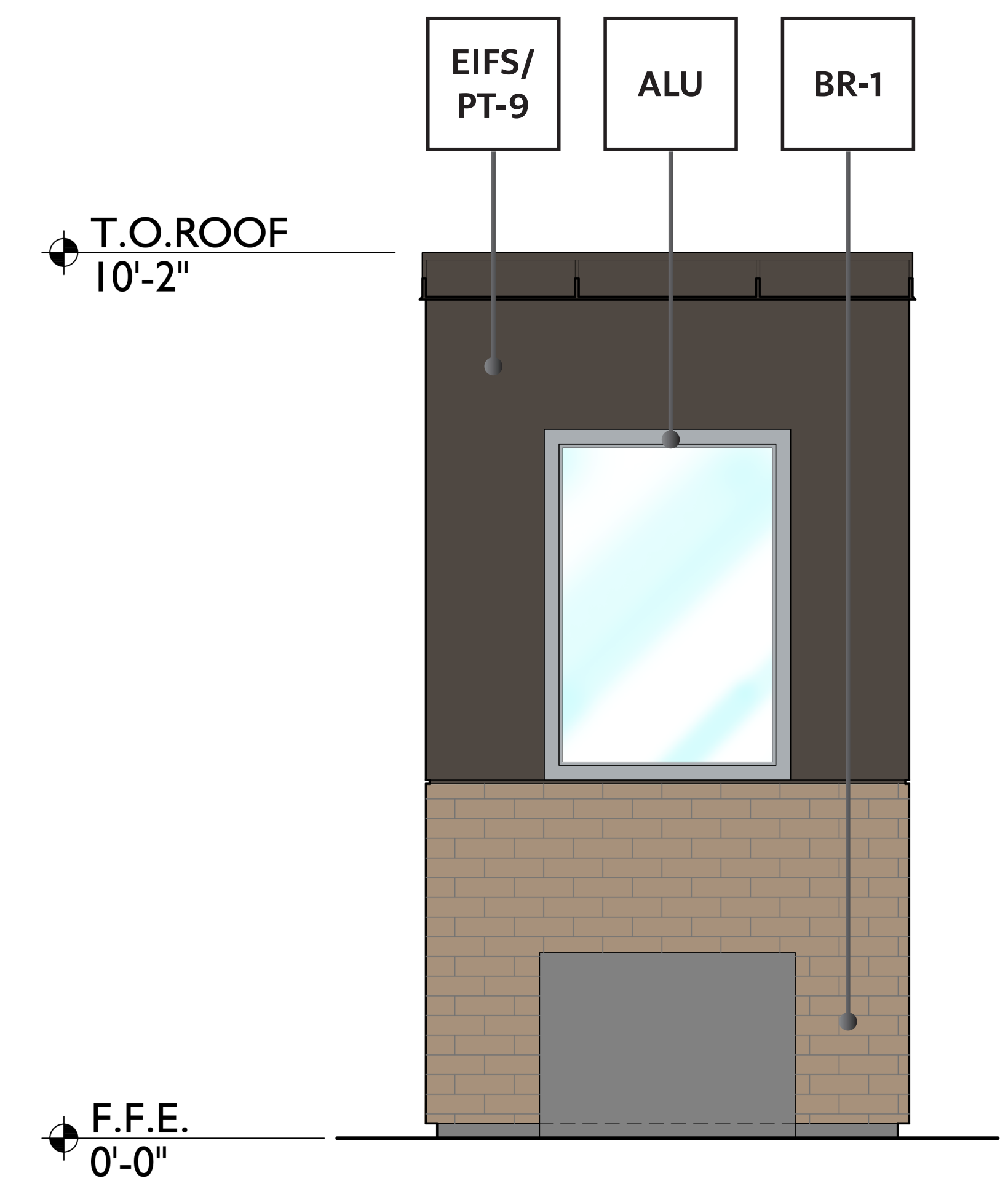
**ATTENDANT SHELTER FRONT ELEVATION**

3/4" = 1'



**ATTENDANT SHELTER SIDE ELEVATION**

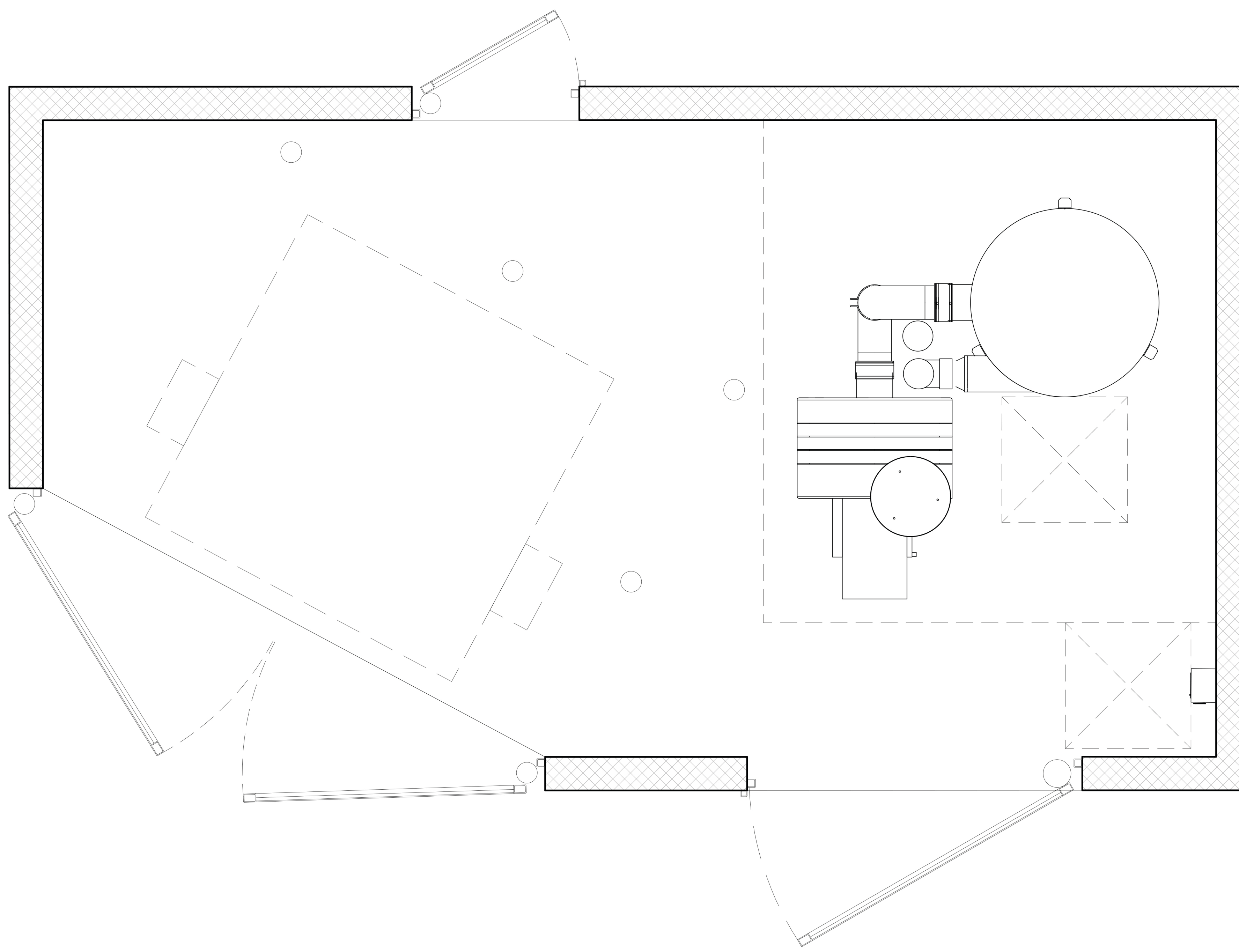
3/4" = 1'




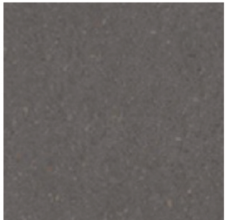
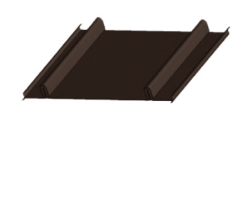

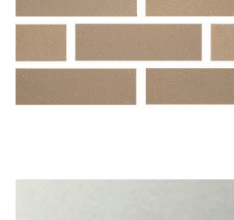

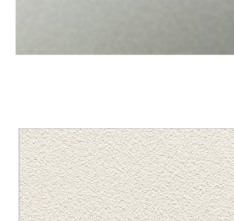

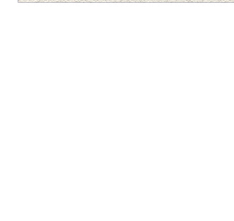

**ATTENDANT SHELTER READ ELEVATION**

3/4" = 1'





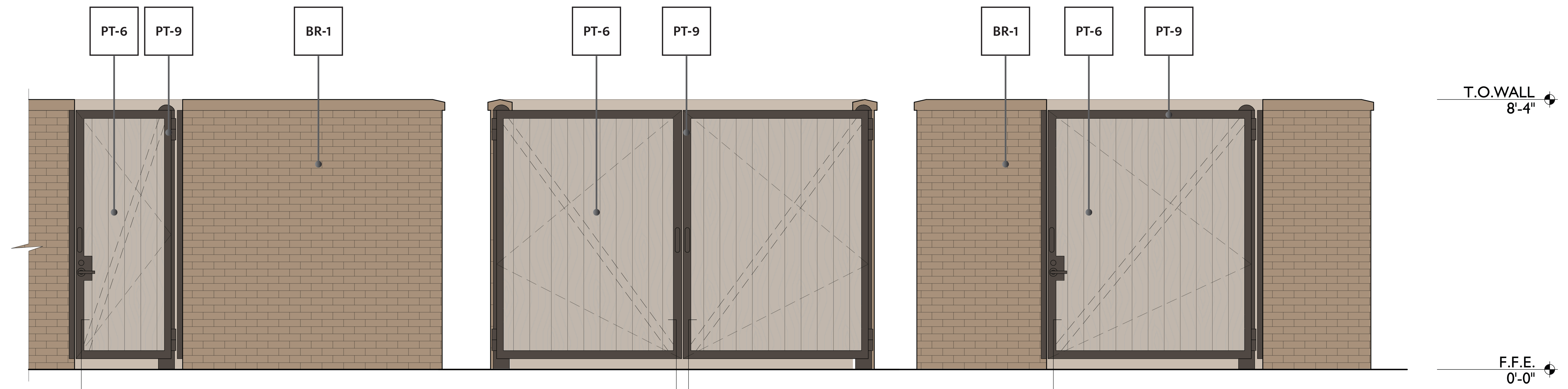
## FINISH LEGEND

<b>MP-1</b>		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN	<b>CU-1</b>		CMU (SPLIT FACE) - INTEGRAL COLOR TO BE CLOSE TO FOLK STONE SW6005
<b>MP-4</b>		METAL PANEL - CTRMS / PRE-FINISHED STANDING SEAM METAL ROOF - COLOR TO MATCH BLACK FOX SW7020	<b>CU-2</b>		CMU (SPLIT FACE) - INTEGRAL COLOR TO BE CLOSE TO VERSATILE GRAY SW 6072
<b>BR-1</b>		BRICK VENEER - BRICK-IT / RICHMOND WIRECUT	<b>PT-6</b>		EXTERIOR PAINT - SHERWIN-WILLIAMS / VERSATILE GRAY SW6072
<b>ALU</b>		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR	<b>PT-7</b>		EXTERIOR PAINT - SHERWIN-WILLIAMS / IRON ORE SW7069
<b>EIFS</b>		EXTERIOR INSULATION FINISHING SYSTEM	<b>PT-9</b>		EXTERIOR PAINT - SHERWIN-WILLIAMS / BLACK FOX SW7020

## DUMPSTER AND VACUUM ENCLOSURE PLAN

14

3/4" = 1'-0"

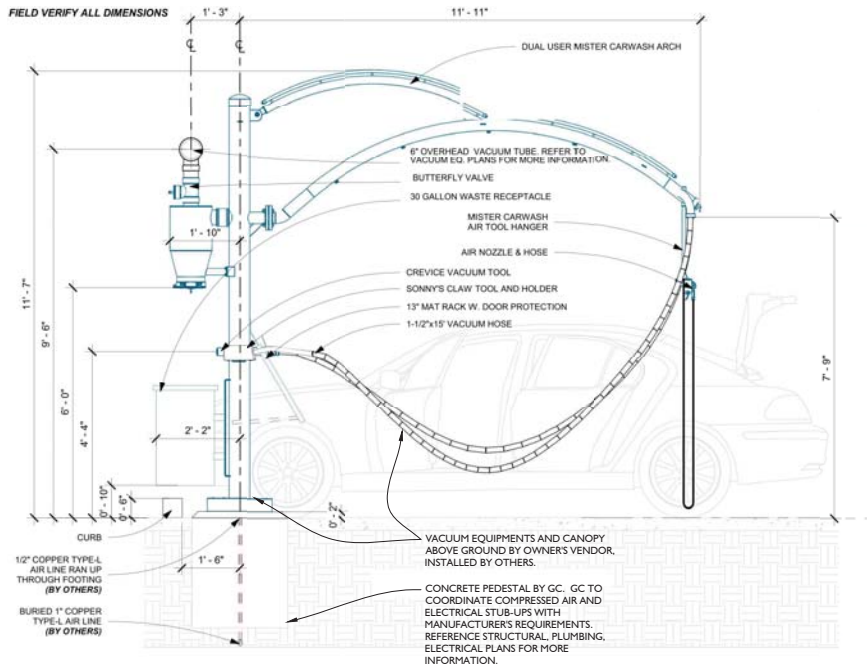


## DUMPSTER AND VACUUM ENCLOSURE ELEVATIONS

15

3/4" = 1'-0"





## VACUUM ARCH DETAIL

NOT TO SCALE



## IMAGE OF VACUUM ARCH

NOT TO SCALE