



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: April 15, 2025

## Site Plan Review For Howell Township, Michigan

**Applicant:** Outdoor Storage, LLC

**Project Name:** Juett Outside Storage

**Plan Date:** June 20, 2024

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

**Zoning:** Industrial Flex (IFZ)

**Action Requested:** Preliminary Site Plan Approval

### PROJECT AND SITE DESCRIPTION

The applicant has submitted a preliminary site plan dated March 25, 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 12.03 of the Howell Township Zoning Ordinance, any storage of recreational vehicles within the Industrial Flex Unit requires a Special Land Use permit and are subject to Article XVI Special Uses.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*  
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*  
Richard K. Carlisle, *Past President/Senior Principal*

Proposed storage spaces on the site are as follows:

**Table 1. Proposed Storage Spaces**

<b>Number of Spaces</b>	<b>Dimensions</b>
6	35' x approx. 100'
68	12' x 80'
55	12' x 35'
11	35' x 80'
2	60' x 129'
3	84' x 129'

During their regular meeting on January 28, 2025, the Planning Commission recommended that the Township Board approve a rezoning of the parcel, from I - Industrial, to IFZ – Industrial Flex Zone. The Township Board approved the rezoning at their March 3, 2025, meeting. The applicant requested the rezoning to facilitate the expansion of their business originating out of Commerce Township.

The subject site is a vacant 11.5 acres 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.

The applicant has proposed the project in two phases. Phase 1 includes sixty-nine (69) storage spaces beginning on the western property line. Phase 2 will build out the remaining seventy-six (76) of the total 145 storage spaces. For clarity, the applicant should identify areas of the site which are not planned to be used for storage, such as the fenced area in the southeast corner between the 35' x 80' and 12' x 80' spaces.

**Figure 1. Aerial Image of Subject Site and Vicinity**



Source: NearMap 2024

**Items to be Addressed:** 1) Applicant to label areas of the site which are not planned for storage with the areas intended use. 2) The applicant shall apply for a Special Land Use permit for the storage of recreational vehicles on site.

## NEIGHBORING ZONING, LAND USE AND MASTER PLAN

Neighboring zoning designations are summarized in Table 1.

**Table 1. Zoning, Land Use and Master Plan Designations**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Designations</b>
<b>Subject Site</b>	Industrial Flex Zone	Vacant	Industrial Flex Zone
<b>North</b>	Industrial	IT / Electrical Services	Industrial Flex Zone
<b>South</b>	Industrial Flex Zone / Highway Service Commercial	Landscaping Business	Industrial Flex Zone
<b>East</b>	Industrial Flex Zone	Trucking Company	Industrial Flex Zone
<b>West</b>	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. The proposed structures appear to meet all dimensional regulations of the zoning ordinance, except that the height of the buildings have not been provided.

**Table 2. Density, Placement, and Height Regulations**

	<b>Required</b>	<b>Provided</b>
<b>Lot Area</b>	2 Acres	11.5 Acres
<b>Lot Width</b>	200 Feet	>200 Feet
<b>Front Setback</b>	35 Feet	35 Feet
<b>Side Setback</b>	10 Feet Minimum (Minimum Total of Both Sides=25 Feet)	10 feet (west) 15 feet (east)
<b>Rear Setback</b>	10 Feet Minimum	35 Feet
<b>Lot Coverage</b>	75 % Max	74.9%
<b>Building Height</b>	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 the Planning Commission to assign the parking requirements of a similar or related use.

As 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.

***Items to be Addressed:*** *Planning Commission to determine the most appropriate similar or related use to assign parking 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 does not provide a refuse vehicle circulation or emergency vehicle circulation plan to demonstrate proper vehicular traffic flow. The applicant should provide a circulation map with turning templates to demonstrate that trucks and fire apparatus are able navigate the site.

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

***Items to be Addressed:*** *The applicant shall provide a circulation map with turning templates to demonstrate that trucks and fire apparatus can navigate the site.*

## 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 conceptual landscape plan on Sheet L-1, as shown in the following table.

Landscaped Area	Requirement	Factor	# Required	Provided
Non-Residential Parcel	1 tree per 3,000 square feet	More information needed	More information needed	Total = 55 trees
Hydraulic Drive	1 deciduous or evergreen tree per 40 linear feet	More information needed	More information needed	35 trees
	1 ornamental tree per 100 linear feet	More information needed	More information needed	8 trees
	Min. of 8 shrubs per every 40 linear feet	More information needed	More information needed	44 shrubs
Parsons Road	1 deciduous or evergreen tree per 40 linear feet	Approx. 726 linear feet / 40 linear feet = 18.15	19 trees	39 existing trees
	1 ornamental tree per 100 linear feet	Approx. 726 linear feet / 100 linear feet = 7.26	8 trees	
	Min. of 8 shrubs per every 40 linear feet	Approx 726 linear feet / 40 linear feet x 8 shrubs = 145.2	143 shrubs	0 shrubs
Stormwater Retention/Detention Area	Sodded or seeded groundcover	More information needed	More information needed	Unmarked
	1 deciduous shade or evergreen tree per 50 lineal feet	More information needed	More information needed	12 trees
	10 shrubs for every 50 lineal feet	More information needed	More information needed	60 shrubs

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

- The total unpaved open area of the site,
- The groundcover surrounding the retention pond/detention area should delineate if it is to be sodded or seeded,



- The total lineal feet of the retention pond/detention area,
- Lineal frontage along Hydraulic Dr, and
- Lineal frontage along Parsons Road. In addition, the number of existing trees to be used toward landscaping requirements should be included in the table on Sheet L-1.

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 have concerns that this yard will be visible from M-52.

**Items to be Addressed:** 1) Provide the total unpaved open area of the site. 2) Label the groundcover of the retention/detention area as to be sodded or seeded. 3) Provide the total lineal feet of the retention/detention area. 4) Provide the total lineal frontage along Hydraulic Dr. 5) Provide the total lineal frontage along Parsons Rd. 6) Include existing trees on Sheet L-1. 7) Applicant must demonstrate that the outdoor storage areas will be screened from view from all directions.

## 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. In the application letter, the applicant notes that some tenants are expected to have a dumpster within their unit. Information on size and disposal of trash was not provided.

The applicant should clarify how waste will be addressed on site.

**Items to be Addressed:** *Provide clarification on how waste will be managed on site.*

## RECOMMENDATIONS


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

1. Planning Commission to determine the most appropriate similar or related use to assign parking requirements

Prior to the Planning Commission taking action on the preliminary site plan, the applicant shall submit an application for a Special Land Use permit to address the planned storage of recreational vehicles on site.

We recommend the applicant address the following items before the Planning Commission takes action on the preliminary site plan:

1. *Label areas of the site which are not planned for storage with the areas intended use.*
2. *Provide a circulation map with turning templates to demonstrate that trucks and fire apparatus can navigate the site.*
3. *Provide the total unpaved open area of the site.*
4. *Label the groundcover of the retention/detention area as to be sodded or seeded.*
5. *Provide the total lineal feet of the retention/detention area.*
6. *Provide the total lineal frontage along Hydraulic Dr.*
7. *Provide the total lineal frontage along Parsons Rd.*
8. *Include existing trees on Sheet L-1.*
9. *Demonstrate that the outdoor storage areas will be screened from view from all directions.*
10. *Provide clarification on how waste will be managed on site.*

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**CARLISLE/WORTMAN ASSOC., INC.**  
**Paul Montagno, AICP**  
**Principal**

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**CARLISLE/WORTMAN ASSOC., INC.**  
**Grayson Moore**  
**Community Planner**

#PC-2025-05

cc: Joannathan Hohenstein, Township Zoning Administrator  
Carol Makushik, Township Deputy Zoning Administrator  
Adam Jacqmain, Township Engineer





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ASSOCIATES, INC.

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**TO:** Howell Township Planning Commission

**FROM:** Paul Montagno, AICP, Principal Planner

**DATE:** April 15, 2025

**RE:** Proposed Zoning Ordinance Amendments to Regulate Accessory Dwelling Units

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Please find attached the revised draft Zoning Ordinance Amendments to regulate Accessory Dwelling Units (ADUs). Text amendments have been modified per the Planning Commission's requests made at their regularly scheduled March 25, 2025 meeting. The proposed text amendment now include ADUs as a permitted principal special use with conditions in the Agricultural-Residential (AR) District and the Single Family Residential (SFR) District.

Please note the following modifications to the proposed amendment:

- ADU's are permitted as principal special use with conditions in the Agricultural-Residential (AR) District and the Single Family Residential (SFR) District.
- Review authority has been changed from administrative to the Planning Commission.

We recognize that the Planning Commission has expressed a desire to have approval authority over ADUs by making them a Special Land Use. However, as you will note, because of the existing structure of the Zoning Ordinance, Special land uses are considered principle uses. An ADU is, by name and through the standards that have been drafted, clearly an accessory use. In the Zoning Ordinance there are two types of accessory uses; Permitted Accessory Uses and Permitted Accessory Uses with Conditions. Both of which are reviewed administratively.

If an accessory use needs specific safeguards to ensure that it is not detrimental to the character of the district and not a nuisance to the neighbors, we recommend making the use a Permitted Accessory Use with Conditions and creating conditions that would be applicable to all such uses to provide those safeguards. This is essentially what the Planning Commission has done over the past number of months in creating the list of ten conditions in the attached draft Ordinance text amendment. These conditions have been discussed many times by the Planning Commission. Conditions have been designed to provide those safeguards for the potential harm that might result from the construction and use of an ADU as identified by the Planning Commission. If the

Planning Commission wants to make this a special use, we suggest considering what additional concerns might be availed by going through the Special Use permitting process that have not already been addressed by the conditions that have been developed in the draft amendment.

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 accept the proposed ordinance as presented, accept the proposed ordinance with modifications made by the Planning Commission, or recommend denial.

Sincerely,



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**CARLISLE/WORTMAN ASSOC., INC.**  
**Paul Montagno, AICP**  
**Principal**

**SECTION 1 MOVE SECTION 4.06 DIMENSIONAL REGULATIONS TO SECTION 4.07**  
**DIMENSIONAL REGULATIONS**

**~~SECTION 4.06 DIMENSIONAL REGULATIONS.~~**

**SECTION 4.07 DIMENSIONAL REGULATIONS.**

- A. Lot area. A non-farm single family residential parcel or lot shall have a minimum of one (1) acre in area, provided the parcel or lot contains a developable area or areas adequate to locate and space all buildings and structures proposed and required to be constructed on it.
- B. Lot width. Minimum of 150 feet at the building setback line.
- C. Lot coverage. Maximum of twenty (20) percent.
- D. First floor area. The minimum first floor area of a one (1) story dwelling is 900 square feet, and for a two (2) story dwelling is 600 square feet and minimum total of 900 square feet for both stories.
- E. Yard and setback requirements.
  - 1) Front Yard. Minimum of fifty (50) feet from the road right-of-way line or as specified in Section 26.05, whichever is greater.
  - 2) Side Yard. Minimum of twenty (20) feet for each side yard.
  - 3) Rear Yard. Minimum of fifty (50) feet.
- F. Height limitations. Maximum of 2.5 stories or forty-five (45) feet, except on all non-agricultural parcels, accessory buildings and structures shall not exceed twenty-five (25) feet.

**SECTION 2 REPLACE SECTION 4.06 WITH PERMITTED ACCESSORY SPECIAL**  
**USES WITH CONDITIONS AND ADD ATTACHED ACCESSORY DWELLING UNITS**

**SECTION 4.06 PERMITTED ACCESSORY SPECIAL USES WITH CONDITIONS.**

- A. Interior or Attached Accessory Dwelling Units subject to requirements listed in Section 16.23 Accessory Dwelling Units.

**SECTION 3 MOVE SECTION 6.06 DIMENSIONAL REGULATIONS TO SECTION 6.07  
DIMENSIONAL REGULATIONS**

**~~SECTION 6.06 DIMENSIONAL REGULATIONS.~~**

**SECTION 6.07 DIMENSIONAL REGULATIONS.**

- A. Lot area. Minimum of 10,000 square feet with public sewer
- B. Lot area. A minimum of one (1) acre with on-site water supply and waste water disposal providing public sanitary sewer or public water supply systems are not available to the lot or parcel.
- C. Lot width. Minimum of 120 feet for a one (1) acre or more parcel and a minimum of 70 feet for a 10,000 square feet to less than (1) acre parcel.
- D. Lot coverage. Maximum of 30%.
- E. Gross Floor Area. Minimum for:
  - 1) One (1) story dwellings: 900 square feet.
  - 2) Two (2) story dwellings: 600 square feet on the first floor and at least 900 square feet for both stories.
- F. Yard and setback requirements.
  - 1) Front yard. Minimum of thirty (30) feet from the road right-of-way line, or as specified in Section 26.05, whichever is greater.
  - 2) Side yard. Minimum of ten (10) feet for each side yard, but a minimum total of twenty (20) feet for both side yards.
  - 3) Rear yard. Minimum of forty (40) feet.
- G. Height limitations. Maximum of two and one-half (2 1/2) stories or 35 feet, except that detached accessory structures shall not exceed twenty (20) feet.

**SECTION 4 REPLACE SECTION 6.06 WITH PERMITTED ACCESSORY SPECIAL  
USES WITH CONDITIONS AND ADD ATTACHED ACCESSORY DWELLING UNITS**

**SECTION 6.06 PERMITTED ACCESSORY SPECIAL USES WITH CONDITIONS.**

- A. Interior or Attached Accessory Dwelling Units subject to requirements listed in Section 16.23 Accessory Dwelling Units

**SECTION 5 ADD SECTION 16.23 ACCESSORY DWELLING UNITS TO ARTICLE XVI  
SPECIAL USES**

Accessory Dwelling units shall serve as a supplemental, smaller dwelling unit developed within an existing single-family home such as a basement, attic, or attached addition.

- A. The ADU and single-family dwelling together shall be in a direct family relationship to the principal dwelling.
- B. An ADU must be located within the appropriate setback lines of the corresponding zoning district.
- C. The floor area of an ADU shall be no more than 1,000 square feet
- D. An ADU shall adhere to the lot coverage requirements of the corresponding zoning district.
- E. ADUs are permitted to have an additional entrance point or to share a common entrance point with the principal building.
- F. The ADU shall be designed so that the appearance of the building will remain that of a single-family dwelling. The ADU shall not distract from the appearance of the lot as a place of one (1) residence and shall be aesthetically compatible in appearance with other single-family dwellings in the immediate area based on architectural design and exterior materials.
- G. Upon the construction of an ADU, there shall be a combined off-street parking for a minimum of four (4) automobiles for the parcel. An ADU shall not be permitted to have a separate driveway.
- H. Leasing or renting an ADU is not permitted.
- I. The Principal Dwelling Unit and the ADU must share common water, septic, and electric facilities, in compliance with state and county codes.
- J. The applicant shall submit the following information for review in lieu of requirements listed Article XX, Site Plan Review Procedures:
  - 1) A plot plan showing the location of the proposed accessory dwelling unit, lot identification (address and property number), size of lot, dimension of lot lines, existing improvements on the lot, location of structures on adjacent lots, abutting streets, driveways, and parking areas.

- 2) Sufficient architectural drawings or clear photographs to show the exterior building alterations proposed.
- 3) Interior floor plans showing the floor area of the proposed accessory dwelling unit and the primary dwelling.
- 4) A mechanism or legal instrument that memorializes that the ADU cannot be rented must be recorded within the chain of title for the property and reviewed by the Township Attorney prior to approval of the permit.

## **SECTION 6 UPDATE TABLE OF CONTENTS TO REFLECT SECTION CHANGES**

### **ARTICLE IV. AGRICULTURAL-RESIDENTIAL DISTRICT**

#### **Section 4.01 Purpose**

#### **Section 4.02 Permitted Principal Uses**

#### **Section 4.03 Permitted Principal Special Uses with Conditions**

#### **Section 4.04 Permitted Accessory Uses**

#### **Section 4.05 Permitted Accessory Uses with Conditions**

#### **~~Section 4.06 Dimensional Regulations~~**

#### **Section 4.06 Permitted Accessory Special Uses with Conditions**

#### **Section 4.07 Dimensional Regulations**

### **ARTICLE VI. SFR SINGLE FAMILY RESIDENTIAL DISTRICT**

#### **Section 6.01 Purpose**

#### **Section 6.02 Permitted Principal Uses**

#### **Section 6.03 Permitted Principal Special Uses with Conditions**

#### **Section 6.04 Permitted Accessory Uses**

#### **Section 6.05 Permitted Accessory Uses with Conditions**

#### **~~Section 6.06 Dimensional Regulations~~**

#### **Section 6.06 Permitted Accessory Special Uses with Conditions**

#### **Section 6.07 Dimensional Regulations**

### **ARTICLE XVI. SPECIAL USES**



<b>Section 16.01</b>	<b>Purpose</b>
<b>Section 16.02</b>	<b>Authority to Grant Permits</b>
<b>Section 16.03</b>	<b>Application and Fee</b>
<b>Section 16.04</b>	<b>Data, Exhibits and Information Required in Applications</b>
<b>Section 16.05</b>	<b>Public Hearing</b>
<b>Section 16.06</b>	<b>Required Standards and Findings for Making Determinations</b>
<b>Section 16.07</b>	<b>Site Plan Review</b>
<b>Section 16.08</b>	<b>Junk Yards</b>
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<b>Section 16.10</b>	<b>Temporary Locations of Mobile Homes</b>
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<b>Section 16.19</b>	<b>Onsite Solar Energy Systems and Solar Energy Farms</b>
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<b>Section 16.21</b>	<b>Tow Yards</b>
<b>Section 16.22</b>	<b>Open Air Businesses</b>
<b>Section 16.23</b>	<b>Accessory Dwelling Units</b>