



Fresh Coast Planning

950 Taylor Avenue, Ste 200
Grand Haven, MI 49417
www.freshcoastplanning.com

Gregory L. Ransford, MPA
616-638-1240
greg@freshcoastplanning.com

Julie Lovelace
616-914-0922
julie@freshcoastplanning.com

Sara Moring-Hilt
586-850-8784
sara@freshcoastplanning.com

MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Sara Moring-Hilt
Date: June 16, 2022
Re: Patrick Fate – Ironwood Manufacturing – Site Plan Review Application

In accordance with the Tallmadge Charter Township Zoning Ordinance (TCTZO), attached is a Site Plan Review Application from Patrick Fate to construct a 140,000 square foot building for Ironwood Manufacturing. The property is located north of Ironwood Drive and south of Hayes Street at 13960 Ironwood Drive, parcel number 70-10-01-200-037.

We have reviewed the application in its entirety and found it to be generally complete, pending your review of Section 3.17, 3.36, and 12.06 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

Landscaping Requirements

The applicant has indicated that trees will be preserved on Ironwood Drive to satisfy the front yard landscaping requirements. The applicant has provided pictures and tree inventory on Sheet L-101. General tree density and tree species have been identified and noted on the plan. The proposed green space provides a 128' moderately dense wooded buffer that provides 100% visual screening. It is the decision of the Planning Commission whether or not this is sufficient.

Section 3.17 – LANDSCAPING AND SCREENING AND REQUIREMENTS

(b) Landscaping Adjacent to Roads. Where required, landscaping adjacent to roads shall comply with the following planting requirements and the provisions of subsection (g) below:

A minimum of one (1) deciduous or evergreen tree shall be planted for each forty lineal feet or portion thereof of road frontage, PLUS a minimum of one (1) ornamental tree shall be planted for each one hundred (100) lineal feet or portion thereof of road frontage, PLUS a minimum of two (2) shrubs shall be planted for each forty (40) lineal feet or portion thereof of road frontage. All trees shall be ten (10) feet or more in height or a minimum caliper of one and one-half (1-1/2) inches at the time of planting. For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted. Trees and shrubs may be planted at uniform intervals, at random, or in groupings. Such landscaping shall be located so as not to obstruct the vision of drivers at street intersections (refer to Section 3) or entering or leaving the site.

While the Planning Commission may conclude that the existing trees satisfy this section, unless shrubs are present as well, those will need to be planted along Ironwood Drive pursuant to this Section.

Non-Motorized Pathways

The applicant has proposed a 5' wide concrete sidewalk along Ironwood Drive. Although the Michigan Department of Transportation (MDOT) favors sidewalks, the development at 13095 Ironwood Drive down the street from the subject property used pavement to surface their non-motorized pathway. We recommend that the same is constructed for the subject property, unless otherwise required by the MDOT.

Pursuant to Section 3.36 (5) of the Zoning Ordinance:

SECTION 3.36 NON-MOTORIZED PATHWAYS

5. The Non-motorized pathways to be constructed by the applicant for Site Plan approval shall be designed and constructed in accordance with the following requirements:
 - a. The Non-motorized pathways shall be at least eight (8) feet in width for bicycle paths and five (5) feet in width for sidewalks, as determined by the Planning Commission and shall be constructed in accordance with the standards provided by the Ottawa County Road Commission and the Michigan Department of Transportation.
 - b. The plans and specifications for the Non-motorized pathways shall be approved in advance of construction in writing by the Township.

I-1 Façade Requirements

The applicant has chosen to utilize the north side of the building as the front façade, while the south side of the building faces Ironwood Drive, and would therefore generally be considered to be the front façade. It is the decision of the Planning Commission whether or not this choice made by the applicant is acceptable.

Additionally, the applicant is currently proposing the use of smooth E.I.F.S and Insulated Metal Panels in order to meet the 50% façade design requirement described below. It is the decision of the Planning Commission whether or not these materials are acceptable. If so, and if the Planning Commission allows the north side of the building to serve as the primary façade, the southern façade would meet the 4 feet requirement listed below as well.

Pursuant to Section 12.06 of the Zoning Ordinance:

Section 12.06A – I-1 DEVELOPMENT STANDARDS

3 – A minimum of fifty percent (50%) of the front façade 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.

4 – Exterior walls facing a public or private right-of-way or customer, visitor or vendor 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 12.06(a)3 for the entire width of the exterior wall except only to the extent of customer, visitor or vendor parking when the wall is absent of a right-of-way. Exterior walls facing a public or private right-of-way or customer, visitor or vendor parking areas shall contain a minimum of five percent (5%) glass windows and or contain varying rooflines, building lines, recesses, projections, wall insets,

arcades, architectural accents or other building materials, exclusive of the four (4) foot vertical facade required by this subsection.

Department Reviews

Fire Department Review

Comments from the Fire Department are attached.

Engineer Review

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 contractor for the development. 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 I-1 Zoning, pending Planning Commission deliberation regarding the above findings and observations.

- (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.

There is not a significant amount of landscaping to be preserved on the site. The wooded buffer along Ironwood Drive will be preserved. 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.

There are multiple wetland areas present on the site. There is one wetland area in specific that will be impacted by the development. The applicant will need to obtain EGLE approval.

- (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 the water main needs to be extended on the SE frontage and that the applicant would need to have an agreement that they will pay for and provide easements for a future extension of the water main that crosses the sliver of land that they have to the NW. We recommend that the Planning Commission requires that the applicant meets all of 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.

There are no floodways or floodplains that we are aware of. Given this, 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.

The Township Engineer has stated that the sanitary sewer does not need to be extended as it would be a dry sewer. It shall be shown as a future sanitary sewer on the plans and an agreement will be required for the property owner to provide any necessary easements and pay for the sanitary sewer along their frontage. We recommend that the Planning Commission requires that the applicant meets all of the requirements provided by the Township Engineer as a condition of approval.

- (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. 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.

The Township Fire Chief has stated that the access driveway and design of the parking lot look excellent. He has not expressed any concern regarding the building arrangement. 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 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.

The applicant has stated the truck dock area noted on Sheet C-201 is the intended area for loading/unloading. There will be approximately 10-12 docks. This area is on the side of the building. The proposed dumpster is also located in the side yard. Given this, it appears this standard has been met.

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

The provided photometrics show that no lighting will travel off of the property. As a result, 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.

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

- Landscaping requirements pursuant Section 3.17
 - Whether the Ironwood Drive buffer is sufficient to serve as front yard landscaping
 - The need for shrubs along Ironwood Drive
- Whether an eight foot bike path should be installed rather than a five foot sidewalk pursuant to the Non-Motorized Pathway requirements of Section 3.36.
- Façade requirements pursuant to Section 12.06
 - Whether the north end of the building should be considered the front facade
 - Whether EFIS and Insulated Metal Panels are acceptable primary building materials

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, Existing Conditions, Sheet C-101, revised 6/9/22 by Progressive AE
 - Site Plan, Site Layout Plan, Sheet C-201, revised 6/9/22 by Progressive AE
 - Site Plan, Site Grading and Utility Plan, Sheet C-301, revised 6/9/22 by Progressive AE
 - Site Plan, Details, Sheet C-101, revised 6/9/22 by Progressive AE
 - Site Plan, Tree Inventory, Sheet L-101, revised 6/9/22 by Progressive AE
 - Site Plan, Landscape Plan, Sheet L-201, revised 6/9/22 by Progressive AE
 - Site Plan, Landscape Details, Sheet L-301, revised 6/9/22 by Progressive AE
 - Site Plan, Site Photometric, Sheet SP001, revised 6/9/22 by Progressive AE
 - Site Plan, Overall Building Floor Plan, Sheet A0, revised 6/9/22 by Progressive AE
 - Site Plan, Office Design Summary, Sheet A1, revised 6/9/22 by Progressive AE
 - Site Plan, Overall Building Elevations, Sheet A5, revised 6/9/22 by Progressive AE
- Product Specification Sheets
 - Perma Grind Masonry Sheets
 - Dryvit Outsultation System E.I.F.S Sheets
 - Fluropon 70% PVDF Coatings Sherwin Williams Sheets
 - Reveal Wall Panels Sheets

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 obtain approval from EGLE in regards to impacting the existing wetland areas on the site
4. Any changes to the plan post-approval must to return to the Planning Commission for review and approval
5. [INSERT CONDITION]
6. [INSERT CONDITION]

The proposed is scheduled for your June 28, 2022 meeting. If you have any questions, please let us know.

SM
Planner

cc: Mark Bennett, Supervisor