HOWELL TOWNSHIP PLANNING COMMISSION REGULAR MEETING

3525 Byron Road Howell, MI 48855 May 27, 2025 6:30 pm

1.	. Call to Order		
2.	()Robert S ()Mike Ne	Villiams - Chair spaulding – Vice Chair wstead – Secretary I – Board Rep.	() Chuck Frantjeskos() Matt Stanley() Sharon Lollio
3.	3. Pledge of Allegiance		
4.	 Approval of the Agenda: Planning Commission Regu 	ılar Meeting: May 27, 2	025
5.	Approval of the Minutes:A. Regular Meeting April 2	2, 2025	
6.	6. Call to the Public:		
7.	 Zoning Board of Appeals R Draft Meeting Minutes April 	•	
8.	 Township Board Report: Draft Meeting Minutes April 	14, 2025 and May 12,	2025
9.	O. Ordinance Violation Report	:	
10	amendment to Section 9 including HVAC compared B. Douglas Parks, PC2024 amendment to Section 9	-07, 4706-20-100-023, 4 9 NSC Zoning District – nies. I-08, 4706-35-300-009, 9 NSC Zoning District –	4590 W. Grand River Ave., Request for text to be more permissive for contractor buildings 1356 Mason Rd., Request for text to include landscaping yards. 00-071, Vacant Hydraulic Dr., Special Land

11. Other Matters to be Reviewed by the Planning Commission:

Use Request to Allow RV Storage and Preliminary Site Plan Review

- 12. Business Items
 - A. Old Business:
 - 1. Mitch Harris Building Co., PC2025-02, Parcel # 4706-27-300-030, Preliminary Site Plan Review
 - 2. Agape City Church, PC2025-11, Parcel # 4706-28-400-012, Final Site Plan Review
 - 3. Renewable Energy Ordinance
- 13. Call to the Public:
- 14. Adjournment

Public Hearings. All public hearings held by the Planning Commission must be held as part of a regular or special meeting of the Planning Commission. The following rules of procedure shall apply to public hearings held by the Planning Commission:

- 1. Chairperson opens the public hearing and announces the subject.
- 2. Chairperson summarizes the procedures/rules to be followed during the hearing.
- 3. Township Planner/Engineer/other consultants present their report and recommendation.
- 4. Applicant presents the main points of the application.
- 5. Persons having comments on the application are recognized.
- 6. Chairperson closes the public hearing and returns to the regular/special meeting.
- 7. Planning Commission begins deliberation and arrives at a decision.

To ensure everyone has the opportunity to speak, the Chairperson may elect to limit the time permitted for each person to speak, except that the applicant may be permitted additional time as the Chairperson allows. The Chairperson may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chairperson, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chairperson. All comments shall be related to the land use request; unrelated comments shall be ruled out of order.

A written notice containing the decision of the Planning Commission will be sent to petitioners and originators of the request.

DRAFT

HOWELL TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES

3525 Byron Road Howell, MI 48855 April 22, 2025 6:30 P.M.

MEMBERS PRESENT:

MEMBERS ABSENT:

Wayne Williams Chair
Robert Spaulding Vice Chair
Mike Newstead Secretary

Tim Boal Board Representative

Chuck Frantjeskos Commissioner
Matt Stanley Commissioner
Sharon Lollio Commissioner

Also in Attendance:

Township Planner Grayson Moore, Timothy Zimmer from Livingston Engineering, Steve Schimpke from Schafer Construction and Zoning Administrator Jonathan Hohenstein,

Chairman Williams called the meeting to order at 6:30 pm. The roll was called. Chairman Williams requested members rise for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

Motion by Boal, Second by Spaulding, "To amend the current agenda and add 12A number two for the discussion of Renewable Energy." Motion carried.

APPROVAL OF THE MEETING MINUTES:

March 25, 2025

Motion by Boal, Second by Newstead, "To approve the minutes with a minor edit on page two paragraph A 2/3 of the way down, arborvitae." Motion carried.

Call to the Public

Bob Wilson, 2945 Brewer Rd.- Spoke on his social media survey, Zoning Administrator Hohenstein, the Shane Fagan lawsuit, and his dissatisfaction with Township's record keeping.

ZONING BOARD OF APPEALS REPORT:

Minutes are not finalized and will be included in May packet

TOWNSHIP BOARD REPORT:

Draft minutes were not finalized in time to be included in the packet. Board Representative Boal gave an update of the meeting.

ORDINANCE VIOLATION REPORT:

Report in packet. Commissioner Lollio guestioned 5757 Warner Rd and the process of this violation.

Scheduled Public Hearings:

A. Alisa and Marc Seyburn, PC2025-03, 4706-12-400-010 Request to rezone from Single Family Residential (SFR) to Agricultural Residential (AR). Township Planner Moore discussed the future Township Master Land Plan and the request to rezone is in alignment with the Master Plan and does not see any negative impacts in the area. Marc Seyburn discussed purchasing the property last Summer and would like to create a possible property split for two homes with animal structures to rescue larger animals. Alisa Seyburn spoke on their request to rezone in order to operate a private animal rescue sanctuary dedicated to the care and rehabilitation of neglected and abused animals. These animals will not be used for recreation or work. Their mission is to offer these animals a second chance at life. Activities conducted on property will align with intended uses under the Residential Agricultural Zoning which includes raising/care of livestock and barns to shelter the animals. Commissioner Lollio questioned if there is someone who will oversee the rescue. Vice Chair Spaulding questioned if there will be a house built on the property. Commissioner Frantjeskos questioned if there would be funding for the rescue. Board Representative Boal questioned if they have experience or if they have partnered with anyone to help. **Motion** by Boal, **Second** by Spaulding, "**To open the public hearing.**" Motion carried.

Anthony Swarthout, 1389 E. Marr Rd.- spoke on his support for the rezoning of the property

Motion by Boal, Second by Newstead, "To close the public hearing." Motion carried. Vice chair Spaulding questioned if there was a description of Agricultural Preservation in the zoning ordinance book. Discussion followed. Motion by Boal, Second by Lollio, "To recommend to the Township Board approval of the rezoning application PC2025-03, for parcel 4706-12-400-010 to rezone from single family residential to agricultural residential based on the following findings pursuant of section 23.02 of the Howell Township ordinance under A) rezoning is consistent with the policies and uses proposed for that area in the Township Master Land Use Plan B) All uses allowed under the proposed rezoning would be compatible with other zones and used in the surrounding area C) public services and facilities or faculties would not be significantly adversely impacted by development or use allowed under the requested rezoning and D) the uses allowed under the proposed rezoning would be equally or better suited to the area than the uses allowed under the current zoning of the land. Those would be the findings." Motion carried.

Other Matters to be Reviewed by the Planning Commission:

A. Legal Update- Legal bulletin from Fahey Schultz Burzych Rhodes regarding Accessory Dwelling Units (ADUs.)

BUSINESS ITEMS:

A. Old Business:

1. ADU Ordinance- Township Planner Moore gave an amendment update to add a new category that would be Permitted Accessory Special Uses with Conditions for an ADU, this would be a more appropriate categorization. Vice Chair Spaulding questioned if someone wanted to put an ADU on a home if they would need a Special Land Use permit and go in front of the Planning Commission, if the applicant needed a document to be filed with the register of deeds and if the wording septic should be replaced with sanitary sewer service. Discussion followed. Motion by Spaulding, Second by Boal, with a friendly amendment "To recommend the Township Board to approve proposed zoning ordinance text amendment based on the findings that it is consistent with the goals

and policies of the Master Plan that supports the public health, safety and welfare of the Township, to add to the motion making the changes to the zoning ordinance 16.23 with the change of septic in line (I) to sanitary sewer service." Motion carried.

2. Renewable Energy-Cohoctah Township Supervisor will be present at the next Planning Commission meeting to discuss how they have managed Renewable Energy Zoning in their Township. Consensus was for Commissioners to submit their questions by May 13th to Chairman Williams to be addressed at the May 27th meeting.

B. New Business:

- 1. Kory Leppek, PC2025-04, 4706-20-100-027, 4940 W. Grand Rive Ave., Final Site Plan Review. Township Planner Moore gave a review of the final site plan and his recommendations to be addressed by the board. Timothy Zimmer with Livingston Engineering was available to answer questions and addressed comments from previous meetings. Discussion followed. Motion by Newstead, Second by Boal, "To approve the Leppek Landscapes proposed final site plan PC2025-04 for parcel 4706-20-100-027. The commission finds that the landscape screening meets the intent of the conditional rezoning and approval is subject to the following conditions the applicant addresses the outstanding items in the Planner's report dated March 31, 2025." Motion carried.
- 2. Agape City Church, PC2025-05, 4706-28-400-012, Vacant Grand River Ave., Preliminary Site Plan Review. Township Planner Moore gave an overview of the site plan. The applicant is proposing the construction of a 30,320 square foot worship center. This building will consist of a worship space. lobby area, preschool rooms, elementary school rooms and middle school rooms. These rooms will be used for youth activities during service. Steve Schimpke from Schafer Construction gave his overview of the proposed worship center and answered questions. Pastor Brad Tate spoke on his history as a pastor and his dedication to help the community and answered questions. Vice Chair Spaulding guestioned if they plan to keep their offices in Downtown Howell or move them to the new location. Commissioner Lollio questioned time frame of breaking ground. Board Representative Boal questioned if they had reached out to MDOT regarding the traffic in the area, if there will be two entrances/exits and if the drainage has been addressed. Motion by Spaulding, Second by Stanley, "To approve the Agape City Church proposed Preliminary Site Plan PC2025-05, for parcel 4706-28-400-012 on a newly created 10 acre parcel subject to the following conditions. Address any outstanding items in the Planner's report dated April 14, 2025, and address any outstanding items in the Engineer's report dated April 7, 2025, address any concerns from MDOT received April 15th, addressing any concerns from MHOG on their correspondence dated April 1st, 2025 and I believe there is an email from Mr. Recker in here, address any concerns from an email from Livingston County Drain Commissioner's office dated March 26, 2025 and the correspondence from Howell Area Fire Department dated April 1st, 2025." Motion carried.
- 3. Mark Juett, PC2025-06, 4706-28-100-071, Vacant Hydraulic Dr., Preliminary Site Plan Review. Township Planner Moore gave a review of the site plan. They are requesting preliminary site plan approval for the construction of an outdoor storage facility. The site was previously rezoned from Industrial (I) to Industrial Flex Zone (IFZ) at the beginning of 2025. The development will contain storage for boats, trucks, RVs and small contractor's equipment. It is permitted if completely enclosed and screened from external visibility. Special Land Use Permit is needed per section 12.03

of the Zoning Ordinance for RV storage. There will be no employees on site. Applicant Mark Juett gave an overview and addressed previous concerns that were noted relating to the landscaping and screening of the site and answered questions. Chairman Williams questioned dumpster/ waste disposal on site and if contractors would be allowed to work on their equipment there. Board Representative Boal questioned time frame between phases, what problems were endured with their site on Rock Road, if storage containers would be allowed, cedar fences and landscaping. Commissioner Lollio questioned if there would be fuel storage tanks allowed for equipment on property. Vice Chair Spalding questioned if storage/shipping containers are allowed in the Industrial Flex (IFZ) Zoning. Board Representative Boal questioned whether the Special Land Use Permit is needed before the Board can approve the Preliminary Site Plan. **Motion** by Franjeskos, **Second** by Newstead, "To postpone the action on Juett Outdoor storage proposed preliminary site plan PC2025-06, parcel # 4706-28-100-071, until the applicant has addressed the outstanding preliminary site plan issues identified in the Planner's report dated April 15, 2025, the Howell Area Fire Department report dated April 1st 2025 and the applicant has applied for a Special Use Permit and the storage containers permitted in the Industrial Flex Zone, I guess we would **just need to get clarification on that.**" Motion carried.

CALL TO THE P	UBL	.IC:
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None

ADJOURMENT:

Motion by Newstead, **Second** by Spaulding, **"To Adjourn."** Motion carried. The meeting was adjourned at 8:04 P.M.

Date	Mike Newstead Planning Commission Secretar
	Marnie Hebert Recording Secretary

HOWELL TOWNSHIP ZONING BOARD OF APPEALS

DRAFT MINUTES: April 15,2025 3525 BYRON RD. HOWELL, MI 48855 (517-546-2817)

MEMBERS PRESENT:

MEMBERS ABSENT:

Ken Frenger Chairman

Wayne Williams PC- Rep.

Carol Weaver Vice Chair
Jim McEvoy Secretary
Matt Counts Board Rep

Also Present:

Carol Makushik Deputy Zoning Administrator

Ken Frenger called the meeting to order at 6:30 p.m. The roll was called.

<u>APPROVAL OF AGENDA:</u> MOTION by Counts Seconded by Weaver, "To Approve the April 15, 2025, Zoning Board of Appeals Agenda" Motion carried.

<u>APPROVAL OF MINUTES</u>: MOTION by Counts Seconded by McEvoy, "To Approve the January 21, 2025, Zoning Board of Appeals Minutes as Presented" Motion carried.

<u>TOWNSHIP BOARD REPORT</u>: Counts asked for questions, none, regarding the report, question as to the alternate process for Board Member absence, Counts reviewed the procedure based on the bylaws. Understanding was imparted.

PLANNING COMMISSION REPORT: Counts asked for questions, none

OLD BUSINESS: None

NEW BUSINESS:

A. Public Hearing: PZBA2025-01, Parcel #: 4706-05-202-019, 4229 W. Allen Rd., Howell, MI 48855.

Article III, Section 3.17 - Schedule of Area, Height, and Setback Regulations

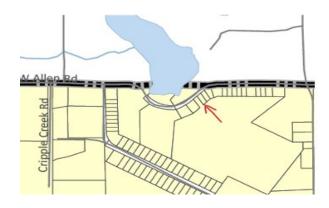
Article IV, Section 4.06 - Dimensional Regulations

Request: Variance request to build an addition on existing house within the setback area

Staff Report

Background:

The existing house was built in 1971. The current owner purchased the property in 2018. Parcel is .223 acres and is located in the AR zoning district.



Howell Township Zoning Board of Appeals

Draft Minutes: 4-15-2025

Findings of Fact:

Current Zoning Ordinance regulations limit the size of parcels in the AR zoning district without access to municipal sewer and water to a minimum of 1-acre. The AR zoning district allows a maximum of 20% lot coverage. The current parcel has a lot coverage percentage, just below 15%. Setbacks for the AR zoning district under section 3.17 and 4.06 are as follows:

Front	Side	Rear
50 feet from road R.O.W.	20 feet from each side	50 feet

The setbacks of the structure from the property lines are shown in orange, and the current setbacks of the AR zoning district are shown in blue in the image below:



Zoning Ordinance Standards:

The parcel is a legal nonconformity under Section 17 of the Zoning Ordinance; it does not meet the minimum size requirements and does not meet the setback requirements of the current Zoning Ordinance. The parcel currently conforms to the lot coverage requirements under the Ordinance. However, should the applicant build an addition to the house within the setbacks, they would be limited in the square footage of the addition and would exceed the lot coverage requirement.

Under Section 22.06-B the Zoning Board of Appeals must hear and decide on matters related to non-conforming uses and structures.

Under Section 22.07 the Zoning Board of Appeals shall make a finding that the reasons set forth in the application justify the granting of the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure in the zoning district in which it is located. The Board shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance and will not be injurious or otherwise detrimental to the public welfare of the zoning district in which it is located.

Discussion

Bailey Hessler-Tolentino discussed the need for the addition to the home. The intent was to build vertically within the dimensions of the existing structure. Thereby not increasing the footprint of the home.

Questions from the board focused on the chimney, which was shown in the drawing, this would have changed the footprint. Bailey Hessler-Tolentino stated that this was not planned. The sole plan was to build vertically.

Howell Township Zoning Board of Appeals Draft Minutes 4-15-2025

Other comments included the septic field and the small area for expansion. The comment to check with regard Department of Health regarding the septic field. Board Members expressed no issues if the building was done vertically and did not exceed the height restriction. The find was the addition would be in harmony with the general purpose and intent of the ordinance.

Public input: none

Motion by Weaver Seconded by McEvoy "On PZBA2025-01, Parcel #: 4706-05-202-019, 4229 W. Allen Rd., Howell, MI 48855 for a variance to build an addition on existing house within the setback area"

Roll Call

Frenger -Yes, Weaver-Yes, McEvoy- Yes, Counts -Yes MOTION CARRIED 4-0

Other Business

A. ZBA Annual Report- no comments

Call to Public:

Bob Wilson made a comment about making the call to the public at the beginning of the meeting. Chairman stated call to public would be done after the presentation if present. Therefore, not necessary. McEvoy to review by laws on matter.

Adjournment <u>:</u>	Meeting adjourned at 7:05 P.M.	
Approved:		
As Presented:		Jim McEvoy, Secretary
As Amended:		
As Corrected:		
Dated:		

Draft

HOWELL TOWNSHIP REGULAR BOARD MEETING MINUTES

3525 Byron Road Howell, MI 48855 April 14, 2025 6:30 P.M.

MEMBERS PRESENT:

MEMBERS ABSENT:

Mike Coddington
Sue Daus
Clerk
Jonathan Hohenstein
Matthew Counts
Tim Boal
Shane Fagan
Bob Wilson
Supervisor
Clerk
Treasurer
Trustee
Trustee
Trustee
Trustee
Trustee

Also in Attendance:

6 people signed in.

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called. Supervisor Coddington requested members rise for the Pledge of Allegiance.

CALL TO THE BOARD:

Trustee Fagan stated that he will abstain from voting on the agenda, abstain from voting on the closed session, and recuse himself from any business involving Howell Township v. Fagan.

APPROVAL OF THE AGENDA:

April 14, 2025

Motion by Daus, **Second** by Hohenstein, "**To approve the agenda**." Motion carried. 1 abstain.

APPROVAL OF BOARD MEETING MINUTES:

March 3, 2025

REGULAR BOARD MEETING MINUTES

Motion by Hohenstein, Second by Boal, "To accept the Board meeting minutes from March 3, 2025 as presented." Motion carried. 1 dissent.

CLOSED SESSION MEETING MINUTES

Motion by Counts, **Second** by Fagan, **"Approval closed session meeting minutes for March 3, 2025."** Motion carried.

March 17, 2025

SPECIAL BOARD MEETING MINUTES

Motion by Fagan, Second by Hohenstein, "To approve the minutes for the special Board meeting March 17, 2025." Motion carried.

CLOSED SESSION:

Motion by Daus, **Second** by Counts, "**To enter into closed session Howell Township v. Fagan.**" Roll call vote: Hohenstein – yes, Fagan – abstain, Boal- yes, Daus – yes, Wilson – yes, Counts – yes, Coddington – yes. Motion carried (6-1).

Motion by Daus, **Second** by Boal, "**To enter back into regular session**." Motion carried.

Motion by Boal, **Second** by Hohenstein, with friendly amendments, "**To proceed with legal counsels' recommendation to clarify the 3 black letter law ordinance and to proceed with the appeal."** Discussion followed. Motion carried. Roll call vote: Coddington – yes, Boal – yes, Daus – yes, Counts – yes, Fagan - abstain, Hohenstein – yes, Wilson – no.

CALL TO THE PUBLIC:

Charles Frantjeskos, 3353 Bowen Rd.: Spoke on Township ordinances and violations.

John Mills, 1750 Oak Grove Rd.: Inquired about the guidelines for closed session meetings.

Curt Hamilton, 1367 Crestwood Ln.: Spoke on the Wellhead protection zone overlay ordinance, and Township attorney fees.

Kaye Don Le Chevalier, 2900 Brewer Rd.: Inquired about ordinance amendments.

Andrew Hamm, 14 Santa Rosa Dr.: Spoke on Howell Township v. Fagan.

UNFINISHED BUSINESS:

- A. Wellhead Protection Ordinance and Overlay District
 Treasurer Hohenstein discussed that in order for the Wellhead Protection Ordinance to be put into
 effect it needs to be approved by the Board. Discussion followed. It was the consensus of the Board
 that this item be tabled and brought back to next month's Board meeting.
- B. Storage Container Ordinance

 Motion by Hohenstein, Second by Boal, "To accept ordinance # 291, as presented." Roll call vote:

 Wilson no, Hohenstein yes, Boal yes, Fagan no, Coddington yes, Daus yes, Counts yes.

 Motion carried.
- C. 2025 Fleming Road Project Treasurer Hohenstein discussed the updated quote for the Fleming Road project due to the road being wider than originally estimated. **Motion** by Hohenstein, **Second** by Daus, "**To accept the Fleming Road rehabilitation estimate from the Livingston County Road Commission as presented.**" Discussion followed. Motion carried. 1 dissent.
- D. Howell-Mason LLC v. Howell Township

 Treasurer Hohenstein informed the Board that the Michigan Court of Appeals had denied Howell Mason's lawsuit application.

NEW BUSINESS:

A. Township Hall Building Renovation

Treasurer Hohenstein discussed the quotes for the Township Hall renovation and updates. The Board discussed whether it would be more cost effective to expand the existing Township Hall or to build a new Recreation Center on the Tooley Road parcel. **Motion** by Fagan, **Second** by Wilson, with a friendly amendment, "**To table until Board members can see the building and verify what type of repairs they want done, and a sketch from the staff." Motion carried. 1 dissent.**

B. Flag Service Contract Renewal

Treasurer Hohenstein discussed that the contract from was expiring, and the contract needed to be approved by the Board for renewal to continue with their services. **Motion** by Counts, **Second** by Hohenstein, "**To accept quote from Rocket Enterprises for annual flag service.**" Motion carried.

C. Heritage Square REU split request

Treasurer Hohenstein discussed that M/I Homes is requesting the Township Board's consideration to allow the REU's to be split accordingly for the upcoming scheduled phases. **Motion** by Hohenstein, **Second** by Counts, "To accept the REU allocation for M/I Homes Heritage Square as presented." Motion carried. 1 dissent.

D. Engineering Standards – Update

Treasurer Hohenstein gave a brief update on Howell Township Engineering Standards. **Motion** by Counts, **Second** by Hohenstein, "**To adopt the Engineering Standards as presented.**" Motion carried.

E. Planning Services Bid

Treasurer Hohenstein discussed that the Township Planner contract went out for bid and there was one applicant who responded. **Motion** by Counts, **Second** by Hohenstein, "**To accept agreement for Planning Consultant Services from Carlisle Wortman as presented." Motion carried.**

F. Landscaping Bid

Motion by Wilson, Second by Boal, "To accept Sprungtown." Motion carried.

G. Lawncare Bid

Motion by Counts, **Second** by Hohenstein, "**To accept Sprungtown for all the mowing.**" Discussion followed. Motion carried.

H. Snow Removal Bid

Motion by Counts, Second by Daus, "To accept Sprungtown for snow removal." Motion carried.

CALL TO THE PUBLIC:

None

REPORTS:

A. SUPERVISOR:

No report

B. TREASURER:

See report

C. CLERK:

Clerk Daus is requesting approval from the Board for reimbursement for a FOIA class that her and Election Assistant Hebert attended on April 9, 2025. **Motion** by Hohenstein, **Second** by Boal, "**To accept the FOIA class for Sue and Marnie as presented.**" Motion carried

D. ZONING:

Treasurer Hohenstein is requesting approval from the Board for reimbursement for ZBA member, Jim McEvoy, for the MSU Extension ZBA online certificate course. **Motion** by Counts, **Second** by Fagan, "Approval to accept the class that was taken." **Motion carried.**"

E. ASSESSING:

See Assessor Kilpela's report.

F. FIRE AUTHORITY:

Supervisor Coddington reported on Fire Authority.

G. MHOG:

Trustee Counts reported on MHOG.

H. PLANNING COMMISSION:

Trustee Boal reported on Planning Commission.

I. ZONING BOARD OF APPEALS (ZBA):

No report

J. WWTP:

See report

K. HAPRA:

No report

L. PROPERTY COMMITTEE:

No report

M. PARK & RECREATION COMMITTEE:

Treasurer Hohenstein spoke on the Phase II study of the Tooley Road property. **Motion** by Hohenstein, **Second** by Boal, "**To accept the Phase II Proposal from ASTI as presented.**" Motion carried. 1 dissent.

N. Shiawassee River Committee:

No report

DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:

Motion by Hohenstein, Second by Daus, "To accept the disbursements as presented and any normal and customary payments for the month." Motion carried.

<u>ADJOURNMENT:</u> Motion by Counts, **Second** by Daus, "To adjourn" Motion carried. The meeting was adjourned at 8:50 p.m.

Sue Daus, Ho	vell Township Clerk
Mike Codding	on, Howell Township Supervisor
 Tanya Davidso	on, Recording Secretary

Draft

HOWELL TOWNSHIP REGULAR BOARD MEETING MINUTES

3525 Byron Road Howell, MI 48855 May 12, 2025 6:30 P.M.

MEMBERS PRESENT:

MEMBERS ABSENT:

Mike Coddington
Sue Daus
Jonathan Hohenstein
Matthew Counts
Tim Boal
Shane Fagan
Bob Wilson
Supervisor
Clerk
Treasurer
Trustee
Trustee
Trustee
Trustee
Trustee

Also in Attendance:

Deputy Supervisor Brent Kilpela 3 people signed in.

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called. Supervisor Coddington requested members rise for the Pledge of Allegiance.

CALL TO THE BOARD:

None

APPROVAL OF THE AGENDA:

May 12, 2025

Motion by Counts, **Second** by Hohenstein, "**To approve the agenda**." Motion carried.

APPROVAL OF BOARD MEETING MINUTES:

April 14, 2025

REGULAR BOARD MEETING MINUTES

Motion by Daus, Second by Hohenstein, "Approval of the minutes for the Regular Board meeting for April 14th." Motion carried - one dissent.

CLOSED SESSION MEETING MINUTES

Motion by Hohenstein, **Second** by Boal, "**To accept the closed session minutes from April 14th as presented.**" Motion carried - one dissent.

CALL TO THE PUBLIC:

Sharon Lollio, 2650 Fisher Rd.: Spoke on the American Legions permit, ordinances, and violation.

Deb Drick, Chair of the Republican Party for Livingston County: Spoke on the American Legion, and ordinances.

Stephanie Booth, City of Howell: Spoke on the American Legion.

UNFINISHED BUSINESS:

A. Wellhead Protection Ordinance and Overlay District
Treasurer Hohenstein explained that the clerical errors have been corrected on the Wellhead
Protection Ordinance in order for it to be brought back to the Board. **Motion** by Hohenstein, **Second**by Boal, "To accept Ordinance No. 290, the Wellhead Protection Ordinance and Overlay District
as presented." Roll call vote: Fagan – no, Hohenstein – yes, Coddington – yes, Daus – yes, Wilson –
no, Counts – yes, Boal – yes. Motion carried (5-2).

B. Howell-Mason LLC v. Howell Township Informational court documents.

NEW BUSINESS:

A. Approval of the 2025/2026 Budget Motion by Counts, Second by Hohenstein, "To approve the Howell Township 2025/2026 Proposed Budget as presented." Motion carried.

- B. Financial Update Deputy Supervisor Brent Kilpela
 Deputy Supervisor Kilpela reported on the Township's finances for 2025/2026 budget year. Revenue
 and Expenditure Report period ending 4/30/2025 and Cash Flow Report using budgeted revenue was
 reviewed. **Motion** by Daus, **Second** by Hohenstein, "**To amend the budget.**" Discussion followed.
 Motion carried. Deputy Supervisor Kilpela answered questions from the Board.
- C. Resolution to Update Poverty Exemptions
 Deputy Supervisor Kilpela discussed the changes that have been made to the poverty exemption
 guidelines. **Motion** by Hohenstein, **Second** by Daus, "**To accept resolution 05.25.551 to adopt the**current guidelines for granting poverty exemptions as presented." Roll call vote: Wilson yes,
 Boal yes, Fagan yes, Counts yes, Coddington yes, Hohenstein yes, Daus yes. Motion
 carried (7-0).
- D. Request to connect two City of Howell properties to Township Sewer and Water Supervisor Coddington spoke on two properties that are requesting to be connected to Township water and sewer. Motion by Hohenstein, Second by Daus, "To approve the connection to these two City properties as long as MHOG agrees to the connection as well, and as long as the City is willing to enter into an agreement should the sewer and water bills not be paid." Motion carried.
- E. Heritage Square water REU split request
 Treasurer Hohenstein reported that M/I Homes Heritage Square is requesting that the water REU's to
 be reconfigured across the four parcels, instead of equal splits across the four parcels. M/I Homes
 Heritage Square acknowledges that they will have to purchase additional REU's as development
 moves forward. Motion by Hohenstein, Second by Fagan, "To accept the water REU allocation for
 M/I Homes Heritage Square as presented." Motion carried one dissent.
- F. HR Committee Minutes Changes to Deputy Assessor and Deputy Zoning Admin duties Motion by Hohenstein, Second by Daus, "To accept the Human Resource Committee's

recommendations as presented." Motion carried.

G. Resolution to censure Trustee Wilson

Trustee Boal spoke on the resolution to censure Trustee Wilson. Trustee Wilson spoke in opposition to being censured. **Motion** by Boal, **Second** by Counts, "**To adopt Resolution 5.25.552 titled Reprimand and Censure of Trustee Bob Wilson as presented.**" Discussion followed. Roll call vote: Hohenstein – yes, Wilson – no, Counts – yes, Fagan – no, Coddington – yes, Daus – yes, Boal – yes, Motion carried (5-2).

CALL TO THE PUBLIC:

Kaye Don LeChevalier, 2900 Brewer Rd.: Refuted accusations that were made against him by Trustee Willson.

Justin Frederick, 225 Bain Dr.: Spoke about neighbor dispute, disapproval of Township policies.

Sharon Lollio, 2650 Fisher Rd.: Refuted accusations that were made against her by Trustee Wilson, Howell Nature Center, ADU's.

Ryan Kott, 222 Bain Dr.: Spoke about neighbor dispute.

Dennis Yaros: Spoke on behalf of his daughter Kristina Hess regarding neighbor dispute.

REPORTS:

A. SUPERVISOR:

No report

B. TREASURER:

See report

C. CLERK:

Clerk Daus is requesting approval from the Board for the installation of Adobe Acrobat software on Township Hall computers. **Motion** by Fagan, **Second** by Counts, "**To approve Adobe purchase.**" Motion carried.

D. ZONING:

See Report

E. ASSESSING:

See report

F. FIRE AUTHORITY:

Supervisor Coddington reported on the Fire Authority.

G. MHOG:

Trustee Counts reported on MHOG

H. PLANNING COMMISSION:

See draft minutes

I. ZONING BOARD OF APPEALS (ZBA):

No report

J. WWTP:

Motion by Daus, Second by Hohenstein, "To approve the \$15,000 to refurbish the doors and replace the doors." Motion carried.

K. HAPRA:

See report.

L. PROPERTY COMMITTEE:

No report

M. PARK & RECREATION COMMITTEE:

Phase II study is underway. Discussion followed

N. SHIAWASSEE RIVER COMMITTEE:

No report

CLOSED SESSION

Motion by Counts, **Second** by Hohenstein, "**To enter into closed session for Burhart Ridge v. Howell Township.**" Roll call vote: Coddington – yes, Daus – yes, Hohenstein – yes, Boal – yes, Wilson – yes, Counts – yes, Fagan – yes. Motion carried (7-0).

Motion by Counts, **Second** by Boal, "**To enter back into regular session.**" Motion carried.

Motion by Hohenstein, Second by Daus, "To approve the agreement in Burkhart Ridge v. Howell Township as discussed in closed session to authorize the Supervisor to sign the agreement on behalf of the Township and authorize the Township Attorney to execute any necessary documents in related to the case." Roll call vote: Daus – yes, Fagan – yes, Coddington – yes, Wilson – yes, Boal -yes, Counts – yes, Hohenstein – yes. Motion carried (7-0).

DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:

Motion by Hohenstein, Second by Daus, "To accept the disbursements as presented and any normal and customary payments for the month." Motion carried.

ADJOURNMENT: Motion by Daus, **Second** by Counts, "**To adjourn**" Motion carried.

The meeting adjourned at 9:04 p.m.

Sue Daus, Howell Township Clerk
Mike Coddington, Howell Township Superviso
Tanya Davidson, Recording Secretary

05/05/2025 1/4

Commercia	Land	Use
Commercia	Lanu	U3C

Permit #	Applicant	Address	Fee Total	Const. Value
P25-058	Trish Adams	1475 N BURKHART RD # G-240	\$50.00	\$0.00
	Work Description: A	dding two new sinks to existing flo	or plan.	
P25-060	THE SUMMIT COMPAI	NY ANNA 3275 COUNTY AIRPORT DRIVE	\$250.00	\$0.00
	Work Description: 6	,870 SF snow removal equipment and	office buildi	ng.

Total Permits For Type:
Total Fees For Type:
Total Const. Value For Type:

\$300.00 \$0.00

MHOG

Permit #	Applicant	Address	Fee Total	Const. Value
PMHOG25-002	ANDREW JOHNSON	675 E HIGHLAND	\$0.00	\$0.00
W	ork Description:			

Total Permits For Type: 1
Total Fees For Type: \$0.00
Total Const. Value For Type: \$0.00

Residential Land Use

Restdeneral Edita 03e				
Permit #	Applicant	Address	Fee Total	Const. Value
P25-073	BEACH NICHOLAS Work Description: New hom	4706-06-300-026 de 2141 sq ft with attached g	\$75.00 arage on a base	\$0.00 ement.
P25-056	Michael Chosid Work Description: New mob	1040 ADMIRAL DR ile home installation	\$0.00	\$0.00
P25-066		3620 AMBER OAKS DR se vinyl poly privacy fence -	\$50.00 rear yard	\$0.00
P25-052	Michael Chosid Work Description: New mob	1026 AVONDALE DR ile home installation	\$0.00	\$0.00
P25-053	Michael Chosid Work Description: New mob	1030 AVONDALE DR ile home installation	\$0.00	\$0.00
P25-071	MITTEN MADE BASEMENTS HUBERT BRENNAN III Work Description: Finishi	327 CIMARRON DR ng the basement, framing wal , flooring, adding 1/2 bath	\$10.00 ls, insulation,	\$0.00 electrical,
P25-055	Michael Chosid Work Description: New mob	1047 ELLINGTON DR	\$0.00	\$0.00
P25-054	Michael Chosid Work Description: New mob	1048 ELLINGTON DR	\$0.00	\$0.00

Work Description: Re-roof	4470 WYNNWOOD DR	\$10.00	\$0.00
ROOFING PD	THE NOME THISCALLACTOR		
Work Description: New mobi		\$0.00	\$0.00
Michael Chosid Work Description: New mobi Michael Chosid	4408 WILLOWBANK DR ile home installation 4412 WILLOWBANK DR	\$0.00 \$0.00	\$0.00 \$0.00
ROOFING AND BEYOND JUSTIN Work Description: replace		\$10.00	\$0.00
Michael Chosid Work Description: New mobi		\$0.00	\$0.00
Michael Chosid Work Description: New mobi	1068 RIVER LINE DR	\$0.00	\$0.00
Michael Chosid Work Description: New mobi	1025 RIVER LINE DR	\$0.00	\$0.00
SUPERIOR CUSTOM HOMES Work Description: 12' x 16		\$50.00 ome - detached	\$0.00
Michael Chosid Work Description: New mobi	1020 RIVER LINE DR	\$0.00	\$0.00
Michael Chosid Work Description: 18' x 24 home.	4424 POOLSIDE DR H' cosmetically attached g	\$75.00 parage to existing mar	\$0.00 ufacture
STREAMLINE DEVELOPMENT Work Description: 1040 sq. detached		\$75.00 n a crawl with a 30' x	\$0.00 30'
GOTO Roofing Inc. Work Description: Re-roof	2355 KAREN DR of house with no structur	\$10.00 ral changes	\$0.00
QUINN ERIC AND AMANDA Work Description: 30' x 40		\$75.00 reeze way to home.	\$0.00
800 NEW LOOK Work Description: Remove a felt on	5265 FLEMING RD and replace shingles, 6 fe home and attached garage.	\$10.00 eet of ice guard and s	\$0.00 synthetic
	Work Description: Remove a felt on QUINN ERIC AND AMANDA	Work Description: Remove and replace shingles, 6 fe felt on home and attached garage. QUINN ERIC AND AMANDA 727 JOHN WARD DR	Work Description: Remove and replace shingles, 6 feet of ice guard and stell on home and attached garage. QUINN ERIC AND AMANDA 727 JOHN WARD DR \$75.00

Total Permits For Type: Total Fees For Type: Total Const. Value For Type:

\$450.00 \$0.00

Sewer.	Connection			
Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-055	Michael Chosid Work Description:	1040 ADMIRAL DR Sewer connection	\$5000.00	\$0.00
PWS25-047	Michael Chosid Work Description:	1026 AVONDALE DR Sewer connection	\$5000.00	\$0.00

PWS25-049	Michael Chosid Work Description: Sewer	1030 AVONDALE DR connection	\$5000.00	\$0.00
PWS25-057	HALSTEAD Work Description: Per Or has RE	NA 3275 COUNTY AIRPORT DRIVE dinance 21 this building will US. Current connection fee for 100 = \$2,150.00.	require .43 REUs.	\$0.00 Property .43 REU
PWS25-053	Michael Chosid Work Description: Sewer	1047 ELLINGTON DR Connection	\$5000.00	\$0.00
PWS25-051	Michael Chosid Work Description: Sewer	1048 ELLINGTON DR connection	\$5000.00	\$0.00
PWS25-035	Michael Chosid Work Description: Sewer	1020 RIVER LINE DR Connection	\$5000.00	\$0.00
PWS25-041	Michael Chosid Work Description: Sewer	1025 RIVER LINE DR connection	\$5000.00	\$0.00
PWS25-037	Michael Chosid Work Description: Sewer	1068 RIVER LINE DR connection	\$5000.00	\$0.00
PWS25-039	Michael Chosid Work Description: Sewer	1074 RIVER LINE DR connection	\$5000.00	\$0.00
PWS25-043	Michael Chosid Work Description: Sewer	4408 WILLOWBANK DR connecction	\$5000.00	\$0.00
PWS25-045	Michael Chosid Work Description: Sewer	4412 WILLOWBANK DR connection	\$5000.00	\$0.00
		_		

Total Permits For Type: 12
Total Fees For Type: \$57150.00
Total Const. Value For Type: \$0.00

Sign					
Permit #	Applicant	Address	Fee Total	Const.	∨alue
P25-069	R. GARI SIGN Work Description: 6'x3	1475 N BURKHART RD O' temporary sign for Kensingto	\$75.00 on Valley Outlet		\$0.00
P25-070	R. GARI SIGN Work Description: 7'x4	1475 N BURKHART RD O' temporary sign for Kensingto	\$75.00 on Valley Outlet		\$0.00
P25-063	•	3419 COUNTY AIRPORT DR x 164" = 76.30 sq. ft. wall sig	\$225.00 gn		\$0.00
P25-064	ALLIED SIGNS, INC Work Description: 58"	3420 COUNTY AIRPORT DRIVE x 199" = 80.15 sw. ft. wall sig			\$0.00

Total Permits For Type:
Total Fees For Type:
Total Const. Value For Type:

\$600.00 \$0.00

Water	Connection			
Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-056	Michael Chosid Work Description: Water	1040 ADMIRAL DR connection	\$5000.00	\$0.00
PWS25-048	Michael Chosid Work Description: Water	1026 AVONDALE DR connection	\$5000.00	\$0.00
PWS25-050	Michael Chosid Work Description: Water	1030 AVONDALE DR	\$5000.00	\$0.00
PWS25-058	HALSTEAD Work Description: Per (has F	NNA 3275 COUNTY AIRPORT DRIV Ordinance 21 this building wil REUs. Current connection fee ,000 = \$2,150.00.	l require .43 R	\$0.00 EUs. Property ,00043 REU
PWS25-054	Michael Chosid Work Description: Water	1047 ELLINGTON DR	\$5000.00	\$0.00
PWS25-052	Michael Chosid Work Description: Water	1048 ELLINGTON DR	\$5000.00	\$0.00
PWS25-036	Michael Chosid Work Description: Water	1020 RIVER LINE DR	\$5000.00	\$0.00
PWS25-042	Michael Chosid Work Description: Water	1025 RIVER LINE DR	\$5000.00	\$0.00
PWS25-038	Michael Chosid Work Description: Water	1068 RIVER LINE DR	\$5000.00	\$0.00
PWS25-040	Michael Chosid Work Description: Water	1074 RIVER LINE DR	\$5000.00	\$0.00
PWS25-044	Michael Chosid Work Description: Water	4408 WILLOWBANK DR	\$5000.00	\$0.00
PWS25-046	Michael Chosid Work Description: Water	4412 WILLOWBANK DR	\$5000.00	\$0.00
	To	tal Permits For Typ	_	12 57150 00

Total Permits For Type: \$57150.00

Total Const. Value For Type: \$0.00

Grand Total Fees: \$115,650.00
Grand Total Permits: 53.00

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3735 PARSONS RD Complaint	O'CONNOR SEAN AND	4706-28-300-012	05/05/2025	PUBLIC - COMPL	OPEN - COMPLANT RECEIVE

A lot of trash has been outside for over 6 months. The house is being powered by a generator.

Comments

5495 OAK GROVE RD

LORENZ ROBERT & TR

4706-02-401-001

05/01/2025

ANONYMOUS

OPEN - COMPLANT RECEIVE

Complaint

Blighted property and Nuisance . Property is in a condition and disrepair. Accumulation of filth, garbage, dismantled cars, auto parts, vegetation overgrowth, decayed trees, junk, animal excrement and vermin.

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
1013 E MARR RD Complaint	BOUDREAU BRIAN AN	4706-12-400-031	04/08/2025	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE

Excessive noise from construction equipment entering and leaving the property for an at home business.

Comments

- 4.7.25 Complaint received
- 4.10.25 Site visit completed, photos attached
- 4.30.25 Site visit completed, photos attached

5800 PRESTON RD BARROW JAMES A & G 4706-02-200-007 02/26/2025 PUBLIC - EMAIL OPEN - COMPLANT RECEIVE

Complaint

Trash and furniture left at the road for a month

- 2.26.25 Received complaint. Site visit completed. Letter sent to owner.
- 3.31.25 Site visit completed, violation still present. Letter sent to owner.
- 4.30.25 Site visit completed, violation still present. Will prepare ticket.

Address	Owners Name	Parcel Number	Date Filed	Origin	Status	
222 BAIN DR	OTREMBA EMILY AND	4706-14-401-039	02/13/2025	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE	
Committee						

Complaint

Business being run out of the house, camper in front yard, business trucks, building built without a permit.

- 2.13.25 Complaint received
- 2.26.25 Site visit completed. Review completed. Letter sent to owner.
- 3.4.25 Spoke to owner RE violations and remediation.
- 3.5.25 Spoke to owner RE violations and remediation.
- 3.31.25 Site visit completed, camper parked in driveway in front yard. No other vehicles or trailers on property.
- 4.1.25 Received email from neighbor with photographs
- 4.2.25 Received emails from neighbor with photographs
- 4.3.25 Received emails from neighbor with photographs
- 4.7.25 Received emails from neighbor with photographs
- 4.13.25 Received email from neighbor with photographs
- 4.15.25 Received email from neighbor with photograph
- 4.16.25 Received emails from neighbor with photographs
- 4.17.25 Received email from neighbor with photograph
- 4.18.25 Received emails from neighbor with photographs
- 4.20.25 Received email from neighbor with photograph
- 4.22.25 Received email from neighbor with photograph
- 4.23.25 Received emails from neighbor with photographs
- 4.24.25 Received email from neighbor with photographs
- 4.28.25 Received emails from neighbor with photographs
- 4.29.25 Received email from neighbor with photograph
- 4.29.25 Called homeowners, left message.
- 4.30.25 Received emails from neighbor with photographs
- 4.30.25 Spoke with homeowners RE complaint and violations
- 4.30.25 Site visit completed, RV parked in driveway in front yard
- 4.30.25 Spoke to homeowner RE complaint and violations. Letter sent to owners confirming the discussions.
- 4.30.25 Received emails from neighbor with photographs

Address	Owners Name	Parcel Number	Date Filed	Origin	Status	
						•
3710 BOWEN RD	ORDUNA PLUMBING I	4706-21-100-013	02/13/2025	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE	

Plumbing company is being run out of a home with many vehicles and commercial dumpster in the front yard.

Comments

- 2.13.25 Complaint received
- 2.26.25 Investigation complete, site visit completed
- 2.27.25 Letter sent to owner
- 3.31.25 Site visit completed, dumpster no longer on property
- 4.30.25 Site visit completed, no violations present

 $3750 \ BOWEN \ RD \qquad \qquad BENFORD \ ANDREW \ T \qquad \qquad 4706-21-100-028 \qquad \qquad 02/13/2025 \qquad \qquad PUBLIC - EMAIL \qquad OPEN - COMPLANT \ RECEIVE$

Complaint

Business being run out of the home, over 20 vehicles, trailers, and equipment in yard with many temporary buildings.

- 2.13.25 Complaint received
- 2.26.25 Investigation complete, site visit completed
- 2.27.25 Letter sent to owner
- 3.12.25 Spoke to owner, plans to remediate violation
- 3.31.25 Site visit completed, some clean up has occurred
- 4.30.25 Site visit completed, major clean-up efforts observed. A few trailers and snow plowing equipment being stored in rear yard.

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
2900 BREWER RD Complaint	LECHEVALIER KAYED	4706-22-200-014	02/13/2025	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE

Broken down vehicle in front yard, farm tractor on a lot under 2 acres.

Comments

- 2.13.25 Received complaint
- 2.14.25 Spoke to homeowner about violations
- 2.19.25 Letter sent to homeowner
- 2.19.25 Homeowner provided proof of registration and insurance
- 2.25.25 Spoke to homeowner and Twp. Planner RE parking
- 3.31.25 Site visit completed, violations still present. Waiting on letter from Twp. Planner.

3408 CHERYL DR	MELTON HAROLD D &	4706-14-401-029	02/10/2025	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE
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Complaint

Has 3 junk cars, junk boat, junk camper, and at least 80 yards of debris scattered in his backyard.

- 2.10.25 Complaint received.
- 2.11.25 Site visit completed.
- 2.12.25 Letter sent to owner.
- 2.18.25 Owner came into the Township and discussed the violations. The owner has agreed to a schedule to remediate the violations.
- 3.31.25 Site visit completed, no visible change.
- 4.30.25 Site visit completed, one vehicle no longer on site

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3353 BOWEN RD Complaint Camper parked in the front y	FRANTJESKOS CHARL	4706-21-400-005	02/10/2025	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE
2.25.25 - Sent letter to Hom 3.31.25 - Site visit complete	ed ers mer RE violation andence from Homeowner RE violation a eowner RE remediation agreement	-	nt to owner.		

5704 CRANDALL RD

JEWETT RICHARD L &

4706-05-200-004

11/25/2024

PUBLIC - EMAIL

OPEN - COMPLANT RECEIVE

Complaint

A person is living in an RV in the back of the property against Township Ordinance.

- 12.10.24 Site visit completed. RV is located in the back of the property. Letter sent to owner.
- 1.27.25 Site visit completed. No visible change. Letter sent to owner.
- 2.11.25 Requested additional information from complainant
- 3.10.25 January letter returned unclaimed.
- 3.11.25 December letter returned unclaimed.
- 3.31.25 Site visit completed. New letter mailed out.
- 4.7.25 Copy of letter given to homeowner. Spoke to homeowner admitted that someone is living in the RV. Follow up letter sent to owner.
- 4.14.25 Spoke to homeowner on the phone. Spoke to Jake at LCHD on the phone, they received a complaint about sewage being discharged onto the ground from one of the RVs. Spoke to person staying in the RV (Wes Gray) on the phone. Jake from LCHD and I made a visit to the site, spoke to Wes. Wes understands that he cannot live in an RV on the property. We agreed to 30 days to remove his things from the site.
- 4.30.25 Site visit completed, Wes appears to be working on getting his things removed.

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
4141 W GRAND RIVER A Complaint	TONON CHIARINA S	4706-20-400-012	09/24/2024		OPEN - COMPLANT RECEIVE

House is neglected, building unsafe, junk in yard.

Comments

- 9.24.24 Contacted Livingston County Building Department RE performing dangerous building inspection.
- 10.3.24 Received LCBD determination letter. Contacted Spicer RE Dangerous Buildings Hearing Officer availability. Spicer does not currently have availability to perform these duties.
- 10.17.24 Letter sent to owner.
- 12.19.24 No response received. Second letter sent to owner with tracking.
- 1.9.25 Spoke to owner, is getting quotes from companies to demolish the structures. Provided contact information to Township and will stay in touch with progress reports.
- 1.27.25 Violation still present.
- 3.31.25 Site visit completed, violation still present, no visible change
- 4.30.25 Site visit completed, violation still present, no visible change, will reach out to owners

5407 OAK GROVE RD	CITIZENS BANK NA	4706-02-401-008	09/10/2024	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE

Complaint

Garbage outside on the lawn surrounding the house and overflowing from the garage. Garbage is attracting vermin.

- 9.10.24 Complaint received. Site visit completed. Letter sent to owner and to bank.
- 10.8.24 Site visit completed. No change in condition. Letter sent to owner and to bank.
- 10.17.24 Original certified letter to owner returned.
- 10.21.24 Letter posted on the house.
- 11.6.24 Site visit. Letter is no longer posted to the house. No change in condition.
- 12.10.24 Site visit. No change in condition. Property in foreclosure.
- 3.31.25 Site visit completed. Tree has been removed from the house, garbage has been removed from inside the garage. Pile of rubbish at the road.
- 4.30.25 Site visit completed, pile of rubbish is still at the road, will contact owners

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3265 W GRAND RIVER A Complaint	AMERICAN LEGION P	4706-28-200-010	05/21/2024		OPEN - COMPLANT RECEIVE

Starting to add more parking on adjacent lot owned by MDOT without permits.

Comments

- 4.25.24 Received call regarding work being done by American Legion. Site visit, verified work was underway. Contacted MDOT RE approval.
- 5.21.24 Site visit completed, violation still present. Sent letter to American Legion.
- 6.18.24 Site visit. More work has been completed including installing gravel in excavated area and a tent and fencing has been erected next to gravel area on MDOT property. Letter sent to American Legion.
- 8.1.24 Site visit completed. Tent and fencing have been removed, large pile of dirt has been removed, additional gravel parking area still on MDOT property.
- 9.4.24 Site visit completed. Violation still present. Posted Notice of Violation Ticket to front door, mailed a copy of the violation. Ticket #: 0202
- 9.4.24 Phone conversation with Commander Laura Goldthwait. Requested letter explaining the violation and steps moving forward. Mailed to Legion, emailed to Laura, attached.
- 9.12.24 Received correspondence from Legion's attorney denying all responsibility. Documents provided to Township's attorney. Township's attorney has contacted Legion's attorney.
- 10.8.24 Site visit completed. Photos of Legion using the additional parking attached.
- 12.10.24 Site visit completed. Christmas trees located in additional parking area and land east of building. Letter sent regarding temporary uses requiring permits.
- 1.27.25 No change to property
- 3.31.25 No change to property
- 4.30.25 No change to property

3590 W GRAND RIVER HASLOCK PROPERTIE 4706-28-100-024 05/06/2024 OPEN - FIRST LETTER SENT

Complaint

Zoning Violations:Outdoor storage without screening, setback issues, parking not hard surfaced, no sign permit.

- 5.13.24 Violation letter to Occupant returned.
- 5.20.24 Received phone call from owner. Will be preparing a site plan to take before the Planning Commission for approval.
- 6.20.24 Received phone call from owner, discussed site plan requirements.
- 9.4.24 Sent letter to owner RE site plan progress.
- 9.12.24 Spoke to owner, Engineer has site plans almost complete. Will submit for review in the near future.
- 2.27.25 Spoke to owner, Engineer will be submitting plans in the next week or two.
- 3.31.25 Site visit completed, violations still present
- 4.30.25 Site visit completed, violations still present
- 5.1.25 Property owner turned in site plan. Currently considering if they would like to schedule a pre-conference prior to formally submitting the site plan.

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
5057 WARNER RD Complaint	HARTER EDWARD H	4706-19-200-005	03/14/2022	PUBLIC/ EMAIL	OPEN - SECOND LETTER SEN

LARGE AMOUNT OF JUNK AND LITTER IN THE YARD.

- 4.17.2023 THERE IS MORE JUNK NOW THEN THERE WAS LAST MARCH OF 2022 OR JANUARY OF 2023.
- 5.25.2023 I SPOKE WITH MR. HARTER HE IS STARTING TO CLEAN THE SITE UP, HE SAID THAT IT WILL TAKE SOME TIME TO GET IT ALL CLEANED UP. I WILL BEE CHECKING ON HIS PROGRESS EVERY FEW WEEKS TO MAKE SURE HE IS MAKING PROGRESS.
- 6.29.2023 SOME PROGRESS HAS BEEN MADE. WILL CHECK BACK IN A COUPLE OF WEEKS.
- 1.9.2024 did a site vist there has been no progress made on the clean up.
- 1.11.2024 Finial letter sent.
- 3.20.24 Site visit. No remediation of issues has taken place. Photos attached.
- 3.25.24 Spoke to owner. Owner is working on cleaning up the property, has dumpsters being delivered, scrap is in piles and ready to be taken to the scrap yard. Has requested 3 months to get the property cleaned up. Letter sent in confirmation of agreement. Scheduled visit for June 25th.
- 4.23.24 Site visit. Violation still present. Scheduled reinspection.
- 5.20.24 Site visit. Work has been started. Violation still present. Scheduled reinspection.
- 6.18.24 Site visit. Violation still present, no evidence of continued clean up activity. Will reinspect on June 25th as agreed.
- 6.25.24 Site visit. Minimal changes to site, violation still present. Letter sent to owner.
- 8.1.24 Site visit completed. Owner still working on clean-up.
- 9.4.24 Site visit completed, spoke to homeowner. Owner claims to have back of property nearly complete. Dumpster to be arriving next week, neighbors helping to remove scrap in the next few days.
- 10.8.24 Site visit completed. No evidence of activity. Final violation letter sent to owner.
- 11.6.24 Site visit completed. No evidence of activity. Will check property on 11.14.24 per letter.
- 11.14.24 Site visit completed. No evidence of activity. Ticket number 0204 issued. Ticket mailed to homeowner 11.18.24.
- 12.4.24 Spoke to homeowner. He will be completing a clean-up schedule and providing it to the Township. If the schedule is followed and clean-up of property is achieved ticket will be waived.
- 12.10.24 Schedule has not been provided to Township. Site visit completed, no change.
- 1.27.25 Site visit completed, no change. Schedule has not been provided to Township. Final violation letter sent to owner.
- 2.3.25 Received phone call from owner's wife, owner is currently in jail. By February 24th they will contact the Township to discuss deadlines for removing the junk from the site. Letter sent to owner to confirm same.
- 2.24.25 Spoke to owner's wife.
- 2.28.25 Spoke to owner's wife, came to agreement on clean up schedule. Letter on agreement sent to owner.
- 3.17.25 2.28 letter returned. Mailed out letter again.
- 3.21.25 Homeowner left message stating that all scrap metal has been removed, two vehicles will be removed this week. We may stop by any time to see the progress.
- 3.31.25 Site visit completed, violation still present
- 4.30.25 Site visit completed, violation still present. May 4th is the clean-up deadline, will make site visit Monday May 5th to check status.

HOWELL TOWNSHIP

Application for Re-Zoning/Text Amendment

3525 Byron Road Howell, MI 48855 Phone: 517-546-2817 ext. 108

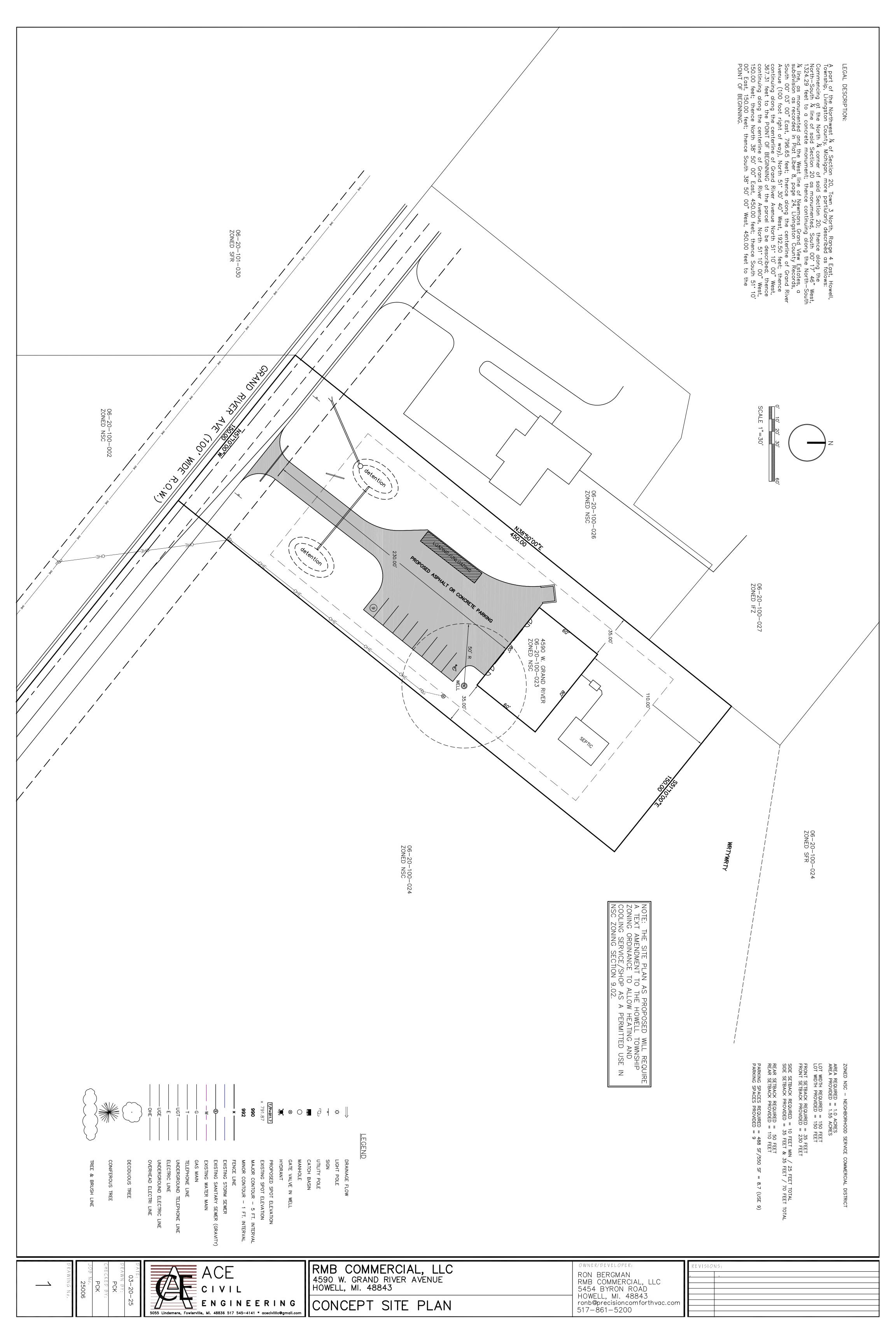
Email: inspector@howelltownshipmi.org

Fee: \$1000.00	PC 2025-07
Parcel ID #: 4706	03/25/25 Date
Ron Bergman Applicant Name	5454 Byron Road, Howell Mi. 4884: Applicant Address
517-861-5200 Phone Fax	ronb@precisioncomforthvac.com Email
Same as Applicant Property Owner Name	
	Email
Noo	Noo
Current Zoning Classification	Proposed Zoning Classification
Vacant Existing Use	Proposed Use
Legal Description (attach copy if necessary):	
(See Atatched)	
	*
Requested change in Ordinance / Zoning Ma	ар:
Amennd Section 9.02 of the Howell Township Zor Service/Shop" as a permitted use in the NSC zoni	ning Ordinance to allow "Heating and Cooling ing.
•	

Reason for Requested Change:	
Heating and Cooling is a reasonable and practicle zoning use in a Neighborhood Ser provides a necessary service to the surrounding community.	vice Zoning District and
Has the Applicant made a previous request to rezone the property?	
Yes No	
If yes, state when and the decision of the Township Board:	
Owner, being first fully sworn, on oath deposes and says that all of the above application herewith are true.	re statements in this
1/	2 2 7 75
Owner Signature	Date_3-27-25
Printed Name Ron Bargman	
Subscribed and sworn to before me This 27th day of March, 2025 Notary Public Tara Kent	
<u></u>	

LEGAL DESCRIPTION:

A part of the Northwest ¼ of Section 20, Town 3 North, Range 4 East, Howell, Township, Livingston County, Michigan, more partiularly described as follows: Commencing at the North ¼ corner of said Section 20; thence along the North—South ¼ line of said Section 20 as monumented, South 00° 17′ 46″ West, 1324.29 feet to a concrete monument; thence continuing along the North—South ¼ line, as monumented and the West line of Newmans Grand View Estates, a subdivision as recorded in Plat Liber 8, page 24, Livingston County Records, South 00° 03′ 00″ East, 796.65 feet; thence along the centerline of Grand River Avenue (100 foot right of way), North 51° 30′ 40″ West, 192.50 feet; thence continuing along the centerline of Grand River Avenue North 51° 10′ 00″ West, 367.31 feet to the POINT OF BEGINNING of the parcel to be described; thence continuing along the centerline of Grand River Avenue, North 51° 10′ 00″ West, 150.00 feet; thence North 38° 50′ 00″ East, 450.00 feet; thence South 51° 10′ 00″ East, 150.00 feet; thence South 38° 50′ 00″ West, 450.00 feet to the POINT OF BEGINNING.



RECEIVED

HOWELL TOWNSHIP Application for Re-Zoning/Text Amendment

APR 14 2025

3525 Byron Road Howell, MI 48855 Phone: 517-546-2817 ext. 108

Email: inspector@howelltownshipmi.org

HOWELL TOWNSHIP

Fee: \$1000.00								
Parcel ID #: 4706	04/07/25 Date							
Douglas L. Parks Applicant Name	Applicant Address							
Phone	dougparks281@gmail.com Email							
Property Owner Name	onia Parks							
Phone	dougparks281@gmail.com Email							
Current Zoning Classification	Proposed Zoning Classification							
Vacant land Existing Use	L/scape yard, equip/material storage							
Legal Description (attach copy if necessary): See separate sheet								
Requested change in Ordinance / Zoning Map: Applicant requests a text amendment to include a "Landscaping Yard" within the service establishment - Section 9.02 Permitted Principal Uses - Article IX								

provider. This text amendment app	: ce establishments, it does not facilitate a local l blication is required because the retail sales of g door materials storage, are currently not permitt	gardening and landscaping
Has the Applicant made a prev	vious request to rezone the property?	
Yes	√ No	
If yes, state when and the dec	ision of the Township Board:	
Owner, being first fully sworn, o	on oath deposes and says that all of the ab	ove statements in this
application herewith are true.		
	0 1	04/07/25
Owner Signature	×./-X	Date 04/07/25
Printed Name Douglas L. Parks		
Subscribed and sworn to before This Standard day of AP	e me	
Tam. OVernu	, 600	
Notary Public		
	Michigan	
My commission expires:	TANYA OVERMYER NOTARY PUBLIC - STATE OF MICHIGAN	
	COUNTY OF LIVINGSTON	
	My Commission Expires Feb. 08, 2028	

AMOUR' LANDSCAPING APPLICATION FOR TEXT AMENDMENT

Legal Description

The following described premises situated in the Township of Howell, County of Livingston, and State of Michigan, and particularly described as follows:

Part of the West 1/2 of the West 1/2 of be Southwest 1/4 of Section 35, Town 3 North, Range 4 East, Howell Township, and City of Howell, Livingston County, Michigan, described as follows: Beginning at a point on the South line of said Section 35, said point being distant North 89 degrees 28 minutes 20 seconds East 427. 27 feet from the Southwest corner of Section 35; proceeding thence North 00 degrees 31 minutes 52 seconds West 741.05 feet; thence North 38 degrees 04 minutes 38 seconds East 256.56 feet to the Southerly line of the 1-96 Expressway right-of-way; thence along Southerly right-of-way line on a concave curve to the Southwest, radius of said curve being 5626.58 feet, an arc distance of 79.77 feet (chord of said curve, bears South 56 degrees 56 minutes 07 seconds East 79.77 feet and a central angle of 00 degrees 48 minutes 44 seconds; thence South 00 degrees 49 minutes 48 seconds East 439,55 feet; thence South 00 degrees 51 minutes 16 seconds East 248.11 feet; thence South 89 degrees 33 minutes 01 seconds West 95.92 feet; thence South 00 degrees 43 minutes 34 seconds East 209.90 feet to the South line of Section 35; thence along said South Section line, also being the centerline of Mason Road, South 89 degrees 28 minutes 20 seconds West 135.03 feet to the point of beginning.

Tax Parcel No.: 4717-35-100-044, 470635-300-009

Commonly known as: 1356 Mason Rd., Howell, MI 48843

AMOUR' LANDSCAPING APPLICATION FOR TEXT AMENDMENT

PROPOSED USE

Applicants Douglas Parks & Sonia Parks ("Amour' Landscaping Inc" or "Applicants") are the owners of the subject parcel. Owned since 2015, When enquiring Howell Township advised applicants verbally that a landscape yard was permitted before the property was purchased on the then current zoning (NSC). The property was purchased solely for that purpose. Immediately to the East of the property is a large parcel of land in the City zoned for Business use. At present, the property is used as a yard meeting place for the workers to congregate before dispatching to the various job locations.

They are looking to establish a landscaping yard to include a 6,000 square foot pole barn with a designated area for outdoor landscaping material sales and bins for storage of landscaping materials. The property will include a fenced in yard. They currently provide lawn care services, landscaping services and snow plow services to Howell and the surrounding areas. At 1356 Mason Rd, Amour' Landscaping Inc. will propose the building of an approximately 60 x 100 foot pole barn for the storage of equipment and vehicles. They anticipate utilizing 6-7 outdoor bins for the storage of topsoil, mulch and various decorative stones.

CURRENT ZONING

The site is currently zoned Neighborhood Service Commercial (NSC). This district is intended to provide areas where "retail trade and service outlets can be located in order to satisfy the day to day needs of the residents in the immediate neighborhood." Permitted uses include retail establishments for hardware goods, service establishments for household equipment repair, vehicle service and repair for cars and trucks, gas stations, and shopping centers. See Zoning Ordinance, sect. 9.01.

Amour' Landscaping Inc. falls into the category of a low intensity local contractor/service provider. With the purpose being that the District has the intent of providing areas wherein retail trade and service outlets can be located in order to satisfy the day to day needs of the residents in the immediate neighborhood. A small family operated landscaping business would fit this category more appropriately than being in the Industrial Flex Zone.

Amour Landscaping's proposed use will be mainly as a storage yard for business operations, maintaining company equipment and company vehicles and to serve local residents with a small supply of general landscaping materials. Customers visiting the site would mainly be to pick up pre-purchased mulch, wood chips, topsoil or decorative stone. The site will house the supplies and equipment necessary to support Amour' Landscaping's landscape business, which is performed off-site at residential and commercial properties in the immediate and neighboring communities. This text amendment application is required, however, because the retail sales of gardening and landscaping supplies, as well as outdoor contractor building and materials storage, are currently not permitted in the NSC zoning.

FACTORS PERTAINING TO TEXT AMENDMENT REQUEST:

This specific site is identified in the Master Plan as <u>Commercial-Local</u>, and described as areas that are intended to have smaller scale commercial uses that serve the needs of the immediately surrounding neighborhoods. These areas support small-scale retail, personal service establishments, small offices, and low intensity local contractors such as plumbers, electricians, or similar service providers such that the uses would not create a nuisance for neighboring businesses or residence.

Amour' Landscaping Inc. services various local commercial customers in the Howell area, a few customers being The Home Depot, Goodyear Tire, Ultra Aluminum Fence - as well as many Howell residential customers. The addition of a retail display yard, to aid and serve customers in the selection of mulch, wood chips, topsoil and decorative stones would further enhance the needs of the surrounding neighborhoods. The storage of materials would enable us to provide a more efficient service to our customers, eliminating the need for off-site pick up of materials and aiding in the prompt application process.

Whilst this description of a low intensity local contractor/service provider does facilitate a local landscaping business for homeowners under the NSC zoning allowance, this text amendment application is required because the retail sales of gardening and landscaping supplies, as well as contractor outdoor building and materials storage, are currently not permitted in the NSC zone.

APPROVAL OF THE TEXT AMENDMENT IS WARRANTED

For the main reasons mentioned above, the Planning Commission should recommend approval of the text amendment request to the Township Board.

Thank you for your time and consideration.

Signed: Douglas L. Parks

Drs. 16

Signed: Sonia Parks



117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Howell Township Planning Commission

FROM: Paul Montagno, AICP, Principal

Grayson Moore, Planner

DATE: May 20, 2025

RE: Landscaping Yard in the NSC District Text Amendment

The Township received two requests to amend the permitted uses in the Neighborhood Services Commercial (NSC) zoning district in the Howell Township Zoning Ordinance. Specifically, the requests were to allow "Landscaping Yards" and heating and cooling service shops as Permitted Principal Uses within the NSC District. The applicant for landscaping yards noted that the retail sale of gardening and landscaping supplies and associated outdoor material storage are not currently permitted uses within the district. It is unclear if the applicant is petitioning for a contractors yard for a single provider or a yard that would sell equipment and materials to contracts or customers or both. Based on the intent of the district, we believe that a wholesale supplier to other contractors is not invited in this district.

The 2023 Master Plan identifies the NSC District with the Commercial–Local future land use designation, which is intended to support smaller-scale commercial activities that serve the surrounding neighborhoods. As noted in the Master Plan, appropriate uses within this district include small-scale retail, personal service establishments, small offices, and low-intensity local contractors such as plumbers, electricians, and similar service providers. The intent is to permit uses that do not create nuisances for adjacent residential or commercial properties. Both of the proposed uses would appear to fit within this statement.

In response to the applications, draft zoning text has been prepared which aligns with the goals of the 2023 Master Plan. The proposed language would permit retail and wholesale sales associated with local contractors and service providers in trades such as plumbing, electrical, construction, HVAC, appliance repair, gardening, and landscaping. The language provided is intended to allow for the proposed use while limiting the intensity to protect neighboring residential uses. Any storage of materials outside of a permitted structure must

Local Contractors & Service Providers Memo 5/20/25

be clearly proposed as part of the site plan and is subject to review and approval by the Planning Commission. All outdoor storage areas must be fully screened from public view and adjacent properties through the use of appropriate fencing, landscaping, or other screening measures.

The Planning Commission is asked to review the proposed text amendment and provide a recommendation to the Township Board, or suggestions for revision.

We look forward to discussing this matter further and receiving your direction at the upcoming meeting.

Sincerely,

CARLISLE/WORTMAN ASSOC., INC.

Paul Montagno, AICP

Principal

CARLISLE/WORTMAN ASSOC., INC.

Grayson Moore Community Planner

Draft date: 5/20/25

<u>SECTION 1 MODIFY SECTION 9.02 TO INCLUDE LOCAL CONTRACTORS AND SERVICE PROVIDERS AS A PERMITTED PRINCIPAL USE IN THE NSC DISTRICT.</u>

Section 9.02 PERMITTED PRINCIPAL USES.

The following uses are permitted as long as the use is conducted completely within an enclosed building unless stated otherwise:

- A. Retail establishments; including those selling groceries, meats, bakery products, fruits, vegetables, delicatessen foods, drugs and sundries, hardware goods, gifts, dry goods, notions, clothing, wearing apparel, shoes and boots.
- B. Restaurants; except that food is not permitted to be consumed in parked vehicles on premises.
- C. Service establishments; including medical, dental, veterinary, financial, hair cutting and hair dressing, millinery, dressmaking, tailoring, shoe repairing, fine arts studios, laundry and dry cleaning and household and personal equipment repair shops.
- D. Vehicle service and repair facilities for automobile and light trucks, however specifically excluding body shops.
- E. Offices and shops for local contractors and service providers such as those in the plumbing, electrical, construction, HVAC, appliance, gardening, and landscaping trades, including retail sales of parts, equipment, and supplies, and outdoor storage subject to the standards in Section 14.46.

Draft date: 5/20/25

SECTION 2 MODIFY SECTION 9.05 TO ALLOW FOR OUTDOOR STORAGE IN SPECIFIC CIRCUMSTANCES

- A. Lot area. Minimum of one (1) acre, except where a lot or parcel is served by a public or common water supply system and a public wastewater sewer and treatment system, in which use of the lot or parcel may have a minimum area of 10,000 square feet. Neighborhood Shopping Centers shall meet the requirements of Article XVI, "Special Uses" for a collective grouping of two (2) or more of the uses permitted in this District.
- B. Lot width. Minimum of 150 feet at building setback line when on-site well water supply and septic tank wastewater disposal systems are used or a minimum of 80 feet at building setback line when public or common water supply and wastewater sewerage and treatment systems are directly accessible to the lot or parcel.
- C. Lot coverage. Maximum of 60%.
- D. Yard and setback requirements.
 - 1) Front yard. Minimum of thirty-five (35) feet from the road or highway right-of-way line, or as specified Section 26.05, whichever is greater.
 - 2) Side yards. Minimum of ten (10) feet for one (1) side yard, but a minimum total of twenty-five (25) feet for both side yards.
 - 3) Rear yard. Minimum of fifty (50) feet.
- E. Height limitations. Maximum of two (2) stories or thirty (30) feet, except that a detached accessory structure shall not exceed 20 feet.
- F. Locational and other requirements.
 - 1) The site shall have at least one (1) property line abutting a major road or highway arterial.
 - 2) All vehicular access shall be from a Livingston County Road Commission or Michigan Department of Transportation approved driveway intersection with a road or highway, which may include the use of acceleration and/or deceleration lanes, tapered lanes, or a frontage access road located parallel and adjacent to a major road or highway arterial in conformance with Section 26.04.
 - 3) The storage of goods or materials is not permitted outside of the principal structure unless otherwise specified in Section 9.02.

Draft date: 5/20/25

SECTION 3 ADD SECTION 14.46 TO INCLUDE STANDARDS FOR LOCAL CONTRACTORS AND SERVICE PROVIDERS AS A PERMITTED PRINCIPAL USE.

Section 14.46. Local Contractor Establishments

Intent. The intent of this section is to permit and regulate low-intensity offices, shops, storage yards, and retail sales operations for local contractors—such as those in the plumbing, electrical, construction, HVAC, appliance repair, gardening, and landscaping trades—as well as similar service providers.

The following rules shall apply to contractor's establishments:

- Retail sales of parts, equipment, and supplies commonly associated with the business shall be incidental to the principal use with no more than 25% of the floor area dedicated to retail sales.
- 2. No overhead doors are permitted to face the roadway. Overhead doors shall be screened from view from neighboring residential and commercial properties.
- 3. All vehicles and equipment associated with the business shall be parked behind the building and not within any setback.
- 4. No outdoor storage shall be permitted in the front yard.
- 5. Outdoor storage shall not be located in any required setback.
- 6. Any storage of materials outside of the permitted structure must be proposed as part of the site plan and approved by the Planning Commission. Such storage of materials must be screened from public view and adjacent properties by a solid wall or fence which is no less high than the material being stored, and no greater than twelve (12) feet in height unless stated otherwise in this Ordinance. Chain link fences with slats or mesh are not permitted screening methods.

RECEIVED

APR 23 2025

HOWELL TOWNSHIP Application for Special Use Permit

3525 Byron Road Howell, MI 48855 Phone: 517-546-2817 ext. 108

Email: inspector@howelltownshipmi.org

HOWELL	TOWNSHID

Tee. 3730.00	File No
Parcel ID #: 4706	04/23/25 Date
Mark Juett Applicant Name	7761 Locklin, West Bloomfield, MI 4 Applicant Address
2482178308 n/a Phone Fax	juettstorage@gmail.com Email
Applicant is: Owner	Lessee Land Contract Vendee
Other:	contract with Purchase Agreement
Complete and Attach: Application for La	and Use Permit and Application for Site Plan Review
Current Zoning Classification	Storage of recreational vehicles. Proposed Use
Legal Description (attach copy if necess	sary):
Designate Ordinance Section Number A	Authorizing Special Use Requested:

Attach supporting material, exhibits and information that will support a finding of the following criteria: (Section 16.06)

- 1. Use will be harmonious with and in accordance with the general objectives, intent, and purposes of this ordinance.
- 2. The use will be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or the intended character of the general vicinity.
- 3. The use will be served adequately by essential public facilities, such as highways, police, and fire protection, drainage, and refuse disposal.
- 4. That the use will not be hazardous or disturbing to existing or future neighboring uses.
- 5. That the use will create excessive additional requirements of public costs for public facilities, utilities, and services.
- 6. That this use will not have substantial adverse impact upon the natural resources and environment of the lot or parcel upon which it is to be located and adjacent areas, including,

but not limited to prime agricultural areas, forest and woodlot areas, lakes, rivers, streams, watersheds, water recharge areas, flood ways, and wildlife areas.

I hereby depose and say that all the above statements and information contained in this application and any attachments submitted herewith are true and accurate.

Applicant Signature
100 4 2015
Print Name MARIC C. JUETT
Date 4.23.25
Subscribed to and sworn to before me This 23 RD day of April
Olnoslura Cacalatt
Notary Public
County, MI
My Commission Expires: 11-7-7020

HOWELL TOWNSHIP Application for Site Plan Review

3525 Byron Road Howell, MI 48855 Phone: 517-546-2817 ext. 108

Email: inspector@howelltownshipmi.org

File # 702025-06

Parcel ID #: 4706	3/25/25 Date
Colin Juett Applicant Name	1560 Sable St, Commerce Township, MI 48382 Applicant Address
2489782603 Phone Fax	
Outdoor Storage, LL Property Owner Name	
2489782603 Phone Fax	juettstorage@gmail.com Email
Please list all recipients to receive information a	
Colin Juett	colejuett@gmail.com Email
Hannah Juett	hannah.juett@gmail.com Email
Mark Juett Name:	markjuett@sbcglobal.net _Email
4802 Hydraulic Drive, Howell	Township, MI 48843Current Zoning ClassificationIndustrial Flex
Vacant Existing Use	
ZAISTING GGG	
Check One:	
✔ Preliminary Site Plan Review (20.06)	Final Site Plan Review (20.07)
Temporary Use (14.34)	Commercial/Industrial Development
Subdivision/Site Plan Condo	Multi-Family/Condo
Planned Unit Development (PUD) Type:	1 2 3 4 5

Applicant needs to provide the following site plan drawings: twelve (12) full size copies, eight (8) - 11" x 17" copies, and an electronic set (either on an USB drive or provide an online link) for the preliminary site plan drawings. Drawings shall be submitted with an application for site plan review (20.06 a) thirty (30) days prior to the meeting.

The site plan is to contain the following information or the drawing submitted under the Land Use Permit can be utilized if it also contains the following information and is accurately drawn to scale:

- a. The date, north arrow and scale. The scale shall be not less than 1'' = 20' for property under three (3) acres and at least 1'' = 100' for those (3) acres or more.
- b. Statistical data including number of dwelling units, size of dwelling units, if any, and total gross acreage involved. In the case of a mobile home park, the size and location of each mobile home site shall be shown.
- c. The location and height of all existing and proposed structures on and within 100' of the subject property's boundary.
- d. All lot and/or property lines are to be shown and dimensioned, including building setback lines on corner lots.
- e. The location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, curbing, parking areas (show dimensions of a typical parking space), unloading areas and recreation areas.
- f. Vehicular traffic and pedestrian circulation features within and without the site.
- g. The location of all proposed landscaping, fences, or walls.
- h. Size and location of existing and proposed utilities, including proposed connection to public sewer or water supply system.
- i. A location map indicating the relationship of the site to the surrounding land uses.
- j. The location and pavement width and right-of-way width of all abutting roads, streets, alleys, or easements.
- k. Show properties and respective zoning abutting the subject property.
- I. The location and size of all surface water drainage facilities.
- m. Contour intervals shall be shown at a maximum of 2' intervals, with 1' intervals preferred for topographic features of the site.

By signing below the applicant understands and acknowledges the following statements:

- a. The Planning Commission has sixty (60) days from filing date to approve or deny site plan.
- b. Approval of preliminary site plan is valid for a period of one (1) year from date of approval.
- c. A one (1) year extension may be granted upon written request of the applicant and approval by the Planning Commission.
- d. Approval of preliminary site plan shall expire one year after approval of final site plan unless zoning permit has been obtained.
- e. Approval of the final site plan expires six (6) months after approval unless a land use permit application is applied for and granted.

- f. The final site plan approval shall expire one (1) year following the date of approval unless construction has begun on the property in accordance with the plan.
- g. Applicant may appeal the Planning Commission's ruling of the final site plan to the Board of Appeals within ten (10) days of the Planning Commission's decision on all matters except use of the land, use of buildings, or structures.
- h. The Planning Commission has sixty (60) days from the date of the Planning Commission meeting at which the final site plan was received to approve or deny the final site plan.
- i. Improvements not in conformance with the final site plan shall be deemed a violation of the ordinance and be subject to the penalties of the ordinance.
- j. Sewer system and water system tap in fees, if applicable, must be paid prior to issuance of a land use permit.

Applicant herby deposes and says that all the above statements and information contained in this application and any statements submitted herewith or on the site plan are true and accurate.

(en Its	Colin Juett
Owner Signature	Print Name
3-75-25	
Date	
Subscribed and sworn to before me this	5 day of MARCH, 2025.
Notary Public UA	KLAND County, Michigan
My Commission Expires: $8-28$, 20 20	<u> </u>

LISA K. MOORE

NOTARY PUBLIC, STATE OF MI

COUNTY OF OAKLAND

MY COMMISSION EXPIRES AUG 28, 2029

ACTING IN COUNTY OF OAKLAAL)

3-25-25 Howell Township 3525 Byron Road Howell, Michigan 48855

Howell Township Planning Commision,

We are applying for preliminary site plan approval on the parcel at 4802 Hydraulic Drive. Our intended use for this property is to provide needed storage for Boats, RV's, Trucks and small contractors.

This business model evolved at our Commerce Township location over the course of twenty years. The majority of our tenants come from within a 5 mile radius of the facility, local residents. As communities tighten restrictions on storing boats, RV's and work trucks at their homes the need for this type of facility has grown.

The small local contractor currently has no place to go once they grow out of their garage and neighborhood. Our typical tenant is a plumber, brick mason, excavator, irrigation contractor or landscape contractor.

No work is performed at this facility. Typically tenants come to the site, move vehicles out of their rented space, park a personal vehicle in the rented space and drive their truck or RV away. Contractors do the same; park a personal or employee vehicle in the rented space and drive a work vehicle to job sites.

According to our Lease Agreement tenants are responsible for keeping their rental spaces clean and orderly. Some tenants have a dumpster in their unit. Typical contractor storage is trucks, trailers, tools, equipment and supplies for their work.

Lighting, cameras and a keypad controlled gate will provide a safe and secure area for tenants. Cameras are monitored and keep a record of all activities. A manager will visit the site regularly. There will be no public access.

There is a very low turnover of tenants. Our Commerce facility has tenants who have been there for over twenty years. Vacancy rates are extremely low, showing the need for this type of facility.

Thank you for your consideration of our intended use and time reviewing our preliminary site plan.

Sincerely,

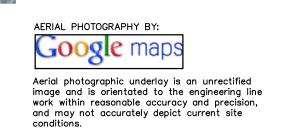
The Juett Family Outdoor Storage. LLC

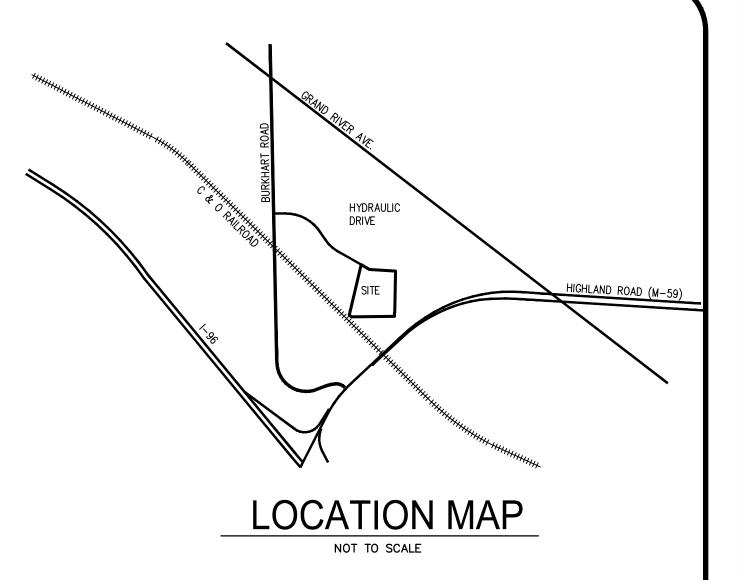
SITE PLAN

OUTSIDE STORAGE HOWELL

A PART OF THE NORTHWEST 1/4 OF SECTION 28 T3N, R4E, HOWELL TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN







SHEET INDEX

EXISTING CONDITIONS & DEMOLITION PLAN

SITE PLAN

UT1 UTILITY PLAN

UT2 CONTROL STRUCTURE, DETAILS & CALCULATIONS

GRADING PLAN WS WATER SHED PLAN

DT1 PAVING & SITE NOTES & DETAILS

DT2 STORM SEWER NOTES & DETAIL

LANDSCAPE PLAN

(810) 227-9533 CIVIL ENGINEERS

SCALE: AS NOTED PROJECT No.: 244802 DWG NAME: 4802 COV PRINT: MAR. 25, 2025

ENGINEER/SURVEYOR

PARCEL No. 4706-28-100-071 11.50± Acres (Net 10.66± Acres without Right-of-Ways)

angle of 56°52'37" and having a chord bearing S62°28'48"E 619.08 feet,

5) S59°33'47"E 465.29 feet to the **PLACE OF BEGINNING**;

angle of 25°31'17" and having a chord bearing S46°48'08"E 176.70 feet and

wide road easement, also being subject to easements and restrictions of record, if any.

thence S59°33'47"E 154.26 feet; thence S86°31'50"E 425.43 feet; thence S1°08'59"W 672.06 feet; thence S89°20'15"W 5.80 feet; thence S00°39'45"E 60.00 feet; thence S89°20'15"W 695.67 feet; thence N45°25'07"W 46.47 feet; thence N13°09'30"E 833.18 feet to the Place of Beginning. Containing 11.50 acres, more or less. Subject to and together with a 66 foot wide permanent road easement (Hydraulic

Drive) as described in Certified Land Survey #7561 recorded in Liber 4251, Page 603, Livingston County Michigan over the Northwesterly portion as occupied, also being subject to and together with a 35 foot wide private easement for storm drainage as previously described in said Certified Land Survey #7561, also subject to a 12 foot wide private easement for public utilities lying adjacent to and exterior said 66.00 foot

(Hydraulic Drive) the following four courses: 1) N89°04'54"E 178.89 feet,

Commencing at the West 1/4 Corner of Section 28, Town 3 North, Range 4 East, Howell Township,

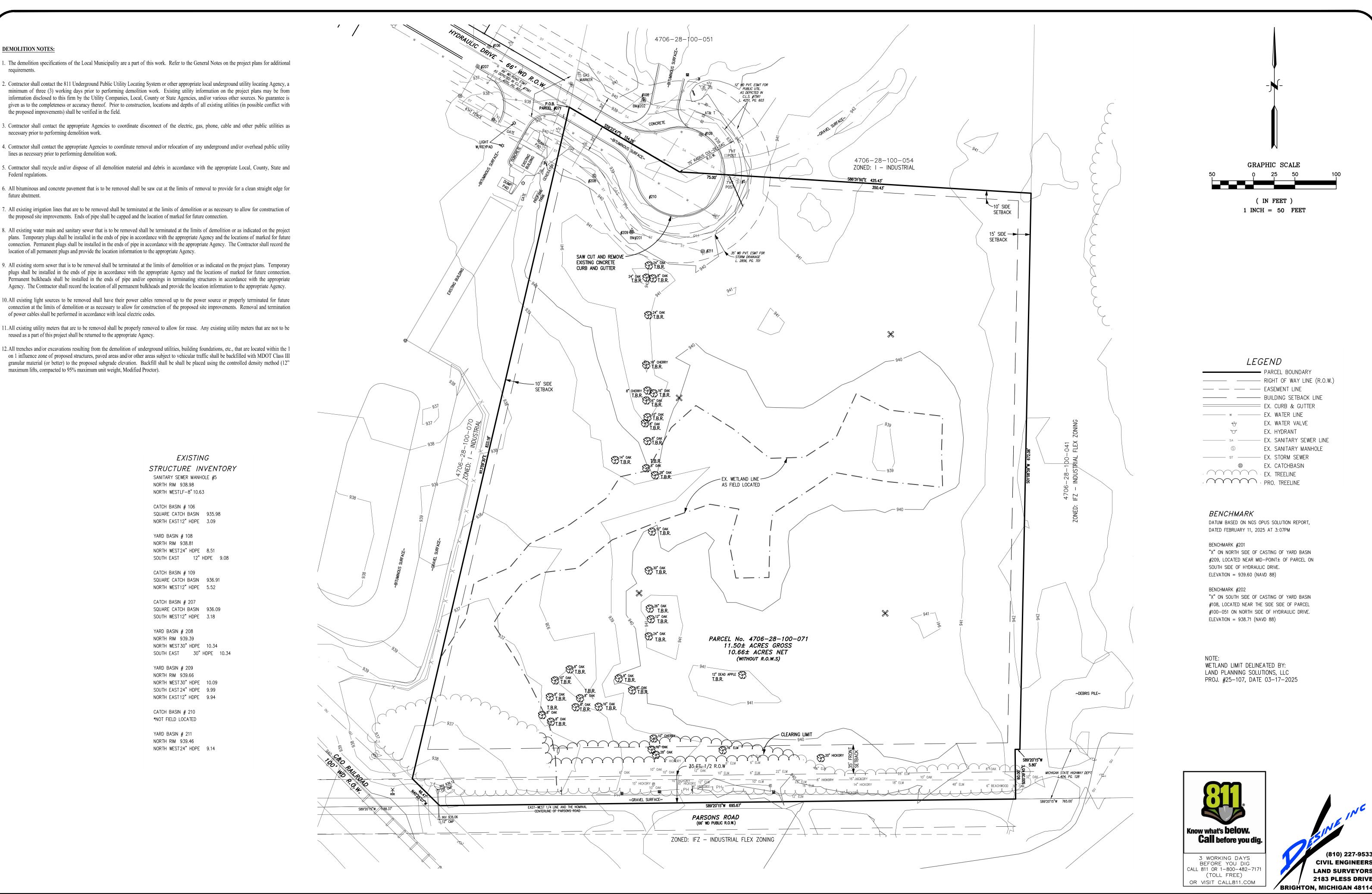
Livingston County, Michigan; thence N00°55'07"W 1666.00 feet along the West line of said Section and the centerline of Burkhart Road; thence along the centerline of a 66 foot wide permanent road easement

2) Southeasterly 645.25 feet along the arc of a 650.00 foot radius curve to the right through a central

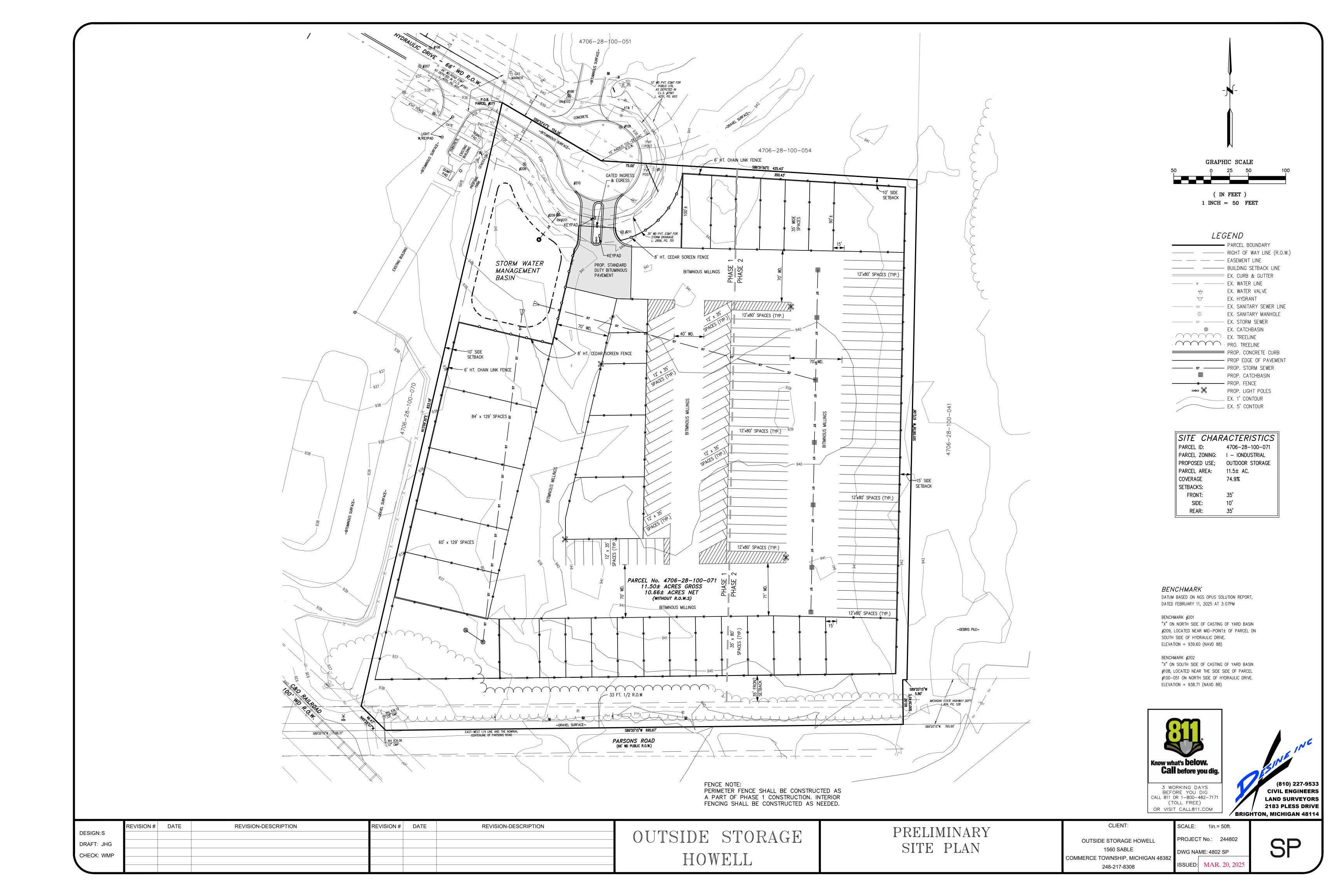
4) Southeasterly 178.17 feet along the arc of a 400.00 foot radius curve to the left through a central

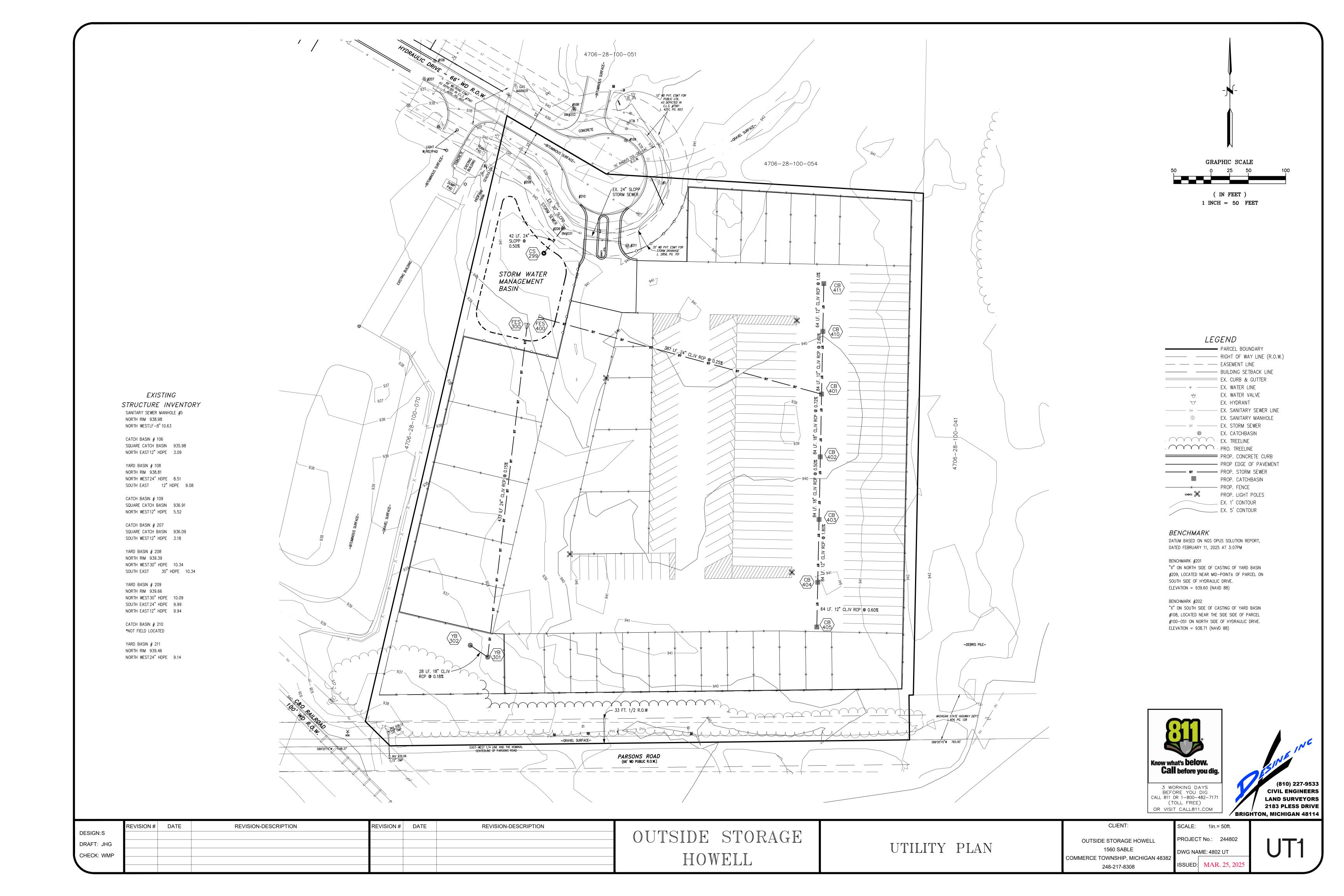
DESINE INC. 2183 PLESS DRIVE BRIGHTON, MICHIGAN 48114 PHONE: (810) 227-9533

OWNER / DEVELOPER **OUTSIDE STORAGE HOWELL 1560 SABLE** COMMERCE TOWNSHIP, MICHIGAN 48382



	REVISION # DATE	REVISION-DESCRIPTION	REVISION # DATE	REVISION-DESCRIPTION		EVICTING CONDITIONS	CLIENT:	SCALE: 1in.= 50ft.	
DESIGN:S					OUTSIDE STORAGE	EXISTING CONDITIONS	OUTSIDE STORAGE HOWELL	PROJECT No.: 244802	
DRAFT: JHG						AND	1560 SABLE	DWG NAME: 4802 EX	$I \vdash X$
CHECK: WMP					HOWRI,I,	DEMOTITION PLAN	COMMERCE TOWNSHIP, MICHIGAN 48382	100UED 14002 EX	
							248-217-8308	ISSUED: MAR. 25, 2025	



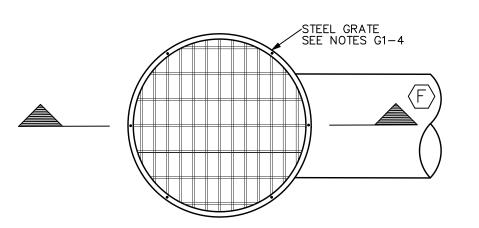


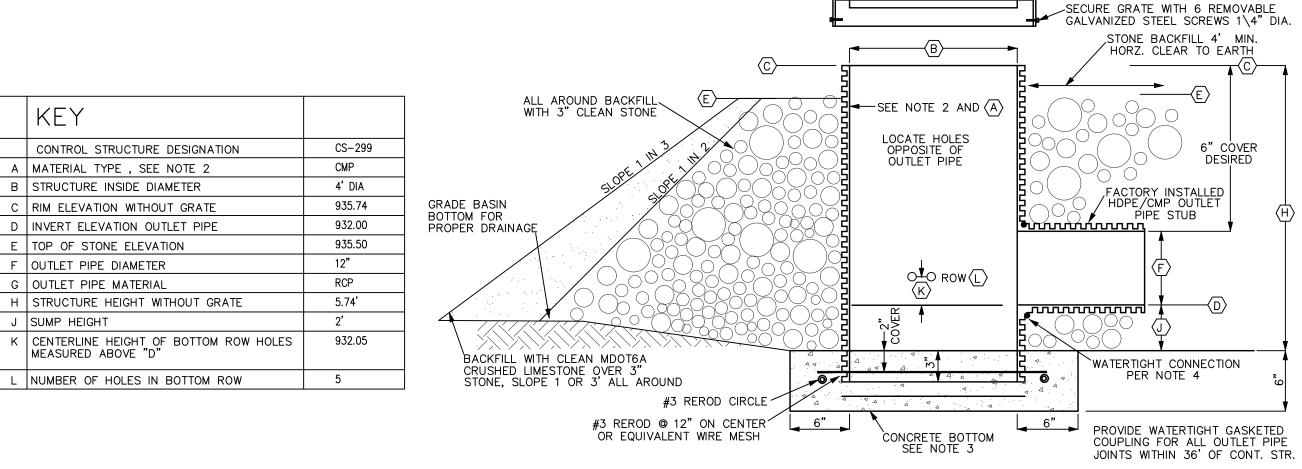
Design Criteria:		10 year event (I = 17	10 year event	10 year eve	0 year event (I = 175/t +	ar event (I = 175/t +	/ear event (I = 175/t	25)	RCP n=	0.013	HDPE n=	= 0.011														
From	То	Inc.		Eqv.	Total	Т	I	Q	Qa	Qt	Dia.	Slope	Slope	Length	Vel.	Time	Сар	H.G.	Ground E	lev.	Invert Ele	ev.				
MH#	MH#	Acres		Area	Area	Time	Inch	(CIA)	(Additional	(Total flow)	of	pipe	H.G.	of	Flow	of	of	Elev.	Upper	Lower	Upper	Lower				
CB#	CB#		"0"	100%	100%		Per		flow)	, ,	pipe	0/	0/	line	full	flow	pipe	upper	end	end	end	end				
FES#	FES#	"A" Column	"C"	CA Column -	CA Column -	Min.	Hour Column -	c.f.s. Column ▼	Column =	c.f.s.	inch Column1 -	% Column1 ▼	% Column¹ ▼	Column -	ft./sec.	min. Column¹ ▼	c.f.s.	end Column1	Column2(-	Column2	Column22 -	Column2:				
									Column																	
302	301	1.17	0.86	1.00	1.00	15.0	4.38	4.39		4.39	18	0.18	0.17	28	2.52	0.2	4.46	934.70	936.90	936.90	933.10	933.05				
301	300	1.17	0.86	1.00	2.01	15.2	4.35	8.74		8.74	24	0.15	0.15	433	2.79	2.6	8.76	934.65	936.90	932.00	932.65	932.00				
411	410	0.90	0.90	0.81	0.81	15.0	4.38	3.54		3.54	12	1.00	0.99	64	4.54	0.2	3.56	937.65	940.00	940.00	936.59	935.95				
410	401	0.54	0.90	0.49	1.30	15.2	4.35	5.64		5.64	12	2.60	2.50	84	7.31	0.2	5.74	937.02	940.00	940.00	935.95	933.77				
											-											1				
405	404	0.67	0.90	0.60	0.60	15.0	4.38	2.64		2.64	12	0.60	0.55	60	3.51	0.3	2.76	937.72	940.00	940.00	936.66	936.30				
404	403	0.55	0.90	0.50	1.10	15.3	4.34	4.77		4.77	12	1.80	1.79	84	6.09	0.2	4.78	937.39	940.00	940.00	936.30	934.79				
403	402	0.55	0.90	0.50	1.59	15.5	4.32	6.88		6.88	18	0.50	0.43	84	4.20	0.3	7.43	935.88	940.00	940.00	934.39	933.97				
402	401	0.55	0.90	0.50	2.09	15.8	4.28	8.95		8.95	18	0.72	0.73	84	5.06	0.3	8.91	935.52	940.00	940.00	933.97	933.37				
401	400	0.55	0.90	0.50	2.58	16.1	4.26	10.99		10.99	24	0.25	0.24	387	3.60	1.8	11.31	934.91	940.00	932.00	932.97	932.00				
		2.00	1.00							, 2,00					1.00			22	1.1.00		112.01					

	BASIN L						
FOREBAY CONTROL STRUCTURE CALCULATIONS							
Tributary Area	1:	A =	9.20 Acres				
Compound Ru	noff Coefficient :	C =	0.84				
Orifice Flow C	oefficient :	c =	0.60				
Allowable Ou	flow Rate :	Qa =	0.31 CFS				
Forebay Stora	age Volume =	Vf =	34,059 CF				
Low Water Le	vel :	LWL =	932.00				
Forebay Stora	age Elevation :	Xf =	935.74				
orebay Outlet C	<u>ontrol:</u>						
Qf =	Vf * (1 / 24 hrs) * (1 / 3600 sec) =		0.3942 CFS				
Hf =	Xf - LWL =		3.69 FT				
Af =	Qf / (c * SQRT(2 * 32.2 * Hf)) =	_	0.0426 SF				
D =	Orifice Diameter		1.250 inch dia.				
Nf =	Af / D	_	5.0 Orifices				
Use Nf =	5 Orifices at Centerline Elevation =	932.05					

PROPOSED FOREBAY VOLUME										
		FOREBAY								
		CONTOUR AREA	FOREBAY BASIN							
OND DEPTH (FT)	ELEV.	(SF)	VOLUME (CF)							
0	929.00	1,830								
1.0	930.00	2,861								
2.0	931.00	4,128								
3.0	932.00	5,563	0							
4.0	933.00	7,250	6,388							
5.0	934.00	9,154	14,571							
6.0	935.00	11,322	24,790							
7.0	936.00	13,674	37,270							
8.0	937.00	16,229	52,203							

Forebay Storage Elevation Calculation:										
	ELEV.	VOLUME	VOLUME REQ.	ELEVATION						
Lower	935.00	24,790	34,059	935.74						
Higher	936.00	37,270								





BASIN CONTROL STRUCTURE (CS)

CONTROL STRUCTURE NOTES: 1. Contractor shall locate control structure, outlet pipe with rip rap as shown on plan. Control structure shall be factory built by: Larson Co. 888-952-7755 for CMP or HDPE L.T. Elsey 800-426-3604 for HDPE Jenson Supply 810-648-3000 for CMP St. Regis Culverts 517-543-2313 for CMP Or Equal

2. Structure material type is shown in key (A): CMP shall be AASHTO M36 with corrosion resistant coating
 RCP shall be ASTM C478 precast concrete with gasketed joints HDPE shall be AASHTO M294 Type S, corrugated and smooth lined Minimum structure diameter is 24"; use 48" diameter when height $\langle H \rangle$ less sump $\langle J \rangle$ exceeds 4 feet.

 A 3000 PSI air entrained concrete base is required. The concrete base shall be secured to the control structure with a full strength watertight connection, equivalent to drawing. Provide watertight connection between outlet pipe and control structure as follows:

A. For CMP outlet pipe from a CMP structure: factory connect a CMP pipe stub with full strength welds all around and paint coated. Alternately, provide a bolted saddle with watertight gasket by St.

B. For RCP C-76 outlet pipe OR HDPE outlet pipe/finger drains from a CMP structure: seal outside joint with 18" thick 2500 PSI cast-in-place concrete donut all around. Seal inside joint with a 2" bead of bitumastic tar.

C. For HDPE outlet pipe from a HDPE structure: seal both outside and inside joints with a full strength PE weld all around. 5. As part of control structure installation, wrap outlet holes with temporary filter fabric per Note 8 on Erosion Control Sheet SE1. Then provide a temporary stone backfill as needed to stabilize control

structure during the work. 6. Remove temporary stone and install permanent stone around control structure after all the following: removal of sediment from basin, hard surfacing of roads, and establishment of grass turf around basin. Wrap outside of stone with nonwoven geotextile fabric, 4 oz/syd

7. When directed by Engineer or Agency, Contractor shall temporarily plug outlet holes or restrictor during construction. Remove plugs or sand bags upon completion of project, incidental to the work.

8. Create a berm over outlet pipe as needed to provide 30" of cover.

G-1 Provide a factory made grate sized to fit over the outside edge of the control structure. Weld all joints full strength per current AWS code. Factory coat grating with a bitumastic paint. By Best Window Guard Co., Detroit, 313-838-4627 or equivalent.

G-2 For 30" diameter and larger grates: A. 0.75" x 0.25" steel bars at 2" or less on center with perpendicular 0.25" diameter stringers at 4" on center. B. Alternate: Make a grid with 0.5" round steel bars at 2" on center each way C. For RCP structures, use cast iron casting, MDOT cover E, unless noted otherwise on plan.

HOWELL

D. Do not use rerod. G-3 For 27" diameter and smaller grates:
Use heavy duty expanded metal grating, "PHEMG", with 0.25"

G-4 Wrap all grates with a 0.25" x 3" bent steel bar, sized to fit over outside of control structure.

DETENTION VOLUME CALCULATION Tributary Area (A) = 9.20 Acres

> Compound Runoff Coefficient (C) = 0.84 (3,630)(A)(C) =28,053 cf Water Quality Control Volume: (4,719)(A)(C) =36,468 cf **Channel Protection Volume:**

Extended Detention Volume: (6,897)(A)(C) =53,300 cf Forebay Volume:

Downstream Infiltration Provided = V_{wg} =

100 Year Storm Inlet Rate calculation:

18.4 (from storm sewer calculations)

28,053 cf

44.30 cfs

34,059 cf

0.308 cfs

100 Year Storm Outlet Rate calculation: Allowed Outlet Rate is lesser of Q_{vrr} or restricted release rate for the drain

> County Drain Restricted Rate (0.20 cfs/acre) = 1.84 cfs

Variable Release Rate = Q_{vrr} = 5.96 cfs ALLOWABLE 100 YEAR OUTLET RATE = Qall = 1.84 cfs

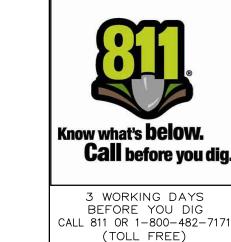
100 Year Required Storm Detention Volume calculation: Storage Curve Factor = R = 0.68

100 Year Storage Volume In = V_{100IN} = 146,716.08 cf

Calculated 100 Year Storage Volume = V_{100det} = Portion of Community Detention Storage Volume: [10.66 Ac./47.67 Ac.] X 295,917 cu.ft. = 66,173 cf

REQUIRED VOLUME: $V_{100det} > V_{ed} =$

Extended Detention Discharge Rate: V_{ed}/172,800 =





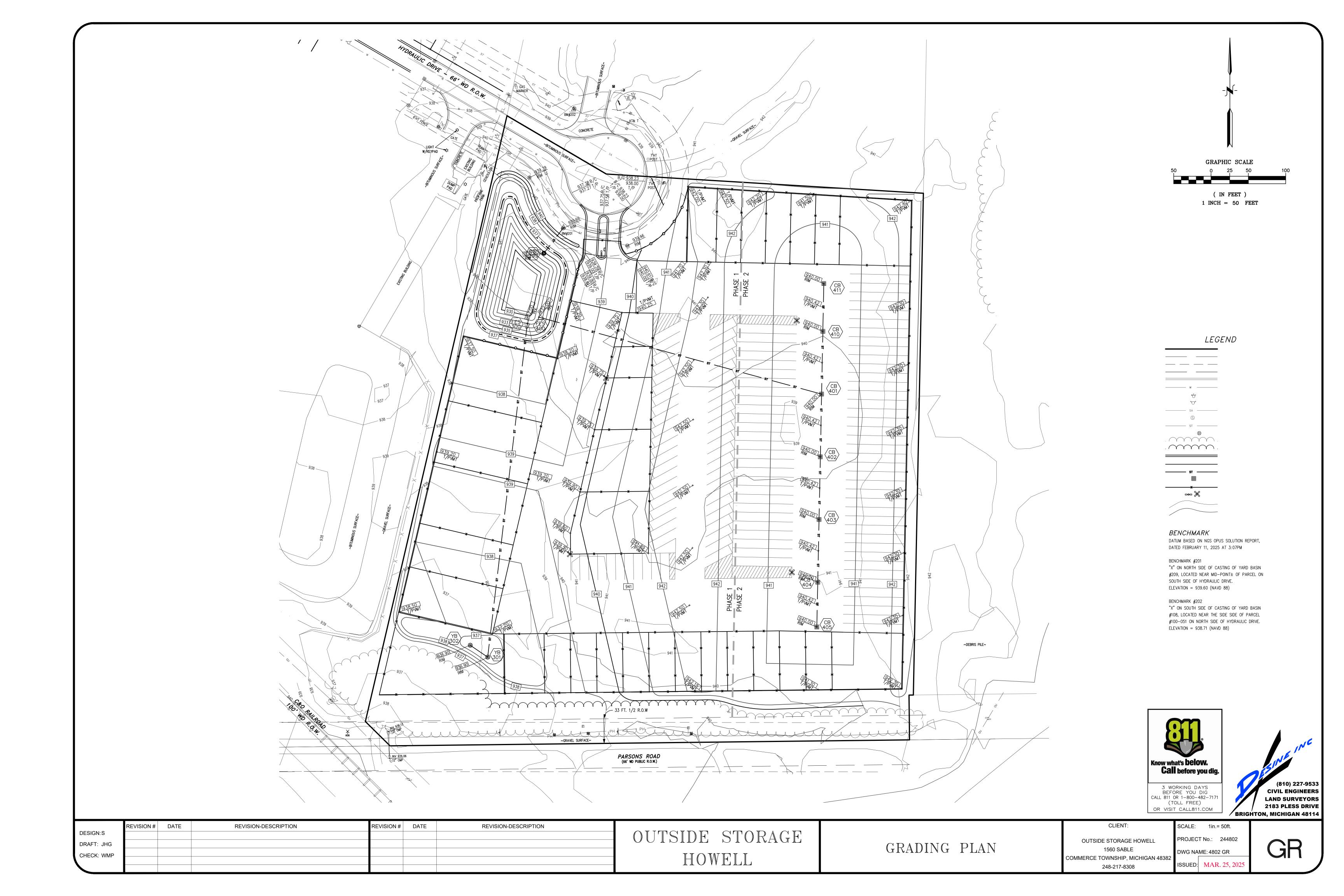
	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION	
DESIGN:S							
DRAFT: JHG							
CHECK: WMP							
CHECK. WIVIF							

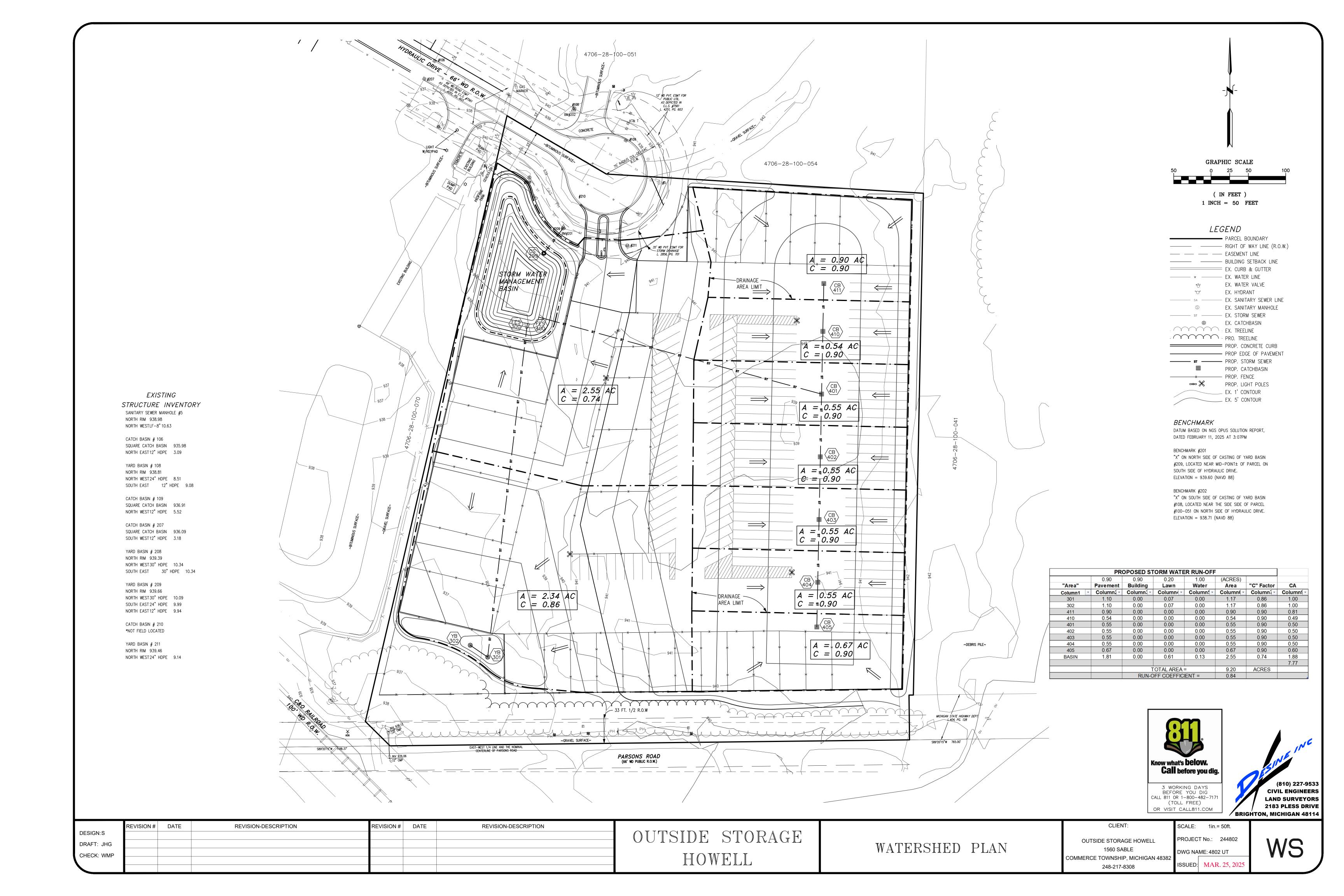
OUTSIDE STORAGE

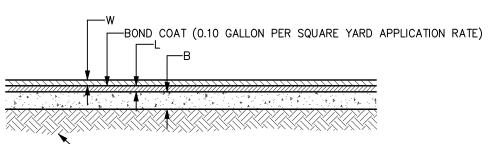
CONTROL STRUCTURE NOTES & CALCULATIONS

CLIENT: OUTSIDE STORAGE HOWELL 1560 SABLE COMMERCE TOWNSHIP, MICHIGAN 48382 248-217-8308

SCALE: NONE PROJECT No.: 244802 DWG NAME: 4802 UT ISSUED: MAR. 25, 2025







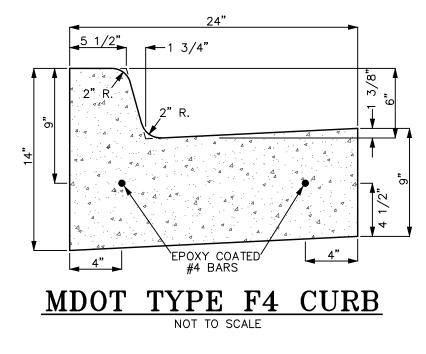
`EXISTING ACCEPTABLE SUBGRADE

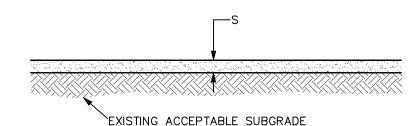
PAVEMENT CROSS SECTION

KEY	DESCRIPTION	MATERIAL SPECIFICATION	MINIMUM COMPACTED THICKNESS
W	WEARING COURSE	MDOT 4C	2"
L	LEVELING COURSE	MDOT 3C	2"
В	AGGREGATE BASE	MDOT 21AA GRAVEL	8"

BITUMINOUS PAVEMENT NOTES:

- 1. The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes, Road and/or Parking Lot Construction Notes and Typical Road and/or Pavement Cross Section details on the project plans for additional requirements.
- 2. Unsuitable soils found within the 1 on 1 influence zone of the pavement, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced up to the proposed subgrade elevation with MDOT Class III granular material compacted to 95% maximum unit weight, modified proctor.
- 3. Contractor shall proof roll prepared subgrade as directed by Engineer. Unacceptable areas of subgrade shall be undercut and replaced as directed by Engineer.
- 4. Owner/Developer may delay placement of the bituminous wearing course outside of the public road right of way. Repair of the bituminous leveling course may be necessary due to any delay in placement of the bituminous wearing course. Substantial repair to the bituminous leveling course may be necessary if placement of the bituminous wearing course is delayed for more than 12 months after placement of the bituminous leveling course. The bituminous leveling course shall be repaired as directed by Engineer prior to placement of the bituminous wearing course.





GRAVEL CROSS SECTION

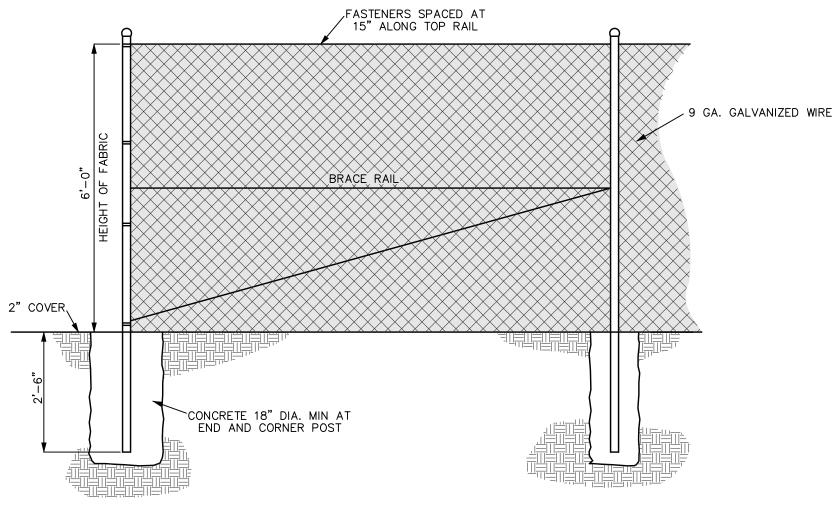
MATERIAL SPECIFICATION | MINIMUM COMPACTED THICKNESS DESCRIPTION SURFACE BITUMINOUS MILLINGS

AGGREGATE CROSS SECTION NOTES:

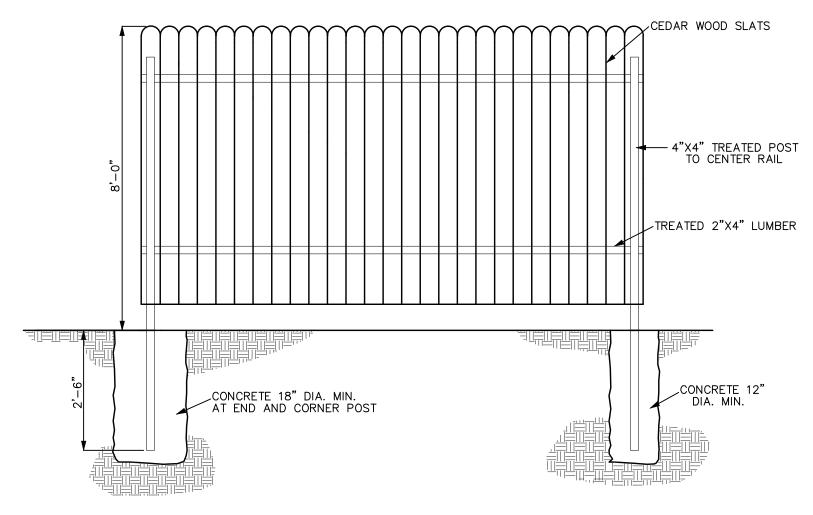
- 1. Refer to the General Notes, Road Construction Notes and Typical Road Cross Section detail on the project plans for additional requirements.
- 2. Unsuitable soils found within the 1 on 1 influence zone of the roadway, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced up to the proposed subgrade elevation with MDOT Class III granular material compacted to 95% maximum unit weight, modified proctor.
- 3. Contractor shall proof roll prepared subgrade as directed by Engineer. Unacceptable areas of subgrade shall be undercut and replaced as directed by Engineer. See Subgrade Undercut & Replacement Cross Section detail for additional requirements.

CONCRETE CURB NOTES:

- 1. Refer to the project plans for the proposed locations of the specific curb types.
- 2. The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes and Curb Cross Section Details on the project plans for additional requirements.
- 3. Extend the base and/or subbase material of the appropriate adjacent pavement cross-section horizontally to 1 foot behind the back of curb. Concrete curb shall be constructed on no less than 6" of combined depth of compacted base/subbase material.
- 4. Concrete material shall meet or exceed the specification requirements of the appropriate Local Municipality. If not specified by the Local Municipality, then the concrete material shall be MDOT P1 (I-A) 6.0 sack concrete pavement mixture with a minimum 28 day design compressive strength of 4,000 PSI and 6.5% (+/-1.5%) entrained air. Contractor shall submit concrete mix design and aggregate mechanical analysis report to the Local Municipality and Engineer for review and approval prior to use.
- 5. Install transverse contraction control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse contraction control joints in curb with 1" minimum depth at 10' on center. Tool joints in fresh concrete or saw cut within 8 hours.
- 6. Install transverse expansion control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse expansion control joints in curb as follows: 400' maximum on center, at spring points of intersecting streets and within 10' on each side of catch basins. Transverse expansion control joints shall be 1" thick asphalt fiber joint filler matching entire curb cross section.
- 7. Provide 1" asphalt fiber control joint between back of curb and all other concrete structures, such as concrete sidewalks and concrete driveways.
- 8. Curb Contractor shall provide final adjustment of catch basin castings in curb line. Castings shall be tuck pointed to structure water tight with concrete or mortar inside and outside of casting.
- 9. Install curb cuts for all existing and proposed sidewalks and pedestrian ramps in accordance with the American Disabilities Act and the Barrier Free Design requirements of the appropriate Local, County and/or State Agency. Refer to MDOT Standard Plan R-28, latest revision. Install curb cuts for all existing and proposed vehicular ramps and drives as noted on the project plans.



SCREEN FENCE DETAIL



SCREENING FENCE

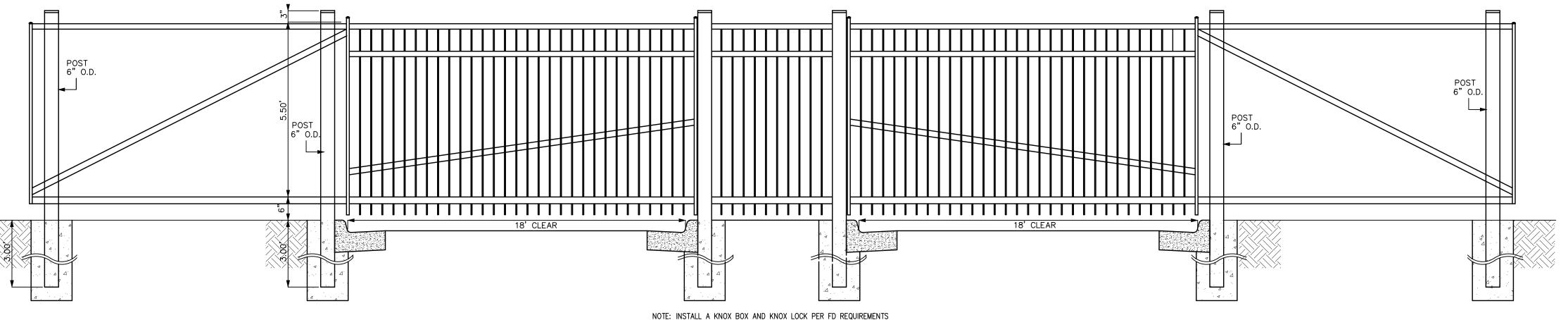
FENCE TO BE PAINTED/STAINED TO GROUND LEVEL COLOR PER OWNERS DISCRETION

GENERAL NOTES:

- 1. Contractor shall perform the work in accordance with the requirements of the appropriate Local, County and State Agencies and all other Government and Regulatory Agencies with jurisdiction over the project. Contractor shall notify the appropriate Agencies in advance of each stage of work in accordance with each Agency's requirements.
- 2. Contractor shall comply with all permit, insurance, licensing and inspection requirements associated with the work. Prior to construction, Contractor and Owner/Developer shall determine who is responsible for obtaining each required permit. Contractor shall verify that the each required permit has been obtained prior to commencement of the stage of work associated with the required permit(s).
- 3. Contractor shall furnish liability insurance and property damage insurance to save harmless the Owner, Developer, Architect, Engineer, Surveyor and Government Agencies for any accident occurring during the construction period. Refer to the appropriate Local, County and State Agencies for additional requirements. Copies of insurance certifications shall be made available to the Owner/Developer.
- 4. Contractor shall conduct and perform work in a safe and competent manner. Contractor shall perform all necessary measures to provide for traffic and pedestrian safety from the start of work and through substantial completion. Contractor shall determine procedures and provide safety equipment such as traffic controls, warning devices, temporary pavement markings and signs as needed. Contractor shall comply with the safety standards of the State Department of Labor, the occupational health standards of the State Department of Health and safety regulations of the appropriate Local, County, State and Federal Agencies. Refer to the safety specifications of the appropriate Regulatory Agencies. The Contractor shall designate a qualified employee with complete job site authority over the work and safety precautions; said designated employee shall be on site at all times during the work.
- 5. Contractor shall coordinate scheduling of all work in the proper sequence, including work by Subcontractors. Additional costs due to improper planning by Contractor or work done out of sequence as determined by standard acceptable construction practices, shall be Contractor's responsibility.
- 6. Contractor shall contact the 811 Underground Public Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to construction. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.

7. Contractor shall coordinate scheduling a Pre-Construction Meeting with Engineer prior to commencement of work.

- 8. The Local Municipality, County and/or State in which the project is located may require an Engineer's Certification of construction of the proposed site improvements. Contractor shall verify the certification requirements with Engineer prior to commencement of work. Contractor shall coordinate construction staking, testing, documentation submittal and observation with the appropriate Agency, Surveyor and/or Engineer as required for Engineer's Certification and Government Agency Acceptance. All materials used and work done shall meet or exceed the requirements of certification and acceptance, the contract documents and the material specifications noted on the project plans. Any materials used or work done that does not meet said requirements, contract documents and/or specifications shall be replaced and/or redone at Contractor's expense. The Owner/Developer may wait for test results, certifications and/or Agency reviews prior to accepting work.
- 9. Engineer may provide subsurface soil evaluation results, if available, to Contractor upon request. Subsurface soil evaluation results, soils maps and/or any other documentation does NOT guarantee existing soil conditions or that sufficient, acceptable on-site granular material is available for use as structural fill, pipe bedding, pipe backfill, road subbase or use as any other granular material specified on the project plans. On-site granular material that meets or exceeds the material specifications noted on the project plans may be used as structural fill, pipe bedding, pipe backfill and/or road subbase material. On-site granular material shall be stockpiled and tested as acceptable to the appropriate Agency and/or Engineer prior to use.
- 10. During the performance of their work, Contractor shall be solely responsible for determining soil conditions and appropriate construction methods based on the actual field conditions. Contractor shall furnish, install and maintain sheeting, shoring, bracing and/or other tools and equipment and/or construction techniques as needed for the safety and protection of the workers, pedestrians and vehicular traffic and for protection of adjacent structures and site improvements.
- 11. Contractor shall install temporary and permanent soil erosion and sedimentation control devices at the appropriate stages of construction in accordance with the appropriate regulatory Agencies. Refer to Soil Erosion and Sedimentation Control Plans and Notes on the project plans.
- 12. Structural fill shall be placed as specified on the project plans and within the 1 on 1 influence zone of all structures, paved areas and other areas subject to vehicular traffic. Structural fill shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, modified proctor). Fill material shall meet or exceed the specifications noted on the project plans or as directed by Engineer when not specified on the project plans.
- 13. All existing monuments, property corners, ground control and benchmarks shall be protected and preserved; and if disturbed by Contractor, shall be restored at Contractor's expense. Contractor shall notify Surveyor of any conflicts between existing monuments, property corners, ground control and/or benchmarks and the proposed site improvements.
- 14. Contractor shall notify Owner/Developer and Engineer immediately upon encountering any field conditions, which are inconsistent with the project plans and/or specifications.
- 15. When noted on the project plans for demolition and/or removal, Contractor shall remove existing structures, building and debris and recycle and/or dispose of in accordance with Local, County, State and Federal regulations.
- 16. Contractor shall remove excess construction materials and debris from site and perform restoration in accordance with the project plans and specifications. Disposing of excess materials and debris shall be performed in accordance with Local, County, State and Federal regulations.
- 17. Construction access to the site shall be located as acceptable to the Owner/Developer and to the appropriate Local, County and/or State Agency with jurisdiction over the road(s) providing access to the site. Construction access shall be maintained and cleaned in accordance with the appropriate Local, County and/or State Agencies and as directed by Owner/Developer and/or
- 18. Contractor shall take necessary precautions to protect all site improvements from heavy equipment and construction procedures. Damage resulting from Contractor actions shall be repaired at Contractor's expense.



ROLLING GATE DETAIL

REVISION # DATE **REVISION-DESCRIPTION** REVISION # DATE **REVISION-DESCRIPTION** DESIGN:S OUTSIDE STORAGE DRAFT: JHG HOWELL CHECK: WMP

SITE & PAVING NOTES & DETAILS

OR VISIT CALL811.COM CLIENT: **OUTSIDE STORAGE HOWELL** 1560 SABLE

COMMERCE TOWNSHIP, MICHIGAN 48382

248-217-8308

know what's **below. Call** before you dig.

3 WORKING DAYS

BEFORE YOU DIG CALL 811 OR 1-800-482-717

(TOLL FREE)

BRIGHTON, MICHIGAN 48114 SCALE: AS NOTED PROJECT No.: 244802 DWG NAME: 4802 DT SSUED: MAR. 25, 2025

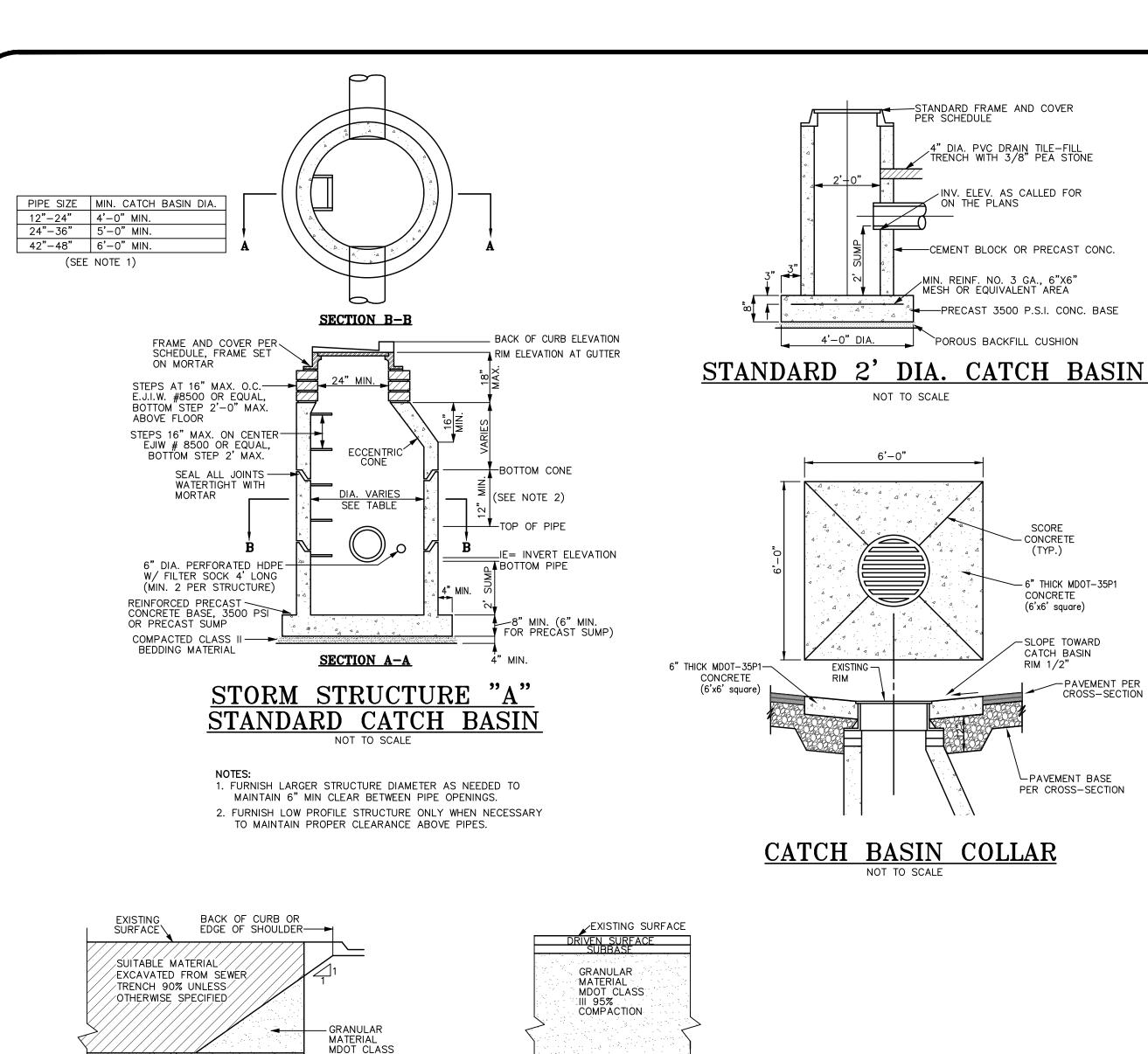


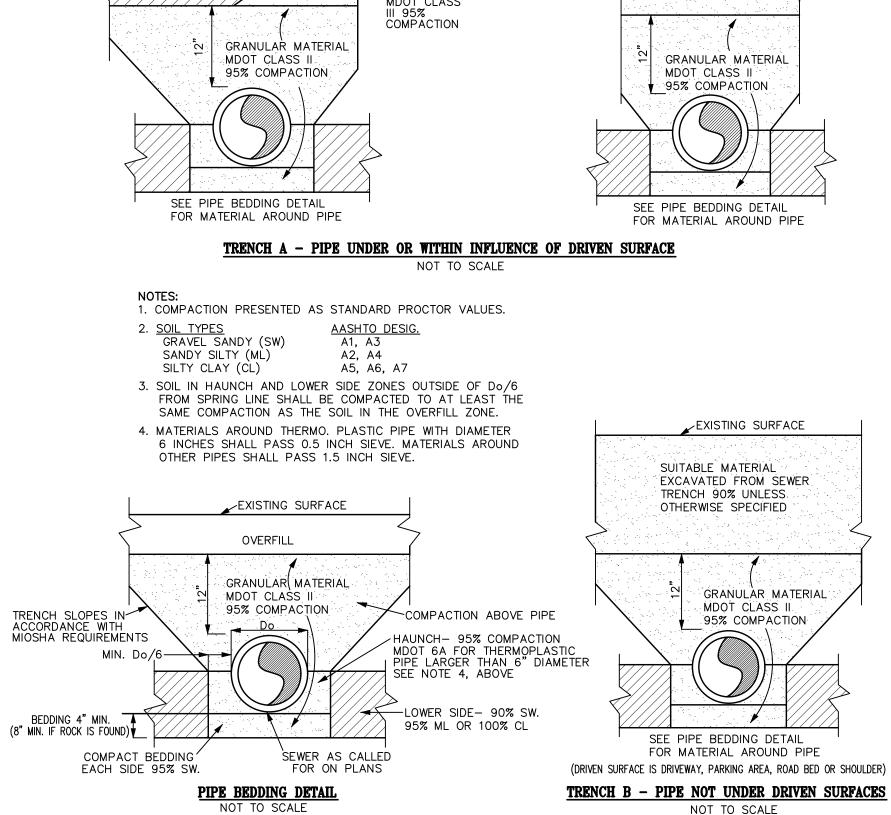
(810) 227-9533

CIVIL ENGINEERS

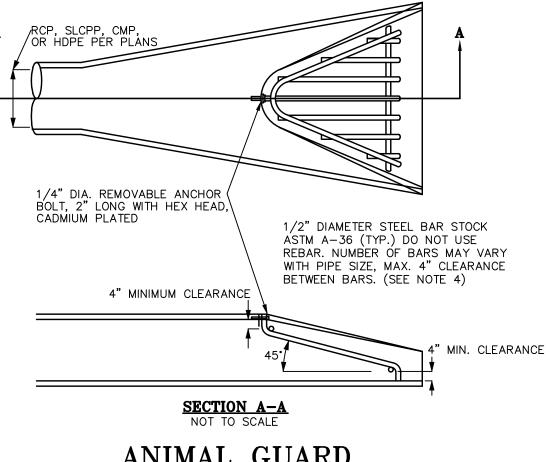
LAND SURVEYORS

2183 PLESS DRIVE





TRENCH DETAILS

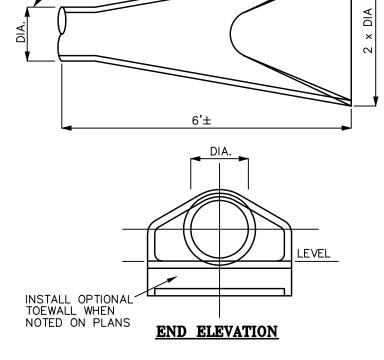


PAVEMENT PER

CROSS-SECTION

ANIMAL GUARD

- 1. ANIMAL GUARD REQUIRED ON ALL FLARED END SECTIONS OF 15" DIAMETER PIPE OR GREATER.
- 2. CONTRACTOR MAY SUBSTITUTE ALTERNATE GRATING LAYOUT AS APPROVED BY OWNER/ENGINEER/AGENCY PRIOR TO INSTALLATION.
- 3. DETAIL SHOWN FOR RCP FLARED END SECTION. PROVIDE SIMILIAR ANIMAL GUARD FOR FLARED END SECTIONS ON CMP, HDPE, AND SLCPP.
- 4. WELD ALL CONNECTIONS FULL STRENGTH PER AMERICAN WELDING SOCIETY STANDARDS.



RCP OR AS SPECIFIED ON PLANS

FLARED END SECTION NOT TO SCALE

- 1. RCP FLARED END SECTION SHOWN, PROVIDE SIMILAR FLARED END SECTION FOR CMP, SLCPP OR HDPE PIPE.
- 2. PROVIDE RIP-RAP PER RIP-RAP DETAILS FOR ALL OUTLET FLARED END SECTIONS.
- 3. INSTALL FLARED END SECTION WTIH INVERT ELEVATION
- ELEVATION LEVEL AS VIEWED FROM END.

STORM SEWER NOTES:

- 1. The storm sewer and stormwater management specifications of the Local Municipality are a part of this work. Refer to the General Notes on the project plans for additional requirements.
- 2. Storm sewer work shall include clearing of vegetation and tree stumps, stripping and stockpiling of topsoil for reuse, excavation of pipe trench, placement of pipe bedding, placement of pipe and structures including castings, connection to existing structures, tuck pointing of structures, backfill of pipe trench, compaction of backfill, finish grading to provide positive drainage to structures, adjustment of castings to match finish grade, topsoil placement, seed & mulch, site cleanup and restoration, and other work as shown on the project plans and specifications.
- 3. Existing and proposed grades shown in profile view, when provided on the project plans, may be in relation to the centerline of road or item other than the centerline of pipe. The pipe lengths and grades shown in profile view on the project plans may not be to scale.
- 4. RCP when shown on the project plans shall be reinforced concrete pipe and shall conform to the specifications for reinforced concrete pipe per ASTM C76. RCP pipe joints shall be bell-and-spigot with rubber gaskets conforming to ASTM C433. Non-gasketed joints shall only be utilized when authorized by the Owner, Engineer AND Municipality. Non-gasketed joints of pipe having a diameter of 30 inches or greater shall be tuck-pointed on the inside with cement mortar after the backfill process is complete. Install reinforced concrete end sections incidental to work. Saw cut pipes to length as needed. When pipe class is not shown on the project plans, provide the

Pipe cover to proposed grade: 0 to 4 feet 4.1 to 10 feet Class III* 10.1 to 18 feet Class IV

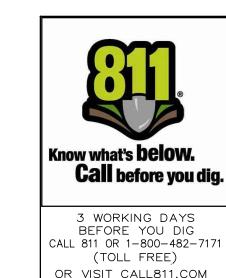
18.1 feet and greater

* Use Class IV under paved surfaces

5. CMP when shown on the project plans shall be corrugated metal pipe and shall conform to the specifications for corrugated metal pipe per AASHTO Designation M36. CMP shall be 16-guage steel minimum for 24 inch diameter or smaller and 14-guage steel minimum for 30 inch diameter or greater. Install galvanized steel end sections and connection bands, incidental to work. Connection bands for CMP pipe joints located under paved surfaces shall be gasketed couplers. Saw cut pipes to length as needed.

Class V

- 6. HDPE Type S when shown on the project plans shall be high density polyethylene pipe with a smooth interior and shall conform to the specifications for high density polyethylene pipe per AASHTO Designation M252 Type S for pipes of 3" to 10" diameter and per AASHTO Designation M294 Type S for pipes of 12" to 60" diameter. HDPE - Type S pipe joints shall be bell-and-spigot type conforming to ASTM D3212 with rubber gaskets conforming to ASTM F477. Tamp backfill at spring line of HDPE - Type S pipe. Install high density polyethylene end sections incidental to work. Saw cut pipes to length as needed.
- 7. HDPE Type C when shown on the project plans shall be high density polyethylene pipe with a corrugated interior and shall conform to the specifications for high density polyethylene pipe per AASHTO Designation M252 for pipes of 3" to 10" diameter and per AASHTO Designation M294 for pipes of 12" to 60" diameter. HDPE - Type C pipe joints shall be bell-and-spigot type conforming to ASTM D3212 with rubber gaskets conforming to ASTM F477. Tamp backfill at spring line of HDPE - Type C pipe. Install high density polyethylene end sections incidental to work. Saw cut pipes to length as needed.
- 8. CPVC when shown on the project plans shall be corrugated polyvinyl chloride pipe and shall conform to the specifications for corrugated polyvinyl chloride pipe per ASTM F794 and F949. CPVC pipe joints shall be bell-and-spigot type conforming to ASTM D3212 with rubber gaskets conforming to ASTM F477. Tamp backfill at spring line of CPVC pipe. Install high density polyethylene end sections incidental to work. Saw cut pipes to length as needed.
- 9. PVC when shown on the project plans shall be polyvinyl chloride pipe and shall conform to the specifications for polyvinyl chloride pipe per ASTM D2751, maximum SDR of 26. PVC pipe joints shall be bell-and-spigot type conforming to ASTM D3212 with rubber gaskets conforming to ASTM F477 or solvent welded type conforming to ASTM D2564. Tamp backfill at spring line of PVC pipe. Saw cut pipes to length as needed.
- 10. Concrete storm structures shall be pre-cast and shall conform to the specification of pre-cast concrete structures per ASTM C478. Joints of concrete storm structure sections shall be bell-and-spigot with rubber gaskets conforming to ASTM C433. Brick, concrete block or cast in place storm structures may be substituted for pre-cast storm structures ONLY when authorized by the Owner, Engineer AND Municipality; refer to MDOT standard plan R-1, latest revision. Pipe openings in pre-cast structures shall be factory installed. All temporary openings in storm structures shall be tuck-pointed watertight with cement mortar. Refer to MDOT standard plan R-2, latest revision, for alternate on-line storm structure details when pipe exceeds 42 inch diameter.
- 11. Tap existing structures as acceptable to the Engineer and Municipality, incidental to work. All temporary
- 12. Backfill all storm sewer in accordance with the Pipe Trench details provided on the project plans. Provide pipe bedding that meets or exceeds both the specifications of the Pipe Trench details on the project plans and the recommendation of the pipe manufacturer, incidental to work.
- 13. When edge drains and/or under drains are shown on the project plans, connection to storm structures is incidental to work. During storm sewer construction, install first 10 linear feet of edge drain and/or under drain from the storm structures in each specified direction and install temporary cap at end. Complete installation of edge drain following preparation of the subgrade when under paved surface or following finish grade when not under paved surface.
- 14. Install removable plugs in storm sewer stubs as acceptable to Engineer and Municipality, incidental to work. Mark the end of all storm sewer stubs with a 2" x 4" wooden stake extending a minimum of 12" above finish
- 15. Storm structure castings shall be coated with water based asphaltic paint by the manufacturer. Seams and temporary openings between storm structures and castings shall be tuck-pointed water tight with cement mortar. Coordinate correct curb box / hood / "T" back as needed to match curb profile. See casting schedule on project plans for additional requirements.
- 16. Provide 3.5' minimum cover from the top of pipe of all roof drain pipes to the proposed finish grade when site conditions allow. When pipe cover is less than 3.5', install 2" thick by 24" wide Styrofoam insulation centered over the top of pipe at 12" above top of pipe or as required by the Local Municipality.





	REVISION#	DATE	REVISION-DESCRIPTION	REVISION#	DATE	REVISION-DESCRIPTION		
DESIGN:S							I OUTSIDE	STORAGE
DRAFT: JHG								
CHECK: WMP								

OUTSIDE STORAGE HOWELL 1560 SABLE COMMERCE TOWNSHIP, MICHIGAN 48382

CLIENT:

248-217-8308

SCALE: AS NOTED PROJECT No.: 244802 DWG NAME: 4802 DT ISSUED: MAR. 25, 2055



248-930-1565p. Joe@ wilson-design.net

CONTRACTORS:

CLIENT: MR. MARK JUETT

PROJECT:

Howell

DRAWN BY:

03.30.2024

REVISIONS: 11.26.2024 12.17.2024 03.25.2025

DESCRIPTION:

Preliminary

Conceptual

ISSUE:

Outdoor Storage -

F	RIVER BIRCH	BETULA NIGRA	С
١	NORWAY SPRUCE	PICEA ABIES	
9	BERVICEBERRY	AMELANCHIER ARBOREA	
ľ	OOUBLE FILE VIBURNUM	VIBURNUM PLICATE F. TOMENTOSUM	
ľ	DWF. BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	
ľ	DWF. REDTWIG DOGWOOD	CORNUS SERICEA	

ACER PLATANOIDES 'CRIMSON KING'

ACER SACCHARUM



SIZE COMMON

10' HT.

2.5" CAL. SUGAR MAPLE

2.5" CAL. CRIMSON KING MAPLE





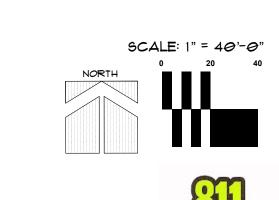












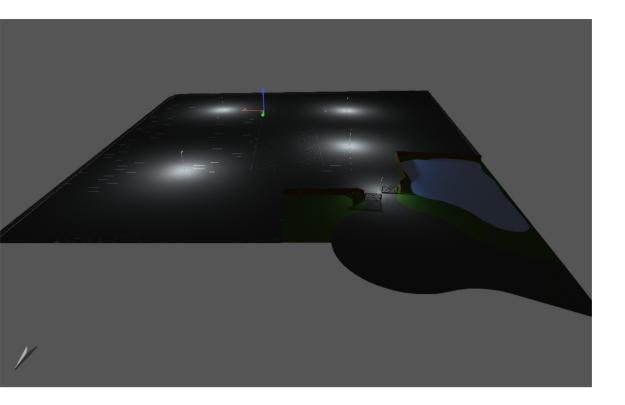
Landscape Plan



ALL INFORMATION CONTAINED HEREIN IS CONCEPTUAL \$\(\) PROTECTED UNDER FEDERAL COPYRIGHT LAW. ANY UNAUTHORIZED USED WILL BE CONSIDERED THEFT AND MAY GIVE RISE TO CIVIL AND/OR CRIMINAL PENALTIES. (C) 2025 WDA







Hydraulic Drive

Outdoor lighting plan for Hydraulic Drive Storage Facility

4x 30ft poles each with 4x 500W AL-L lights positioned around the property to provide adequate distribution. 1x 20ft pole with 2x 200W AL-L fixtures on the landscaped median at the entrance to provide entry/exit lighting.



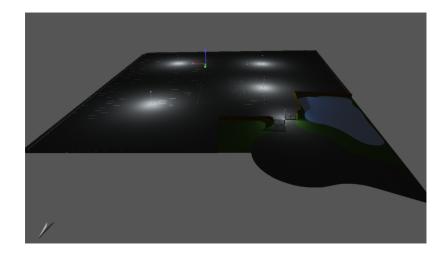
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Calculation objects / Light scene 1



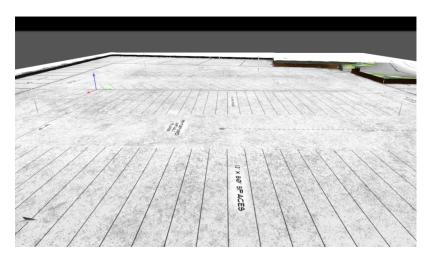
Images

Overview



East Lane Overview

30ft positioned along the main driving lane to provide as much light distribution as possible.



Entry Lane Overview

30ft positioned along the main driving lane to provide as much light distribution as possible.

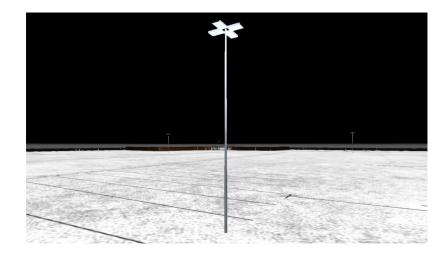




Images

30ft Pole Detail

30ft poles equpiled with 4x 500W Area Lights



20ft Pole Detail

20ft Pole located on the landscaping strip with 2x 200W Area Lights. $\label{eq:located}$





Luminaire list

 Φ_{total}
 P_{total}
 Luminous efficacy

 1340460 lm
 8387.8 W
 159.8 lm/W

pcs.	Manufacturer	Article No.	Article name	Р	Φ	Luminous efficacy	Index
2	BLUECOLT LIGHTING LLC	BLALL- 200W-5K- T4	AL-L AREA LIGHT	193.9 W	30238 lm	155.9 lm/W	А
16	BLUECOLT LIGHTING LLC	BLALL- 500W-5K- T4	AL-L AREA LIGHT	500.0 W	79999 lm	160.0 lm/W	В

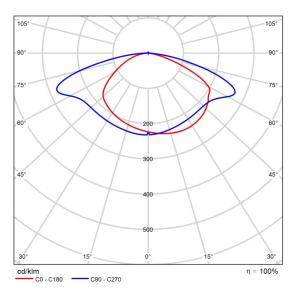


Product data sheet

BLUECOLT LIGHTING LLC - AL-L AREA LIGHT



Article No.	BLALL-500W-5K-T4
P	500.0 W
Φ_{Lamp}	80000 lm
Φ _{Luminaire}	79999 lm
η	100.00 %
Luminous efficacy	160.0 lm/W
ССТ	5000 K
CRI	76
Index	В



Polar LDC

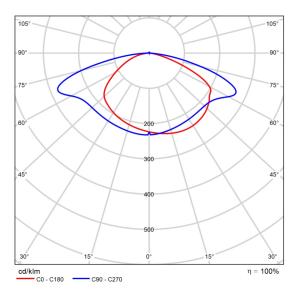


Product data sheet

BLUECOLT LIGHTING LLC - AL-L AREA LIGHT



Article No.	BLALL-200W-5K-T4
Р	193.9 W
Φ_{Lamp}	30238 lm
$\Phi_{Luminaire}$	30238 lm
η	100.00 %
Luminous efficacy	155.9 lm/W
ССТ	5000 K
CRI	76
Index	A

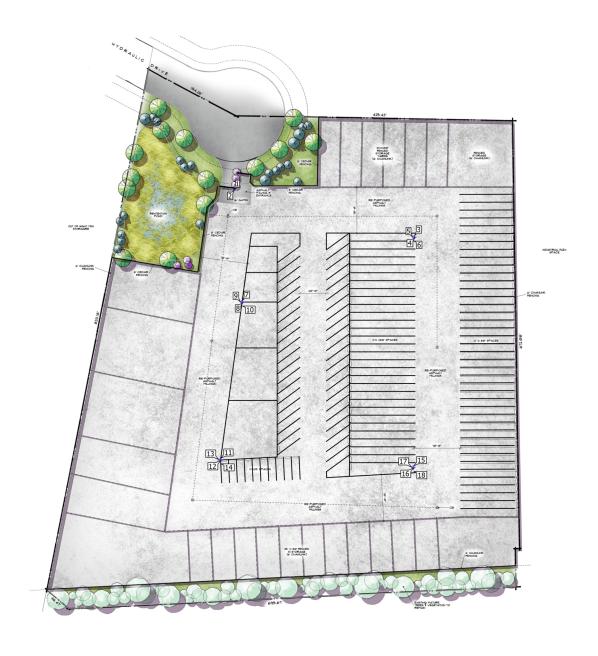


Polar LDC



Building Site

Luminaire layout plan

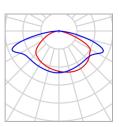




Building Site

Luminaire layout plan





Manufacturer	BLUECOLT LIGHTING LLC
Article No.	BLALL-200W-5K-T4
Article name	AL-L AREA LIGHT
Fitting	1x
Index	А

Р	193.9 W
Φ _{Luminaire}	30238 lm

Individual luminaires

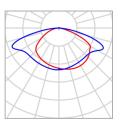
X	Υ	Mounting height	Luminaire
-175.828 ft	414.788 ft	20.000 ft	1
-174.001 ft	414.496 ft	20.000 ft	2



Building Site

Luminaire layout plan





Manufacturer	BLUECOLT LIGHTING LLC
Article No.	BLALL-500W-5K-T4
Article name	AL-L AREA LIGHT
Fitting	1x LED
Index	В

Р	500.0 W
$\Phi_{Luminaire}$	79999 lm

Individual luminaires

X	Υ	Mounting height	Luminaire
98.422 ft	344.156 ft	30.000 ft	3
100.069 ft	342.516 ft	30.000 ft	4
96.779 ft	342.514 ft	30.000 ft	5
98.422 ft	340.875 ft	30.000 ft	6
-163.013 ft	245.620 ft	30.000 ft	7
-161.412 ft	244.003 ft	30.000 ft	8
-164.685 ft	243.977 ft	30.000 ft	9
-163.043 ft	242.359 ft	30.000 ft	10
-195.887 ft	5.915 ft	30.000 ft	11
-194.246 ft	4.288 ft	30.000 ft	12
-197.529 ft	4.273 ft	30.000 ft	13
-195.856 ft	2.612 ft	30.000 ft	14



Building Site

Luminaire layout plan

X	Υ	Mounting height	Luminaire
97.062 ft	-5.554 ft	30.000 ft	15
98.703 ft	-7.195 ft	30.000 ft	16
95.420 ft	-7.196 ft	30.000 ft	17
97.062 ft	-8.812 ft	30.000 ft	18



Building Site

Luminaire list

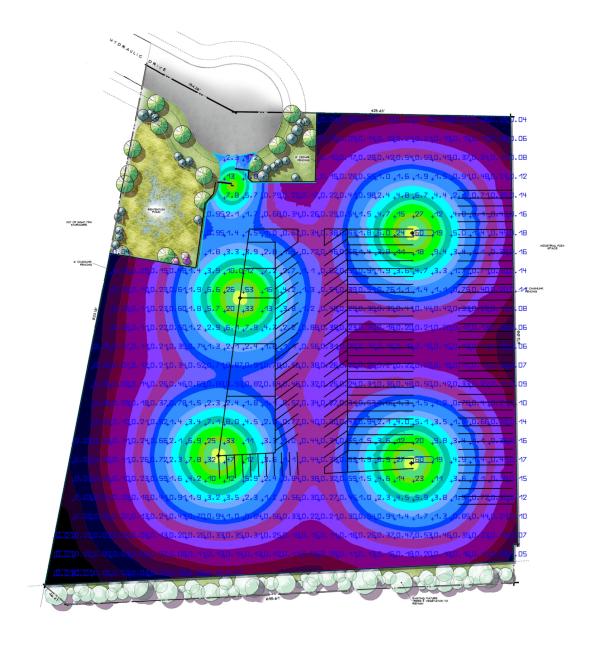
Φ_{total}	P_{total}	Luminous efficacy
1340460 lm	8387.8 W	159.8 lm/W

pcs.	Manufacturer	Article No.	Article name	Р	Φ	Luminous efficacy	Index
2	BLUECOLT LIGHTING LLC	BLALL- 200W-5K- T4	AL-L AREA LIGHT	193.9 W	30238 lm	155.9 lm/W	A
16	BLUECOLT LIGHTING LLC	BLALL- 500W-5K- T4	AL-L AREA LIGHT	500.0 W	79999 lm	160.0 lm/W	В



Building Site (Light scene 1)

Calculation objects







Building Site (Light scene 1)

Calculation objects

Calculation surfaces

Properties	Ē	E _{min}	E _{max}	Ē/E _{min}	E _{max} /E _{min}
Calculation surface 3 Perpendicular illuminance (adaptive) Height: 0.000 ft	2.50 fc	0.009 fc	62.4 fc	280	6997

Utilisation profile: DIALux preset (Default (Drive Aisles/Parking Areas))



117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: April 15, 2025 Rev. May 19, 2025

Site Plan Review For Howell Township, Michigan

Applicant: Outdoor Storage, LLC

Project Name: Juett Outside Storage

Plan Date: April 23, 2025

Location: 4802 Hydraulic Drive (Parcel #4706-28-100-071)

Zoning: Industrial Flex (IFZ)

Action Requested: Preliminary Site Plan & Special Land Use Approval

PROJECT AND SITE DESCRIPTION

The applicant has submitted a special land use permit in addition to an amended preliminary site plan dated April 23, 2025, that proposes the construction of an outdoor storage facility located at the end of Hydraulic Dr. on the vacant parcel #4706-28-100-071. The applicant has stated the development is intended to provide storage for boats, RV's, trucks, and small contractors.

Contractor equipment and materials storage yards for building and other types of construction are permitted in the IFZ district with the requirement that any area used for outdoor storage is completely enclosed and screened from external visibility beyond such storage area per Section 12.02. L.

Per Section 12.03 of the Howell Township Zoning Ordinance, any storage of recreational vehicles within the Industrial Flex Zone requires a Special Land Use permit and is subject to Article XVI Special Uses. During the April 22, 2025 Planning Commission meeting the applicant made note

Juett Outdoor Storage - Preliminary Site Plan Review & Special Land Use May 19, 2025

that shipping containers were intended to be utilized for storage on site as well. Per Section 12.04 Cargo Containers, are considered accessory uses in the IF Zoning District subject to Section 14.07, storage of containers on site shall be limited to 4% of the lot area, up to 3,000 square feet. Additionally, each container is considered an accessory building and would require a Zoning permit prior to its placement.

Proposed storage spaces on the site are as follows:

Table 1. Proposed Storage Spaces

Number of Spaces	Dimensions
5	35′ x 90′
1	90' x 95'
1	75′ x 94′
68	12′ x 80′
55	12′ x 35′
11	35′ x 80′
2	60' x 129'
3	80' x 129'
Total Number of Spaces	147

The subject site is a vacant 11.5 acre parcel and neighbors an existing storage facility. The site is proposed to function solely as an outdoor storage site. No work is performed at the facility and the applicant has stated that lease agreements are required for each tenant, which includes the provision that tenants are to be responsible for keeping their rental spaces clean and orderly, making each tenant responsible for the disposal of any waste generated. At the April 22, 2025 Planning Commission meeting the applicant spoke to how the business manages this agreement through regular inspections and surveillance. Ultimately any issues on the property will be the responsibility of the property owner.

The applicant has proposed the project in two phases. Phase 1 includes forty-eight (48) storage spaces beginning on the western property line. Phase 2 will build out the remaining ninety-nine (99) of the total 147 storage spaces.

The applicant appeared before the Planning Commission at their April 22, 2025 meeting with a preliminary site plan. The Commission requested the applicant address the items listed in the Planners report dated April 15, 2025 and the Howell Area Fire Department review dated April 1, 2025 prior to preliminary site plan approval.

Figure 1. Aerial Image of Subject Site and Vicinity



Source: NearMap October 2024

Items to be Addressed: None

NEIGHBORING ZONING, LAND USE AND MASTER PLAN

Neighboring zoning designations are summarized in Table 1.

Table 1. Zoning, Land Use and Master Plan Designations

	Zoning	Existing Land Use	Master Plan Designations
Subject Site	Industrial Flex Zone	Vacant	Industrial Flex Zone
North	Industrial	IT / Electrical Services	Industrial Flex Zone
South	Industrial Flex Zone / Highway Service Commercial	Landscaping Business	Industrial Flex Zone
East	Industrial Flex Zone	Trucking Company	Industrial Flex Zone
West	Industrial Flex Zone	Outdoor Storage	Industrial Flex Zone

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The following table summarizes the Density, Placement, and Height Regulations for the site plan associated with the use.

Table 2. Density, Placement, and Height Regulations

	Required	Provided
Lot Area	2 Acres	11.5 Acres
Lot Width	200 Feet	>200 Feet
Front Setback	ont Setback 35 Feet 35 Feet	
Side Setback	10 Feet Minimum (Minimum Total of	10 feet (west)
Side Setback	Both Sides=25 Feet)	15 feet (east)
Rear Setback	ack 10 Feet Minimum 35 Feet	
Lot Coverage	Lot Coverage 75 % Max 74.9%	
Building Height	70 Feet Max	No proposed building

Items to be Addressed: None.

PARKING, LOADING

The letter submitted by the applicant states that the majority of the storage units will be used for work vehicles. The applicant states that typically, tenants come to the site, move vehicles out of their rented space, and park a personal vehicle in its place until they return. No formal parking area is proposed separate from the units themselves. The proposed seventy (70') foot wide drives are expected to provide reasonable space for a tenant to move their work vehicle out of their rented space and pull a personal vehicle in. Smaller spaces are positioned on a forty (40') foot wide drive, with direct access to the wider areas throughout the site.

Section 18.02 does not specifically address outdoor storage centers for parking, which allows for the Planning Commission to assign the parking requirements of a similar or related use. The proposed site will not have a building erected and no employees are planned to be on site as the entrance is via keypad, the Planning Commission may decide that no separate parking spaces would be required.

During their April 22, 2025 meeting the Planning Commission discussed whether separate parking spaces would be required. As the preliminary site plan was not approved during this meeting, the Commission should include their decision on parking as part of their motion to the Township Board should the proposal be approved.

Section 18.02.E requires that all driveways accessing parking areas and all parking areas shall be hard surfaced with asphalt or concrete. We note that the majority of the site is proposed to be bitinmous millings.

Juett Outdoor Storage - Preliminary Site Plan Review & Special Land Use May 19, 2025

The Planning Commission has the discretion of waiving certain hard surface paving requirements where:

- 1. Driveways, loading or turnaround storage areas receive only limited use and are not used for employee parking, customer parking, or primary access.
- 2. Gravel surfacing and potential problems arising from dust or scattered gravel will not impact neighboring properties.
- 3. Hard surfacing will significantly increase stormwater runoff and create a potential for flooding and/or soil erosion.

We recommend the Planning Commission permit storage areas be bitinmous millings as proposed due to their limited use and require asphalt or concrete on the major drives throughout the site.

Items to be Addressed: 1) Planning Commission to determine the most appropriate similar or related use to assign parking requirements. 2) Planning Commission to determine surface paving requirements.

FENCING

Six (6') foot chain linked fencing is proposed along the majority of the parcel boundary lines and will work as the dividing wall between storage spaces. The chain link fence along the boundary will have screen fabric attached. There will also be eight (8') high cedar wood slat screen fencing along the northwestern portion of the site that fronts Hydraulic Drive.

Fencing details are provided on Sheet DT1 of the submitted plans.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

Proposed access to the facility will be from a two-way drive off Hydraulic Drive. Tenants are granted entrance via keypad as they enter and exit the site. Drives located within the site are either seventy (70') feet wide or forty (40') feet wide.

The applicant has provided an emergency vehicle circulation plan which demonstrates proper vehicular traffic flow.

We defer to Engineering and the Fire Chief for further consideration.

Items to be Addressed: None.

NATURAL FEATURES

The site is mostly open space and tilled farmland with trees lining the southern parcel boundary and lightly dispersed throughout. EGLE's Wetlands Map Viewer depicts soil area which include wetland soils near the southwest corner of the site. This is not an identified wetland on the National Wetlands Inventory (NWI) or Michigan Resource Inventory System (MIRIS) maps.

Items to be Addressed: None.

LANDSCAPING

The applicant has provided a landscape plan on Sheet L-1. A complete landscape plan is required for final site plan approval. The following table demonstrates compliance with the Zoning Ordinance.

Landscaped Area	Requirement	Factor	# Required	Provided
Non- Residential Parcel	1 tree per 3,000 square feet (25.1% open space = 112,945 square feet)	112,945 square feet / 3,000 square feet = 38 trees	38 trees	24 trees
	1 deciduous or evergreen tree per 40 linear feet	329.48 feet / 40 feet = 9 trees	9 trees	9 trees
Hydraulic Drive	1 ornamental tree per 100 linear feet	329.48 feet / 100 feet = 4 trees	4 trees	4 trees
	Min. of 8 shrubs per every 40 linear feet	(329.48 feet / 40 feet) * 8 = 66 shrubs	66 shrubs	69 shrubs
	1 deciduous or evergreen tree per 40 linear feet	728.39 linear feet / 40 linear feet = 19 trees	19 trees	Existing
Parsons Road	1 ornamental tree per 100 linear feet	728.39 linear feet / 100 linear feet = 8 trees	8 trees	trees (99+)
	Min. of 8 shrubs per every 40 linear feet	728.39 linear feet / 40 linear feet x 8 shrubs = 146	146 shrubs	145 shrubs
Stormwater Retention/	Sodded or seede	ed groundcover	N/A	Seeded
Detention Area	1 deciduous shade or evergreen tree per 50 lineal feet	471.5 linear feet / 50 linear feet = 10 trees	10 trees	19 trees

Juett Outdoor Storage - Preliminary Site Plan Review & Special Land Use May 19, 2025

	10 shrubs for every 50 lineal feet	(471.5 linear feet / 50 linear feet) * 10 = 95 shrubs	95 shrubs	93 shrubs
--	---------------------------------------	---	-----------	-----------

For final site plan approval, the applicant will need to provide the following landscaping details:

- Two (2) additional shrubs along the storm water management basin.
- Three (3) additional shrubs along Hydraulic Drive.

Further, as noted above, contractor equipment and materials storage yards for building and other types of construction are permitted in the IFZ district with the requirement that any area used for outdoor storage is completely enclosed and screened from external visibility beyond such storage area. The applicant must demonstrate that the outdoor storage will be screened from view from all directions.

We highly recommend the addition of a berm and evergreen trees in two staggered lines along the eastern parcel line to provide sufficient screening from M-59. The currently proposed maple trees in this area will not achieve the required screening. However, the space lost to required screening could potentially be offset by reducing the 70-foot drive aisle widths.

Items to be Addressed: 1) The outdoor storage areas shall be completely screened from view from all directions per Section 12.02. L of the Zoning Ordinance. 2) Incorporate two (2) additional shrubs along the storm water management basin. 3) Incorporate three (3) additional shrubs along Hydraulic Drive.

LIGHTING

A sufficient lighting plan has been provided. A photometric plan indicates that the light levels at property lines are acceptable. Planned lighting includes two types of base mounted downward fixed lights which will be located near the entrance as well as four (4) other corners throughout the site. All lights appear to be permanent horizontal fixtures that will appropriately shield light from adjacent properties.

Items to be Addressed: None.

SIGNS

The site plan does not indicate any signage proposed on the site.

If added, signs will require a separate permit from the Zoning Administrator. A sign application must be filed with the Zoning Administrator, at which time the zoning administrator will determine if the signs meet the requirements of the ordinance.

Items to be Addressed: None.

TRASH ENCLOSURE

There is no trash enclosure proposed for the site. During the April 22, 2025 meeting, the applicant explained that each tenant will be responsible for the removal of any refuse in their storage area. The applicant has confirmed this is a requirement for each tenant per the lease agreement and that inspections and surveillance are utilized to ensure compliance.

Items to be Addressed: None.

SPECIAL LAND USE REQUIREMENTS

Per Section 12.03, any storage of recreational vehicles within the Industrial Flex Zone requires a Special Land Use permit. As the applicant wishes to pursue this type of recreational vehicle storage, the application must be in compliance with Article 16, Special Uses.

For a special use, the Planning Commission must hold a public hearing, after which the Planning Commission should discuss the following required standards and findings from Section 16.06 in relation to special uses prior to their recommendation to the Township Board.

- 1) Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance in terms of their uses, activities, processes, materials, equipment and conditions of operation, that will be detrimental to any persons, property, or the general welfare of the surrounding area in which it is located due to excessive production of traffic, noise, smoke, fumes, glare, or odors.
 - <u>CWA Comment:</u> This standard can be met. We believe the proposed use will be harmonious with the intent and general objectives of the Ordinance. Similar uses are located nearby, and the operation is not expected to be detrimental to the surrounding area.
- 2) Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.
 - <u>CWA Comment:</u> This standard can be met so long as appropriate screening along the eastern property line is provided.
- 3) Will be served adequately by essential public facilities and services; such as, highways, roads, water supply systems, wastewater disposal systems, police and fire protection, storm water drainage systems, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed special use shall be able to provide adequately any such service

CWA Comment: We defer to the Township Engineer and Howell Area Fire Chief.

4) Will not be hazardous or disturbing to existing or future neighboring uses.

<u>CWA Comment:</u> This standard can be met. We do not foresee the proposed use to be disturbing to the existing or future neighboring parcels.

5) Will not create excessive additional requirements at public cost for public facilities, utilities and services.

<u>CWA Comment:</u> We defer to the Township Engineer and Howell Area Fire Chief.

6) Will not have a substantial adverse impact upon the natural resources and environment of the lot or parcel upon which it is to be located and adjacent areas, including, but not limited to prime agricultural areas, forest and woodlot areas, lakes, rivers, streams, watersheds, water recharge areas, flood ways, and wildlife areas.

<u>CWA Comment:</u> This standard can be met. As long as all recreational vehicles that are stored on site are in good working order and do not leak fluids and all fuel is stored appropriately so contaminants are not introduced to the ground water.

Items to be Addressed: Planning Commission to evaluate required standards and findings for making determinations and make a recommendation to the Township Board.

RECOMMENDATIONS

The next step for the Planning Commission is to determine if the preliminary site plan has met the requirements listed in Article 20 Site Plan Review Procedures and if the Special Land Use satisfies the required standards listed in Article 16 Special Uses. Per Zoning Ordinance requirements, if recommended for approval, the Special Land Use application will need to be approved by the Township Board prior to the applicant receiving final site plan approval.

The Planning Commission should act on the following item(s) prior to action being taken on the preliminary site plan and special land use application:

- 1. Planning Commission to determine the most appropriate similar or related use to assign parking requirements.
- 2. Planning Commission to determine surface paving requirements.
- 3. Planning Commission to evaluate required standards and findings for making determinations and make a recommendation to the Township Board.

Juett Outdoor Storage - Preliminary Site Plan Review & Special Land Use May 19, 2025

We recommend the applicant address the following items:

- 1. The outdoor storage areas shall be completely screened from view from all directions per Section 12.02. L of the Zoning Ordinance.
- 2. Provide three (3) additional shrubs along Hydraulic Drive.
- 3. Incorporate two (2) additional shrubs along the storm water management basin.

CARLISLE/WORTMAN ASSOC., INC.

Paul Montagno, AICP

Principal

CARLISLE/WORTMAN ASSOC., INC.

Grayson Moore Community Planner

#PC-2025-05

cc: Joanathan Hohenstein, Township Zoning Administrator Carol Makushik, Township Deputy Zoning Administrator

Adam Jacqmain, Township Engineer



Howell Area Fire Department Fire Marshal Division

1211 W Grand River Ave Howell, MI 48843 office: 517-546-0560 fax: 517-546-6011

firemarshal@howellfire.net

DATE: April 1, 2025

TO: Jonathan Hohenstein

Howell Twp Zoning Administrator

3525 Byron Rd Howell, MI 48855

FROM: Bryan Hager-Fire Inspector

PROJECT: Proposed Storage Development-Hydraulic Dr, Howell Township

REF: Site Plan Review - Approved w/concerns noted

CONCERNS:

I have reviewed the above listed site plan and find that it is satisfactory as presented as long as the **following conditions** are met:

- 1. Any building(s) shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - 1. These numbers/letters shall be at least 6" high and shall contrast with their background.
- 2. A Knox Gate Key or Knox Lock will also be required if gating entrance off Hydraulic Drive. Application can be obtained from the Howell Area Fire Department or on-line at www.knoxbox.com.
- 3. Where the road is 20' wide to 26' wide, "No Parking-Fire Lane" signs would be required on both sides of the street. Where the road is between 27' and 32' wide, "No Parking this side of street" signs would be required on the hydrant side of the street.
- 4. An approved fire apparatus access road shall be within 150 feet of all portions of the grade level.
 - a) The fire department access (driveway) shall meet the following conditions:
 - b) The minimum unobstructed width shall be 20 feet.
 - c) The minimum unobstructed height shall be 13 feet.
 - d) The driveway shall be accessible at all times (i.e. snow removal).
 - e) The driveway shall be constructed so it can support up to 100,000 pound fire apparatus.



Howell Area Fire Department Fire Marshal Division

1211 W Grand River Ave Howell, MI 48843 office: 517-546-0560 fax: 517-546-6011 <u>firemarshal@howellfire.net</u>

- 5. Fire Hydrants shall be installed at intermediate locations so that in no case will the distance between hydrants exceeds 400' via dedicated right-of-away.
- 6. A final inspection of the site shall be performed by the fire department before C of O is issued.

Any changes in this site plan shall be submitted to the Howell Area Fire Department for additional approval. If there is anything further that you need, please feel free to give me a call.



May 22, 2025

Jonathan Hohenstein Howell Township 3525 Byron Road Howell, MI 48855

RE: Outside Storage Howell

Parcel # 4706-28-100-071 Preliminary Site Plan Review

Mr. Hohenstein.

We have received and reviewed the preliminary site plan for the proposed Outside Storage Howell, Parcel #4706-28-100-071. The plans were prepared by Desine Inc, dated 25th of March 2025 and were received on 25th March 2025. Based on our review, we offer the following comments:

General

The site consists of a single parcel located at the terminus of Hydraulic Drive, spanning 11.5 acres and zoned Industrial (I). The proposed use—outside storage—is consistent with the existing zoning regulations. The property is bordered by Industrial (I) zoning to the north and west and Industrial Flex Zone (IFZ) zoning to the east and south.

The cover sheet includes the project name (Outside Storage Howell), the owner's name and address (Outside Storage Howell), and the name and address of the firm preparing the plans (Desine Inc.). It also contains a vicinity map, the preparation date (March 25, 2025), and a legal description of the parcel, including bearings and distances.

Sheet SP outlines the required setbacks, which align with the values specified in the Howell Township Zoning Ordinance. The proposed setbacks meet or exceed the listed minimum requirements.

An existing conditions topographical map is included in the plan. This map includes property lines, 1-foot contour intervals, and clearly identifies and labels adjacent roads, existing easements, tree locations, wetlands, and existing structures and pavement.

Grading and Drainage

The site is relatively flat and primarily drains via sheet flow to the identified wetland areas located in the center and southwest corner of the parcel.

The proposed stormwater management system includes seven catch basins and 1,200 feet of reinforced concrete pipe (RCP) storm sewer, designed to collect and convey runoff to a detention basin in the northwest corner of the parcel. This basin then discharges into an existing storm sewer running along Hydraulic Drive.

An outlet control structure detail and stormwater detention calculations have been provided. The calculations indicate that the detention volume is sufficient to accommodate the 100-year storm event. These calculations, along with the outlet control structure details, will undergo further review during the Final Site Plan Review.

May 22, 2025 2 of 2

Sanitary Sewer

No sanitary sewer is proposed for this project.

Site Access and Paving

The site plan includes a proposed bituminous boulevarded approach with a gated ingress and egress. Several areas throughout the site are identified as bituminous millings; however, it is unclear which areas are intended to be paved, making it difficult to accurately determine the percentage of lot coverage

Water main

There is no watermain proposed for this site.

Parking and Landscaping

A landscaping plan is included. Further comments are deferred to the Howell Township Planner

Recommendations

Should the Planning Commission decide to proceed with approval of this project, we recommend the following conditions be placed with approval:

- 1. Plans should be reviewed and approved by:
 - a. Fire Marshal
 - b. Township Planner
 - c. Livingston County Drain Commissioner
 - d. Livingston County Road Commission
- 2. Please identify which areas are to be paved with bit. millings.

If you have any questions or need anything further, please feel free to contact our office.

Sincerely,

Adam C. Jacqmain Design Engineer

Phone: (989) 598-6196 adamj@spicergroup.com

Philip A. Westmoreland, P.E.

Principal

Phone: (517) 375-9449 philaw@spicergroup.com

Puf hitt

SPICER GROUP, INC.

30300 Telegraph Rd, Suite 100 Bingham Farms, MI 48025

CC: SGI File

Jonathan Hohenstein, Howell Township Planner Ken Recker, Livingston County Chief Deputy Drain Commissioner Paul Montagno, Carlisle Wortman Bryan Hager, Howell Township Fire Inspector

Howell Township Inspector

From: jason kratt

Sent: Tuesday, May 20, 2025 8:42 AM

To: Howell Township Inspector

Subject: Parcel #4706-28-100-071 Hydraulic Drive

Hi Jonathon my name is Jason Kratt I am owner of Out Of Site Storage in in Howell. I am opposed to more storage put in the howell area especially right next to our business. I understand competition is good but there is a huge new facility already right next to us with a ton of room for more rentable space.

Were 2 years into our new facility and are not at 50% rented yet, if we water it down with too much the property taxes will be unafordable due to all of us having to undercut each others prices to try to get spaces rented.

Thank you

Jason Kratt Owner out of Site

Jason

Hamilton's Propane 14063 N. State Road Otisville, MI 48463

Phone: 989-871-6661 Fax 989-871-6664

Email:

Howell Township Treasurer

From: Colbie Harris <charris@mitchharris.net>
Sent: Wednesday, April 9, 2025 9:29 AM

To: Howell Township Treasurer

Subject: REVISED RIVER LANDINGS DRAWINGS

Attachments: 1-SITE PLAN (04-06-25).pdf; 2-PHOTOMETRIC PLAN (04-06-25).pdf; Howell

Township(04-08-25).pdf

Hello Johnathan,

Attached are the revised drawings for the River Landings project along with a response letter. Please note the following:

#1 We visited the site and located the existing trees larger than 6" in dia. within the work area.

#2 While we were at the site we established some survey control and tied out the curb lines and existing approaches. We were previously working off of aerial photography information. As a result of the field work we found the road curb lines to be a little different than what we were showing on the previous plan. The curb line along Eastbrook Drive is closer to the property line than we expected so I reduced the drive isle width some to provide us with a 5' buffer between the parking asphalt and the property line. We hope this appeases your ask for us to reduce the pavement if possible.

#3 Please let me know if the proposed landscaping design meets Section 20.06 of the zoning ordinance.

#4 Here is the link to the exterior lighting specs that will be mounted beside the garages (8) total. https://www.shadesoflight.com/products/sleek-minimalist-outdoor-wall-sconce

#5 Here is a drawing calling out the proposed color scheme.



PROPOSED ELEVATION

Thank you for taking the time to consider our responses and information and we look forward to hearing from you!

Colbie Harris

MITCH HARRIS BUILDING COMPANY, INC.
P | 8109231606 | E | charris@mitchharris.net
211 N First Street, Suite 100 | Brighton MI, 48116



Howell Township Planning Commission 3525 Byron Road Howell, Mi. 48855

Re: The Proposed River Landings/River Downs Project

Dear Planning Commission Members:

Attached are site plan drawings for the above referenced project with the following revisions made per comments made at the March 25, 2025 planning commission meeting:

- #1 All trees 6" in diameter and larger and scrub brush lines within the proposed work area have been identified on the site plan.
- #2 The uses of the adjacent properties are now shown on the site plan.
- Wetlands per the National Wetlands Inventory Mapping are now shown on the plans. There are no wetlands that fall within the proposed work areas for the site.
- #4 General note #1 has been added to sheet #1 of the plans to state garbage pickup will be through the use of garbage carts that will be stored within the garages of the units. No community garbage dumpsters will be used on site.
- #5 General note #2 has been added to sheet #1 of the plans to state open space areas will remain in their natural conditions.
- #6 The lot coverage calculation is shown in the Site Data Table on sheet #1 of the plans.
- #7 The open space calculation is shown in the Site Data Table on sheet #1 of the plans.
- #8 The gross area of the project is shown in the Site Data Table on sheet #1 of the plans.
- #9 Parking dimensions and garage square footages have been added to sheet #1 of the plans.
- #10 The pavement area has been slightly reduced along the Edgebrook Drive right-ofway to help reduce the amount of storm water run-off.

- #11 The drawings have been reviewed and approved by the Howell Area Fire Department in a letter dated March 4, 2025. Roads and driveway grades do not exceed 10% within any portion of the project. Also general note #4 has been added to sheet #1 of the plans to clarify building numbers are required meeting the specifications of the Howell Area Fire Department.
- #12 Landscape plans are being provided by the builder's landscape company under separate cover.
- #13 A photo-metric lighting plan has been added to the plans (Sheet #2) to show no lighting will carryover property limits.
- #14 Architectural building plans and building materials are being provided by the Mitch Harris Building Company under separate cover.

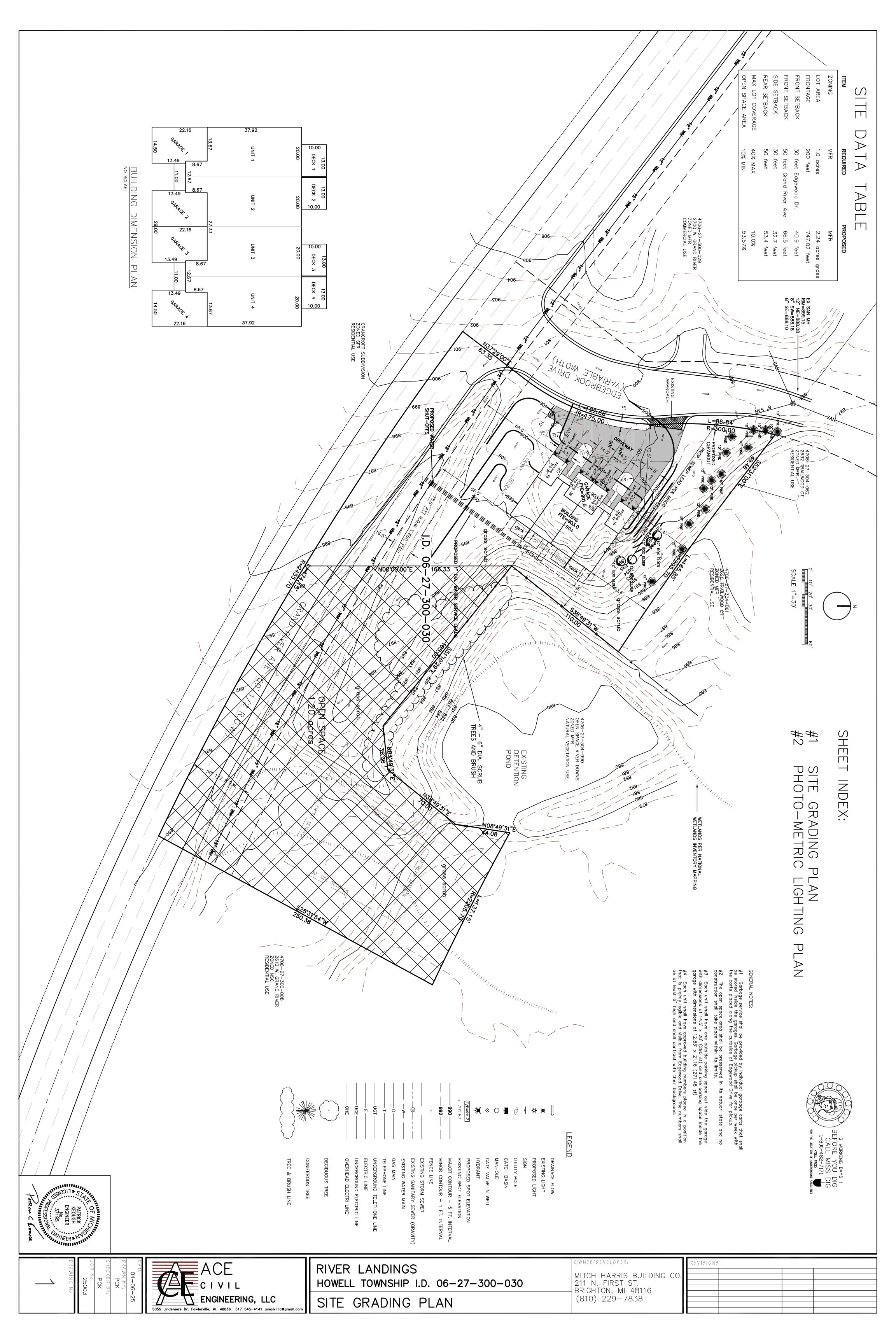
We believe the above revisions address all outstanding issues regarding the site plan drawings and look forward to seeing you at the next available planning commission meeting to be considered for approval.

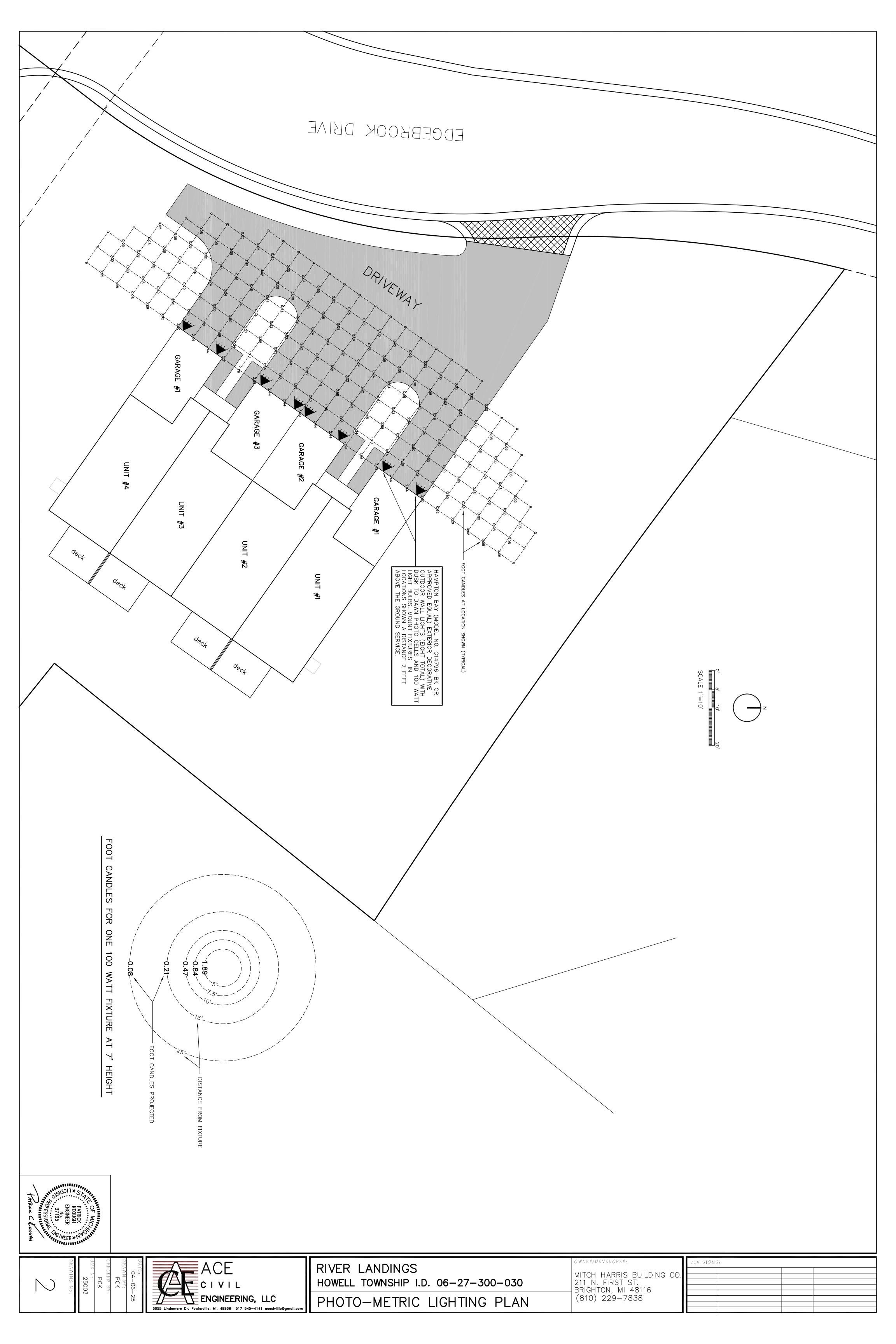
Sincerely,

ACE CIVIL ENGINEERING, LLC

Patrick C. Keough, P.E.

President





Howell Township Treasurer

From: Colbie Harris <charris@mitchharris.net>

Sent: Sunday, April 13, 2025 5:51 PM **To:** Howell Township Treasurer

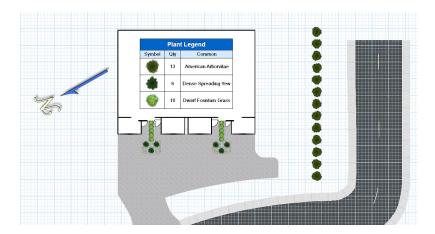
Subject: Re: REVISED RIVER LANDINGS DRAWINGS

Plans prepared by Local Landscape

<u>Landscaping Experts in SE Michigan | Local Landscape</u>

Attached photo provides the location of where plants/shrubs will be planted.

- (13) American Arborvitae, height 5-6 ft. Planted along birm to provide screening from the road. Cost-\$2,200
- (6) Dense Spreading Yew, height 18-24 inches. Cost-\$500
- (10) Dwarf Fountain Grass, height 15-18 inches. Cost-\$260
- (5) Yards of River Rock to be installed in front of the building in landscape beds shown. Cost-\$450













MITCH HARRIS

GRAND RIVER TOWNHOMES

GRAND RIVER AVE / EDGEBROOK DR HOWELL MI

MICHIGAN RESIDENTIAL CODE (MRC) - 2015	
MICHIGAN MECHANICAL CODE (MMC) - 2021	
MICHIGAN PLUMBING CODE (MPC) - 2021 NPFA TO NATIONAL ELECTRICAL CODE - 2023	
MRC BUILDING CODE DATA	
ZONING:	MFR
TYPE OF CONSTRUCTION:	WOOD FRAME ON POURED BASEME
NUMBER OF STORIES:	2 ABOYE + 1 BELOW GRADE
BUILDING HEIGHT:	30'-8 1/2" (GRADE TO MEDIAN)
TOTAL SQUARE FOOTAGE:	8516 SQ. FT.
FIRE RATING: (PER TABLE R302.1(1))	WALLS & PARTITIONS:
SEPARATION WALL (PER R302.2):	2 HR
SPERINKLER SYSTEM:	
	NOT SPERINKLED
NOTES:	

PLUMBING FIXTURES:		A		
		SIANDA	RD FIXTURES	
UNIT IDENTITY	BATHROOMS	KITCHEN SINK	DISHWASHER	WASH MACHINE
UNIT A	2.5	1	1	1
UNIT B	2.5	1	1	1
UNIT C	2.5	1	1	1
UNIT D	2.5	1	1	1
BLDG TOTAL =	10	4	4	4

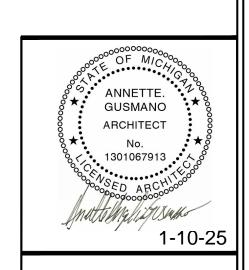
SQUARE FOOTAGE:							
	SQUARE FOOTAGE						
UNIT IDENTITY	FIRST FLOOR	SECOND FLOOR	TOTAL HEATED S.F.	OPT. FINISHED BASEMENT	PORCH	PATIO	
UNIT A	804	916	1720	461	27.8	130	
UNIT B	804	916	1720	468	27.8	130	
UNIT C	804	916	1720	468	27.8	130	
UNIT D	804	916	1720	461	27.8	130	
BLDG TOTAL SF.	F,T =		6880	1858	111.2	520	

NOTE: SQUARE FOOTAGE MEASURED FROM OUTSIDE FACE OF STUD (SHARED WALL) OR SHEATHING SQ. FT. DOES NOT ACCOUNT FOR SECOND FLOOR OFFSET PER ELEVATION



PLAN DRAWING INDEX

REY, DATE	CIYIL	
		SITE PLAN
	ARCHI	FECTURAL BUILDING COMPOSITION
	GNI	GENERAL NOTES & DETAILS
	GN2	GENERAL NOTES & DETAILS
	GN3	ROOF PLAN, NOTES & DETAILS
	A1	FOUNDATION PLAN
	FB1	OPT, FINISHED BASEMENT PLAN
	Д2	FIRST FLOOR PLAN
	Д3	SECOND FLOOR PLAN
	Д4	FRONT & LEFT ELEVATION
	Д5	RIGHT & REAR ELEVATION
	Д6	BUILDING SECTIONS
	ГА	BUILDING SECTIONS
	A8	WALL SECTIONS
	Д9	WALL SECTIONS / DETAILS
	51	FOUNDATION STRUCTURE PLAN
	52	FIRST FLOOR STRUCTURE PLAN
	53	SECOND FLOOR STRUCTURE PLAN





WWW.TKHOMEDESIGN.COM

26030 PONTIAC TRAIL SOUTH LYON, MI 48178 PHONE: (248)-446-1960

FAX: (248)-446-1961

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-DO NOT SCALE DRAWINGS, USE CALCULATED DIMENSIONS ON -CONTRACTOR TO RIELD VERIFY ALL DRAWING ASPECTS BEFORE CONSTRUCTION, DISCREPANCIES AND DESIGN CHANGES SHAL REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY

MITCH HARRIS
GRAND RIVER
TOWNHOMES
GRAND RIVER AVE /
EDGEBROOK DR

JOB No. 24-230

DRAWN: SP / AG
CHECKED: ECT
FRAMED: ECT

REVIEW 11-26-24
FINAL: 1-10-25

REVISION

SCALE

PER PLAN

SHEET #

COVER

SCALE: 3/4" = 1'-0"

T. Adequate calliber strait be built into thool and parallel chold tool trusses to compensate for normal dead load deflection.

FLOOR JOIST LOADING CRITERIA

IVE LOAD DEFLECTION L/480 TOTAL LOAD DEFLECTION L/360 FIRST FLOOR LOADING: LIVE LOAD 40 P.S.F. DEAD LOAD 15 P.S.F. TOTAL LOAD 55 P.S.F.

SECOND FLOOR LOADING IVE LOAD 40 P.S.F. DEAD LOAD 10 P.S.F.

TOTAL LOAD 50 P.S.F. LOOR W/CERAMIC TILE/MARBLE LIVE LOAD DEFLECTION L/120 TOTAL LOAD DEFLECTION L/360

IVE LOAD 40 P.S.F. DEAD LOAD 25 P.S.F. TOTAL LOAD 65 P.S.F.

EXT. DECK JOIST LOADING CRITERIA LIVE LOAD DEFLECTION L/480 TOTAL LOAD DEFLECTION L/360 DECK LOADING:

LIVE LOAD 50 P.S.F.

DEAD LOAD 10 P.S.F.

CONC. DECK JOIST LOADING CRITERIA /E LOAD DEFLECTION L/480 OTAL LOAD DEFLECTION L/360 CONC. DECK LOADING: LIVE LOAD: 50 P.S.F. DEAD LOAD: 50 P.S.F.

ROOF TRUSS LOADING CRITERIA

LIVE LOAD DEFLECTION L/360

TOTAL LOAD DEFLECTION L/240

LIVE LOAD: SEE GROUND SNOW

LOAD BELOW

UNINHABITABLE ATTICS W/OUT STORAGE

UNINHABITABLE ATTICS WITH STORAGE

WIND LOAD 115 MPH OR AS REQUIRED BY

IVE LOAD: 20 P.S.F.

TOP CHORD

DEAD LOAD: 1 P.S.F.

LIVE LOAD 10 P.S.F.

DEAD LOAD: 10 P.S.F.

SNOW LOAD TO BE ADDED TO ALL EXTERIOR LOADING CRITERIA GROUND SNOW LOAD 30 P.S.F.

• A 15% increase on allowable stresses for short term loading is allowed. Drift loading shall be accounted for per the current "Michigan Residential Code" requirements. Add additional attic storage live loads per the current "Michigan Residential Code"

requirements. • Tile, marble, or other special features shall be designed using the appropriate dead

loads and deflection limitations. Partition loads shall also be considered where

• All conventional framed floor decks shall be 2 x 10 #2 or 2 x 12 #2 Douglas Fir or

HANDLING AND ERECTION SPECIFICATIONS

1. Trusses are to be handled with particular care during fabrication, bundling, loading delivery, unloading and installation in order to avoid damage and weakening of the

2. Temporary and permanent bracing for holding the trusses in a straight and plumb position is always required and shall be designed and installed by the erecting contractor. Temporary bracing during installation, includes cross bracing between the trusses to prevent toppling or "dominoing" of the trusses.

3. Permanent bracing shall be installed in accordance with the latest of the "National Design Standard", as published by the American Forest & Paper Association and H.I.B.-91 and D.S.B.-85 as published by the truss plate institute. Permanent bracing consists of lateral and diagonal bracing not to exceed spacing requirements of the truss fabricator. Top chords of trusses must be continuously braced by roof sheathing unless otherwise note on the truss shop drawings. Bottom chords must be braced at intervals not to exceed 10° o.c. or as noted on the truss fabricators

4. Construction loads greater than the design loads of the trusses shall not be applied to the trusses at any time.

5. No loads shall be applied to the truss until all fastening and required bracing is

6. The supervision of the truss erecting shall be under the direct control of persons(s) experienced in the installation and proper bracing of wood trusses. 7. Field modification or cutting of pre-engineered roof trusses is strictly prohibited without expressed prior written consent and details from a licensed professional structural engineer experienced in wood truss design and modifications.

SOIL REQUIREMENTS & EARTH WORK AND CONCRETE

1. All top soil, organic and vegetative material should be removed prior to construction. Any required fill shall be clean, granular material compacted to at least 95% of maximum dry density as determined by ASTM D-1557.

2. Foundations bearing on existing soils have been designed for a minimum allowable soil bearing capacity of 3000 psf, u.n.o. 3. Notify the engineer/architect if the allowable soil bearing capacity is less than 3000

psf so that the foundations can be redesigned for the new allowable bearing

1. R404.1.7 Backfill placement.

Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above or has been sufficiently braced to prevent damage by the backfill.

R506.2.1. Fill.

Fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab and, except where approved, the fill depths shall not exceed 24 inches for clean sand or gravel and 8 inches for

R506.2.3 Yapor retarder. A 6 mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

l. Concrete work shall conform to the requirements of ACI 301-96, "Specifications for Structural Concrete for Buildings", except as modified as supplemental requirements. 2. Concrete shall have a minimum of 3000 psi, 28 day compressive strength, unless noted otherwise, (4 sacks) & a water/cement ratio not to exceed 6 gallons per sack). Exterior concrete slabs shall have a minimum of 4000 psi, 28 day compressive

strength, \$ 4%%% air entrainment. 3. The use of additives such as fly ash or calcium chloride is not allowed without prior review from the architect.

gravel or crushed rock at least one sieve size larger than the tile joint opening or foration and covered with not less than 6 inches of the same materia Exception:

A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I Soils, as detailed in Table R405.1.

STRUCTURAL STEEL SPECIFICATIONS

Structural steel shapes, plates, bars, etc. are to be ASTM A-36 (unless noted other wise) designed and constructed per the 1989 AISC "Specifications For The Design, Fabrication, And Erection Of Steel For Buildings", and the latest edition of the AISC

"Manual Of Steel Construction". Steel columns shall be ASTM A-501, Fy=36 KSI. Structural tubing shall be ASTM A500, grade B, Fy=46 KSI.

Welds shall conform with the latest AWS DI.1 "Specifications For Welding In Building Construction", And shall utilize ETOXX electrodes unless noted otherwise. 4. Bolted connections shall utilize ASTM A-325 bolts tightened to a "snug fit" condition

REINFORCING STEEL SPECIFICATIONS

Reinforcing bars, dowels and ties shall conform to ASTM-615 grade 60 requirements and shall be free of rust, dirt, and mud.

Welded wire fabric shall conform to ASTM a-185 and be positioned at the mid height

. Reinforcing shall be placed and securely tied in place sufficiently ahead of placing of concrete to allow inspection and correction, if necessary without delaying the concrete placement.

4. Extend reinforcing bars a minimum of 36" around corners and lap bars at splices a minimum of 24" U.N.O.

b. Welding of reinforcing steel is not allowed.

(unless noted otherwise).

STAIRWAYS AND HANDRAILS

Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 3-1/2 (181 mm) where a handrail is installed on one side and 21 inches (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

The use of a volute, turnout or starting easing shall be allowed over the lowest tread. 2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum

SMOKE ALARMS

R314.3 Smoke Alarms

Smoke alarms shall be installed in the following locations: In each sleeping room.

. Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

CARBON MONOXIDE DETECTOR

A Carbon monoxide device shall be located in the vicinity of the bedrooms, which may include I device capable of detecting carbon monoxide near all adjacent bedrooms; in areas within the dwelling adjacent to an attached garage; and in areas adjacent to any fuel-burning appliances. Carbon Monoxide Detectors shall not be placed within fifteen feet of fuel-burning heating or cooking appliances such as gas stoves, furnaces, or fireplaces, or in or near very humid areas such as bathrooms.

FLASHING AND WEEPHOLES

R703.8.5 Flashing.

Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels when masonry veneers are designed in accordance with Section RT03.7. See Section RT03.8 for additional requirements.

R703.8.6 Weepholes.

Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:

Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.

2. At the intersection of chimneys or other masonry construction with frame or stucco

walls, with projecting lips on both sides under stucco copings. 3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

wood-frame construction. 6. At wall and roof intersections, 1.7. At built-in gutters.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of

* Min. net clear opening of 5.0 sq. ft. (first floor bedrooms only)

* Min. net clear opening of 5.7 sq. ft. (second floor bedrooms)

* Min. net clear opening ht. of 24 inches

* Min. net clear opening width of 20 inches

* Max. sill ht. above finish floor of 44 inches

AREAS THAT REQUIRE SAFETY GLAZING

R308.4 Hazardous locations.

The locations specified in Sections R308.4.1 through R308.4.7 shall be considered to be specific hazardous for the purposes of glazing.

Glazing in fixed and operable panels of swinging, sliding and bifold doors considered to be a hazardous location.

1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere

2. Decorative glazing.

R308.4.2 Glazing adjacent to doors.

Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane

of the door in a closed position. 2. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

Exceptions:

I. Decorative glazing. 2. Where there is an intervening wall or other permanent barrier between the

3. Where access through the door is to a closet or storage area 3 feet (914

mm) or less in depth. Glazing in this application shall comply with Section

4. Glazing that is adjacent to the fixed panel of patio doors.

R308.4.3 Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

The exposed area of an individual pane is larger than 9 square feet (0.836 m2) The bottom edge of the glazing is less than 18 inches (457 mm) above the floor,

The top edge of the glazing is more than 36 inches (914 mm) above the floor; and 4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

I. Decorative glazing.

2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (750 N/m) without contacting the glass and be a minimum of 1-1/2 inches (38 mm) in cross sectional height.

3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass in 25 feet (7620 mm) or more above grade, a roof, walking surfaces, or other horizontal [within 45 degrees (0.79 rad.) of horizontal I surface adjacent to the glass exterior.

R308.4.4 Glazing in guards and railings.

Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be

R308.4.5 Glazing and wet surfaces.

Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam

R308.4.6 Glazing adjacent to stairs and ramps.

Glazing where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location.

1. Where a rail is installed on the accessible side(s) of the glazing 34 to 38

inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and have a cross-sectional height of not less than $1\frac{1}{2}$ inches (38 mm).

The glazing is protected by a guard complying with Section R312 and the place

2. Glazing 36 inches (914 mm) or more measured horizontally from the walking surface.

R308.4.7 Glazing adjacent to the bottom stair landing. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous

of the glass is more than 18 inches (457 mm) from the ground.

PORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY ALL MISS DIG AT 680-482-7271 3 DAYS PRIOR TO ANY EXCAVATION RUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDE

RIGHT 2024 TK DESIGN AND ASSOCIATES

ANNETTE.

GUSMANO

ARCHITECT

1301067913

CREATIVE COLLABORATIVE

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SOUTH LYON, MI 48178

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) NOT SCALE DRAWINGS, USE CALCULATED DIMENSIONS ONL' ONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE

STRUCTION, DISCREPANCIES AND DESIGN CHANGES SHALL BI

1-10-25

HARRIS GRAND RIVER TOWNHOMES

JOB No. 24-230 DRAWN: SP / AG CHECKED: ECT FRAMED: **ECT**

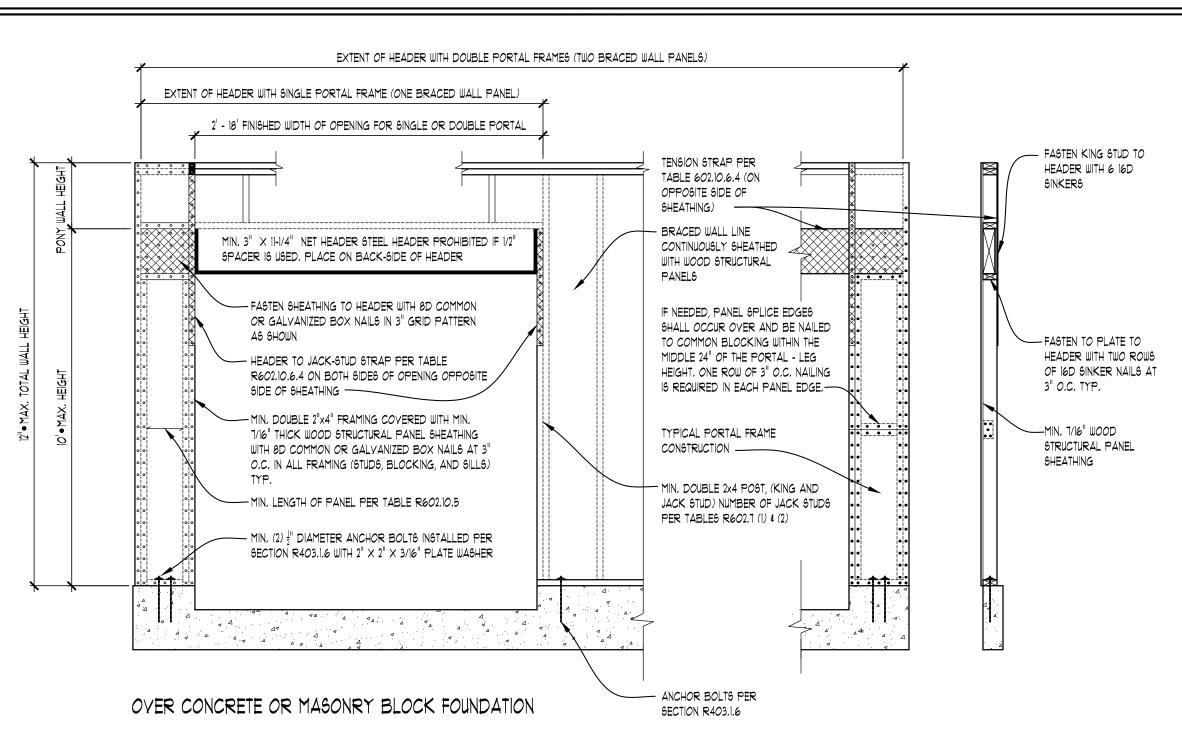
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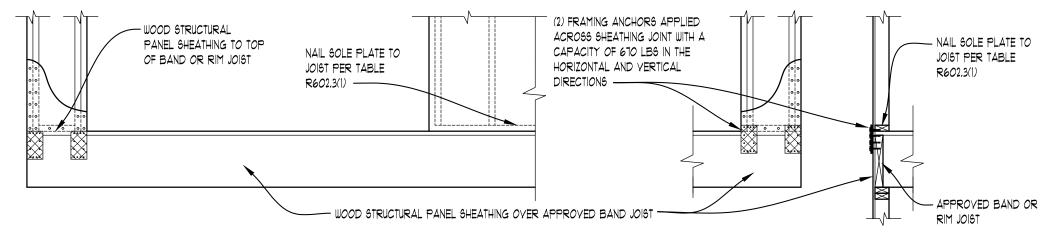
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SCALE: PER PLAN

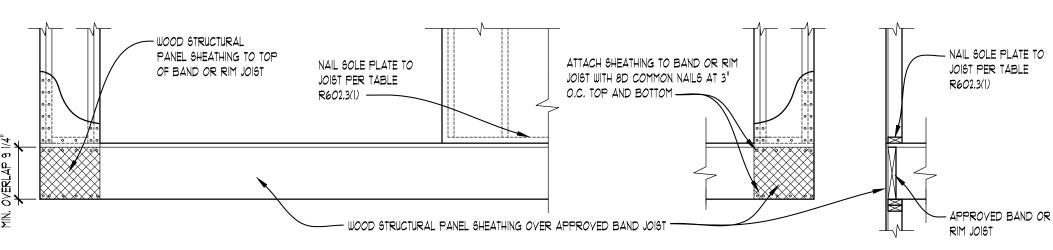
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OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION (WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



OVER RAISED WOOD FLOOR - OVERLAP OPTION (WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

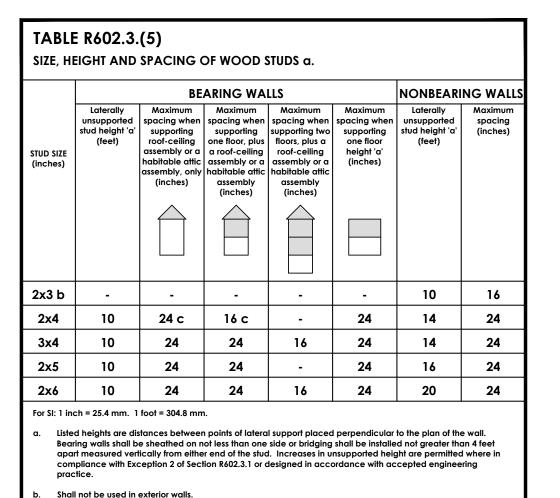
FRONT ELEVATION

FIGURE R602.10.6.4

METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

FOR SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

TENSION STRAP CAPA METHODS PFH, PFG AN		-	RES PERPENDICUL	AR TO					
MINIMUM WALL STUD	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WALL HEIGHT (feet)	TENSION STRAP CAPACITY REQUIRED (pounds) ab					
FRAMING NOMINAL				Ultimate Design Wind Speed V _{ut} (mph)					
SIZE AND GRADE				110	115	130	110	115	130
	(icei)	(leel)	(leel)	I	Exposure	В	I	Exposure	С
	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
	1	10	9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
	2	10	9	1,000	1,000	1,475	1,500	1,875	3,125
2 x 4 No. 2 Grade			16	1,775	2,175	3,525	3,550	4,125	DR
			18	2,075	2,500	3,950	3,975	DR	DR
	2	12	9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
			18	3,425	3,975	DR	DR	DR	DR
	4	12	9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
	2 1	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
2 x 6 Stud Grade			18	2,200	2,550	3,725	3,750	DR	DR
	4	12	9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR



SIZE OF STEEL ANGLE a,c,d (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF ½" OR EQUIVALE REINFORCING BARS b,	
3x3x ¹ / ₄	6'-0"	4'-6"	3'-0"	1	
4x3x ¹ / ₄	8'-0"	6'-0"	4'-6"	1	
$5x3\frac{1}{2}x\frac{5}{16}$	10'-0"	8'-0"	6'-0"	2	
$6x3\frac{1}{2}x\frac{5}{16}$	14'-0"	9'-6"	7'-0"	2	
$2-6\times3\frac{1}{2}\times\frac{5}{16}$	20'-0"	12'-0"	9'-6"	4	

A habitable attic assembly supported by 2 x 4 studs is limited to a roof span of 32 feet. Where the roof span

exceeds 32 feet, the wall studs shall be increased to 2 x 6 or the studs shall be designed in accordance with

- Steel members indicated are adequate typical examples; other steel members meeting structural design requirements shall be permitted to be used.

MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-, 12 INCH NOMINAL FLAT

MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (INCHES)

Minimum nominal wall thickness (inches)

SC, ML-CL and incorganic CL

4 @ 35

5 @ 43

NR 5@40 NR

NR 5@38 NR NR | 6 @ 34 | 5 @ 37 |

NR' | 6 @ 23 | 6 @ 27 | 6 @ 35 | 4 @ 48^m | DR | 6 @ 22 | 6 @ 27 | 6 @ 34

DRⁱ | 6 @ 23 | 6 @ 29 | 6 @ 38 | DR | 6 @ 22 | 6 @ 22 | 6 @ 28

NR | 6 @ 43 | 5 @ 48 | NR |

NR | 6 @ 37 | 5 @ 43 | NR |

NR | 6 @ 27 | 6 @ 32 | 6 @ 44

NR | 6 @ 33 | 6 @ 38 | 5 @ 37

NR | 6 @ 30 | 6 @ 35 | 6 @ 48

NR' | 6 @ 24 | 6 @ 29 | 6 @ 39 | 4 @ 48" NR | 6@19 | 6@23 | 6@30 | 6@39

Soil classes^a and design lateral soil (psf per foot of depth)

Either steel angle or reinforced lintel shall span opening

CONCRETE BASEMENT WALLS b,c,d,e,f,h,i,k,n,o

BACKFILL HEIGHT

4

5

4

4 5

8

5

5

8

9

R404.1.2.3.7.6 and Table R404.1.2(9).

For SI:1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa/mm

Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling

face of the wall shall not be less than 1 $\frac{1}{2}$ inches for No. 5 bars and smaller, and not less than 2 inches for larger bars.

Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section

l. NR indicates no vertical reinforcement is required, except for 6-inch nominal walls formed with stay-in-place forming systems in which case vertical reinforcement shal

Vertical reinforcement shall be located to provide a cover of 1.25 inches measured from the inside face of the wall. The center of the steel shall not vary form the

m. A plain concrete wall with a minimum nominal thickness of 12 inches is permitted, provided minimum specified compressive strength of concrete, rc is 3,500 psi.

DR means design is required in accordance with the applicable building code, or where there is no code in accordance with ACI 318.

Concrete shall have a specified compressive strength, fc, of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote I or m. The minimum thickness is permitted to be reduced 2 inches, provided the minimum specified compressive strength of concrete, fc, is 4,000 psi.

Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4-inch. Concrete cover for reinforcement measure from the outside

Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.

specified location by more than the greater of 10 percent of the wall thickness or 3/8-inch.

The use of this table shall be prohibited for soil classifications not shown.

Allowable deflection criterion is L/240, where L is the unsupported height of the basement wall in inches.

Table values are based on reinforcina bars with a minimum yield strength of 60.000 psi.

TABLE R404.1.2(8)

MAXIMUM MAXIMUM

WALL HEIGHT | UNBALANCED

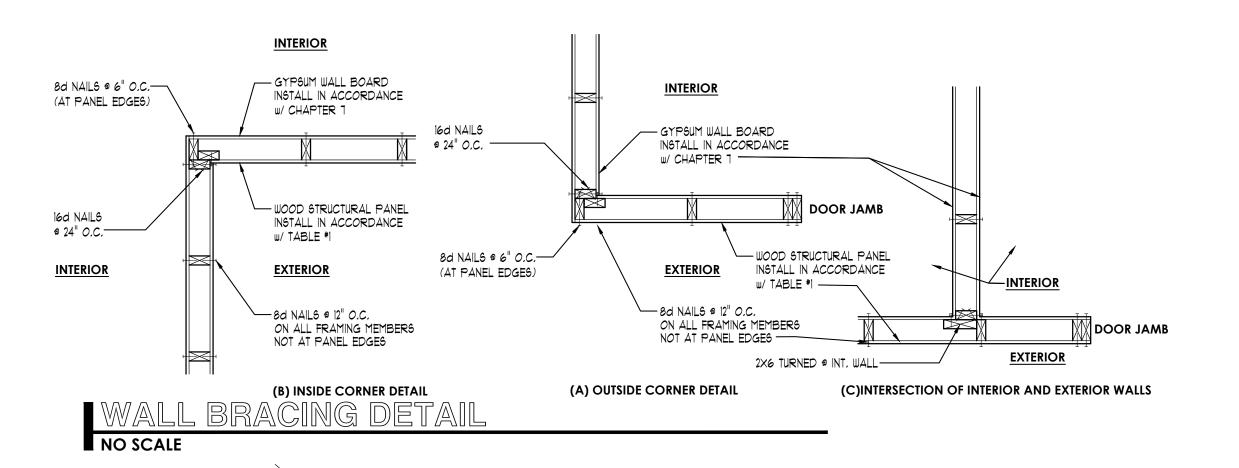
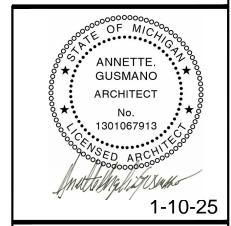


			TABLE #1	
LENGTH OF BRACED WALL PANEL (INCHES)			MAXIMUM OPENING HEIGHT NEXT TO BRACED WALL PANEL (% OF WALL HEIGHT)	
8-FOOT WALL	9-FOOT WALL	10-FOOT WALL	12-FOOT WALL**	
48*	54*	60*	72*	100%
32*	36*	40*	48*	85%
24*	27*	30*	36*	65%

*THESE VALUES CAN BE REDUCED BY 50% IF SHEATHING IS PROVIDED ON INTERIOR AND EXTERIOR *12 FOOT TALL STUDS SUPPORTING ONLY A ROOF MAY BE 2 X 4 @ 16" O.C. 12 FOOT TALL STUDS SUPPORTING ONE OR TWO FLOORS AND A ROOF SHALL BE 2 X 6 @ 16" O.C.





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ISTRUCTION, DISCREPANCIES AND DESIGN CHANGES SHALL BI PORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY ALL MISS DIG AT 680-482-7271 3 DAYS PRIOR TO ANY EXCAVATI

ISTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDE

GRAND RIVER TOWNHOMES

DRAWN:

CHECKED:

FRAMED:

REVISION

FINAL:

24-230

SP / AG

11-26-24

1-10-25

ECT ECT

a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum concrete compressive strength

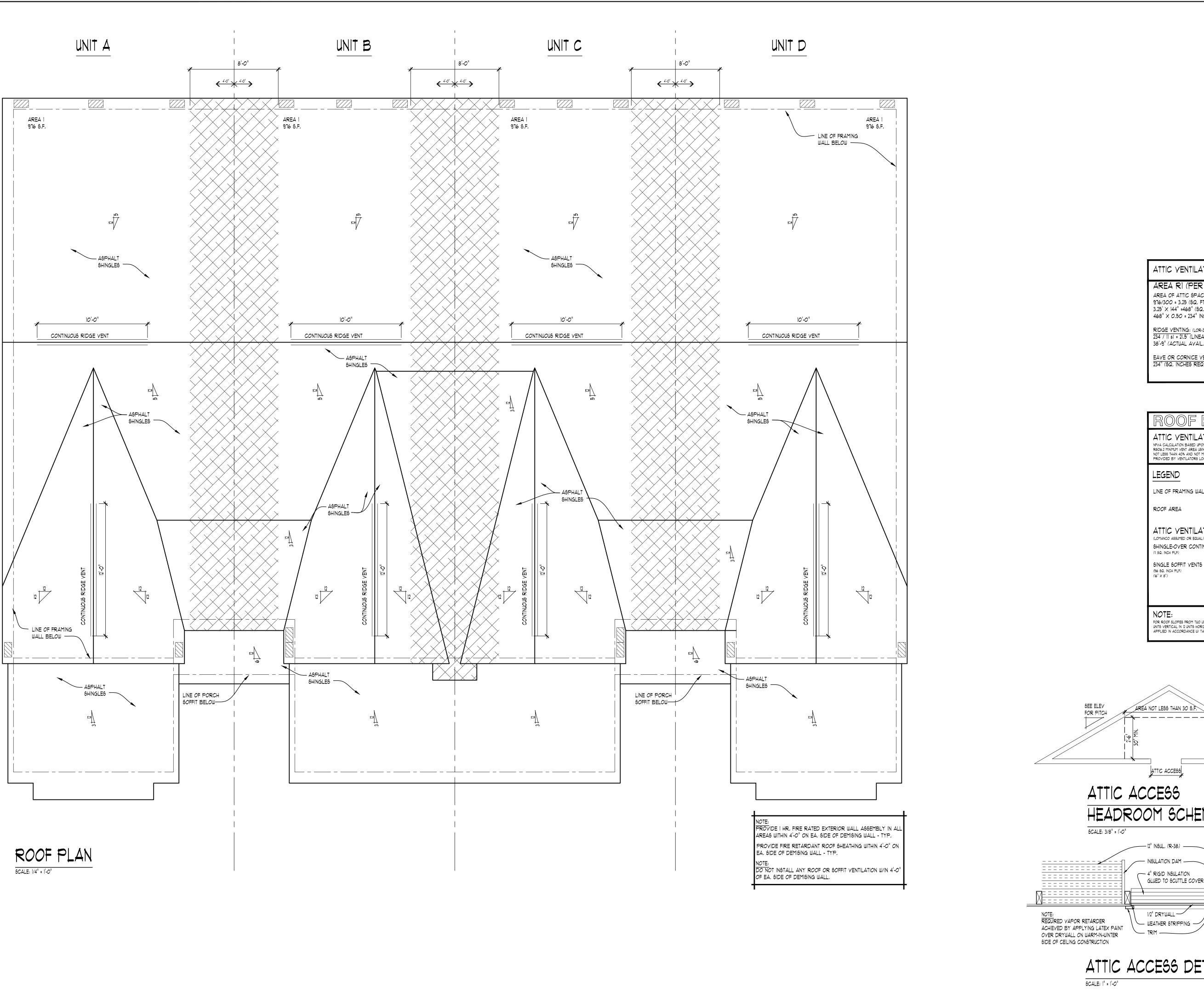
o. See Section R404.1.2.2 for minimum reinforcement required for foundation walls supporting above-grade concrete walls

ABLE R404.1.2(1) INIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS ^{a,b}				
MAXIMUM UNSUPPORTED EIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT			
≤ 8	One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story			
> 8	One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story			

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ATTIC YENTILATION CALCULATIONS:

AREA RI (PER UNIT) CALCULATIONS: AREA OF ATTIC SPACE = 916 SQ. FT.

976/300 = 3.25 (6Q, FT, REQ'D) 3.25' × 144" =468" (SQ, INCH CONVERSION) 468" X 0.50 = 234" INCHES EACH REQ'D)

RIDGE VENTING: (LOR-30 II SQ. INCH PLF))

234 / II si = 21.5' (LINEAR FT. OF RIDGE VENT REQ'D) 38'-9" (ACTUAL AYAIL, RIDGE)

EAYE OR CORNICE VENTING: (SINGLE SOFFIT © 56 SQ. INCH)

234" (SQ. INCHES REQ'D) / 56 si = 5 PIECES

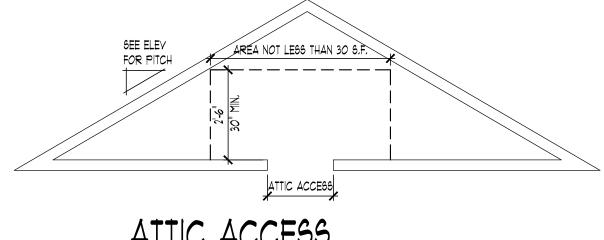
ATTIC YENTILATION NOTE: NFVA CALCULATION BASED UPON MIN. VENTILATION RATIO OF 1:300
R806.2 MINIMUM VENT AREA USING EXCEPTION NO. 2 2015 MICHIGAN RESIDENTIAL CODE:
NOT LESS THAN 40% AND NOT MORE THAN 50% OF REQUIRED VENTILATING AREA IS
PROVIDED BY VENTILATORS LOCATED IN UPPER PORTION OF ATTIC OR RAFTER SPACE.

LINE OF FRAMING WALL BELOW

ATTIC VENTILATION TYPE: (LOMANCO ASSUMED OR EQUAL)

SHINGLE-OYER CONTINUOUS RIDGE YENTS LOR-30

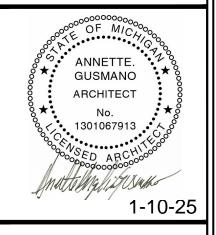
FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN ACCORDANCE W/ TABLE R905.1.1(2)



HEADROOM SCHEMATIC

GLUED TO SCUTTLE COVER REFER TO MUEC SECTION 402.2.3 FOR MORE INFO.

ATTIC ACCESS DETAIL





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MITCH HARRIS GRAND RIVER TOWNHOMES

JOB No. 24-230 DRAWN: SP / AG CHECKED: ECT FRAMED: ECT 11-26-24

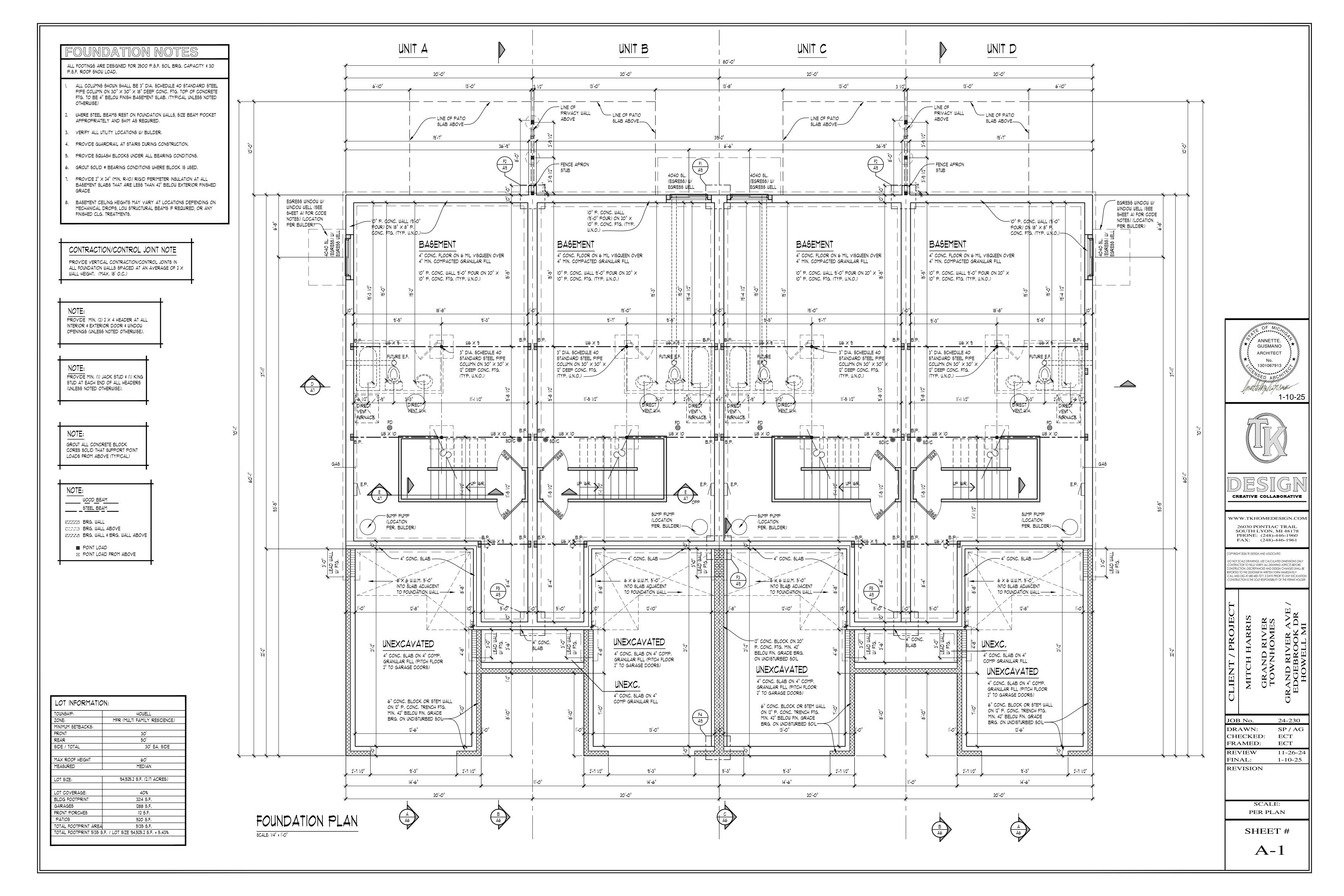
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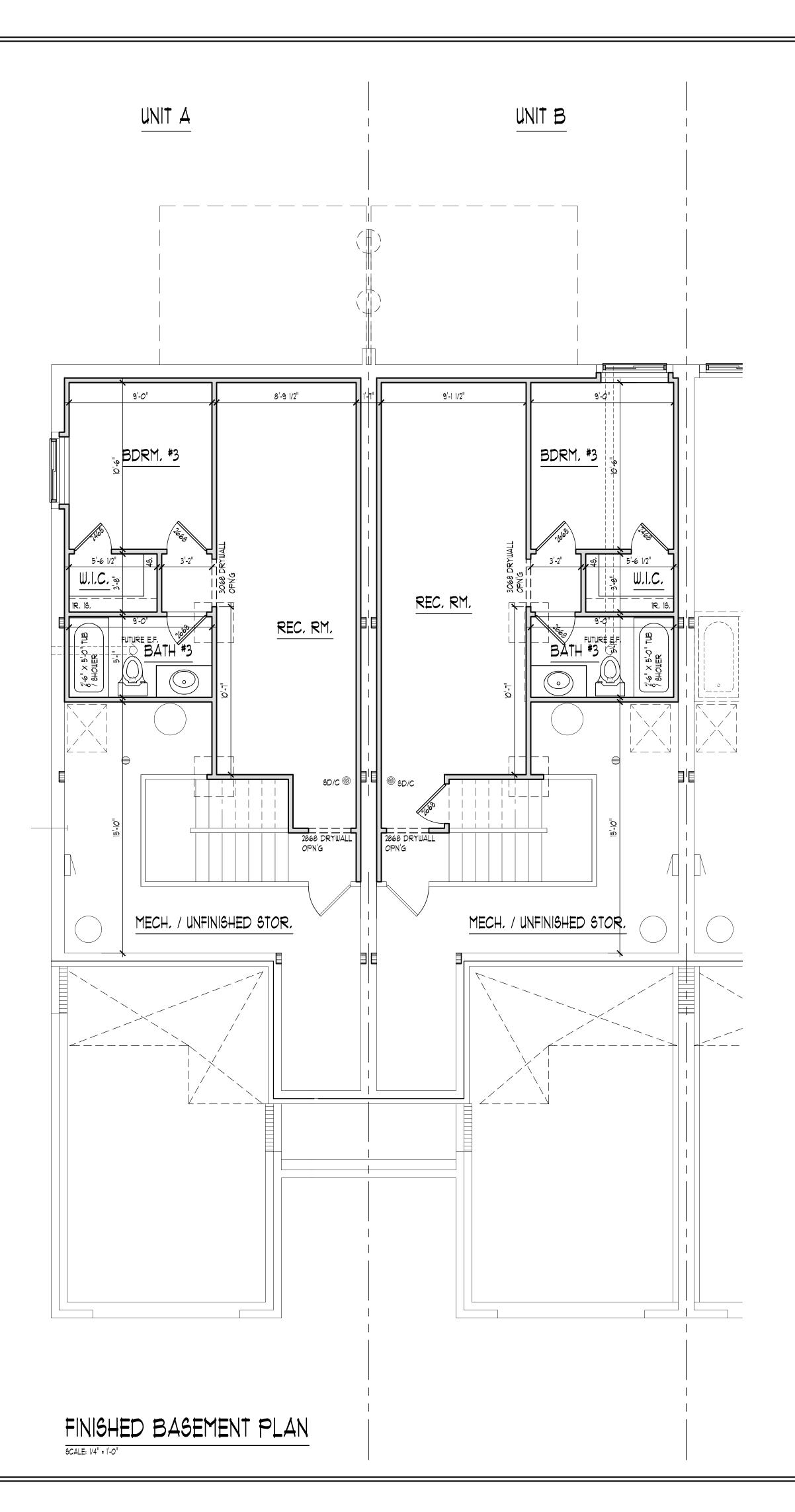


FINISHED BASEMENT NOTES

BASEMENT CEILING HEIGHTS MAY YARY AT LOCATIONS DEPENDING ON MECHANICAL DROPS, LOW STRUCTURAL BEAMS IF REQUIRED, OR ANY FINISHED CLG. TREATMENTS.

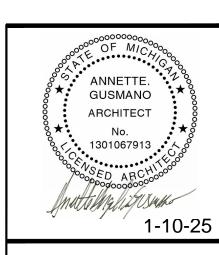
CONTRACTION/CONTROL JOINT NOTE

PROVIDE VERTICAL CONTRACTION/CONTROL JOINTS IN ALL FOUNDATION WALLS SPACED AT AN AVERAGE OF 2 X WALL HEIGHT, (MAX. 18' O.C.)



AREA A/D SUMMA	RY:
HEATED LIVING: FIRST FLOOR SECOND FLOOR	804 S.F. 916 S.F.
TOTAL AREA PATIO	1720 S.F. 130 S.F.
GARAGE OPT. FINISHED BASEMENT	322 S.F. 451 S.F.

AREA B/C SUMMA	RY:
HEATED LIVING: FIRST FLOOR SECOND FLOOR TOTAL AREA	804 S.F. 916 S.F. 1720 S.F.
PATIO GARAGE	13 <i>0</i>
OPT, FINISHED BASEMENT	464 S.F.







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-CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE
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REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY
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-CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER

 MITCH HARRIS	GRAND RIVER TOWNHOMES	BRAND RIVER AVE /
MIT	GR TO	RAN

JOB No.	24-230
DRAWN:	SP / AG
CHECKED:	ECT
FRAMED:	ECT
REVIEW	11-26-24

FINAL: 1-10-25 REVISION

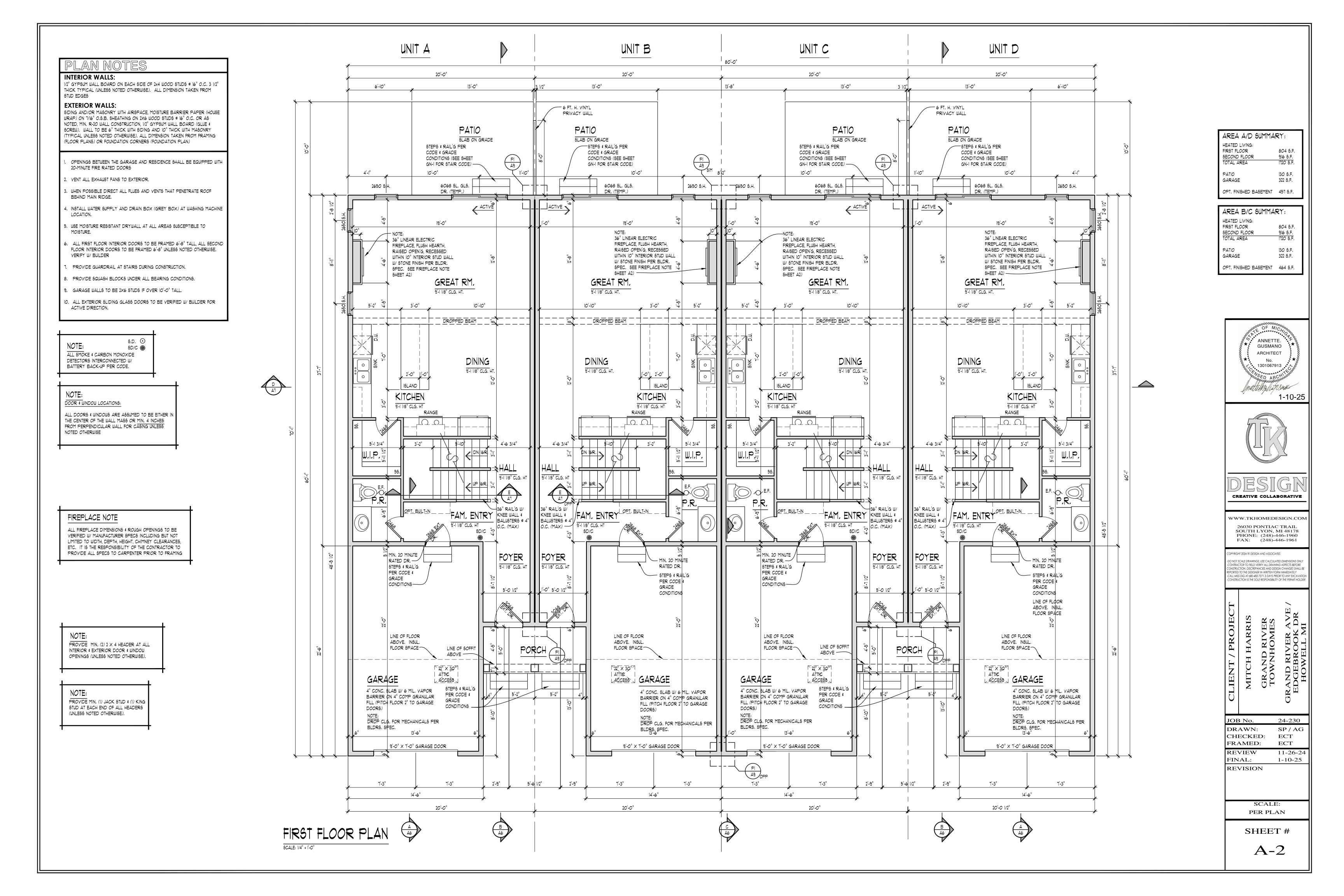
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INTERIOR WALLS:

1/2" GYP6UM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE), ALL DIMENSION TAKEN FROM STUD EDGES

EXTERIOR WALLS:

SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 1/16" O.S.B. SHEATHING ON 2X6 WOOD STUDS @ 16" O.C. OR AS NOTED, MIN, R-20 WALL CONSTRUCTION, 1/2" GYPSUM WALL BOARD (GLUE \$ SCREW). WALL TO BE 6" THICK WITH SIDING AND IO" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE), ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE RATED DOORS
- 2. YENT ALL EXHAUST FANS TO EXTERIOR.
- WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE,
- I. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE
- 5. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO
- ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" TALL, ALL SECOND FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" UNLESS NOTED OTHERWISE. YERIFY W/ BUILDER
- PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
- B. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
- 9. GARAGE WALLS TO BE 2X6 STUDS IF OVER 10'-O" TALL.
- O. ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION.

5.D. 💿 SD/C ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

DOOR & WINDOW LOCATIONS:

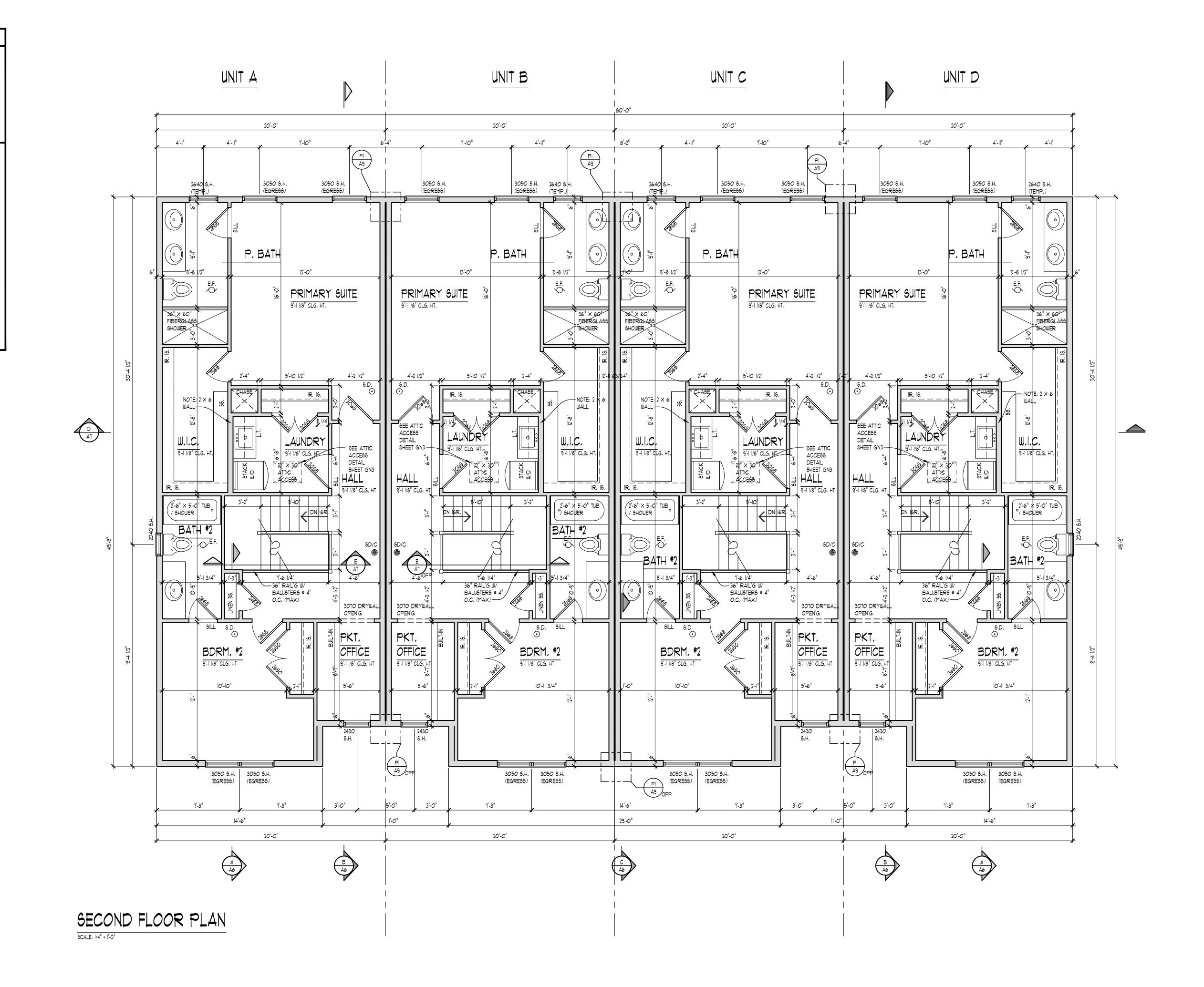
ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

FIREPLACE NOTE

ALL FIREPLACE DIMENSIONS & ROUGH OPENINGS TO BE VERIFIED W/ MANUFACTURER SPECS INCLUDING BUT NOT LIMITED TO WIDTH, DEPTH, HEIGHT, CHIMNEY CLEARANCES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SPECS TO CARPENTER PRIOR TO FRAMING

PROVIDE MIN, (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE),







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MITCH HARRIS GRAND RIVER TOWNHOMES

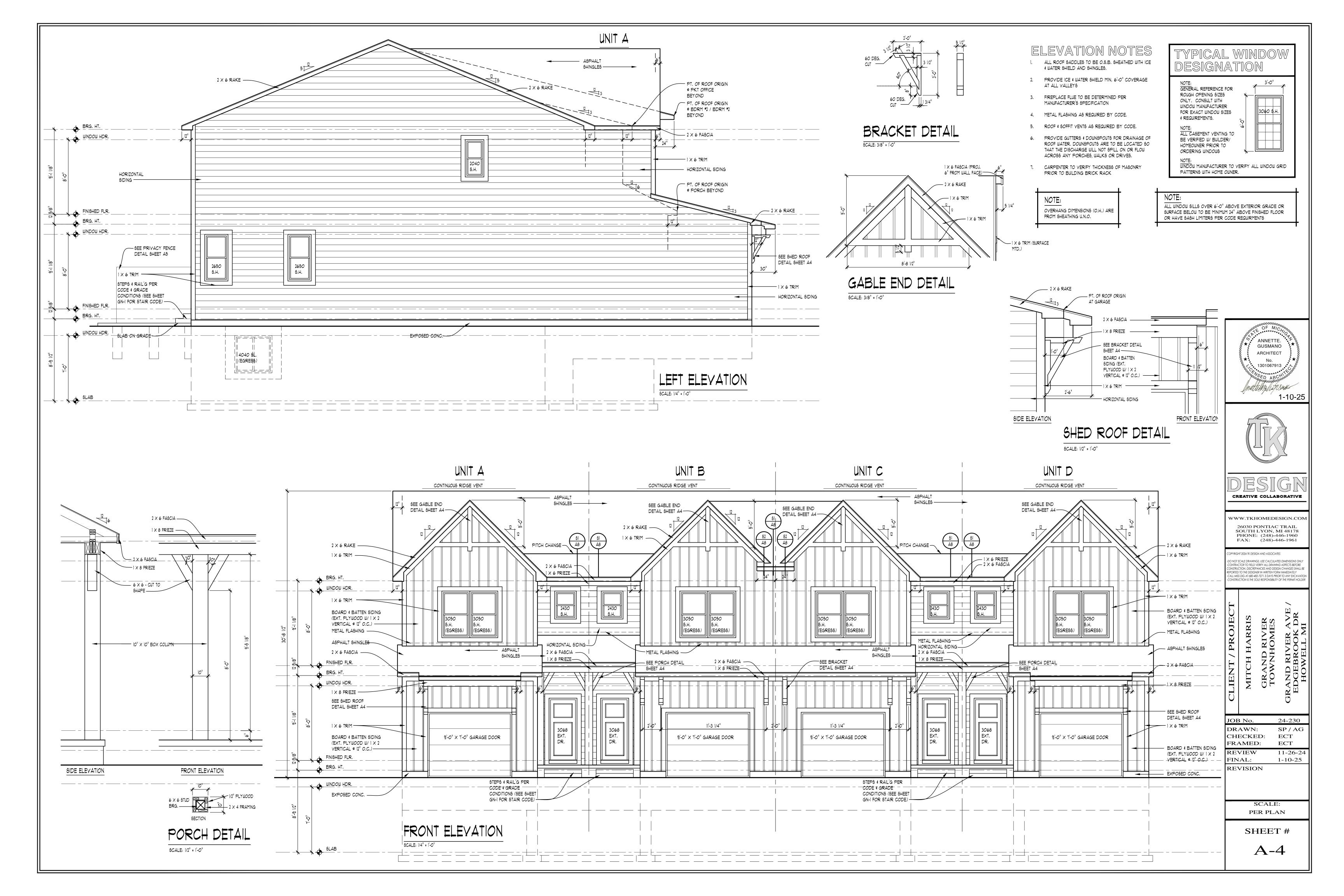
JOB No. 24-230 DRAWN: SP / AG CHECKED: ECT FRAMED: ECT 11-26-24 1-10-25

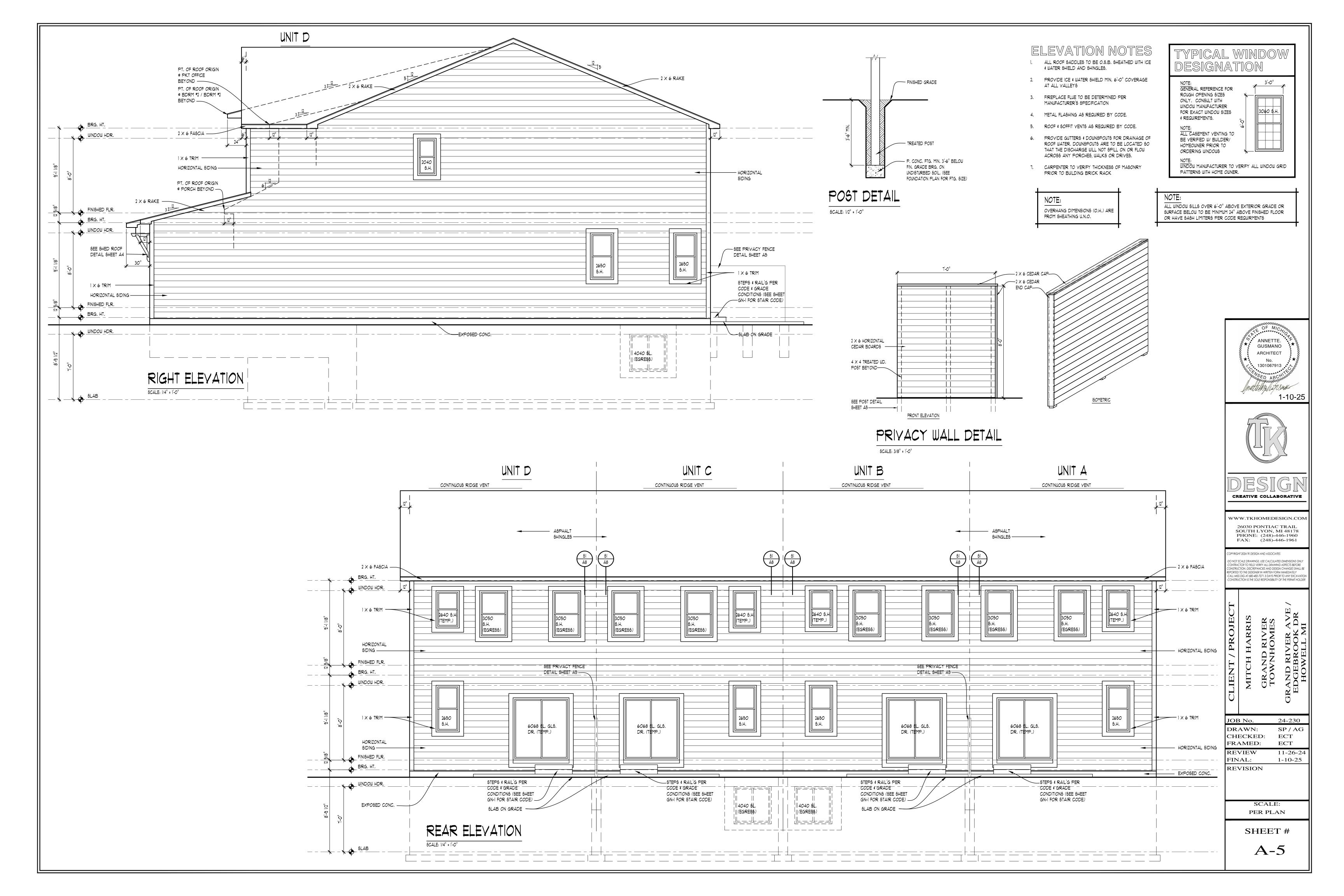
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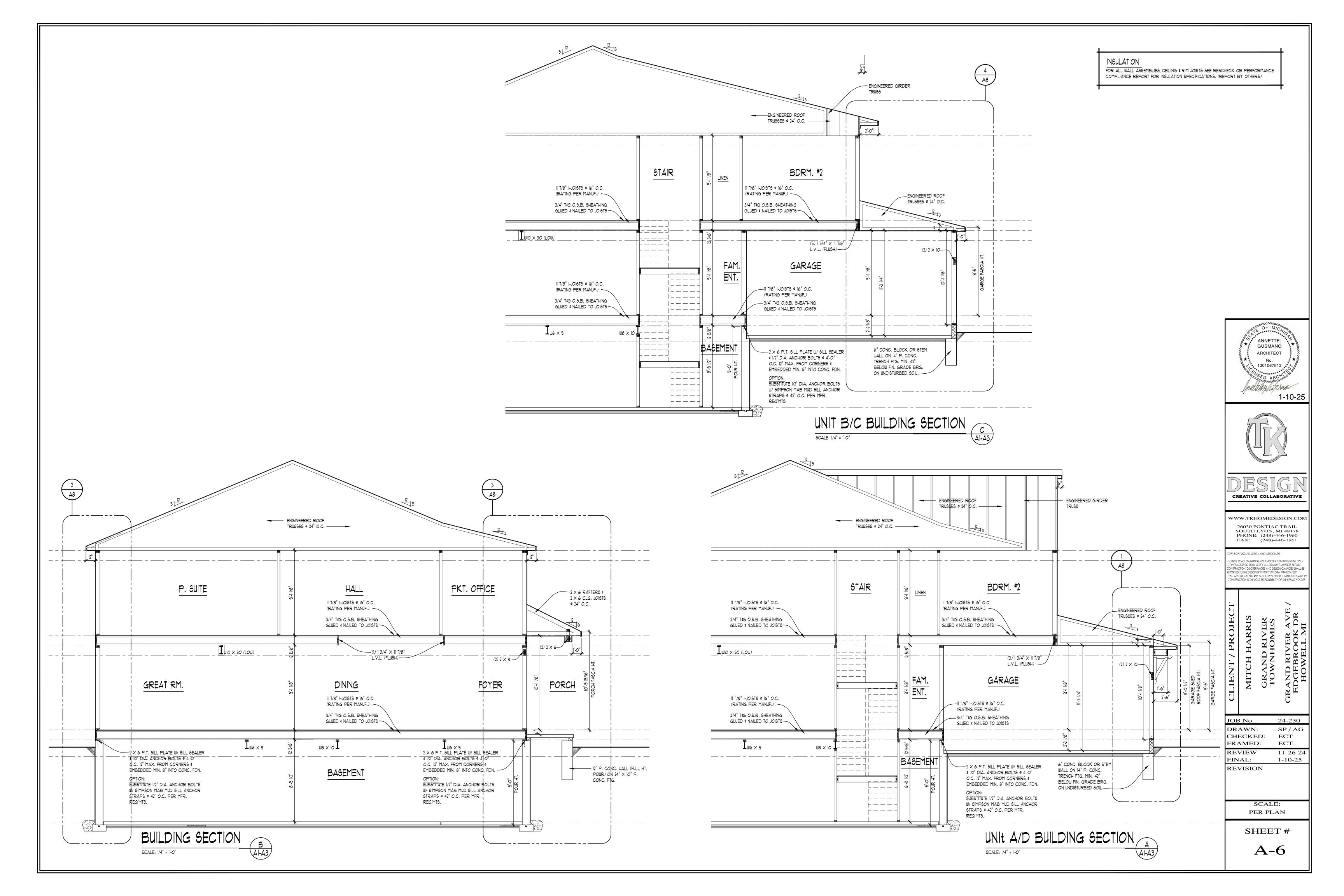
> PER PLAN SHEET#

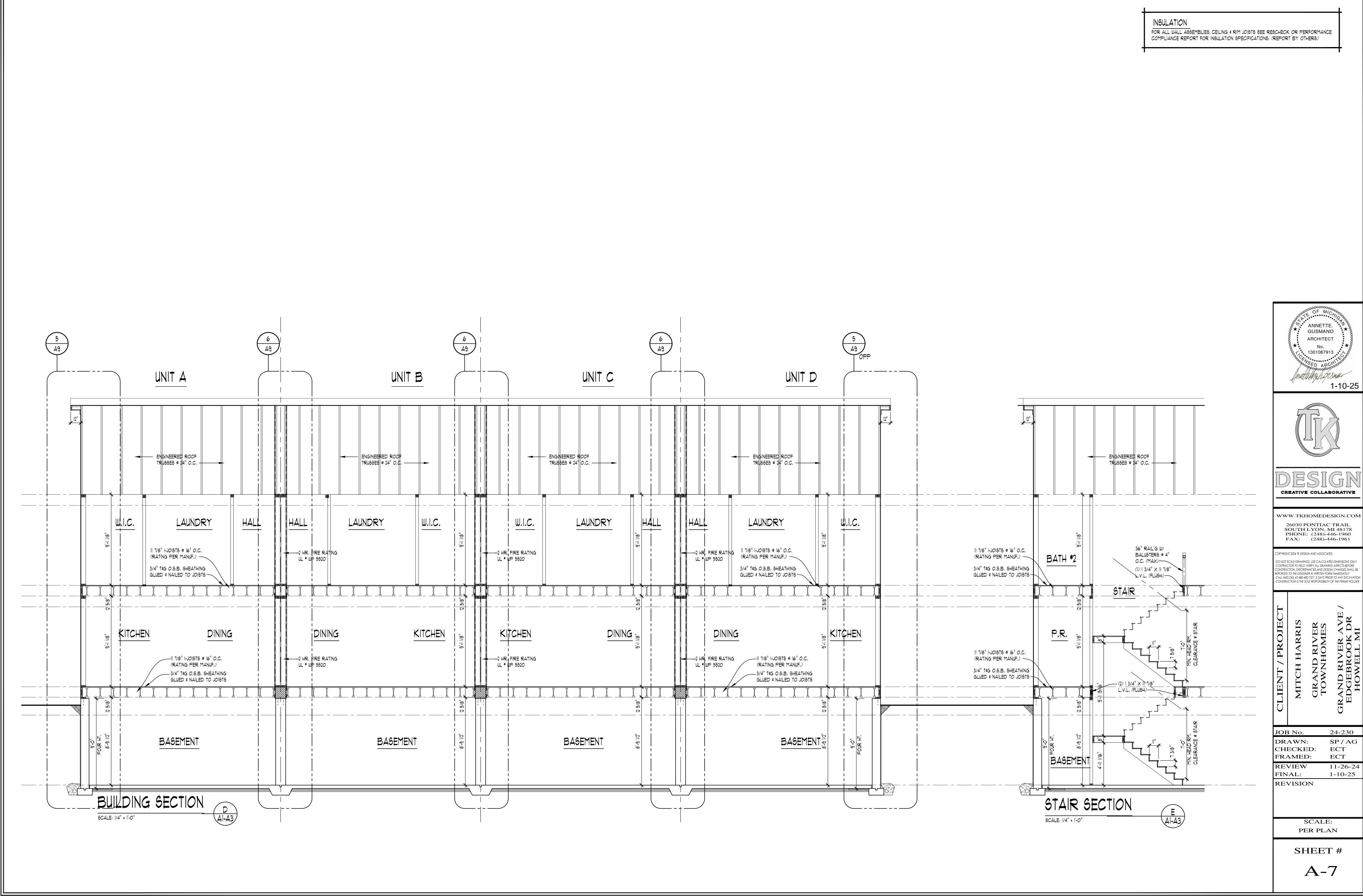
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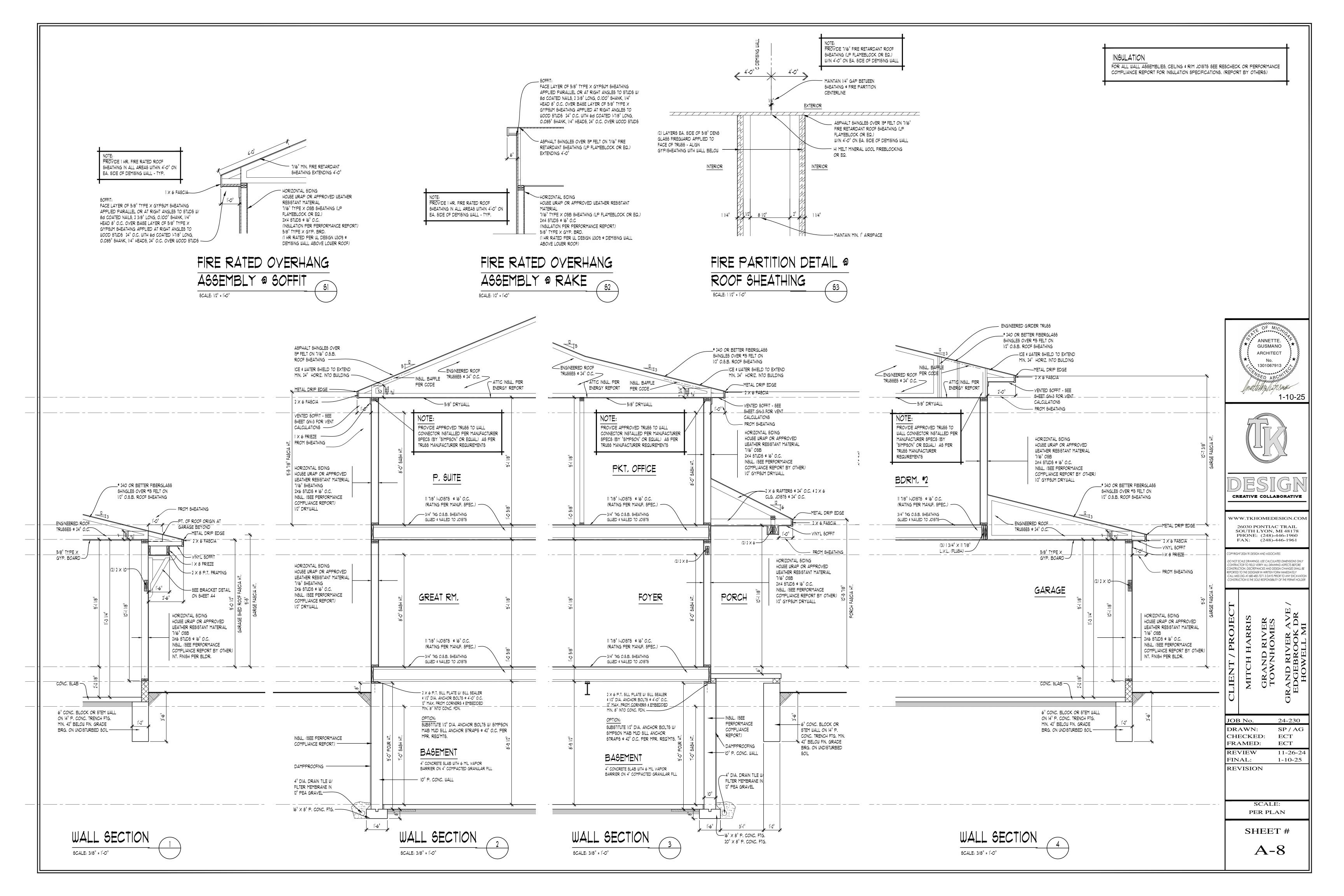


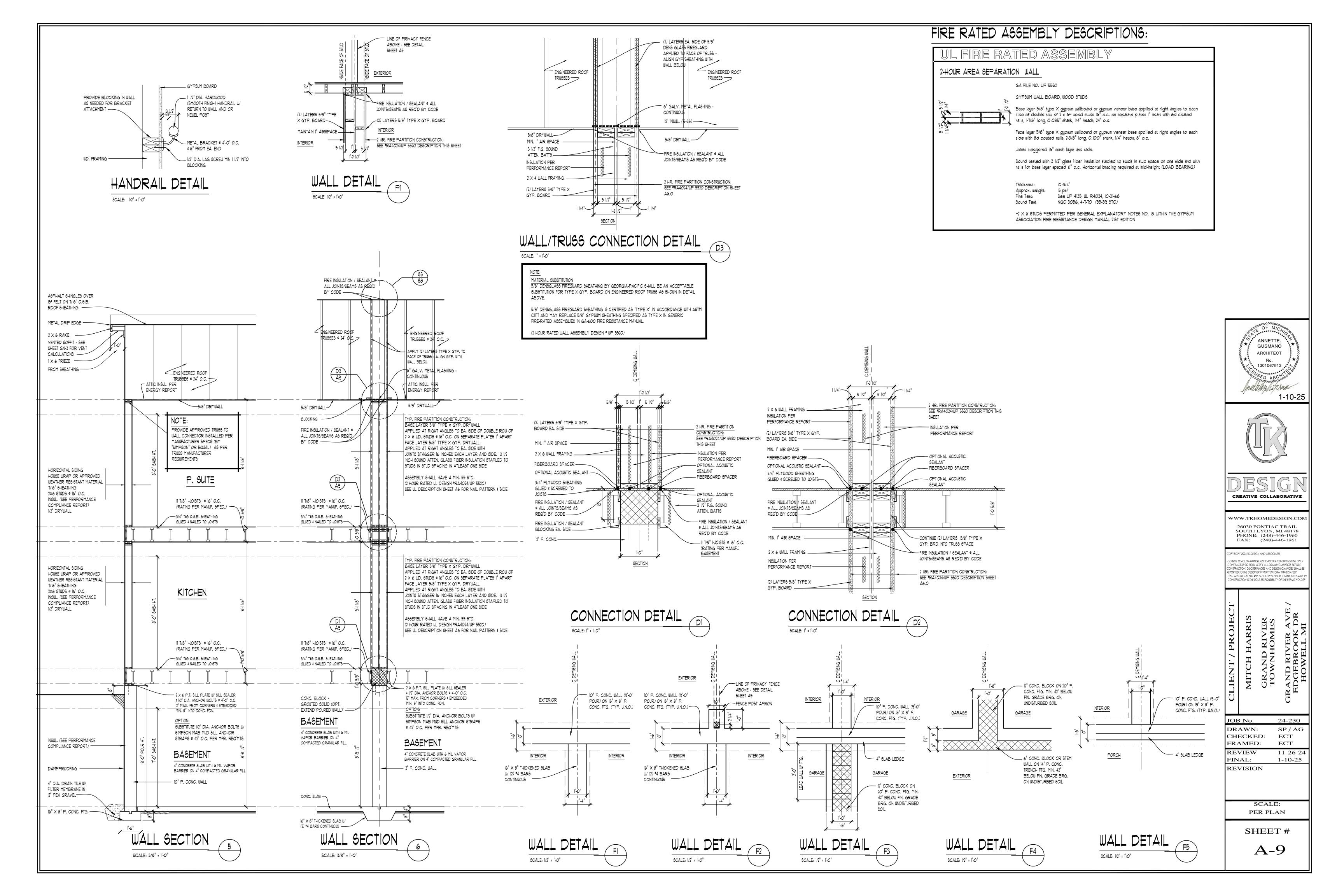


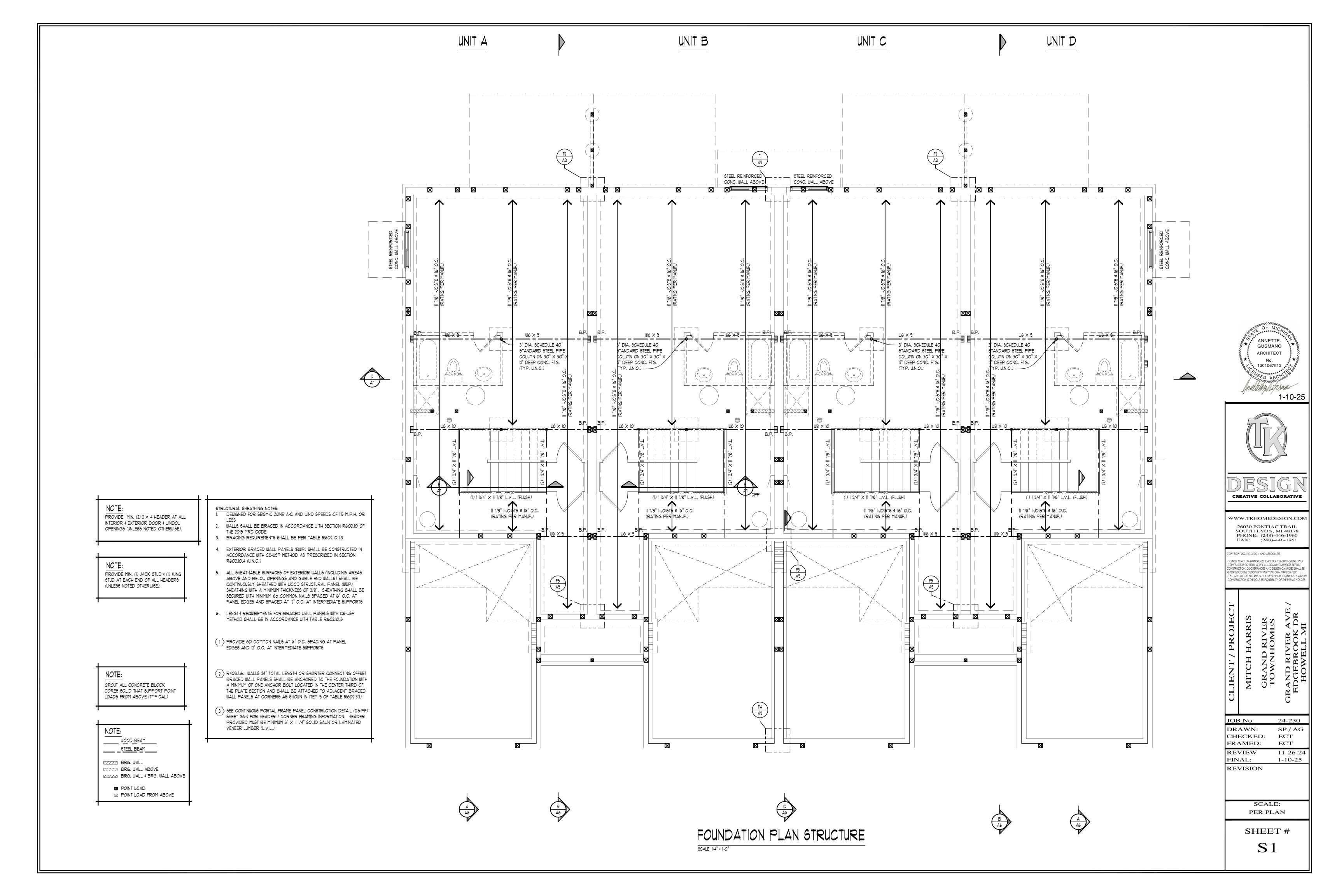


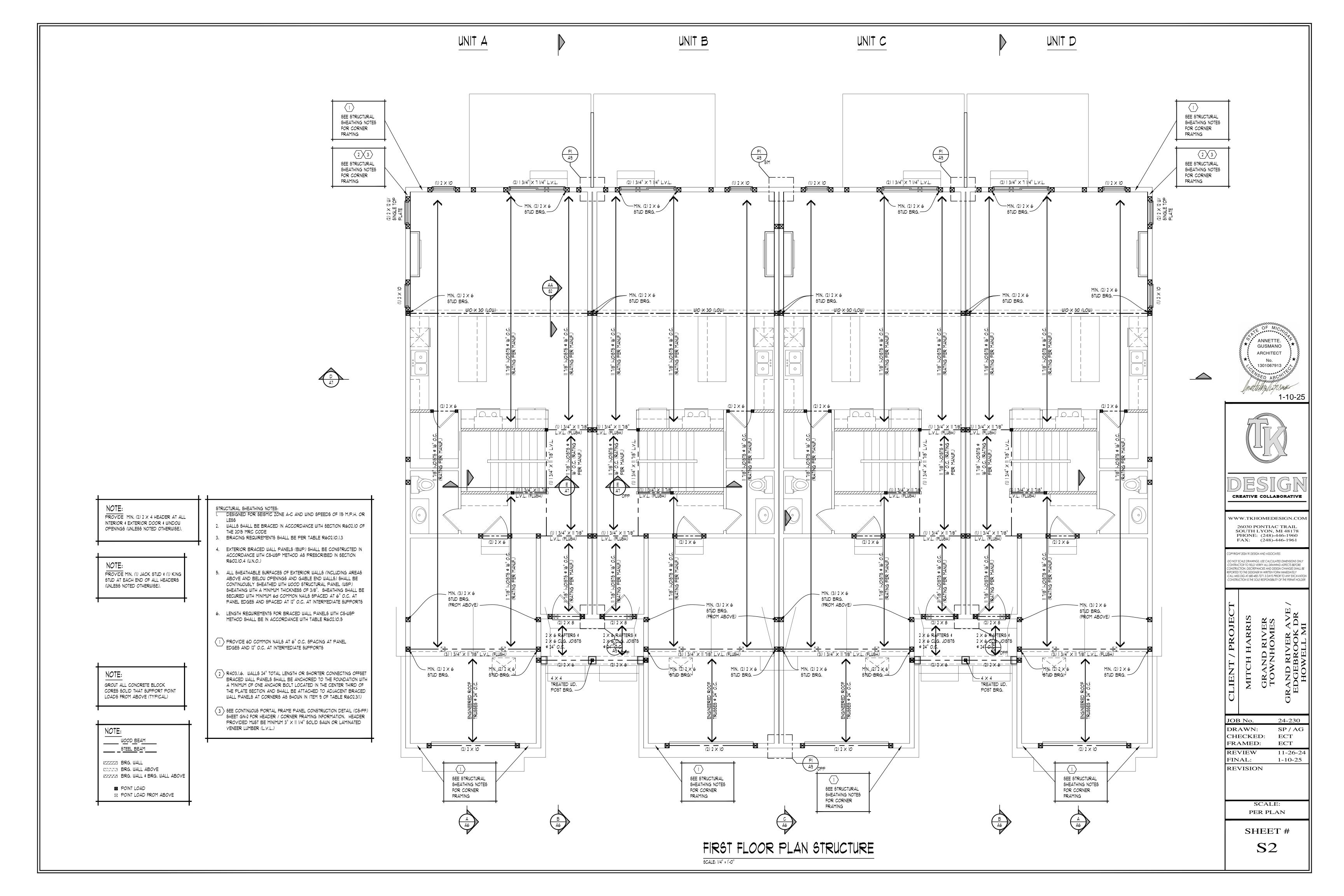


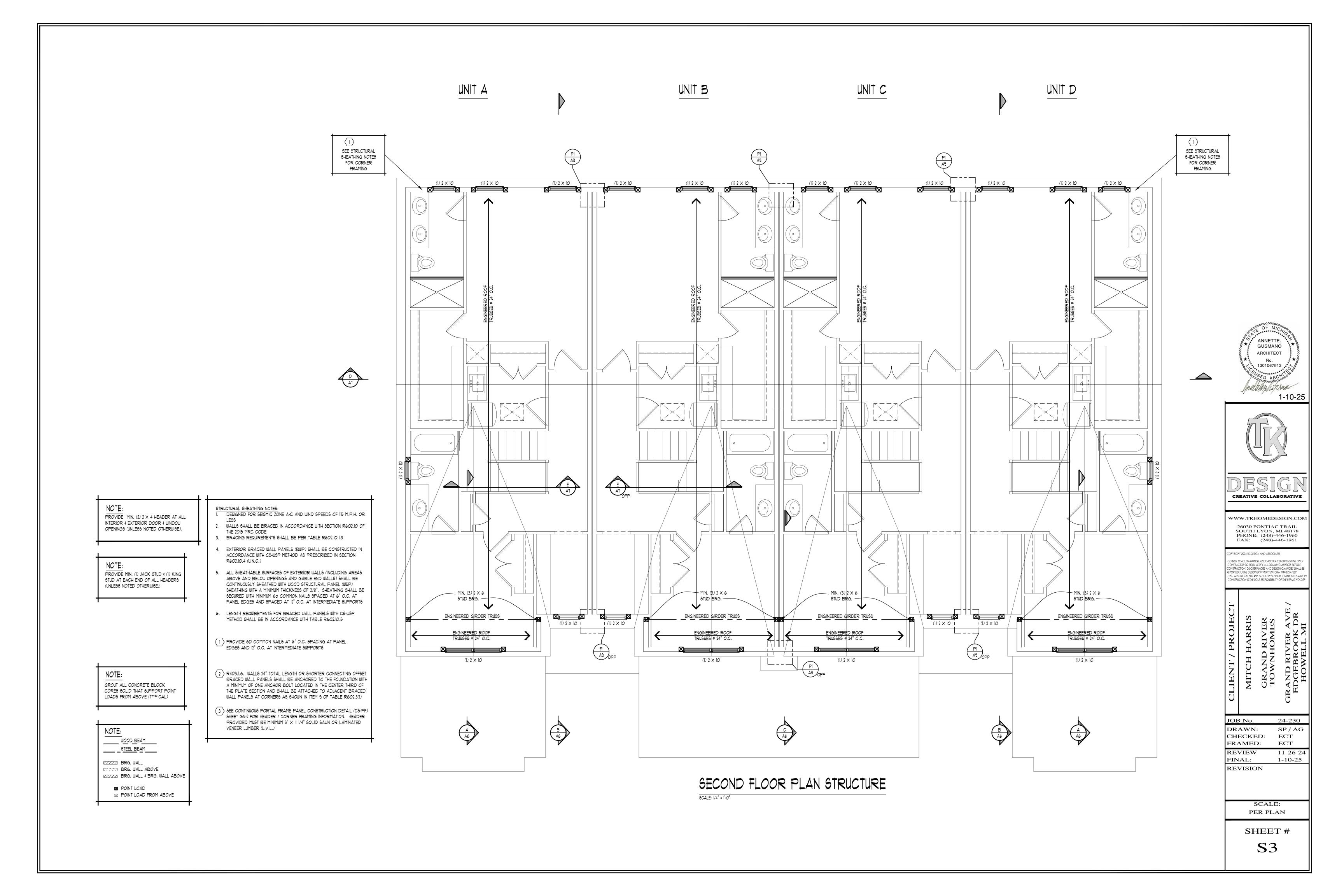
11-26-24











Howell Township Treasurer

From: Ken Recker < KRecker@livgov.com>
Sent: Thursday, April 24, 2025 9:15 AM

To: Jacqmain, Adam C.

Cc: Patrick Keough; Howell Township Treasurer **Subject:** RE: River landing Parcel 4706-27-300-030

Adam,

No problem. That's changed quite a bit from when I first saw it.

I'd say if there's no agreement between the River Downs HOA and Mitch, something will need to be done to manage stormwater prior to discharge to the detention basin. Unless its been fixed, I'm not even sure the existing basin has a restricted outlet (last time I saw it, it was washed out).

If the basin's still needs to be fixed, maybe there's a possibility Mitch could work with the HOA to facilitate the fix in lieu of having a separate stormwater basin (which might effectively be a forebay discharging to the existing basin).

Kenneth E. Recker, II, P.E. Chief Deputy Drain Commissioner Livingston County, Michigan Ph. 517-546-0040

From: Jacqmain, Adam C. <adamj@spicergroup.com>

Sent: Thursday, April 24, 2025 8:51 AM **To:** Ken Recker < KRecker@livgov.com>

Subject: [EXT] River landing Parcel 4706-27-300-030

"The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin."

Good Morning Ken,

Sorry to bother you again, but I'm reviewing the preliminary site plan for River Landing at the corner of Edgewood Drive and Grand River Avenue (Parcel 4706-27-300-030) and I'd appreciate your input.

From what I can see, the site generally sheet flows toward an existing pond, which is partially encircled by the parcel and discharges directly to the Shiawassee River Drain. The project doesn't appear to significantly alter existing drainage patterns, but it does introduce approximately 9,000 square feet of new impervious surface.

Currently, no stormwater storage is proposed. Given that, would you prefer they incorporate on-site storage prior to discharging runoff to the pond

Thanks,

Adam Jacqmain | Design Engineer I Spicer Group, Inc. Direct: 989-598-6196 **CONFIDENTIALITY:** This communication, including attachments, is for the exclusive use of the addressee(s) and may contain proprietary, confidential or privileged information. If you are not the intended recipient, any use, copying, disclosure, or distribution or the taking of any action in reliance upon this information is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and delete this communication and destroy all copies.



Preliminary Review Date: March 19, 2025

Revised Date: May 20, 2025

Site Plan Review For Howell Township, Michigan

Applicant: Mitch Harris Building Company

Project Name: The River Landings / River Downs

Plan Date: April 6, 2025

Location: Corner of Grand River Ave and Edgebrook Dr.

Parcel ID #4706 - 27 - 300 - 030

Zoning: Multiple Family Residential (MFR)

Action Requested: Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

The applicant has resubmitted a preliminary site plan, dated January 10, 2025 with updated grading and photometric plans dated April 6, 2025 for a four (4) unit townhome development located at the corner of Grand River Ave and Edgebrook Dr. (parcel ID #4706-27-300-030). The proposed townhomes are two and a half (2.5) stories, each with an attached garage and a first-floor patio. Due to the site's unconventional layout, the building's location is along the western boundary line abutting Edgebrook Drive.

The subject site is 2.24 acres and almost entirely covered in an array of foliage. The site is directly across from a dental office, with residential uses on the other surrounding parcels. CSX Railroad tracks are approximately a quarter mile to the south of the site. The Livingston County Airport is located approximately one mile northwest of the site. The Shiawassee River runs near the eastern boundary line.

Source: NearMap (October 6, 2024)

Figure 1. Aerial Image of Subject Site and Vicinity

Items to be Addressed: None.

NEIGHBORING ZONING, LAND USE AND MASTER PLAN

Neighboring zoning designations are summarized in Table 1.

Table 1. Zoning, Land Use and Master Plan Designations

	Zoning	Existing Land Use	Master Plan Designations
Subject Site	MFR – Multiple Family Residential	Vacant	Recreation and Preservation
North	MFR – Multiple Family Residential	Residential/Natural Vegetation	Residential-Low Density, Recreation and Preservation
South	SFR - Single Family Residential	Residential	Residential-Low Density

East	NSC - Neighborhood Service Commercial	Residential	Recreation and Preservation
West	MFR – Multiple Family Residential	Dentist Office	Commercial-Local

Agricultural Preservation
Airport
Commercial - Local
Commercial - General
Commercial - Highway
Residential - Low Density
Residential - Low Density

Subject Site

Figure 2. Future Land Use Subject Site and Vicinity

The current zoning designation for the site allows for multiple family housing. In contrast, the Howell Township Master Plan designates the sites future land use as Recreation and Preservation, where the intended uses are parks, open space, greenways, natural areas, golf courses, and agriculture lands preserved through conservation easements or other mechanisms.

While the Planning Commission must approve a use which is allowed under current zoning so long as all the necessary requirements have been met, we note that through the proposed preservation of a large majority of the site that the applicant is in line with the current Zoning Ordinance and Master Plan goals and vision for the area.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The following table summarizes the Density, Placement, and Height Regulations for the site plan associated with the use. The proposed structures appear to meet all dimensional regulations of

River Downs - Preliminary Site Plan Review May 20, 2025

the zoning ordinance. With the exception that there appear to be decks labeled outside of the setback area. All structures must meet the setback requirements.

Table 2. Density, Placement, and Height Regulations

	Required Provided		Complies	
Lot Area	2 Acres	2.24 Acres	Complies	
Lot Width	200 Feet	747 Feet	Complies	
Front Setback	Grand River Ave: 50 Feet Edgebrook Drive: 30 Feet	Grand River Ave: 66.5 Feet Edgebrook Drive: 40.9 Feet	Complies	
Side Setback	30 Feet	Approx. 33 Feet	Complies	
Rear Setback 50 Feet		Approx. 53 Feet	Complies	
Lot Coverage 40 % Max		10 %	Complies	
Building	60 Feet Max	30.8 Feet	Complies	
Height	5 Stories	2.5 Stories	Complies	

Additional requirements for multiple family residential developments in Section 7.06 include:

Open spaces comprising at least 10% of the total gross area of the project with the open spaces of at least three (3) acres in size and planned and built as a common facility to be used, operated and maintained by the developer or a nonprofit association representing the property owners and financed by means of a monthly or annual assessment.

The gross area of the project is 2.24 acres with 53.57% remaining open space. Sheet 1 notes that the open space area will be preserved in its natural state with no construction taking place within the limits provided. Additionally, each unit has what appears to be a dedicated back yard for usable open space.

Items to be Addressed: Remove decks from outside the setback.

PARKING, LOADING

The applicant has provided two (2) parking spaces per dwelling unit. Each unit is proposed to include a one-car garage with an interior area of 271.48 square feet (12.83' x 21.16'), which satisfies the requirement of one (1) covered parking space per dwelling unit. In addition, each unit is shown to include one (1) outdoor parking space measuring 290 square feet (14.5' x 20') located directly in front of the garage.

Pursuant to Section 18.02(G)(12), a minimum of two (2) parking spaces are required per dwelling unit. Based on the proposed layout, this requirement has been met.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

The proposed townhomes have a single proposed access drive from Edgebrook Drive which leads to a shared driveway area. Emergency and refuse vehicle circulation routes have not been provided. However, the Howell Township Area Fire Department approved the submitted drawing on March 5, 2025.

Section 7.07.C of the Howell Township Zoning Ordinance provides requirements for access from multi-family developments. We believe that the language intends to say that access must be taken directly from a major arterial road except when the frontage of the side road is directly connected to the major arterial road. It is a best practice to direct individual developments to a side road that connect to an arterial road, thereby minimizing the curb cuts onto major arterial roads. This proposal does that.

The applicant has made revisions which have modestly reduced the paved area on site as requested.

Items to be Addressed: None.

NATURAL FEATURES

The majority of the site is foliage with minimal topography change throughout.

Sheet 1 depicts four (4) eight (8") inch scrub oak trees and one (1) twelve (12") inch scrub oak tree that are within the footprint of the proposed building. Seven (7) ten (10") inch pine trees, six (6) twelve (12") inch pine trees, and four (4) twelve (12") box elder's are shown at the Northern boundary line abutting the existing residential zoning.

Sheet 1 has been updated to reflect existing natural features of the site including a the location of existing trees which have a diameter at breast height of six (6) inches or more and uses of adjacent properties.

The Department of Environment, Great Lakes, and Energy (EGLE) Wetlands Map Viewer depict a small area of the site as wetlands. Plans have been updated to depict the National Wetlands Inventory Mapping. No wetlands fall within the proposed work areas for the site.

Items to be Addressed: None.

LANDSCAPING

The applicant has provided a conceptual landscaping plan. Per Section 20.06.B preliminary site plans require landscape planting plans prepared by a registered Landscape Architect, Engineer, or Architect showing the location, name and size of trees, shrubs, vines and ground covers to be planted on-site, including plantings related to buildings and structures, buffer areas and screenings, including detailed cost estimates for each item of construction.

The conceptual landscaping plan provides minimal screening from W Grand River Ave and no screening from the residential parcels abutting the western boundary line.

Protective screening in the form of a berm and plantings or an obscuring wall shall be required wherever development in a MFR district abuts directly upon land zoned for single family residential purposes. While the proposed development does not currently abut land zoned for single family residential, the northwest corner of the site abuts several single family residences which are proposed to be zoned single family residential in the future land use map. There is currently a staggered row of pine trees in this area that provide some existing screening. We recommend the Planning Commission discuss some form of screening along the northwest portion of the site.

When submitted, the professionally sealed landscaping plan shall conform with requirements listed in Article XXVIII Landscaping Requirements and Section 20.06 Site Plan Requirements shown below.

Table 3. Landscape Requirements

Landscaped Area	Requirement	Factor	Required	Provided	Complies
	1 deciduous or evergreen tree per 40 linear feet	Information needed	-	13	Information needed
W Grand River Ave	1 ornamental tree per 100 linear feet	Information needed	-	Not provided	Information needed
	Min. of 8 shrubs per every 40 linear feet	Information needed	1	Not provided	Information needed
	1 deciduous or evergreen tree per 40 linear feet	Information needed	-	Not provided	Information needed
Edgebrook Dr	1 ornamental tree per 100 linear feet	Information needed	1	Not provided	Information needed
	Min. of 8 shrubs per every 40 linear feet	Information needed	-	Not provided	Information needed

Table 4. Foundation Plantings

West side of	1 ornamental tree per 35 linear feet	Aprox. 79 linear feet / 35 linear feet = 2.26	3 trees	Not provided	Information needed
structure	5 shrubs per 35 linear feet	Aprox. 79 linear feet / 35 linear feet * 5 = 11.28	12 shrubs	6 shrubs	Information needed
Courth cide of	1 ornamental tree per 35 linear feet	Aprox. 70.08 linear feet / 35 linear feet = 2	2 trees	Not provided	Information needed
South side of structure	5 shrubs per 35 linear feet	Aprox. 70.08 linear feet / 35 linear feet * 5 = 10	10 shrubs	Not provided	Information needed

Items to be Addressed: Provide a **professionally sealed** landscape plan that meets the requirements of Article 28 and Section 20.06.

LIGHTING

A lighting plan has been provided for the site on Sheet 2. All exterior lighting is proposed to be 100 watts and will dissipate before property lines and are set from dusk to dawn. The eight (8) wall lights are to be mounted at seven (7') feet.

Items to be Addressed: None.

SIGNS

The submitted site plan does not indicate any signage proposed on the site.

If added, signs will require a separate permit from the Zoning Administrator. A sign application must be filed with the Zoning Administrator, at which time the zoning administrator will determine if the signs meet the requirements of the ordinance.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations for the proposed townhomes have been provided on Sheets A-1 through A-6 and on Sheet FB-1. Each unit offers three (3) bedrooms and an attached garage. Privacy walls are proposed between units.

Items to be Addressed: None.

TRASH ENCLOSURE

Sheet 1 notes that garbage service will be provided by individual garbage carts that are to be stored inside each garage. Garbage pickup is planned for one (1) time per week and carts are to be placed along the curbside of Edgebrook Drive for pick up.

Items to be Addressed: None.

RECOMMENDATIONS

We offer the following recommendations:

1. We recommend the Planning Commission discuss the screening along the northwest portion of the site.

We recommend that if the Planning Commission grants preliminary approval it be subject to the following conditions:

- 1. All sheets must be combined into one site plan package for final approval.
- 2. Remove decks from outside the setback.
- 3. Provide landscape planting plans in accordance with Section 20.06 prepared by a registered Landscape Architect showing the location, name and size of trees, shrubs, vines and ground covers to be planted on-site, including plantings related to buildings and structures, buffer areas and screenings, including detailed cost estimates for each item of construction.

Respectfully submitted,

CARLISLE/WORTMAN ASSOC., INC.

Paul Montagno, AICP

Principal

CARLISLE/WORTMAN ASSOC., INC.

Grayson Moore Community Planner

308-2501

cc: Joanathan Hohenstein, Township Zoning Administrator Carol Makushik, Township Deputy Zoning Administrator

Adam Jacqmain, Township Engineer



April 24th, 2025

Jonathan Hohenstein Howell Township 3525 Byron Road Howell, MI 48855

RE: River Landings

Parcel #06-27-300-030

Preliminary Site Plan Review #1

Mr. Hohenstein,

We have received and reviewed the preliminary site plan for the River Landings at parcel #06-27-300-030. The plans were prepared by Ace Civil Engineering, LLC and are dated April 6, 2025 and were received on April 9th, 2025. Based on our review, we offer the following comments:

General

The site comprises a single parcel located At the corner of West Grand River Avenue and Edgebrook Drive. It spans 2.24 acres and is zoned as Multi Family Residential (MFR). The proposed use for the site—residential housing—aligns with the existing zoning.

The property is bordered by MFR to the north and west, Neighborhood Services Commercial (NSC) to the east and Single Family Residential (SFR) to the south.

The site plan consists of a single sheet and accompanying photometric plan. The site plan includes the project name (*River Landings*), the owner's name and address (*Mitch Harris Building CO..*), the name and address of the firm preparing the plans (*ACE Civil Engineering, LLC*), and the preparation date (04-06-2025)

The cover sheet should include a vicinity map.

Setback information is provided and aligns with Howell Township Zoning Ordinance requirements. All proposed setbacks meet or exceed minimum requirements.

The site plan includes an existing conditions topography map with proposed grading overlain, property lines, 1-foot contour intervals, and labels for adjacent roads, easements, tree locations, and pavement.

Grading and Drainage

The site currently drains by sheet flow to the northeast into an existing detention pond located on an adjacent parcel, which is partially encircled by the subject property and outlets to the Shiawassee River Drain. The proposed development introduces approximately 9,000 square feet of new impervious surface. At this time, no on-site stormwater storage is proposed.

Based on correspondence with the Livingston County Drain Commissioner's Office, in the absence of a formal agreement between the applicant and the River Downs HOA regarding the use of the existing detention basin, stormwater generated by the proposed impervious surfaces must be managed on-site. This includes conveyance to a stormwater storage facility for both water quality treatment and detention

prior to discharge. It was also noted that the existing basin may not have a functioning restricted outlet, as it was previously observed to be washed out. If repairs are still needed, coordination with the HOA to facilitate those improvements could be considered as an alternative to a separate on-site basin—potentially through the addition of a forebay discharging into the existing pond.

The proposed grading plan does not appear to alter the existing stormwater drainage path.

Additional comments on stormwater management are deferred to LCDC.

Sanitary Sewer

In the original, 02/06/2025, submission, A 6-inch sanitary sewer lead is proposed to connect to an existing sanitary cleanout at the northeast corner of the parcel. This cleanout feeds into the sanitary main along Edgebrook Drive.

The site plan dated 04/06/2025 shows a proposed sanitary lead labeled "Prop. Sewer Lead Per MHOG," including a cleanout and an additional 8" sanitary lead that connects to an existing manhole on Edgebrook Drive. However, the record drawings indicate that this 8" sanitary line already exists. Additionally, the invert and rim elevations, as well as the connecting pipe diameters shown on the site plan, differ from those in the record drawings. Please verify that the existing utility information presented on the plans is accurate and consistent with field conditions.

The diameter and pipe material of the proposed sanitary leads should be identified on the plans.

Site Access and Paving

The plans indicate that the existing driveway approach off Edgebrook Drive will be utilized. Aerial imagery suggests the presence of an M-opening with curb and gutter; however, the approach does not appear to be paved.

A proposed driveway is shown; however, grading details are minimal, the pavement material is not specified, and no construction details have been provided.

Water main

Each proposed unit is shown with a 1-inch water service lead connecting to the existing 12-inch watermain located on the north side of Grand River Avenue. Further review and comments regarding the watermain are deferred to MHOG

Parking and Landscaping

A landscaping plan has not been provided for review. While dimensions for the proposed parking stalls are included, they appear to encroach into the required front yard setback. Please note that off-street parking spaces must comply with the minimum setback requirements and should not be located closer to any property line than those setbacks permit. Additional comments regarding parking and landscaping are deferred to the Township Planner.

Site Lighting

A photometric plan has been provided, demonstrating that all site lighting is contained within the property boundaries. We defer any further comments regarding the lighting plan to the Township Planner

Recommendations

Should the Planning Commission decide to proceed with approval of this project, we recommend the following conditions be placed with approval:

- 1. Plans should be reviewed and approved by:
 - a. Fire Marshal
 - b. Township Planner
 - c. MHOG
 - d. Livingston County Drain Commissioner
 - e. Livingston County Road Commission
- 2. Include a vicinity map on the cover sheet
- 3. Please provide a legal description with distance and bearing
- 4. Please Verify accuracy of existing utility information (e.g., location, invert/rim elevations, pipe diameters) shown on the plans against field conditions and record drawings.
- 5. Provide on-site stormwater storage for water quality treatment and detention unless a formal agreement with the River Downs HOA is in place for use of the existing detention basin.
- 6. Please provide a landscaping plan.
- 7. Please identify the diameter and pipe material of all proposed sanitary sewer leads on the site plan.
- 8. Revise parking layout to ensure compliance with front yard setback requirements.

If you have any questions or need anything further, please feel free to contact our office.

Sincerely,

Adam C. Jacqmain Design Engineer

Phone: (989) 598-6196 adamj@spicergroup.com Philip A. Westmoreland, P.E.

Principal

Phone: (517) 375-9449 philaw@spicergroup.com

Puf hitt

SPICER GROUP, INC.

30300 Telegraph Rd, Suite 100 Bingham Farms, MI 48025

CC: SGI File

Jonathan Hohenstein, Howell Township Planner Ken Recker, Livingston County Chief Deputy Drain Commissioner Paul Montagno, Carlisle Wortman Bryan Hager, Howell Township Fire Inspector

File #_

HOWELL TOWNSHIP Application for Site Plan Review

3525 Byron Road Howell, MI 48855 Phone: 517-546-2817 ext. 108

Email: inspector@howelltownshipmi.org

Parcel ID #: 4706-28 400 012	Date 04/30/25
Applicant Name Schafer Construction	on, Inc Applicant Address 102 E. Grand River Ave. Brighton, MI 48116
	Email dbader@schaferconstruction.net
Property Owner Name Agape City	
	Email bo@agapecity.church
Please list all recipients to receive informa	tion and/or reports:
Name: Deanna Bader	Email dbader@schaferconstruction.net
	Email IDriesenga@peagroup.com
Name: James Harrington	Email bo@agapecity.church
Southwest corner of intersection	n between Highland Rd. and Grand River Ave.
Location of Property	Church Church
Existing Use	Proposed Use
Chack One:	
Check One:	
Preliminary Site Plan Review (20.06)	Final Site Plan Review (20.07)
Temporary Use (14.34)	Commercial/Industrial Development
Subdivision/Site Plan Condo	Multi-Family/Condo
Planned Unit Development (PUD) Type:	1 2 3 4 5
	e plan drawings: twelve (12) full size copies, eight (8) - 11" x 17" copies, and provide an online link) for the preliminary site plan drawings. Drawings shall

be submitted with an application for site plan review (20.06 a) thirty (30) days prior to the meeting.

- f. The final site plan approval shall expire one (1) year following the date of approval unless construction has begun on the property in accordance with the plan.
- g. Applicant may appeal the Planning Commission's ruling of the final site plan to the Board of Appeals within ten (10) days of the Planning Commission's decision on all matters except use of the land, use of buildings, or structures.
- h. The Planning Commission has sixty (60) days from the date of the Planning Commission meeting at which the final site plan was received to approve or deny the final site plan.
- i. Improvements not in conformance with the final site plan shall be deemed a violation of the ordinance and be subject to the penalties of the ordinance.
- j. Sewer system and water system tap in fees, if applicable, must be paid prior to issuance of a land use permit.

Howell Township Reimbursement Agreement

The applicant accepts responsibility for all expenses at actual cost for professional services related to the application required by the Township for the issuance of any permits, approvals, reviews and attendance at meetings by the Township's Planner, Landscape Architects, Legal Counsel, Engineering and Administrative Staff, over and above the fees listed in the Howell Township fee schedule.

Information for Additional Billing:	
Name Matt Vetter	Address_102 E. Grand River Ave. Brighton, MI 48116
Phone (810) 220-0296	Email mvetter@schaferconstruction.net
I have read and agree to the reimbursement of Township. Applicant Signature	agreement as presented between myself/my company and Howell Date $\frac{5}{5}$
Notary Public County, Michigan My Commission Expires:	DEANNA L BADER Notary Public - State of Michigan County of Lapeer My Commission Expires Mar 11, 2029 Acting in the County of
Owner Signature A Market	Date 5 Ma/ 2025
Notary PublicCounty, Michigan My Commission Expires:	DEANNA L BADER Notary Public - State of Michigan County of Lapeer My Commission Expires Mar 11, 2029 Acting in the County of





Jonathan Hohenstein Howell Township Zoning Administrator 3525 Byron Road Howell, MI 48855

RE: Agape City Church

Dear Mr. Hohenstein,

We have reviewed all comments regarding our Preliminary Site Plan Approval application for the Agape City Church project located within Howell Township. Thank you for the time and consideration that you and the associated consultants have devoted to this review process. Please find below our clarifications and/or acknowledgements to each of the item to supplement our Final Site Plan Approval application.

RE: Spicer Group Review Letter Date April 7, 2025

General

- 1. Items to be Addressed: The conceptual plan references a "Future Building" and "Potential Future Spaces." If these elements are not part of the current project, all references to them should be removed. If they are included in this project, the word "Future" should be removed from the plans.
 - a. Response: Elements are not part of the current project; they have been removed from the plans.

Grading and Drainage

- 1. **Items to be Addressed**: The site currently drains via sheet flow, primarily toward the northwest. The proposed stormwater management plan, detailed on sheet C-4.0, directs stormwater from hard- surfaced areas into a storm sewer network, which channels it to an on-site detention pond. This pond then discharges into an existing storm sewer on the west side of the property, outletting at the northwest corner of the site. As discussed during the pre-conference meeting and outlined in the March 26, 2025, email correspondence from Ken Recker (LCDC), it is preferred that a portion of the site drainage be directed to the out lot located at the intersection of Durant and Packard, discharging into the Trans-West system. This approach is recommended to help mitigate the historical flooding issues experienced on Lot #1 (1500 Durant Drive). Stormwater conveyance and detention calculations have been provided, demonstrating that the detention volume is sufficient to accommodate the calculated 100-year storm event. These calculations will undergo further review during the Final Site Plan Review. Additional comments on stormwater management are deferred to the Livingston County Drain Commission (LCDC).
 - a. Response: After discussions with Ken Recker, a storm pipe will be added within the Trans-West ROW to route 5 cfs of flow to the trans-west subdivision to alleviate the





drainage concerns in the ditch.

Sanitary Sewer

- 1. **Items to be Addressed:** Sheet C-6.0 depicts a proposed 6" sanitary lead and a 10" sanitary sewer connecting to an existing stub from the sanitary main along Dufree Avenue. The invert and slope of the existing stub will need to be confirmed during the construction plan phase of reviews.
 - a. Response: Comments noted.

Site Access and Paving

- 1. Items to be Addressed: 1) The plans depict an HMA-paved, curbed parking lot with multiple curbed islands and a concrete sidewalk encircling the entire perimeter of the proposed building. The current design includes a single boulevard access drive from Dufree Boulevard. As identified on Sheet C-3.0, Dufree Boulevard as a private roadway. Please verify the ownership and confirm that the proposed site has access to utilize this roadway. Details for curbs, sidewalks, and HMA pavement have been provided and will undergo further evaluation during the Final Site Plan Review. An access plan confirms that a pumper fire truck can effectively navigate the site. 2) During the preconference meeting on April 5, 2025, the plans presented included a second exit onto Durant Drive. Given the proposed site usage and expected traffic volumes, we strongly recommend incorporating this second entrance/ exit. Without it, significant congestion is likely on Dufree Avenue during peak hours, before and after services. We also recommend redesigning the approach to achieve a more perpendicular alignment with Durfee Boulevard, as the current skewed configuration is not ideal given the anticipated traffic volumes during peak hours. Modifications to the existing median islands on Durfee Boulevard will be necessary to accommodate this realignment.
 - a. Response: 1) Confirmed there is a Road Easement Agreement which allows for access to the Agape parcel. 2) Please reference trip generation letter generated by Fishbeck which quantifies the anticipated traffic count and designates the peak trip generation as isolated to Sunday's. The applicant is concerned that connection to both Durant and Dufree will establish the Agape property as a "short cut" for non-Agape traffic utilizing both Dufree and Durant. The connection to Durant will allow for both accidental and intentional industrial traffic to enter the Agape cite and thus have access all the way through to Dufree and the Jonathan's Landing Condominiums. Further, Jonathan's Landing residents would be ablet to avoid the Grand River / M-59 Interchange by cutting through the Agape property to Durant. Related to the Dufree drive alignment, is the option of our engineers that the current alignment is actual favorable to both inbound and outbound traffic coming from or headed north on Dufree. The only southbound traffic would be for Jonathan's Landing residents who attend Agape's Sunday service.



Water Main

- 1. Items to be Addressed: 1) The proposed plan includes an 8" water main connecting to an existing stub at the southern property line and the existing watermain along Durant Avenue. Two fire hydrants are also proposed, with Sheet C-3.1 confirming that the entire building falls within a 250-foot radius of these hydrants. Further review and comments on the water main are deferred to MHOG.
 - a. Response: Comments noted. We will work with MHOG to ensure standards are met.

Parking and Landscaping

- 1. Items to be Addressed: Parking lot calculations are provided on sheet C-3.0, and a landscaping plan is included on sheet L-1.0. Based on the listed building classifications, ample parking stalls are provided. Further comments on parking and landscaping are deferred to the Township Planner.
 - a. Response: Comments noted.

RE: Howell Area Fire Department Review Letter Date April 1, 2025

Satisfactory W/Comments

- 1. All roadways shall meet fire department access requirements to include the following conditions:
 - a. The minimum unobstructed width shall be 20 feet.
 - b. The minimum unobstructed height shall be 13 feet.
 - c. The roadways shall be accessible at all times, even after seasonal operation, for access to all buildings (i.e. snow removal if needed).
 - d. The roadways shall be constructed so it can support up to 100,000-pound fire apparatus.
 - e. "No Parking-Fire Lane" signs shall be required along the opposite side of parking areas.
 - a. Response: Comments noted
- 2. Building shall have approved building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be at least 6" high and shall contrast with their background.
 - a. Response: Comment noted



(810) 220-0296



- 3. Building will need fire extinguishers of no less 2A10BC in size
 - a. Response: Comment noted and will be provided.
- 4. Building will need fire suppression.
 - a. Response: Comment noted and will be provided.
- 5. Building will need a monitored fire alarm system
 - a. Response: Comments noted and will be provided.
- A Knox Box is required for the building. Purchase can be completed on-line at www.knoxbox.com.
 - a. Response: Comments noted and will be provided.
- 7. Any gates will require Knox Gate Keys or Knox Locks.
 - a. **Response:** Comments noted and will be provided.
- 8. Due to the size of the building, suppression and alarm system plans will require a third-party review of each system before fire department review. Contact the fire department for a list of approved vendors.
 - a. Response: Comments noted and will be provided
- 9. Due to the proposed school system, the State of Michigan Bureau of Fire Services will also have involvement with this project. Agape will need to ensure compliance with State as well as local jurisdiction.
 - a. **Response:** Comments noted and will be provided
- 10. A final inspection of the buildings and site shall be performed by the fire department before Certificate of Occupancy is issued
 - a. Response: Comments noted and will be provided

RE: Email from Chief Deputy Drain Commissioner Date March 26, 2025

Email W/Comments

1. From a preliminary perspective we have only 1 comment on the plan set, which involves the drainage outlet. 1) As I mentioned at our in-person meeting regarding this project, there have been historical issues with flooding of the building on Lot 1 of the Trans-West Industrial Park (1500 Durant Dr). The drainage might be better handled if some portion of it can be discharged into the Trans-West system following the water line into the out lot at the intersection of Durant and Packard. I will check with my engineer regarding if there's available capacity in the trans-west system to redirect some portion of that flow. 2) Otherwise,





additional improvements may be needed to the downstream drainageway north and west of Lot 1 in order to assure the flow can be conveyed past the Durant/M-59 intersection without a recurrence of historical issues at the building at 1500 Durant Dr.

a. Response: After discussions with Ken Recker, a storm pipe will be added within the Trans-West ROW to route 5 cfs of flow to the trans-west subdivision to alleviate the drainage concerns in the ditch.

RE: Email from Livingston County Drain Commissioner Date April 7, 2025

Email W/Comments

- 1. In accordance with your request, we have performed a cursory analysis of the viability of constructing an extension of the Trans West Industrial Center Drain No.1 which would run east from the intersection of Durant Drive and Packard Drive within the vacant Outlot A road ROW located between Lots 3 and 4. The purpose of this extension would be to reroute a portion of the runoff from the area east of Trans West, including the discharge from the Jonathan's Landing stormwater basin and the proposed Agape Church site, to help minimize the potential for flooding like that recently experienced on Lot 1 of Trans West. If this extension is designed for a restricted discharge of approximately 5 cfs, the resulting increase in the 10 Year Storm surcharge in the downstream Trans West storm sewers would be approximately 0.5 feet. This increase would bring the hydraulic gradient to about 0.5 feet below the rim elevation of the lowest downstream drainage structures. Since these structures are located within the road ditches, and are 2.5 feet below the road centerline, we wouldn't expect any significant adverse effects from adding this additional flow to the existing conveyance system. There is about 15 feet of grade differential between the existing ditch bottom located along the east subdivision line near the road ROW stub (955.0) and a desirable invert elevation within existing Catch Basin 8 (940.0) located at the roadway intersection. 4) Given this potential gradient, a 12" or 15" diameter pipe would be sufficient to carry 5 cfs of rerouted runoff.
 - a. Response: After discussions with Ken Recker, a storm pipe will be added within the Trans-West ROW to route 5 cfs of flow to the trans-west subdivision to alleviate the drainage concerns in the ditch.

RE: Site Plan Review Letter from Carlisle Date April 14, 2025

Project and Site Description

1. The applicant has submitted a preliminary site plan, dated March 21, 2025, proposing the construction of a 30,320 square foot worship center on parcel #4706-28-400-012. The site is zoned Regional Service Commercial (RSC). Churches are a permitted use in the RSC district. The plan accounts for 12,600 square feet of the proposed structure to be used as a worship space, 8,456 square feet for the lobby area, 3,856 square feet for preschool rooms, 3,601 square feet for elementary school rooms, and 1,807 square feet for middle school rooms. It is our understanding that these rooms are for youth activities during service. The plan also notes a future building to be constructed southwest of the proposed principal building. Additional information regarding this future building has not been provided. Any future construction on site which is not proposed in the submitted site plan will require additional review prior to development. The subject site is noted as 10 acres on the proposed site plan. However, available parcel



mapping services, including Livingston County data, designate the site as 30.19 acres. This discrepancy should be resolved. The site is currently farmland. Most of the site is clear with vegetation along the parcel boundaries and a line of trees through the middle.

Items to be Addressed: Correct discrepancy in site area.

a. Response: Comments noted. Lot Split Application of forthcoming.

Neighboring Zoning, Land Use and Master Plan

1. Neighboring zoning designations are summarized in Table 1.

Table 1. Zoning, Land Use and Master Plan Designations

	Zoning	Master Plan Designations
Subject Site RSC – Regional Service Commercial		Residential – Medium Density
North NSC – Neighborhood Service Commercial		Commercial, Local
South	MFR – Multiple Family Residential	Residential – Medium Density
East RSC – Regional Service Commercial		Industrial Flex Zone
West	l – Industrial	Industrial

Notably, Livingston County Airport is located approximately .2 miles north of the site, directly across Grand River Ave.

Items to be Addressed: None

a. **Response:** Comments noted.

Area, Width, Height, Setbacks

1. The following table summarizes the Density, Placement, and Height Regulations for the site plan associated with the use. The proposed structures appear to meet all dimensional regulations of the zoning ordinance.

Table 2. Density, Placement, and Height Regulations

	Required	Provided	Complies		
Lot Area	2 Acres	10 Acres 30.19 Acres	Complies		





Lot Width	200 Feet	Exceeds	Complies		
Front Setback	Grand River - 50 Feet Other - 35 Feet	Grand River - Exceeds Dufree Blvd – 205 Feet	Complies		
Side Setback	10 Feet Minimum (Minimum Total of Both Sides=25 Feet)	East: 41.2 Feet West: 322.9 Feet	Complies		
Rear Setback	50 Feet	318 Feet	Complies		
Lot Coverage	75 % Max	6.9 %	Complies		
Building Height	70 Feet Max	1 Story Measurement Not Provided	More Information Needed		

Items to be Addressed: Provide measured building height.

a. Response: Comments noted. Midpoint of roof elevation and top of ridge are noted in drawings. Both of which are below the maximum building height of 70 feet. Another building height dimension has been added to the drawings for clarification.

Parking, Loading

1. Per Section 18.02.G, Churches require one (1) space per three (3) seats, or for each three (3) persons permitted in such building as determined by the State Fire Marshall.

Table 3. Parking Requirements

Required	Proposed	Complies		
1 space per 3 seats 656 seats/ 3 = 219 spaces	268 spaces total	Yes		

The site plan currently proposes 268 parking spaces including eight (8) handicapped spaces. The plan also includes 101 potential future parking spaces for a total of 369 potentially available parking spaces.

Items to be Addressed: None

a. Response: Comments noted.

Site Access and Circulation

1. According to SEMCOG's 2021 Average Annual Daily Trip (AADT) counts, the segment of Grand River Avenue fronting the site experiences approximately 11,500 daily trips. Meanwhile, the segment of Highland Road (M-59) north of the site sees between 7,000 and 15,500 trips per day. Given the developments potential for high volumes of people, these existing traffic counts, along with the





expected trip generation are an important consideration for the proposal. The applicant has provided a traffic study, completed by Fishbeck, which provides the trip generation forecasts listed in Table 4 below. No conclusions were provided related to how the additional trips might affect traffic on Dufree Boulevard or Grand River Avenue. Dufree is a private road, and Grand River is a state trunkline. We recommend getting feedback from MDOT on the proposed development.

Table 4. Traffic Study

Land Use	Units	a.m. Peak Hour		p.m. Peak Hour		Sunday Peak Hour			Weekend	Sunday		
Church	656 seats	In	Out	Total	ln	Out	Total	In	Out	Total	593	1,450
		28	18	46	30	36	66	160	166	326		

Proposed access to the site is through a single curb cut located north of the proposed building onto Dufree Blvd. The site plan proposes a connection to the existing walk along Dufree Blvd. Seven (7') foot sidewalks are also proposed along the exterior of the building with ramps into the parking lot. We would recommend providing an internal sidewalk that connects to the sidewalk along Dufree using a crosswalk and islands through the parking lot to create a pedestrian connection to the site.

Sheet C-3.1 provides an emergency vehicle circulation plan. The site's waste receptacle is located at the northwest corner of the site and circulation routes provided indicate that there will be no interference.

We defer to Engineering and the Fire Chief for further consideration.

Items to be Addressed: 1) Provide feedback from MDOT on the increased traffic on Grand River. 2) Provide a sidewalk connection to the street with crosswalks and islands through the parking lot.

> a. Response: 1) Comments noted. Applicant understands that the Township has gathered additional feedback from MDOT regarding Grand River 2) Comments noted. A sidewalk connection has been added to the plans.

Natural Features

1. The site is currently open farmland with minimal vegetation throughout. However, there appear to be mature trees along the perimeter of the site and in a row that crosses the site from north to south. Section 28.06 requires that all existing trees be labeled "To Be Removed" or "To Be Saved" on the site plan and that all existing trees 6 inches or greater in diameter, measured at four and one-half (4' - ½") feet above grade be shown. We would recommend that existing mature trees be incorporated in the site design to the extent possible. The site's topography slopes from the highest point at the southeast corner of the parcel to the lowest point at the northwest corner. Per Sheet C1.0, the proposed site does not contain wetlands or flood plains. The National Wetland Inventory, EGLE wetlands mapper, and FEMA FIRM map also confirm this.

Items to be Addressed: 1) Applicant must indicate trees 6 inches or larger pers section 28.06. 2) Existing mature trees should be incorporated in the site design to the extent possible.





a. Response: 1) Comments noted. Trees 6 inches or larger will be indicated. 2) Comments noted. A tree survey has been completed since this plan review. A Tree Plan will be provided as supplement to this application.

Landscaping

1. The applicant has provided a landscape plan on Sheet L-1.0, compliance with the Zoning Ordinance is shown in the following tables. The plan indicates that unpaved portions of the site will be planted with irrigated lawn seed. The natural topography of the site along Dufree Blvd provides a three (3') foot high berm, which should be labeled. While the width of the berm is not listed on Sheet L-1.0, it appears to be in compliance with Section 28.03.A. Additional berm requirements and deficiencies are noted in Tables 5-7 below.

Table 5. Berm Requirements

	Requirement	Complies
	20 feet wide	Appears to comply
	Minimum 2 feet in height Average height of 3 feet	Complies
Berm	2 feet flat area at top	More information needed
Delili	1 deciduous shade or evergreen tree per 40 lineal feet of road frontage	More information needed
	1 ornamental tree per 100 lineal feet of road frontage	More information needed
	8 shrubs per 40 lineal feet of road frontage	More information needed

Table 6. Landscape Requirements

Landscaped Area	Requirement	Factor	Required	Provided	Complies
Non-Residential Parcel	1 tree per 3,000 square feet	105,653 / 3,000 = 36 trees	36 trees	36 trees	Complies
Parking Lot	10 square feet of landscaping per space	268 parking spaces x 10 square feet = 2,680 square feet	2,680 square feet	3,478 square feet	Complies







Medians	12-foot width 1 deciduous or evergreen tree per 30 linear feet	85 / 30 linear feet = 2.83 trees	3 trees	3 trees	Complies
Foundation	1 ornamental tree per 35 linear feet	441 feet / 35 feet = 13 trees	13 trees	13 trees	Complies
	5 shrubs per 35 linear feet	441 feet / 35 feet x 5 = 63 shrubs	63 shrubs	63 shrubs	Complies
	1 deciduous or evergreen tree per 40 linear feet	320 linear feet / 40 linear feet = 8 trees	8 trees	7 existing 1 proposed	Complies
Dufree Blvd	1 ornamental tree per 100 linear feet	320 linear feet / 100 = 4 trees	4 trees	4 trees	Complies
	Min. of 8 shrubs per every 40 linear feet	320 linear feet / 40 linear feet x 8 = 63 shrubs	63 shrubs	63 shrubs	Complies

Table 7. Detention Area Requirements

	Requirement	Factor	Provided
	Groundcover – sodded or seeded	-	Seeded
Storm Water Detention Pond	1 deciduous or evergreen tree per 50 lineal feet	695 / 50 = 14 trees	14 trees
	10 shrubs per 50 lineal feet	694 / 50 * 10 = 139 shrubs	139 shrubs

To confirm compliance with berm requirements in Section 28.03.A.3, the applicant must provide specific berm dimensions, plantings, and existing trees.

Items to be Addressed: 1) Provide berm dimensions. 2) Provide required plantings outlined in Section 28.03.A.3 for berms adjacent to roadways. 3) Applicant to note if existing trees are proposed 'To Be Removed' or, 'To Be Saved.'

> a. Response: 1) Dimensions for the existing berm have been provided to the best of our ability. The natural topography of the site to the South provides better screening that constructing a new berm in this area which is why we've designed the site this way.. 2) Comments noted. Adjustments have been made to the landscaping plan. 3) Comments noted. Trees will be marked as 'To Be Removed' or, 'To Be Saved' on the forthcoming tree preservation plan.





Lighting

1. A lighting plan has been provided for the site as a separate document. The proposed exterior lighting includes downward projecting wall scones along the building and downward projecting pole lighting throughout the parking lot. We do not foresee the external illumination of the site adversely affecting drivers' visibility along the adjacent road.

Items to be Addressed: None

a. Response: Comments noted.

Signs

1. The submitted site plan does not indicate any signage proposed on the site. If added, signs will require a separate permit from the Zoning Administrator. A sign application must be filed with the Zoning Administrator, at which time the zoning administrator will determine if the signs meet the requirements of the ordinance.

Items to be Addressed: None

a. Response: Comments noted.

Floor Plan and Elevations

1. Floor plans have been provided on Sheet A.101.c. As previously mentioned, the proposed building is planned to utilize 12,600 square feet as a worship area, 8,456 square feet as a lobby area, 3,856 for a preschool gathering area, 3,601 square feet as an elementary gathering area, and 1,807 square feet as a middle school gathering area. Sheet A.201 depicts elevations for the proposed building. The elevations include the planned building materials and colors. The elevations should depict the proposed building height.

Items to be Addressed: Provide building height

a. Response: Comments noted. Midpoint of roof elevation and top of ridge are noted in drawings. Both of which are below the maximum building height of 70 feet. Another building height dimension has been added to the drawings for clarification.

Trash Enclosure

1. Two (2) trash enclosures have been proposed northwest of the building. The applicant has provided details on Sheet C-9.0. The proposed height is six (6') feet with masonry to match the principal building. The enclosure gates are planned to be cedar with stain to match the principal building architecture. The double waste enclosure is twelve (12') feet by twenty-three and four inches (23' -4") with an additional fifteen (15') foot long concrete apron.

Items to be Addressed: None

a. Response: Comments noted.







Thank you again Mr. Hohenstein for the time and consideration put into this review process by yourself and your consultants. We look forward to working with you and with Howell Township on a fantastic project. Please feel free to contact me directly to discuss any questions or concerns that you may have.

Best regards,

Steven Schimpke

Vice President

Schafer Construction, Inc.

Direct: (248) 891-6476

sschimpke@schaferconstruction.net



Mark Murphy Howell Thirty Associates, LLC P.O. Box 36544 Grosse Pointe, MI 48236

Howell Township Planning Commission 3525 Byron Road Howell, MI 48855

Dear Howell Township Planning Commissioners:

Please accept this letter as authorization for Agape City Church to submit a Site Plan Approval Application for parcel number 4706-28-400-012, which is owned by Howell Thirty Associates, LLC. Agape City Church has a fully executed Real Estate Purchase Agreement for the 10 acres of the property which is depicted on the Site Plan Approval submission dated March 21, 2025, submitted by Schafer Construction, Inc.

Pursuant to the terms the Purchase Agreement, Howell Thirty Associates, LLC. will be submitting a Lot Split Application under a separate submittal to formally split the 10-acre parcel from the parent 30-acre parcel.

If there are any questions about this authorization, please do not hesitate to contact me.

Sincerely,

Mark Murphy

Authorized Agent

Med B

Howell Thirty Associates, LLC

HOWELL TOWNSHIP

Application for Land Division

3525 Byron Road Howell, MI 48855 Phone: 517-546-2817 ext. 111 Email: assessor@howelltownshipmi.org

Date_____

Parcel ID #: 4706-____-

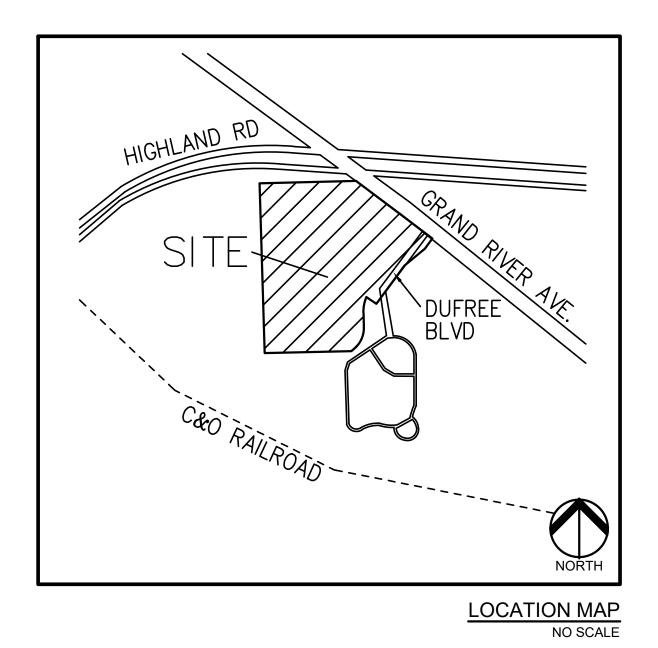
Applicant Name		Applicant Address			
Phone	Fax	Email			
Property Owner Name_					
Phone	Fax	Email			
Application Fee \$50.00			\$		
Number of Splits	x 100.00		\$		
Combination Fee \$50.00)		\$		
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AGAPE CITY CHURCH

DUFREE BLVD.
HOWELL TWP, LIVINGSTON COUNTY, MI



DATE SUBMITTED DATE APPROVED PERMIT / APPROVAL
3/21/2025 HOWELL TOWNSHIP SPA



INDEX OF DRAWINGS

	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-3.1	FIRE TRUCK TURNING PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-6.1	OFF-SITE UTILITY PLAN
C-9.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
	ARCHITECTURAL PLANS (AKA ARCHITECTS INC.)
A.101.C	PROPOSED FLOOR PLAN SCHEME C
A.201	PROPOSED ELEVATIONS
	PHOTOMETRIC PLAN (GASSER BUSH)
1 OF 2	EXTERIOR PHOTOMETRIC PLAN
2 OF 2	LIGHTING DETAILS

DESIGN TEAM

APPLICANT

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EMAIL: DBADER@SCHAFERCONSTRUCTION.NET

ARCHITECT

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CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: LUCAS DRIESENGA, PE
PHONE: 844.813.2949
EMAIL: LDRIESENGA@PEAGROUP.COM

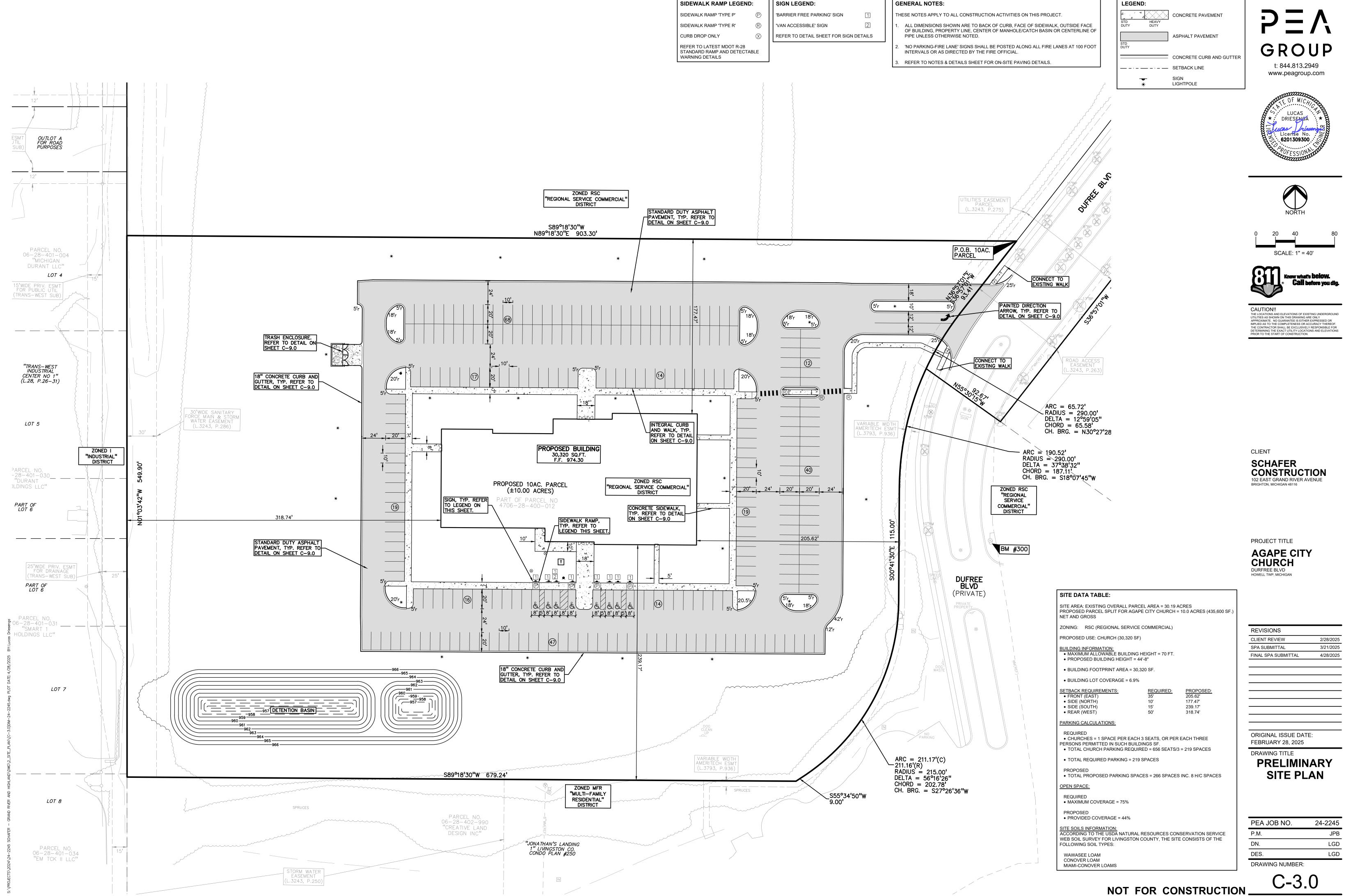
LANDSCAPE ARCHITECT

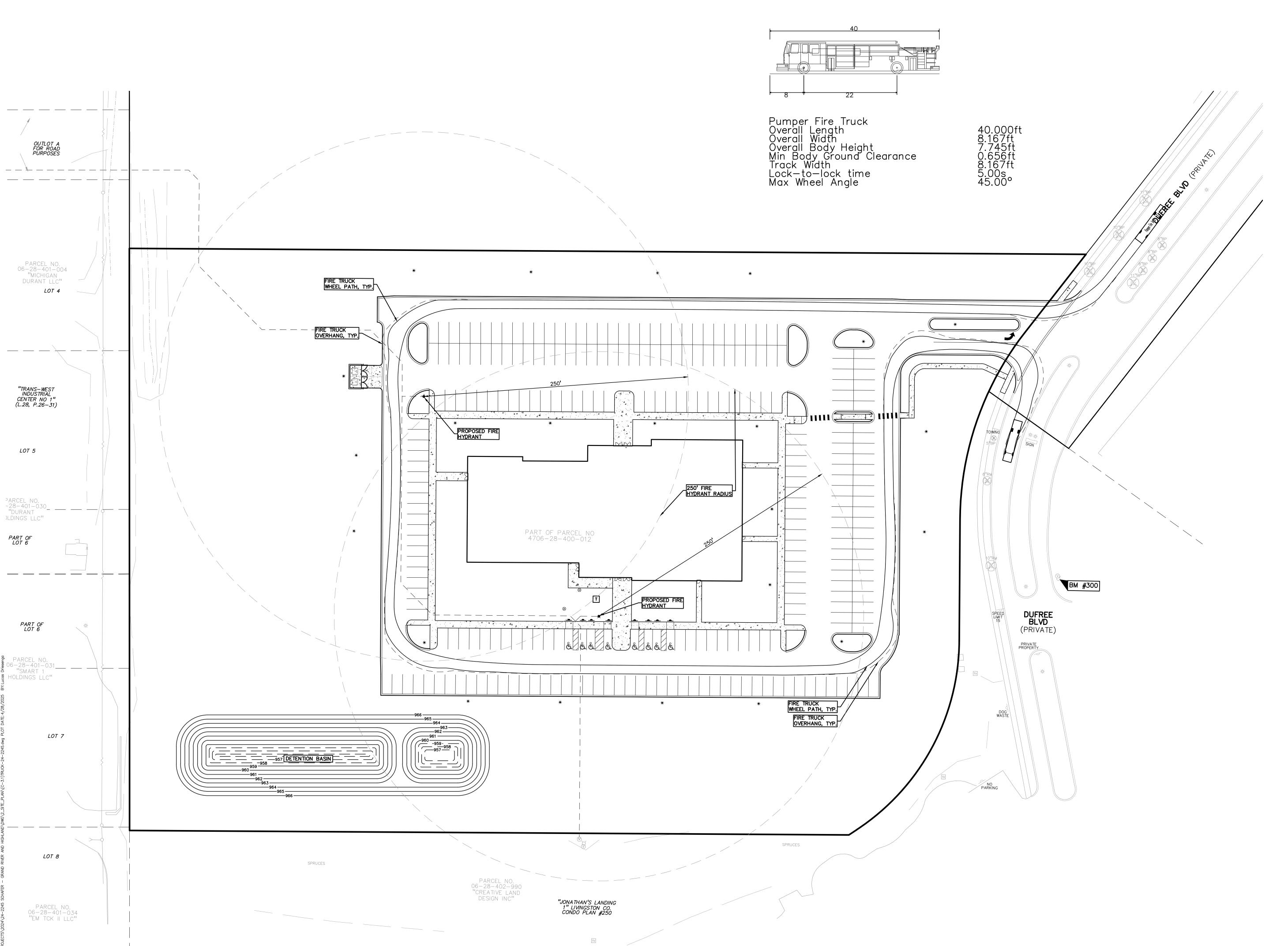
PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM



REVISIONS						
DESCRIPTION	DATE					
CLIENT REVIEW	2/28/2025					
SPA	3/21/2025					
FINAL SPA	4/28/2025					



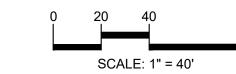














CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

SCHAFER CONSTRUCTION 102 EAST GRAND RIVER AVENUE BRIGHTON, MICHIGAN 48116

PROJECT TITLE

AGAPE CITY CHURCH DURFREE BLVD HOWELL TWP, MICHIGAN

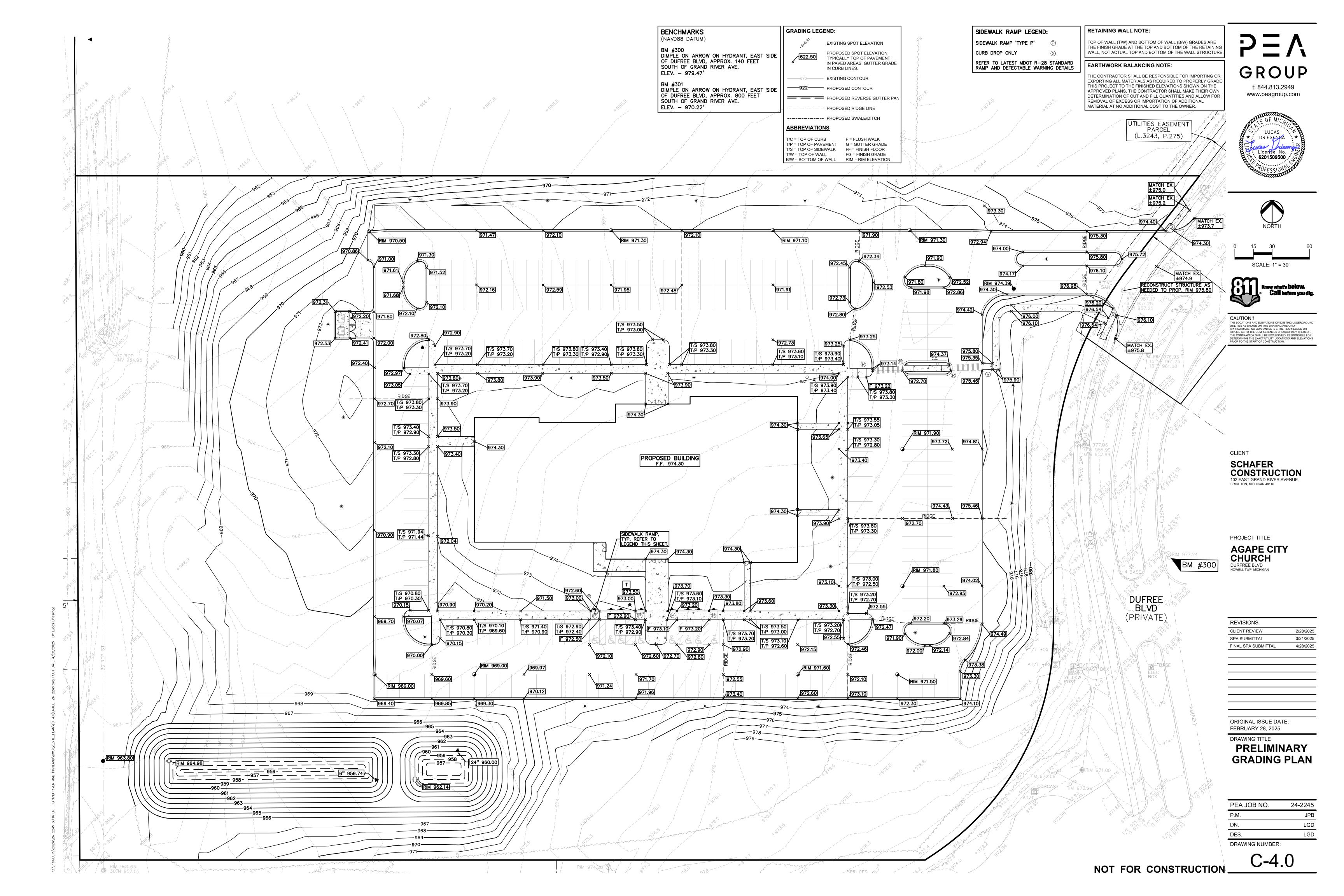
REVISIONS	
CLIENT REVIEW	2/28/2025
SPA SUBMITTAL	3/21/2025
FINAL SPA SUBMITTAL	4/28/2025
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ORIGINAL ISSUE DATE: FEBRUARY 28, 2025

DRAWING TITLE

FIRE TRUCK TURNING PLAN

PEA JOB NO.	24-2245
P.M.	JPB
DN.	LGD
DES.	LGD
DRAWING NI IMBER:	



STORM SEWER SYSTEM DESIGN

Region Michigan Location: Livingston County

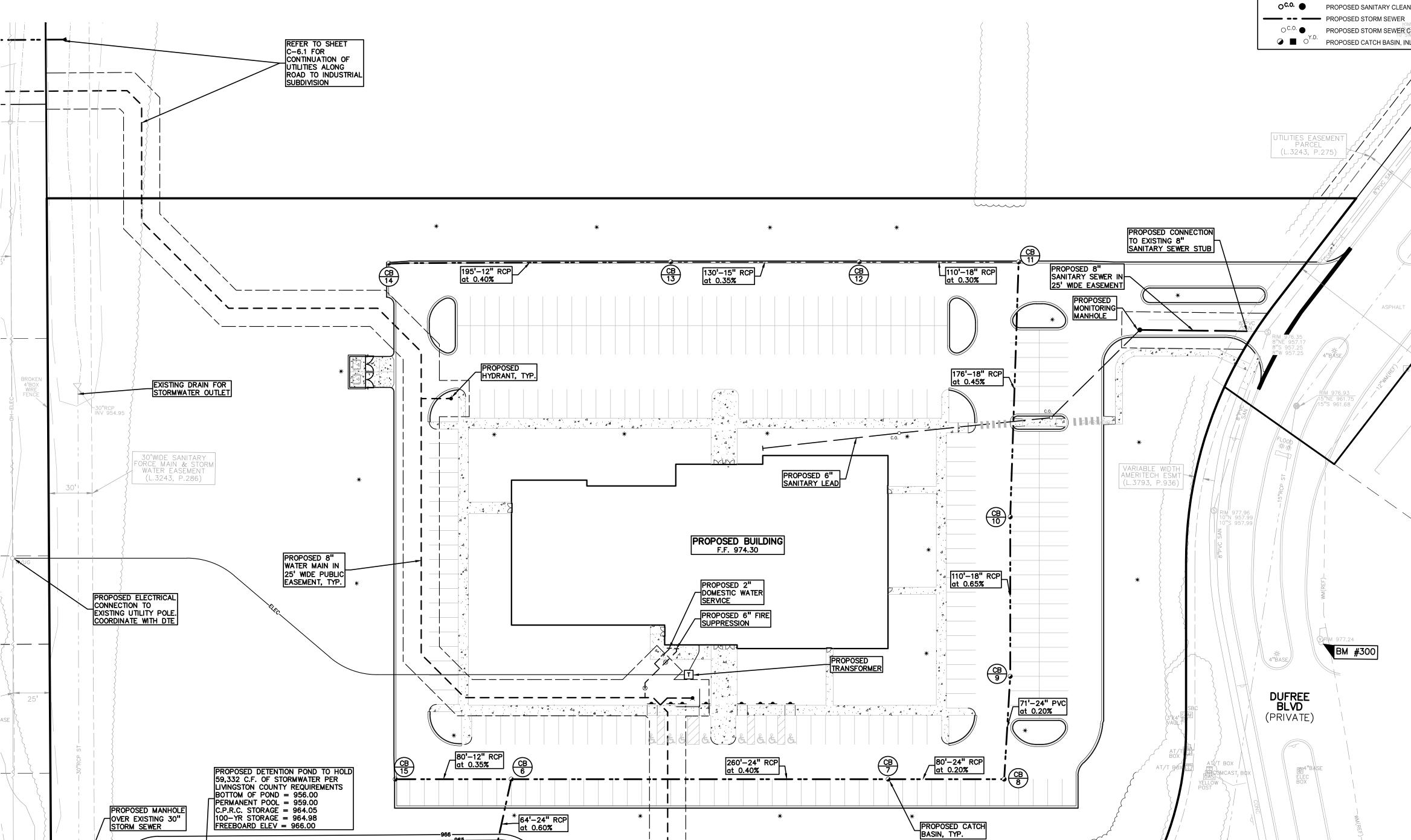
 $I = B/(T+D)^E$ B = 175.00 D = 25.00 E = 1.00

C = varies T = 15 (min.) Pipe "n" Value = 0.013

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14	13	0.61	0.84	0.51	0.51	0.61	15.00	4.38	2.25	2.25	12	195	0.40	0.40%	2.9	1.1	966.89	966.12	970.50	971.30	966.09	965.32	3.24	4.82	3.61	5.18
13	12	0.39	0.86	0.34	0.85	1.01	16.10	4.26	3.64	3.82	15	130	0.35	0.32%	3.1	0.7	966.12	965.66	971.30	971.10	965.12	964.66	4.75	5.00	5.18	5.44
12	11	0.51	0.89	0.45	1.31	1.51	16.80	4.19	5.46	5.75	18	110	0.30	0.27%	3.3	0.6	965.66	965.33	971.10	971.30	964.46	964.13	4.93	5.46	5.44	5.97
11	10	0.48	0.83	0.40	1.70	1.99	17.40	4.13	7.03	7.05	18	176	0.45	0.45%	4.0	0.7	965.23	964.44	971.30	971.90	964.03	963.24	5.56	6.95	6.07	7.46
10	9	0.44	0.84	0.37	2.08	2.43	18.10	4.06	8.43	8.47	18	110	0.65	0.64%	4.8	0.4	964.34	963.62	971.90	971.80	963.14	962.42	7.05	7.67	7.56	8.18
9	8	0.31	0.84	0.26	2.34	2.74	18.50	4.02	9.40	10.12	24	71	0.20	0.17%	3.2	0.4	963.62	963.48	971.80	971.50	962.02	961.88	7.53	7.37	8.18	8.02
8	7	0.27	0.59	0.16	2.50	3.02	18.90	3.99	9.95	10.12	24	80	0.20	0.19%	3.2	0.4	963.38	963.22	971.50	971.60	961.78	961.62	7.47	7.73	8.12	8.38
7	6	1.16	0.86	0.99	3.49	4.18	19.30	3.95	13.78	14.31	24	260	0.40	0.37%	4.6	1.0	963.12	962.08	971.60	969.00	961.52	960.48	7.83	6.27	8.48	6.92
6	5	0.67	0.73	0.49	4.46	5.40	20.30	3.86	17.24	17.52	24	64	0.60	0.58%	5.6	0.2	961.98	961.60	969.00	962.64	960.38	960.00	6.37	0.39	7.02	1.04
4	3	0.00	0.00	0.00	0.00	0.00	15.00	4.38	0.00	0.25	6	32	0.20	0.00%	1.3	0.4	960.20	960.14	962.14	961.04	959.80	959.74	1.71	0.67	1.94	0.90
2	1	0.64	0.30	0.19	0.19	0.64	15.00	4.38	0.85	17.52	24	53	0.60	0.00%	5.6	0.2	960.60	960.28	964.98	963.80	959.00	958.68	3.73	2.87	4.38	3.52
																										
15	6	0.56	0.87	0.48	0.48	0.56	15.00	4.38	2.11	2.11	12	80	0.35	0.35%	2.7	0.5	964.76	964.48	969.00	969.00	963.96	963.68	3.87	4.15	4.24	4.52

OH-ELEC-W-O- EX. OH. ELEC, POLE & GUY WIRE -UG-ELEC-E-E-EX. U.G. ELEC,MANHOLE, METER & HANDHOLE - - --- - EX. GAS LINE © GAS EX. GAS VALVE & GAS LINE MARKER — — — EX. WATER MAIN ∀ → W EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE EX. SANITARY SEWER S EX. SANITARY CLEANOUT & MANHOLE EX. COMBINED SEWER MANHOLE ---- EX. STORM SEWER EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN OT.D. ® EX. YARD DRAIN & ROOF DRAIN ② EX. UNIDENTIFIED STRUCTURE PROPOSED WATER MAIN ▼ ⊗ PROPOSED HYDRANT AND GATE VALVE PROPOSED TAPPING SLEEVE, VALVE & WELL PROPOSED POST INDICATOR VALVE PROPOSED SANITARY SEWER OC.O. PROPOSED SANITARY CLEANOUT & MANHOLE PROPOSED STORM SEWER ○ C.O. ■ PROPOSED STORM SEWER CLEANOUT & MANHOLE PROPOSED CATCH BASIN, INLET & YARD DRAIN

UTILITY LEGEND:



PROPOSED FOREBAY
BOTTOM OF POND = 957.00
PERMANENT POOL = 960.00
STORAGE ELEV = 962.14

CONNECT TO
EXISTING 8" WATER
MAIN STUB

VARIABLE WIDTH AMERITECH ESMT (L.3793, P.936)

DETENTION CALCULATIONS

Site Drainage Data				
Select County:	Livingston			
Proposed				
Improved Greenspace area:	3.30	acre	C =	0.2
Select NCRS Soil type:	С			
Impervious Area:	6.20	acre	C =	0.9
Greenbelt Area:	3.30	acre	C =	0.2
Total Area (A):	9.50	acre		
Weighted Coefficient of Runof	f (C):	0.67		
Rainfall Intensity				
Flood Control Time of Concen	15.00	minutes		

	0.00				v -).
Weighted Coefficient of Runoff	(C):	0.67		3	*
Rainfall Intensity					Eli
Flood Control Time of Concent	ration, Tc =	15.00 r	minutes	1	85°
					90
Rainfall Intensity		4/28/202	5 Detcalcs V2.02		
ime of Concentration (T _C)		15.00	min		
Since Tc <= 15 min, I1 = 2.0 in/	'hr				
1 = 30.2 /[(T + 9.17)^.81]		2.00	in/hr		
10 = 97/(T+30)		2.16	in/hr		
100 = 30.2033 x 100 ⁰ .2203/[(T	+9.1747)^0.806	6.37	in/hr		
Vater Quality Volume					
/ _{LIV} = 1/12(43560)CA		23,105	cf		
CPVC: Channel Protection Vo	olume Control	Volume		0	20
Note: Vcpvc = 3630*1.2*CA = ((4356)CA				Ĺ
/cpvc = (4719)CA		30,036	cf		
					S

CPVC: Channel Protection Volume Control V	olume	
Note: Vcpvc = 3630*1.2*CA = (4356)CA		
Vcpvc = (4719)CA	30,036	cf
		<u>.</u>
CPRC: Channel Protection Rate Control Volu	me: Extended l	De te nt
Note: Ved = 3630*1.9*CA = 6897CA	42.000	
Ved= (6897)CA	43,899	
$Q_{VED} = V_{ED} / (48*60*60)$	0.25	cts
Forebay Calculations		
Forebay Volume = (545)CA	3,469	cf
Forebay Release Rate: QVF = QVED	0.25	cfs
100-Year Allowable Outlet Rate		
Since 2 <a<100, qvrr="1.1055-0.207xln(A)</td"><td></td><td></td></a<100,>		
Q _{VRR} =	0.64	cfs/ac
100-Year Peak Allowable Discharge		
Area, A =	9.50	ac
$Q_{100P} = Q_{VRR}(A)$	6.08	cfs
100-Year Runoff Volume		
V100R = (18,985)CA	120,840	cf
100-Year Peak Inflow		
$Q_{100IN} = C(I_{100})A$	40.55	cfs
Storage Curve Factor (Vs/Vr)		
$R = 0.206-0.15 \times \ln(Q100P/Q100IN)$	0.491	
100-Year Storage Volume		
Vs = R(V100R)	59,332	cf

FOREBAY DESIGN

3,469	cf
0.25	cfs
40.55	cfs
40.55	cfs
	3,469 0.25 40.55 40.55

edimentatio	n Basin				
Storage Ele	evation:	962.14	3,469	cf	
Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)		
960.0	1,000	0	0		
961.0	1,500	1,250	1,250		
962.0	2,200	1,850	3,100		
963.0	3,000	2,600	5,700		

DETENTION POND DESIGN

Design Requirements		
CPRC Extended Detention: V _{ED} =	43,899	cf
CPRC Allowable Outlet Rate: Q _{VED} =	0.25	cfs
Detention Storage Volume, V _{DET} =	59,332	cf
Detention Allowable Outlet Rate: Q _{VRR} =	6.08	cfs
Detention Peak Inflow: Q _{100IN} =	40.55	cfs

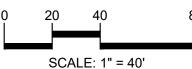
evation:	964.05	42,000	
	964.05	42 000	
		43,899	cf
Elevation:	964.98	59,332	cf
Area (sf)	Vol. (cf)	Total Vol. (cf)	
3,300	0	0	
5,000	4,150	4,150	
7,500	6,250	10,400	
9,000	8,250	18,650	
12,500	10,750	29,400	
15,000	13,750	43,150	
18,000	16,500	59,650	
21,760	19,880	79,530	
	Area (sf) 3,300 5,000 7,500 9,000 12,500 15,000 18,000	Area (sf) Vol. (cf) 3,300 0 5,000 4,150 7,500 6,250 9,000 8,250 12,500 10,750 15,000 13,750 18,000 16,500	Area (sf) Vol. (cf) Total Vol. (cf) 3,300 0 0 5,000 4,150 4,150 7,500 6,250 10,400 9,000 8,250 18,650 12,500 10,750 29,400 15,000 13,750 43,150 18,000 16,500 59,650

P			/
GI	RO	U	P

t: 844.813.2949 www.peagroup.com DRIESENGA









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CLIENT **SCHAFER**

CONSTRUCTION
102 EAST GRAND RIVER AVENUE BRIGHTON, MICHIGAN 48116

PROJECT TITLE

AGAPE CITY
CHURCH DURFREE BLVD HOWELL TWP, MICHIGAN

REVISIONS	
CLIENT REVIEW	2/28/2025
SPA SUBMITTAL	3/21/2025
FINAL SPA SUBMITTAL	4/28/2025
ORIGINAL ISSUE DATE:	
FEBRUARY 28 2025	

DRAWING TITLE

PRELIMINARY UTILITY PLAN

PEA JOB NO.	24-2245
P.M.	JPB
DN.	LGD
DES.	LGD
DRAWING NUMBER:	

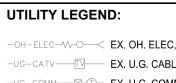
M SEWER SYSTEM DESIGN

Region Michigan Location: Livingston County

B/(T+D) ^ E B = 175.00 D = 25.00 E = 1.00 **15** (min.)

Pipe "n" Value = 0.013

ТО	AREA	COEF.		TOTAL	TOTAL	TIME	INT.	FLOW	PIPE	PIPE	PIPE	PIPE	MIN HG	VEL.	TIME	H.G.L.	ELEV.	RIM E	ELEV.	INVER	ELEV.	PIPE C	OVER	HGL C	COVER
STR	(A)	_	A x C	AREA	AREA	t		Q	CAP.	DIA.	LENGTH	SLOPE	PER "Q"	FULL	FLOW	UP	DOWN	UP	DOWN	UP	DOWN	UP	DOWN	UP	DOWN
	(Acres)	-		(AxC)	l	(min.)	(in/hr)	(cfs)	(cfs)	(in.)	(ft.)	(%)		(ft./sec)	(min.)	STREAM	STREAM	STREAM	STREAM	STREAM	STREAM	STREAM	STREAM	STREAM	STREAM
	(, (5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5			() (), ()	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(,	(,	(5.5)	(0.0)	(,	(1-1.7)	(79)		((,	J	311(2)	011121111	0 111(=) 1111	J	• · · · · · · · · · · · · · · · · · · ·	•	J \	• · · · · · · · · · · · · · · · · · · ·	0 (_,
13	0.61	0.84	0.51	0.51	0.61	15.00	4.38	2.25	2.25	12	195	0.40	0.40%	2.9	1.1	966.89	966.12	970.50	971.30	966.09	965.32	3.24	4.82	3.61	5.18
12	0.39	0.86	0.34	0.85	1.01	16.10	4.26	3.64	3.82	15	130	0.35	0.32%	3.1	0.7	966.12	965.66	971.30	971.10	965.12	964.66	4.75	5.00	5.18	5.44
11	0.51	0.89	0.45	1.31	1.51	16.80	4.19	5.46	5.75	18	110	0.30	0.27%	3.3	0.6	965.66	965.33	971.10	971.30	964.46	964.13	4.93	5.46	5.44	5.97
10	0.48	0.83	0.40	1.70	1.99	17.40	4.13	7.03	7.05	18	176	0.45	0.45%	4.0	0.7	965.23	964.44	971.30	971.90	964.03	963.24	5.56	6.95	6.07	7.46
9	0.44	0.84	0.37	2.08	2.43	18.10	4.06	8.43	8.47	18	110	0.65	0.64%	4.8	0.4	964.34	963.62	971.90	971.80	963.14	962.42	7.05	7.67	7.56	8.18
8	0.31	0.84	0.26	2.34	2.74	18.50	4.02	9.40	10.12	24	71	0.20	0.17%	3.2	0.4	963.62	963.48	971.80	971.50	962.02	961.88	7.53	7.37	8.18	8.02
7	0.27	0.59	0.16	2.50	3.02	18.90	3.99	9.95	10.12	24	80	0.20	0.19%	3.2	0.4	963.38	963.22	971.50	971.60	961.78	961.62	7.47	7.73	8.12	8.38
6	1.16	0.86	0.99	3.49	4.18	19.30	3.95	13.78	14.31	24	260	0.40	0.37%	4.6	1.0	963.12	962.08	971.60	969.00	961.52	960.48	7.83	6.27	8.48	6.92
5	0.67	0.73	0.49	4.46	5.40	20.30	3.86	17.24	17.52	24	64	0.60	0.58%	5.6	0.2	961.98	961.60	969.00	962.64	960.38	960.00	6.37	0.39	7.02	1.04
3	0.00	0.00	0.00	0.00	0.00	15.00	4.38	0.00	0.25	6	32	0.20	0.00%	1.3	0.4	960.20	960.14	962.14	961.04	959.80	959.74	1.71	0.67	1.94	0.90
1	0.64	0.30	0.19	0.19	0.64	15.00	4.38	0.85	17.52	24	53	0.60	0.00%	5.6	0.2	960.60	960.28	964.98	963.80	959.00	958.68	3.73	2.87	4.38	3.52
6	0.56	0.87	0.48	0.48	0.56	15.00	4.38	2.11	2.11	12	80	0.35	0.35%	2.7	0.5	964.76	964.48	969.00	969.00	963.96	963.68	3.87	4.15	4.24	4.52
31	0.00	0.00	0.00	0.00	0.00	15.00	4.38	0.00	5.63	12	354	2.50	0.00%	7.2	0.8	955.20	946.35	955.80	950.34	954.40	945.55	0.23	3.62	0.60	3.99
30	0.00	0.00	0.00	0.00	0.00	15.80	4.29	0.00	5.04	12	72	2.00	0.00%	6.4	0.2	944.24	942.80	950.34	946.63	943.44	942.00	5.73	3.46	6.10	3.83



-OH-ELEC-VV-O- EX. OH. ELEC, POLE & GUY WIRE

-UG-ELEC-E-E-E EX. U.G. ELEC, MANHOLE, METER & HANDHOLE — – — – EX. GAS LINE © GAS EX. GAS VALVE & GAS LINE MARKER

∀ -○ W EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE

EX. SANITARY SEWER EX. COMBINED SEWER MANHOLE ---- EX. STORM SEWER

© ST EX. CLEANOUT & MANHOLE EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN O^{Y.D.} ® EX. YARD DRAIN & ROOF DRAIN EX. UNIDENTIFIED STRUCTURE

- - PROPOSED WATER MAIN ▼ ⊗ PROPOSED HYDRANT AND GATE VALVE PROPOSED TAPPING SLEEVE, VALVE & WELL

PROPOSED POST INDICATOR VALVE

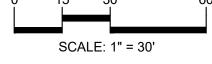
PROPOSED SANITARY SEWER O^{C.O.} ● PROPOSED SANITARY CLEANOUT & MANHOLE PROPOSED STORM SEWER

○C.O. PROPOSED STORM SEWER CLEANOUT & MANHOLE PROPOSED CATCH BASIN, INLET & YARD DRAIN











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CLIENT

SCHAFER CONSTRUCTION 102 EAST GRAND RIVER AVENUE BRIGHTON, MICHIGAN 48116

PROJECT TITLE

AGAPE CITY CHURCH DURFREE BLVD HOWELL TWP, MICHIGAN

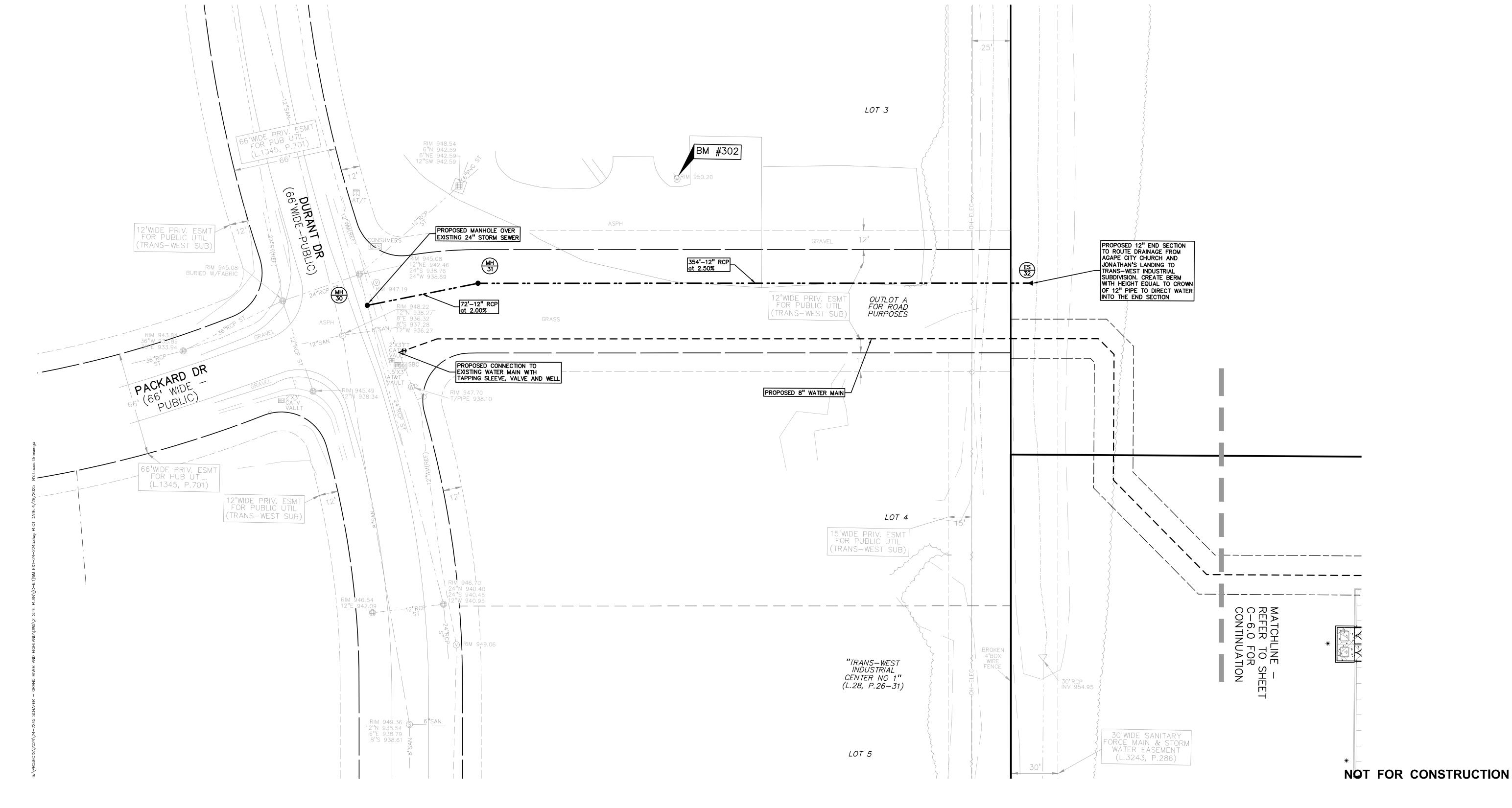
REVISIONS	
CLIENT REVIEW	2/28/2025
SPA SUBMITTAL	3/21/2025
FINAL SPA SUBMITTAL	4/28/2025

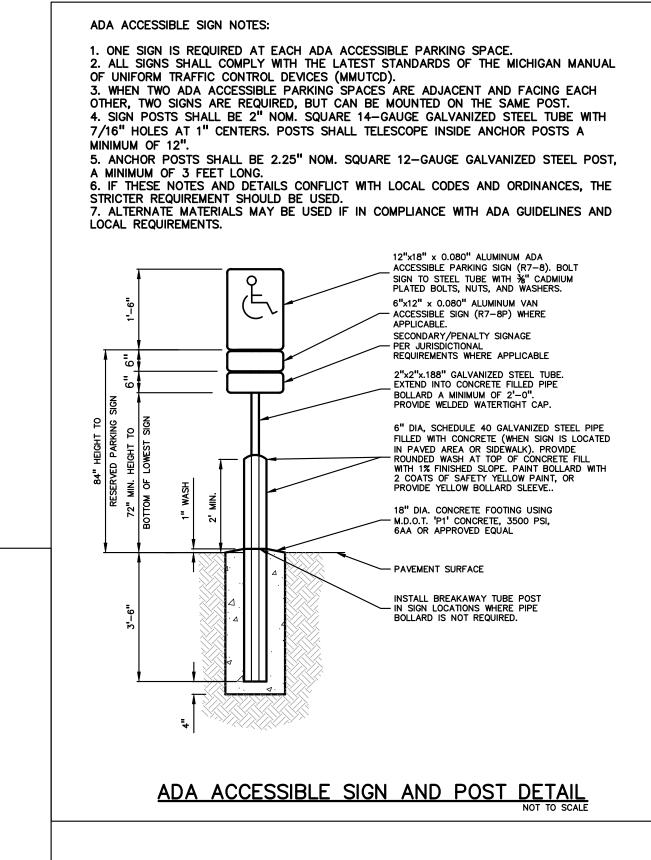
ORIGINAL ISSUE DATE: FEBRUARY 28, 2025

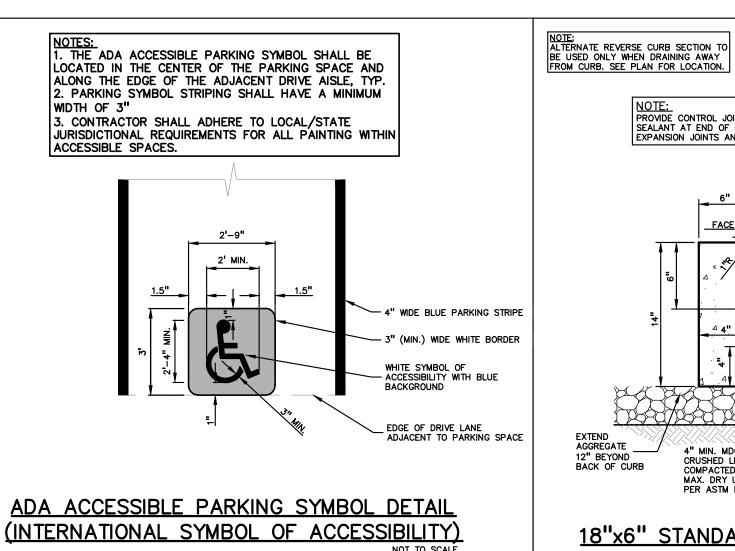
DRAWING TITLE OFF-SITE **UTILITY PLAN**

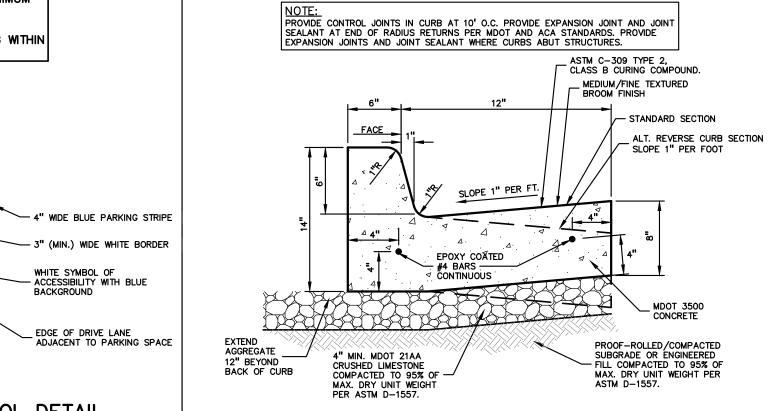
PEA JOB NO.	24-2245
P.M.	JPB
DN.	LGD
DES.	LGD
DRAWING NUMBER:	

C-6.1









18"x6" STANDARD CONCRETE CURB AND GUTTER

RESERVED

PARKING

ONLY

12" x 18" (R7-8) GREEN BORDER AND LEGEND WHITE SYMBOL, BLUE BACKGROUND. REFLECTORIZED

ADA ACCESSIBLE

ASPHALT MIX DESIGN CHART

3EH

5EH

APPLICATION RATE

330-410

220-275

165-220

COURSE APPLICATION

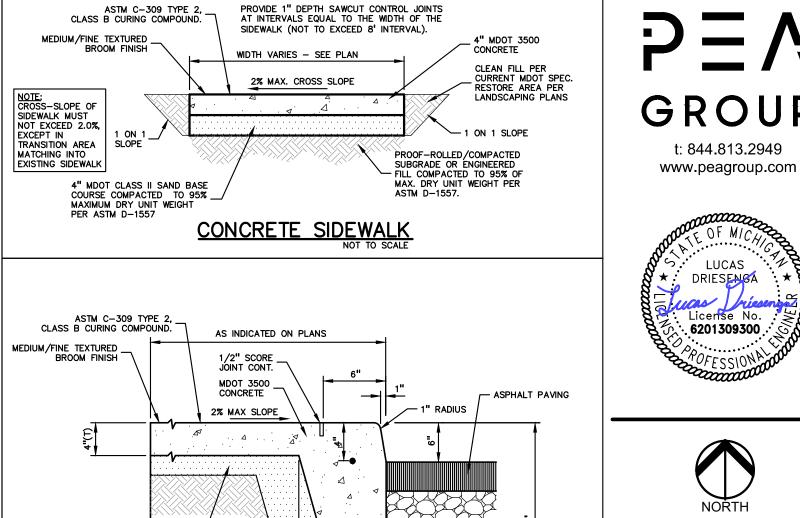
BASE

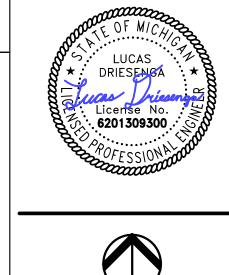
BASE AND/OR LEVELING

LEVELING AND/OR TOP

TOP

PARKING SIGN DETAIL





t: 844.813.2949





2 - EPOXY COATED #4 BAR CONTINUOUS

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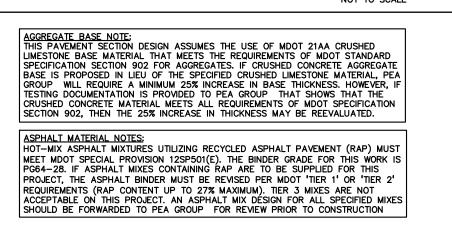
CLIENT

SCHAFFR

BRIGHTON, MICHIGAN 48116

CONSTRUCTION

102 EAST GRAND RIVER AVENUE



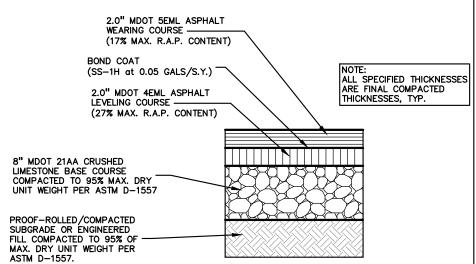
CONTRACTION JOINTS TO BE T/4 DEEP. SPACED AT INTERVALS TO MATCH SIDEWALK WIDTH (SAWCUT). 1/2-INCH PRE-MOLDED FILLER EXPANSION JOINTS WITH JOINT SEALANT SHALL BE PLACED ONLY WHERE SIDEWALK ABUTS A STRUCTURE.

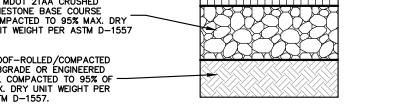
INTEGRAL CURB AND SIDEWALK

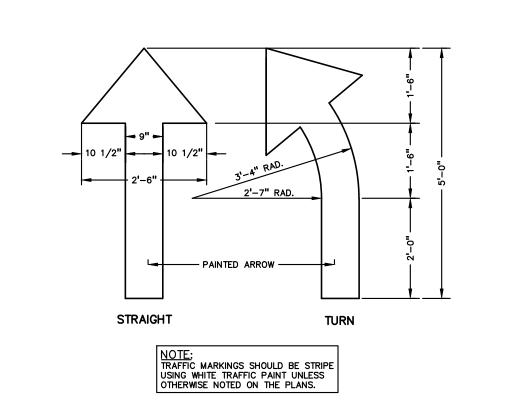
4" MDOT CLASS II SAND BASE COURSE COMPACTED __ TO 95% MAX. DRY UNIT WEIGHT PER ASTM D-1557

PROOF-ROLLED/COMPACTED PROOF—ROLLED/COMPACTED SUBGRADE OR ENGINEERED FILL COMPACTED TO 95% OF MAX. DRY UNIT WEIGHT PER ASTM D-1557.

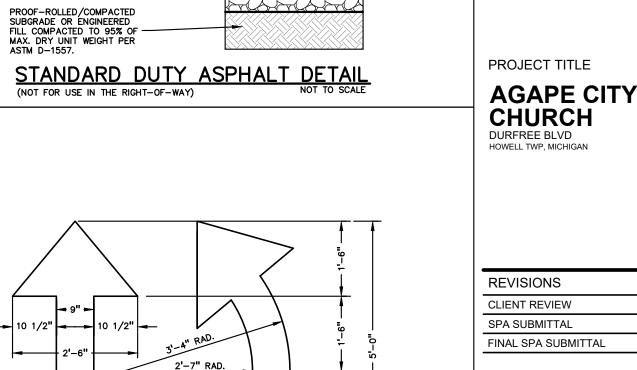
SLOPE AS NECESSARY TO STABILIZE SUBGRADE







PAINTED DIRECTIONAL ARROWS

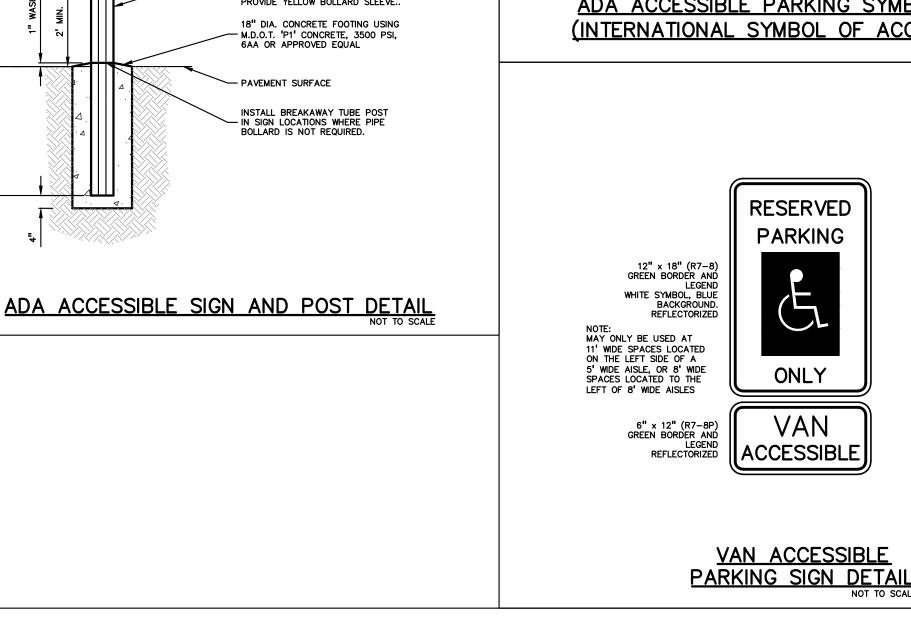


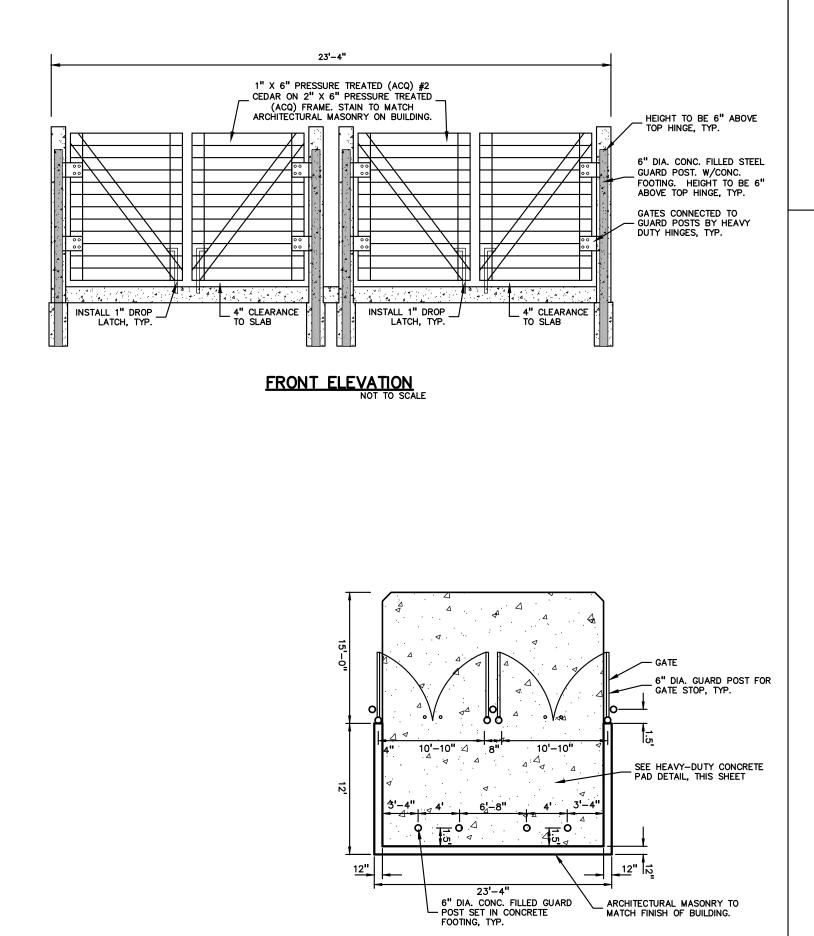
REVISIONS	
CLIENT REVIEW	2/28/2025
SPA SUBMITTAL	3/21/2025
FINAL SPA SUBMITTAL	4/28/2025
ORIGINAL ISSUE DATE	:
FEBRUARY 28, 2025	
DRAWING TITLE	
NOTES A	ND

PEA JOB NO.	24-2245
P.M.	JPB
DN.	LGD
DES.	LGD
DRAWING NUMBER:	,

DETAILS

NOT FOR CONSTRUCTION







DOUBLE DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE - DECORATIVE STONE CAP 8" MASONRY BLOCK — ARCHITECTURAL MASONRY TO MATCH BUILDING - #4 AT 16" O.C. VERT. PROVIDE 1/2"X8" FIBER JOINT FILLER BETWEEN SLAB & WALL ASTM (D1751) SEE PLAN FOR GATE LOCATION HEAVY DUTY CONCRETE PAD 12" MIN. OVERLAP W/FOOTING BARS., TYP. 4 4 4 12" C-C HORIZ PROVIDE FOOTING BARS — EVERY 16" O.C. EXTEND WHEN NOT ADDRESSED IN THE GEOTECHNICAL INVESTIGATION OR THE ARCHITECTURAL PLAN PLACE ON NATURAL SOILS OF AT LEAST 1500 PSF NET ALLOWABLE BEARING CAPACITY OR **DUMPSTER ENCLOSURE WALL** CROSS SECTION

NOT TO SCALE

HEAVY DUTY CONCRETE PAD DETAIL

ADA ACCESSIBLE SIGNS AND POSTS, TYP. REFER TO ADA ACCESSIBLE SIGN AND POST DETAIL

O PARKINO

8'-0" MIN. AT VAN ACCESSIBLE STALL

ALTERNATE ADA ACCESSIBLE PARKING STALL DETAIL

(PROVIDE SIGN LOCATIONS PER PLAN)

SPACE

€OF PARKING

© SPACE

12" HIGH WHITE LETTERS, ARIAL

8'-0" MIN.

STALL WIDTH

FONT OR APPROVED EQUAL

(8' WIDE AISLES ONLY)

MDOT 3500 PSI P1 6AA CONCRETE

SUBGRADE OR ENGINEERED

FILL COMPACTED TO 95% OF
MAX. DRY UNIT WEIGHT PER
ASTM D-1557.

4" WIDE BLUE → PARKING —

© OF PARKING **©**

ALL DIMENSIONS ARE TO CENTER OF STRIPE UNLESS OTHERWISE INDICATED

4" WIDE BLUE

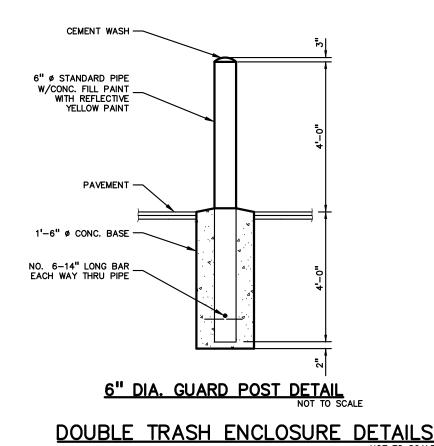
NOTE:
VAN ACCESSIBLE SPACES
MUST BE LOCATED TO THE

LEFT OF THE 8' STRIPED
ACCESS AISLE

8'-0" MIN.

6" MDOT #21AA CRUSHED LIMESTONE BASE COURSE COMPACTED TO 95% MAX.

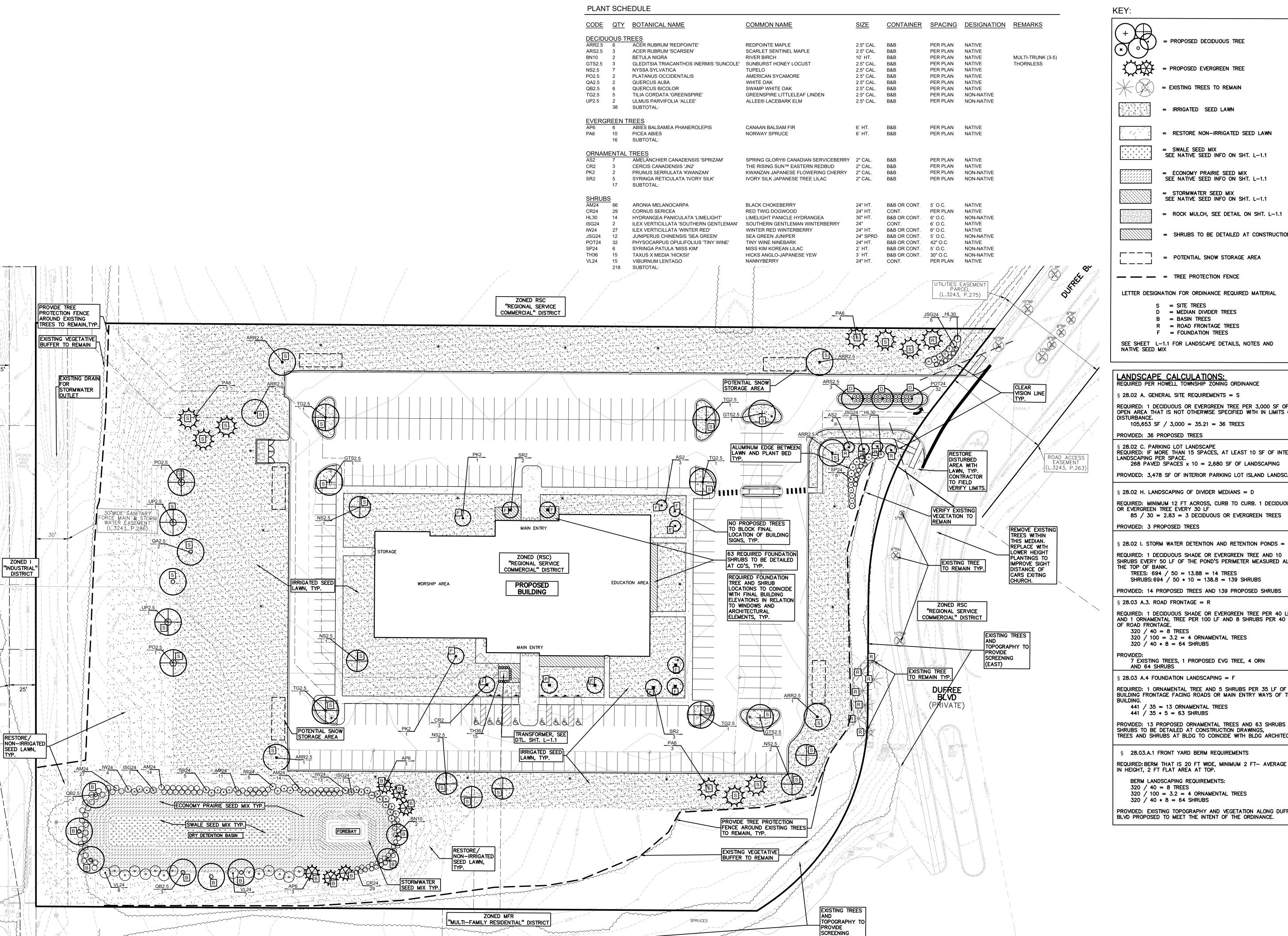
SPACE



ARCHITECTURAL MASONRY TO MATCH FINISH OF BUILDING.

SIDE ELEVATION

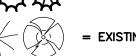
NOT TO SCALE



(SOUTH)



= PROPOSED EVERGREEN TREE



= EXISTING TREES TO REMAIN



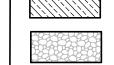


SWALE SEED MIX SEE NATIVE SEED INFO ON SHT. L-1.1

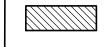
= RESTORE NON-IRRIGATED SEED LAWN



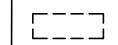
SEE NATIVE SEED INFO ON SHT. L-1.1 = STORMWATER SEED MIX



SEE NATIVE SEED INFO ON SHT. L-1.1 = ROCK MULCH, SEE DETAIL ON SHT. L-1.1



SHRUBS TO BE DETAILED AT CONSTRUCTION



= POTENTIAL SNOW STORAGE AREA



- LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIAL S = SITE TREES
 - D = MEDIAN DIVIDER TREES B = BASIN TREES
 - R = ROAD FRONTAGE TREES F = FOUNDATION TREES

SEE SHEET L-1.1 FOR LANDSCAPE DETAILS, NOTES AND NATIVE SEED MIX

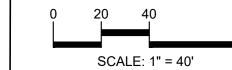


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t: 844.813.2949

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CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY
APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR
IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR
DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS
PRIOR TO THE START OF CONSTRUCTION.

REQUIRED PER HOWELL TOWNSHIP ZONING ORDINANCE

§ 28.02 A. GENERAL SITE REQUIREMENTS = S

REQUIRED: 1 DECIDUOUS OR EVERGREEN TREE PER 3,000 SF OF OPEN AREA THAT IS NOT OTHERWISE SPECIFIED WITH IN LIMITS OF DISTURBANCE.

105,653 SF / 3,000 = 35.21 = 36 TREESPROVIDED: 36 PROPOSED TREES

§ 28.02 C. PARKING LOT LANDSCAPE REQUIRED: IF MORE THAN 15 SPACES, AT LEAST 10 SF OF INTERIOR

LANDSCAPING PER SPACE. 268 PAVED SPACES x 10 = 2,680 SF OF LANDSCAPING

PROVIDED: 3,478 SF OF INTERIOR PARKING LOT ISLAND LANDSCAPE 28.02 H. LANDSCAPING OF DIVIDER MEDIANS = D

REQUIRED: MINIMUM 12 FT ACROSS, CURB TO CURB. 1 DECIDUOUS OR EVERGREEN TREE EVERY 30 LF 85 / 30 = 2.83 = 3 DECIDUOUS OR EVERGREEN TREES

PROVIDED: 3 PROPOSED TREES § 28.02 I. STORM WATER DETENTION AND RETENTION PONDS = B

REQUIRED: 1 DECIDUOUS SHADE OR EVERGREEN TREE AND 10 SHRUBS EVERY 50 LF OF THE POND'S PERIMETER MEASURED ALONG THE TOP OF BANK. TREES: 694 / 50 = 13.88 = 14 TREES

SHRUBS: 694 / 50 * 10 = 138.8 = 139 SHRUBS PROVIDED: 14 PROPOSED TREES AND 139 PROPOSED SHRUBS

§ 28.03 A.3. ROAD FRONTAGE = R REQUIRED: 1 DECIDUOUS SHADE OR EVERGREEN TREE PER 40 LF AND 1 ORNAMENTAL TREE PER 100 LF AND 8 SHRUBS PER 40 LF OF ROAD FRONTAGE.

320 / 40 = 8 TREES320 / 100 = 3.2 = 4 ORNAMENTAL TREES 320 / 40 * 8 = 64 SHRUBS

7 EXISTING TREES, 1 PROPOSED EVG TREE, 4 ORN AND 64 SHRUBS

28.03 A.4 FOUNDATION LANDSCAPING = F REQUIRED: 1 ORNAMENTAL TREE AND 5 SHRUBS PER 35 LF OF BUILDING FRONTAGE FACING ROADS OR MAIN ENTRY WAYS OF THE

441 / 35 = 13 ORNAMENTAL TREES 441 / 35 * 5 = 63 SHRUBS

SHRUBS TO BE DETAILED AT CONSTRUCTION DRAWINGS, TREES AND SHRUBS AT BLDG TO COINCIDE WITH BLDG ARCHITECTURE

§ 28.03.A.1 FRONT YARD BERM REQUIREMENTS

REQUIRED: BERM THAT IS 20 FT WIDE, MINIMUM 2 FT— AVERAGE 3 FT IN HEIGHT, 2 FT FLAT AREA AT TOP.

BERM LANDSCAPING REQUIREMENTS: 320 / 40 = 8 TREES320 / 100 = 3.2 = 4 ORNAMENTAL TREES

320 / 40 * 8 = 64 SHRUBS PROVIDED: EXISTING TOPOGRAPHY AND VEGETATION ALONG DUFREE BLVD PROPOSED TO MEET THE INTENT OF THE ORDINANCE.

SCHAFER CONSTRUCTION 102 EAST GRAND RIVER AVENUE BRIGHTON, MICHIGAN 48116

PROJECT TITLE

AGAPE CITY CHURCH HOWELL TWP, MICHIGAN

REVISIONS	
CLIENT REVIEW	2/28/2025
SPA SUBMITTAL	3/21/2025
INAL SPA SUBMITTAL	4/28/2025

ORIGINAL ISSUE DATE FEBRUARY 28, 2025

DRAWING TITLE **PRELIMINARY** LANDSCAPE **PLAN**

PEA JOB NO.	24-2245
P.M.	JPB
DN.	TKC
DES.	JLE
DRAWING NUMBER:	

Economy Prairie Seed Mix Stantec Native Plant Nursery 574-586-2412 stantec.com/native-plant-nursery

Botanical Name

Permanent Grasses/Sedges/Rushes: Big Bluestem Andropogon gerardii Bouteloua curtipendula Side Oats Grama Carex spp. Prairie Sedge Mix Elymus canadensis Canada Wild Rye Switch Grass Panicum virgatum Schizachyrium scoparium Little Bluestem Sorghastrum nutans Indian Grass

Temporary Cover: Avena sativa Lolium multiflorum

Symphyotrichum laeve

Symphyotrichum novae-angliae

Forbs & Shrubs: Common Milkweed Asclepias syriaca Asclepias tuberosa Butterfly Weed Chamaecrista fasciculata Partridge Pea Coreopsis lanceolata Sand Coreopsis Echinacea purpurea Broad-leaved Purple Coneflower False Sunflower Heliopsis helianthoides Lupinus perennis Wild Lupine Monarda fistulosa Wild Bergamot Foxglove Beard Tongue Penstemon digitalis Pycnanthemum virginianum Common Mountain Mint Ratibida pinnata Yellow Coneflower Rudbeckia hirta Black-Eyed Susan Solidago speciosa Showy Goldenrod

Common Oat

Smooth Blue Aster

New England Aster

Annual Rye

STANTEC NATIVE PLANT NURSERY 574-586-2412 stantec.com/native-plant-nursery

Botanical Name Common Name

Permanent Grasses/Sedges: Big Bluestem Andropogon gerardii Carex comosa Bristly Sedge Carex cristatella Crested Oval Sedge Carex Iurida Bottlebrush Sedge Carex spp. Prairie Sedge Mix Brown Fox Sedge Carex vulpinoidea Virginia Wild Rye Elymus virginicus Glyceria striata Fowl Manna Grass Switch Grass Panicum virgatum Dark Green Rush Scirpus atrovirens Wool Grass Scirpus cyperinus Spartina pectinata Prairie Cord Grass

Temporary Cover: Avena sativa Common Oat Lolium multiflorum Annual Rye

Alisma spp. Water Plantain (Various Mix) Asclepias incarnata Swamp Milkweed Coreopsis tripteris Tall Coreopsis Spotted Joe-Pye Weed Eutrochium maculatum Iris virginica Blue Flag Marsh Blazing Star Liatris spicata Lobelia cardinalis Cardinal Flower Lobelia siphilitica Great Blue Lobelia Lycopus americanus Common Water Horehound Pycnanthemum virginianum Common Mountian Mint Rudbeckia triloba Brown-Eyed Susan Sagittaria latifolia Common Arrowhead Senna hebecarpa Wild Senna Silphium terebinthinaceum Prairie Dock Symphyotrichum novae-anglia New England Aster Verbena hastata Blue Vervain Zizia aurea Golden Alexanders

NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL Swale Seed Mix SPECIES TO BE NATIVE TO COUNTY NO INVASIVE SPECIES ALLOWED

Forbs & Shrubs:

Asclepias incarnata

Helenium autumnale

ycopus americanus

Mimulus ringens

Polygonum spp.

Rudbeckia triloba

Sagittaria latifolia

Senna hebecarpa

Oligoneuron riddellii

Penthorum sedoides

Rudbeckia subtomentosa

Thalictrum dasycarpum

Symphyotrichum novae-angliae

Alisma spp.

Bidens spp.

Iris virginica

FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

Stormwater Seed Mix STANTEC NATIVE PLANT NURSERY 574-586-2412 stantec.com/native-plant-nursery

Botanical Name Permanent Grasses/Sedges/Rushes:

Bolboschoenus fluviatilis River Bulrush Crested Oval Sedge Carex cristatella Carex lurida Bottlebrush Sedge Brown Fox Sedge Carex vulpinoidea Elymus virginicus Virginia Wild Rye Fowl Manna Grass Glyceria striata Juncus effusus Common Rush Leersia oryzoides Rice Cut Grass Panicum virgatum Switch Grass Softstem Bulrush Schoenoplectus tabernaemontani Dark Green Rush Scirpus atrovirens Wool Grass Scirpus cyperinus

Temporary Cover: Avena sativa Common Oat Annual Rye olium multiflorum.

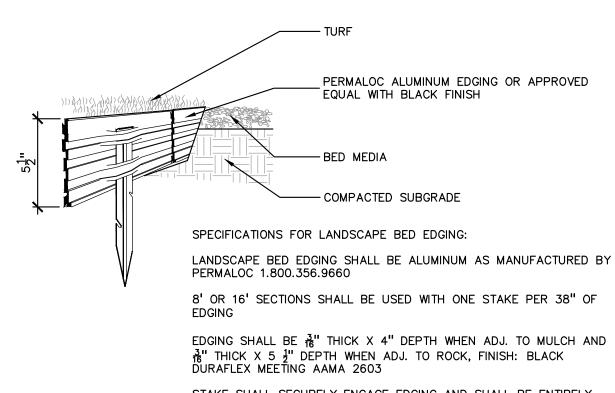
> Water Plantain (Various Mix) Swamp Milkweed Bidens (Various Mix) Sneezeweed Blue Flag Common Water Horehound Monkey Flower Riddell's Goldenrod Ditch Stonecrop Pinkweed (Various Mix) Sweet Black-Eyed Susan Brown-Eyed Susan Common Arrowhead Wild Senna New England Aster

> > Purple Meadow Rue

Common Name

GENERAL PLANTING NOTES:

- . LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- . ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO.
- 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- 5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- 6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- . ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- 8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE
- 9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING
- 10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- 11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- 12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- 13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- 14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- 15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED
- 16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY
- 17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES
- 18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING
- 19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE. MONUMENT SIGNS. ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY



BETWEEN SECTIONS

STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1"-1" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

ACCESS DOORS, IF

BY PLANTINGS.

WEED FABRIC

TRANSFORMER

TRANSFORMER SCREENING DETAIL — IF PRESENT

WITH SOIL

- FINISH GRADE

TAMPED SOIL

CONTINUOUS RIM

SHIFT PLANTS AS

CLEARANCE (TYP.)

PRESENT, NOT BLOCKED

NECESSARY TO MAINTAIN

2-3" DIAMETER RIVER

SEE PLAN FOR EXACT

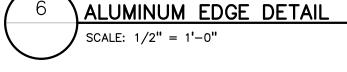
TYPE. FOR ACCESS

REFERENCE ONLY

PLANT LAYOUT, QTY. AND

-ROCK AT 5" DEPTH OVER

ALUMINUM EDGE DETAIL



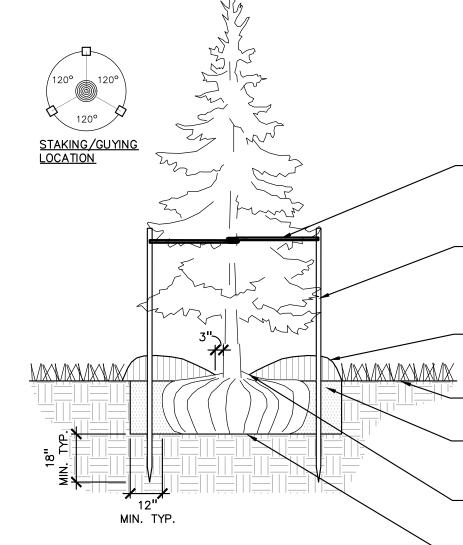
SCALE: 1'' = 3'-0''

VARIES ON CONTAINER

SHRUB PLANTING DETAIL

OR BALL SIZE

SCALE: 1'' = 2'-0''



VERGREEN TREE PLANTING DETAIL

SCALE: 1'' = 3'-0''

PLANT SO THAT THE TREE'S ROOT FLARE (TRUNK FLARE) IS FLUSH WITH GRADE OR 1-2" HIGHER IN POORLY DRAIN SOIL. STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE)

THREE 2"X2" HARDWOOD STAKES OR STEEL T-POSTS DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO

SHREDDED HARDWOOD BARK MULCH TO DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

- FINISH GRADE

BACKFILLING

SPECIFIED PLANTING MIX, WATER & TAMP TO -REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM - TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP 1 OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR



THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXPORT HIS CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXPORT HIS LOCATIONS AND ELEVATIONS.

DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CAUTION!!

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TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN: INCLUDING. BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING TREES LOCATED ON ADJACENT PROPERTY THAT MAY

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING

BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE

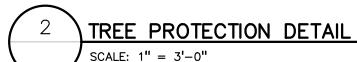
OPERATIONS PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE

TREE MEASURED AT 4.5' ABOVE GROUND

4'HIGH PROTECTIVE FENCING WITH STEEL POSTS - 10' O.C.

- EXISTING SOIL



SCALE: 1'' = 3'-0''

CONSTRUCTION BRIGHTON, MICHIGAN 48116

SCHAFER

CLIENT

PROJECT TITLE

AGAPE CITY CHURCH DURFREE BLVD

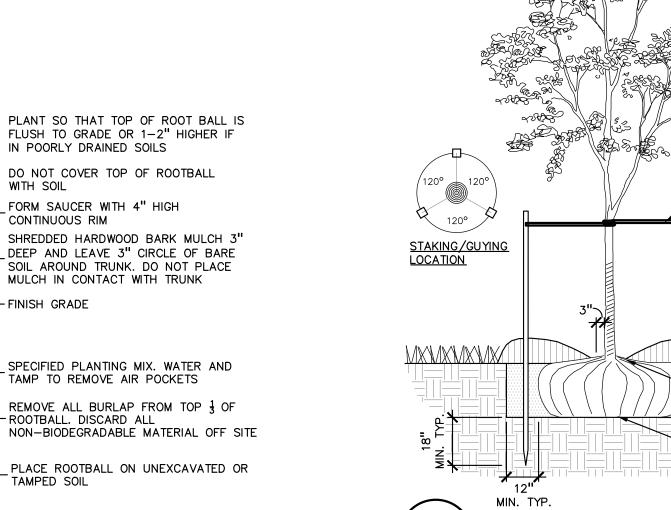
REVISIONS

CLIENT REVIEW

SPA SUBMITTAL

2/28/2025

3/21/2025



PLANT SO THAT THE TREE'S ROOT FLARE (TRUNK FLARE) IS FLUSH WITH GRADE OR 1-2" HIGHER ÍN POORLY DRAIN SOIL. SECURE TREE WRAP WITH BIODEGRADABLE MATERIAL AT TOP & BOTTOM, REMOVE AFTER FIRST WINTER DO NOT PRUNE TERMINAL LEADER PRUNE ONLY DEAD, BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE) (3) THREE 2"X2" HARDWOOD STAKES DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING SHREDDED HARDWOOD BARK MULCH TO DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER WITH 4" HIGH CONTINUOUS RIM SPECIFIED PLANTING MIX, WATER & TAMP TO - REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS

ORIGINAL ISSUE DATE: FEBRUARY 28, 2025 DRAWING TITLE LANDSCAPE

-FINISH GRADE EXPOSE ROOT FLARE OF TREE. CONTRACTOR

MAY HAVE TO REMOVE EXCESS SOIL FROM - TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP 3 OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE

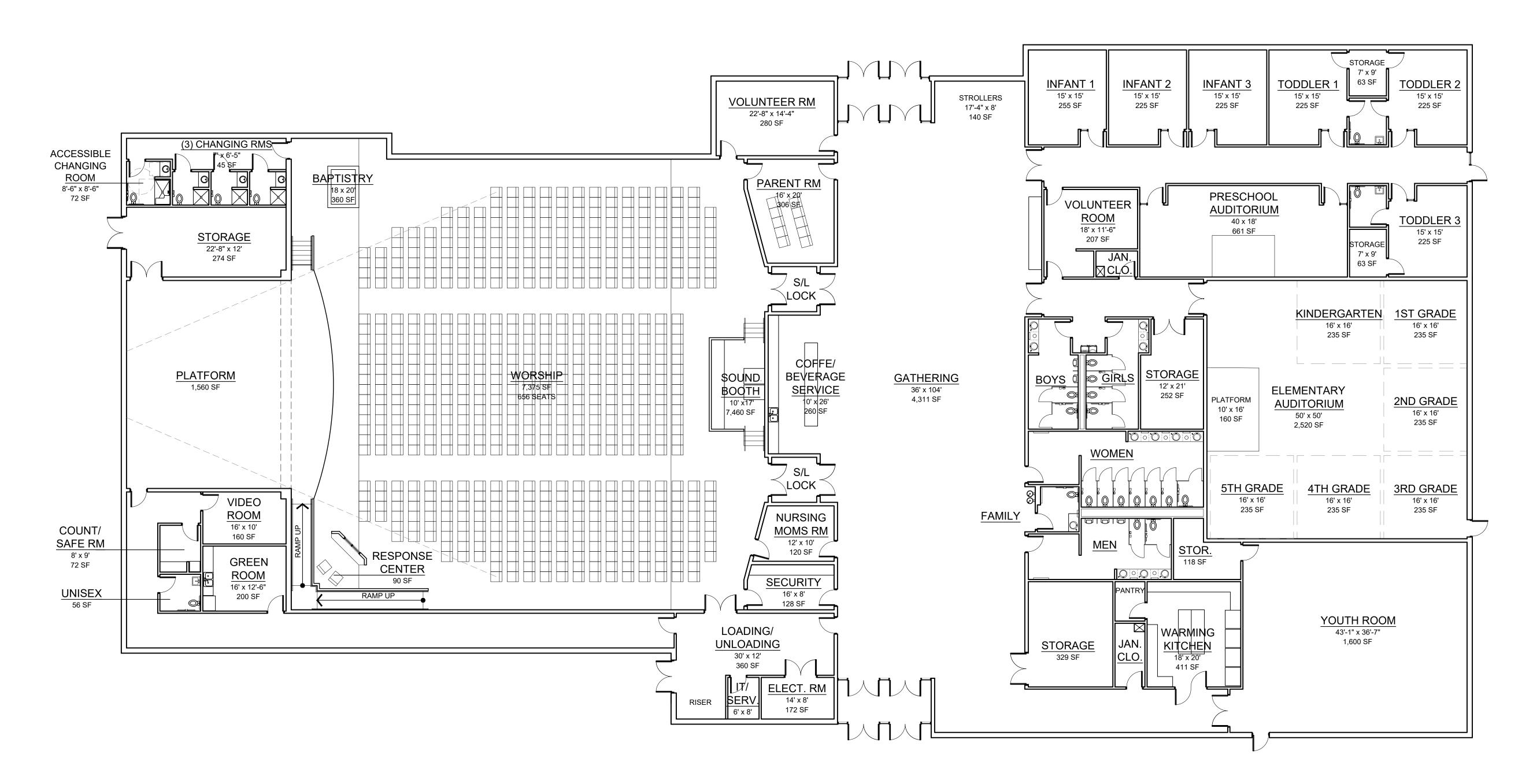
PLACE ROOTBALL ON UNEXCAVATED OR <u>DECIDUOUS TREE PLANTING DETAIL</u>

PEA JOB NO. 24-2245

NOT FOR CONSTRUCTION

DETAILS

P.M. JPB DN. CAL DES. DRAWING NUMBER:



LEGEND					
	WORSHIP	12,600 SF			
	LOBBY	8,456 SF			
	PRESCHOOL	3,856 SF			
	ELEMENTARY	3,601 SF			
	MIDDLE SCHOOL	_1,807 SF			
	TOTAL AREA	30,320 SF			





303 E. THIRD STREET SUITE 100 ROCHESTER, MI 48307 248.814.9160

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Agape City Church

Howell, Michigan

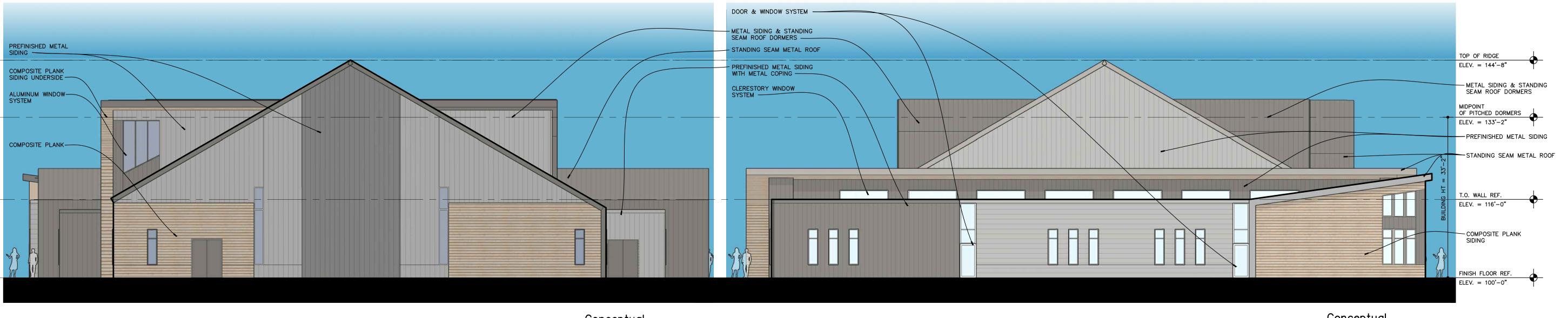
DATE ISSUED	ISSUED FOR
03.11.2025	Owner Review
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	. :
DRAWN	af
CHECKED	bk
APPROVED	bk

Proposed Floor Plan Scheme C

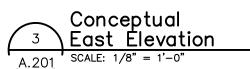
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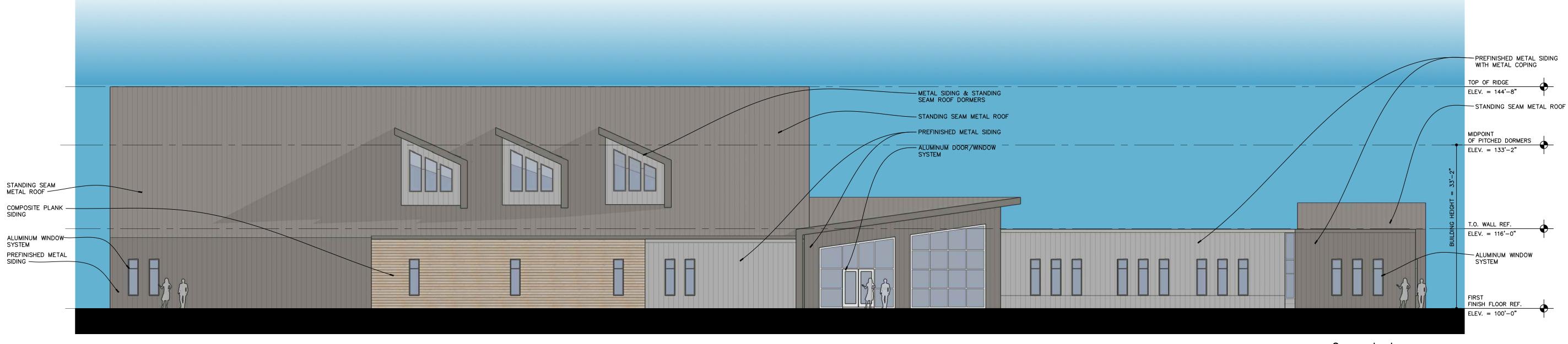
SHEET NUMBER

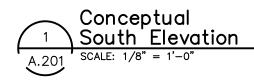
A.101.C

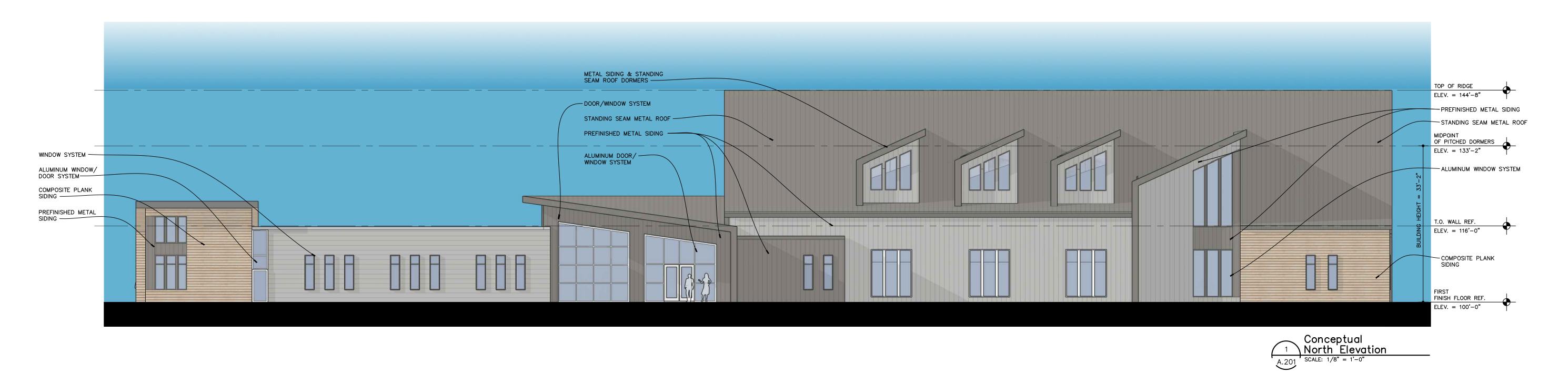














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Agape City Church

Howell, Michigan

DATE ISSUED	ISSUED FOR
3.21.2025	SPA SUBMITTAL =
4.15.2025	SPA SUBMITTAL Rev.1
	. =
•	
•	
•	. =
•	. =
•	
DRAWN	mw
CHECKED	bk
APPROVED	bk

Proposed Elevations

scale as shown

FILE NUMBER

SHEET NUMBER

A. 201

THIS DRAWING WAS GENERATED FROM

ESTIMATION PURPOSE ONLY. LAYOUT

TO BE VERIFIED IN FIELD BY OTHERS.

AN ELECTRONIC IMAGE FOR

AGAPE CHURCH HOWELL EXTERIOR PHOTOMETRIC PLAN GASSER BUSH ASSOCIATES WWW.GASSERBUSH.COM

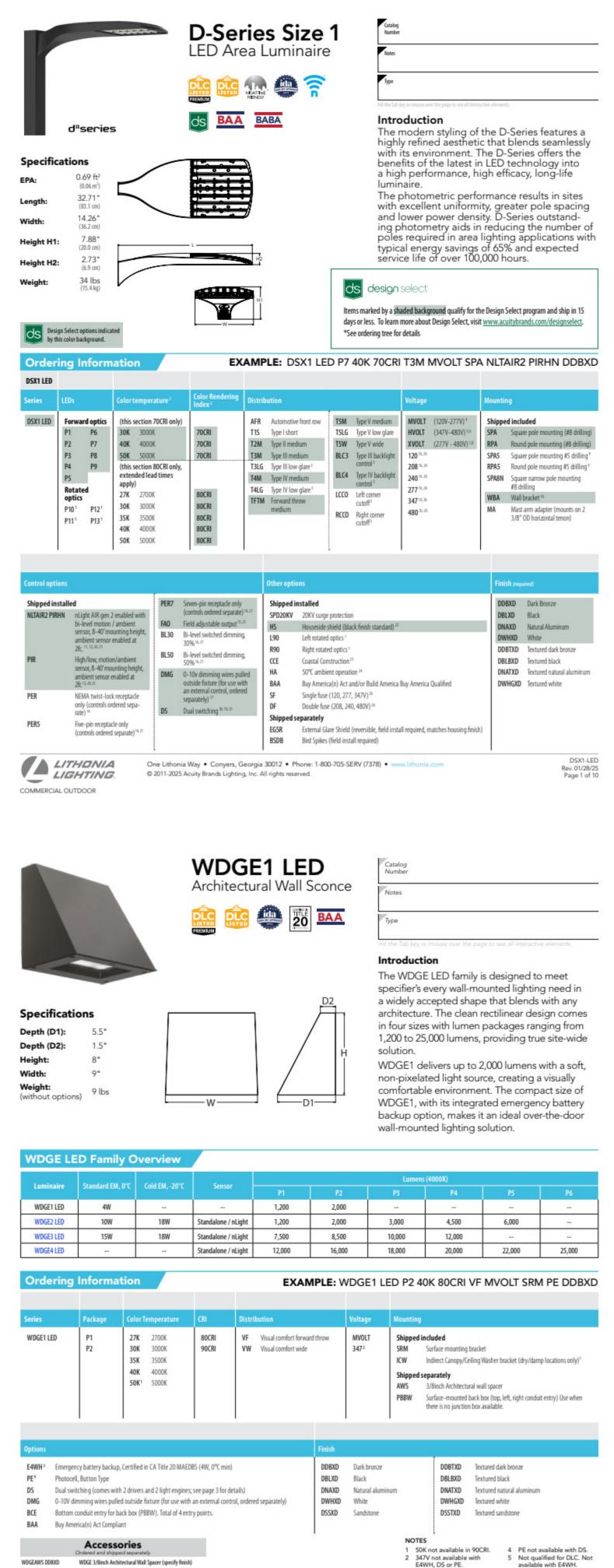
Designer
BK
Date
03/28/2025
REV. 3/31/2025
Scale
Not to Scale

Drawing No.

PAGE 1 OF 2

#25-41348 V2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.7 fc	6.5 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	Ж	1.4 fc	3.9 fc	0.5 fc	7.8:1	2.8:1
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A



WDGE1P88W D08XD U WDGE1 surface-mounted back box (specify finish)

LITHONIA LIGHTING

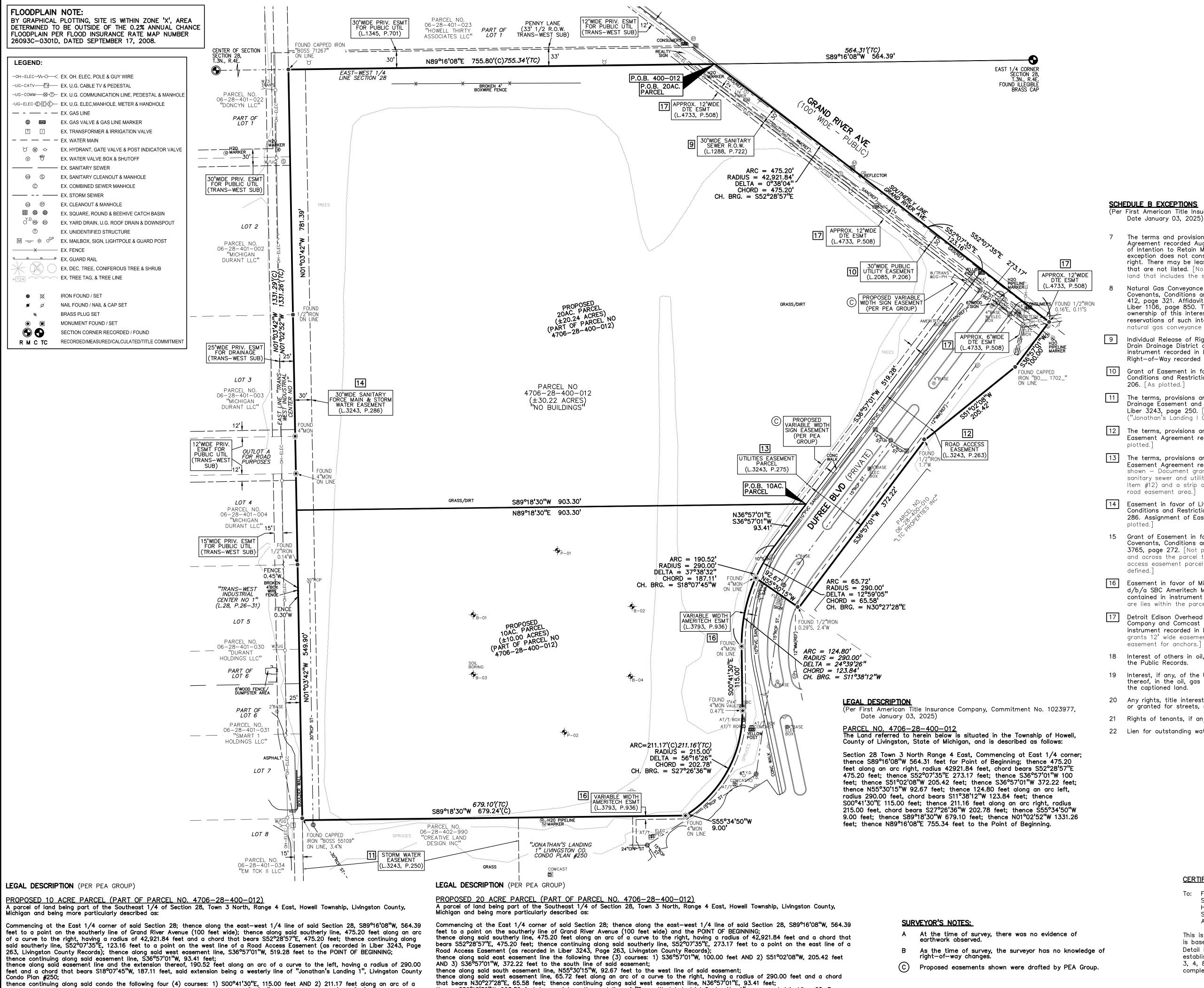
Designer
BK
Date
03/28/2025
REV. 3/31/2025
Scale
Not to Scale
Drawing No.
#25-41348 V2
PAGE 2 OF 2

 E4WH not available with PE or DS.

COMMERCIAL OUTDOOR

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AGAPE CHURCH HOWELL
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM



thence S89°18'30"W, 903.30 feet to a point on the east line of "Trans-West Industrial Center No. 1", as recorded in Liber 28, Page

Containing 20.24 acres of land, more or less.

26-31; thence along said east line, N01°03'42"W, 781.39 feet to a point on the aforementioned east-west 1/4 line of said Section 28;

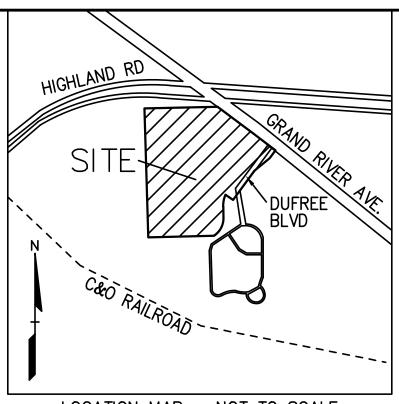
thence along said east—west 1/4 line, said line also being a southerly line of "Trans—West Industrial Center No. 1", N89°16'08"E, 755.80 feet to a point on the aforementioned southerly line of Grand River Avenue and the POINT OF BEGINNING.

curve to the right, having a radius of 215.00 feet and a chord that bears S27°26'36"W, 202.78 feet AND 3) S55°34'50"W, 9.00 feet

AND 4) S89°18⁷30"W. 679.24 feet to a point on the east line of "Trans—West Industrial Center No. 1", as recorded in Liber 28, Page

thence N89°18'30"E, 903.30 feet to a point on the aforementioned west line of a Road Access Easement and the POINT OF BEGINNING. Containing 10.00 acres of land, more or less.

26-31; thence along said east line, N01°03'42"W, 549.90 feet;



LOCATION MAP - NOT TO SCALE

(Per First American Title Insurance Company, Commitment No. 1023977, Commitment Date January 03, 2025)

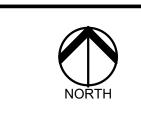
- The terms and provisions contained in the document entitled Gas Storage Agreement recorded August 20, 1962 as Liber 412, page 318. Affidavit of Notice of Intention to Retain Mineral Rights recorded in Liber 1106, page 850. This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed. [Not plottable. Documents are notice of mineral rights over land that includes the subject parcel.
- Natural Gas Conveyance in favor of Panhandle Eastern Pipe Line Company and the Covenants, Conditións and Restrictions contained in instrument recorded in Liber 412, page 321. Affidavit of Notice of Intention to Retain Mineral Rights recorded in Liber 1106, page 850. This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed. [Not plottable. Document is a natural gas conveyance over land that includes the subject parcel.
- Individual Release of Right—of—Way in favor of the Howell Township Sanitary Sewer Drain Drainage District and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1288, page 722. Assignment of Individual Release of Right-of-Way recorded in Instrument No. 2006R-018196. [As plotted.]
- Grant of Easement in favor of the Township of Howell and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2085, page
- The terms, provisions and easement(s) contained in the document entitled Storm Drainage Easement and Maintenance Agreement recorded January 08, 2002 as Liber 3243, page 250. [As plotted — storm easement over the parcel to the south ("Jonathan's Landing I Condominium").]
- 12 The terms, provisions and easement(s) contained in the document entitled Road Easement Agreement recorded January 08, 2002 as Liber 3243, page 263. [As
- The terms, provisions and easement(s) contained in the document entitled Utilities Easement Agreement recorded January 08, 2002 as Liber 3243, page 275. [As shown — Document grants non-exclusive easements for water main, storm, sanitary sewer and utility over/thru/across the Road Easement area (shown in Item #12) and a strip of land not less than 10 feet west of & adjacent to the
- Easement in favor of Livingston County Drain Commission and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 3243, page 286. Assignment of Easement recorded in Instrument No. 2006R-018192. [As
- Grant of Easement in favor of Comcast cablevision of The South, Inc. and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 3765, page 272. Not plottable. Document grants communication easement over and across the parcel to the south ("Jonathan's Landing | Condominium") and the access easement parcel (described in Item #12). Specific easement route is not
- 16 Easement in favor of Michigan Bell Telephone Company, a Michigan Corporation, d/b/a SBC Ameritech Michigan and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 3793, page 936. [As plotted. Easement are lies within the parcel to the south/east ("Jonathan's Landing I Condominium").
- Detroit Edison Overhead Easement (Right of Way) in favor of The Detroit Edison Company and Comcast and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 4733, page 508. [As graphically plotted. Document grants 12' wide easement over the centerline of installed poles and a 6' wide
- 18 Interest of others in oil, gas and mineral rights, if any, whether or not recorded in
- 19 Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from
- 20 Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
- 21 Rights of tenants, if any, under any unrecorded leases.
- 22 Lien for outstanding water or sewer charges, if any.

CERTIFICATE OF SURVEY

To: FIRST AMERICAN TITLE INSURANCE COMPANY SC DEVELOP, LLC HOWELL THIRTY ASSOCIATES, LLC SCHAFER CONSTRUCTION INC AGAPE CITY CHURCH

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 13, 16 and 17 of Table A thereof. The field work was completed on February 7, 2025.

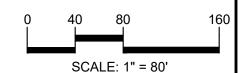
Kevin T. Roach, PS No. 4001047971 (kroach@peagroup.com) Agent for PEA Group



GROUP

t: 844.813.2949

www.peagroup.com





CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGUTILITIES AS SHOWN ON THIS DRAWING ARE ONLY OFFICIENCY SHOWN ON THIS DEAWING ARE ONLY
APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR
IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREO HE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE F DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATION TO THE START OF CONSTRUCTION.

CLIENT

SCHAFFR **CONSTRUCTION** 102 E. GRAND RIVER AVE. BRIGHTON, MI 48116

PROJECT TITLE **GRAND RIVER-**HIGHLAND

TEVIOIONO	
-UPDATE W/ PR-ESMTS	3/6/
-REV. CERTIFIED PARTIES	3/11/

REVISIONS

ORIGINAL ISSUE DATE: FEBRUARY 24, 2025

DRAWING TITLE

ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO. 24-2245 SUR.

DRAWING NUMBER:

TREE PROTECTION DETAIL

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES. GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.

TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS.
PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE.
FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND.
क्ष्मुक्तिकारी इस्स्मित्री
4' HIGH PROTECTIVE FENCING WITH STEEL POSTS — 10' O.C. LOCATE FENCE 1' OUTSIDE DRIPLINE.

TAG NO.	DBH	LATIN NAME	COMMON NAME	COND	COMMENT
795	32	Quercus velutina	Black Oak	Good	
796	27	Quercus velutina	Black Oak	Fair	Leaner
797	12	Prunus serotina	Wild Black Cherry	Fair	Trunk decay
798	18	Prunus serotina	Wild Black Cherry	Fair	Deadwood in branches
799	15	Carya ovata	Shagbark Hickory	Good	
800	18	Carya glabra	Pignut Hickory	Good	
801	18	Carya glabra	Pignut Hickory	Good	
802	13	Carya glabra	Pignut Hickory	Good	
803	13,7	Carya glabra	Pignut Hickory	Good	
804	18,11,10	Quercus alba	White Oak	Good	
805	22	Quercus velutina	Black Oak	Good	
806	17	Quercus velutina	Black Oak	Good	
807	7	Prunus serotina	Wild Black Cherry	Good	
808	16	Quercus velutina	Black Oak	Poor	Significant Basal rot
809	6	Prunus serotina	Wild Black Cherry	Poor	Broken leader
810	25	Quercus velutina	Black Oak	Fair	Basal rot
811	10	Prunus serotina	Wild Black Cherry	Good	
812	18	Quercus velutina	Black Oak	Good	
813	30	Quercus alba	White Oak	Good	
814	14	Quercus velutina	Black Oak	Fair	Trunk rot
815	20	Quercus velutina	Black Oak	Fair	Basal rot
816	8	Prunus serotina	Wild Black Cherry	Fair	Basal rot
817	8	Prunus serotina	Wild Black Cherry	Good	
818	14	Quercus velutina	Black Oak	Good	
819	11	Sassafras albidum	Sassafras	Fair	Deadwood in branches
820	9	Sassafras albidum	Sassafras	Good	
821	15	Quercus velutina	Black Oak	Good	
822	17	Prunus serotina	Wild Black Cherry	Poor	Significant trunk rot
823	28	Prunus serotina	Wild Black Cherry	Good	
824	6	Populus tremuloides	Quaking Aspen	Good	
825	۵	Populus tremuloides	Quaking Aspen	Good	

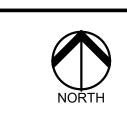
NOTE: STRIKEOUT INDICATES A TREE TO BE REMOVED

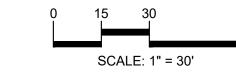
MENT	TAG NO.	DBH	LATIN NAME	COMMON NAME	COND	COMMENT
	826	6	Populus tremuloides	Quaking Aspen	Good	
aner	827	8	Populus tremuloides	Quaking Aspen	Good	
decay	828	8	Prunus serotina	Wild Black Cherry	Good	
in branches	829	12	Populus tremuloides	Quaking Aspen	Good	
in branches	830	12	Carya glabra	Pignut Hickory	Good	
	831	6	Populus tremuloides	Quaking Aspen	Good	
	832	11	Populus tremuloides	Quaking Aspen	Fair	Deadwood in branches
	833	45	Quercus velutina	Black Oak	Good	
	834	30	Quercus alba	White Oak	Good	
	835	33	Quercus alba	White Oak	Good	
	836	7	Prunus serotina	Wild Black Cherry	Good	
	837	9	Carya glabra	Pignut Hickory	Good	
	838	8	Quercus velutina	Black Oak	Good	
t Basal rot	839	8	Quercus alba	White Oak	Good	
leader	840	29,12	Carya glabra	Pignut Hickory	Good	
al rot	841	11	Populus tremuloides	Quaking Aspen	Fair	Basal rot
ai rot	842	24	Prunus serotina	Wild Black Cherry	Good	
	843	11	Populus tremuloides	Quaking Aspen	Good	
	844	11,11,9,9	Populus tremuloides	Quaking Aspen	Good	
nk rot	845	10	Populus tremuloides	Quaking Aspen	Good	
al rot	846	12	Populus tremuloides	Quaking Aspen	Good	
al rot	847	8	Populus tremuloides	Quaking Aspen	Good	
ui i ot	848	7	Populus tremuloides	Quaking Aspen	Good	
	849	7	Populus tremuloides	Quaking Aspen	Good	
in branches	850	10	Picea abies	Norway Spruce	Good	
	851	9	Picea abies	Norway Spruce	Good	
	852	11	Picea abies	Norway Spruce	Good	
nt trunk rot	853	10	Picea abies	Norway Spruce	Good	
i. t.diii. iot	845	10	Picea abies	Norway Spruce	Good	
	855	9	Picea abies	Norway Spruce	Good	
	856	10	Picea abies	Norway Spruce	Good	

KEY:
= EXISTING TREE/TAG 6" OR LARGER TO REMAIN
= EXISTING TREE/TAG 6" OR LARGER TO BE REMOVED
— — = TREE PROTECTION FENCE
SEE SHEET L-1.0 FOR LANDSCAPE PLAN











CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT **SCHAFER**

CONSTRUCTION
102 EAST GRAND RIVER AVENUE BRIGHTON, MICHIGAN 48116

PROJECT TITLE

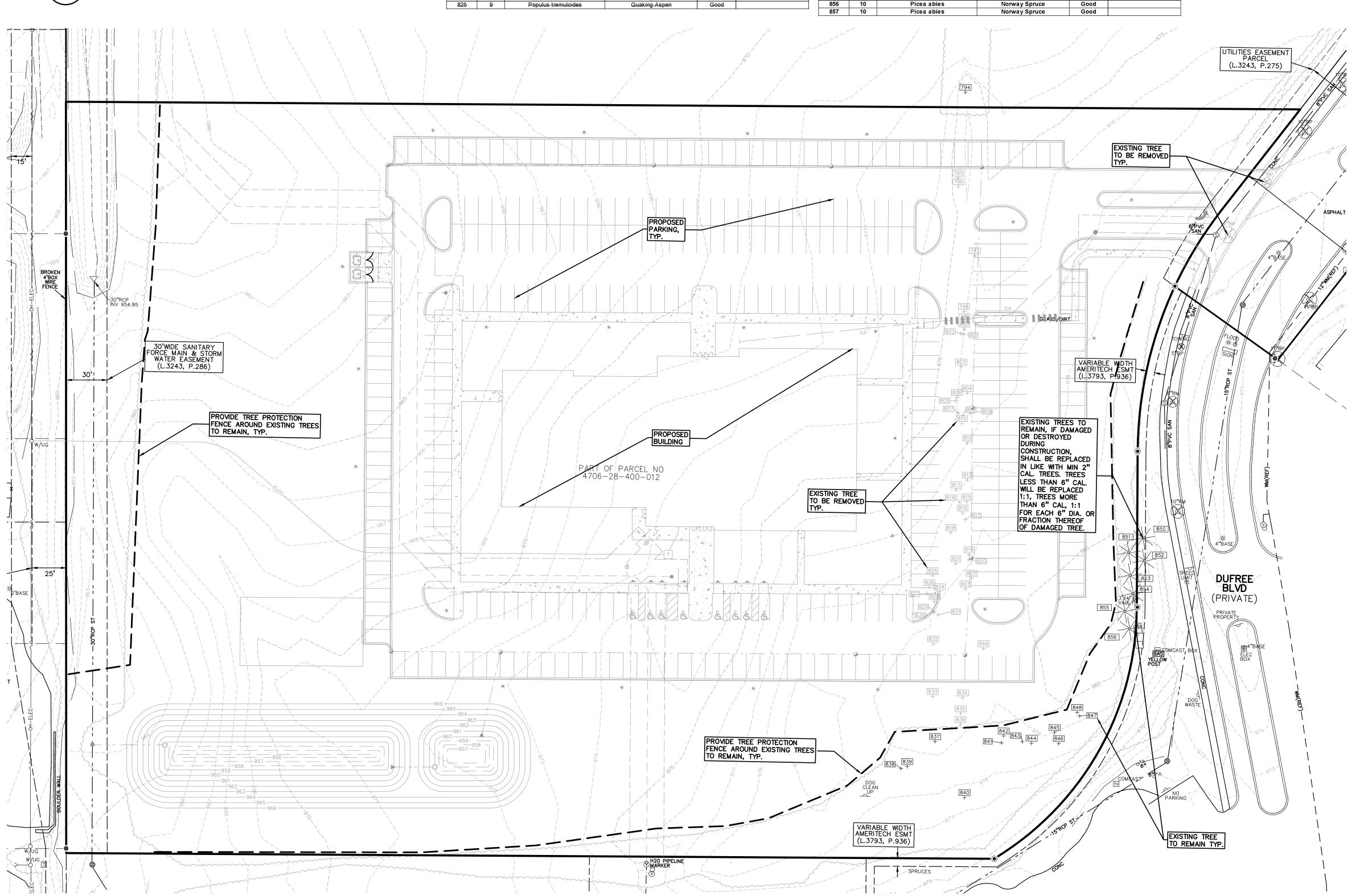
AGAPE CITY CHURCH DURFREE BLVD HOWELL TWP, MICHIGAN

CLIENT REVIEW	2/28/2025
SPA SUBMITTAL	3/21/202
FINAL SPA SUBMITTAL	4/28/2025
FINAL SPA SUBMITTAL	4/20/202

ORIGINAL ISSUE DATE: FEBRUARY 28, 2025

DRAWING TITLE **TREE PRESERVATION PLAN**

PEA JOB NO.	24-2245
P.M.	JPB
DN.	CAL
DES.	JLE
DRAWING NUMBER:	





May 7th, 2025

Jonathan Hohenstein Howell Township 3525 Byron Road Howell, MI 48855

RE: Agape City Church

Parcel 4706-28-400-012 Final Site Plan Review #1

Mr. Hohenstein,

We have received and reviewed the final site plan for the proposed Agape City Church, Parcel 4706-28-400-012. The plans were prepared by PEA Group, dated April 28st 2025 and were received on April 29th 2025. Based on our review, we offer the following comments:

General

The site consists of a single 10-acre parcel located on Grand River Avenue, just south of Highland Road. It is zoned Regional Services Commercial (RSC), and the proposed use—a church—is consistent with the permitted uses in this district. Adjacent zoning includes Industrial (I) to the west, Multiple Family Residential (MFR) to the south, and additional RSC to the north and east.

The cover sheet includes key project information such as the project name (Agape City Church), the name and address of the design firm (PEA Group), a vicinity map, and the preparation date (April 28, 2025).

The plan set includes an existing conditions topographic map showing property boundaries, 1-foot contour intervals, adjacent road names, existing easements, structures, and pavement. A legal description with bearings and distances is also provided. Additionally, a conceptual layout illustrates the proposed building, driveway access, parking areas, sidewalks, signage, lighting, open space, trash enclosure, and stormwater detention area.

Grading and Drainage

The site currently drains via sheet flow, primarily toward the northwest.

The proposed stormwater management system, as shown on Sheets C-6.0 and C-6.1, collects runoff from hard-surfaced areas and conveys it through an internal storm sewer network to an on-site detention basin. The basin discharges to an existing storm structure located on the west side of the property. From there, stormwater flows via an open swale to a proposed 12-inch storm sewer, which ultimately connects to the existing 24-inch storm sewer within Durant Avenue.

The plan does not currently include a release rate calculation. Per the LCDC manual, outlet structures should be designed to limit discharge to the allowable release rate, typically based on a pre-developed runoff coefficient of C = 0.15 unless otherwise approved.

Additional comments on stormwater management are deferred to the Livingston County Drain Commission (LCDC).

Sanitary Sewer

Sheet C-6.0 depicts a proposed 6" sanitary lead and a 10" sanitary sewer connecting to an existing stub from the sanitary main along Dufree Avenue. The invert and slope of the existing stub will need to be confirmed during the construction plan phase of reviews.

Site Access and Paving

The plans depict an HMA-paved, curbed parking lot with multiple curbed islands and a concrete sidewalk encircling the entire perimeter of the proposed building. The current design includes a single boulevarded access drive from Dufree Boulevard.

During the initial pre-review meeting on April 15, 2025 for this site, the plans presented included a second driveway connection to Durant Drive, which has since been removed from the design. We acknowledge the applicant's concerns regarding potential cut-through traffic if a connection to Durant Drive is constructed. However, as previously noted and discussed at the April 5, 2025 preconference meeting, an online meeting held on April 28th to discuss this issue and in our Preliminary site plan letter, a second access point is strongly recommended to alleviate congestion and maintain safe site circulation during peak traffic periods associated with services.

As a resolution, the Township has agreed to defer construction of the second access onto Durant Drive unless or until traffic conditions degrade to Level of Service (LOS) D or worse at the Intersection of Dufree Avenue and Grand River Avenue (Unsignalized TWSC) LOS D shall be defined as 30 seconds of control delay per vehicle on any leg of this intersection. This reflects increasing difficulty for drivers turning onto or crossing the high-volume five-lane Grand River corridor, potentially causing traffic to queue back into the site during peak exit periods.

When this threshold is met—particularly during peak church activity between services—the Township will issue official written notification to the applicant. Upon notification, the applicant will have six months to complete and open the second access point onto Durant Drive.

Traffic observations will be conducted by the Township's consultant at the applicant's expense to determine whether the LOS threshold has been met. Observations should occur during the key transition period between services when both ingress and egress demand are highest. This approach is intended to balance traffic mitigation needs with the applicant's concerns regarding potential non-site-related cut-through traffic.

An access plan confirms that a pumper fire truck can effectively navigate the site.

As noted in our previous review, we recommend redesigning the site access to form a more perpendicular intersection with Dufree Boulevard due to anticipated peak-hour traffic volumes. This item was discussed during an April 28, 2025 meeting with Spicer Group, PEA Group, and Howell Township staff. It was agreed that if adequate sight distance can be demonstrated at the current alignment, a redesign will not be required. However, we continue to recommend adjusting the approach to improve traffic operations, aesthetics and safety.

Per LCRC standards, the sight distance shall be a minimum of 335 feet and ideally 465 feet, measured from a point located at the edge of the traveled roadway at the center of the driveway, using a driver eye height of 3.5 feet and sighting a 3.5-foot high target along the center of each lane. The required distance

May 8, 2025 3 of 4

must be continuously clear of obstructions and must also be provided from a point 15 feet back from the edge of the road along the driveway centerline. Notably the 'Jonathan's Landing' sign in the median, south of the proposed drive should be evaluated.

Water main

The proposed plan includes an 8" water main connecting to an existing stub at the southern property line and the existing watermain along Durant Avenue. Two fire hydrants are also proposed, with Sheet C-3.1 confirming that the entire building falls within a 250-foot radius of these hydrants.

Further review and comments on the water main are deferred to MHOG.

Parking and Landscaping

Parking lot calculations are provided on sheet C-3.0, and a landscaping plan is included on sheet L-1.0. Based on the listed building classifications, ample parking stalls are provided. Further comments on parking and landscaping are deferred to the Township Planner.

Recommendations

Should the Planning Commission decide to proceed with approval of this project, we recommend the following conditions be placed with approval:

- 1. Plans should be reviewed and approved by:
 - a. Fire Marshal
 - b. Township Planner
 - c. Livingston County Drain Commissioner
- 2. Revise or seek LCDC approval for the 6-inch storm pipe between OC4 and ES2.
- 3. Please include a release rate calculations C = 0.15).
- 4. Provided documentation of adequate sight distance or revise driveway to be more perpendicular to Dufree Boulevard.

If you have any questions or need anything further, please feel free to contact our office.

Sincerely,

Adam C. Jacqmain Design Engineer

Phone: (989) 598-6196 adamj@spicergroup.com Philip A. Westmoreland, P.E.

Principal

Phone: (517) 375-9449 philaw@spicergroup.com

Puf Witt

SPICER GROUP, INC.

30300 Telegraph Rd, Suite 100 Bingham Farms, MI 48025

CC: SGI File

Jonathan Hohenstein, Howell Township Planner Ken Recker, Livingston County Chief Deputy Drain Commissioner Paul Montagno, Carlisle Wortman Bryan Hager, Howell Township Fire Inspector Deanna Bader, Schafer Construction Lucas Driesenga, PEA Group



Howell Area Fire Department Fire Marshal Division

1211 W Grand River Ave Howell, MI 48843 office: 517-546-0560 fax: 517-546-6011 firemarshal@howellfire.net

DATE: April 1, 2025

TO: Jonathan Hohenstein Howell Township 3525 Byron Rd Howell, MI 48855

FROM: Bryan Hager- Fire Inspector

PROJECT: Site Plan Review for Agape City Church-Dufree Blvd– Howell Twp

COMMENTS: I have reviewed the above-listed site plan and find it is **satisfactory** as presented with the following comments. All of the following is required to be complete at time of Final Inspection for C of O:

- 1. All roadways shall meet fire department access requirements to include the following conditions:
 - a. The minimum unobstructed width shall be 20 feet.
 - b. The minimum unobstructed height shall be 13 feet.
 - c. The roadways shall be accessible at all times, even after seasonal operation, for access to all buildings (i.e. snow removal if needed).
 - d. The roadways shall be constructed so it can support up to 100,000-pound fire apparatus.
 - e. "No Parking-Fire Lane" signs shall be required along the opposite side of parking areas.
- 2. Building shall have approved building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be at least 6" high and shall contrast with their background.
- 3. Building will need fire extinguishers of no less 2A10BC in size
- 4. Building will need fire suppression.
- 5. Building will need a monitored fire alarm system
- 6. A Knox Box is required for the building. Purchase can be completed on-line at www.knoxbox.com.
- 7. Any gates will require Knox Gate Keys or Knox Locks.
- 8. Due to the size of the building, suppression and alarm system plans will require a third party review of each system before fire department review. Contact the fire department for a list of approved vendors.



Howell Area Fire Department Fire Marshal Division

1211 W Grand River Ave Howell, MI 48843 office: 517-546-0560 fax: 517-546-6011 firemarshal@howellfire.net

- 9. Due to the proposed school system, the State of Michigan Bureau of Fire Services will also have involvement with this project. Agape will need to ensure compliance with State as well as local jurisdiction.
- 10. A final inspection of the buildings and site shall be performed by the fire department before Certificate of Occupancy is issued

Any changes in this site plan shall be submitted to the Howell Area Fire Department for additional approval. Please feel free to give me a call if there are any concerns. Thank you for the opportunity to review this site plan.



117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: April 14, 2025 Rev. May 20, 2025

Site Plan Review For Howell Township, Michigan

Applicant: Schafer Construction Inc.

Project Name: Agape City Church

Plan Date: April 28, 2025

Location: Southwest corner of Highland Road (M-59) & Grand River Ave

Zoning: Regional Service Commercial (RSC)

Action Requested: Final Site Plan Approval

PROJECT AND SITE DESCRIPTION

The applicant has submitted a final site plan, dated April 28, 2025, proposing the construction of a 30,320 square foot worship center on parcel #4706-28-400-012. The site is zoned Regional Service Commercial (RSC). Churches are a permitted use in the RSC district. The plan accounts for 12,600 square feet of the proposed structure to be used as a worship space, 8,456 square feet for the lobby area, 3,856 square feet for preschool rooms, 3,601 square feet for elementary school rooms, and 1,807 square feet for middle school rooms. It is our understanding that these rooms are for youth activities during service. The plan also notes a future building to be constructed southwest of the proposed principal building. Additional information regarding this future building has not been provided. Any future construction on site which is not proposed in the submitted site plan will require additional review prior to development.

The subject site is noted as 10 acres on the proposed site plan and is currently part of a larger 30.19 acre parcel. The applicant has provided a proposed division of the site seen below in Figure

1. The site is currently farmland. Most of the site is clear with vegetation along the parcel boundaries and a line of trees through the middle.



Figure 1. Aerial Image of Subject Site and Vicinity

Items to be Addressed: None.

NEIGHBORING ZONING, LAND USE AND MASTER PLAN

Neighboring zoning designations are summarized in Table 1.

Table 1. Zoning, Land Use and Master Plan Designations

	Zoning	Master Plan Designations
Subject Site	Residential – Medium Density	
North NSC – Neighborhood Service Commercial Commercial, L		
South	MFR – Multiple Family Residential	Residential – Medium Density
East RSC – Regional Service Commercial Ind		Industrial Flex Zone
West	l – Industrial	Industrial

Notably, Livingston County Airport is located approximately .2 miles north of the site, directly across Grand River Ave.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The following table summarizes the Density, Placement, and Height Regulations for the site plan associated with the use. The proposed structure meets all dimensional regulations of the zoning ordinance.

Table 2. Density, Placement, and Height Regulations

	Required	Provided	Complies
Lot Area	2 Acres	10 Acres 30.19 Acres	Complies
Lot Width	200 Feet	Exceeds	Complies
Front Setback	Grand River - 50 Feet Other - 35 Feet	Grand River - Exceeds Dufree Blvd – 205 Feet	Complies
Side Setback	10 Feet Minimum (Minimum Total of Both Sides=25 Feet)	East: 41.2 Feet West: 322.9 Feet	Complies
Rear Setback	50 Feet	318 Feet	Complies
Lot Coverage	75 % Max	6.9 %	Complies
Building Height	70 Feet Max	1 Story 44.8 Feet	Complies

Items to be Addressed: None.

PARKING, LOADING

Per Section 18.02.G, Churches require one (1) space per three (3) seats, or for each three (3) persons permitted in such building as determined by the State Fire Marshall.

Table 3. Parking Requirements

Required	Proposed	Complies	
1 space per 3 seats 656 seats/ 3 = 219 spaces	268 spaces total	Yes	

The site plan currently proposes 268 parking spaces including eight (8) handicapped spaces. The plan also includes 101 potential future parking spaces for a total of 369 potentially available parking spaces.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

According to SEMCOG's 2021 Average Annual Daily Trip (AADT) counts, the segment of Grand River Avenue fronting the site experiences approximately 11,500 daily trips. Meanwhile, the segment of Highland Road (M-59) north of the site sees between 7,000 and 15,500 trips per day. Given the developments potential for high volumes of people, these existing traffic counts, along with the expected trip generation are an important consideration for the proposal.

The applicant has provided a traffic study, completed by Fishbeck, which provides the trip generation forecasts listed in Table 4 below.

Table 4. Traffic Study

Land Use	Units	a.m	ı. Peak	Hour	p.m	n. Peal	(Hour	Sund	lay Pea	ak Hour	Weekend	Sunday
	656	In	Out	Total	In	Out	Total	In	Out	Total	F03	4.450
Church	seats	28	18	46	30	36	66	160	166	326	593	1,450

Proposed access to the site is through a single curb cut located north of the proposed building onto Dunfree Blvd. The site plan proposes a connection to the existing walk along Dunfree Blvd. Seven (7') foot sidewalks are also proposed along the exterior of the building with ramps into the parking lot. An internal sidewalk that connects to the sidewalk along Dunfree using a crosswalk and islands through the parking lot has been added.

Sheet C-3.1 provides an emergency vehicle circulation plan. The site's waste receptacle is located at the northwest corner of the site and circulation routes provided indicate that there will be no interference.

We defer to Engineering and the Fire Chief for further consideration.

Items to be Addressed: None.

NATURAL FEATURES

The site is currently open farmland with minimal vegetation throughout. There are mature trees along the perimeter of the site and in a row which crosses the site from north to south. Sheet T-1.0 provides the tree preservation plan for the site, which indicates which trees are "To be Removed" and which are "To be Saved."

The applicant appears to have made a good faith effort to preserve the existing trees along the parcel boundaries. However, we believe there is a unique opportunity to save the row of mature

Agape City Church- Final Site Plan Review May 20, 2025

trees that runs north and south to the east of the proposed building through the proposed parking lot. If the building and half of the parking lot were shifted approximately 40 feet to the west, the existing mature trees could be protected in a parking lot island. Preservation of these mature trees could result in a beautiful site feature.

The site's topography slopes from the highest point at the southeast corner of the parcel to the lowest point at the northwest corner.

Per Sheet C1.0, the proposed site does not contain wetlands or flood plains. The National Wetland Inventory, EGLE wetlands mapper, and FEMA FIRM map also confirm this.

Items to be Addressed: None.

LANDSCAPING

The applicant has provided a landscape plan on Sheet L-1.0, compliance with the Zoning Ordinance is shown in the following tables. The plan indicates that unpaved portions of the site will be planted with irrigated lawn seed.

The natural topography of the site along Dunfree Blvd provides a three (3') foot high berm. Additional berm requirements are noted in Tables 5-7 below.

Table 5. Berm Requirements

	Requirement	Complies
	20 feet wide	Complies
	Minimum 2 feet in height Average height of 3 feet	Complies
	2 feet flat area at top	Complies
Berm	1 deciduous shade or evergreen tree per 40 lineal feet of road frontage 320 linear feet/ 40 linear feet = 8 trees	Complies
	1 ornamental tree per 100 lineal feet of road frontage 320 linear feet / 100 linear feet = 4 trees	More information needed
	8 shrubs per 40 lineal feet of road frontage (320 linear feet / 40 linear feet) * 8 = 64 shrubs	Complies

Table 6. Landscape Requirements

Landscaped Area	Requirement	Factor	Required	Provided	Complies
Non-Residential Parcel	1 tree per 3,000 square feet	105,653 / 3,000 = 36 trees	36 trees	36 trees	Complies
Parking Lot	10 square feet of landscaping per space	268 parking spaces x 10 square feet = 2,680 square feet	feet = 2,680 square feet feet		Complies
Medians	12 foot width 1 deciduous or evergreen tree per 30 linear feet	85 / 30 linear feet = 2.83 trees	3 trees 3 trees		Complies
Foundation	1 ornamental tree per 35 linear feet	441 feet / 35 feet = 13 trees	13 trees	13 trees	Complies
Foundation	5 shrubs per 35 linear feet	441 feet / 35 feet x 5 = 63 shrubs	63 shrubs	63 shrubs	Complies
	1 deciduous or evergreen tree per 40 linear feet	320 linear feet / 40 linear feet = 8 trees	8 trees	7 existing 1 proposed	Complies
Dufree Blvd	1 ornamental tree per 100 linear feet	320 linear feet / 100 = 4 trees	4 trees	4 trees	Complies
	Min. of 8 shrubs per every 40 linear feet	320 linear feet / 40 linear feet x 8 = 63 shrubs	63 shrubs	63 shrubs	Complies

Table 7. Detention Area Requirements

	Requirement	Factor	Provided
	Groundcover – sodded or seeded	-	Seeded
Storm Water Detention Pond	1 deciduous or evergreen tree per 50 lineal feet	695 / 50 = 14 trees	14 trees
	10 shrubs per 50 lineal feet	694 / 50 * 10 = 139 shrubs	139 shrubs

Items to be Addressed: None.

Agape City Church- Final Site Plan Review May 20, 2025

LIGHTING

A lighting plan has been provided for the site as a separate document. The proposed exterior lighting includes downward projecting wall scones along the building and downward projecting pole lighting throughout the parking lot.

We do not foresee the external illumination of the site adversely affecting drivers visibility along the adjacent road.

Items to be Addressed: None.

SIGNS

The submitted site plan does not indicate any signage proposed on the site.

If added, signs will require a separate permit from the Zoning Administrator. A sign application must be filed with the Zoning Administrator, at which time the zoning administrator will determine if the signs meet the requirements of the ordinance.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Floor plans have been provided on Sheet A.101.c. As previously mentioned, the proposed building is planned to utilize 12,600 square feet as a worship area, 8,456 square feet as a lobby area, 3,856 for a preschool gathering area, 3,601 square feet as an elementary gathering area, and 1,807 square feet as a middle school gathering area.

Sheet A.201 depicts elevations for the proposed building. The elevations include the planned building materials and colors. The elevations should depict the proposed building height.

Items to be Addressed: Provide building height.

TRASH ENCLOSURE

Two (2) trash enclosures have been proposed northwest of the building. The applicant has provided details on Sheet C-9.0. The proposed height is six (6') feet with masonry to match the principal building. The enclosure gates are planned to be cedar with stain to match the principal building architecture.

The double waste enclosure is twelve (12') feet by twenty-three and four inches (23' - 4") with an additional fifteen (15') foot long concrete apron.

Items to be Addressed: None.

RECOMMENDATIONS

As submitted, the applicant has no outstanding items which need to be addressed relating to planning and zoning. However, we do recommend the applicant consider preserving the mature trees to the east of the proposed building as a site feature.

Respectfully submitted,

CARLISLE/WORTMAN ASSOC., INC.

Paul Montagno, AICP

Principal

CARLISLE/WORTMAN ASSOC., INC.

Grayson Moore Community Planner

#308-2503

CC: Joanathan Hohenstein, Township Zoning Administrator

Carol Makushik, Township Deputy Zoning Administrator

Adam Jacqmain, Township Engineer



May 21, 2025

Jonathan Hohenstein Howell Township Zoning Administrator 3525 Byron Road Howell, MI 48855

RE: Agape City Church

Dear Mr. Hohenstein,

We have reviewed all comments regarding our Preliminary Site Plan Approval application for the Agape City Church project located within Howell Township. Thank you for the time and consideration that you and the associated consultants have devoted to this review process. Please find below our clarifications and/or acknowledgements to each of the item to supplement our Final Site Plan Approval application.

RE: Spicer Group Review Letter Date May 7th, 2025

General

1. Items to be Addressed: The site consists of a single 10-acre parcel located on Grand River Avenue, just south of Highland Road. It is zoned Regional Services Commercial (RSC), and the proposed use—a church—is consistent with the permitted uses in this district. Adjacent zoning includes Industrial (I) to the west, Multiple Family Residential (MFR) to the south, and additional RSC to the north and east. The cover sheet includes key project information such as the project name (Agape City Church), the name and address of the design firm (PEA Group), a vicinity map, and the preparation date (April 28, 2025). The plan set includes an existing conditions topographic map showing property boundaries, 1-foot contour intervals, adjacent road names, existing easements, structures, and pavement. A legal description with bearings and distances is also provided. Additionally, a conceptual layout illustrates the proposed building, driveway access, parking areas, sidewalks, signage, lighting, open space, trash enclosure, and stormwater detention area.

a. Response: Comments noted

Grading and Drainage

1. Items to be Addressed: The site currently drains via sheet flow, primarily toward the northwest. The proposed stormwater management system, as shown on Sheets C-6.0 and C-6.1, collects runoff from hard-surfaced areas and conveys it through an internal storm sewer network to an on-site detention basin. The basin discharges to an existing storm structure located on the west side of the property. From there, stormwater flows via an open swale to a proposed 12-inch storm sewer, which ultimately connects to the existing 24-inch storm sewer within Durant Avenue. The plan does not currently include a release rate



calculation. Per the LCDC manual, outlet structures should be designed to limit discharge to the allowable release rate, typically based on a pre-developed runoff coefficient of C = 0.15 unless otherwise approved. Additional comments on stormwater management are deferred to the Livingston County Drain Commission (LCDC).

a. Response: Comments noted. We will work with LCDC to ensure standards are met.

Sanitary Sewer

- 1. **Items to be Addressed:** Sheet C-6.0 depicts a proposed 6" sanitary lead and a 10" sanitary sewer connecting to an existing stub from the sanitary main along Dufree Avenue. The invert and slope of the existing stub will need to be confirmed during the construction plan phase of reviews.
 - a. Response: Comments noted.

Site Access and Paving

1. Items to be Addressed: 1) The plans depict an HMA-paved, curbed parking lot with multiple curbed islands and a concrete sidewalk encircling the entire perimeter of the proposed building. The current design includes a single boulevard access drive from Dufree Boulevard. During the initial pre-review meeting on April 15, 2025 for this site, the plans presented included a second driveway connection to Durant Drive, which has since been removed from the design. We acknowledge the applicant's concerns regarding potential cut-through traffic if a connection to Durant Drive is constructed. However, as previously noted and discussed at the April 5, 2025 preconference meeting, an online meeting held on April 28th to discuss this issue and in our Preliminary site plan letter, a second access point is strongly recommended to alleviate congestion and maintain safe site circulation during peak traffic periods associated with services. As a resolution, the Township has agreed to defer construction of the second access onto Durant Drive unless or until traffic conditions degrade to Level of Service (LOS) D or worse at the Intersection of Dufree Avenue and Grand River Avenue (Unsignalized TWSC) LOS D shall be defined as 30 seconds of control delay per vehicle on any leg of this intersection. This reflects increasing difficulty for drivers turning onto or crossing the high-volume five-lane Grand River corridor, potentially causing traffic to queue back into the site during peak exit periods. When this threshold is met—particularly during peak church activity between services—the Township will issue official written notification to the applicant. Upon notification, the applicant will have six months to complete and open the second access point onto Durant Drive. Traffic observations will be conducted by the Township's consultant at the applicant's expense to determine whether the LOS threshold has been met. Observations should occur during the key transition period between services when both ingress and egress demand are highest. This approach is intended to balance traffic mitigation needs with the applicant's concerns regarding potential non-site-related cut- through traffic. An access plan confirms that a pumper fire truck can effectively navigate the site. 2) As noted in our previous review, we recommend redesigning the site access to form a more perpendicular intersection with Dufree Boulevard due to

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anticipated peak-hour traffic volumes. This item was discussed during an April 28, 2025 meeting with Spicer Group, PEA Group, and Howell Township staff. It was agreed that if adequate sight distance can be demonstrated at the current alignment, a redesign will not be required. However, we continue to recommend adjusting the approach to improve traffic operations, aesthetics and safety. Per LCRC standards, the sight distance shall be a minimum of 335 feet and ideally 465 feet, measured from a point located at the edge of the traveled roadway at the center of the driveway, using a driver eye height of 3.5 feet and sighting a 3.5-foot-high target along the center of each lane. The required distance must be continuously clear of obstructions and must also be provided from a point 15 feet back from the edge of the road along the driveway centerline. Notably the 'Jonathan's Landing' sign in the median, south of the proposed drive should be evaluated.

a. Response: 1) We have a few concerns with the Township's recommended resolution regarding the second access point to Durant Drive. While we understand the rationale for a second point of ingress and egress during peak traffic periods, we remain opposed to including a future connection to Durant Drive as a requirement for Agape City Church. A second more in depth traffic study was conducted on Sunday morning between the hours of 8:00 a.m. and 12:00 p.m. on May 11, 2025. The analyses conducted for this study intersection indicate the proposed development will not result in any significant operational impacts to the adjacent road network. The proposed site access configuration is appropriate and will acceptably facilitate site ingress and egress and will operate at an acceptable LOS. The proposal to defer construction of the second access places an open-ended future obligation on the applicant without clear operational or financial predictability. This uncertainty complicates long-term site planning and imposes a financial burden tied to events outside of Agape City Church control, such as third-party traffic conditions. Furthermore, the proposed industrial drive access is located on property that is not owned by Agape City Church. 2) Related to the Durfee drive alignment, is the opinion of our engineers that the current alignment is actual favorable to both inbound and outbound traffic. Dufree Blvd is a private road, it is not under the jurisdiction of the road commission, therefore LCRC standards are not applicable to this scenario.

Water Main

- Items to be Addressed: The proposed plan includes an 8" water main connecting to an existing stub at the southern property line and the existing watermain along Durant Avenue. Two fire hydrants are also proposed, with Sheet C-3.1 confirming that the entire building falls within a 250-foot radius of these hydrants. Further review and comments on the water main are deferred to MHOG.
 - a. Response: Comments noted. We will work with MHOG to ensure standards are met.

Parking and Landscaping

1. Items to be Addressed: Parking lot calculations are provided on sheet C-3.0, and a

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landscaping plan is included on sheet L-1.0. Based on the listed building classifications, ample parking stalls are provided. Further comments on parking and landscaping are deferred to the Township Planner.

a. Response: Comments noted.

RE: Howell Area Fire Department Review Letter Date April 1, 2025

Satisfactory W/Comments

- 1. All roadways shall meet fire department access requirements to include the following conditions:
 - a. The minimum unobstructed width shall be 20 feet.
 - b. The minimum unobstructed height shall be 13 feet.
 - c. The roadways shall be accessible at all times, even after seasonal operation, for access to all buildings (i.e. snow removal if needed).
 - d. The roadways shall be constructed so it can support up to 100,000-pound fire apparatus.
 - e. "No Parking-Fire Lane" signs shall be required along the opposite side of parking areas.
 - a. Response: Comments noted
- 2. Building shall have approved building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be at least 6" high and shall contrast with their background.
 - a. Response: Comment noted
- 3. Building will need fire extinguishers of no less 2A10BC in size
 - a. Response: Comment noted and will be provided.
- 4. Building will need fire suppression.
 - a. Response: Comment noted and will be provided.
- 5. Building will need a monitored fire alarm system
 - a. Response: Comments noted and will be provided.
- 6. A Knox Box is required for the building. Purchase can be completed on-line at www.knoxbox.com.
 - a. Response: Comments noted and will be provided.
- 7. Any gates will require Knox Gate Keys or Knox Locks.



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- a. Response: Comments noted and will be provided.
- 8. Due to the size of the building, suppression and alarm system plans will require a third-party review of each system before fire department review. Contact the fire department for a list of approved vendors.
 - a. Response: Comments noted and will be provided
- 9. Due to the proposed school system, the State of Michigan Bureau of Fire Services will also have involvement with this project. Agape will need to ensure compliance with State as well as local jurisdiction.
 - a. Response: Comments noted. To clarify, the proposed facility is not a school, and the age group references are solely for representation purposes. We understand that this may have led to some confusion, and we will be updating the naming convention to better reflect the intended use of the space.
- 10. A final inspection of the buildings and site shall be performed by the fire department before Certificate of Occupancy is issued
 - a. Response: Comments noted and will be provided

RE: Site Plan Review Letter from Carlisle-Wortman Date May 20, 2025

Project and Site Description

1. The applicant has submitted a final site plan, dated April 28, 2025, proposing the construction of a 30,320 square foot worship center on parcel #4706-28-400-012. The site is zoned Regional Service Commercial (RSC). Churches are a permitted use in the RSC district. The plan accounts for 12,600 square feet of the proposed structure to be used as a worship space, 8,456 square feet for the lobby area, 3,856 square feet for preschool rooms, 3,601 square feet for elementary school rooms, and 1,807 square feet for middle school rooms. It is our understanding that these rooms are for youth activities during service. The plan also notes a future building to be constructed southwest of the proposed principal building. Additional information regarding this future building has not been provided. Any future construction on site which is not proposed in the submitted site plan will require additional review prior to development. The subject site is noted as 10 acres on the proposed site plan and is currently part of a larger 30.19-acre parcel.

The applicant has provided a proposed division of the site seen below in Figure 1. The site is currently farmland. Most of the site is clear with vegetation along the parcel boundaries and a line of trees through the middle.





WHighlandIRd



Figure 1. Aerial Image of Subject Site and Vicinity

Items to be Addressed: None

a. Response: Comments noted.

Neighboring Zoning, Land Use and Master Plan

1. Neighboring zoning designations are summarized in Table 1.

Table 1. Zoning, Land Use and Master Plan Designations

	Zoning	Master Plan Designations
Subject Site	RSC – Regional Service Commercial	Residential – Medium Density
North	NSC – Neighborhood Service Commercial	Commercial, Local









South	MFR – Multiple Family Residential	Residential – Medium Density	
East	RSC – Regional Service Commercial	Industrial Flex Zone	
West	I – Industrial	Industrial	

Notably, Livingston County Airport is located approximately .2 miles north of the site, directly across Grand River Ave.

Items to be Addressed: None

b. Response: Comments noted.

Area, Width, Height, Setbacks

1. The following table summarizes the Density, Placement, and Height Regulations for the site plan associated with the use. The proposed structures appear to meet all dimensional regulations of the zoning ordinance.

Table 2. Density, Placement, and Height Regulations

	Required	Provided	Complies	
Lot Area	2 Acres	10 Acres 30.19 Acres	Complies	
Lot Width	200 Feet	Exceeds	Complies	
Front Setback	Grand River - 50 Feet Other - 35 Feet	Grand River - Exceeds Dufree Blvd – 205 Feet	Complies	
Side Setback	10 Feet Minimum (Minimum Total of Both Sides=25 Feet)	East: 41.2 Feet West: 322.9 Feet	Complies	
Rear Setback	50 Feet	318 Feet	Complies	
Lot Coverage	75 % Max	6.9 %	Complies	
Building Height	70 Feet Max	1 Story Measurement Not Provided	More Information Needed	

Items to be Addressed: None

a. Response: Comments noted.

Parking, Loading





1. Per Section 18.02.G, Churches require one (1) space per three (3) seats, or for each three (3) persons permitted in such building as determined by the State Fire Marshall.

Table 3. Parking Requirements

Required	Proposed	Complies
1 space per 3 seats 656 seats/ 3 = 219 spaces	268 spaces total	Yes

The site plan currently proposes 268 parking spaces including eight (8) handicapped spaces. The plan also includes 101 potential future parking spaces for a total of 369 potentially available parking spaces.

Items to be Addressed: None

a. Response: Comments noted.

Site Access and Circulation

1. According to SEMCOG's 2021 Average Annual Daily Trip (AADT) counts, the segment of Grand River Avenue fronting the site experiences approximately 11,500 daily trips. Meanwhile, the segment of Highland Road (M-59) north of the site sees between 7,000 and 15,500 trips per day. Given the developments potential for high volumes of people, these existing traffic counts, along with the expected trip generation are an important consideration for the proposal. The applicant has provided a traffic study, completed by Fishbeck, which provides the trip generation forecasts listed in Table 4 below.

Table 4. Traffic Study

Land Use	Units	a.m	. Peak	Hour	p.m	. Peak	Hour	Sund	ay Pea	ak Hour	Weekend	Sunday
Church	656	ln	Out	Total	ln	Out	Total	In	Out	Total	593	1,450
	seats	28	18	46	30	36	66	160	166	326		.,

Proposed access to the site is through a single curb cut located north of the proposed building onto Dufree Blvd. The site plan proposes a connection to the existing walk along Dufree Blvd. Seven (7') foot sidewalks are also proposed along the exterior of the building with ramps into the parking lot. An internal sidewalk that connects to the sidewalk along Dufree using a crosswalk and islands through the parking lot has been added. Sheet C-3.1 provides an emergency vehicle circulation plan. The site's waste receptacle is located at the northwest corner of the site and circulation routes provided indicate that there will be no interference. We defer to Engineering and the Fire Chief for further consideration.

Items to be Addressed: None





1. The site is currently open farmland with minimal vegetation throughout. There are mature trees along the perimeter of the site and in a row which crosses the site from north to south. Sheet T-1.0 provides the tree preservation plan for the site, which indicates which trees are "To be Removed" and which are "To be Saved." The applicant appears to have made a good faith effort to preserve the existing trees along the parcel boundaries. However, we believe there is a unique opportunity to save the row of mature trees that runs north and south to the east of the proposed building through the proposed parking lot. If the building and half of the parking lot were shifted approximately 40 feet to the west, the existing mature trees could be protected in a parking lot island. Preservation of these mature trees could result in a beautiful site feature. The site's topography slopes from the highest point at the southeast corner of the parcel to the lowest point at the northwest corner. Per Sheet C1.0, the proposed site does not contain wetlands or flood plains. The National Wetland Inventory, EGLE wetlands mapper, and FEMA FIRM map also confirm this.

Items to be Addressed: None

a. Response: Comments noted. We will analyze the feasibility of preserving additional

Landscaping

Natural Features

1. The applicant has provided a landscape plan on Sheet L-1.0, compliance with the Zoning Ordinance is shown in the following tables. The plan indicates that unpaved portions of the site will be planted with irrigated lawn seed. The natural topography of the site along Dufree Blvd provides a three (3') foot high berm. Additional berm requirements are noted in Tables 5-7 below.

Table 5. Berm Requirements

	Requirement	Complies
	20 feet wide	Appears to comply
	Minimum 2 feet in height Average height of 3 feet	Complies
Berm	2 feet flat area at top	More information needed
53111	1 deciduous shade or evergreen tree per 40 lineal feet of road frontage	More information needed
	1 ornamental tree per 100 lineal feet of road frontage	More information needed



8 shrubs per 40 lineal feet of road More information needed frontage

Table 6. Landscape Requirements

Landscaped Area	Requirement	Factor	Required	Provided	Complies
Non-Residential Parcel	1 tree per 3,000 square feet	105,653 / 3,000 = 36 trees	36 trees	36 trees	Complies
Parking Lot	10 square feet of landscaping per space	268 parking spaces x 10 square feet = 2,680 square feet	2,680 square feet	3,478 square feet	Complies
Medians	12-foot width 1 deciduous or evergreen tree per 30 linear feet	85 / 30 linear feet = 2.83 trees	3 trees	3 trees	Complies
Foundation	1 ornamental tree per 35 linear feet	441 feet / 35 feet = 13 trees	13 trees	13 trees	Complies
	5 shrubs per 35 linear feet	441 feet / 35 feet x 5 = 63 shrubs	63 shrubs	63 shrubs	Complies
	1 deciduous or evergreen tree per 40 linear feet	320 linear feet / 40 linear feet = 8 trees	8 trees	7 existing 1 proposed	Complies
Dufree Blvd	1 ornamental tree per 100 linear feet	320 linear feet / 100 = 4 trees	4 trees	4 trees	Complies
	Min. of 8 shrubs per every 40 linear feet	320 linear feet / 40 linear feet x 8 = 63 shrubs	63 shrubs	63 shrubs	Complies

Table 7. Detention Area Requirements

	Requirement	Factor	Provided
	Groundcover – sodded or seeded	-	Seeded
Storm Water Detention Pond	1 deciduous or evergreen tree per 50 lineal feet	695 / 50 = 14 trees	14 trees





694 / 50 * 10 139 shrubs 10 shrubs per 50 lineal feet = 139 shrubs

To confirm compliance with berm requirements in Section 28.03.A.3, the applicant must provide specific berm dimensions, plantings, and existing trees.

Items to be Addressed: None

a. **Response:** Comments noted.

Lighting

1. A lighting plan has been provided for the site as a separate document. The proposed exterior lighting includes downward projecting wall scones along the building and downward projecting pole lighting throughout the parking lot. We do not foresee the external illumination of the site adversely affecting drivers' visibility along the adjacent road.

Items to be Addressed: None

a. Response: Comments noted.

Signs

1. The submitted site plan does not indicate any signage proposed on the site. If added, signs will require a separate permit from the Zoning Administrator. A sign application must be filed with the Zoning Administrator, at which time the zoning administrator will determine if the signs meet the requirements of the ordinance.

Items to be Addressed: None

a. Response: Comments noted.

Floor Plan and Elevations

1. Floor plans have been provided on Sheet A.101.c. As previously mentioned, the proposed building is planned to utilize 12,600 square feet as a worship area, 8,456 square feet as a lobby area, 3,856 for a preschool gathering area, 3,601 square feet as an elementary gathering area, and 1,807 square feet as a middle school gathering area. Sheet A.201 depicts elevations for the proposed building. The elevations include the planned building materials and colors. The elevations should depict the proposed building height.

Items to be Addressed: Provide building height

a. Response: Comments noted. Midpoint of roof elevation and top of ridge are noted in drawings. Both of which are below the maximum building height of 70 feet. Another building height dimension has been added to the drawings for clarification.

Trash Enclosure

1. Two (2) trash enclosures have been proposed northwest of the building. The applicant has provided details on Sheet C-9.0. The proposed height is six (6') feet with masonry to match the principal





building. The enclosure gates are planned to be cedar with stain to match the principal building architecture. The double waste enclosure is twelve (12') feet by twenty-three and four inches (23' -4") with an additional fifteen (15') foot long concrete apron.

Items to be Addressed: None

a. **Response**: Comments noted.

Thank you again Mr. Hohenstein for the time and consideration put into this review process by yourself and your consultants. We look forward to working with you and with Howell Township on a fantastic project. Please feel free to contact me directly to discuss any questions or concerns that you may have.

Best regards,

Steven Schimpke

Vice President

Schafer Construction, Inc.

Direct: (248) 891-6476

sschimpke@schaferconstruction.net





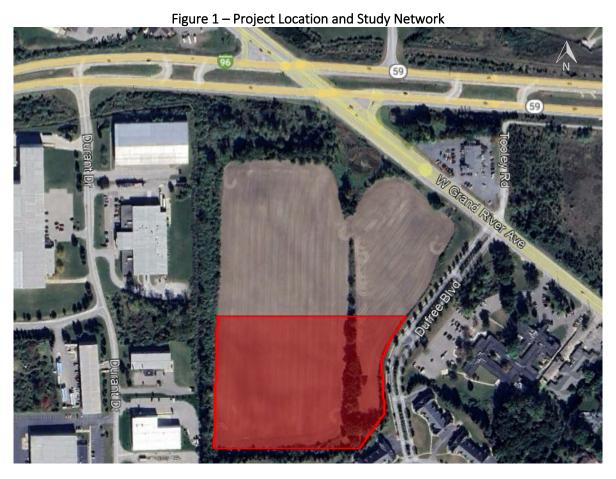
Technical Memo 1

SUBJECT: Agape Church Traffic Analysis

DATE: May 20, 2025 **PROJECT NO.:** 2500902

Introduction

On behalf of Schafer Construction, Fishbeck has conducted a traffic analysis for the proposed Agape Church development, located in the southwest quadrant of Grand River Avenue and Dufree Boulevard in Howell Township (Township), Livingston County, Michigan. The development will have one driveway on Dufree Boulevard. The project location is displayed in Figure 1.

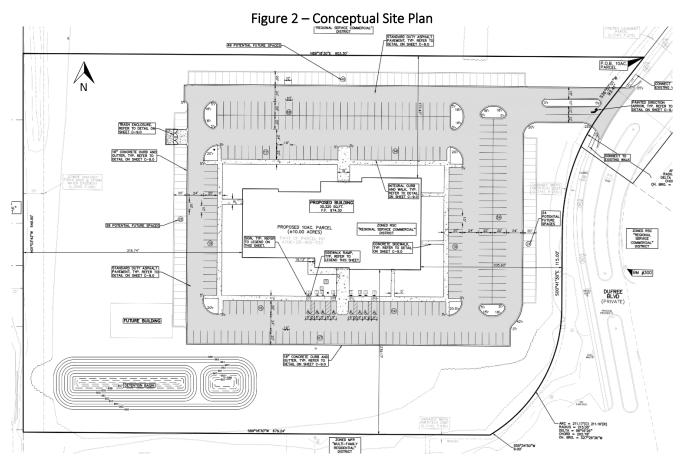


The objective of this traffic analysis was to provide operational analysis of the intersection at Grand River Avenue and Dufree Boulevard during the peak operating times of the proposed church. This intersection currently operates as two-way stop control for the Dufree Boulevard and Tooley Road approaches. Traffic operations at the intersection were analyzed during the Sunday morning peak hour. Vehicular turning movement counts (TMCs) were collected at the study intersection from 8:00 a.m. to 12:00 p.m. on Sunday, May 11, 2025.

This study was conducted according to the methodologies and guidance published by the Institute of Transportation Engineers (ITE), Michigan Department of Transportation (MDOT), Livingston County Road Commission (LCRC), and the Township.

Site Traffic Characteristics

A representation of the current conceptual site plan is provided in Figure 2.



Trip Generation

Using the information and methodologies specified in the *Trip Generation Manual*, Fishbeck forecast the Sunday peak hour trips associated with the proposed development. Table 1 presents the resulting trip generation for the development. Additional information related to the trip generation forecast is attached to this memo.

Land Use Code

Table 1 – Trip Generation for Proposed Development

Land Use	LUC	Units	Sunday Peak Hour			Weekday	Sunday
Land Ose	LUC	Offics	In	Out	Total	vveekuay	Suriday
Church	560	656 seats	160	166	326	593	1,450

Trip Distribution

LUC

The directions that site traffic will travel to and from were based upon existing traffic patterns during the Sunday morning peak hour (11:00 a.m. to 12:00 p.m.). The existing traffic patterns reflect the gravity between origins and destinations in the study area, and therefore an accurate indication of where the proposed trips would be coming from and going to. Table 2 provides the probable distribution based on existing traffic patterns.

Table 2 – Trip Distribution for New Trips

Direction	Via	Sunday Peak Hour		
Direction	Vid	То	From	
East	Grand River Avenue	60%	40%	
West	Grand River Avenue	40%	60%	

2025 Future Conditions Analysis

Synchro was used to perform HCM operational analyses during the Sunday morning peak hour for the study intersection. According to the HCM, Level of Service (LOS) is a qualitative measure describing operational conditions of a traffic stream or intersection. LOS ranges from A to F, with LOS A representing desirable traffic operations characterized by low delay, and LOS F representing extremely poor traffic operations characterized by excessive delays and long vehicle queues. LOS D is generally considered acceptable for most areas. Table 3 presents the HCM LOS criteria for unsignalized and signalized intersections. The color coding in the table is used in the operational analysis summary table later in this report.

Table 3 – LOS Criteria

LOS	Control Delay ¹
LUS	Unsignalized
А	≤ 10
В	> 10 and ≤ 15
С	> 15 and ≤ 25
D	> 25 and ≤ 35
Е	> 35 and ≤ 50
F	> 50

¹Measured in Seconds per Vehicle (s/veh)

Synchro models for the future network with the proposed development were created based on the existing roadway configurations and traffic controls, as observed in the field and from available aerial and street level imagery. The ingress and egress trips were added to the existing volumes to reflect the time in between services. The peak hour factor was adjusted to 0.60 to better reflect the 30-minute peak of ingress and egress trips during the overlap between services.

The resulting LOS and delay for the future conditions are provided in Table 4.

Table 4 – LOS Analysis for 2025 Future Conditions

Tubic + 1007 (fluty 515 for 2025	r atare contained				
Amanaaala	Lana Craura	LOS/Del	LOS/Delay(s/veh)		
Approach	Lane Group	Sunday I	Peak Hour		
Grand River Ave and Dufree Blv	/d/Tooley Rd (Minor	Stop-Con	trolled)		
	Left	А	7.8		
EB Grand River Avenue	Through	Fı	ree		
EB Grand River Avenue	Through/Right	Fi	ree		
	Overall	А	0.1		
	Left	А	9.2		
 WB Grand River Avenue	Through	Fı	ree		
WB Grand River Avenue	Right	Fi	ree		
	Overall	А	2.1		
	Left	Е	49.4		
NB Dufree Boulevard	Through/Right	В	12.4		
	Overall	D	28.0		
SB Tooley Road	Left/Through/Right	С	19.3		
SB TOOLEY NOAU	Overall	С	19.3		
	А	7.5			

Further analysis of the LOS results for future conditions revealed that most movements, approaches, and the overall intersection are expected to operate at an acceptable LOS D or better during the Sunday morning peak hour, with the exception of the NB left turn movement that would operate at a LOS E.

SimTraffic simulations were also reviewed to observe network operations and vehicle queues. For future conditions, study network operations are acceptable, with no significant vehicle queues or spill-back from available storage lanes. The NB Dufree Boulevard left turn experiences a 95th percentile queue of 123 feet (5 vehicles) and has sufficient storage as that approach has two lanes. The future conditions LOS reports and queueing analysis reports are attached to this memo.

Findings and Recommendations

The analyses conducted for this study intersection indicate the proposed development will not result in any significant operational impacts to the adjacent road network. The proposed site access configuration is appropriate and will acceptably facilitate site ingress and egress. The intersection of Grand River Avenue and Dufree Boulevard will operate at an acceptable level of service (LOS A) during the Sunday morning peak hour and no movement or approach will experience a 95th percentile queue greater than 123 feet (5 vehicles).

In response to the May 7, 2025, Final Site Plan Review Letter prepared by Spicer Group, LOS D is considered acceptable and is measured as greater than 25 seconds, and less than or equal to 35 seconds per vehicle of control delay. The largest delay experienced by a single approach is 28.0 seconds. This reflects a conservative analysis concentrating the church traffic in the busiest 30 minutes of Sunday morning traffic on the adjacent roadway overlapping both ingress and egress trips. In addition to LOS, vehicle queues should be taken into consideration when determining the need for mitigation. Accepted practice is to analyze traffic operations during a typical weekday a.m. and p.m. peak hour to determine the impact during the peak hours of the adjacent roadway. A second driveway would have to be approved by the Livingston County Road Commission.

<u>fi</u> shbeck

Attachment

Intersection	Time period	Year	Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	EBRR	WBRR	NBRR	SBRR
	Sunday Peak Hour		PHF		0.83			0.92			0.92			0.95					
Dufree and Grand River	05/11/25		% Heavy		1%			1%			2%			0%					
		2025	Existing	4	408	22	18	262	7	18	0	15	3	0	1				
		2025	Existing Adj.	4	408	22	18	262	7	18	0	15	3	0	1				
		2025	Background	4	408	22	18	262	7	18	0	15	3	0	1				
		Bck	grd. Dev. A																
		Bck	grd. Dev. B																
		Bck	grd. Dev. C																
		Total	Background	4	408	22	18	262	7	18	0	15	3	0	1				
		Site	Generated			96	64			66		100							
			Pass By																
		Tot	al Site Gen	0	0	96	64	0	0	66	0	100	0	0	0				
		To	tal Future	4	408	118	82	262	7	84	0	115	3	0	1				

Count Date:	5/11/2025
Count Year:	2025
Existing Adj. Year:	2025
Existing Adjustment Rate:	1.00
Growth Rate:	0.0%
Buildout Year:	2025
Scenario:	Sunday Peak Hour
Scenario:	Sunday Peak Hour
Scenario: Bckgrd. Dev. A:	Sunday Peak Hour
•	Sunday Peak Hour
Bckgrd. Dev. A:	Sunday Peak Hour
Bckgrd. Dev. A: Bckgrd. Dev. B:	Sunday Peak Hour
Bckgrd. Dev. A: Bckgrd. Dev. B:	Sunday Peak Hour

Sun May 11, 2025

Full Length (8 AM-12 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1297282, Location: 42.6208, -83.973875



Provided by: Fishbeck-Main Account 1515 Arboretum Drive SE, Grand Rapids, MI, 49546, US

Leg Direction	Grand Eastbo	River A	Ave			Grand I Westbo		ve			Dufree I					Dufree Southbo					
Time	L		R	U	App	L	Т	R	U	App		Т		U	App	L		R	U	App	Int
2025-05-11 8:00AM	0	41	0	0	41	0	24	0	0	24	4	0	1	0	5	0	0	0	0	0	70
8:15AM	0	45	2	0	47	1	19	0	0	20	3	0	2	0	5	0	0	0	0	0	72
8:30AM	0	44	2	0	46	1	25	1	0	27	2	0	4	0	6	0	0	0	0	0	79
8:45AM	1	63	5	0	69	3	21	0	0	24	8	0	1	0	9	0	0	0	0	0	102
Hourly Total	. 1	193	9	0	203	5	89	1	0	95	17	0	8	0	25	0	0	0	0	0	323
9:00AM	0	59	2	0	61	0	24	1	0	25	2	0	3	0	5	0	0	0	0	0	91
9:15AM	1	74	3	0	78	4	32	0	0	36	4	0	5	0	9	1	0	0	0	1	124
9:30AM	0	83	3	0	86	0	46	0	0	46	6	0	8	0	14	0	0	0	0	0	146
9:45AM	2	81	4	0	87	4	44	0	0	48	4	0	4	0	8	1	0	1	0	2	145
Hourly Total	. 3	297	12	0	312	8	146	1	0	155	16	0	20	0	36	2	0	1	0	3	506
10:00AM	1	73	2	0	76	5	45	0	0	50	9	0	7	0	16	1	0	0	0	1	143
10:15AM	0	91	4	0	95	8	54	0	0	62	5	0	5	0	10	0	0	0	0	0	167
10:30AM	1	87	4	0	92	4	58	2	0	64	1	0	9	0	10	0	0	0	1	1	167
10:45AM	1	97	4	0	102	7	51	4	0	62	5	0	7	0	12	1	0	0	0	1	177
Hourly Total	. 3	348	14	0	365	24	208	6	0	238	20	0	28	0	48	2	0	0	1	3	654
11:00AM	3	97	4	0	104	4	54	1	0	59	5	0	4	0	9	1	0	0	0	1	173
11:15AM	0	90	7	0	97	5	71	0	0	76	2	0	5	0	7	1	0	0	0	1	181
11:30AM	0	99	3	0	102	5	72	1	0	78	5	0	4	0	9	1	0	0	0	1	190
11:45AM	1	122	8	0	131	4	65	5	0	74	6	0	2	0	8	0	0	1	0	1	214
Hourly Total	4	408	22	0	434	18	262	7	0	287	18	0	15	0	33	3	0	1	0	4	758
Total	. 11	1246	57	0	1314	55	705	15	0	775	71	0	71	0	142	7	0	2	1	10	2241
% Approach	0.8%	94.8%	4.3% ()%	-	7.1%	91.0%	1.9% ()%	-	50.0% (0%	50.0%	0%	-	70.0%	0%	20.0%	10.0%	-	-
% Total	0.5%	55.6%	2.5% ()% :	58.6%	2.5%	31.5%	0.7% ()% 3	34.6%	3.2% (0%	3.2%	0%	6.3%	0.3%	0%	0.1%	0%	0.4%	-
Lights	11	1239	55	0	1305	53	701	15	0	769	70	0	67	0	137	7	0	2	1	10	2221
% Lights	100%	99.4%	96.5% ()%	99.3%	96.4%	99.4%	100% ()% 9	99.2%	98.6% (0%	94.4%	0% !	96.5%	100%	0%	100%	100%	100%	99.1%
Articulated Trucks	0	3	2	0	5	2	0	0	0	2	1	0	4	0	5	0	0	0	0	0	12
% Articulated Trucks	0%	0.2%	3.5% ()%	0.4%	3.6%	0%	0% ()%	0.3%	1.4% (0%	5.6%	0%	3.5%	0%	0%	0%	0%	0%	0.5%
Buses and Single-Unit Trucks	0	4	0	0	4	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	8
% Buses and Single-Unit Trucks	0%	0.3%	0% ()%	0.3%	0%	0.6%	0% ()%	0.5%	0% (0%	0%	0%	0%	0%	0%	0%	0%	0%	0.4%

^{*}L: Left, R: Right, T: Thru, U: U-Turn

Sun May 11, 2025

Full Length (8 AM-12 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

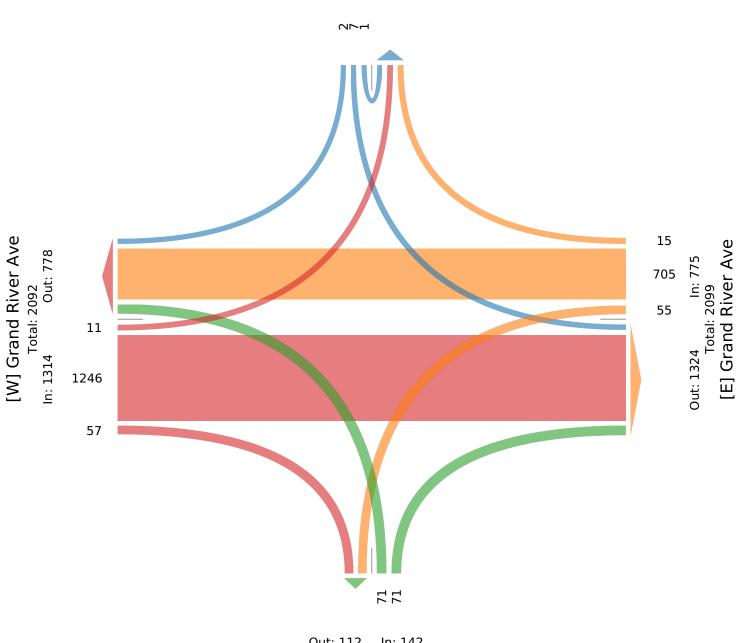
ID: 1297282, Location: 42.6208, -83.973875



Provided by: Fishbeck-Main Account 1515 Arboretum Drive SE, Grand Rapids, MI, 49546, US

[N] Dufree Blvd

Total: 37 In: 10 Out: 27



Out: 112 In: 142 Total: 254 [S] Dufree Blvd

Sun May 11, 2025

AM Peak (WKND) (10 AM - 11 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1297282, Location: 42.6208, -83.973875



Provided by: Fishbeck-Main Account 1515 Arboretum Drive SE, Grand Rapids, MI, 49546, US

Leg		Grand	River A	Ave			Grand 1	River A	ve			Dufree	Blvc	i			Dufree	Blvo	ı			
Direction		Eastbo	ound				Westbo	und				Northbo	ound	l			Southb	ound	l			
Time		L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
	2025-05-11 10:00AM	1	73	2	0	76	5	45	0	0	50	9	0	7	0	16	1	0	0	0	1	143
	10:15AM	0	91	4	0	95	8	54	0	0	62	5	0	5	0	10	0	0	0	0	0	167
	10:30AM	1	87	4	0	92	4	58	2	0	64	1	0	9	0	10	0	0	0	1	1	167
	10:45AM	1	97	4	0	102	7	51	4	0	62	5	0	7	0	12	1	0	0	0	1	177
	Total	3	348	14	0	365	24	208	6	0	238	20	0	28	0	48	2	0	0	1	3	654
	% Approach	0.8%	95.3%	3.8%	0%	-	10.1%	87.4%	2.5%	0%	-	41.7%	0%	58.3%	0%	-	66.7%	0%	0%	33.3%	-	-
	% Total	0.5%	53.2%	2.1%	0%	55.8%	3.7%	31.8%	0.9%	0%	36.4%	3.1%	0%	4.3%	0%	7.3%	0.3%	0%	0%	0.2%	0.5%	-
	PHF	0.750	0.897	0.875	-	0.895	0.750	0.897	0.375	-	0.930	0.556	-	0.778	-	0.750	0.500	-	-	0.250	0.750	0.924
	Lights	3	347	14	0	364	22	207	6	0	235	20	0	25	0	45	2	0	0	1	3	647
	% Lights	100%	99.7%	100%	0%	99.7%	91.7%	99.5%	100%	0%	98.7%	100%	0%	89.3%	0%	93.8%	100%	0%	0%	100%	100%	98.9%
	Articulated Trucks	0	0	0	0	0	2	0	0	0	2	0	0	3	0	3	0	0	0	0	0	5
	% Articulated Trucks	0%	0%	0%	0%	0%	8.3%	0%	0%	0%	0.8%	0%	0%	10.7%	0%	6.3%	0%	0%	0%	0%	0%	0.8%
Buses	and Single-Unit Trucks	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
% Buses	and Single-Unit Trucks	0%	0.3%	0%	0%	0.3%	0%	0.5%	0%	0%	0.4%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.3%

^{*}L: Left, R: Right, T: Thru, U: U-Turn

Sun May 11, 2025 AM Peak (WKND) (10 AM - 11 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

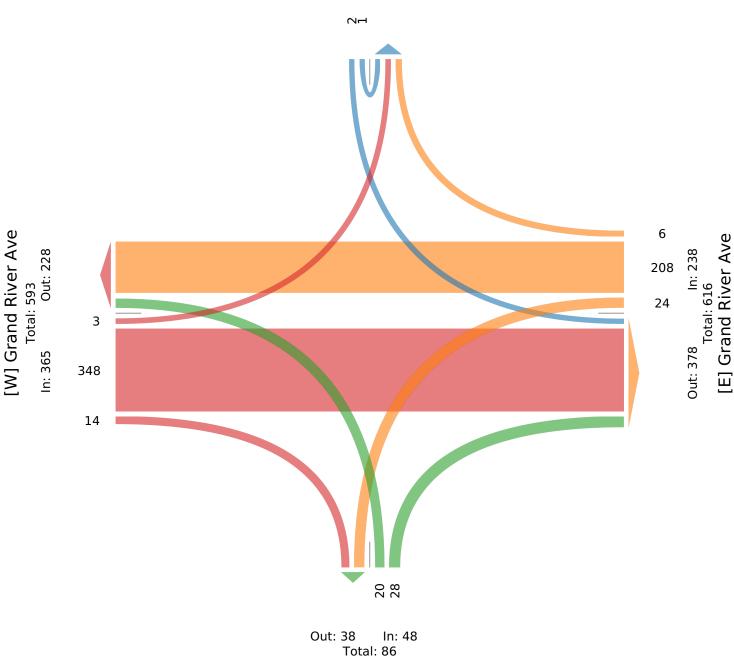
ID: 1297282, Location: 42.6208, -83.973875



Provided by: Fishbeck-Main Account 1515 Arboretum Drive SE, Grand Rapids, MI, 49546, US

[N] Dufree Blvd

Total: 13 In: 3 Out: 10



Total: 86 [S] Dufree Blvd

Sun May 11, 2025

Midday Peak (WKND) (11 AM - 12 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1297282, Location: 42.6208, -83.973875



Provided by: Fishbeck-Main Account 1515 Arboretum Drive SE, Grand Rapids, MI, 49546, US

Leg		Grand	River A	ve			Grand	River A	ve			Dufree	Blvc	l			Dufree	Blvd				
Direction		Eastbo	ound				Westb	ound				Northb	ound				Southbo	ound				
Time		L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2025-05-11	11:00AM	3	97	4	0	104	4	54	1	0	59	5	0	4	0	9	1	0	0	0	1	173
	11:15AM	0	90	7	0	97	5	71	0	0	76	2	0	5	0	7	1	0	0	0	1	181
	11:30AM	0	99	3	0	102	5	72	1	0	78	5	0	4	0	9	1	0	0	0	1	190
	11:45AM	1	122	8	0	131	4	65	5	0	74	6	0	2	0	8	0	0	1	0	1	214
	Total	4	408	22	0	434	18	262	7	0	287	18	0	15	0	33	3	0	1	0	4	758
%.	Approach	0.9%	94.0%	5.1%	0%	-	6.3%	91.3%	2.4%	0%	-	54.5%	0%	45.5%	0%	-	75.0%	0%	25.0%	0%	-	-
	% Total	0.5%	53.8%	2.9%	0%	57.3%	2.4%	34.6%	0.9%	0%	37.9%	2.4%	0%	2.0%	0%	4.4%	0.4%	0%	0.1%	0%	0.5%	-
	PHF	0.333	0.836	0.688	-	0.828	0.900	0.910	0.350	-	0.920	0.750	-	0.750	-	0.917	0.750	-	0.250	-	1.000	0.886
	Lights	4	405	22	0	431	18	259	7	0	284	17	0	14	0	31	3	0	1	0	4	750
	% Lights	100%	99.3%	100%	0%	99.3%	100%	98.9%	100%	0%	99.0%	94.4%	0%	93.3%	0%	93.9%	100%	0%	100%	0%	100%	98.9%
Articulate	ed Trucks	0	1	0	0	1	0	0	0	0	0	1	0	1	0	2	0	0	0	0	0	3
% Articulate	ed Trucks	0%	0.2%	0%	0%	0.2%	0%	0%	0%	0%	0%	5.6%	0%	6.7%	0%	6.1%	0%	0%	0%	0%	0%	0.4%
Buses and Single-Un	it Trucks	0	2	0	0	2	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	5
% Buses and Single-Un	it Trucks	0%	0.5%	0%	0%	0.5%	0%	1.1%	0%	0%	1.0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.7%

^{*}L: Left, R: Right, T: Thru, U: U-Turn

Sun May 11, 2025

Midday Peak (WKND) (11 AM - 12 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

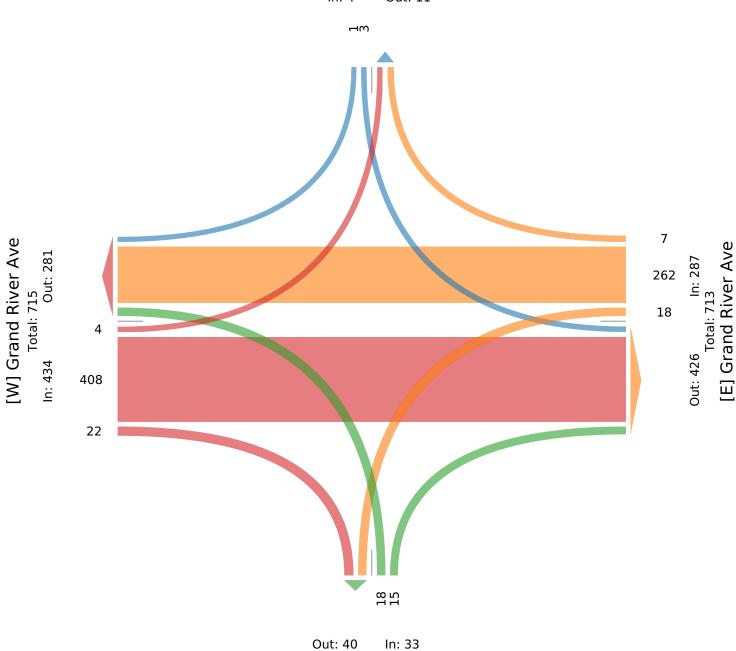
ID: 1297282, Location: 42.6208, -83.973875



Provided by: Fishbeck-Main Account 1515 Arboretum Drive SE, Grand Rapids, MI, 49546, US

[N] Dufree Blvd

Total: 15 In: 4 Out: 11



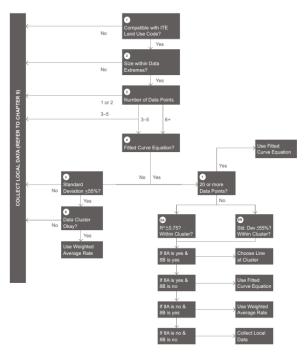
Total: 73

[S] Dufree Blvd

ITE Land Usa	Land	Lluite	â	ı.m. Peak Hour			p.m. Pe	eak Hour	Sun	day Peak H	Hour	Mankalak	Cumalau
ITE Land Use	Use Code	Units	In	Out	Total	In	Out	Total	In	Out	Total	Weekday	Sunday
Church	560	656 seats	28	18	46	30	36	66	160	166	326	593	1,450

ITE Land Use	Land Use Code	Units	Time Period	Equation	R2	Rate	Studies	Notes
			a.m. Peak	-	-	0.07	2	Use Average Rate.
			p.m. Peak	-	-	0.10	4	Use Average Rate.
Church	560	656 seats	Sunday Peak	T=0.53(X)-21.83	0.92	0.51	14	Use Fitted Curve.
			Weekday	T=0.93(X)-16.74	0.85	0.90	4	Use Fitted Curve.
			Sunday	-	-	2.21	1	Use Average Rate.

Figure 4.2 Process for Selecting Average Rate or Equation in 7rip Generation Manual Data



Intersection												
Int Delay, s/veh	7.5											
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		∱ ∱			^	7		ĵ.			4	
Traffic Vol, veh/h	4	408	118	82	262	7	84	0	115	3	0	1
Future Vol, veh/h	4	408	118	82	262	7	84	0	115	3	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	160	-	50	0	-	-	-	-	-
Veh in Median Storage	, # -	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	92	92	92	60	60	60	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1	2	2	2	0	0	0
Mvmt Flow	5	492	142	89	285	8	140	0	192	3	0	1
Major/Minor N	Major1			Major2			/linor1			Minor2		
	Major1	^		Major2	0			1042			1100	140
Conflicting Flow All	292	0	0	634	0	0	893	1043	317	718 463	1106	142
Stage 1	-	-	-	-	-	-	572 321	572 471	-		463	-
Stage 2	4.12	-	-	4.12	-	-	7.54		6.94	255	643 6.5	6.9
Critical Hdwy Critical Hdwy Stg 1	4.12	-		4.12	-	-	6.54	6.54 5.54	0.94	7.5 6.5	5.5	0.9
, ,	-	-	-	-	-	-	6.54	5.54	-	6.5	5.5	-
Critical Hdwy Stg 2 Follow-up Hdwy	2.21	-	-	2.21	-	-	3.52	4.02	3.32	3.5	5.5	3.3
Pot Cap-1 Maneuver	1273			952		-	236	228	679	320	212	886
•	12/3	-	-	302	_	-	472	502	0/9	554	567	000
Stage 1 Stage 2	-	-	_	-	-	-	665	558	-	732	471	
Platoon blocked, %	-		_	_	_	-	005	550	-	132	4/1	_
Mov Cap-1 Maneuver	1273	_	_	952		-	213	206	679	207	192	886
Mov Cap-2 Maneuver	1213	_	_	332	_	_	213	206	- 019	207	192	- 000
Stage 1	_	-	_		-		470	500	-	502	514	-
Stage 2	_		_	_	_	_	602	506	<u> </u>	524	470	_
Olage Z					-	_	002	500		524	710	-
Approach	SE			NW			NE			SW		
HCM Ctrl Dly, s/v	0.06			2.14			27.99			19.27		
HCM LOS							D			С		
Minor Lane/Major Mvm	t I	NELn11	NELn2	NWL	NWT	NWR	SEL	SET	SERS	WLn1		
Capacity (veh/h)		213	679	952	-	-	1273	-	-	256		
HCM Lane V/C Ratio			0.282		_		0.004	_		0.016		
HCM Ctrl Dly (s/v)		49.4	12.4	9.2	_	_	7.8	-	-	19.3		
HCM Lane LOS		E	В	A	-	-	Α.	-	-	C		
HCM 95th %tile Q(veh)		4	1.2	0.3	-	-	0	-	-	0.1		
70 a(1011)				- 3.0						•••		

Intersection: 2: Dufree Boulevard/Tooley Road & Grand River Avenue

Movement	SE	NW	NE	NE	SW
Directions Served	L	L	L	TR	LTR
Maximum Queue (ft)	3	45	168	74	23
Average Queue (ft)	0	17	55	37	3
95th Queue (ft)	3	36	123	64	17
Link Distance (ft)			557	557	103
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	150	160			
Storage Blk Time (%)					
Queuing Penalty (veh)					

Network Summary

Network wide Queuing Penalty: 0

TO: Howell Township Planning Commission

FROM: Paul Montagno, AICP, Principal Planner

Grayson Moore, Community Planner

DATE: May 22, 2025

RE: Proposed Zoning Ordinance Amendments to Regulate Renewable Energy Facilities

Please find attached draft Zoning Ordinance Amendments and overlay district map that would regulate Renewable Energy Facilities within the township. This draft includes modifications requested by the Planning Commission at their regularly scheduled March 25, 2025, meeting. The proposed ordinance applies to those facilities under the State determined nameplate capacity, but could be used for a facility at or above capacity if the developers find the ordinance reasonable and chose to work with the township. Therefore, as proposed, the ordinance will not act as a compatible renewable energy ordinance (CREO) as defined by PA. 233 of 2023, but could be considered a workable ordinance.

Thus far, the Township has found this approach to managing the development of renewable energy facilities as reasonable because it addresses the Township's concerns without being overly burdensome.

Additionally, it is recognized that there is a desire for residents or local business to utilize accessory solar systems to provide for the energy needs of a single location. The proposed language also includes regulations for accessory solar systems. These are systems that would be incidental to the principal use of a property for a residence or a business.

Please note the following modifications for your consideration:

- The decommissioning definition has been updated to include the restoration of the ground to its original condition.
- Credit has been added in addition to surplus listed under intent in Accessory Solar Energy Systems.

- The Planning Commission can increase or decrease the required setbacks based upon impact to existing land uses or zoning of adjacent properties using criteria in the ordinance.
- The Planning Commission has the right to modify the screening requirements if they
 reasonably determine it necessary as it relates to proposed placement of renewable
 energy systems and adjacent land uses and zoning.
- The Planning Commission has the right to require additional fencing for screening or security purposes when deemed necessary.
- Modifications have been made to Section 16.15(D)(3) which increase the letter of credit to be posted by the developer.
- Language pertaining to required studies has been amended to allow for Planning Commission discretion.

We look forward to discussing these proposed Zoning Ordinance amendments at your next Planning Commission meeting. The next step in the process would be to make a recommendation to the Township Board to approve the proposed ordinance as presented, approve the proposed ordinance with amendments, or deny the ordinance as proposed.

Sincerely,

CARLISLE/WORTMAN ASSOC., INC.

Paul Montagno, AICP

Principal

CARLISLE/WORTMAN ASSOC., INC.

Grayson Moore Community Planner

Draft Renewable Energy Facilities Ordinance to Replace Sections 16.15 and 16.19 Sections 16.15 Renewable Energy Facilities

A. RENEWABLE ENERGY DEFINITIONS

- 1) *Abandonment*: Any renewable energy system or facility that is no longer producing power over a consecutive 12-month period of time.
- 2) Accessory Solar Energy Systems: A device, and/or components designed to generate renewable and store energy installed at individual residential or commercial locations which are incidental to the principle permitted use on a parcel of land. The use of such installation is exclusively for private purposes, and not for any commercial resale of any energy, except for the sale of surplus electrical energy back to the electrical grid. Examples include Building-Mounted Solar Energy Collectors and Ground-Mounted Solar Energy Collectors.
- 3) Decommission: To remove and/or retire a renewable energy system or facility from active service, including the restoration of the ground to its original condition.
- 4) Facility Boundary. The boundary around a parcel, multiple parcels, or portions thereof, leased or purchased for the purposes of operating a renewable energy facility.
- 5) Nameplate Capacity: The designed full-load sustained generating output of an energy facility. This is determined by reference to the sustained output of an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.
- 6) Nonparticipating Property: A property that is adjacent to an energy facility and that is not a participating property.
- 7) Occupied Community Building: a school, place of worship, day-care facility, public library, community center, or other similar building that the applicant knows or reasonably should know is used on a regular basis as a gathering place for community members.
- 8) Solar Array: A collection of solar panels, wired together to generate electricity from the sun.

- 9) Renewable Energy Facilities: A facility where the principal design, purpose, or use is to provide renewable energy via wind, solar and/or storage to off-site uses or the wholesale or retail sale of generated electricity.
- 10) Renewable Energy Systems: A device, and/or components designed to generate renewable energy.
- 11) Wind Energy Conversion System (WECS): Any device such as a turbine, windmill, or charger that converts wind energy to a usable form of energy.
- A. INTENT. Renewable Energy Facilities may only be permitted in the Howell Township Renewable Energy Overlay District. The following regulations are intended to ensure the interests of the landowner and the Township are achieved harmoniously with no negative effect to the long-term viability of the subject property or those surrounding it. In the Renewable Energy Overlay District where this special land use is permitted, facilities for the capture, storage, and distribution of renewable energy for commercial purposes.

B. SOLAR AND STORAGE FACILITIES

- 1) Setbacks. The solar and storage renewable energy facility setback requirements are found in the table below. All associated accessory equipment shall be subject to the same requirements. Setback requirements for all yards may be increased or decreased by the Planning Commission based upon the following considerations:
 - The land use and zoning of adjacent properties, with particular attention to residential or other sensitive uses.
 - The presence and effectiveness of screening measures such as landscaping, fencing, or natural buffers.
 - Topographic conditions or existing vegetation that may reduce visual or noise impacts.
 - The orientation and design of the facility, including panel direction and placement of accessory structures.
 - Potential glare, noise, or other nuisance impacts on neighboring properties.

	Renewa	ble Energy Overlay District	
Adjacent Properties	Residential Land Uses	Place of Worship or Public Institutional Land Uses	All Other Land Uses
Front Yard Setback (adjacent	300ft from nearest dwelling unit or 100ft	300ft from nearest dwelling unit or 100ft	50ft from property

	Renewal	ole Energy Overlay District	
to right-of-way)	from property line	from property line	line
	whichever is greater	whichever is greater	
Side Yard Setback	300ft from nearest dwelling unit or 100ft from property line whichever is greater	300ft from nearest dwelling unit or 100ft from property line whichever is greater	50ft from property line
Rear Yard Setback	300ft from nearest dwelling unit or 100ft from property line whichever is greater	300ft from nearest dwelling unit or 100ft from property line whichever is greater	50ft from property line

In instances where the renewable energy facility is comprised of multiple parcels, these setbacks shall apply to the exterior perimeter of all adjoining parcels. All setback distances are measured from the property line, or nearest point of a dwelling unit, to the closest point of the renewable energy system. Should the nearest component of the renewable energy system be a solar or photovoltaic array, the measurement shall be taken from the array at minimum tilt.

- 2) Lot Coverage. The area of the renewable solar energy facility and any associated accessory structures shall not exceed 75% of the square footage of the entire site within the facility boundary. Impervious surfaces for the purpose of calculating lot coverage for renewable solar energy systems include, but are not limited to, mounting pads, footings, concrete, asphalt, or gravel driveways and walkways, and accessory structures.
- 3) Height. The height of the renewable solar energy system and any mounts, buildings, accessory structures, and related equipment must not exceed twenty-five (25) feet when orientated at maximum tilt. Lightning rods may exceed twenty-five (25) feet in height, but they must be limited to the height necessary to protect the solar energy system from lightning and clearly shown in site plan proposals.

The height of the renewable storage energy system or any structure constructed to enclose the system shall not exceed thirty (30) feet.

4) Screening. Screening is required around the entire facility boundary perimeter to obscure, to the greatest extent possible, the solar or storage renewable energy system from all adjacent properties. Screening standards set forth in Section 28.03.A. shall be applied to all solar and storage renewable energy facilities. Each owner, operator, or maintainer of solar or storage renewable energy facility to which this ordinance applies shall utilize good husbandry techniques with respect to said vegetation, including but not limited to, proper pruning, proper fertilizer, and proper mulching, so that the vegetation will reach maturity as soon as practical and will have maximum density in foliage. Dead or diseased vegetation shall be removed and must be replanted at the next appropriate planting time. An acceptable and reasonable long term landscape maintenance plan must be submitted prior to final approval. The Planning Commission may modify these requirements if it reasonably determines it necessary as it relates to proposed placement of renewable energy systems and adjacent land uses and/or zoning.

- 5) Fencing. The facility boundary perimeter of a solar or storage renewable energy facility shall be completely enclosed by a lock gated perimeter fence at least eight (8) feet in height and in accordance with the other relevant Fencing and Protective Screening language of Section 14.26, 14.27, and 28.08 of the Township Zoning Ordinance. Additional fencing may be required for screening or security purposes in cases where the Planning Commission deems necessary. All fencing must comply with the latest version of the National Electrical Code.
- 6) Glare. Solar renewable energy systems must be placed and oriented such that concentrated solar radiation and/or glare does not project onto roadways and nearby properties. Applicants have the burden of proving any glare produced does not cause annoyance, discomfort, or loss in visual performance and visibility. An analysis by a qualified professional third-party, mutually agreeable by both the Township and applicant, shall be required to determine if glare from the utility-scale solar energy system will be visible from nearby residents and roadways. The analysis shall consider the changing position of the sun throughout the day and year, and its influence on the solar renewable energy system.
- 7) Drainage and Stormwater. Renewable solar and storage energy facilities shall not increase stormwater runoff onto adjacent properties. The application shall include a drainage plan prepared by a registered civil engineer showing how stormwater runoff shall be managed and demonstrating that runoff from the site shall not cause undue flooding. Any necessary permits from outside agencies for off-site discharge shall be provided. It should also be reasonably demonstrated that maintenance procedures and products will not introduce chemicals or create detrimental impacts to the natural environment, groundwater, and wildlife.

- 8) Noise. The solar energy facility shall not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
- 9) Code Compliance. All renewable storage energy facilities, all dedicated use buildings, and all other buildings or structures that (1) contain or are otherwise associated with a renewable storage energy facility and (2) subject to the Building Code shall be designed, erected, and installed in accordance with all applicable provisions of the Building Code, all applicable state and federal regulations, and industry standards as referenced in the Building Code and the Howell Township Zoning Ordinance.

C. WIND ENERGY CONVERSION SYSTEM (WECS)

- 1) Design Safety Certification. The safety of the design of all WECS structures shall comply with all current applicable State of Michigan guidelines and standards.
- 2) Interference. All WECS structures shall be certified by the manufacturer to minimize or mitigate interference with existing electromagnetic communications, such as radio, telephone, microwave or television signals.
- 3) Setbacks. The distance between a WECS and the nearest property line and/or nearest road right of way shall be at least two and one-tenth (2.1) times the blade tip height for occupied community buildings and residences on nonparticipating properties and one and one-half (1.5) times the blade tip height from residences and other structures on participating properties, nonparticipating property lines, the public right-of-way, and overhead communication and electric transmission (not including utility service lines to individual houses or outbuildings). No part of the WECS structure, including guy wire anchors, may extend closer than ten (10) feet to the owner's property line.

All accessory equipment shall be at least one hundred (100) feet from the nearest property line. Setback requirements for all yards may be increased or decreased by the Planning Commission based upon impacts to existing land uses and/or zoning of adjacent properties.

- 4) Shadow Flicker. Each wind tower is sited such that any occupied community building or nonparticipating residence will not experience more than 30 hours per year of shadow flicker under planned operating conditions as indicated by industry standard computer modeling.
- 5) Height. Each wind tower blade tip does not exceed the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR part 77.
- 6) Lighting. The WECS is equipped with a functioning light-mitigating technology. To allow proper conspicuity of a wind turbine at night during construction, a turbine may be lit with temporary lighting until the permanent lighting configuration, including the light-mitigating technology, is implemented. The Planning Commission may grant a temporary exemption from the requirements of this subparagraph if installation of appropriate light-mitigating technology is not feasible. A request for a temporary exemption must be in writing and state all of the following:
 - i. The purpose of the exemption.
 - ii. The proposed length of the exemption.
 - iii. A description of the light-mitigating technologies submitted to the Federal Aviation Administration.
 - iv. The technical or economic reason a light-mitigating technology is not feasible.
 - v. Any other relevant information requested by the Planning Commission.
- 7) Guy Wires. If an on-site WECS is supported by guy wires, the wires shall be clearly visible to a height of at least six (6) feet above the guy wire anchors.
- 8) Fencing. Facilities shall be completely enclosed by a lock gated perimeter fence at least eight (8) feet in height and in accordance with the other relevant Fencing and Protective Screening language of Section 14.26, 14.27, and 28.08 of the Township Zoning Ordinance. Additional fencing may be required for screening or security purposes in cases where the Planning Commission deems necessary. All fencing must comply with the latest version of the National Electrical Code.
- Noise. WECS facility shall not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling

located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.

- 10) Color. Towers and blades shall be a non-reflective neutral color.
- 11) Controls and Brakes. All commercial WECS structures shall be equipped with manual and automatic controls to limit rotation of blades to a speed below the designed limits of the WECS. The Professional Engineer must certify that the rotor and overspeed control design and fabrication conform to applicable design standards. No changes or alterations from certified design shall be permitted unless accompanied by a Professional Engineer's statement of certification.
- 12) Compliance with FAA. It shall be the responsibility of the applicant to obtain the appropriate FAA permits for the WECS structure, or to obtain a determination of no significant impact to air navigation from the FAA.
- 13) Climb Prevention. All commercial WECS structures must be protected by anticlimbing devices.
- 14) Warning Signage. A visible warning sign of High Voltage is required to be placed at the base of all commercial WECS structures. Such signs shall also be located at all points of site ingress and egress.

D. STANDARDS FOR RENEWABLE ENERGY FACILITIES

1) Abandonment, Removal, Repowering and/or Maintenance. If a renewable energy facility ceases to perform its intended function (generating electricity) for more than 12 consecutive months, the operator shall remove all associated equipment and facilities no later than 90 days after the end of the 12-month period. Where the removal has not been lawfully completed as required above, and after at least 30 days' written notice, the Township may remove or secure the removal of the renewable energy facility and/or system or if due to abandonment and/or negligence to maintain, the Township shall have the right to enter the site for the reason of repowering the facility, in cases where repairs or replacements to the renewable energy system components are necessary, in order to properly maintain the system. The Township's actual cost and reasonable administrative charges to be covered by the operator's security bond. Charges may include the procurement of a contractor with the expertise to oversee and execute the entire set of repairs and/or maintenance to restore the site to its original capacity. Any

costs incurred by the Township above and beyond the value of the security bond will be the responsibility of the operator.

- 2) Decommissioning. The ground shall be restored to its original condition within 60 days of removal of structures. The restoration will include returning all soil within the facility to its original environmental state of which record must be taken prior to the commencement of construction. Acceptable ground covers include grasses, trees, crops, or other material demonstrated to be characteristic of the surrounding land. All above and below ground materials shall be removed when the renewable energy facility and/or system is decommissioned. All installed landscaping and greenbelts shall be permitted to remain on the site as well as any reusable infrastructure as determined by the Township. These can include service drives, utilities, etc.
- 3) Guarantee. A letter of credit, cash deposit, or other security instrument found acceptable to the Township Board shall be posted by the owner(s) and/or operator of the Utility-scale solar energy facility. Such surety shall be equal to one-hundred twenty five (125) percent of the total cost of decommissioning and/or reclamation based on an estimate that shall be presented by the applicant and evaluated and approved by the township. The guarantee shall be increase by a minimum of 3% each year or equal to one-hundred twenty five (125) percent of a new estimate. The cost of decommissioning shall be re-reviewed and submitted to the Township annually to ensure adequate funds are allocated for decommissioning. The developer shall provide a new estimate at least every five (5) years to assess whether the guarantee should be appropriately adjusted to reflect the current decommissioning cost.
- 4) The applicant shall engage a certified professional engineer acceptable to the Township to estimate the total cost of decommissioning all structures in the facility in accordance with the requirements of this Ordinance, including reclamation to the original site conditions.
- 5) A security bond, if utilized, shall be posted and maintained with a bonding company licensed in the State of Michigan or a Federal or State-chartered lending institution acceptable to the Township.

- 6) Any bonding company or lending institution shall provide the Township with 90 days' notice of the expiration of the security bond. Lapse of a valid security bond is grounds for the actions defined below.
- 7) If at any time during the operation of the renewable energy facility, prior to, during, or after the sale or transfer of ownership and/or operation of the facility the security instrument is not maintained, the Township may take any action permitted by law, to revoke the special land use, order a cessation of operations, and order removal of the structure and reclamation of the site.
- 8) In the event of sale or transfer of ownership and/or operation of the renewable energy facility, the security instrument shall be maintained throughout the entirety of the process. The security instrument shall be maintained until decommissioning and removal has been completed to the satisfaction of the Township.
- 9) Provision of Manufacturers' Safety Data Sheet(s). The applicant must submit manufacturer safety data sheets for all proposed equipment. If approval is granted, applicant must provide the Township with finalized manufacturer safety data sheets both to be kept on record with the Township and on-site in a clearly marked waterproof container. Applicants must provide updated manufacturer data sheets whenever equipment is modified so that all records are up to date. Documentation shall include the type and quantity of all materials used in the operation of all equipment.
- 10) Fire Response. All electrical equipment associated with and necessary for the operations of the facility shall comply with all local and state codes. All design and installation work shall comply with all applicable provisions of the National Electrical Code (NEC).
- 11) The applicant shall provide training, at no cost to the Township, before, approximately halfway through and after construction for all emergency service departments serving the Township. Including all other requirements for permits, all three (3) trainings must have been completed to receive final zoning permits. Trainings upon the completion and during the operation of the renewable energy facility will be conducted upon the request of all emergency service departments but not exceed four (4) trainings per any given twelve (12) month period.

- 12) The applicant shall provide a set of procedures and protocols for managing risk or fire and for responding in the event of an emergency at the facility. It will be the burden of the applicant to ensure said procedures and protocols provided to the various emergency service departments is the most up to date version.
- 13) Special equipment that may be required to ensure the safety of fire and rescue personnel when responding to an emergency at the facility shall be provided at no cost to the Township prior to commencement of construction of the facility. The authority to determine whether, and what type of, special equipment is needed shall be with the fire and/or rescue department(s) serving the Township.
- 14) The applicant shall provide for and maintain reasonable means of access for emergency services. Lock boxes and keys shall be provided at locked entrances for emergency personnel access. If any adjoining properties are damaged as a result of ingress/egress to the facility, the applicant shall remedy all damages in full.
- 15) Anticipated Construction Schedule. Applicant must provide an anticipated construction schedule which highlights when potentially hazardous materials will be brought on-site and installed.
- 16) Permits. Applicant must coordinate with all applicable agencies for required permitting including but not limited to the Livingston County Road Commission and/or Michigan Department of Transportation (MDOT) Livingston County Drain Commission, Environmental Protection Agency (EPA), Michigan Department of Environment, Great Lakes and Energy (EGLE), etc.
- 17) Photographic Record. Applicant must submit a complete set of photos and video of the entire development area prior to construction. This will be used as historical documentation for the township to secure and refer to if/when decommissioning and redevelopment activities take place.
- 18) Site Security. A security plan shall be submitted with the special land use application and site plan application for a renewable energy facility. Additional fees may be required to cover specialized reviews of these plans and or the Township's building official's inspection of the site. The security plan shall:

- i. Show all points of secured access as well as the means for limiting access to authorized personnel only.
- ii. Along with other signage requirements in this Ordinance and the Township Sign Ordinance, install and maintain warning signage on all dangerous equipment and facility entrances.
- iii. Provide a schedule outlining the implementation and maintenance of site security as well as routine inspections to ensure site security infrastructure is intact and operating as intended.
- 19) Indemnity. Applicant will indemnify and hold the Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Utility-scale solar energy facility and/or system, which is subject to the Township's review and approval.
- 20) Ownership Changes: If the owner of the Utility-scale solar energy facility changes or the owner of the property changes, the special use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special use permit, site plan approval, and decommissioning responsibilities. A new owner or operator of the Utility-scale solar energy facility shall notify the Township of such change in ownership or operator within 30 days of the ownership change. A new owner or operator must provide such notification to the Township in writing. The special use permit and all other local approvals for the Utility-scale solar energy facility may be determined by the Township Board at a public meeting to be void if a new owner or operator fails to provide written notification to the Township in the required timeframe, unless the new owner or operator provides a reasonable explanation for any delay. Reinstatement of a void special use permit will be subject to the same review and approval processes for new applications under this Ordinance.
- E. RENEWABLE ENERGY FACILITIES SITE PLAN REQUIREMENTS. Applications for all renewable energy facilities must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan. All site plans shall conform to the requirements listed in Article XX. In addition they shall display the following information:
 - Horizontal and vertical to scale drawings (elevations) with dimensions that show the location of the proposed solar array(s), wind turbines and energy storage

- facilities, buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property.
- 2) Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the renewable energy facility and within one hundred (100) feet of all facility boundary property lines. Use of above-ground lines shall be kept to a minimum.
- 3) Planned security measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance or repair of the renewable energy facility. In no instance shall barbwire be used.
- 4) A written description of the maintenance program to be used for the renewable energy facility, including decommissioning and removal. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the renewable energy facility is decommissioned. Description should include the average useful life of all primary renewable energy system equipment and components being proposed.
- 5) Additional detail(s) and information as required by the Planning Commission and/or Township Board.
- F. RENEWABLE ENERGY FACILITIES REQUIRED STUDIES. All studies and analyses listed below may be required for renewable energy facilities as determined appropriate by the Planning Commission based on the size, location, and potential impacts of the proposed project. The Commission may waive or modify these requirements if it determines that sufficient information is otherwise available or the study is not necessary to ensure public health, safety, and welfare.
 - 1) Stormwater Study. A stormwater plan prepared by a qualified professional shall be submitted in accordance with Part 31 of the Michigan Natural Resources and Environmental Protection Act (NREPA), and any applicable Township stormwater regulations. The analysis should address how site design, including layout, slope, and panel spacing, affects stormwater runoff and infiltration. Engineered stormwater solutions may be required where natural infiltration is not feasible.

Wildlife Impact Analysis. For sites with potential sensitive habitat or wildlife concerns, the Planning Commission may require the applicant to provide a wildlife and habitat assessment. This assessment should include a review of known species and habitats using available data from the Michigan Department of Natural Resources and U.S. Fish and Wildlife Service. Where applicable, the applicant shall implement best management practices and comply with relevant State and Federal endangered species protection laws.

- 2) Natural Feature Preservation Study. Applicants shall identify and preserve, to the extent feasible, significant natural features such as mature trees, wetlands, and natural grade. Tree clearing should be minimized, especially in setback areas. A tree inventory may be required for trees 6" DBH or greater if significant clearing is proposed.
 - Environmental Impact Analysis. The applicant shall provide a summary identifying how the proposed facility complies with relevant parts of the Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994), including but not limited to:
 - i. Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.) including but not limited to:
 - ii. Part 31 Water Resources Protection (MCL seq.),
 - iii. Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.),
 - iv. Part 301 Inland Lakes and Streams (MCL 324.30101 et seg.),
 - v. Part 303 Wetlands (MCL 324.30301 et seq.),
 - vi. Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.),
 - vii. Part 325 Great Lakes Submerged Lands (MCL 324.32501 et seq.),
 - viii. Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.).

The Township may request documentation from relevant regulatory agencies to confirm compliance with required permits and standards.

G. ACCESSORY SOLAR ENERGY SYSTEMS

 Intent. Accessory Solar Energy Systems including all solar technologies and batteries for energy storage generated by the solar technologies are hereby permitted as accessory uses and subject to approval or a certificate of Zoning Compliance per Section 21.04 of this Ordinance. Typically installed at individual residential or commercial locations, use is exclusively for private purposes, and not for any commercial resale of any energy, except for the sale or credit of surplus electrical energy back to the electrical grid. Any accessory solar energy system shall be designed and size to provide for the energy needs of the principal use. The following requirements shall apply to all Accessory Solar Energy Systems for private use.

- 2) Building-Mounted Solar Energy Requirements. Any building-mounted solar energy system shall be a permitted accessory use by right in all zoning districts, subject to the following requirements:
 - i. Solar energy systems that are mounted on the roof of a building shall not project more than the highest point on the roof. Additionally, they are not to exceed the maximum building height limitation for the zoning district in which it is located and shall not project beyond the eaves of the roof.
 - ii. Solar energy systems that are wall-mounted shall not exceed the height of the building wall to which they are attached.
 - iii. Solar energy systems that are mounted on the roof or on a wall of a building, shall not be angled in such a way that glare from the surface is directed at a neighboring residential structure.
 - iv. The design of accessory solar energy system, and the installation and use thereof, shall conform to the State Construction Code and all other applicable building, electrical, and fire codes.
- 3) Ground-Mounted Solar Energy System Requirements. A ground-mounted solar energy system is considered an accessory structure and may be permitted as an accessory use by right in all zoning districts, subject to the following requirements:
 - i. Ground-mounted solar energy systems may be located in the rear yard and the side yard, but must meet the required side and rear yard setbacks of the district in which they are located. Groundmounted solar energy collectors may be located within the front yard if the following criteria are met:

- a. The parcel is located in AR district.
- b. The principal building is located at a minimum of 200% of the required front yard setback.
- c. Ground-mounted solar energy systems shall meet the front yard setback.
- d. Vegetative screening materials must meet the requirements of Section 28.04.
- ii. Ground-mounted solar energy systems shall not exceed the height of fifteen (15) feet, measured from the ground at the base of such equipment at full tilt.
- iii. The ground-mounted solar energy systems shall not be angled in such a way that glare from the surface is directed at a neighboring residential structure.
- iv. The design of ground-mounted solar energy systems, and the installation and use thereof, shall conform to the State Construction Code and all other applicable building, electrical, and fire codes.
- v. The lot coverage area, as measured from edge to edge, at minimum tilt, horizontally with the ground, of the solar array shall not exceed 50% of the square footage of the primary building of the property and shall comply with the maximum ground floor coverage referred to in Section 3.17.