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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Sara Moring-Hilt
Date: June 16, 2022
Re: LSE Properties – Maurie’s Door – Site Plan Review Application

In accordance with the Tallmadge Charter Township Zoning Ordinance (TCTZO), attached is a Site Plan Review Application from LSE Properties to construct a new 10,100 square foot warehouse with an office and loading dock. The property is located on the east side of 1st Avenue, north of Lake Michigan Drive 11346 1st Avenue, parcel number 70-10-24-485-011.

We have reviewed the application in its entirety and found it to be generally complete, pending the submission of product specification sheets from the applicant and your review of Section 3.17 below. We have informed the applicant of the need for product specification sheets and are awaiting their submission. 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 and Screening Requirements

The subject parcel abuts a residential district at the rear of the property, as noted on the plans. However, this residential parcel is outside of Tallmadge Township. The applicant has not proposed any fencing along the rear yard property line, but there is a wooded area between the buildings and the rear of the property. The Planning Commission will need to determine if the existing trees are sufficient to serve as the obscuring greenbelt.

Pursuant to Section 3.17 (c) of the Zoning Ordinance:

SECTION 3.17. LANDSCAPING AND SCREENING REQUIREMENTS.

(c) For those Zoning Districts and uses listed below there shall be provided and maintained on those sides abutting or adjacent to any AG, RP, R1, R2, R3, or R4 districts or residentially used property a decorative obscuring fence or wall as required below. An earthen berm or obscuring greenbelt may be utilized in place of a wall, subject to the review and approval of the Planning Commission. The east property line of the subject parcel abuts a residential parcel.

- I-1 Districts and open storage areas.
 - o 6'-0" to 8'-0" high fence or wall. (Height shall provide the most complete obscuring possible).

Department Reviews

Fire Department Review

Comments from the Fire Department are attached.

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, besides the product specification sheets that we have requested from the applicant.

- (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 District. 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. 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 exists on the site aside from the existing wooded area to the rear of the proposed building that will be preserved. Nevertheless, 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 on-site drainage discharges to the existing storm sewer. The storm sewer and storm water detention that was constructed as part of the Tallmadge Industrial Plat was sized to take storm water from this site. Given this, 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.

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 not made any comments regarding water supply or sewage disposal or treatment. 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 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, however; the parking spaces are 10 feet x 18 feet as opposed to the required 9 feet x 20 feet as stated in the TCTZO. We suggest that the Planning Commission requires an increase of 2 feet in length for the parking spaces as a condition of approval.

- (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 Department is satisfied with the plans. As a result, it appears this standards has been met.

- (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.

The proposed loading dock is located over 300 feet from the right-of way and is located in the side yard. In addition, given its location on the lot generally behind the existing building, it appears that additional screening is unnecessary. As a result, we believe this standard can be considered accordingly.

- (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

- Whether the existing trees are sufficient to serve as the east lot line greenbelt
- Requiring the parking spaces to meet the minimum dimensions of the TCTZO

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 C-1, revised 6/17/22 by Feenstra and Associates
 - Site Plan, Grading and SESC Plan, Sheet C-2, revised 6/17/22 by Feenstra and Associates
 - Site Plan, Landscaping Plan, Sheet C-3, revised 6/17/22 by Feenstra and Associates
 - Site Plan, Floor Plan, Sheet A-101, revised 6/17/22 by RMD Architects
 - Site Plan, Elevations, Sheet A-201, revised 6/17/22 by RMD Architects
 - Site Photometrics

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. All parking spaces must be 20 feet in length
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