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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Sara Moring-Hilt
Date: May 12, 2022
Re: Blue Water Pools – Site Plan Review Application

In accordance with the Tallmadge Charter Township Zoning Ordinance (TCTZO), attached is a Site Plan Review Application from Michael Pare to make alterations to the exterior and interior of their existing commercial building. These alterations will include an interior renovation to add offices and an exterior renovation that will include a new doorway entrance and additional windows. The property is located south of Lake Michigan Drive and west of 14th Avenue at 1600 Lake Michigan Drive, parcel number 70-10-26-100-017. The site is the former Grand Valley Auto Auction property.

We have reviewed the application in its entirety and found it to be generally complete, pending your review of Section 11.06 of the TCTZO below. As you know, there are several provisions for the Planning Commission to consider as you deliberate regarding the application. Pending Planning Commission deliberation, we believe approval may be appropriate. We provide our observations and findings below.

Observations and Findings

C-2 Development Standards

The site plan is not currently meeting the minimum requirements for façade design. The front northern façade does not contain enough glass to meet the 20% requirement. The eastern and western façades, which both face parking spaces, do not contain 4 vertical feet or greater of the same type of materials as used on the front façade of the building for the entire width of the exterior wall nor do they meet the 20% glass requirement. However, the building is preexisting.

Pursuant to Section 11.06 (a)(2), (3), and (4) of the Zoning Ordinance:

SECTION 11.06. DEVELOPMENT STANDARDS

- (a) Required Conditions. Except as otherwise noted for specific uses, buildings and uses in the C-2 District shall comply with the following required conditions:
 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.
4. The provisions of Section 11.06(a)2 and Section 11.06(a)3 shall not apply to an existing building unless it is reconstructed.

As you will note in Section 11.06(a)4 above, the Planning Commission has the discretion to determine whether or not you think that this project constitutes a reconstruction or not. Pending Planning Commission deliberation, this finding can be considered accordingly.

Non-Motorized Pathways

The subject C-2 General Commercial parcel is located along Lake Michigan Drive, west of 8th Avenue. The applicant should submit payment to the Township in lieu of constructing a non-motorized pathway given that the neighboring property was required to pay in lieu of constructing a non-motorized pathway. However, said payment or construction is at the discretion of the Planning Commission.

Pursuant to Section 3.36 (2) of the Zoning Ordinance:

SECTION 3.36 NON-MOTORIZED PATHWAYS

2. The Township shall require, as is provided below in this subsection, for the granting of Easements for non-motorized pathways and for the construction of non-motorized pathways along the entire frontage for any property subject to a building permit which abuts Lake Michigan Drive from 8th Avenue east to the County line or Ironwood Drive. The owner of any property in the Township which abuts Lake Michigan Drive west of 8th Avenue and which is located in the C-1 Commercial Service Zoning District, the C-2 General Commercial Zoning District or the I-1 Industrial Zoning District or any combination thereof or is identified in the Commercial or Industrial Classification or combination of both on the Master Plan Map shall, as a condition of receiving any building permit for that property, grant an Easement to the Township or the Ottawa County Road Commission, and shall construct a nonmotorized pathway within that easement. In lieu of constructing the required nonmotorized pathway, the property owner shall pay to the Township the estimated cost of constructing the non-motorized pathway, after which the Township shall construct the non-motorized pathway at such time deemed appropriate by the Township.

Department Reviews

Fire Department Review

Comments from the Fire Department are pending.

Comments from the Township Engineer are attached.

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 is the owner of the property. Given this, it appears that this standard has been met.

- (b) All required information has been provided.

All required information has been provided. As a result, 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 besides façade requirements as stated under the above findings and observations portion of this memorandum.

- (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. 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.

Very minimal landscaping will be impacted through this project. There are only 2 trees and 2 shrubs that will be removed and the site will still be meeting all minimum landscaping requirements. As a result, 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.

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.

The Township Engineer has stated that with the minimal impact to the site, no storm water improvements will be required, but there shall be no reduction in pervious area. We recommend that the Planning Commission requires that the applicant meets the requirements provided by the Township Engineer as a condition of approval.

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

This property is not located within or adjacent to any floodways or floodplains. Given this, it appears that 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.

As stated above, the Township Engineer does not think that any storm water improvements are needed. No comments were made regarding water supply or sewage disposal or treatment.

- (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 generally accommodates vehicular and pedestrian circulation within this site. The parking spaces are conveniently located across from the entrance to the building and the handicap spots are located next to the leveled walkway. As a result, 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.

We are awaiting comments from the Township Fire Department and will provide you with them when we receive them.

- (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 there are no proposed loading areas, we believe this standard does not apply.

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

The provided photometrics show that lighting does travel from the property along the west property line. We suggest that the Planning Commission requires increased shielding of the lighting as a condition of approval.

- (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.

There are no proposed phases of development. Given this, it appears 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 with conditions. 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

- Façade requirements pursuant to Section 11.06

- Non-motorized pathway requirements pursuant to Section 3.36

Recommendation and Draft Motion

Given our recommendation of approval of the request and in an effort to assist with your formulation of a motion in that regard, we offer the following motion for your consideration regarding the site plan application. 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:

- **Site Plan Sheets**
 - Site Plan, Sheet C1.1, revised 5/16/22 by The Design Forum Inc.
 - Site Plan, Demo Site Plan, Sheet C1.0, 5/16/22 by The Design Forum Inc.
 - Site Plan, Demo Floor Plan, Sheet A1.0, revised 3/25/22 by The Design Forum Inc.
 - Site Plan, Floor Plan, Sheet A1.1, revised 3/25/22 by The Design Forum Inc.
 - Site Plan, Composite Floor Plan, Sheet A1.2, revised 3/25/22 by The Design Forum Inc.
 - Site Plan, West, North, and East Elevations, Sheet A2.1, revised 5/5/22 by The Design Forum Inc.
 - Site Plan, West, North, and East Elevations with Percentages, Sheet A2.2, revised 5/5/22 by The Design Forum Inc.
 - Photometric Plan, Sheet 1, prepared 4/7/21 by HighPoint Electric

with the following conditions:

1. Must satisfy the review comments from the Township Engineer
2. Must satisfy the review comments from the Township Fire Department
3. Must submit payment to the Township in lieu of constructing a non-motorized pathway
4. Must meet the façade requirements of the C-2 Zoning District
5. Must increase the shielding of the lighting on the west property line
6. Execution of the Water and Sewer Special Assessment Contract
7. Any changes to the plan post-approval must to return to the Planning Commission for review and approval
8. [INSERT CONDITION]
9. [INSERT CONDITION]

The proposed is scheduled for your May 24, 2022 meeting. If you have any questions, please let us know.

SM
Planner

cc: Mark Bennett, Supervisor