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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Sara Moring-Hilt
Date: May 16, 2022
Re: Site Plan Review Application for Adam Bartom Residence within Skipping Stone Planned Unit Development

Attached is a Site Plan Review application from Viking Construction Group, on behalf of Adam Bartom, to construct an inground pool on one of the out-lot parcels within the Skipping Stone Planned Unit Development (PUD) where they have previously built their single-family dwelling. The property is located at 10940 Skipping Stone Lane, parcel number 70-10-28-100-049, which is located on the eastern side of Skipping Stone Drive.

As you may recall, the Skipping Stone PUD was originally approved in 2004, in which additional conditions of approval were added regarding the four (4) large out-lot parcels located on the eastern side of Skipping Stone Drive. One of which, is that all structures on the subject parcels are subject to site plan review by the Planning Commission. Given this, Viking Construction Group has submitted the attached site plan review application and respective materials, for your review of the proposed inground pool.

The application has been reviewed and found to be complete, pending your conclusions regarding the following Tallmadge Charter Township Zoning Ordinance (TCTZO) requirements. We conducted our review in accordance with the TCTZO requirements typically reviewed for an inground pool accessory to a single-family dwelling located within the Agricultural Zoning (AG) District, as well as in accordance with the provisions for the out-lot parcels within the Skipping Stone PUD. For your convenience, below is a copy in part, of the out-lot provisions within the Skipping Stone PUD.

SKIPPING STONE PUD

The Out lot parcels shall comply with the lot width, lot area, setback and building regulations as set forth in the Tallmadge Township Zoning Ordinance for parcels located in the AG Zoning District. Out lot parcels shall be permitted to conduct limited Agricultural Operations as follows:

1. All structures and agricultural operation shall be subject to site plan review by the Planning Commission. In reviewing the proposed agricultural operation or use and the proposed structures the Planning Commission shall consider the following restrictions:
 - a. The type of livestock operations or farm uses involving livestock shall be subject to review and approval by the Planning Commission.
 - b. The number of farm animals or livestock, including fowl, to be housed or maintained on any Out lot parcel shall be limited to 2 farm animals for the first 2 ½ acres and 1 animal for each additional acre.
 - c. Because of the proximity of the agricultural operations to residential dwellings around Skipping Stone Lake as well as residential dwellings on Linden Drive and Sutters Road certain types of farm animals or livestock shall be specifically prohibited to including but not only limited to Hogs and dairy cows.

- d. No exotic or dangerous animals shall be housed or maintained on any Out lot at any time.
- e. The type of non-livestock agricultural operations shall be limited and only as approved following site plan review by the Planning Commission.
- f. The following site plan restrictions shall be considered during site plan review:
 - i. Accessory buildings used for farming operations shall be permitted up to 10% of the lot size of the property in question. The Planning Commission following site plan review and approval may approve additional buildings or increase size over 10%.
 - ii. All accessory buildings shall be setback 150' from any road unless approved by the Planning Commission following site plan review.
 - iii. All accessory buildings used for any livestock purpose shall be set back 100' from all property lines.
 - iv. All fencing around the perimeter of the property shall consist of new 3 rail white PVC fencing.
 - v. Landscape screening may be required in association with any proposed accessory buildings.
 - vi. The architectural character of all accessory buildings shall be compatible with the principal building and adjacent principal buildings and shall be roofed with material similar to and compatible with that of the principal building.
 - vii. Site Plan Review shall insure that all buildings and uses conform to all other applicable standards and requirements of the Zoning Ordinance including the General Provisions (Chapter 3), Nonconformities (Chapter 27), Off-Street Parking (Chapter 15), Landscaping (Chapter 3), and Sign Regulations (Chapter 16).

Given the application does not include the construction of accessory buildings or keeping of farm animals, we believe all of these provisions have been met. We believe approval to be appropriate, following your deliberations and related conclusions. We outline our observations and ordinance findings below.

Township Staff Reviews

Since the Township Fire Department and Township Engineer typically do not review plans for the construction of an inground pool, the plans were not submitted to the respective Township Departments for review.

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 property owner's builder. As a result, this standard has been met.

- (b) All required information has been provided.

We believe the applicant meets this standard, as all items required for review of an inground pool have been submitted. As a result, this standard appears to have 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 both the AG Zoning District and the requirements of the Skipping Stone PUD. As a result, this standard appears to have 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 to not 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 in relation to the size of the lot and the type and size of adjoining buildings and property. As a result, this standard appears to have 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.

We do not believe this standard applies to the construction of an inground pool. Given this, it appears this standard has been met.

- (f) Natural resources will be preserved 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.

Given that minimal construction will occur onsite, aside from the construction of an inground pool and its associated patio space, this standard appears to have been met.

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

We do not believe this standard applies to the construction of an inground pool. Given this, 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.

We do not believe this standard applies to the construction of an inground pool. Given this, it appears this standard has been met.

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

The proposed development is not located within any floodways or floodplains. Given this, this standard appears to have been met.

- (j) The plan meets the specifications of Tallmadge Charter Township for water supply, sewage disposal, or treatment. It appears this standard has been met.

We do not believe this standard applies to the construction of an inground pool. Given this, 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 do not believe this standard applies to the construction of an inground pool. 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.

We do not believe this standard applies to the construction of an inground pool. Given this, it appears this standard has been met.

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

Given that the proposed project is strictly for an inground pool that will not diminish the privacy of surrounding dwelling units, it appears this standard has been met.

- (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 project is for residential use and there are no loading and unloading areas, this standard does not apply.

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

Given that the proposed project is for residential use, we do not believe this standard applies.

- (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.

No phases of development are proposed. As a result, this standard appears to have been met.

- (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

Given that the proposed project is for residential use, we do not believe this standard applies.

Planning Commission Considerations, Recommendation, and Draft Motion

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

Considerations

- Consideration of the provisions detailed for the Out-lot parcels within the Skipping Stone PUD
- Consideration of the Site Plan Review Standards provided in Section 18.06 of the TCTZO

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. 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 for Bartom Residence, Sheet C.2, prepared on 4/22/22 by Viking Construction Group
 - Landscape Concept 1, prepared by Landscape Design Services, Inc.

With the following conditions:

1. [Insert condition, if necessary]
2. [Insert condition, if necessary]

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

SM
Planner

Attachments

cc: Mark Bennett, Supervisor
Josh Ulberg, Viking Construction Group