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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: April 19, 2021
Re: Luxury Fabrics Site Plan Review Application – Contractor's Office and Showroom

Attached is a Site Plan Review application from Fritz Wahlfield on behalf of Luxury Fabrics to construct a 20,425 square foot addition to the existing 8,000 square foot building located at 13095 Ironwood Drive, parcel number 70-10-01-400-012, which is located within the General Commercial (C-2) Zoning District. The applicant seeks to locate offices, showroom, and a warehouse for their fabric business. As you may know, the subject property is currently owned by Mr. Dennis Kaptein and Ottawa Lakeshore Properties, which recently replaced the front façade (along Ironwood) as a result of a Circuit Court order.

The application has been reviewed and found generally complete, pending your conclusions regarding several Tallmadge Charter Township Zoning Ordinance (TCTZO) requirements. We believe approval is appropriate, following your deliberations and related conclusions. We outline our observations and ordinance findings below.

Observations and Findings

Façade

As you know, the C-2 Zoning District requires the front façade to contain a minimum of twenty percent (20%) glass along with eighty percent (80%) of the remaining façade to consist of brick, stone, architectural block or other similar materials. As you further know, any elevation facing a right-of-way parking or parking area shall contain at least the same amount of glass as that on the front of the building as well as a minimum of four (4) feet of the same materials (brick, stone, etcetera).

As you will note within the application materials, the north end of the proposed addition will face Ironwood Drive. As a result, we have directed the applicant to comply with this provision for that elevation, as well as that portion of the west elevation that faces parking spaces. Pursuant to our direction, we believe the applicant complies with this Section.

For your convenience, below is a copy of Section 11.06(a), in part.

SECTION 11.06(a) – DEVELOPMENT STANDARDS

2. A minimum of eighty percent (80%) of the front facade of all buildings, exclusive of window areas, shall be finished with face brick, wood, glass, stone, fluted cement, cut stone, split face block, scored architectural block, native field stone, cast stone, granite, marble or ceramic tile. A minimum of twenty percent (20%) of the front facade shall be glass windows. Calculations are exclusive of the roof area. Cement or cinder block front facades are prohibited. In recognition of developing technologies in building materials, the Planning Commission may agree to approve other materials provided they are compatible with surrounding properties, and further provided that such materials meet appropriate architectural, aesthetic, and safety concerns.

3. Exterior walls facing a public or private right-of-way or customer, visitor, vendor or employee parking areas, shall contain at least four (4) vertical feet or greater of the same type of materials as used on the front facade of the building and identified in Section 11.06(a)2 for the entire width of the exterior wall. Window area shall be the same or greater percentage as used on the front facade of the building. Wherever possible, meter boxes, dumpsters, and mechanical equipment should not be located on a side of the building that faces residentially-zoned or used property, or public street rights-of-ways.

Insulated Metal Panels

While the applicant has provided specifications sheets regarding the proposed insulated metal panel material for the exterior walls as well as the standing seam metal panel for the roof, the applicant satisfied the requirements of Section 11.06(a)3 with the four feet of masonry on the north and west elevations.

That said, the applicant proposes to use the metal panels for the dumpster enclosure. Section 3.31 – Trash Receptacles and Dumpsters of the TCTZO requires that the enclosure is a “decorative wall or fence...” As a result, the Planning Commission will need to determine if the metal panels satisfy this provision.

Section 15.09(b) – Off-Street Loading Space Requirement

As you know, any loading area within the C-2 Zoning District shall be located within the rear yard. As you will note within the site plan, the applicant proposes an overhead door approximately at the center of the building and two at the south end of the building. In anticipation of the draft language within Section 15.09(b), which is scheduled for a public hearing at the same meeting, we believe the proposed are compliant. In anticipation you agree, we have included a condition within the draft motion at the end of our memorandum.

Section 3.17(c) – Landscaping and Screening Requirements

As you know, uses within the C-2 Zoning District are required to provide a fence or greenbelt for those sides abutting a residentially used property as well as a residentially zoned property. The subject property abuts residentially used property to the west, and residentially zoned property further southwest and to the south. As you may recall from the previous approval, despite the TCTZO requiring screening for the entire length of the property, the Planning Commission only required the greenbelt along the west property, slightly past the area of improvement within the property.

As a result of the proposed building addition, the Planning Commission will need to determine if it should extend the greenbelt south for the remainder of the property line, as well as along the south property line. It is important to note that Section 3.17(e)2 of the TCTZO requires an obscuring greenbelt effect at three (3) years from planting. Given that Section 3.17 of the TCTZO is extensive, we have not provided a copy herein. In the instance you require a copy, please let us know and we will transmit it to you.

Fire Department Review

As of the date of this memorandum we have not received final comment from the Township Fire Department. Once we receive their comments, we will transmit them to you.

Engineer Review

The Township Engineer is generally satisfied with the proposed plans.

Site Plan Standards

As you know, the Planning Commission shall review the standards provided by Section 18.06 of the Tallmadge Charter Township Zoning Ordinance during its deliberations. For your convenience, below is a copy of Section 18.06 along with our comments in italic font to assist with your review.

SECTION 18.06. STANDARDS. The Planning Commission shall review the site plan for compliance with the requirements of this Ordinance and conformance with the following general standards:

- (a) The applicant may legally apply for site plan review.

The applicant has written permission from the owner of the property to apply. Given this, it appears that this standard has been met.

- (b) All required information has been provided.

We believe all required information has been provided, pending your review of the dumpster enclosure material and greenbelt. Given this, it appears this standard has been met.

- (c) The proposed development conforms to all regulations of the zoning district in which it is located.

We believe the proposed development conforms to all regulations of the C-2 Zoning District, pending your review of the dumpster enclosure material and greenbelt. Given this, it appears this standard has been met.

- (d) All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

We believe all elements of the site plan are harmoniously and efficiently organized, pending your review of the greenbelt. Given this, it appears this standard has been met.

- (e) The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.

Minimal landscaping exists on site. As a result, the applicant will generally not impact existing landscaping. Given this, it appears this standard has been met.

- (f) Natural resources will be preserved to and protected to the maximum feasible extent and organic, wet, or other soils which are not suitable for development will be undisturbed or will be modified in an acceptable manner.

We are not aware of any organic, wet, or other soils in this regard. Given this, it appears this standard has been met.

- (g) The proposed development will not cause soil erosion or sedimentation problems.

Given that the applicant must provide silt fencing prior to construction in accordance with the Soil Erosion and Sedimentation Control Agency, we do not believe the proposed will cause any soil erosion or sedimentation problems. As a result, it appears this standard has been met.

- (h) The drainage plan for the proposed development is adequate to handle anticipated storm water runoff and will not cause undue runoff onto neighboring property or overloading of water courses in the area.

Given that the Township Engineer is generally satisfied with the proposed plans, it appears this standard has been met.

- (i) The proposed development properly respects floodways and floodplains on or in the vicinity of the subject property.

Given that no floodways or floodplains exist or are within the vicinity of the property, it appears this standard has been met.

- (j) The plan meets the specifications of Tallmadge Township for water supply, sewage disposal or treatment, storm drainage, and other public facilities.

Given that public water and public sanitary sewer are connected to the site and are proposed for the project, it appears this standard has been met.

- (k) With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; special attention shall be given to the location, number and spacing of access points; general interior circulation; separation of pedestrian and vehicular traffic; the avoidance of building corners next to access drives; and the arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties and flow of traffic on adjacent streets.

We believe the proposed site plan adequately accommodates vehicular and pedestrian circulation within this site. Given this, it appears this standard has been met.

- (l) All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means as required by the Township fire department.

As aforementioned, we have not received final comment from the Township Fire Department. Once comments are received, we will transmit them to you.

- (m) The site plan shall provide reasonable, visual, and sound privacy for all dwelling units located therein. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

Given that no dwelling units are proposed for this development, we believe this standard does not apply.

- (n) All loading and unloading areas and outside storage of materials which face or are visible from residential districts or public thoroughfares, shall be screened by a vertical screen consisting of structural or plant materials. Also, outdoor storage of garbage and refuse shall be contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.

Given that the proposed loading areas face a residential district, it appears appropriate to extend the required greenbelt along the west property line, and perhaps along the south property line. Following, it appears the standard has been met.

- (o) All lighting shall be shielded from adjacent properties and public right-of-way.

As a result of the proposed fixtures and related photometrics, it appears this standard has been met.

- (p) Phases of development are in logical sequence so that any phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.

Given that no phases are proposed, we believe this standard does not apply.

- (q) Site plans shall conform to all applicable requirements of state and federal statutes and approval may be conditioned on the applicant receiving necessary state and federal permits before a building permit or occupancy permit is granted.

We believe this standard can be considered accordingly.

Planning Commission Considerations, Recommendation, and Draft Motion

As aforementioned, we believe approval is appropriate, pending your review of our findings and observations. As the Planning Commission deliberates regarding this application, we believe the following warrant your review and consideration. They are listed in no particular order.

Considerations

- Whether the metal panel is “decorative” as the dumpster enclosure material
- Whether the overhead doors are appropriate and compliant, based on the draft text amendment to Section 15.09(b)
- Whether the existing greenbelt along the west property line should be extended to at least the end of the proposed addition, further south, and / or along the south property line
 - Particularly related to site plan review standard 18.06(n) above, when loading areas are facing residentially zoned property
- A condition that the Township Engineer is satisfied with the proposed plans
- A condition that the Township Fire Department is satisfied with the proposed plans
- Consideration of the Special Use Standards provided in Section 19.06
- Consideration of the Site Plan Review Standards provided in Section 18.06

Recommendation and Draft Motion

Given our recommendation of approval and in an effort to assist with your formulation of a motion in that regard, we offer the following motion for your consideration. In the event a motion is offered to deny, we will gladly draft that motion for consideration at your next meeting based on your direction.

Motion to approve the site plan as presented, which includes:

- Survey & Removal Plan for 13095 Ironwood, prepared by Moore + Bruggink, Project No. 210152.01, dated April 13, 2021, Sheet Number 1 of 2;
- Site & Grading Plan for 13095 Ironwood, prepared by Moore + Bruggink, Project No. 210152.01, dated April 13, 2021, Sheet Number 2 of 2;
- Luxury Fabrics – Proposed Addition Exterior Elevations, prepared by WLP Associates, Project No. 21-034, dated 04-13-21, Sheet A1.1;
- Luxury Fabrics – Proposed Addition Floor Plan, prepared by WLP Associates, Project No. 21-034, dated 03-24-21, Sheet A2.1;
- 13095 Ironwood, Photometric Plan, prepared by Crites, Tidey & Assoc. Inc, dated 3.18.2021, Sheet 1;
- 13095 Ironwood, Photometric Plan, prepared by Crites, Tidey & Assoc. Inc, dated 3.18.2021, Sheet 2;
- Lumark Axcnt wall mount luminaire specification document (6 pages);
- Lumark PRV/PRV-XL Prevail LED area/site luminaire specification document (5 pages);
- Kaptein Building, Floor Plan, Project number 18010, Sheet A1.01, undated;
- Steel Roof Panel Systems, Nucor CFR Standing Seam Roof System (1 page) and;
- Nucor Building Systems Insulated Metal Panels specification document (12 pages)

with the following conditions:

1. Compliance with Section 15.09(b) of the TCTZO at the time of an occupancy request;
2. The Township Engineer is satisfied with the proposed plans prior to issuance of a building permit and;
3. The Township Fire Department is satisfied with the proposed plans prior to issuance of a building permit.
4. [Insert Condition, if necessary]
5. [Insert Condition, if necessary]

The proposed is scheduled for your April 27, 2021 meeting. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Dave Datema, Supervisor