

**Notice of an Electronically Conducted
Regular Meeting of the Charter Township of Union
Planning Commission**

Notice is hereby given that the Charter Township of Union Planning Commission will conduct a regular meeting electronically on Tuesday, July 20, 2021 at 7:00 p.m., consistent with the emergency declarations and direction from state and county health officials to slow the spread of the COVID-19 virus and the Open Meetings Act (Public Act 267 of 1976, as amended)."

There will be no in-person attendance in the Township Hall Board Room (2010 S. Lincoln Rd., Mt. Pleasant, MI 48858), although some Planning Commission members and Township staff may choose to participate from this location.

All interested persons may attend and participate. The public may participate in the meeting by computer and smart phone using the following link to the electronic meeting location: <https://us02web.zoom.us/j/89751444718> (Meeting ID: "897 5144 4718" Passcode "038923"). The moderator will open public access to the electronic meeting space at 6:55 p.m.

To participate via telephone conference call, please call (312) 626-6799. Enter "897 5144 4718" and the "#" sign at the "Meeting ID" prompt. Lastly, re-enter the "#" sign again at the "Participant ID" prompt to join the meeting.

The meeting agenda, packet of materials relating to the meeting, and instructions for connecting to the meeting electronically are available on the Township's website under "Minutes and Board Packets" at <http://www.uniontownshipmi.com/>.

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Planning Commission, please use the "Raise Your Hand" button at the bottom center of the screen. To raise your hand for telephone dial-in participants, press "star" and then the number "nine" (*9). The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

If there are a large number of participants, the Chair may choose to call on individuals by name or telephone number. Please speak clearly and provide your name and address before making your comments. Please note that the meeting moderator will control the muting and unmuting of participants during public comment.

Written comments to the Planning Commission may also be delivered to the drop box at the Township Hall. Comments received prior to 3:00 p.m. on the day of the meeting will be read aloud to the Planning Commission.

Persons with disabilities needing assistance to participate should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance may contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

**Instructions to Participate in an Electronically Conducted
Regular Meeting of the Charter Township of Union
Planning Commission**

The Charter Township of Union Planning Commission will conduct a regular meeting electronically on Tuesday, July 20, 2021 at 7:00 p.m., consistent with the emergency declarations and direction from state and county health officials to slow the spread of the COVID-19 virus and the Open Meetings Act (Public Act 267 of 1976, as amended).

All interested persons may attend and participate. The public may participate in the meeting by computer and smart phone using the following link to the electronic meeting location:
<https://us02web.zoom.us/j/89751444718> (Meeting ID: “897 5144 4718” Passcode “038923”).

To participate via telephone conference call, please call (312) 626-6799. Enter “897 5144 4718” and the “#” sign at the “Meeting ID” prompt. Lastly, re-enter the “#” sign again at the “Participant ID” prompt to join the meeting.

The moderator will open public access to the electronic meeting space at 6:55 p.m.

Raise Your Hand for Citizen Participation During the Public Comment Periods

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Planning Commission, please **click on the “Raise Your Hand” icon** near the bottom of your screen.



Click “Lower Hand” to lower it if needed. The host will be notified that you have raised your hand. The Mute/Unmute function will be controlled by the meeting moderator.

To raise your hand for telephone dial-in participants, press “star” and then the number “nine” (*9).

The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

Do I need to download the Zoom app to access the meeting? No. Use of the Zoom app is recommended, but you will have options to “download & run Zoom” or “join from your browser” when you click on the link to join the meeting.

Can I Use Bluetooth Headset? Yes, if the Bluetooth device is compatible with the computer or mobile device that you are using.

Do I have to have a webcam to join on Zoom? While you are not required to have a webcam to join a Zoom Meeting, you will not be able to transmit video of yourself. You will continue to be able to listen and speak during public comment and view the webcam video of other participants.

Leaving the Meeting: Click the “Leave Meeting” link at the bottom right corner of the screen at any time to leave the meeting.



Planning Commission
Regular Electronic Meeting. Instructions for access will be posted and available on website
(uniontownshipmi.com) home page
July 20, 2021
7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES

-June 15, 2021

6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Cody updates from Board of Trustees
 - B. Buckley updates from ZBA
 - C. Darin updates from Sidewalk and Pathways
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. **Zoning Ordinance Amendment – Punch List items**
 - a. **Introduction by staff**
 - b. **Commission review and discussion of the draft set of amendments**
 - c. **Action (set a public hearing date; or postpone action with a request for additional revisions)**
9. OTHER BUSINESS
 - A. **PSUP21-02 Krist Filling Station – Special Use Permit Application**
 - a. Updates from staff and applicant
 - b. Deliberation
 - c. Action (recommend approval, denial, or approval with conditions to the Board of Trustees; or postpone action)
 - B. **PSPR21-15 Krist Filling Station – Preliminary Site Plan Application**

- a. Updates from staff and the applicant
- b. Deliberation
- c. Action (approval, denial, or approval with conditions; or postpone action)

10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue

11. FINAL BOARD COMMENT

12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular - Electronic Meeting Minutes

A regular-electric meeting of the Charter Township of Union Planning Commission was held on June 15, 2021, as a virtual meeting through the Zoom meeting platform.

Meeting was called to order at 7:02 p.m.

Roll Call

Present:

Albrecht (location: Union Township, Isabella County, Mt. Pleasant, MI)
Buckley (location: Union Township, Isabella County, Mt. Pleasant, MI)
Darin (location: Union Township, Isabella County, Mt. Pleasant, MI)
Fuller (location: Union Township, Isabella County, Mt. Pleasant, MI)
Lapp (location: Union Township, Isabella County, Mt. Pleasant, MI)
Shingles (location: Isabella County, Mt. Pleasant, MI)
Squatrito (location: Isabella County, Mt. Pleasant, MI)
Trustee Thering (location: Union Township, Isabella County, Mt. Pleasant, MI)

Excused:

LaBelle

Others Present

Rodney Nanney, Community and Economic Development Director; Peter Gallinat, Zoning Administrator, Tera Green, Administrative Assistant

Approval of Agenda

Lapp moved **Fuller** supported to approve the agenda as presented. Vote: Ayes: 8 Nays: 0. Motion Carried

Approval of Minutes

Darin moved **Albrecht** supported the approval of the May 18, 2021, regular meeting as presented. **Vote: Ayes: 8 Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Welcomed Board of Trustee James Thering to the Planning Commission
- B. ZBA updates by Buckley – Due to lack of agenda items, the meeting in June was cancelled; there will be no meeting in July
- C. Sidewalks and Pathway Prioritization updates by Darin
- D. Accept Lisa Cody's resignation from the Planning Commission with a vote of thanks

Shingles moved **Darin** supported to accept Lisa Cody's resignation from the Planning Commission and to thank her for her service. **Vote: Ayes: 8 Nays: 0. Motion Carried**

Public Comment

Open 7:15 p.m.

No comments were offered.
Closed 7:16 p.m.

New Business

A. PSUP21-01 New Isabella County Jail and Sheriff's Office – Special Use Permit Application

- a. Introduction
- b. Public Hearing
- c. Updates from staff and applicant
- d. Commission deliberation and action (recommend approval, denial, approval with conditions to the Board of Trustees; or postpone action)

Introduction by Nanney, Community and Economic Development Director, of the PSUP 21-01 Special Use Permit Application for the new Isabella County Jail and Sheriff's Office approximately 44.58 acres of land (parcel numbers 14-024-10-001-02 & -003-00) on the south side of E. Remus Rd. in the northwest quarter of Section 24 and in the R2-A (One- and Two-Family) zoning district.

Public Hearing

Open: 7:20 p.m.

Mark Smith, 3515 Riverbank Trail, Board President of Renaissance Public School Academy, is surprised on the speed in which the Jail and Sheriff's Office is coming before us. The subject matter of a jail and Sheriff's station is unusual and is asking the Commission to table the item until input is gathered and the County and Sheriff's department can answer community questions.

Shelly Smith, 3515 Riverbank Trail, representing Discovery Museum Board, is surprised with the speed in which this is happening. Shelly is concerned on how it will affect their family-oriented business, community support, and the increased traffic.

Lisa Phelps, Executive Director of the Mt. Pleasant Discovery Museum, would like to know what is involved, how this is good for our community and our campus in general, with elementary school, children museum and the Rec Center? What makes this a good idea for our community. Lisa asks that the item be tabled.

One written comment was received via email from neighboring property owners George and Sherry Sponseller, which stated that *"we have no objection to the special use request for the Isabella County Jail."*

Closed: 7:28 p.m.

The applicants, Project Architect, Darrel DeHaan and Sheriff Main gave plan details and answered commissioner questions.

Fuller moved **Buckley** supported to recommend to the Township Board of Trustees to approve the PSUP 21-01 special use permit application from Isabella County for the new

Isabella County Jail and Sheriff's Office on approximately 44.58 acres of land (parcel numbers 14-024-10-001-02 & -003-00) on the south side of E. Remus Rd. in the northwest quarter of Section 24 and in the R2-A (One- and Two-Family) zoning district, finding that it can comply with Section 14.3.J. (Standards for Special Use Approval), subject to the following conditions:

1. A final site plan is approved for the new Isabella County Jail and Sheriff's Office.
2. Township Public Services Department approval of municipal water and municipal sanitary sewer service extensions to the site.
3. Completion of the roadway paving as proposed on the plan, and additional width, surface, and turnaround area improvements along the remaining length of E. Remus Rd. to US-127.

Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, Lapp, Shingles, Squatrito, and Thering Nays: 0. Motion carried.

B. PSPR 21-12 County Jail – Sheriff's Office – Preliminary Site Plan Application

- a. Introduction
- b. Updates from staff and applicant
- c. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Introduction by Nanney of the PSPR 21-12 preliminary site plan from Isabella County for the Isabella County Jail and Sheriff's Office approximately 44.58 acres of land (parcel numbers 14-024-10-001-02 & -003-00) on the south side of E. Remus Rd. in the northwest quarter of Section 24 and in the R2-A (One- and Two-Family) zoning district. The applicants, Project Architect, Darrel DeHaan and Sheriff Main were available to answered questions from the commissioner.

Buckley moved **Lapp** supported to approve the preliminary site plan from Isabella County for the new Isabella County Jail and Sheriff's Office on approximately 44.58 acres of land (parcel numbers 14-024-10-001-02 & 003-00) on the south side of E. Remus Rd. in the northwest quarter of Section 24 and in the R2A (One – and Two-Family) zoning district, finding that the May 11, 2021 site plan can comply with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), subject to the following conditions:

1. Preliminary site plan approval is contingent upon Board of Trustees final approval of the PSUP 21-01 special use permit for this project.
2. Provide all items of required information on the final site plan per Section 14.2.P.
3. Revise the off-street parking, screening, exterior lighting, and sidewalk details on the final site plan as necessary for compliance with Township ordinance requirements.

Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, Lapp, Shingles, Squatrito, and Thering Nays: 0. Motion carried.

C. PSUP21-02 Krist Filling Station (Gas Station) – Special Use Permit Application

- a. Introduction
- b. Public hearing

- c. Updates from staff and applicant
- d. Commission deliberation and action (recommend approval, denial, approval with conditions to the Board of Trustees; or postpone action)

Introduction by Nanney, of the PSUP 21-02 special use permit application for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road in the northeast quarter of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district.

Public Hearing

Open: 8:47 p.m.

Joe Foltz, 2094 S. Isabella, has no objection to the sale but, requests that the company include a sound barrier or fence along the southside of the property.

Rick Anderson, property owner on the west side of proposed location, wants to know if the Zoning Commission projected the area to be a filling station or office buildings. Mr. Anderson also sent in written correspondence expressing concerns of another gas station.

Rodney Nanney, Community & Economic Director, relayed a phone conversation from the owner of Burger King, on the southeast corner of Isabella and Pickard, that expressed concern of generated traffic from a filling station on that property.

Closed: 8:54 p.m.

The applicant, Craig Richardson, gave plan details and were available for questions from the commissioners. The following is a summary of comments and concerns noted by commissioners during deliberations:

1. Traffic concerns due to the nature of the existing businesses and the traffic patterns at that particular site, there is concern about accessibility into and out of a filling station in a manner that does not create unnecessary congestion or works against the flow of traffic and potential pedestrian foot traffic crossing those intersections at that location.
2. This project is doing what they can to mitigate traffic conflicts, including consolidating six existing driveways down to two, and also moving the new Pickard Rd. driveway all the way to the west side of the lot well away from the intersection.
3. Each type of business that could go in at that location is going to generate traffic issues, with fueling stations being at the higher end of the spectrum. Other potential businesses would be at the lower end of the spectrum, based on the type of customer and merchandise sold.
4. Concern about the conformance of the proposed use with our master plan. It is important to consider what we envisioned in the Master Plan for this space. Although the B-7 zoning district does allow for this type of business as a special use, the proposed use at this location is inconsistent with our master planning vision for the location.
5. There is a concern about the number of gas stations on Pickard and the potential unfair competition.

6. There does not appear to be a demonstrated need for an additional filling station within a township that has, unless there is evidence presented otherwise, has sufficient number of existing and approved filling stations at a time when some experts say that we've already reached peak gasoline consumption.

Buckley moved **Lapp** supported to postpone action on the PSUP 21-02 special use permit application for the new Krist Oil Filling Station on the southwest corner of E. Pickard Road and S. Isabella Road until July 20, 2021.

Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, LaBelle, Shingles, Squatrito, and Thering Nays: 0. Motion carried.

D. PSPR21-15 Krist Filling Station (Gas Station) – Preliminary Site Plan Application

- a. Introduction
- b. Updates from staff and applicant
- c. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Buckley moved **Shingles** supported postpone action on the PSPR 21-15 preliminary site plan for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road until July 20, 2021, for the following reason:

1. Awaiting a final recommendation from the Planning Commission on the Special Use permit application.

Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, LaBelle, Shingles, Squatrito, and Thering Nays: 0. Motion carried.

E. PSPR21-13 5048-5082 E. Pickard Rd. Dollar General Retail Store – Combined Preliminary and Final Site Plan Application

- a. Introduction
- b. Updates from staff and the applicant
- c. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Introduction by Nanney, of PSPR 21-13 Dollar General Retail Store combined preliminary – final site plan review application on parcel numbers 14-146-00-003-00 & -005-00, located on approximately 1.574 acres on the south side of E. Pickard Rd. (M-20) east of S. Isabella Rd. in the northwest quarter of Section 13 and in the B-7 (Retail and Service Highway Business) zoning district. Mr. Nanney reported that the EDA Board, which oversees the East DDA District where this development is located, had discussed the proposal for a land donation, and that a consensus showed no interest to own or maintain this land. Applicants, Scott Jozwiak and Scott Knowlton, were available for commissioner questions.

Buckley moved **Fuller** supported to approve only the PSPR 21-13 preliminary site plan for a new Dollar General retail store on parcel numbers 14-146-00-003-00 & -005-00, located on approximately 1.574 acres on the south side of E. Pickard Rd. (M-20) east of S. Isabella Rd. in

the northwest quarter of Section 13 and in the B-7 (Retail and Service Highway Business) zoning district, finding that the May 21, 2021 site plan can comply with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval), subject to the following conditions:

1. Provide all items of application, site plan, and outside agency approval documentation required per Section 14.2. as part of the revised final site plan submittal.
2. Revise the sidewalk, parking, building, screening, exterior lighting, and landscaping details on the site plan as necessary for compliance with Township ordinance requirements.
3. Township Public Services Department approval of the revised final site plan.
4. Submittal of an updated final site plan for Planning Commission review and approval.
5. Removal of the offer to donate remaining parcel to the Township as it pertains to access management.

F. PSPR21-14 Summerhill Village Mobile Home Park – New Clubhouse and Parking Lot Improvements – Preliminary Site Plan Application

- a. Introduction
- b. Updates from staff and the applicant
- c. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Lapp moved **Albrecht** supported to postpone action on the PSPR 21-14 preliminary site plan from The Four-Leaf Companies for the Summerhill Village Mobile Home Park – New Clubhouse and Parking Lot Improvements located at 5280 S. Mission Road until July 20, 2021, for the following reason:

1. Applicant not in attendance.

Other Business

N/A

Extended Public Comments

Open – 10:21 p.m.

No comments were offered.

Closed – 10:24 p.m.

Final Board Comment

No final comments were offered.

Adjournment – Chairman Squattrito adjourned the meeting at 10:25 p.m.

APPROVED BY:

(Recorded by Tera Green)

Doug LaBelle – Secretary
Stan Shingles – Vice Secretary

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2024
2-Chair	Phil	Squatrito	2/15/2023
3-Vice Chair	Ryan	Buckley	2/15/2022
4-Secretary	Doug	LaBelle II	2/15/2022
5 - Vice Secretary	Stan	Shingles	2/15/2024
6	Tera	Albrecht	2/15/2024
7	Mike	Darin	2/15/2022
8	Alex	Fuller	2/15/2023
9	Jessica	Lapp	2/15/2023
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1- PC Rep	Ryan	Buckley	2/15/2022
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 - Secretary	vacant seat		12/31/2021
5 - Vice Secretary	Judy	Lannen	12/31/2022
Alt. #1	Brandon	LaBelle	12/31/2022
Alt. #2	vacant seat		2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2022
2	Sarvjit	Chowdhary	12/31/2022
3	Bryan	Neyer	12/31/2022
Alt #1	Randy	Golden	12/31/2022
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2021
2	Richard	Jakubiec	12/31/2021
3	Andy	Theisen	12/31/2021
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2022
2	John	Dinse	12/31/2021
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2021



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Bryan	Mielke	11/2024
2	Thomas	Kequom	4/14/2023
3	James	Zalud	4/14/2023
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2023
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2023
9	Jeff	Sweet	2/13/2025
10	vacant seat		2/13/2021
11	David	Coyne	3/26/2022
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2022
2	vacant seat		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Robert	Sommerville	12/31/2022
Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)			
#	F Name	L Name	Expiration Date
1 - BOT Representative	Kimberly	Rice	11/20/2024
2 - PC Representative	Mike	Darin	8/15/2022
3 - Township Resident	Jeff	Siler	8/15/2021
4 - Township Resident	Jeremy	MacDonald	10/17/2022
5 - Member at large	Phil	Hertzler	8/15/2021
Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - City of Mt. Pleasant	John	Zang	12/31/2023
2 - City of Mt. Pleasant	Judith	Wagley	12/31/2022
1 -Union Township	Stan	Shingles	12/31/2023
2 - Union Township	Allison	Chiodini	12/31/2022
1- Mt. Pleasant Schools	Lisa	Diaz	12/31/2021

7-6-21

Dear Planning Commission,

we would like to express our opinion towards the commercial fueling station proposed for the corner of Isabella & Peckard.

We feel we have enough gas stations along Peckard Street. 5 total & 3 of which are commercial fueling all ready.

A different location in town would be fine. Peckard street is saturated.

Sincerely,

Kathy Hendershot (989) 854-2254
Dill Skinabery

2057 Second
Mt. Pleasant, MI

P.S. Also the proposed corner would be dangerous. Large trucks coming in & out of that corner so close to the light will cause accidents & traffic back-ups! Burger King has a hard time let alone big trucks.

ZONING ORDINANCE AMENDMENT REPORT

TO:	Planning Commission	DATE:	July 12, 2021
FROM:	Rodney C. Nanney, AICP	Community and Economic Development Director	
PROJECT:	Proposed Zoning Ordinance text amendments		
ACTION REQUESTED:	To review the proposed set of text amendments to the Zoning Ordinance No. 20-06, and to schedule a public hearing date.		

Background Information

Following a Planning Commission public hearing and recommendation for approval on July 21, 2020, the new Zoning Ordinance No. 20-06 was adopted by the Board of Trustees on September 9, 2020 and went into effect on September 21, 2020. The Community and Economic Development Department immediately took steps to update application forms and Township website information, to update application review procedures, and to inform the development community about the new Ordinance. In December, the Board of Trustees took action to adopt a new fee schedule for development reviews and permit applications.

During the adoption process, our project consultant noted that with any comprehensive Zoning Ordinance update project, it is expected that some details may be identified for correction as the new ordinance is implemented. Over the past ten months, staff has compiled a list of corrections and issues that need to be addressed through text amendments, which have been incorporated into a proposed amendatory ordinance.

Summary of Proposed Amendments

With a few exceptions or additions as noted below, the scope of proposed Zoning Ordinance text amendments included in the attached draft amendatory ordinance document reflects the “punch list” of issues and corrections noted in our earlier 4/12/2021 report that was reviewed by the Planning Commission in April. Many of the changes are proposed to correct regulatory conflicts or typographical errors, or to insert provisions that were inadvertently left out of the original document. For example, although there are numerous edits to the land use table and lists of allowable uses in the various zoning districts, many of these changes were found to be needed to resolve inconsistencies and duplication (such as the duplication of provisions for offices and pharmacies) and to add missing land uses where needed (such as day care centers, hospitals, and outdoor seating areas). In addition, the table of allowable land uses in Section 3.4 was reorganized somewhat to separate out “Rural and Agricultural Uses” and to make it easier to find information about a specific land use within the table.

Additional background information is provided below to highlight some of the more substantive proposed changes to the Zoning Ordinance:

Reducing the Number of Uses Subject to Special Use Permit Approval.

The proposed amendments to Section 3 (Zoning Districts) include elimination of the special use permit requirement for a number of specific uses in various zoning districts, including multiple family dwellings (5-units or more), indoor gun and archery ranges, cemeteries, conservation areas, funeral homes, indoor gun and archery ranges, contractor's yards, and warehousing in the I-1 District.

Home Occupations.

The proposed set of amendments includes revisions to Section 6.19 to streamline the approval process for "home occupations," which are low intensity in character and have little to no impact on neighboring land uses. The proposed change would remove the requirement for a public hearing and Planning Commission approval of a home occupation and replace it with an administrative zoning permit requirement. The more intensive "home-based limited businesses" would still require Planning Commission action.

Food Trucks

Provisions have been inserted to specifically allow for administrative permit approval of a food truck as a temporary use in certain zoning districts, and to provide for development of a permanent "food truck court" facility (with parking, bathrooms, outdoor seating, and other amenities) where multiple food trucks can be located subject to site plan approval.

Employment Center Uses in the Business Districts.

This is an additional item not included in the 4/12/2021 list. The Township has limited land area currently planned and zoned for research, laboratory, and industrial development. On the other hand, the Township is significantly "over-zoned" with regards to retail, office, restaurant, and other commercial development potential in the Business Districts (B-4, B-5 & B-7). There are vacant and underutilized parcels in the Business Districts that could be suitable for development of employment center activities like warehousing and distribution, research and development facilities, and light manufacturing. With that in mind, Section 3 is proposed to be updated to allow for these activities as special land uses in the B-5 & B-7 zoning districts, and a proposed new Section 6.22 is included with standards designed to protect the character of the districts while allowing for more efficient use and development of land for economic development purposes.

Medical Marihuana Caregiver

In response to a 2020 decision by the Michigan Supreme Court that confirmed the authority of local governments to regulate medical marijuana caregivers as an allowable land use in the Zoning Ordinance, the proposed amendments include provisions for a medical marihuana caregiver to be allowed in the AG (Agricultural) zoning district, subject to a home occupation permit and specific standards compatible with the Michigan Medical Marihuana Act.

Minimum Required Front Yard Setback in the Business and Industrial Districts.

The proposed changes to Section 4 (Schedule of Regulations) would substantially reduce the large front yard setbacks required in some of the Business and Industrial zoning districts (B-4, B-5, B-7, I-1, I-2 & OS) to establish a consistent standard across similar districts. Corresponding adjustments to maximum building height, lot coverage requirements, and the side and rear setback standards are intended to allow for more efficient use of land and more prominent placement of buildings on a lot.

Building Form and Composition

This is also an additional item not included in the 4/12/2021 list. In response to the discussions that developed during Planning Commission reviews of The Den on Broomfield and the Dollar General site plan applications, staff has included a proposed set of basic building form and composition standards in a new Section 7.20 of the Zoning Ordinance.

The intent of this new section is to provide a mechanism for implementation of the corresponding policies of the Master Plan by providing better direction to developers of projects subject to this section.

As noted in the purpose and scope statements of this new section, these standards do not conflict with building or fire code requirements and do not include specific requirements for exterior materials or architectural design.

Minimum Parking Requirements by Use

Over the past ten months, staff and developers have run into challenges with the minimum parking standards for various uses in Sections 9.2(D) – (I). Although the Township’s consultant was directed to update the previous standards that were considered to be excessive, in some cases the new standards actually required more parking spaces than the former 1991 ordinance. In addition, the references in the current Section 9.2 do not correspond consistently with the lists of land uses in Section 3.

To resolve these regulatory conflicts, staff has prepared a new consolidated table of minimum parking and stacking space requirements by land use that more closely matches the layout and terminology in Section 3, adjusts excessive minimum standards, and inserts standards for all allowable land uses.

Authority to Grant Special Use Permits.

To streamline the development approval process, Section 14.3 is proposed to be substantially revised to authorize the Planning Commission to have final authority to approve or deny a special use permit application. Currently these applications require final action by the Board of Trustees. This change would reduce the period of time required for approval of development projects that include activities subject to special use approval. Hearing requirements and standards for special use approval would continue to apply.

Board of Trustees Goals Addressed

Board of Trustees goals addressed from Policy 1.0: Global End, of the Board of Trustees' Policy Governance document, which can be found on the Township's website under *Departments: Manager*:

- 1. Community well-being and common good**
- 3. Safety**
- 4. Health**
- 6. Commerce**

The proposed set of amendments will help to ensure that the Township's Zoning Ordinance supports a sustainable community (1.0) and provides for fair and nondiscriminatory code enforcement (1.1.1.2). The updated provisions are intended in part to help ensure that all residents of all ages and abilities may enjoy a safe environment (1.3), have access to facilities that enable an active, healthy lifestyle (1.4), and can take pride in their community (1.1.1.3). The commerce-friendly changes proposed to the standards for the Business Districts and Industrial Districts are intended to support economic development and further encourage innovative and traditional commercial establishments to locate in the Township (1.6), while also providing for reasonable regulation of potentially undesirable businesses designed to minimize adverse impacts on neighboring properties and land uses (1.6.1).

Objective

The Planning Commission shall review the proposed set of Zoning Ordinance text amendments and determine where the proposed amendatory ordinance is ready for a public hearing.

Recommendation

If the Planning Commission is in agreement that the proposed amendatory ordinance is ready for a public hearing, then it is the recommendation of staff that a hearing date be set by motion for the regular August 17, 2021 Planning Commission meeting.

Please contact me at (989) 772-4600 ext. 232, or via email at rnanney@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Rodney C. Nanney, AICP

Community and Economic Development Director

CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN

ORDINANCE NO. _____

An ordinance to amend the Charter Township of Union Zoning Ordinance No. 20-06 by amending Sections 2 (Definitions), 3 (Zoning Districts and Maps), 4 (Schedule of Regulations), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 11 (Signs), 12 (Nonconformities), and 14 (Administrative Procedures) by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.); to provide for repeal; to provide for severability; to provide for publication; and to provide an effective date.

Proposed additions to the current text of the Zoning Ordinance are highlighted below in blue underlined text and proposed deletions are shown using ~~red strikethrough text~~.

THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, HEREBY ORDAINS:

PART ONE – Title

This Ordinance shall be known and may be referred to as the “Charter Township of Union Ordinance Number _____, Ordinance Amending the Charter Township of Union Zoning Ordinance.”

PART TWO – Amendments to Section 2.2

Section 2.2 (Definitions) is hereby amended to delete “Automobile Service Station” and “Lot Coverage, Impervious Surface” from the definitions, to replace the term “Automobile Filling Station (Gas Station)” with “Motor Vehicle Filling Station,” to amend the defined terms “Health Club, Exercise Club, and Spa” and “Lot Coverage, Building,” and to add new definitions for “Agricultural Service Establishment,” “Farm Implement Sales and Repair,” “Food Truck,” and “Food Truck Facility” as follows:

Agricultural Service Establishment. A facility for the performing of corn shelling; grain storage; hay baling and threshing; sorting, grading, and packing fruits and vegetables for the grower; farm produce milling and processing for the grower; grain cleaning; and similar animal husbandry, horticultural, and farm-support services. Includes sales of feed, fertilizer, farm implements and agricultural production materials and services.

~~**Automobile Filling Station (Gas Station):** See “**Motor Vehicle Filling Station.**” A place used for the retail sale and dispensing of fuel or lubricants together with the fixed equipment from which the fuel is dispensed directly into motor vehicles. ‘Automobile filling stations’ may also incorporate a convenience store operation as an accessory use, provided it is clearly incidental to the filling station use, but no auto repairs shall be permitted.~~

~~**Automobile Service Station:** A place where gasoline or other vehicle engine fuel, kerosene, motor oil and lubricants, and grease are sold directly to the public on the~~

~~premises for the purposes of operation of motor vehicles; including the sale of minor accessories (such as tires, batteries, brakes, shock absorbers, window glass) and the servicing of and minor repair of motor vehicles.~~

Farm Implement Sales and Repair. A building or premises used primarily for the sale, rental or servicing and repair of new and used tractors, combines, and other farm implements and agricultural equipment.

Food Truck. Any motorized or non-motorized vehicle, trailer, or similar equipment designed to be portable and not permanently attached to the ground from which food is vended, served, or offered for sale.

Food Truck Court. A permanent site for three (3) or more food trucks with established pull-in food truck and customer parking, barrier-free access, and permanent bathrooms and utility hook-up facilities.

~~Health-Club, Exercise Club or Spa:~~ A building or portion of a building designed and equipped for the conduct of sports, exercise, leisure time activities and classes, or other customary and usual recreational activities that occur in an entirely enclosed building. Such uses are operated for profit or not-for-profit and can be open only to bona fide members and guests of the organization or open to the public for a fee. Such uses may also include martial arts, dance or gymnastics studios, massage services, saunas, locker rooms, showers, or personal services.

~~Lot Coverage, Building:~~ The part or percent of a lot that is occupied by buildings and structures.

~~Lot Coverage, Impervious Surface:~~ The part or percent of a lot that is occupied by impervious surface.

Motor Vehicle Filling Station. A place used for the retail sale and dispensing of fuel or lubricants together with the fixed equipment from which the fuel is dispensed directly into motor vehicles. The term may also incorporate a convenience store operation as an accessory use, provided it is clearly incidental to the filling station use, but no auto repairs shall be permitted.

PART THREE – Amendments to Section 3.4

Section 3.4 (Permitted Uses by District) is hereby deleted and replaced in its entirety to amend the section as follows:

Key: A=Accessory Use
 P=Principal Permitted Use
 S=Special Use
 [blank]=Use Not Permitted

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Rural and Agricultural Uses														
<u>Agricultural Processing and Packaging</u>											P	P		
<u>Agricultural Service Establishments</u>	S													

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Agri-Tourism	S													Section 6.51
Auction, Permanent Agricultural	S													Section 6.45
Customary Agricultural Operations	P	P												
Farm Implement Sales and Repair	S													
Greenhouses	P											P		
Hunting Clubs or Gun Clubs, Outdoor Gun and Archery Ranges	S													Section 6.20
Kennels, Boarding	S							S	S	S	P	P		Section 6.8
Kennel, Breeding	P	S												Section 6.8
Kennel, Non-Commercial	P	S	S											Section 6.8
Nursery, Plant Material	P	S												
Private Off-Road Courses	A													Section 6.36
Roadside Farm Stands	P													
Rural and Agricultural Uses	P													
Stable, Private	P	P												
Stable, Public	S	S												
Residential Uses														
Adult Foster Care Family Home	P	P	P	P	P	P	P							
Adult Foster Care Small Group Home	S	S	S	S	S	S								
Adult Foster Care Large Group Home					S	S								
Child or Day Care, Family Home	P	P	P	P	P	P	P							
Child or Day Care, Group Home	S	S	S	S	S	S								Section 6.13
Dwellings, Multiple-Family (4-units or less)					P	P								
Dwellings, Multiple-Family (5-units or more)					P	P								Section 6.27
Dwelling, One Family or Single Family	P	P	P	P									S	Section 6.16
Dwelling, One Family on a Farm	P	P												Section 6.16
Dwellings, Two Family (Duplex)			P	P									S	
Foster Family Home	P	P	P	P	P	P								
Foster Family Group Home	S	S	S	S	S	S								
Home Based Limited Business	S	S	S	S										Section 6.19
Home Occupation	A	A	A	A										Section 6.19
Mobile Home Parks							P							Section 3.12
Second Living Quarters on a Farm	S													Section 6.37
Mobile or Modular Dwellings, not in a Mobile Home Park	P	P	P	P										Section 6.16
Lodging Uses														
Bed and Breakfast	S	S	S											Section 6.9
Boarding House	S	S	S	S	S	S								Section 6.17
Dependent Living for Seniors		P			P	P								Section 6.59
Fraternity or Sorority					S	S								
Home for the Aged	S	S	S	S	S	S								
Hospitality Facility	S	S	S	S	S	S		P	P	P				
Hotels								P	P	P				
Independent Living for Seniors					P	P								
Nursing Home					S	S		S	S	S				Section 6.29
Short-Term Rental Housing	S	S	S	S										Section 6.58
Health, Wellness, and Medical Uses														
Day Care Center, Child or Adult	A	A	A	A	A	A	A	P	P		A	A	P	Section 6.52
Hospitals								S	P	P			S	
Massage Therapist								P	P	P				P
Medical, Osteopathic, Optical or Dental Offices								P	P	P				P
Medical Marijuana Caregivers	A													Section 6.54
Pharmacy								P	P	P			A	

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Pharmacy, Optical, or other Medical Sales													A	
Personal Fitness Center								P	P	P				
Veterinary Clinic	S							P	P	P				Section 6.41
Public, Quasi-Public, and Recreational Uses														
Airports, Public or Private	S													Section 6.3
Amusement Parks								S						Section 6.4
Amusement Enterprises									P					
Bus, Train, and other Forms of Transportation Systems, Passenger Stations								P	P	P				
Business Schools, Colleges, and Private Schools Operated for Profit								P	P	P				
Campgrounds or Recreation Grounds	S													Section 6.10
Cemeteries, Public or Private, including Mausoleums	S P													Section 6.11
Conservation Areas, Public or Private	S													
Country Clubs and Golf Courses	S	S	S	S	S	S								Section 6.12
Health, Exercise Club, or Spa								P	P	P				
Indoor Commercial Recreation								P	P	P				Section 6.47
Indoor Gun and Archery Range	S							S P	S P	S P				
Miniature Golf and/or Driving Ranges	S							S						Section 6.23
Municipal Public Utility Uses, such as Water Treatment Plants and Reservoirs, Sewage Treatment Plants, including outdoor storage												P		
Private Clubs, Fraternal Organizations, and Lodge Halls								P	P	P				
Public and Institutional Buildings and Uses	S	S	S	S	S	S							S	Section 6.34
Religious Institutions	P S	P S	P	P	P	P		P	P	P			P	Section 6.34
Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly								P	P					
Trade or Industrial Schools											P	P		
Commercial and Retail Uses														
Auction, Permanent								P	P	P	P	P		Section 6.45
Automobile Wash when Completely or Partially Enclosed in a Building								P	P	S				Section 6.7
Automobile Repair Shop or Garage, if all operations are conducted in an enclosed building								P	P	S	P	P		
Beauty and Barber Shops								P	P	P				
Brewpub								P	P	P				
Convenience Store								P	P	P				
Dealership, Vehicle, Automobile Dealership and Farm Equipment Sales								S	P	S				
Distillery, Small								P	P	P				Section 6.48
<u>Food Truck, Temporary Use</u>								A	A	A	A	A	A	<u>Section 6.53</u>
<u>Food Truck Court</u>								S	S					<u>Section 6.53</u>
Financial Institutions								P	P	P			S P	
Gunsmiths	S	S	S	S				P	P	P				Section 6.19
Home Improvement Store								P	P					
Instant Oil Change Shop								P	P	P				
Medical and Dental Offices								P	P	P			P	
Microbrewery								P	P	P				
Mobile and Modular Home Sales							P			S				Section 6.25
Mortuary Establishments, Funeral Homes								S P	P	P			S P	Section 6.26

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Automobile Service Motor Vehicle Filling Station, Gas Station	S							S	S	S				Section 6.18
Office, Professional, Technical or Administrative					A	A	A	P	P	P	A	A	P	
Open Air Businesses								S	S	S				
Outdoor Seating Area								A	A	A				Section 6.47
Outdoor Temporary Retail Sales								A	A	A				Section 6.32
Personal Service Establishments								P	P	P				
Pet Grooming	P							P	P	P				
Pet Obedience School	P							P	P	P				
Pet Shop								P	P	P				
Plumbing, Heating, and Electrical Shops								P	P	P				
Restaurants, Bar, Grill, and Cocktail Lounges									P	P				
Restaurants, Carry-Out								P	P	P				
Restaurants, Standard								P	P	P				
Restaurants, With Drive-in or Drive-Through									P	P				
Retail, General								P	P	P				
Shopping Centers and Big-Box Stores								P	P					Section 6.33
Sign Painting and Servicing Shops								P	P	P				
Supermarket								P	P	P				
Tire and Battery Shops								P	P	P				
Wine Maker, Small								P	P	P				
Industrial Uses														
Automobile or Vehicle Storage											S	S		Section 6.31
Concrete or Asphalt Paving Plant												S		
Contractor's Yard											S P	P		Section 6.31
Distiller											P	P		
Distribution Center									S	S	P	P		Sections 6.22, 6.31
Donation Bins							A	A	A					
Dry Cleaning Plant, Commercial Laundry											P	P		
Industrial Uses Not Otherwise Listed													S	
Junkyards													S	Section 6.21
Landscape Contractor's Operation	S										P	P		Section 6.31
Limited Retail and Showroom Operations											A	A		Section 6.46
Lumber and Planing Mills												P		Sections 6.50, 6.31
Major Repair and Maintenance Operations											P	P		
Manufacturing, General											S	P		
Manufacturing, Light										S	P	P		Section 6.22
Motor Freight Facility											P	P		
Oil or Gas Processing Plant	S										S	P S		
Outdoor Storage, General										A	P	P		Section 6.31
Recycling Center											P	P		
Recycling Collection Station											P	P		
Research Laboratories, Prototype Design and Development									S	S	P	P		Section 6.22
Storage, Bulk											S	S		Section 6.34
Truck Stop											S	S		
Truck Terminal											P S	P		Section 6.31
Vehicle Impoundment Lot											S	S		Section 6.31
Warehousing and Wholesale Trade Establishments									S	S	S P	P		Section 6.22
Wine Maker											P	P		

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Other Uses														
Accessory Use, Building, or Structure	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 7.5
Adult Regulated Uses									P	P				Section 6.1
Auctions, Permanent	P							P	P	P	P			Section 6.45
Auction, Temporary One-Time Event	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 6.45
Biofuel Production Facility – Option A	P													Section 6.35
Biofuel Production Facility – Option B	S													Section 6.35
Biofuel Production Facility – Capacity More Than 100,000 Gallons	S													Section 6.35
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Extraction Operations	P													Section 6.28
Mixed Use Building								P	P	P				Section 6.24
Power Plant	S												S	
Racetracks	S										S	S		Section 6.36
Self-storage Facilities (Mini-Warehouse, Mini-Storage)								S	S		P	P		Section 6.38
Solar Energy Facility – Direct Use	A	A	A	A	A	A		A	A	A	A	A	A	Section 6.39
Solar Energy Facility – Primary Use	S													Section 6.39
Swimming Pools, Private	A	A	A	A	A	A	A							Section 7.5
Wind Energy Conversion System On-Site	S	S									S	S		Section 5.4
Wind Energy Conversion System, Utility Scale	S											S	S	Section 5.4
Wireless Communication Towers	S							S	S	S	P	P		Section 5.5

PART FOUR – Amendments to Sections 3.6 through 3.11 and 3.13 through 3.18

Sections 3.6 (AG, Agricultural District), 3.7 (R-1, Rural Residential District), 3.8 (R-2A, One- and Two-Family, Low-Density Residential District), 3.9 (R-2B, One- and Two-Family, Medium-Density Residential District), 3.10 (R-3A, Multiple-Family Residential District), 3.11 (R-3B, Medium-Density Multiple-Family Residential District), 3.13 (B-4, General Business District), 3.14 (B-5, Highway Business District, 3.15 (B-7, Retail and Service Highway Business District), 3.16 (I-1, Light Industrial District), 3.17 (I-2, General Industrial District, and 3.18 (OS, Office Service District are hereby deleted and replaced in their entirety to amend the sections as follows:

Section 3.6: AG, Agricultural District

STATEMENT OF PURPOSE

This district is established to achieve the following objectives:

1. Create a stable environment for agricultural production,
2. Permit services and uses that are necessary to support agriculture,
3. Allow limited low-density single-family detached non-farm development, and
4. Preserve open space, protect flood-prone areas, protect wetlands and woodlands, and preserve significant natural features.

It is not intended that this district will be served by public water and sanitary sewer utilities.

PRINCIPAL PERMITTED USES

- Adult Foster Care Family Home
- Auctions, [One-Time Temporary Event](#)
- [Biofuel Production Facility – Option A](#)
- Cemeteries, Public or Private, including Mausoleums
- Child or Day Care, Family Home
- Customary Agricultural Operations
- Dwelling, One Family or Single Family
- Dwelling, One Family on a Farm
- Essential Services
- Extraction Operations
- Foster Family Home
- Greenhouses
- Kennel, Breeding
- Kennel, Non-Commercial
- ~~Medical Marijuana Caregiver~~
- ~~Mobile or Modular Dwellings, not in a Mobile Home Park~~
- Nursery, Plant Material
- [Pet Grooming](#)
- Pet Obedience School
- Roadside Farm Stands
- ~~Rural and Agricultural Uses~~
- Stable, Private

SPECIAL USES

- Adult Foster Care Small Group Home
- Agri-Tourism
- [Agricultural Service Establishments](#)
- Airports, Public or Private
- Auction, Permanent Agricultural ~~Auction~~
- Bed and Breakfast
- [Biofuel Production Facility – Option B](#)
- [Biofuel Production Facility – Capacity More than 100,000 Gallons](#)
- Boarding House
- Campgrounds or Recreation Grounds
- Child or Day Care, Group Home
- Conservation Areas, Public or Private
- Country Clubs and Golf Courses
- [Farm Implement Sales and Repair](#)
- Foster Family Group Home
- Gunsmith
- Home-Based Limited Business
- [Home for the Aged](#)
- ~~Hospitality Facility~~
- Hunting Clubs or Gun Clubs; Outdoor Gun and Archery Range
- [Indoor Gun and Archery Range](#)
- ~~Boarding~~ Kennels, [Boarding](#)
- Landscape Contractor's Operation
- Miniature Golf and/or Driving Ranges
- [Motor Vehicle](#) Filling Station, Gas Station
- Oil or Gas Processing Plant
- Power Plant
- Public and Institutional Buildings and Uses
- Racetracks
- Religious Institutions
- Second Living Quarters on a Farm
- Short-Term Rental Housing
- Solar Energy Facility – Primary Use
- Stable, Public
- Veterinary Clinic
- Wind Energy [Conversion Systems – On-Site](#)
- [Wind Energy System – Utility Scale](#)
- Wireless Communication Towers

ACCESSORY USES

- Accessory Use, Building, or Structure
- [Day Care Center, Child or Adult](#)
- Home Occupation
- [Medical Marijuana Caregiver](#)
- Private Off-Road Courses
- Solar Energy Facility – Direct Use
- Swimming Pools, Private

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	165	Front Yard:	50
Minimum Lot Area (sq. ft.):	43,560	Side Yard (one) ^{(c)(d)} :	16.5

Draft Date: July 8, 2021

Minimum Lot Depth (ft.):	165	Side Yard (total of two):	33
Maximum Lot Depth:	(a)	Rear Yard:	50
Minimum Floor Area Per Unit (sq. ft.):	800		
Maximum Building Height (ft.):	35 ^(b)		
Minimum Dwelling Width (ft.):	30 Section 6.16		
Maximum Lot Coverage	40%		
Municipal Sewer Required:	No		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Special Use Permits Section 2.2-14.3	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Building Residential Design Standards Requirements Section 6.16	Parking Section 9
Nonconformities Section 12		

Section 3.7: R-1, Rural Residential District

STATEMENT OF PURPOSE

This district is intended to address conditions in those portions of the Township where agriculture is acceptable, but where it is reasonable to allow limited low density single-family detached non-farm development. The standards in this district are intended to assure that permitted uses peacefully coexist, while preserving the rural-like features and character of the Township. It is not intended that this district will be served by public water and sanitary sewer utilities.

PRINCIPAL PERMITTED USES

- Adult Foster Care Family Home
- Child or Day Care, Family Home
- Customary Agricultural Operations
- Dependent Living for Seniors
- Dwelling, One Family or Single Family
- Dwelling, One Family on a Farm
- Essential Services
- Foster Family Home
- [Stable, Private](#)

SPECIAL USES

- Adult Foster Care Small Group Home
- Bed and Breakfast
- Boarding House
- Child or Day Care, Group Home
- Country Clubs and Golf Courses
- Gunsmith
- [Foster Family Group Home](#)
- Home-Based Limited Business
- Kennel, ~~Breeding~~ [Breeding](#)
- Kennel, Non-Commercial
- [Nursery, Plant Material](#)
- Public and Institutional Buildings and Uses
- Religious Institutions
- Short-Term Rental Housing
- [Stable, Public](#)
- Wind Energy [Conversion Systems – On-Site](#)

ACCESSORY USES

- Accessory Use, Building, or Structure
- [Day Care Center, Child or Adult](#)
- Home Occupation
- Solar Energy Facility – Direct Use
- Swimming Pools, Private

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	150	Front Yard:	50
Minimum Lot Area (sq. ft.):	43,560	Side Yard (one) ^{(c)(d)} :	15
Minimum Lot Depth (ft.):	N/A	Side Yard (total of two):	30
Maximum Lot Depth:	N/A	Rear Yard:	50
Minimum Floor Area Per Unit (sq. ft.):	1,000		
Maximum Building Height (ft.):	35 ^(b)		
Minimum Dwelling Width (ft.):	30 Section 6.16		
Maximum Lot Coverage	40%		
Municipal Sewer Required:	No		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Special Use Permits Section 2.2 14.3	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Building Residential Design Standards Requirements Section 6.16	Parking Section 9
Nonconformities Section 12		

Section 3.8: R-2A, One- and Two-Family, Low-Density Residential District

STATEMENT OF PURPOSE

The intent of this district is to provide areas in the Township for the development and continued use of single family detached and duplex dwellings within safe, stable neighborhoods. It is further intended that this district permit a limited range of residentially related uses, while prohibiting multiple family, commercial, and industrial uses that would interfere with the quality of residential life. It is intended that this district will be served by public water and sanitary sewer utilities.

PRINCIPAL PERMITTED USES

- Adult Foster Care Family Home
- Child or Day Care, Family Home
- Dwelling, One Family or Single Family
- Dwellings, Two Family (Duplex)
- Essential Services
- Foster Family Home
- ~~Mobile or Modular Dwellings, not in a Mobile Home Park~~
- Religious Institutions

SPECIAL USES

- Adult Foster Care Small Group Home
- Bed and Breakfast
- Boarding House
- Child or Day Care, Group Home
- Country Clubs and Golf Courses
- Foster Family Group Home
- Gunsmith
- Home-Based Limited Business
- Kennel, Non-Commercial
- Public and Institutional Buildings and Uses
- Short-Term Rental Housing

ACCESSORY USES

- Accessory Use, Building, or Structure
- [Day Care Center, Child or Adult](#)
- Home Occupation
- Solar Energy Facility – Direct Use
- [Swimming Pools, Private](#)

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards	One Family	Two Family	Minimum Setbacks (ft.)	
Minimum Lot Width (ft.) ^(e) :	100	120	Front Yard ^(g) :	35
Minimum Lot Area (sq. ft.) ^(e) :	14,000	17,000	Side Yard (one) ^(c) :	10
Minimum Dwelling Unit Width (ft.):	30 Section 6.16	30	Side Yard (total of two):	20
Minimum Floor Area Per Unit (sq. ft.):	600	750	Rear Yard:	35
Maximum Building Height (ft.):	35	35		
Maximum Lot Coverage	40%	40%		
Municipal Sewer Required:	No	No		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Special Use Permits Section 2-2 14.3	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Building Residential Design Standards Requirements Section 6.16	Parking Section 9
Nonconformities Section 12		

Section 3.9: R-2B, One- and Two-Family, Medium-Density Residential District

STATEMENT OF PURPOSE

The intent of this district is to provide areas in the Township for the development and continued use of single family detached and duplex dwellings within safe, stable neighborhoods, while permitting smaller lots than are allowed in the One- and Two-Family, Low-Density Residential District. It is further intended that this district permit a limited range of residentially related uses, while prohibiting multiple family, commercial, and industrial uses that would interfere with the quality of residential life. It is intended that this district will be served by public water and sanitary sewer utilities.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Adult Foster Care Family Home • Child or Day Care, Family Home • Dwelling, One Family or Single Family • Dwellings, Two Family (Duplex) • Essential Services • Foster Family Home • Mobile or Modular Dwellings, not in a Mobile Home Park • Religious Institutions 	<ul style="list-style-type: none"> • Adult Foster Care Small Group Home • Boarding House • Child or Day Care, Group Home • Country Clubs and Golf Courses • Foster Family Group Home • Gunsmith • Home-Based Limited Business • Public and Institutional Buildings and Uses • Short-Term Rental Housing
	ACCESSORY USES
	<ul style="list-style-type: none"> • Accessory Use, Building, or Structure • Day Care Center, Child or Adult • Home Occupation • Solar Energy Facility – Direct Use • Swimming Pool, Private

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards	One Family	Two Family	Minimum Setbacks (ft.)
Minimum Lot Width (ft.):	70	90	Front Yard ^(g) : 30
Minimum Lot Area (sq. ft.):	8,400	10,800	Side Yard (one) ^(c) : 6
Minimum Dwelling Unit Width (ft.):	30 Section 6.16	30	Side Yard (total of two): 12
Minimum Floor Area Per Unit (sq. ft.):	500	650	Rear Yard: 35
Maximum Building Height (ft.):	35	35	
Maximum Lot Coverage	40%	49%	
Municipal Sewer Required:	Yes	Yes	

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Special Use Permits Section 2.2-14.3	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Building Residential Design Standards Requirements Section 6.16	Parking Section 9
Nonconformities Section 12		

Section 3.10: R-3A, Multiple-Family Residential District

STATEMENT OF PURPOSE

The intent of this district is to address the varied housing needs of Township residents by providing locations for development of multiple-family housing, such as apartments and condominiums, at a higher density than permitted in single family districts. Multiple family housing should be provided with necessary services and utilities, including public water and sanitary sewer utilities, usable outdoor recreation space, and well-designed internal road and pedestrian networks.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Adult Foster Care Family Home • Child or Day Care, Family Home • Dependent Living for Seniors • Dwellings, Multiple-Family (4-units or less) • Dwellings, Multiple-Family (5-units or more) • Essential Services • Foster Family Home • Independent Living for Seniors • Religious Institutions 	<ul style="list-style-type: none"> • Adult Foster Care Large Group Home • Adult Foster Care Small Group Home • Boarding House • Child or Day Care, Group Home • Country Clubs and Golf Courses • Foster Family Group Home • Fraternity, or Sorority, or Similar Organization • Home for the Aged • Hospitality Facility • Nursing Home • Public and Institutional Buildings and Uses
	ACCESSORY USES
	<ul style="list-style-type: none"> • Accessory Use, Building, or Structure • Day Care Center, Child or Adult • Office, On-Site Administrative • Solar Energy Facility – Direct Use • Swimming Pool, Private

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

DIMENSION REGULATIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	N/A	Front Yard(g) :	35
Minimum Lot Area (sq. ft.):	(f)	Side Yard(one)(c) :	30
		Side Yard (total of two):	60
Minimum Floor Area Per Unit (sq. ft.):	500	Rear Yard:	25
Maximum Building Height (ft.)(h) :	35		
Maximum Lot Coverage	40%		
Municipal Sewer Required:	Yes		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Special Use Permits Section 2.2 14.3	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11		Parking Section 9
Nonconformities Section 12		

Section 3.11: R-3B, Medium-Density Multiple-Family Residential District

STATEMENT OF PURPOSE

The intent of this district is to address the varied housing needs of Township residents by providing locations for development of multiple-family housing, such as apartments and condominiums, at a higher density than permitted in single family districts, but at a lower density than permitted in the R-3A District. Multiple family housing should be provided with necessary services and utilities, including public water and sanitary sewer utilities, usable outdoor recreation space, and well-designed internal road and pedestrian networks.

PRINCIPAL PERMITTED USES

- Adult Foster Care Family Home
- Child or Day Care, Family Home
- Dependent Living for Seniors
- Dwellings, Multiple-Family (4-units or less)
- Dwellings, Multiple-Family (5-units or more)
- Essential Services
- Foster Family Home
- Independent Living for Seniors
- Religious Institutions

SPECIAL USES

- Adult Foster Care Small Group Home
- Adult Foster Care Large Group Home
- Boarding House
- Child or Day Care, Group Home
- Country Clubs and Golf Courses
- Foster Family Group Home
- Fraternity, ~~or~~ Sorority, ~~or~~ Similar Organization
- [Home for the Aged](#)
- [Hospitality Facility](#)
- Nursing Home
- Public and Institutional Buildings and Uses

ACCESSORY USES

- Accessory Use, Building, or Structure
- [Day Care Center, Child or Adult](#)
- [Office, On-Site Administrative](#)
- Solar Energy Facility – Direct Use
- [Swimming Pool, Private](#)

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	N/A	Front Yard ^(g) :	35
Minimum Lot Area (sq. ft.):	^(f)	Side Yard (one) ^(c) :	30
		Side Yard (total of two):	60
Minimum Floor Area Per Unit (sq. ft.):	500	Rear Yard:	25
Maximum Building Height (ft.) ^(h) :	35		
Maximum Lot Coverage	40%		
Municipal Sewer Required:	Yes		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions-Special Use Permits Section 2.2-14.3	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11		Parking Section 9
Nonconformities Section 12		

Section 3.13: B-4, General Business District

STATEMENT OF PURPOSE

The intent of this district is to provide for commercial development that offers a broad range of goods and services to meet the convenience and comparison shopping needs of Township residents. Because of the variety of business types permitted in the B-4 District, special attention must be focused on site layout, building design, vehicular and pedestrian circulation, and coordination of site features between adjoining uses. General Business developments should be compatible in design with adjacent commercial development and buffered from or located away from residential areas.

PRINCIPAL PERMITTED USES

- Auction, Permanent ~~Auction~~
- Automobile Wash when Completely or Partially Enclosed in a Building
- Automobile repair shop or garage if all operations are conducted in an enclosed building
- Beauty and Barber Shops
- Brewpub
- Bus, Train, and other Forms of Transportation Systems, Passenger Stations
- Business Schools, Colleges, and Private Schools Operated for Profit
- Convenience Store
- [Day Care Center, Child or Adult](#)
- Distillery, Small
- Essential Services
- Financial Institutions
- [Food Truck Court](#)
- Gunsmith
- Health, Exercise Club, or Spa
- Home Improvement Store
- [Hospitality Facility](#)
- Hotels
- Indoor Commercial Recreation
- Indoor Gun and Archery Ranges
- Instant Oil Change Shop
- [Massage Therapist](#)
- Medical, [Osteopathic, Optical](#) or Dental Offices
- Microbrewery
- Mixed Use Buildings
- Mortuary Establishments, Funeral Homes
- Office, Professional, [Technical or Administrative](#)
- Personal Fitness Center
- Personal Service Establishments
- Pet Grooming
- Pet Obedience School
- Pet Shop
- Pharmacy
- Private Clubs, Fraternal Organizations, and Lodge Halls
- Religious Institutions
- Restaurants, Carry-Out
- Restaurants, Standard
- ~~General Retail Business, General~~
- Shopping Centers and Big-Box Stores
- Supermarket
- Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly
- Tire and Battery Shops
- Veterinary Clinic
- Wine Maker, Small

SPECIAL USES

- Amusement Parks
- Dealership, Vehicle, Automobile Dealership and Farm Equipment Sales
- [Hospital](#)
- ~~Boarding~~ Kennels, [Boarding](#)
- Miniature Golf and/or Driving Ranges
- ~~Automobile/Motor Vehicle~~ Filling Station, Gas Station
- Nursing Home
- Open Air Businesses
- [Plumbing, Heating, and Electrical Shops](#)
- Self-storage Facilities (Mini-Warehouse, Mini-Storage)
- [Sign Painting and Servicing Shops](#)
- Wireless Communication Towers

ACCESSORY USES

- [Accessory Use, Building or Structure](#)
- Donation Bins
- [Food Truck, Temporary Use](#)
- [Outdoor Seating Area](#)
- Outdoor Temporary Retail Sales
- Solar Energy Facility – Director Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	80	Front Yard ⁽¹⁾ :	20-50
Minimum Lot Area (sq. ft.):	12,000	Side Yard ⁽¹⁾ :	10-20
Maximum Lot Coverage:	50%-30%	Rear Yard ⁽¹⁾ :	20-25

Draft Date: July 8, 2021

Minimum Floor Area Per Unit (sq. ft.):	--	
Maximum Building Height (ft.):	35	

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Section 2-2 14.2	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

Section 3.14: B-5, Highway Business District

STATEMENT OF PURPOSE

The intent of this district is to provide areas along major roads and highways for commercial development that caters to the traveling public. Whether freestanding or in a planned shopping center, businesses should be designed to achieve a harmonious design along the corridor, with coordinated access, parking, sidewalks, landscaping and screening.

PRINCIPAL PERMITTED USES

- Adult Regulated Uses
- Amusement Enterprises
- Auction, Permanent ~~Auction~~
- Automobile Wash when Completely or Partially Enclosed in a Building
- Automobile repair shop or garage, if all operations are conducted in an enclosed building
- Beauty and Barber Shops
- Brewpub
- Bus, Train, and other Forms of Transportation Systems, Passenger Stations
- Business Schools, Colleges, and Private Schools Operated for Profit
- Convenience Store
- [Day Care Center, Child or Adult](#)
- Dealership, Vehicle, Automobile Dealership, and Farm Equipment Sales
- Distillery, Small
- Essential Services
- Financial Institutions
- [Food Truck Court](#)
- Gunsmith
- Health, Exercise Club, or Spa
- Home Improvement Store
- [Hospital](#)
- [Hospitality Facility](#)
- Hotels
- Indoor Commercial Recreation
- Indoor Gun and Archery Ranges
- Instant Oil Change Shop
- [Massage Therapist](#)
- Medical, [Osteopathic, Optical](#) or Dental Offices
- Microbrewery
- Mixed Use Buildings
- Mortuary Establishments, Funeral Homes
- Office, Professional, [Technical or Administrative](#)
- Personal Fitness Center
- Personal Service Establishments
- Pet Grooming
- Pet Obedience School
- Pet Shop
- Pharmacy
- Plumbing, Heating, and Electrical Shops
- Private Clubs, Fraternal Organizations, and Lodge Halls
- Religious Institutions
- [Restaurants, Bar, Grill, and Cocktail/Lounges](#)
- Restaurants, Carry-Out
- Restaurants, Standard
- Restaurants, [With Drive-in or Drive-Through](#)
- ~~General~~ Retail ~~Business~~, [General](#)
- Shopping Centers and Big-Box Stores
- Sign Painting and Servicing Shops
- Supermarket
- Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly
- Tire and Battery Shops
- Veterinary Clinic
- Wine Maker, Small

SPECIAL USES

- [Distribution Center](#)
- ~~Boarding~~ Kennels, [Boarding](#)
- ~~Automobile~~ [Motor Vehicle](#) Filling Station, Gas Station
- Nursing Home
- Open Air Businesses
- [Research Laboratories, Prototype Design and Development](#)
- Self-storage Facilities (Mini-Warehouse, Mini-Storage)
- [Warehousing and Wholesale Trade Establishments](#)
- Wireless Communication Towers

ACCESSORY USES

- [Accessory Use, Building or Structure](#)
- Donation Bins
- [Food Truck, Temporary Use](#)
- [Outdoor Seating Area](#)
- Outdoor Temporary Retail Sales
- Solar Energy Facility – Direct Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	100	Front Yard ^(#) :	20-50
Minimum Lot Area (sq. ft.):	16,000	Side Yard ^(#) :	10-20
Maximum Lot Coverage:	50% -30%	Rear Yard ^(#) :	20-25
Minimum Floor Area Per Unit (sq. ft.):	--		
Maximum Building Height (ft.):	45 -35		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Site Plan Review Section 2.2-14.2	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

Section 3.15: B-7, Retail and Service Highway Business District

STATEMENT OF PURPOSE

The intent of this district is to promote the high quality commercial and office development in the vicinity of M-20 and Pickard Road. Requirements and incentives are provided to promote vehicular and pedestrian safety, control traffic congestion, and improve the visual appearance of the district through proper landscaping, buffering and screening.

PRINCIPAL PERMITTED USES

- Adult Regulated Uses
- Auction, Permanent ~~Auction~~
- Beauty and Barber Shops
- Brewpub
- Bus, Train, and other Forms of Transportation Systems, Passenger Stations
- Business Schools, Colleges, and Private Schools Operated for Profit
- [Convenience Store](#)
- Distillery, Small
- Essential Services
- Financial Institutions
- Gunsmith
- Health, Exercise Club, or Spa
- [Hospital](#)
- [Hospitality Facility](#)
- Hotels
- [Indoor Commercial Recreation](#)
- Indoor Gun and Archery Ranges
- Instant Oil Change Shop
- [Massage Therapist](#)
- Medical, [Osteopathic, Optical](#) or Dental Offices
- Microbrewery
- Mixed Use Buildings
- Mortuary Establishments, Funeral Homes
- Office, Professional, [Technical or Administrative](#)
- Personal Fitness Center
- Personal Service Establishments
- Pet Grooming
- Pet Obedience School
- Pet Shop
- Pharmacy
- [Plumbing, Heating, and Electrical Shops](#)
- Private Clubs, Fraternal Organizations, and Lodge Halls
- Religious Institutions
- [Restaurants, Bar, Grill, and Cocktail/Lounges](#)
- Restaurants, Carry-Out
- Restaurants, Standard
- Restaurants, With Drive-Through
- ~~General-Retail-Business, General~~
- [Sign Painting and Servicing Shops](#)
- Supermarket
- Tire and Battery Shops
- Veterinary Clinic
- Wine Maker, Small

SPECIAL USES

- Automobile Wash when Completely or Partially Enclosed in a Building
- Automobile repair shop or garage if all operations are conducted in an enclosed building
- Dealership, Vehicle, Automobile Dealership, and Farm Equipment Sales
- [Distribution Center](#)
- ~~Boarding-Kennels, Boarding~~
- [Manufacturing, Light](#)
- Mobile and Modular Home Sales
- ~~Automobile-Motor Vehicle~~ Filling Station, Gas Station
- Nursing Home
- Open Air Businesses
- [Research Laboratories, Prototype Design and Development](#)
- [Warehousing and Wholesale Trade Establishments](#)
- Wireless Communication Towers

ACCESSORY USES

- [Accessory Use, Building or Structure](#)
- Donation Bins
- [Food Truck, Temporary Use](#)
- [Outdoor Seating Area](#)
- [Outdoor Storage, General](#)
- Outdoor Temporary Retail Sales
- Solar Energy Facility – Direct Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.) ⁽¹⁾ :	130	Front Yard:	20 -15
Minimum Lot Area (sq. ft.):	20,000	Side Yard ⁽²⁾ :	10
Maximum Lot Coverage ⁽³⁾ :	50% -30%	Rear Yard ⁽²⁾ :	20 -10
Minimum Floor Area Per Unit (sq. ft.):	--		
Maximum Building Height (ft.):	45 -35		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS		
Definitions Site Plan Review Section 2.2 14.2	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

Section 3.16: I-1, Light Industrial District

STATEMENT OF PURPOSE

It is the intent of this district to provide sufficient land area in appropriate locations to meet the Township's expected needs for light industrial, wholesale, and warehousing activities. It is intended that the external physical effects from such operations be confined to the I-1 District, to avoid detrimental impact on adjoining lands. Industrial uses that are prone to fire, explosions, toxic hazards, offensive noise, vibrations, smoke, odors, or other nuisances are prohibited.

This district is intended for manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. It is not intended for the processing of raw material for shipment in bulk form to be used in an industrial operation in another location.

Light Industrial Districts should be thoughtfully planned to separate industrial activities from less intensive land uses, make efficient use of the land, and conserve property values.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Agricultural Processing and Packaging • Auctions, Permanent • Automobile repair shop or garage if all operations are conducted in an enclosed building • Contractor's Yard • Distiller • Distribution Center • Dry Cleaning Plant, Commercial Laundry • Essential Services • Boarding Kennels, Boarding • Landscape Contractor's Operation • Major Repair and Maintenance Operations • Manufacturing, Light • Motor Freight Facility • Outdoor Storage, General • Recycling Center • Recycling Collection Station • Research Laboratories, Prototype Design and Development • Self-storage Facilities (Mini-Warehouse, Mini-Storage) • Trade or Industrial Schools • Truck Terminal • Warehousing and Wholesale Trade Establishments • Wine Maker • Wireless Communication Towers 	<ul style="list-style-type: none"> • Automobile or Vehicle Storage • Manufacturing, General • Oil or Gas Processing Plant • Racetracks • Storage, Bulk • Truck Stop • Vehicle Impoundment Lot • Wind Energy Conversion Systems – On-Site
	ACCESSORY USES
	<ul style="list-style-type: none"> • Accessory Use, Building or Structure • Day Care Center, Child or Adult • Food Truck, Temporary Use • Limited Retail and Showroom Operations • Office, Professional, Technical or Administrative • Solar Energy Facility – Direct Use
<p><i>The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.</i></p>	

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	100	Front Yard ^(l) :	25 75
Minimum Lot Area (sq. ft.):	43,560	Side Yard ^(k) :	20 30
Maximum Lot Coverage:	60% 40%	Rear Yard ^(k) :	30 50
Minimum Floor Area Per Unit (sq. ft.):	--		
Maximum Building Height (ft.):	60 35		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Section 2-2 14.2	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

Section 3.17, I-2, General Industrial District

STATEMENT OF PURPOSE

It is the intent of this district to provide sufficient land area in appropriate locations to meet the Township's expected needs for all types of manufacturing, wholesale, and warehousing activities. It is intended that the external physical effects from such operations be confined to the I-2 District, to avoid detrimental impact on adjoining lands. It is the intent of this district to promote manufacturing that is free from danger of fire, explosions, toxic hazards, offensive noise, vibrations, smoke, odors, or other nuisances.

This district is intended for manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products. It is not intended for the processing of raw material for shipment in bulk form to be used in an industrial operation in another location.

General Industrial Districts should be thoughtfully planned to separate industrial activities from less intensive land uses, make efficient use of the land, and conserve property values.

PRINCIPAL PERMITTED USES

- [Agricultural Processing and Packaging](#)
- Auctions, [Permanent](#)
- Automobile repair shop or garage if all operations are conducted in an enclosed building
- Contractor's Yard
- Distiller
- Distribution Center
- Dry Cleaning Plant, Commercial Laundry
- Essential Services
- Greenhouses
- ~~Boarding~~ Kennels, [Boarding](#)
- Landscape Contractor's Operation
- Lumber and Planning Mills
- Major Repair and Maintenance Operations
- Manufacturing, General
- Manufacturing, Light
- Motor Freight Facility
- Municipal Public Utility Uses, such as Water Treatment Plants and Reservoirs, Sewage Treatment Plants, including outdoor storage
- [Outdoor Storage, General](#)
- Recycling Centers
- Recycling Collection Stations
- Research Laboratories, Prototype Design and Development
- Self-storage Facilities (Mini-Warehouse, Mini-Storage)
- ~~Storage, Bulk~~
- Trade or Industrial Schools
- Truck Terminal
- Warehousing and Wholesale Trade Establishments
- Wine Maker
- Wireless Communication Towers

SPECIAL USES

- Automobile or Vehicle Storage
- Concrete or Asphalt Paving Plant
- Industrial Uses Not Otherwise Listed
- Junkyards
- Oil or Gas Processing Plant
- Power Plant
- [Racetracks](#)
- Truck Stop
- Vehicle Impoundment Lot
- [Wind Energy Conversion Systems – On-Site](#)
- [Wind Energy Conversion System – Utility-Scale](#)

ACCESSORY USES

- [Accessory Use, Building or Structure](#)
- [Day Care Center, Child or Adult](#)
- [Food Truck, Temporary Use](#)
- Limited Retail and Showroom Operations
- [Office, Professional, Technical or Administrative](#)
- Solar Energy Facility – Direct Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	100	Front Yard ^(l) :	25 75
Minimum Lot Area (sq. ft.):	50,000	Side Yard ^(k) :	20
Maximum Lot Coverage:	60%	Rear Yard ^(k) :	30 50
Minimum Floor Area Per Unit (sq. ft.):	--		
Maximum Building Height (ft.):	60 35		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Site Plan Review Section 2-2 14.2	General Provisions Section 7	Environmental Performance Standards Section 8
---	--	---

Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

Section 3.18: OS, Office Service District

STATEMENT OF PURPOSE

The intent of this district is to provide locations in the Township to accommodate offices and business services, particularly where such uses can serve as transitional uses between residential uses and thoroughfares or commercial districts. It is intended that buildings and sites in the Office Service District be designed to be compatible with adjoining residential neighborhood.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Day Care Center, Child or Adult • Essential Services • Financial Institutions • Massage Therapist • Medical, Osteopathic, Optical or Dental Offices • Mortuary Establishments, Funeral Homes • Office, Professional, Technical or Administrative 	<ul style="list-style-type: none"> • Dwelling, One Family or Single Family • Dwellings, Two Family (Duplex) • Hospital • Public and Institutional Buildings and Uses • Religious Institutions
	ACCESSORY USES
	<ul style="list-style-type: none"> • Accessory Use, Building or Structure • Food Truck, Temporary Use • Pharmacy, Optical, or other Medical Sales • Solar Energy Facility – Direct Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS		
Lot Standards		Minimum Setbacks (ft.)
Minimum Lot Width (ft.):	90	Front Yard ^(m) : 20 30
Minimum Lot Area (sq. ft.):	15,000	Side Yard ^(l) : 10 20
Maximum Lot Coverage:	50% 30%	Rear Yard ^(l) : 20 50
Minimum Floor Area Per Unit (sq. ft.):	--	
Building Height (ft.):	35	

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Site Plan Review Section 2.2 14.2	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

PART FIVE – Amendments to Section 4.2

Section 4.2 (Schedule of Regulations) is hereby deleted and replaced in its entirety to amend Part A (Agricultural and Residential Districts) of the section to eliminate regulatory conflicts within the Ordinance by deleting the “Minimum Building Width (ft.)” column in its entirety; and to amend Part B (Commercial and Industrial Districts) of the section to revise the minimum setbacks, maximum building height, and maximum lot coverage standards as follows:

Part B – Commercial and Industrial Districts

Zoning District	Minimum Lot Dimensions		Minimum Setback Requirements			Maximum Building Height (ft.)	Maximum Lot Coverage by All Buildings
	Area (sq. ft.)	Width (ft.)	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)		
B-4	12,000	80	20-50 ^(h)	10-20 ⁽ⁱ⁾	20-25 ⁽ⁱ⁾	35	50%-30%
B-5	16,000	100	20-50 ^(h)	10-20 ⁽ⁱ⁾	20-25 ⁽ⁱ⁾	45-35	50%-30%
B-7	20,000	130 ^(l)	20-15	10 ^(l)	20-10 ^(l)	45-35	50%-30%
I-1	43,560	100	25-75 ⁽ⁱ⁾	20-30 ^(k)	30-50 ^(k)	60-35	60%-40%
I-2	50,000	100	25-75 ⁽ⁱ⁾	20 ^(k)	30-50 ^(k)	60-35	60%-N/A
OS	15,000	90	20-30 ^(m)	10-20 ⁽ⁱ⁾	20-50 ⁽ⁱ⁾	35	50%-30%
PUD	See Section 3.19.						

PART SIX – Amendments to Section 4.3

Section 4.3 (Footnotes to Schedule of Regulations) is hereby deleted and replaced in its entirety to amend footnotes “d.,” “i.,” “j.,” and “k.” as follows:

- d. For one-family dwellings, no side yard shall be less than ~~ten (10) percent of the required lot width the minimum required by this Section.~~ For all others uses, no side yard shall be less than ~~thirty (30)-twenty (20)~~ feet.
- i. Off-street parking shall be permitted to occupy a portion of the required front yard, subject to compliance with Section 10 (Landscaping and Screening) standards and provided that there shall be maintained a minimum ~~landscape~~ setback of ~~ten (10)-20.0~~ feet between the nearest point of the off-street parking and the nearest road right-of-way line ~~as indicated on the Master Thoroughfare Plan.~~
- j. An additional 20.0 feet of ~~forty (40) foot~~ side and rear year setback shall be provided when abutting the AG (Agricultural) District, any residential zoning district, or an existing agricultural or residential use.
- k. An additional 30.0 feet of ~~sixty (60) foot~~ side and rear year setback shall be provided when abutting the AG (Agricultural) District, any residential district, or an existing agricultural or residential use.

PART SEVEN – Amendments to Section 6.18

Section 6.18 (Filling Stations for the Sale of Gasoline, Oil, Propane, and Vehicle Accessories) is hereby deleted and replaced in its entirety to amend the Section as follows:

Section 6.18 Filling Stations for the Sale of Gasoline, Oil, Propane, and Vehicle Accessories

- A. **Access.** Curb cuts for access to a filling station shall be located no closer than twenty-five (25) feet to a street intersection (measured from the road right-of-way) ~~or from an adjacent residential district.~~ In the interest of traffic safety, the Planning Commission may limit the number of curb cuts.
- B. **Minimum Lot Size.** The minimum lot size for filling stations is fifteen thousand (15,000) square feet, unless the filling station is intended solely for the sale of gasoline, oil, and minor accessories (no facilities for repair or servicing), in which case the minimum lot size shall be as specified for the district in which the filling station is located.
- C. **Setbacks.** Buildings, structures, driveways, parking facilities, loading areas, and fueling stations shall be set back a minimum ~~distance~~ of fifty (50) feet from any residential zoning district, and from the lot boundary of any lot occupied by an existing residential use ~~residentially zoned property and a minimum of one hundred (100) feet from any existing residential dwellings located on adjacent property.~~
- ~~E. **Parking.** Driveways and off-street parking shall comply with the regulations in Section 9, except that driveways and parking shall be located a minimum of fifty (50) feet from adjacent property lines and a minimum of two hundred (200) feet from any existing residential dwelling located on adjacent property.~~
- ~~F. **D. Lighting.** Exterior lighting shall comply with Section 8.2, Except that the maximum light level under the pump island canopy structure is twenty (20) foot candles.~~
- E. **Additional Limitation.** Any filling station allowed in the AG (Agricultural) District shall be strictly limited to servicing farm equipment.

PART EIGHT – Amendments to Section 6.19

Section 6.19 (Home Occupations and Home-Based Businesses) is hereby deleted and replaced in its entirety to retitle the section as “Home Occupations and Home-Based Limited Businesses), to correct the term “home-based business(es)” to “home-based limited business(es)” through the Section, to amend subsection “A.” (Approval and Permit Requirements) of the section to allow for administrative zoning permit approval of home occupations, and to add a new subsection “F.” entitled “Additional Requirements for a Medical Marijuana Caregiver Home Occupation,” as follows:

Section 6.19 Home Occupations and Home-Based Limited Businesses

- A. **Approval and Permit Requirements.**
 - 1. ~~Planning Commission Approval of a Home-Based Limited Business.~~ Home ~~occupations and home-based~~ limited businesses, as defined in Section 2.2, are subject to ~~Planning Commission Special Use Permit approval in accordance with the requirements of this Section and Section 14.3 of this Ordinance.~~ Property owners within three hundred (300) feet of the site on which the home occupation is proposed shall be notified by mail of the Planning Commission meeting at which the proposal will be considered.
 - 2. ~~Zoning Permit Approval of a Home Occupation.~~ Upon approval by the ~~Planning Commission, and payment of fees, a permit for a home~~ Home ~~occupations, as defined in Section 2.2, or home-based business may be issued are subject to an administrative Zoning Permit approval by the Zoning Administrator in accordance with the requirements of this Section and Section 14.1 of this Ordinance.~~ An approved zoning permit ~~is initially shall remain~~ valid until the home occupation activity is discontinued, provided for one (1) year. ~~Thereafter, it may be renewed every three (3) years if the Zoning Administrator finds that~~

the home occupation ~~or home-based business is~~ remains in compliance with this Section and Ordinance, and any ~~the~~ conditions of permit approval.

3. **Other Permits.** The holder of the permit shall be responsible to carry adequate insurance and apply for any other licenses or permits as may be required by any other local, state or federal agency.
4. **Transferability of Permit.** A permit is not transferable to another location.
5. **Expansion.** Any expansion of a home occupation or home-based limited business shall require a new permit.
6. **Revocation of Permit.** Failure to comply with the requirements in this ~~section~~ Section or Ordinance, or with ~~the any~~ conditions of permit approval, shall be grounds for revocation of the permit in accordance with the applicable provisions of this Ordinance.
7. **Compliance with Zoning District Requirements.** The dwelling unit and home occupation or home-based limited business shall comply with all applicable zoning district requirements.

C. **General Requirements.**

9. Medical Marihuana Caregiver Home Occupation. The cultivation of medical marihuana by a primary care giver as defined and in compliance with the Michigan Medical Marihuana Act, being MCL §333.26421, et. seq. and associated state rules and regulations shall be allowed as a home occupation in the AG (Agricultural) zoning district, subject to the applicable requirements of this Section 6.19 and the additional requirements of Section 6.54 (Medical Marihuana Caregivers). A medical marihuana caregiver shall be prohibited as a home-based limited business.

PART NINE – Add a new Section 6.22

Section 6 (Standards Applicable to Specific Land Uses) is hereby amended to add a new Section 6.22 entitled “Industrial Uses in the Business Districts” as follows:

Section 6.22 Employment Center Uses in the Business Districts

The following additional standards and limitations shall apply to certain employment center uses in the Business Districts where this Section is referenced under “Use Standards” in Section 3.4:

- A. **Size and Location.** The size and location of a distribution center, light manufacturing facility, research laboratory, warehousing facility or other land use allowed in a Business District subject to this Section shall be designed to minimize disruption of the predominant commercial business function of the zoning district.
- B. **Commercial Frontage.** The Planning Commission may require reservation of adequate land area at the front of the lot for existing or planned retail, restaurant, office, and similar commercial business uses and development.
- C. **Additional Screening.** The Planning Commission may require additional screening where determined necessary to provide adequate land use buffering for an adjacent AG (Agricultural) District, any adjacent residential district, or an existing agricultural or residential use on an adjacent lot.

PART TEN – Amendments to Section 6.31

Section 6.31 (Outdoor Storage, General) is hereby deleted and replaced in its entirety to amend subsection A. (Enclosure) of the section and to add a new subsection “F.” entitled “Accessory Use Standards” as follows:

- A. **Enclosure.** All outdoor storage shall be secured within a ~~enclosed by a solid wood or vinyl fence or a wall, which shall be no less than six (6) feet or more than ten (10) feet in height. The fence or wall shall comply with~~ that conforms to Section 7.6 (Fences and Walls), and shall be screened per Section 10 (Landscaping and Screening) requirements. Materials stored on the site shall not exceed the height of the fence or wall.

F. Accessory Use Standards. Where outdoor storage, general is allowed in a Business District as an accessory use, the following additional standards shall apply:

1. Outdoor storage, general shall only be allowed accessory to a distribution center, light manufacturing facility, research laboratory or warehousing facility as allowed in the zoning district, and shall be incidental and subordinate to the principal use on the site.
2. The enclosure shall be located outside of all required setback areas and shall be fully screened from road rights-of-way and adjacent land uses per Section 10.2.E.

PART ELEVEN – Amendments to Section 6.34

Section 6.34 (Public and Institutional Buildings and Uses) is hereby amended to delete subsections 6.34.C. (Ingress and Egress) and 6.34.D. (Parking) in their entirety to eliminate conflicts with other Ordinance requirements related to vehicular access and parking, and to add a new subsection “C.” entitled “Additional Setback” as follows:

- C. Additional Setbacks. An additional 20.0 feet of side and rear yard setback shall be provided when abutting the AG (Agricultural) District, any residential district, or an existing agricultural or residential use. This additional setback area shall be improved with screening elements and landscaping in accordance with Section 10 (Landscaping and Screening). No driveway, parking, signs, structures, stormwater management basins, or similar improvements shall be located within these setback areas.

PART TWELVE – Amendments to Section 6.37

Section 6.37 (Second Living Quarters on a Farm) is hereby amended to add a new subsection “E.” entitled “Residential Design Requirements” as follows:

- E. Residential Design Requirements. The dwelling shall conform to Section 6.16 requirements.

PART THIRTEEN – Amendments to Section 6.38

Section 6.38 (Self Storage Warehouses) is hereby amended to delete and replace subsection 6.38.~~FE.~~ (Prohibited Storage) in its entirety with a new subsection “FE.” entitled “Recreational Vehicle Storage as an Accessory Use” as follows:

~~F. Outside Storage Prohibited.~~ ~~No storage outside of the self-storage buildings shall be permitted.~~

F. Recreational Vehicle Storage as an Accessory Use. Storage outside of the self-storage buildings in a Business District shall be prohibited, except for limited outdoor storage of recreational vehicles as defined in Section 2.2, which shall be allowed as an accessory use subject to the following limitations:

1. Outdoor storage of recreational vehicles shall be incidental in character and subordinate to the principal use on the site.
2. The outdoor storage area shall be located outside of all required setback areas, secured within a fence or a wall that conforms to Section 7.6 (Fences and Walls), and fully screened from road rights-of-way and adjacent land uses per Section 10.2.E.

PART FOURTEEN – Amendments to Section 6.45

Section 6.45 (Auctions) is hereby amended to delete subsection 6.45.A. (Approval Required) in its entirety to eliminate a regulatory conflict within the Ordinance, and to re-number the remaining subsections accordingly.

PART FIFTEEN – Amendments to Section 6.47

Section 6.47 (Indoor Commercial Recreation Uses) is hereby deleted and replaced in its entirety with a new Section 6.47 entitled “Outdoor Seating Area” to remove an outdated regulation inadvertently carried over from the previous Zoning Ordinance No. 1991-5, and to insert provisions allowing for establishment of outdoor seating areas assessor to restaurant and food service establishments, as follows:

~~Section 6.47 – Indoor Commercial Recreation Uses~~

~~Indoor commercial recreation uses shall be setback a minimum distance of one hundred (100) feet from any residentially zoned property.~~

Section 6.47 – Outdoor Seating Area

Outdoor seating areas shall be subject to the following:

1. Outdoor seating shall be accessory to a principal restaurant or food service use on the same lot.
2. Establishment or alteration of an outdoor seating area accessory to an existing restaurant or food service use shall only be subject to minor site plan approval per Section 14.2.
3. Outdoor seating shall be prohibited within any setback area required by this Ordinance.
4. The outdoor seating shall be included in the required off-street parking calculation for the principal use per Section 9.2 standards.
5. The outdoor seating area shall be kept clean, litter-free, and with a well-kept appearance within and immediately adjacent to the area of the tables and chairs. Additional outdoor waste receptacles may be required.
6. Signs shall not be permitted beyond those allowed for the principal use.
7. Documentation of approvals from the Central Michigan District Health Department, and from the State of Michigan if sales and consumption of liquor is planned in the outdoor seating area.

PART SIXTEEN – Add a New Section 6.52 (Day Care Centers)

Section 6 (Standards Applicable to Specific Land Uses) is hereby amended to add a new Section 6.52 entitled “Day Care Centers” as follows:

Section 6.52 Day Care Centers

1. **Accessory Use.** Where allowed as an accessory use, the day care center shall be incidental and subordinate to a principal use on the site, such as a religious institution, public and institutional building or use, hospital, school, or manufacturing or other industrial operation. The accessory day care center may be located in a separate building on the same site.
2. **Outdoor Play Area.** Where provided, all outdoor play areas for child day care centers shall be enclosed by a fence that is not climbable in design and at least 54 inches high.
3. **Pick-up and Drop-off Area.** An adequate short-term waiting area for pick-up and drop-off shall be provided off-street, which shall be located within the site and may be incorporated into the required off-street parking.

PART SEVENTEEN – Add a new Section 6.53 (Food Trucks)

Section 6 (Standards Applicable to Specific Land Uses) is hereby amended to add a new Section 6.53 entitled “Food Trucks” as follows:

Section 6.53 Food Trucks

A. Food Truck, Temporary Use.

A food truck shall be allowed to be located for a short-term, temporary period of time on a developed lot with an established principal use subject to the following requirements:

1. A food truck as a temporary use shall be subject to an administrative Zoning Permit approval by the Zoning Administrator in accordance with the requirements of this Section and Section 14.1 of this Ordinance. The Zoning Permit shall be valid for the current calendar year.
2. The food truck operator shall be responsible for keeping the area around the truck clean and litter-free.
3. The food truck shall be located on a paved parking lot outside of all road rights-of-way, clear vision areas at intersections, and all required setback areas.
4. A food truck as a temporary use shall not encroach into the minimum parking required for the principal use of the lot, or impede pedestrian or vehicular access to the principal building on the lot.
5. Paved barrier free pedestrian access shall be provided to the food truck.
6. Signs shall not be permitted beyond those allowed for the principal use.
7. Documentation of all required outside agency permits or approvals for the food truck shall be provided to the Zoning Administrator.

B. Food Truck Court.

A permanent facility for food trucks and their customer to congregate shall be allowed subject to the following requirements:

1. Site plan approval per Section 14.2.
2. The food truck court shall include permanent parking, barrier-free pedestrian access, and electrical hook-up facilities for at least three foods on the lot.
3. Permanent on-site bathroom and handwashing facilities shall be provided for customers and employees.
4. Permanent exterior lighting for the site shall be provided for the food truck court, which shall conform to Section 8.2 standards.
5. An outdoor seating area shall be provided for customers, which shall conform to Section 6.47 standards.
6. Food truck court facilities shall be located outside of all road rights-of-way, clear vision areas at intersections, and all required setback areas.

PART EIGHTEEN – Add a new Section 6.54 (Medical Marijuana Caregivers)

Section 6 (Standards Applicable to Specific Land Uses) is hereby amended to add a new Section 6.54 entitled “Medical Marihuana Caregivers” as follows:

Section 6.54 Medical Marihuana Caregivers

The following requirements shall apply to medical marihuana caregivers operating in the Township:

1. **Compliance with State Law.** The cultivation and medical use of marihuana by a medical marihuana primary caregiver as defined in Section 2.2 shall comply at all times and in all

circumstances with the Michigan Medical Marihuana Act, being MCL §333.26421, et. seq. and associated state rules and regulations as they may be amended from time to time.

2. **Compliance with Home Occupation Requirements.** The cultivation and medical use of marihuana by a medical marihuana primary caregiver as defined in Section 2.2 shall comply at all times and in all circumstances with the requirements of this Section 6.54 and the home occupation requirements of Section 6.19 as they may be amended from time to time.
3. **Setback from Schools.** The cultivation of medical marihuana shall be set back a minimum of 1,000 feet from any school or child day care facility to ensure community compliance with Federal "Drug-Free School Zone" requirements.
4. **Number of Primary Caregivers and Qualifying Patients.** Not more than one (1) medical marihuana primary caregiver per lot shall be allowed to assist qualifying patients, and not more than five (5) qualifying patients shall be assisted with the medical use of marihuana within any given calendar week.
5. **Growing.** All medical marihuana shall be contained within an enclosed, locked facility which shall mean a closet, room, or other comparable, stationary, and fully enclosed area equipped with secured locks or other functioning security devices that permit access only by the medical marihuana primary caregiver or registered qualifying patient, as reviewed and approved by the Zoning Administrator and subject to the following:
 - a. **Indoor Growing.** Except as otherwise provided in subsection 6.54.4.b., the "enclosed, locked facility" for medical marihuana plants shall be inside a fully enclosed principal or accessory building.
 - b. **Outdoor Growing.** Marihuana plants grown outdoors in the AG (Agricultural) zoning district shall be considered to be in an "enclosed, locked facility" if they are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure and are grown within a stationary structure that is enclosed on all sides, except for the base, by chain-link fencing, wooden slats, or a similar material that prevents access by the general public and that is anchored, attached, or affixed to the ground; located on land that is owned, leased, or rented by a medical marihuana primary caregiver for registered qualifying patients or patients for whom the marihuana plants are grown; and equipped with functioning locks or other security devices that restrict access to only the registered qualifying patient or the medical marihuana primary caregiver who owns, leases, or rents the property on which the structure is located.
6. **Permits.** All necessary building, electrical, plumbing, and mechanical permits shall be obtained for any portion of the residential structure in which electrical wiring, lighting, or watering devices that support the cultivation, growing, or harvesting of marihuana are located.
7. **Lighting.** If a room with windows is utilized as a growing location, any lighting methods that exceed usual residential periods between the hours of 10:00 p.m. to 7:00 a.m. shall employ shielding methods, without alteration to the exterior of the residence, to prevent ambient light spillage that may create a distraction for adjacent residential properties.
8. **Inspections.** That portion of the residential structure where energy usage and heat exceeds typical residential use, such as a grow room, and the storage of any chemicals such as herbicides, pesticides, and fertilizers, shall be subject to confirmation of compliance with applicable fire codes.
9. **Limitations.** Nothing in this Ordinance or any other regulatory provisions of the Township is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the Michigan Medical Marihuana Act and rules adopted under the Act. Nothing in this Ordinance or any other regulatory provisions of the Township is intended to grant, and shall not be construed as granting, immunity from criminal prosecution under Federal law. The Michigan Medical Marihuana Act does not protect users, caregivers, or the owners of property on which medical marihuana is grown or used from Federal prosecution or from having their property seized by Federal authorities under the Federal Controlled Substance Act.

PART NINETEEN – Amendments to Section 7.5

Section 7.5 (Accessory Uses, Buildings, and Structures) is hereby deleted and replaced in its entirety to amend Part B (Attached Accessory Buildings) of the section to delete the phrase “(such as an attached garage, breezeway, or workshop)” from the first sentence of subsection 7.05.B. to remove a conflict with the second sentence; and to amend Part C (Detached Accessory Structures) to add “and Other Accessory Structures” to the title and to delete and replace the text of subsection 7.5.C.1. (Location), to add a new subsection 7.5.C.1.c. to provide an allowance for waterfront lots to locate a detached shed or garage in the front yard (between the house and the road), and to add a new subsection 7.5.C.2.f. as follows:

B. Attached Accessory Buildings.

Unless otherwise specified in this Section, accessory buildings or structures which are attached to the principal building ~~(such as an attached garage, breezeway, or workshop)~~ shall be considered a part of the principal building for the purposes of determining conformance with area, setback, height, and bulk requirements. An accessory building or structure shall be considered as attached to the principal building when integrally connected by a fully enclosed structure. A breezeway, portico, colonnade or similar architectural device is not sufficient to meet this standard.

C. Detached Accessory Buildings and Other Accessory Structures.

1. Location. Detached accessory buildings ~~(for example, garages or sheds)~~ and other accessory structures shall ~~not be located prohibited within any~~ front yard ~~area of a~~ and within the minimum required side yard area for the zoning district, except as follows:
 - a. *Commercial and Industrial Districts.* The following accessory uses may be permitted in the front or side yards of commercial or industrial districts, subject to the approval of the Planning Commission: buildings for parking attendants, guard shelters, gate houses, and transformer pads.
 - b. *Agricultural District.* In the AG district, detached accessory buildings related to agricultural use may be permitted in front of the principal residence on the lot if they comply with all setback requirements for accessory buildings.
 - c. Waterfront lots. One (1) detached accessory building or other accessory structure shall be allowed to be located within the non-required front yard area of a lot with a waterfront lot line and a waterfront yard (see the defined terms “Lot Lines: Waterfront Lot Line” and “Yard: Waterfront Yard” in Section 2.2), subject to the following limitations:
 - i. Exterior finish materials, including siding and roofing, shall match or be coordinated with existing finish materials on the principal building or dwelling, and shall be integrated around the entire structure.
 - ii. The width of the structure as viewed from abutting road rights-of-way shall not exceed 20 percent (20%) of the lot width.
 - iii. The structure shall conform to the setback requirements of Section 7.5.C.2.
2. Setbacks. Detached accessory buildings and other accessory structures, including any and all roof overhangs, shall comply with the following setback requirements. A stake survey may be required by the Zoning Administrator to determine exact distances from the lot line. The location of the proposed building shall be approved by the Zoning Administrator prior to construction.
 - a. *Front Yard Setback.* Any accessory building or other accessory structure in the front yard shall conform to the minimum required front and side yard setbacks for principal buildings in the zoning district.

- b. *Side Yard Setback.* The required side yard setback for detached accessory buildings or other accessory structures is five (5) feet.
- c. *Rear Yard Setback.* Accessory buildings or other accessory structures shall be located no closer than five (5) feet to the rear lot line or alley line.
- d. *Distance from other Buildings.* Detached accessory buildings or other accessory structures shall be located at least ten (10) feet from any building on the site.
- e. An accessory building or other accessory structure over 14.0 feet in height, 50 feet in length adjacent to a lot boundary, or 1,500 sq. ft. in floor area, shall conform to the minimum required yard setbacks for principal buildings in the zoning district.
- f. An accessory building or other accessory structure location for any principal use subject to site plan approval per Section 14.2 shall not conflict with or encroach into parking or loading areas required per Section 9 or landscaping or screening required per Section 10.

PART TWENTY – Add a New Section 7.20 (Building Form and Composition)

Section 7 (General Provisions) is hereby amended to add a new Section 7.20 entitled “Building Form and Composition” as follows:

Section 7.20 Building Form and Composition

The following building form and composition standards shall apply:

A. Purpose.

The quality of building design, placement, and composition is essential to provide a comfortable, human-scale environment in the Township, and to maintain the Township’s attractiveness and economic vitality. Consistent with the adopted Master Plan’s development policies, it is the purpose of this Section to maintain the visual environment, protect the general welfare, and ensure that the Township’s property values, appearance, character, and economic well being are preserved through minimum building form and composition standards. This Section is further intended to encourage creativity, imagination, innovation, and variety in architectural design and building composition through complementary and appropriate use of scale, massing, and architectural details.

B. Scope.

This Section is not intended to supersede or supplant established building and fire code regulations, nor to regulate the quality, durability, maintenance, performance, load capacity, fire resistance characteristics or workmanship of building materials. The provisions of this Section shall apply to the following buildings subject to site plan approval per Section 14.2:

- 1. Mixed-use and non-residential buildings in the B-4, B-5, B-7, and OS zoning districts; and
- 2. Buildings occupied or intended to be occupied by Public and Institutional Buildings and Uses and Religious Institutions in any zoning district.

C. Requirements.

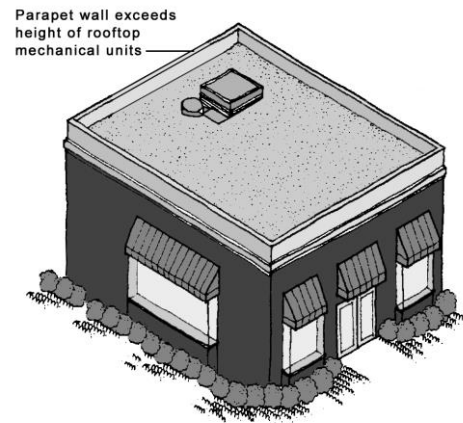
Building construction and other work subject to the provisions of this Section shall comply with the following general requirements:

- 1. **Façade variation.** Building façade walls exceeding 100 feet in length shall be subdivided into bays through the location and arrangement of architectural features and design variations; including but are not limited to projections, bays, recesses, enhanced façade materials and architectural detailing, and variations in building height, roof forms, and window patterns (see illustration).

2. **Composition.** All sides of a building shall be complementary in design, details, and materials. Side and rear facades shall include building materials and architectural features similar to those present on the front facade of the building.
3. **Public entrances.** Buildings in the B-4, B-5, B-7, and OS zoning districts shall have at least one (1) public entrance facing a road right-of-way. Additional entrances may be located on the rear or side facade, including primary access to other uses in a multi-tenant building.
4. **Rooftop equipment screening.** Roof-top mechanical equipment, HVAC systems, exhaust stacks, elevator housings, and other equipment shall be screened from public rights-of-way and adjacent uses by a parapet wall or similar device that exceeds the height of the roof-top equipment and extends around all sides of the building (see illustration).
5. **Security and safety equipment.** Exterior security gates or roll-down security doors shall be prohibited. Link or grill type security devices shall be permitted only if installed on the interior of the building, within the window or doorframes. Such security equipment shall be recessed and completely concealed during regular business hours and shall be predominantly transparent to allow maximum visibility of the interior.



Facade Variation



Roof Design

PART TWENTY-ONE – Amendments to Section 9.2

Section 9.2 (Schedule of Required Parking) is hereby amended to delete subsections 9.2(D) through 9.2(I) in their entirety, and to add new subsections “D.” entitled “Provisions for Parking for a Specific Use,” “E.” entitled “Abbreviations,” and “F.” entitled “Schedule of Off-Street Parking by Use” to establish one (1) integrated table format fully coordinated with the land use table in Section 3.4, as follows:

D. Provisions for Parking for a Specific Use.

Compliance with the minimum requirements of this Section does not eliminate the requirement to demonstrate that adequate but not excessive off-street parking is available to serve the specific use or development.

E. Abbreviations.

The following abbreviations are used in the table in Section 9.2.E.:

GFA = Gross Floor Area

UFA = Usable Floor Area

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Rural and Agricultural Uses	
Agricultural Processing and Packaging	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Agricultural Service Establishments	
Agri-Tourism	
Auction, Permanent Agricultural	
Customary Agricultural Operations	No minimum
Farm Implement Sales and Repair	One (1) space per 350 sq. ft. of UFA, exclusive of spaces for dealer stock
Greenhouses	No minimum
Hunting Clubs or Gun Clubs, Outdoor Gun and Archery Ranges	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Kennels, Boarding	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Kennel, Breeding	
Kennel, Non-Commercial	No minimum
Nursery, Plant Material	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Private Off-Road Courses	No minimum
Roadside Farm Stands	Two (2) spaces, located outside of road rights-of-way but may be within the required front yard setback area
Stable, Private	No minimum
Stable, Public	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Residential Uses	
Adult Foster Care Family Home	0.3 spaces per bedroom, plus one (1) space per employee based on the largest daily work shift
Adult Foster Care Small Group Home	
Adult Foster Care Large Group Home	
Child or Day Care, Family Home	1.5 spaces per six (6) children or adults of state licensed or authorized capacity, plus the spaces required for the principal dwelling.
Child or Day Care, Group Home	
Dwellings, Multiple-Family (4-units or less)	0.7 spaces per bedroom, plus adequate off-street parking spaces for visitors
Dwellings, Multiple-Family (5-units or more)	
Dwelling, One Family or Single Family	2 spaces per dwelling unit
Dwelling, One Family on a Farm	
Dwellings, Two Family (Duplex)	
Foster Family Home	Same as for the principal dwelling
Foster Family Group Home	One (1) space per employee based on the largest daily work shift
Home Based Limited Business	2 spaces, plus the spaces required for the principal dwelling
Home Occupation	Same as for the principal dwelling
Mobile Home Parks	See Section 3.12

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Second Living Quarters on a Farm	2 spaces per dwelling unit
Lodging Uses	
Bed and Breakfast	1.15 spaces per occupiable bedroom, plus required spaces for the dwelling.
Boarding House	1.5 spaces per bedroom, with a minimum of 4 required spaces
Dependent Living for Seniors	0.39 spaces per bed
Fraternity or Sorority	0.5 spaces per resident, plus adequate off-street parking spaces for visitors
Home for the Aged	0.39 spaces per bed
Hospitality Facility	1.5 spaces per bedroom, with a minimum of 4 required spaces
Hotels	One (1) space per occupancy unit, plus one (1) space per employee based on the largest daily work shift.
Independent Living for Seniors	0.3 spaces per dwelling unit, plus adequate off-street parking spaces for visitors
Nursing Home	0.43 spaces per bed, plus adequate off-street parking spaces for visitors
Short-Term Rental Housing	1.15 spaces per occupiable bedroom, plus required spaces for the dwelling.
Health, Wellness, and Medical Uses	
Day Care Centers, Child or Adult	1.5 spaces per six (6) children or adults of state licensed or authorized capacity, plus one (1) space per employee based on the largest daily work shift.
Hospitals	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for patients and visitors based on anticipated use.
Massage Therapist	One (1) space per 350 square feet of UFA
Medical, Osteopathic, Optical or Dental Offices	One (1) space per 300 square feet of UFA
Pharmacy	One (1) space per 275 square feet of UFA, plus 3 stacking spaces per drive-through service lane
Personal Fitness Center	One (1) space per 330 sq. ft. UFA
Veterinary Clinic	One (1) space per 300 square feet of UFA
Public, Quasi-Public, and Recreational Uses	
Airports, Public or Private	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Amusement Parks	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for patrons and visitors based on anticipated use.
Amusement Enterprises	
Bus, Train, and other Forms of Transportation Systems, Passenger Stations	
Business Schools, Colleges, and Private Schools Operated for Profit	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for students and visitors based on anticipated use.
Campgrounds or Recreation Grounds	One (1) space per employee based on the largest daily work shift, plus one (1) space per campsite, plus adequate off-street parking for visitors based on anticipated use.
Cemeteries, Public or Private, including Mausoleums	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Conservation Areas, Public or Private	
Country Clubs and Golf Courses	8.5 spaces per hole
Health, Exercise Club, or Spa	One (1) space per 330 sq. ft. UFA
Indoor Commercial Recreation	
Indoor Gun and Archery Range	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Miniature Golf and/or Driving Ranges	One (1) space per employee based on the largest daily work shift, plus one (1) space per tee
Municipal Public Utility Uses, such as Water Treatment Plants and Reservoirs, Sewage Treatment Plants, including outdoor storage	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Private Clubs, Fraternal Organizations, and Lodge Halls	0.33 spaces per seat in the main assembly space or 1 space per 1,000 sq. ft. of GFA.
Public and Institutional Buildings and Uses	
Religious Institutions	
Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly	
Trade or Industrial Schools	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for students and visitors based on anticipated use.
Commercial and Retail Uses	
Auction, Permanent	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Automobile Wash when Completely or Partially Enclosed in a Building	One (1) space per employee based on the largest daily work shift, plus 6 stacking spaces before each automated wash lane or 2 spaces before each manual wash bay, plus 2 off-street drying spaces.
Automobile Repair Shop or Garage, if all operations are conducted in an enclosed building	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors and for vehicles awaiting service or pick-up, based on anticipated use.
Beauty and Barber Shops	1.25 spaces per service chair or station, plus one (1) per employee based on the largest daily work shift.
Brewpub	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Convenience Store	One (1) space per 275 sq. ft. of UFA
Dealership, Vehicle, Automobile Dealership and Farm Equipment Sales	One (1) space per 350 sq. ft. of UFA, exclusive of spaces for dealer stock
Distillery, Small	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Financial Institutions	One (1) space per 300 sq. ft. of UFA, plus 4 stacking spaces per drive-through service lane
Food Truck Court	Six (6) spaces per food truck site.
Gunsmiths	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Home Improvement Store	One (1) space per 350 sq. ft. of UFA
Instant Oil Change Shop	3.5 spaces per service bay [includes the service bay space and two (2) associated stacking spaces], plus (1) space per employee based on the largest daily work shift.
Microbrewery	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Mobile and Modular Home Sales	One (1) per 4,000 square feet of outdoor sales or display area, plus one (1) space per employee based on the largest daily work shift.
Mortuary Establishments, Funeral Homes	One (1) space per three (3) persons allowed within the maximum building occupancy.
Motor Vehicle Filling Station, Gas Station	2.5 spaces per fueling location [includes one (1) fueling location space and one (1) associated stacking space], plus required spaces for accessory retail, office or service uses.
Office, Professional, Technical or Administrative	One (1) space per 300 sq. ft. of UFA
Open Air Businesses	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Outdoor Temporary Retail Sales	
Personal Service Establishments	One (1) per service chair or station, plus one (1) per employee based on the largest daily work shift.

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Pet Grooming	One (1) per service chair or station, plus one (1) per employee based on the largest daily work shift.
Pet Obedience School	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Pet Shop	One (1) space per 275 sq. ft. of UFA
Plumbing, Heating, and Electrical Shops	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Restaurants, Bar/Lounge	0.5 spaces per seat based upon the maximum seating capacity, plus one (1) space per employee based on the largest daily work shift
Restaurants, Carry-Out	One (1) space per 200 sq. ft. of UFA
Restaurants, Standard	0.33 spaces per seat based upon the maximum seating capacity, plus one (1) space per employee based on the largest daily work shift
Restaurants, Drive-in or Drive-Through	6 stacking spaces per drive-through service lane, plus the required spaces for the type of other restaurant services provided (bar/lounge, carry out, or standard)
Retail, General	One (1) space per 275 sq. ft. of UFA
Shopping Centers and Big-Box Stores	
Sign Painting and Servicing Shops	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Supermarket	One (1) space per 250 sq. ft. of UFA
Tire and Battery Shops	2.0 spaces per service bay (includes the service bay space), plus (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors and for vehicles awaiting service or pick-up, based on anticipated use
Wine Maker, Small	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Industrial Uses	
Automobile or Vehicle Storage	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Concrete or Asphalt Paving Plant	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Contractor's Yard	One (1) space per employee based on the largest daily work shift
Distiller	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Distribution Center	
Donation Bins	One (1) space per bin
Dry Cleaning Plant, Commercial Laundry	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Industrial Uses Not Otherwise Listed	One (1) per 2,000 square feet of UFA or one (1) per employee based on the largest daily work shift for a known user, plus adequate off-street parking for visitors based on anticipated use
Junkyards	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Landscape Contractor's Operation	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Limited Retail and Showroom Operations	One (1) per 350 square feet of UFA
Lumber and Planing Mills	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Major Repair and Maintenance Operations	One (1) per 2,000 square feet of UFA or one (1) per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use
Manufacturing, General	
Manufacturing, Light	
Motor Freight Facility	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Oil or Gas Processing Plant	
Outdoor Storage, General	
Recycling Center	
Recycling Collection Station	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Research Laboratories, Prototype Design and Development	One (1) per 2,000 square feet of UFA or one (1) per employee based on the largest daily work shift for a known user, plus adequate off-street parking for visitors based on anticipated use
Truck Stop	One (1) space per 200 sq. ft. of UFA
Truck Terminal	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Vehicle Impoundment Lot	
Warehousing and Wholesale Trade Establishments	
Wine Maker	
Other Uses	
Accessory Use, Building, or Structure	No minimum
Adult Regulated Uses	One (1) per 200 square feet of UFA
Auctions	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Biofuel Production Facility – Option A	One (1) space per employee based on the largest typical daily work shift
Biofuel Production Facility – Option B	
Biofuel Production Facility – Capacity More Than 100,000 Gallons	
Essential Services	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Extraction Operations	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Mixed Use Building	Cumulative minimum of required parking for the residential and non-residential land uses.
Power Plant	One (1) space per employee based on the largest daily work shift, plus adequate off-street parking for visitors based on anticipated use.
Racetracks	0.4 spaces per seat, based on total seating capacity
Self-storage Facilities (Mini-Warehouse, Mini-Storage)	0.1 spaces per storage unit, plus required parking for any office or other uses.
Solar Energy Facility – Direct Use	Provide adequate off-street parking for service trucks and any employees working on the site.
Solar Energy Facility – Primary Use	
Swimming Pools, Private	No minimum
Wind Energy Conversion System On-Site	Provide adequate off-street parking for service trucks and any employees working on the site.
Wind Energy Conversion System, Utility Scale	
Wireless Communication Towers	

PART TWENTY-TWO – Amendments to Section 11.3

Section 11.3 (Definitions) is hereby amended to correct a typo by deleting the extra “of” in the definition of “Construction Sign.”

PART TWENTY-THREE – Amendments to Section 11.5

Section 11.5 (Enforcement) is hereby amended to delete and replace the text of subsection 11.5.D. (Nonconforming Signs) in its entirety as follows.

E. Nonconforming Signs. See Section 11.14.

PART TWENTY-FOUR – Amendments to Section 11.6

Section 11.6 (General Provisions) is hereby amended to delete and replace the text of subsection 11.6.E. (Signs for Religious Institutions, Other Institutional Buildings, and Public Buildings) in its entirety to correct regulatory conflicts in the requirements that apply to religious institutions and related facilities, and to amend the first paragraph of subsection 11.6.G. (Entranceway Signs) to add “public parks, conservation areas, (and) cemeteries” to the list of developments where entranceway signs are allowed, as follows.

- E. **Signs for Religious Institutions, Other Institutional Buildings, and Public Buildings.** Signs for religious institutions, other institutional buildings, and public buildings shall be permitted subject to the same standards as other signs in the district in which the institution is located. However, a religious institution in [the AG \(Agricultural\) District](#) or any residential [zoning](#) district may erect signs for the purposes of: identification of the religious institutions or affiliated school, parsonage, or other facility; advertising the time or subject of services; or, presenting other related information. Such signs shall be subject to the following standards:
1. ~~Number. There shall be no more than one (1) sign per parcel, except on a corner parcel, two (2) signs; one (1) facing each street shall be permitted. One (1) additional sign shall be permitted for each school, parsonage, or other related facility.~~ [Building-Mounted Sign\(s\). The standards of Section 11.13.B. shall apply.](#)
 2. ~~Size. The maximum size of each such sign shall be twenty-four (24) square feet.~~
 2. [Freestanding or Ground Sign\(s\). The standards of Section 11.13.C. shall apply, except that the height shall not exceed 8.0 feet and the allowable sign area shall not exceed 48.0 square-feet.](#) ~~3. Location. Signs shall comply with the setback requirements for the district in which they are located.~~ [The sign location shall also conform to Section 4.6 \(Clear Vision Triangle\) requirements.](#)
 3. ~~Height. The maximum height of such signs shall be six (6) feet.~~
 - 4.3. [Electronic Display Technology.](#) Electronic changeable copy and electronic graphic display may be permitted on freestanding signs.
- G. **Entranceway Signs.** Entranceway signs are permitted for the purposes of identifying the entrances to residential subdivisions or condominium developments, apartment complexes, mobile home parks, industrial subdivisions or condominium developments, office parks, [public parks, conservation areas, cemeteries](#), and similar developments. Such signs shall comply with the following regulations:

PART TWENTY-FIVE – Amendments to Section 11.11, 11.12, and 11.13

Sections 11.11 (Signs Permitted in the Business Districts), 11.12 (Signs Permitted in the Industrial Districts), and 11.13 (Signs Permitted in the Office Service District) are hereby amended to correct a regulatory conflict with the specific standards by type of sign in the subsection “B” tables that follow by deleting subsections 11.11.A.1., 11.12.A.1., and 11.13.A.1. (Number of Permanent Signs Permitted) in their entirety and re-numbering the remaining subsections accordingly.

PART TWENTY-SIX – Add a new Section 11.14

Section 11 (Signs) is hereby amended to add a new Section 11.14 entitled “Nonconforming Signs” as follows:

Section 11.14 Nonconforming Signs.

All existing, lawfully established and lawfully maintained signs that do not conform to the provisions of this Ordinance shall be allowed to continue as nonconforming signs until removed or altered, subject to the following limitations:

A. Good Working Order.

Nonconforming signs shall be maintained in accordance with the requirements for all signs specified in Section 11.7.A. (Construction Standards), to the maximum extent feasible. Nonconforming signs shall be maintained with all necessary structural and decorative components, including supports, sign frame, and electrical equipment. All sign copy areas shall be intact and illuminated signs shall be capable of immediate illumination.

B. Servicing.

Painting, servicing, cleaning or minor repairs to a nonconforming sign shall be permitted, provided that the sign is restored to its original design and all work is in compliance with the requirements for all signs specified in Section 11.7.A. (Construction Standards).

C. Alterations.

Alterations to nonconforming signs shall be prohibited, except as follows:

1. *Sign copy area.* The sign copy area of a nonconforming sign may be altered, including replacement of sign panels and changes to the sign copy, provided that the degree of nonconformity is not increased, and provided that any sign illumination is brought into compliance with the provisions of Section 11.7.B. (Illumination).
2. *Billboard signs.* A nonconforming billboard sign may be altered, including replacement of sign panels and changes to sign copy, provided that the sign area and height are not increased and provided that sign illumination is brought into compliance with the provisions of Section 11.7.B. (Illumination). A nonconforming billboard sign may be converted to an electronic message board, subject to the requirements of Section 11.06.F. (Electronic Display Technology).
3. *Sign frame or structural elements.* Alterations to the sign frame or structural elements of a nonconforming sign shall be permitted, subject to the following:
 - a. The sign shall be brought into compliance with the maximum sign height and sign area standards for the location and type of sign.
 - b. Where a sign is nonconforming with respect to a required setback, the existing sign's wiring and support structure(s) may be re-used, subject to the following:
 - c. The sign shall be located outside of any existing or planned road right-of-way, as defined by the master transportation plans for the Township, county or state road authorities.
 - d. The sign location shall conform to Section 4.6 (Clear Vision Triangle) requirements.
 - e. The sign setback distance shall be maintained or increased by the allowable alterations.

PART TWENTY-SEVEN – Amendments to Section 12.3

Section 12.3 (Nonconforming Lots of Record) is hereby amended to delete and replace the text of subsection 12.3.C. (Nonconforming Contiguous Lots Under the Same Ownership) in its entirety to clarify the regulatory intent of this subsection, as follows:

- C. Nonconforming Contiguous Lots Under the Same Ownership.** If two or more lots with contiguous frontage in single ownership are of record at the time of adoption or amendment of this Ordinance, and if all or part of the individual lots do not meet ~~the requirements established for lot width and area~~ all zoning district dimensional standards, the lots involved shall be considered to be an individual parcel for the purposes of this Ordinance. No portion of ~~said this~~ parcel shall be used, occupied, or sold in a manner which diminishes compliance with ~~lot width and area requirements~~ the zoning district dimensional standards established by this Ordinance, nor shall

any division of athis parcel be made which creates a lot ~~with width or area less than the requirements stated in this Ordinance~~ that fails to satisfy all zoning district dimensional standards. These provisions shall not apply to contiguous lots in single ownership where each of the lots is occupied by an existing home.

PART TWENTY-EIGHT – Amendments to Section 14.1

Section 14.1 (Administrative Procedures) is hereby amended to delete subsections 14.1.A.4. (Exception) in its entirety to eliminate a regulatory conflict with Section 7.5.

PART TWENTY-NINE – Amendments to Section 14.3

Section 14.3 (Special Use Permits) is hereby deleted and replaced in its entirety to revise subsections B., E., F., H., I., J., L., and M. of this section to streamline the approval process by authorizing the Planning Commission to have final authority to approve or deny a special use permit application, as follows:

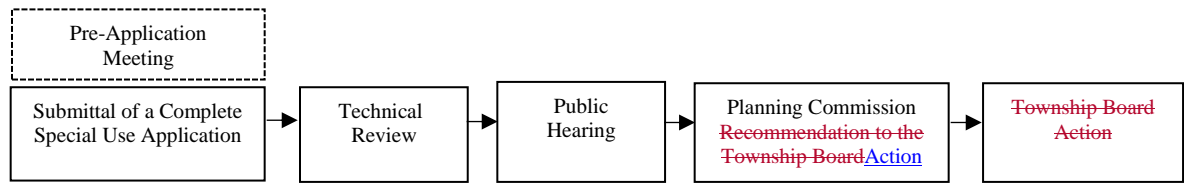
B. Authority to Grant Permits.

The ~~Township Board~~ Planning Commission shall have the authority to review special use applications, hold a public hearing, and grant special use permits, subject to such conditions of design and operation, safeguards, and time limitations as it may determine for all special uses specified in the various provisions of this Ordinance. ~~The Planning Commission shall have authority to review special use applications, hold a public hearing, and make recommendations to the Township Board.~~

E. Application Information.

The following minimum information shall be required with any application for special use permit approval:

1. The name, address, and contact information for the applicant, and the applicant's legal interest in the property. If the applicant is not the owner, the name, address, and contact information for the owner(s) and the signed consent of the owner(s) shall also be required.
2. Signature(s) of the applicant(s) and owner(s), certifying the accuracy of the information.
3. A legal description of the property, including street address(es) and tax code number(s).
4. A detailed description of the proposed use.
5. Supporting statements, evidence, data, information, and exhibits that address the standards and requirements of this Section and Ordinance that apply to the proposed use, applicable requirements and standards of this Ordinance or other Township ordinances, including standards for special use approval in subsection 14.3.J. ~~Subsection 14.3(H).~~
6. A survey drawing or plan view of the subject property drawn to a standard engineer's scale and correlated with the legal description and clearly showing the property's location, lot boundaries, road rights-of-way, easements, existing structures, fences, and other improvements. Where required per Section 14.2, a site plan shall satisfy this requirement.
7. Any other information determined necessary by the Township Planner, or Planning Commission ~~or Township Board~~ to verify compliance with this Ordinance or other Township ordinances.



Special Use Review Process

F. Review Procedures.

Special use permit applications shall be submitted and reviewed in accordance with the following:

1. Submittal of a complete application. The application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials at the Union Township Hall. Land uses and development projects subject to site plan approval shall be required to submit a complete site plan approval application per Section 14.2 for review in conjunction with this application.
2. Technical review. Prior to Planning Commission consideration, the application materials shall be distributed to the Township Planner for review and comment. The Township Planner or Planning Commission may also request comments from other Township departments, consultants or outside agencies with jurisdiction. Applications that are found by the Township to be incomplete or inaccurate shall be returned to the applicant without further consideration.
3. Public hearing. A public hearing shall be held by the Planning Commission for the application, with notice provided in accordance with Section 14.6.
4. Planning Commission review and ~~action recommendation~~. Following the hearing, the Planning Commission shall review the application materials, together with any reports and recommendations, and any public comments. The Planning Commission shall identify and evaluate all relevant factors, and shall then take action by motion to ~~approve recommend to the Township Board approval~~, ~~approval approve~~ with conditions, or ~~denial of deny~~ the special use permit application, or to postpone further consideration of the application to a date certain, as follows:
 - a. *Postponement.* Upon determination by the Planning Commission that the special use permit application is not sufficiently complete, failure of the applicant to attend the meeting, or upon request by the applicant, or additional information or clarification as requested by the Planning Commission, the Planning Commission may postpone further consideration of the application to a date certain.
 - b. *Approval, Conditional Approval, Denial.* Planning Commission ~~recommendations for approval, approval with conditions or denial of actions to approve, approve with conditions or deny~~ the application shall be based upon application compliance with all applicable standards of this Ordinance or other Township ordinances, including standards for special use approval in subsection 14.3.J. ~~Subsection 14.3(H)~~. Failure of the applicant to attend two (2) or more Planning Commission meetings where the application is being considered shall be grounds for the Planning Commission to deny approval ~~recommend denial to the Township Board~~.
 - c. ~~Recommendation to the Board.~~ ~~The Planning Commission's recommendations, all findings of fact and conclusions forming the basis for the recommendations, any recommended conditions of approval, and a copy of the reports and public hearing record shall be forwarded to the Township Clerk for inclusion on a future Township Board meeting agenda for final consideration and action.~~

- ~~5. Township Board action. Following receipt of the Planning Commission's recommendations, the Township Board shall review the application materials, reports, recommendations, and any public comments. The Township Board shall take action on the application to approve, approve with conditions, deny or postpone for future consideration, as follows:~~
- ~~a. Referral Back to Planning Commission. The Township Board may refer the request back to the Planning Commission for further review and recommendation regarding specified questions or issues of concern, prior to further Board action.~~
 - ~~b. Approval, Conditional Approval. The application shall be approved if it is determined to comply with all applicable requirements and standards of this Ordinance or other Township ordinances, including standards for special use approval in Subsection 14.3(H). An application may be approved subject to certain conditions established in accordance with subsection 14.3(E).~~
 - ~~c. Denial. The application shall be denied upon determination that it does not comply with one or more applicable requirements or standards of this Ordinance or other Township ordinances, including standards for special use approval in Subsection 14.3(H), or would require extensive modifications to fully comply. If a special use is denied, a written record shall be provided to the applicant listing the findings of fact and conclusions or reasons for such denial. Failure of the applicant to attend two (2) or more Township Board meetings where the application is being considered shall be grounds for denial.~~

- H. Written Record.** The ~~Township Board~~ Planning Commission shall include in its minutes its findings and conclusions, its decision, the basis for its decision, and any conditions imposed on an affirmative decision. Conditions imposed with respect to the approval shall be recorded in the record of the approval action and shall remain unchanged, except upon the mutual consent of the ~~Township Board~~ Planning Commission and the landowner as approved in accordance with this Section. The Township shall maintain a record of conditions that are changed.
- I. Re-application.** Whenever the ~~Township Board~~ Planning Commission has rejected an application, the Township shall not accept a new application for the same special use on the same premises for a period of 365 calendar days unless the Township Planner first determines that there is a substantial change in circumstances relevant to the issues or facts considered during review of the application; new or additional information is available that was not available at the time of the review; or the new application is materially different from the prior application.
- J. Standards for Special Use Approval.** No special use permit shall be granted unless the ~~Township Board~~ Planning Commission makes affirmative findings of fact and records adequate data, information, and evidence showing that:
1. The proposed land use is identified in Section 3 as a special use in the zoning district.
 2. The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be hazardous, detrimental or injurious to the environment or the public health, safety or general welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or other adverse impacts.
 3. The special use will be designed, constructed, operated, and maintained in a manner compatible with adjacent uses, the surrounding area, and the intent of the zoning district. Where determined necessary by the Planning Commission or Township Board, the applicant has provided adequately for any restrictions on hours or days of operation, minimization of noise, and screening improvements or other land use buffers to ensure land use compatibility and minimize adverse impacts.
 4. The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.
 5. The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances.

6. Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.
 7. The impact of the special use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including but not limited to roads, police and fire protection services, refuse disposal, municipal water or sewerage systems, other utilities, drainage facilities, and public or private wells. The proposed use will not create additional requirements at public cost for services or infrastructure that will be detrimental to the economic welfare of the community.
- L. Alteration and Expansion.** An approved special use permit, including all attached conditions, shall run with the parcel in the approval and shall remain unchanged except upon mutual consent of the ~~Township Board~~ Planning Commission and the landowner ~~after review and recommendation by the Planning Commission~~. Any alteration or expansion of an existing special use shall require approval of an amended special use permit. Approval of an amended special use permit shall be obtained by the same procedures set forth in this Section for obtaining approval of a new special use permit.
- M. Rescinding Special Use Permit Approval.** Approval of a special use permit may be rescinded by the ~~Township Board~~ Planning Commission upon determination that the use has not been improved, constructed or maintained in compliance with this Ordinance, approved permits, site plans or conditions of site plan or special use permit approval. Such action shall be subject to the following:
1. Public hearing. Such action may be taken only after a public hearing has been held by the Planning Commission with notice provided in accordance with Section 14.6, at which time the operator of the use or owner of an interest in the land or structure(s) for which special use permit approval was sought, or the owner's designated agent, shall be given an opportunity to present evidence in opposition to rescission. ~~Following the hearing, the Planning Commission shall make a report and recommendations to the Township Board.~~
 2. Determination. Subsequent to the hearing ~~and receipt of the Planning Commission report and recommendations~~, the decision of the ~~Township Board~~ Planning Commission with regard to the rescission shall be made and written notification provided to the owner, operator or designated agent.

PART THIRTY – Repeal

All ordinances or parts of ordinances in conflict with the provisions of this amendatory ordinance, except as herein provided, are hereby repealed only to the extent necessary to give this amendatory ordinance full force and effect.

PART THIRTY-ONE – Severability

If any section, subsection, clause, phrase or portion of this amendatory ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

PART THIRTY-TWO – Publication

The Clerk for the Charter Township of Union shall cause this amendatory ordinance to be published in the manner required by law.

Draft Date: July 8, 2021

PART THIRTY-THREE – Effective Date

This amendatory ordinance was approved and adopted by the Charter Township of Union Board of Trustees, Isabella County, Michigan, on _____, 2021, after initiation and a public hearing by the Planning Commission on _____, 2021 as required pursuant to the Michigan Public Act 110 of 2006, as amended, and after introduction and a first reading by the Township Board on _____, 2021 and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This amendatory ordinance shall be effective on _____, 2021, which date is more than seven days after publication of the ordinance as is required by Section 401(6) of Act 110 of 2006, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.

CERTIFICATION OF ADOPTION AND PUBLICATION OF TOWNSHIP ORDINANCE

I, Lisa Cody, the duly elected Clerk of the Charter Township of Union, Isabella County, Michigan, hereby certify that the foregoing amendatory ordinance was adopted at a meeting of the Charter Township of Union Board of Trustees on the _____ day of _____, 2021, at which the following named members of the Charter Township of Union Board of Trustees were present and voted in person as follows:

- (a) Voting in favor of the Ordinance: _____
- (b) Voting against adoption of the Ordinance: _____
- (c) Absent: _____ (d) Abstain: _____

I further certify that a notice of adoption of this amendatory ordinance was published in the Morning Sun, a newspaper of general circulation within the Charter Township of Union on the _____ day of _____, 2021 and that proof of same is filed in the Charter Township of Union Ordinance Book.

Certification Date: _____, 2021

Lisa Cody, Clerk

SPECIAL USE PERMIT REPORT

TO:	Planning Commission	DATE:	July 13, 2021
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	B-7 Retail and Service Highway Business District
PROJECT:	PSUP 21-02 Special Use Permit application - Krist Oil Filling Station (Gas Station)		
PARCEL(S):	PID 14-014-20-002-00, 14-014-20-003-00, 14-014-20-001-00, 14-014-20-004-00, 14-014-20-007-00, 14-014-20-008-00, 14-014-20-009-00.		
OWNER(S):	Michigan Reserves Inc.		
LOCATION:	Approximately 2.6 acres located at the SW corner of E. Pickard Road and S. Isabella Road in the NE 1/4 of Section 14.		
EXISTING USE:	One family residential dwellings and commercial building	ADJACENT ZONING:	B-7, B-5
FUTURE LAND USE DESIGNATION: <i>Retail Service:</i> This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.			
ACTION REQUESTED: To review and make recommendations to the Board of Trustees on the PSUP21-02 Special Use Permit application for the new Krist Oil Filling station (Gas Station) located on the SW corner of E. Pickard Road and S. Isabella Road in the NE 1/4 of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district.			

Background Information

An automobile filling station, gas station is a special use in the B-7 district. The Township Board shall have the authority to grant special use permits, subject to such conditions of design and operation, safeguards, and time limitations as it may determine for all special uses specified in the various provisions of this Ordinance. The Planning Commission shall have authority to review special use applications, hold a public hearing, and make recommendations to the Township Board. The applicant has applied for a special use permit simultaneously with the preliminary site plan for review and approval.

Review Comments

Section 14.03J. of the Zoning Ordinance establishes the standards for special use approval.

Special use permit approval is subject to a Planning Commission public hearing and recommendation to the Board of Trustees. The Board of Trustees retains final authority to approve or deny any special use permit. The Planning Commission’s recommendation should include “*affirmative findings of fact and records adequate data, information, and evidence*” to support a conclusion that the proposed special use conforms to the standards of Section 14.03.J.

Each of the seven (7) standards from this Section are listed below in bold printed text. Staff review comments follow under each standard. Please note that, for clarity and readability purposes, staff has divided standards #2 and #7 into several subsections:

Section 14.3.J. (Standards for Special Use Approval)		Status
1	<p>The proposed land use is identified in Section 3 as a special use in the zoning district.</p> <p>The proposed Automobile Filling Station, Gas Station facility is allowed as a special use in the B-7 (Retail and Service Highway Business R2-A) zoning district (Section 3.15).</p>	Conforms
2(a)	<p>The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be hazardous, detrimental or injurious to the environment or the public health, safety or general welfare by reason of traffic</p> <p>The proposed use conforms to this standard. Anticipated vehicular traffic would be limited to automobiles, trucks, and delivery vehicles. There is an existing gas station kitty-corner from this proposed site on the NE corner of E. Pickard Road and S. Isabella Road. E. Pickard Road (M-20) and S. Isabella Road are both heavily traveled regional arterial roads in the Township.</p> <p>Based on these conditions, a new filling station would not be detrimental or hazardous to the general welfare by means of traffic generation.</p>	Conforms
2(b)	<p>The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be hazardous, detrimental or injurious to the environment or the public health, safety or general welfare by reason of...noise, vibration, ...dust, glare (or) light....</p> <p><u>The proposed use can conform to this standard.</u> The predominant sources of potential noise from this facility are associated with HVAC equipment, pump island noise, and vehicles entering and leaving the site. A significant potential source of noise would be amplified sound from pump station video displays or speakers. <u>Unless the applicant provides documentation on their site plan for this type of equipment and shows how it will conform to this standard, amplified exterior sound will be prohibited on this site.</u></p> <p>The HVAC equipment is required to be screened and will be located well away from adjacent residences. Ingress/egress points for the site are also set back from residences.</p> <p>No vibration, dust, glare or light impacts are anticipated from the facility. All exterior lighting for the facility will be required to be fully shielded per Section 8.2 (Exterior Lighting) standards. Potential headlight glare impacts on neighboring residences will be addressed through screening.</p>	Can Conform

Section 14.3.J. (Standards for Special Use Approval)		Status
2(c)	<p>The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be hazardous, detrimental or injurious to the environment or the public health, safety or general welfare by reason of...<u>odors, dust, drainage, pollution or other adverse impacts.</u></p> <p>The proposed use can conform to this standard, subject to submittal of a final site plan that fully conforms to Zoning Ordinance requirements. There is more than sufficient land area to provide for adequate stormwater management on the site in a manner that does not impact neighboring properties or roads. The applicant will also be required to demonstrate compliance with State of Michigan pollution control standards through approved state permits for the project.</p> <p>There could be some odor or fumes impacts from diesel truck exhaust and gasoline, but these are not anticipated to be significantly different from the background conditions along the M-20 state highway.</p>	Can Conform
3	<p>The special use will be designed, constructed, operated, and maintained in a manner compatible with adjacent uses, the surrounding area, and the intent of the zoning district. Where determined necessary by the Planning Commission or Township Board, the applicant has provided adequately for any restrictions on hours or days of operation, minimization of noise, and screening improvements or other land use buffers to ensure land use compatibility and minimize adverse impacts.</p> <p>The proposed use can conform to this standard, subject to the details of proposed screening and land use buffers being finalized on a final site plan that fully conforms to Zoning Ordinance requirements.</p> <p>No information has been provided about proposed hours of operation. For this type of facility, unless the Planning Commission recommends otherwise, it would be expected that this facility would be open on a 24-hour per day, seven-day per week schedule. Based on the location along the M-20 corridor close to the US-127 interchange, it is the opinion of staff that no restrictions on hours or days of operation are warranted for this facility.</p> <p>Section 3.15 describes the purpose of the B-7 district as <i>“to promote the high quality commercial and office development in the vicinity of M-20 and Pickard Road. Requirements and incentives are provided to promote vehicular and pedestrian safety, control traffic congestion, and improve the visual appearance of the district through proper landscaping, buffering and screening.”</i> Provisions for robust year-round screening along the south and portions of the west lot boundaries will be necessary to ensure land use compatibility.</p> <p>The preliminary site plan as submitted does not fully meet the standards for site plan approval. <u>If constructed as designed on the 5/17/2021 site plan, the filling station would not be operated or maintained in a manner that is fully compatible with adjacent uses, the surrounding area, and the intent of the zoning district.</u></p> <p>However, we would note that there is sufficient land area within the proposed development boundaries to adjust the proposed design and site layout in a manner that would be consistent with this standard.</p>	Can Conform

Section 14.3.J. (Standards for Special Use Approval)		Status
4	<p>The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.</p> <p>Staff would have no objection to a Planning Commission determination that the proposed use conforms to this standard. Based on a review of the elevation drawings provided in the preliminary site plan, the exterior materials used and appearance of the building façade are consistent with the policy statements on page 31 of the Master Plan for <i>Retail Service</i> area commercial development. The proposed parking facilities are also consistent with Master Plan guidance related to setbacks and landscaped greenbelts.</p>	Conforms
5	<p>The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances.</p> <p><u>The proposed use can conform to this standard</u>, subject to submittal of a final site plan that fully conforms to Zoning Ordinance requirements.</p> <p>The proposed use, as depicted on the 5/17/2021 preliminary site plan, does not currently conform to all applicable requirements of the Zoning Ordinance and other Township Ordinances. However, it is the opinion of staff that the current design deficiencies can be resolved and corrected without the need to alter or enlarge the land area subject to special use approval.</p> <p>The proposed development will be subject to compliance with applicable site development and other requirements of the Zoning Ordinance, and to the applicable standards of other Township ordinances, including the Sidewalk and Pathway Ordinance No. 2009-02 and the Stormwater Management Ordinance No. 1992-09. These details will be resolved through the site plan approval process.</p>	Can Conform
6	<p>Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.</p> <p>The approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.</p>	Conforms
7(a)	<p>The impact of the special use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including but not limited to...<u>fire protection services (and) municipal water and sewerage systems....</u></p> <p>The proposed use conforms to this standard. In addition to providing a safe potable water supply to the proposed facility, the proposed connection into the Township's municipal water system is essential to satisfying the Michigan Building Code and state fire code requirements to support the work of the Mt. Pleasant Fire Department during an emergency response.</p> <p>Several existing commercial and residential connections into the municipal water and sanitary sewerage systems will need to be abandoned and removed as part of this project. The details of the proposed water and sewer system connections and abandonment of existing connections will be subject to Public Services Department approval as part of the site plan, demolition permit, and building permit approval processes.</p>	Conforms

Section 14.3.J. (Standards for Special Use Approval)		Status
7(b)	The impact of the special use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including but not limited to roads, police...protection services, (and) refuse disposal, other utilities, drainage facilities, and public or private wells....	Conforms
	<p>The proposed use conforms to this standard. For road impacts, please see our comments under standard 2(a) above. The applicant has provided for a secured trash dumpster enclosure area on the site, which would be serviced by a private contractor. No adverse impacts on the capacity of the Sheriff's Office to provide police protection are anticipated by the proposed development.</p> <p>There are no municipal wells in the immediate area, and the proposed development is not anticipated to adversely impact the capacity of any private wells in the area. Adequate electrical and natural gas services are available. Provided that the stormwater management design conforms to Township ordinance standards, no impacts to off-site drainage facilities are anticipated.</p>	
7(c)	The proposed use will not create additional requirements at public cost for services or infrastructure that will be detrimental to the economic welfare of the community.	Conforms
	The proposed use conforms to this standard.	

Objective

The Planning Commission shall review the application materials, together with any reports and recommendations, and any public comments from the 6/15/2021 public hearing record in the meeting minutes. The Planning Commission shall identify and evaluate all relevant factors and shall then take action by motion to recommend to the Township Board approval, approval with conditions, or denial of the special use permit application, or to postpone further consideration of the application to a date certain in accordance with the provisions of Section 14.3.F.4.

Key Findings

The proposed Automobile Filling Station, Gas Station facility is allowed as a special use in the B-7 (Retail and Service Highway Business R2-A) zoning district. The location for the proposed filling station special use is consistent with the Zoning Ordinance and Master Plan. As noted in our separate report, the updated PSPR21-15 preliminary site plan for the project is now generally consistent with the Township Zoning Ordinance standards for preliminary site plan approval, although there are a number of details that will need to be addressed on a final site plan.

Recommendations

Based on the above findings, I would ask that the Planning Commission consider taking action to recommend approval of the PSUP 21-02 Special Use Permit application for the Krist Oil Filling Station (Gas Station) to the Board of Trustees, contingent upon preliminary and final site plan approval by the Planning Commission.

Please contact me at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Peter Gallinat, Zoning Administrator

Community and Economic Development Department

Responses to Concerns Raised at Planning Commission Meeting

June 15, 2021

Krist Oil Company, Inc.

Proposed Krist Food Mart

4972 E. Pickard Road, Union Township, Michigan

1. Traffic concerns due to the nature of the existing businesses and the traffic patterns at that particular site, there is a concern about accessibility into and out of a filling station in a manner that does not create unnecessary congestion or works against the flow of traffic and potential pedestrian foot traffic crossing those intersections at that location

Entrances and exits will be constructed per MDOT and Isabella County regulations. The current entrance to the site on Pickard will be moved approximately 150' further away from the intersection. The new entrance will be a right turn only entrance, eliminating a left turn exit. The number of drives connecting to Pickard will be reduced from four (4) to one (1). On Isabella, the current entrance to the site will be moved approximately 140' further away from the intersection and the number of drives connecting onto Isabella will be reduced from three (3) to one (1). Best engineering practices are being implemented in the design of this site to mitigate traffic congestion.

2. Each type of business that could go in at this location is going to generate traffic issues, with fueling stations being on the higher end of the spectrum. Other potential businesses would be at the lower end of the spectrum, based on the type of customer and merchandise sold.

Per the ITE *Trip Generation Handbook, 3rd Edition*, a Super Convenience Market/Gas Station has a pass-by rate of 76 percent. This means that 76 percent of the customers at the Proposed Krist Food Mart would already be driving past the site. The remaining 24 percent could be new customers on the road, possibly coming from US-127, visiting Mount Pleasant for the first time. As stated in concern one, the site is reducing the amount of drives onto both Pickard (4 drives down to 1) and Isabella (3 drives down to 1). Again, we are using the best engineering practices to mitigate traffic congestion from our site.

3. Concern about the conformance of the proposed use with our master plan. It is important to consider what we envisioned in the Master Plan for this space. Although the B-7 zoning district does allow for this type of business as a special use, the proposed use at this location is inconsistent with our master plan for the location.

Per the Special Used Permit Report dated June 7, 2021, it conforms and is consistent with the adopted Master Plan. See quotation below:

“Staff would have no objection to a Planning Commission determination that the proposed use conforms to this standard. Based on a review of the elevation drawings provided in the preliminary site plan, the exterior materials used, and appearance of the building façade are consistent with the policy statements on page 31 of the Master Plan for *Retail Service* area commercial development. The proposed parking facilities are also consistent with Master Plan guidance related to setbacks and landscaped greenbelts.”

4. There is a concern about the number of gas stations on Pickard and the potential unfair competition.

Approval of the proposed Krist Food Mart will not create potential unfair competition, it will provide healthy competition in the market area and provide goods and services that are not currently provided by existing convenience stores. Krist Food Mart's stock over 5,000 different items including everyday grocery items. Currently there is one (1) gas station between Isabella and US-127 and it is across the street from the proposed Krist Food Mart. The next closest gas station is on the eastside of US-127. There is not a gas station on the south side of Pickard, west of US-127, until the corner of Brown St. and Pickard. This is over a mile off US-127.

5. There does not appear to be a demonstrated need for an additional filling station within a township that has, unless there is evidence presented otherwise, has sufficient number of existing and approved filling stations at a time when some experts say that we have already reached peak gasoline consumption.

Constructing the Krist Food Mart will enable the township to remove aged and deteriorated buildings with a \$3 million development with new sidewalks, curb, wooden fencing, and landscaping. Landscaping that will surround the development on all sides except for the entrances and exits. It will give the adjoining property owners brand new landscaping on their property lines with a fence that will be placed 20' inside the property line. Ensuring that their views will not be compromised.

Responses to Special Use Permit Report Comments
Krist Oil Company, Inc.
Proposed Krist Food Mart
4972 E. Pickard Road, Union Township, Michigan

1. The proposed land use is identified in Section 3 as a special use in the zoning district.

No response

2. The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be hazardous, detrimental, or injurious to the environment or the public health, safety, or general welfare by reason of traffic, noise, vibration, dust, glare, odors, drainage, or any other adverse impacts.

The proposed development will have no adverse impacts to the environment or public health and has been designed utilizing best engineering practices. Traffic increases at this site will be minimal as a majority of traffic is already pass-by traffic. There will be no outdoor intercom system or music playing. Fuel canopy lighting will be high-efficiency LED lighting with vertical cutoff and be down-lighting meeting required light levels by ordinance. The hours of operation for the proposed Krist Food Mart development are seven (7) days per week, typically from 6:00 a.m. to 12:00 p.m. Fueling systems are equipped with vapor recovery systems eliminating most odors. Drainage will be collected on and contained on-site in a time-retention system that will discharge to existing storm sewer systems at the pre-development rate per ordinance. Drainage can be routed through oil-water separators if necessary to collect potential contaminants from the surface runoff prior to being retained and discharged. The underground fuel storage tanks are dual-walled fiberglass tanks with drip pans and are continuously interstitially monitored.

3. The special use will be designed, constructed, operated, and maintained in a manner compatible with adjacent uses, the surrounding area, and the intent of the zoning district. Where determined necessary by the Planning Commission or Township Board, the applicant has provided for any restrictions on hours or days of operation, minimization of noise, and screening improvements or other land use buffers to ensure land use compatibility and minimize adverse impacts.

This new development will be a significant improvement to the property surrounding the proposed development, six (6) aged and deteriorated structures will be removed and replaced with the proposed 5,520 sq. ft Krist Food Mart. The roads Pickard and Isabella are both designed to be commercial corridors with Pickard being five (5) lanes and Isabella being four (4) lanes. Residents to the south and west of the proposed development will now have access by foot on sidewalks to the new store without having to cross either road. The exterior line of the new store will be screened and fenced as needed to provide buffers from surrounding properties.

4. The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.

See response to #3.

5. The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances.

This project will conform will all standards and ordinances set in place by the township.

6. Approval of the special use location will not result in a small residential or nonresidential area being substantially surrounded by incompatible uses.

This development will create 10-15 new jobs both full time and part time for the community with the ability for employees from the neighborhood to walk to work. The current SEV on the combined property is \$551,700. The estimated construction cost of the new property is between \$2,000,000 to \$3,000,000, with an estimated SEV of \$1,250,000. The difference in tax revenue would be a \$33,449 increase to the local community for schools, county, and township services.

7. The impact of the special use will not exceed the existing or planned capacity of public or municipal or infrastructure; including but not limited to fire protection services, municipal water, municipal sewage systems, roads, police protection services, refuse disposal, other utilities, drainage facilities, and public or private wells.

This new project will greatly improve the aesthetics of this corner by removing aged and deteriorated buildings and replacing them with a new modern gas station/convenience store. In the process we will replace the existing eight (8) drive entrances with only one (1) on each street along the property. Both new curb cuts will be located more than two-hundred fifty (250) feet from the intersection. Currently, the Pickard Road curb cut is forty (40) feet from the intersection. On Isabella Road the curb cut is seventy (70) feet from the intersection. Both the State Highway Department and Isabella County Road Commission will be consulted prior to and have approval before construction and drive entrances will be constructed to their specifications.

**Krist Oil Company, Inc,
Photos of Existing Krist Food Mart Sites**

Photo 1 – Charlevoix, MI #1:



Photo 2 – Charlevoix, MI #2:



Krist Oil Company, Inc,
Photos of Existing Krist Food Mart Sites

Photo 3 – Sault Ste. Marie, MI



Photo 4 – Sault Ste. Marie, MI:



Krist Oil Company, Inc,
Photos of Existing Krist Food Mart Sites

Photo 5 – Rothschild, WI:



Photo 6 – Rothschild, WI:



Krist Oil Company, Inc,
Photos of Existing Krist Food Mart Sites

Photo 7 – Rothschild, WI:



Photo 8 – Rothschild, WI:



Krist Oil Company, Inc,
Photos of Existing Krist Food Mart Sites

Photo 9 – Rothschild, WI:



Photo 10 – Rothschild, WI:



Krist Oil Company, Inc,
Photos of Existing Krist Food Mart Sites

Photo 11 – Rothschild, WI:



Photo 12 – Rothschild, WI:



Krist Oil Company, Inc,
Photos of Existing Krist Food Mart Sites

Photo 13 – Rothschild, WI:



Photo 14 – Rothschild, WI:



Krist Oil Company, Inc,
Photos of Existing Krist Food Mart Sites

Photo 15 – Rothschild, WI:



Photo 16 – Rothschild, WI:



Krist Oil Company, Inc,
Photos of Existing Krist Food Mart Sites

Photo 17 – Rothschild, WI:



Krist Oil Company, Inc,
Photos of Existing Krist Food Mart Sites

Photo 18 – De Pere, WI:



Krist Oil Company, Inc,
Photos of Existing Krist Food Mart Sites

Photo 19 De Pere, WI:



Photo 20 De Pere, WI:



**Krist Oil Company, Inc,
Photos of Existing Krist Food Mart Sites**

Photo 21 De Pere, WI:



Photo 22 De Pere, WI:





R. EDWARD KUHN
 TERRY C. ROGERS (LLM, Taxation)
 EDGAR ROY III
 JOSEPH E. QUANDT
 GREGORY J. DONAHUE
 GREGORY L. JENKINS
 TROY W. STEWART
 GINA A. BOZZER
 CHRISTOPHER G. ROGERS
 (also admitted in Illinois)

412 SOUTH UNION STREET
 TRAVERSE CITY, MICHIGAN 49684
 TELEPHONE: 231-947-7900
 FAX: 231-941-5154

LANSING OFFICE:
 2937 ATRIUM DRIVE, STE 200
 OKEMOS, MI 48864

MOUNT PLEASANT OFFICE:
 3046 JEN'S WAY
 MT. PLEASANT, MI 48858

J.D. PRAASTERINK
 (also admitted in Arizona)
 MARC S. McKELLAR II
 DAVID P. GLENN
 PATRICK M. ELLIS
 W. DANE CAREY

OF COUNSEL:
 LEWIS G. GATCII
 A. BROOKS DARLING

July 13, 2021

HAND DELIVERY

Peter Gallinat
 Planning and Zoning Administrator; and
 Planning Commission
 Charter Township of Union
 2010 South Lincoln Road
 Mt. Pleasant, Michigan 48858

**RE: Krist Food Mart SUP Application
 Supplement to SUP Application ("Supplement")**

Dear Planning Commission ("PC"):

Please be advised that our firm represents the legal interests of the Applicant and land owner ("Applicant") as it relates to the above referenced pending special use permit ("SUP") application to construct a service station/food mart on the corner of Pickard Road and Isabella Road in Union Township, Michigan (the "Proposal"). The Applicant sought our firm's assistance out of an abundance of caution after certain "out of bounds" comments/concerns were raised by the PC at the recent June 15, 2021 meeting. Specifically, the Applicant is concerned that its SUP could be denied based purely on economic/business considerations that should not, and cannot, (as a matter of law) factor into the PC's decision.

We reviewed the materials associated with the June 15, 2021 meeting and found the Applicant's concerns related to this request for SUP approval were reasonable and justified. The materials submitted and the circumstances of this Proposal illustrate that there should be very little doubt that the Proposal meets the requirements for approval. However, the June 15, 2021 meeting minutes are concerning in that the PC appeared at times to be more concerned about addressing economic and commercial inequality, rather than applying the SUP standards expressly set-forth in the subject Zoning Ordinance ("ZO"). That is not to say that the PC did not also raise important and relevant concerns that require attention. Accordingly, the purpose of this "Supplement" is twofold: (1) to focus the PC on the legal scope of its review and discretion; and (2) to address (with revised proposed findings of fact and an amended site plan) the valid concerns raised at the June 15, 2021 meeting. In the end, it is our sincere hope that the information provided in this Supplement (and its enclosures) will guide the PC down the proper path toward an approval, which is clearly the correct result in this circumstance.

LEGAL SCOPE OF SUP REVIEW

At the June 15, 2021 meeting, the PC voiced concerns relating to the potential negative impacts that a service station in the specified location could have on local economic competition/equality. Put simply, concerns of this nature, to the extent that they factor into the PC's final decision, fall outside of the proper scope of the PC's authority/discretion. While it may be true that the Michigan Zoning Enabling Act ("ZEA") affords townships the authority to adopt discretionary criteria for SUP edibility (see MCL 125.286b and MCL 125.286d), once sufficient evidence has been presented showing that the criteria have been met, the approval must be granted. See *Room & Board Homes v. Mayor of Detroit*, 67 Mich App 381; 241 NW2d 216 (1976). In other words, when a landowner qualifies under a township's enumerated standards for a SUP, the permit must be issued to the applicant. The discretionary criteria here are the seven standards for SUP approval set forth in the ZO. There is nothing in the seven standards to suggest that the PC can make determinations as to what they feels is best for the local economy, or what level of competition they deem is "fair." Put another way, the PC cannot deny a SUP simply because they subjectively feel that there are already too many service stations in the area, and/or that it would be unfair to other service station owners to permit this Proposal. The authority conferred to the PC by the ZO simply does not include this power, not to mention the potential Equal Protection concerns that would be raised with such a determination.

What the PC can (and should) consider is whether this Proposal conforms with the seven enumerated standards outlined in the ZO for SUP approval. It is clear (as set forth below) that when these standards are properly applied, the Proposal reasonably meets all of the criteria.

REVISED (PROPOSED) FINDINGS OF FACT

The reasons stated in "Criterion 4" shall be considered incorporated, as applicable, into all the findings of fact.

1. The proposed land use is identified in Section 3 as a special use in the zoning district.

The proposed use of an Automobile Filling Station, Gas Station facility is permitted as a special use in the B-7 zoning district. The application meets this criterion.

2. The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be hazardous, detrimental or injurious to the environment or the public health, safety or general welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or other adverse impacts.

At the June 15, 2021 meeting, there appeared to be great concern over the adequacy of the proposed greenbelt and the Proposal's potential negative impact on area traffic. These two topics deserved, and have since received, great attention in the enclosed updated site plan. You will note from the enclosed (revised) site plan and the analysis below that the Applicant has made numerous substantial improvements related to these valid concerns.

The anticipated vehicular traffic is automobiles, trucks and occasional delivery vehicles. Like many four corner intersections and similar corridors, this proposed use is on the opposite corner to another gas station facility. This intersection is heavily traveled and is identified as a regional artery by many

July 13, 2021

Page 3

people utilizing US-27 and M-20. The reality is that countless travelers utilize this convenient stop in their travels. All outstanding concerns related to noise will be addressed through HVAC screening. Further, any impact related to noise and light is addressed by the added screening on the south and west portions of the property. All lighting for the facility will meet the shielding requirements of Section 8.2 of the ZO. The anticipated stormwater management facilities on-site will adequately address any drainage concerns. The final site plan will have further details of these elements, which further details are not required in the preliminary site plan for the obvious reasons related to potential changes as a result of site plan review by the Planning Commission. The design and layout of the facility and its containment vessels assure compliance with all applicable standards and appropriate permitting will be provided to the Township indicating same. Any impact that could be perceived as hazardous, detrimental or injurious to the environment or the public health, safety or general welfare are only those which are applicable to all development along this corridor, or are customary to the types of uses which are permitted in the zoning district. Therefore, the application meets the criterion as it is located and designed not to have such impacts.

3. The special use will be designed, constructed, operated, and maintained in a manner compatible with adjacent uses, the surrounding area, and the intent of the zoning district. Where determined necessary by the Planning Commission or Township Board, the applicant has provided adequately for any restrictions on hours or days of operation, minimization of noise, and screening improvements or other land use buffers to ensure land use compatibility and minimize adverse impacts.

As mentioned above, the proposed use is permitted by special use, and the use is proposed to be designed, constructed, operated and maintained in a manner that is consistent with industry standards and reasonably expected from such a use. The adjacent uses and surrounding area are intended to be bordered by this type of use pursuant to the ZO and the Master Plan. It is consistent with both. Furthermore, the application addresses the concerns raised about screening and buffering for sound and light, including but not limited to additional buffering in the south and west portions of the property. The application meets this criterion.

4. The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.

The Master Plan identifies the property as "Community Commercial," which is defined in pertinent part as:

"...[I]ntended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access."

Undoubtedly, this Proposal squarely fits into this Community Commercial plan meaning that it not only fits current zoning standards, but also that it will be compatible with future land uses. The Proposal meets all three goals of the Master Plan by achieving the following objectives: (1.2) by coordinating utility expansion in a way that encourages development along existing arterial roadways and on underutilized sites first, (2.1) it connects schools, parks and other public facilities by upgrading the system pathways and

July 13, 2021

Page 4

sidewalks, (3.2) encourages quality commercial development and redevelopment along corridors, (3.3) assures longevity of the commercial development by being designed to improve the properties' ability to meet new development standards and does so by utilizing existing infrastructure, (3.4) although the proposed development is along a corridor, it nevertheless is designed to provide a reasonable transition between adjacent land uses by mitigating impacts to those properties/uses. The proposed development fits squarely within the growth management plan of the master plan. The proposed use is well within the Growth Management Boundary and satisfies the purpose and achieves the goals of such a growth area plan. It preserves agricultural land and natural resources by utilizing under-developed land within a transportation and commercial corridor (M-20) in lieu of more sensitive or greenfield properties. It avoids leapfrogging development and urban sprawl by developing a property within the commercial corridor that already has utilities available to it.

The Proposal nicely ties into the Master Plan's transportation strategy. At its very core, the Proposal provides a state of the art, updated refueling facility to help serve the need for same in the community. This includes the needs of those traveling through the community that utilize the US-27 and M-20 exchange as a convenient stop along their travels. It further aids in the strategy by upgrading the pathway/sidewalks and provides bicycle parking facilities. Access management is much improved by the Proposal, by the deletion of numerous curb cuts. This further improves the safety, balance and coordination of multi-modal transportation, including elimination of several potential multi-modal interaction sites. This only furthers the goals of the "Complete Streets" approach.

The proposed development satisfies the goals of the Master Plan's land use and character strategy. This Proposal redevelops an aging site that is underutilized. The Proposal not only is a use permitted under the current ZO, which isn't even a year old, it also fits squarely into the future land use Proposals in the 2018 Master Plan. This will provide for greater conformity of the zoning map and the future land use map. The future land use category description includes that the district is intended to provide the widest variety of retail and services businesses. The proposed use does not include any contractor yards, heavy auto repair or outside storage. The application meets this criterion.

5. The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances.

The proposed use is proposed to meet all applicable standards of the zoning and police power ordinances of the Township. Specifically, the application meets all the requirements for preliminary site plan approval and the special use permit should be approved conditioned on final site plan approval. Consequently, the application meets this criterion.

6. Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.

The Proposal will not result in small residential or non-residential areas being substantially surrounded by incompatible uses. The application meets this criterion.

7. The impact of the special use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including but not limited to roads, police and fire protection services, refuse disposal, municipal water or sewerage systems, other utilities, drainage facilities, and public or private wells. The proposed use will not create additional requirements at public cost for

KUHN ROGERS PLC

July 13, 2021

Page 5

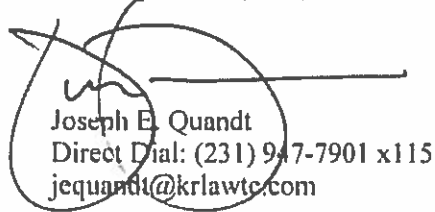
services or infrastructure that will be detrimental to the economic welfare of the community.

The proposed use will utilize existing public and municipal services and infrastructure. The roads are more than capable of handling the proposed traffic. The closure of numerous curb cuts will advance safety along the road ways and calm traffic. The proposed water connections further satisfy fire codes and it is not anticipated that police resources would be necessarily increased by this use as compared to its current or allowable uses. Refuse disposal is managed by private contractors. The needs for water and sewer and other utilities services are also not significant. The proposed use will not create additional requirements at the public cost for services or infrastructure. But, will instead be providing additional revenue for those services. The application meets this criterion.

In sum, our firm respectfully asks that the PC tailor its review to the seven criteria outlined above, and resist the temptation to exceed its discretion by wading into irrelevant and potentially prejudicial considerations beyond the scope of SUP approval. When a proper review is performed, we believe that approval of this Proposal is not only proper, but it is essentially required. Thank you for your consideration and please contact the undersigned with any questions or concerns.

Sincerely,

KUHN ROGERS PLC



Joseph E. Quandt
Direct Dial: (231) 947-7901 x115
jequandt@krlawtc.com

JEQ:shp
enclosures

Draft Motions: PSUP 20-02 Krist Oil Filling Station Special Use Permit Application

MOTION TO RECOMMEND APPROVAL WITH CONDITIONS:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees to approve the PSUP 21-02 special use permit application for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road in the northeast quarter of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district, finding that it can comply with Section 14.3.J. (Standards for Special Use Approval), subject to the following conditions:

1. Preliminary and final site plan approval by the Planning Commission.
2. The hours of operation shall be limited to from 6:00am to Midnight and no loudspeakers or amplified music will be used outside of the building, as confirmed by the applicant.
3. A decorative masonry wall shall be provided along the south and west sides of the paved area along with required greenbelt buffer or evergreen screen plantings adjacent to the lot boundaries to adequately buffer adjacent residences from visual and noise impacts.

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSUP 21-02 special use permit application for the new Krist Oil Filling Station on the southwest corner of E. Pickard Road and S. Isabella Road until _____, 2021 for the following reasons:

Draft Motions: PSUP 20-02 Krist Oil Filling Station Special Use Permit Application

MOTION TO RECOMMEND DENIAL:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees to deny the PSUP 21-02 special use permit application for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road in the northeast quarter of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district, finding that it does not comply with Section 14.3.J. (Standards for Special Use Approval), for the following reasons:

1. Due to the nature of the existing businesses and the traffic patterns at that particular site, there is concern about accessibility into and out of a filling station in a manner that does not create unnecessary congestion or works against the flow of traffic and potential pedestrian foot traffic crossing those intersections at that location.

2. Each type of business that could go in at that location is going to generate traffic issues, with fueling stations being at the higher end of the spectrum. Other potential businesses would be at the lower end of the spectrum, based on the type of customer and merchandise sold.

3. Concern about the conformance of the proposed use with our master plan. Although the B-7 zoning district does allow for this type of business as a special use, the proposed use at this location is inconsistent with our master planning vision for the location.

4. There is a concern about the number of gas stations on Pickard and the potential unfair competition.

5. There does not appear to be a demonstrated need for an additional filling station within a township that has sufficient number of existing and approved filling stations at a time when some experts say that we've already reached peak gasoline consumption.

PRELIMINARY SITE PLAN REPORT

TO:	Planning Commission	DATE:	July 13, 2021
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	B-7 Retail and Service Highway Business District
PROJECT:	PSPR21-15 Preliminary Site Plan Approval application - Krist Oil Filling Station (Gas Station)		
PARCEL(S):	PID 14-014-20-002-00, 14-014-20-003-00, 14-014-20-001-00, 14-014-20-004-00, 14-014-20-007-00, 14-014-20-008-00, 14-014-20-009-00.		
OWNER(S):	Michigan Reserves Inc.		
LOCATION:	Approximately 2.6 acres located at the SW corner of E. Pickard Road and S. Isabella Road in the NE 1/4 of Section 14.		
EXISTING USE:	One family residential dwellings and commercial building	ADJACENT ZONING:	B-7, B-5
FUTURE LAND USE DESIGNATION:	<i>Retail Service:</i> This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.		
ACTION REQUESTED:	To review and take action to approve, deny, or approve with conditions the PSPR21-14 preliminary site plan dated May 17, 2021 for Krist Filling station (Gas Station) located on the SW corner of E. Pickard Road and S. Isabella Road in the NE 1/4 of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district.		

Site Plan Approval Process

Per Section 14.2.C. of the Zoning Ordinance, both preliminary site plan approval and final site plan approval are required for this project. Per Section 14.2.J., approval of a preliminary site plan by the Planning Commission “shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas.” Planning Commission approval of a final site plan “constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met” (Section 14.2.L.). Documentation of applicable outside agency permits and approvals will be required as part of a final site plan application.

Preliminary Site Plan Review Comments

The following comments are based on the standards for preliminary site plan approval and specific elements of the proposed site plan:

1. **Section 14.2.P. (Required Site Plan Information).** The following items of required information are missing or in need of minor correction, but the site plan is sufficiently complete for Planning Commission review and action. The following details will need to be addressed by the applicant as part of the final site plan submittal:

Missing Preliminary Site Plan Information	
Add location(s), area(s), purpose(s) and dimensions of any outdoor sales, display or storage areas to the final site plan, or add a note to the site plan to confirm that none are proposed for this project.	<input type="checkbox"/>
Correct the lot coverage references to demonstrate compliance with the maximum percentage of lot coverage standard for the zoning district by adding the proposed percentage of lot coverage to the final site plan.	<input type="checkbox"/>

2. **Section 8 (Environmental Performance Standards).** The following details will need to be addressed by the applicant as part of the final site plan submittal:

- Application is missing the hazardous substance reporting form and EGLE permit checklist form included in the application materials. These completed forms will be required as part of the final site plan submittal.

3. **Section 9 (Off-Street Parking).** Parking calculations have been provided on the site plan and are consistent with Section 9 standards for the proposed uses. The dimensions of the 90-degree parking spots comply with the size requirements of Section 9, but the additional parking space dimensions are missing. The following details will need to be addressed by the applicant as part of the final site plan submittal:

- Add the building floor plans with dimensions and use areas depicted to confirm the usable floor area calculation. Sheet 3 notes the Gross Floor Area as 5,520SFT. (60'x92' building) Sheet 3 notes Net Floor Area as 4,620SFT. If this is the usable floor area, it should be labeled as such consistent with the Ordinance defined term.

4. **Section 7.10 (Sidewalks and Pathways).** The applicant has proposed to provide a new internal sidewalk connection into the site to the public building entrance. The following sidewalk details will need to be addressed by the applicant on the final site plan submittal:

- Confirm that all internal sidewalks abutting parking spaces are at least seven (7) feet in unobstructed width to allow for vehicle overlap by adding a dimension to the plan. If outside displays or sales areas are proposed adjacent to the building, they must be located outside of this unobstructed width.
- Add barrier-free sidewalk ramps at all required locations and provide a detail.
- Add an internal sidewalk across the south side of the building abutting the parking spaces, and add pedestrian access pavement striping at each end of the parking row.

5. **Section 6.18 (Filing Stations for the Sale of Gasoline, Oil, Propane, and Vehicle Accessories)** The applicant has demonstrated compliance with the standards of this Section for access, minimum lot size, and setbacks for buildings, but not for the driveway and parking setbacks. Driveways and parking setback must be a minimum of 50 feet from adjacent property lines and a minimum of 200 feet from any existing residential dwelling located on adjacent property. Verification of compliance is missing with respect to dwellings to the south and west. Off-street parking on the south side of the building appears to be roughly 132 feet away from the one-story frame house located at 2094 S. Isabella Road. The following details will need to be addressed by the applicant as part of the final site plan submittal:

- Adjust the driveway and scope of the pavement and off-street parking locations as needed to conform to Section 6.18 standards.

6. **Building Form and Composition.** The subject land is located within the East Downtown Development Authority (DDA) District. Through the Economic Development Authority Board, which oversees the DDA District, the Township has invested over \$9 Million in public improvements, infrastructure upgrades, and corridor beautification since 1993. The East DDA manages the public sidewalks, park benches, and trash receptacles (including regular maintenance, seasonal clean-up, and sidewalk snowplowing); the decorative streetlights; and a system of underground irrigation within the E. Pickard Rd. right-of-way. The East DDA also funds annual flower and banner displays, lawncare along the road margins, and holiday lighting. All of this is done for the purpose of fostering a more consistent, dynamic, and upmarket visual character for the District, which in turn helps to support a vibrant and resilient business community along the M-20 corridor.

Business and property owners along the corridor have responded to these improvements over the years by undertaking numerous private improvements, large and small, to older sites along the corridor. It is essential for new development in the East DDA District to be consistent in supporting the economic health of the District through building form and composition that is consistent with the District's emphasis on a dynamic and upmarket visual character.

The proposed building is generally consistent with this character and with the policy statements on page 31 of the Master Plan for *Retail Service* area commercial development. The applicant has agreed to provide parapet walls on all four sides of the building with sufficient height to fully screen all rooftop HVAC equipment, but did not provide details on the revised site plan. The following building-related details will need to be addressed by the applicant on a revised site plan:

- Revise the building design included with the final site plan to show the location and height of all rooftop HVAC equipment and provide parapet walls on all four sides of the building with sufficient height to fully screen this equipment.

7. **Section 9.5 (Loading Space Requirements).** The applicant has provided one (1) loading space on the plan in the front yard east of the building as required, but the dimensions

of this loading area are missing. The following changes need to be addressed by the applicant as part of the final site plan submittal:

- Demonstrate on the final site plan with dimensions that the location of the loading area will not impede vehicular circulation through the site during business hours.
- Relocate the loading area on the final site plan to remove the impediment to access minimum required parking spaces, or add a note to the site plan to confirm that all deliveries will take place when the facility is not open to the public.

8. **Section 7.14 (Trash Removal and Collection).** The applicant has provided on the plan an 8.5-foot-high decorative masonry dumpster enclosure, which is located in the south side yard area. The gate will be a steel frame painted tricor black (see sheet 10). The following details will need to be addressed by the applicant on the final site plan:

- Confirm with dimensions on the final site plan that the dumpster enclosure is set back at least 10.0 feet from the building.

Additional Comments for Preparation of the Final Site Plan

9. **Section 10 (Landscaping and Screening)** Although a landscaping plan is not required for a preliminary site plan the applicant has provided information for proposed landscaping on the preliminary plan. The applicant has since revoked the requested a waiver of certain planting requirements since the June meeting. The applicant has agreed to provide a landscaping plan per the Union Township Zoning Ordinance. The following comments are intended to help guide the development of a final landscape plan:

- More robust screening of a year-round character is needed along the south and portions of the west lot boundaries to minimize headlight glare and other impacts from the filling station activity on nearby residences. It is expected that additional landscaped buffer width will be needed to accommodate the necessary screening.
- Add an overlapping evergreen screen to the greenbelt plantings around the south and portions of the west sides of the site per Section 10.2.E. standards to provide adequate screening for adjacent residences.
- Provide at least the minimum number of greenbelt buffer tree and shrub plantings per Section 10 standards and delete the waiver request from sheet 02-L-01. The required shrub plantings for the site can be grouped into a denser hedgerow arrangement along the E. Pickard Rd. frontage to provide additional screening of headlight glare from vehicles at the north pump island.
- Add the required landscaped parking lot islands at all four corners of the building, at each end of the row of parallel parking spaces, and around the extensions of the internal sidewalk from S. Isabella Rd. into the parking lot.

10. **Proposed snow storage area and excessive impervious surface.** The applicant has proposed to use underground stormwater detention, which would be subject to Storm

Water approval from the Isabella County Drain office, and to locate the snow storage area on top of this paved area. The paved area south of the building and vehicular access corridor does not appear to have any other purpose than snow storage. It is not striped or labeled as a parking area or for outside displays. As such, this additional impervious surface appears to be excessive and unnecessary. The following details need to be addressed by the applicant on the final site plan:

- Remove the excessive pavement or provide documentation on the final site plan of the purpose and necessity of this additional paved area.
11. **Outside agency approvals.** The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies, prior to final site plan approval. These approvals include the Mt. Pleasant Fire Department, Isabella County Road Commission, and Storm Water approval from the Isabella County Drain office Isabella County Transportation Commission, and the Township Public Services Department.

Objective

The Planning Commission shall review the application materials and site plan, together with any reports and recommendations. The Planning Commission shall identify and evaluate all relevant factors and shall then take action by motion to approve the site plan, to approve the site plan with conditions, to deny the site plan application, or to postpone further consideration of the site plan to a date certain in accordance with Section 14.2.H. of the Zoning Ordinance.

Key Findings

1. The site plan has added several items of required preliminary site plan information that were missing from the plan submitted for the June meeting. The remaining items can be corrected on the Final Site Plan.
2. The project is consistent with the Master Plan, and the proposed building design and mix of exterior façade materials are generally consistent with the dynamic visual character of the East DDA District.

Recommendations

Based on the above findings, I would recommend that the Planning Commission approve action on the PSPR21-15 preliminary site plan with changes noted in the report for final site plan approval. Please contact me with any questions about this information at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com.

Respectfully submitted,

Peter Gallinat, Zoning Administrator
Community and Economic Development Department

**Planning Commission– Detailed Use Statement-Revised
Krist Oil Company, Inc.
Proposed Krist Food Mart
4972 E. Pickard Road, Union Township, Michigan**

Krist Oil Company independently owns and operates 73 Convenience Stores across Michigan, Wisconsin, and Minnesota. Krist Oil Company, Inc. (Krist Oil) is intent on purchasing six (6) parcels of property at the corner of E. Pickard Road and S. Isabella Road for development of a Krist Food Mart. All six parcels are owned by Michigan Reserves Inc., totaling approximately 3.28 acres. Three parcels are located along E. Pickard Road and three parcels are located along S. Isabella Road. The three parcels along E. Pickard Road are residential properties, while the three parcels along S. Isabella Road are commercial. N&B Floor Coverings were the tenants of the commercial properties but have since vacated the lots. The existing buildings and site features on the Michigan Reserves Inc. properties are to be demolished for the proposed Krist Food Mart development per the attached Site Plan.

The Krist Food Mart will consist of two (2) canopies, one (1) for gasoline and the other for diesel fuel. Ten (10) pumps will be under the gasoline canopy and four (4) pumps will be under the diesel canopy. The pumps will not have any type or kind of video screen. The Food Mart will be 60' x 92' (5,520 SFT) and located in the middle of the parcel. All utilities will be tied in at the street location with exact locations yet to be determined. The storm water system is proposed to be an underground retention system that will discharge to the existing storm sewer(s) at controlled rates per Isabella County ordinance and Michigan Department of Transportation (MDOT) rules and regulations. There will be a drive entrance on both E. Pickard Road and S. Isabella Road in accordance with the Access Management Plan. A clear vision area will be provided at the corner of Pickard and Isabella.

The filling station will have 43 parking spots available based off the retail square footage (4620 SFT), maximum employee count per shift (3 staff), and number of pump islands (7). Loading and unloading will take place on the west side of the building in the parking lot. A 10' x 10' dumpster enclosure will be located on the westside of the building per the site plan. Landscaping will be planted on all sides of the property as indicated on the preliminary site plan. The makeup of the landscaping will be per the Union Township zoning ordinance. All landscaping will go up to the property line or right of way. Mechanical equipment will be located inside the building. An exception to this will be the air conditioning unit, which will be located on the roof of the building. A parapet wall will be constructed on all sides of the building, hence blocking the view of the air conditioning unit to the public. Internal sidewalks access will be maintained year-round, including winter plowing.

Krist Oil has no intention of selling or leasing any portion of the land or building space. Additionally, except for the six parcels mentioned in this Detailed Use Statement, Krist Oil does not have any further interest in owning or acquiring any adjacent land parcels.

KRIST OIL COMPANIES

KRIST FOOD MART

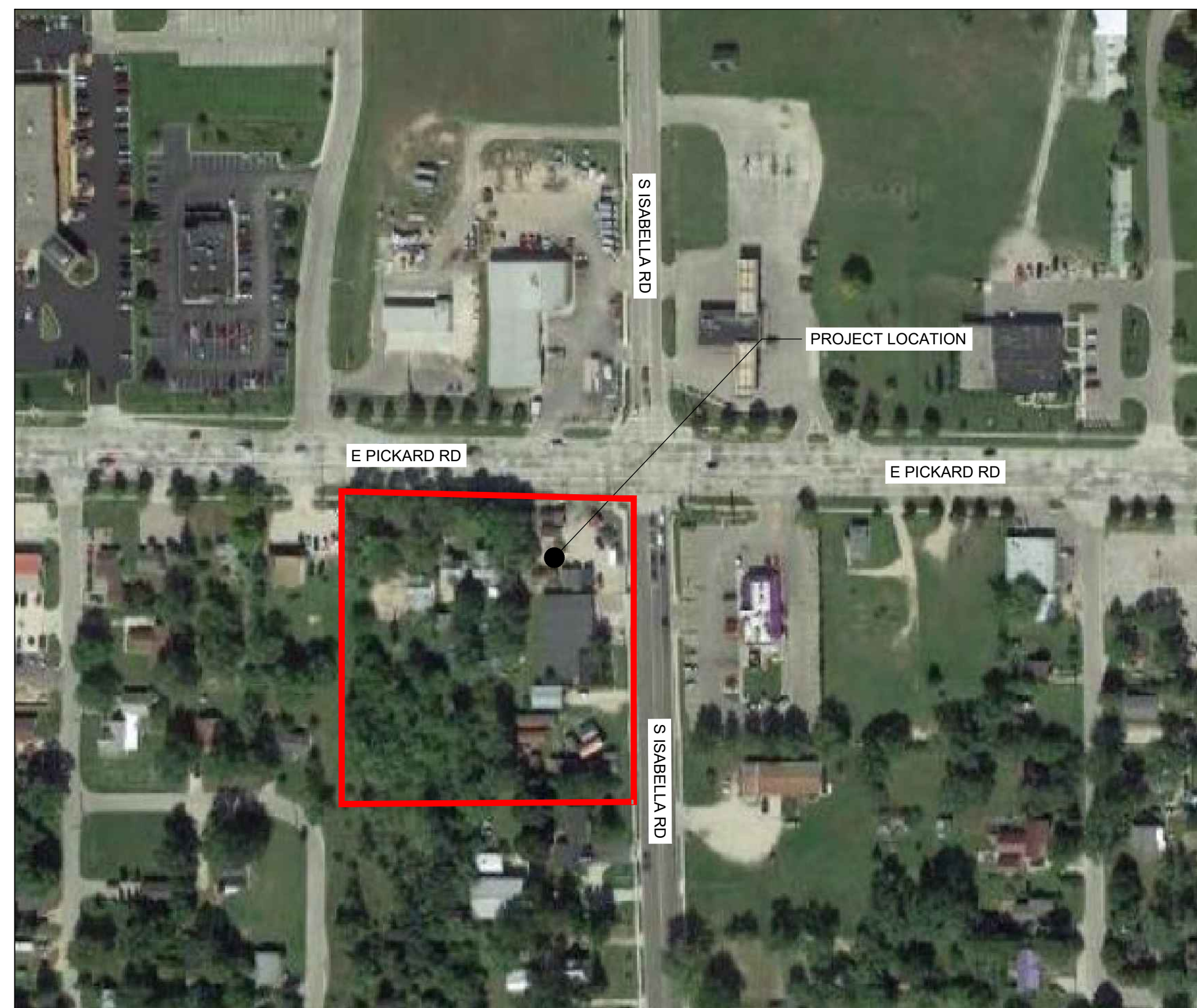
4972 E. PICKARD ROAD

14-014-20-002-00, 14-014-20-003-00, 14-014-20-004-00

14-014-20-007-00, 14-014-20-008-00, 14-014-20-009-00

UNION TOWNSHIP, MICHIGAN

GEI PROJECT NO.: 1509480



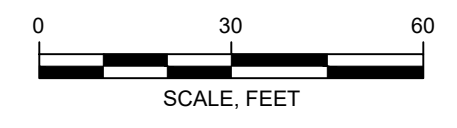
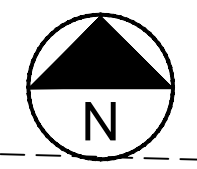
Sheet No.	Drawing No.	Description
1	01-G-01	COVER SHEET
2	02-C-01	EXISTING CONDITIONS PLAN
3	02-C-02	SITE PLAN
4	02-C-03	GRADING PLAN
5	02-C-04	ADJACENT PROPERTY OWNER INFORMATION
6	02-A-01	BUILDING ELEVATIONS
7	02-A-02	CANOPY ELEVATIONS AND SIGN DETAILS
8	02-A-03	FLOOR PLAN
9	99-D-01	STANDARD DETAILS
10	99-D-02	STANDARD DETAILS
Appendix		
		EXISTING TOPOGRAPHY
		EASEMENT SHEET
		CONTECH DETAILS - NORTH DETENTION
		CONTECH DETAILS - SOUTH DETENTION

KRIST OIL COMPANIES
KRIST ATANASOFF
303 SELDEN ROAD
IRON RIVER, MI 49935
906.265.6144

GEI CONSULTANTS OF MICHIGAN, P.C.
CRAIG A. RICHARDSON, P.E.
990 LALLEY ROAD
IRON RIVER, MI 49935
906.214.4151

DESCRIPTION PREPARED:
 A PARCEL OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T.14 N-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S.01°-23'-34"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 396.51 FEET; THENCE N.88°-26'-02"W., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 368.78 FEET; THENCE N.01°-01'-58"E., ON A PREVIOUSLY SURVEYED AND DESCRIBED LINE, 396.00 FEET; THENCE S.88°-26'-02"E., ON AND ALONG SAID NORTH SECTION LINE, 352.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.28 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE NORTHERLY 60.00 FEET AND THE EASTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY RECORD.

				DWG. NO.
				01-G-01
				REV
				0
				ARCHIVE #
	05/17/2021	PRELIMINARY		



NOTES:

ZONING TYPE: B-7, RETAIL AND SERVICE HIGHWAY BUSINESS DISTRICT

REQUIRED SETBACKS:
FRONT YARD: 15 FEET
SIDE YARD: 10 FEET
REAR YARD: 10 FEET

PARKING SPACES REQUIRED:
GAS/FILLING STATION - 1.5/PUMP
7 PUMPS; 1.5 X 7 = 10.5 = 11 SPACES
CONVENIENCE STORE - 1/200 SFT UFA
4,620 SFT / 200 = 23.1 = 23 SPACES
EMPLOYEE PARKING - 1/EMPLOYEE
3 EMPLOYEES = 3 SPACES
TOTAL SPACES REQUIRED
11 + 23 + 3 = 37 SPACES
TOTAL SPACES PROVIDED = 43 SPACES

NUMBER OF BARRIER FREE SPACES: 2
NUMBER OF VAN-ACCESSIBLE SPACES: 1

PROPERTY COVERAGE: 142,880 SFT
LOT COVERAGE: 83,625 SFT
OPEN SPACE: 26,157 SFT

GROSS FLOOR AREA: 5,520 SFT
NET FLOOR AREA: 4,620 SFT

INTERNAL SIDEWALK ACCESS WILL BE MAINTAINED YEAR-ROUND, INCLUDING WINTER PLOWING.

PUMPS WILL NOT HAVE ANY TYPE OR KIND OF VIDEO SCREEN.

Krist Food Mart
East Pickard Rd. and South Isabella Rd.
Union Township, MI
Krist Oil Companies
303 Selden Road
Iron River, MI 49935

SITE PLAN

Attention: 1" = 1"

If this scale bar does not measure 1" then drawing is not original scale.

05/17/2021
PRELIMINARY

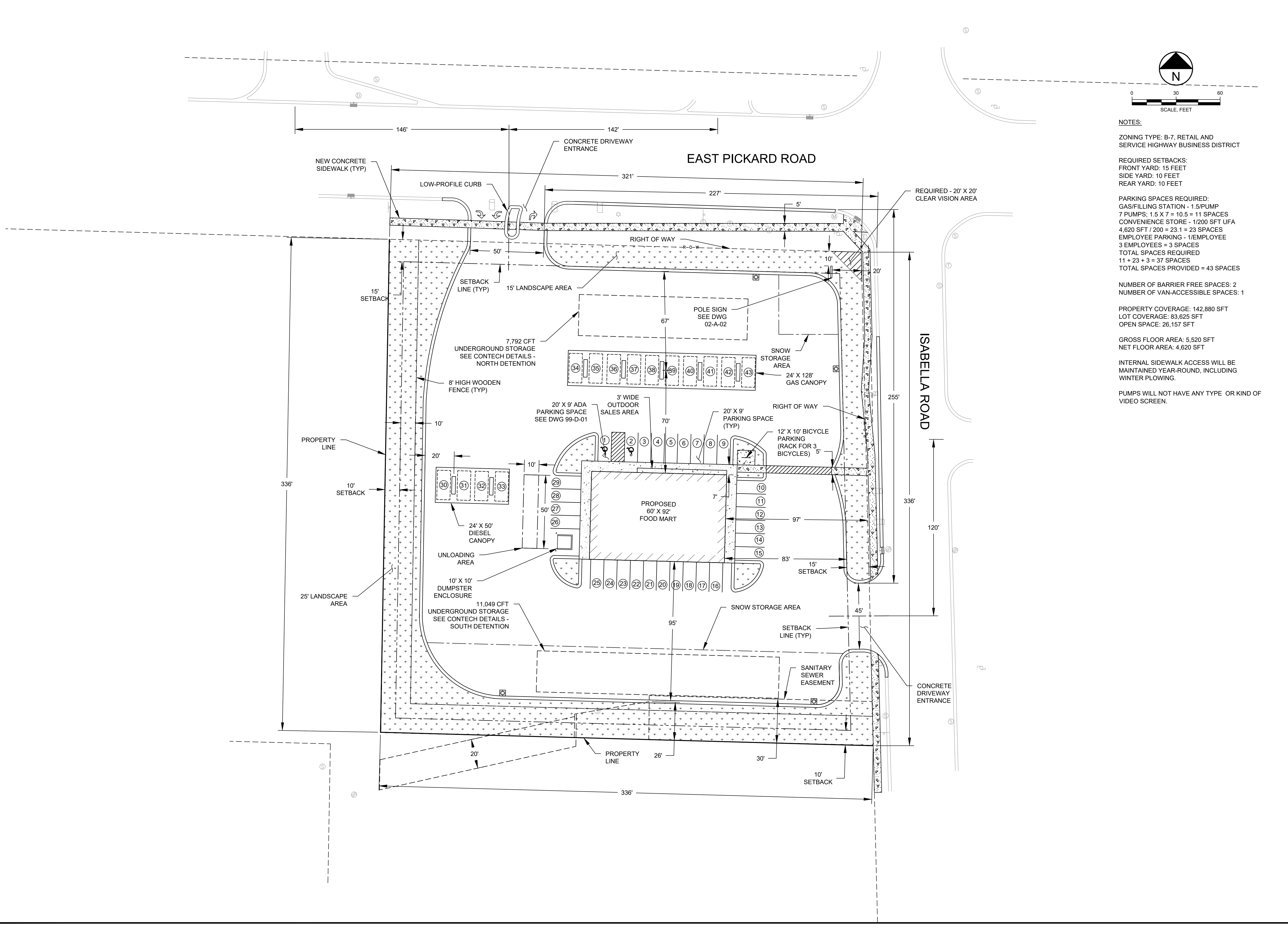
Designed By: JRR
Checked By: CAR
Drawn By: JRR
Approved By: CAR

GEI PROJECT: 1509480

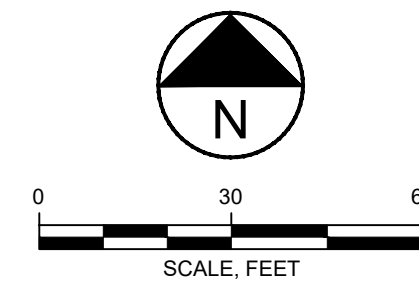
DWG. NO.
02-C-02

SHEET 3
ARCHIVE

K:\Viel_01\1509480-Master_Services_Agreement\1015_ML_Personal\East\OAD\DESIGN\Site Plan\Pickard_East_SITE_PLAN_062421_REV2.dwg, 6/28/2021 2:31:49 PM, RECK, JOHN, GEI.dtb



K:\Viel_01\1509480-Master_Services_Agreement\1015_ML_PersonL_East\DESIGN\Site Plan_Proposa\1509480 - 1015_ML_PLEASANT_EAST_GRADING_PLAN_C41321.dwg: 6/28/2021 2:15:37 PM: RECK, JOHN, GEI,lab



990 Lalley Road
Iron River, MI 49935
906-214-4140

Krist Food Mart
East Pickard Rd. and South Isabella Rd.
Union Township, MI
Krist Oil Companies
303 Selden Road
Iron River, MI 49935

GRADING PLAN

Attention: 1"

If this scale bar does not measure 1" then drawing is not original scale.

05/17/2021

PRELIMINARY

Designed By: JRR

Checked By: CAR

Drawn By: JRR

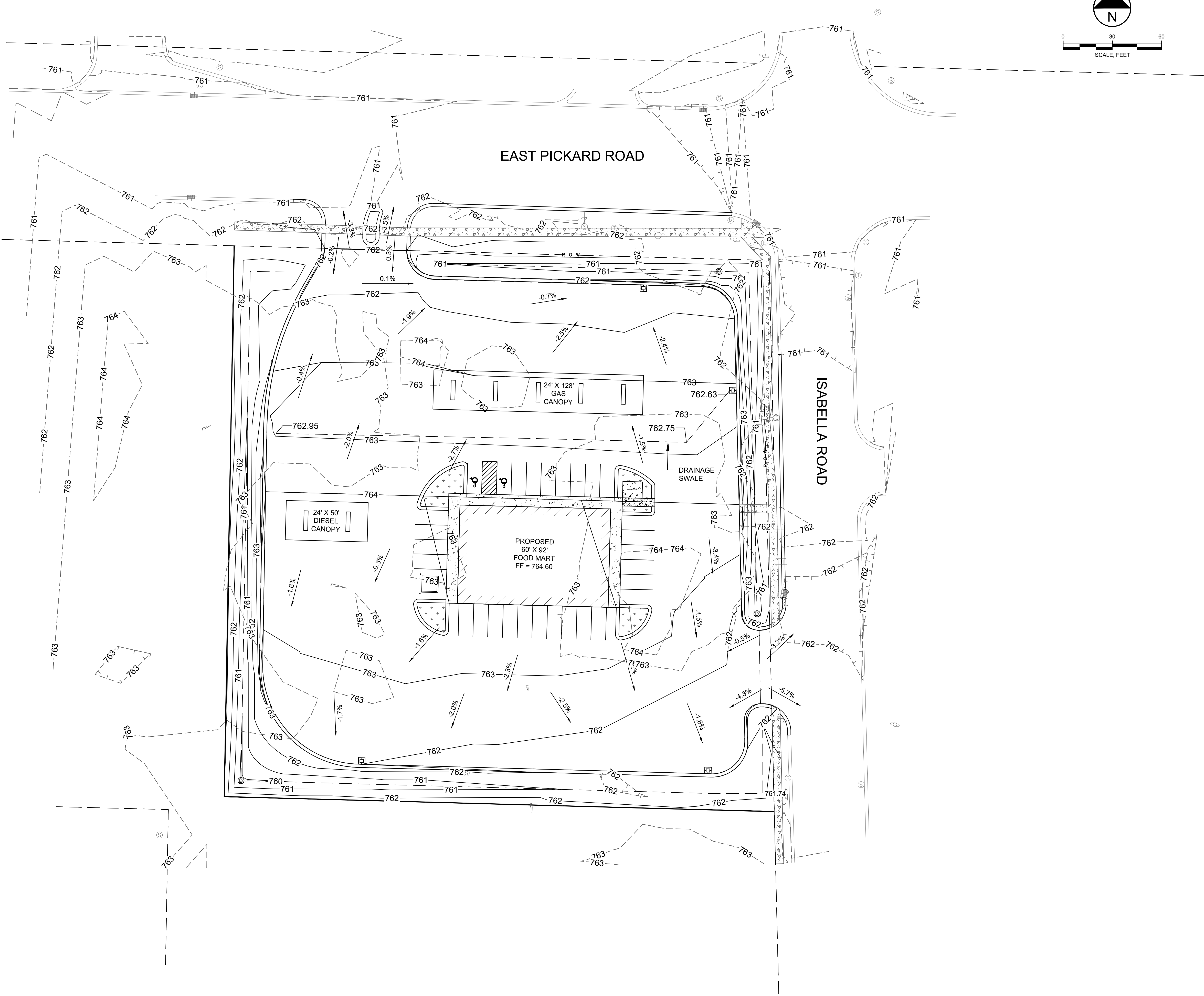
Approved By: CAR

GEI PROJECT: 1509480

DWG. NO.
02-C-03

SHEET 4

ARCHIVE

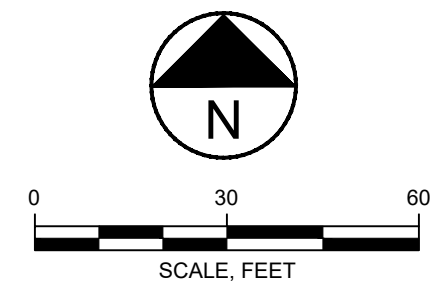


APPLE LP MILLER
5084 EXCHANGE DR.
FLINT, MI 48507
B-5 HIGHWAY BUSINESS
DISTRICT

LIBREN MANAGEMENT LLC
4995 E PICKARD ST.
MOUNT PLEASANT, MI 48858
B-6 AUTO-RELATED HIGHWAY
BUSINESS DISTRICT

LIBREN MANAGEMENT LLC
5560 S SHEPHERD RD.
SHEPHERD, MI 48883
B-6 AUTO-RELATED HIGHWAY
BUSINESS DISTRICT

RI CS4
11995 EL CAMINO REAL
SAN DIEGO, CA 92130
B-7 RETAIL AND SERVICE
HIGHWAY BUSINESS DISTRICT



JACK LOEKS THEATRES INC.
2121 CELEBRATION DR. NE
GRAND RAPIDS, MI 49525
B-5 HIGHWAY BUSINESS
DISTRICT

EAST PICKARD ROAD

Krist Food Mart
East Pickard Rd. and South Isabella Rd.
Union Township, MI
Krist Oil Companies
303 Selden Road
Iron River, MI 49935

RICHARD ANDERSON
5065 DAKOTA DR.
WEIDMAN, MI 48893
B-7 RETAIL AND SERVICE
HIGHWAY BUSINESS DISTRICT

JEDS PROPERTIES INC.
471 CEDAR DR.
MOUNT PLEASANT, MI 48858
B-7 RETAIL AND SERVICE
HIGHWAY BUSINESS DISTRICT

ADJACENT PROPERTY
OWNER INFORMATION

ROXANNE POLLARD
2095 YATS DR.
MOUNT PLEASANT, MI 48858
R-2B ONE AND TWO FAMILY
DISTRICT

MICHIGAN RESERVES INC.
PO BOX 329
MOUNT PLEASANT, MI 48804
B-7 RETAIL AND SERVICE
HIGHWAY BUSINESS DISTRICT

Attention: 1"
If this scale bar does not
measure 1" then drawing is
not original scale.

JOE FOLTZ
2094 S. ISABELLA RD.
MOUNT PLEASANT, MI 48858
B-7 RETAIL AND SERVICE
HIGHWAY BUSINESS DISTRICT

A&G FLOORS INC.
1970 AIRWAY DR.
MOUNT PLEASANT, MI 48858
B-7 RETAIL AND SERVICE
HIGHWAY BUSINESS DISTRICT

05/17/2021
PRELIMINARY

Designed By: JRR
Checked By: CAR
Drawn By: JRR
Approved By: CAR

GEI PROJECT: 1509480

DWG. NO.
02-C-04

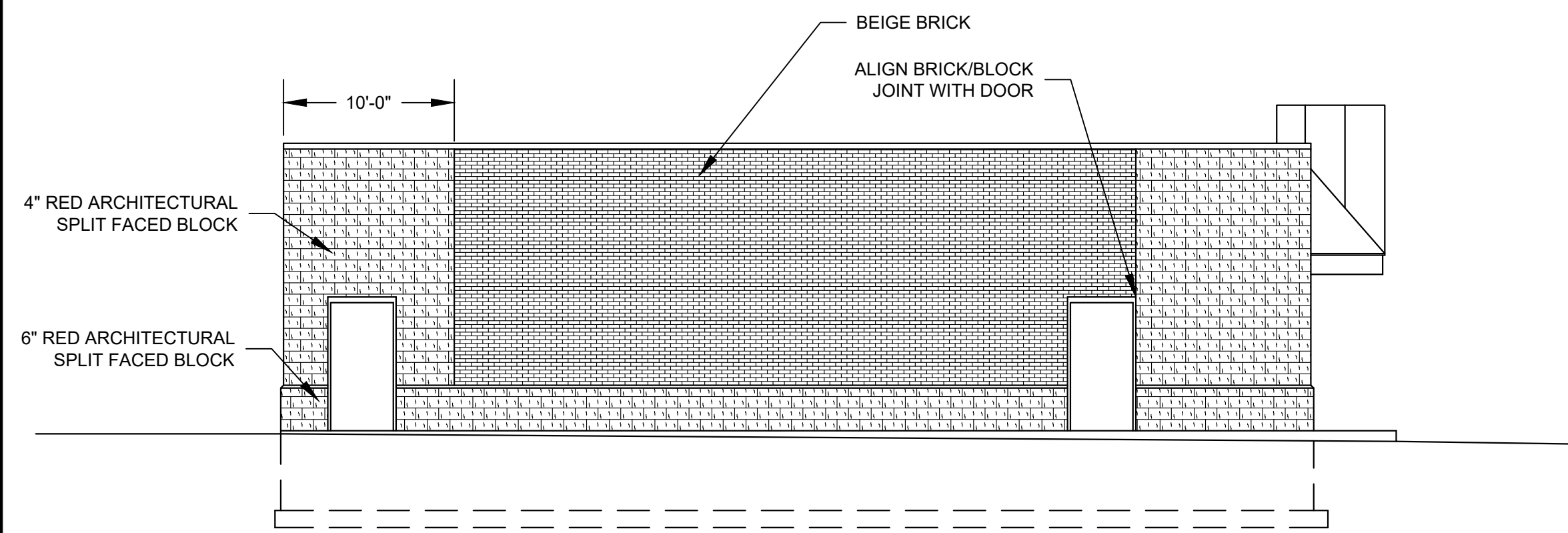
SHEET 5

ARCHIVE

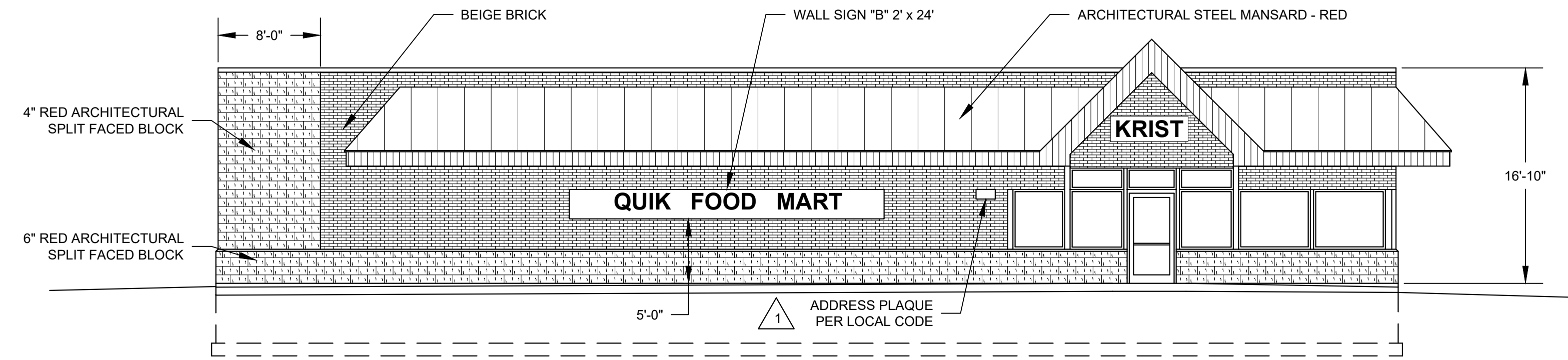
K:\Vital\015\1509480-Hoster_Services_Agreement\1015_ML_Pleasant_East\CAD\DESIGN\Site Plan Pedagog\1509480 - 1015_ML_PLEASANT_EAST_ADJACENT_OWNER_04022021.dwg 6/28/2021 1:49:23 PM RECK, JOHN: JEL:ab

Krist Food Mart
 East Pickard Rd. and South Isabella Rd.
 Union Township, MI
 Krist Oil Companies
 303 Selden Road
 Iron River, MI 49935

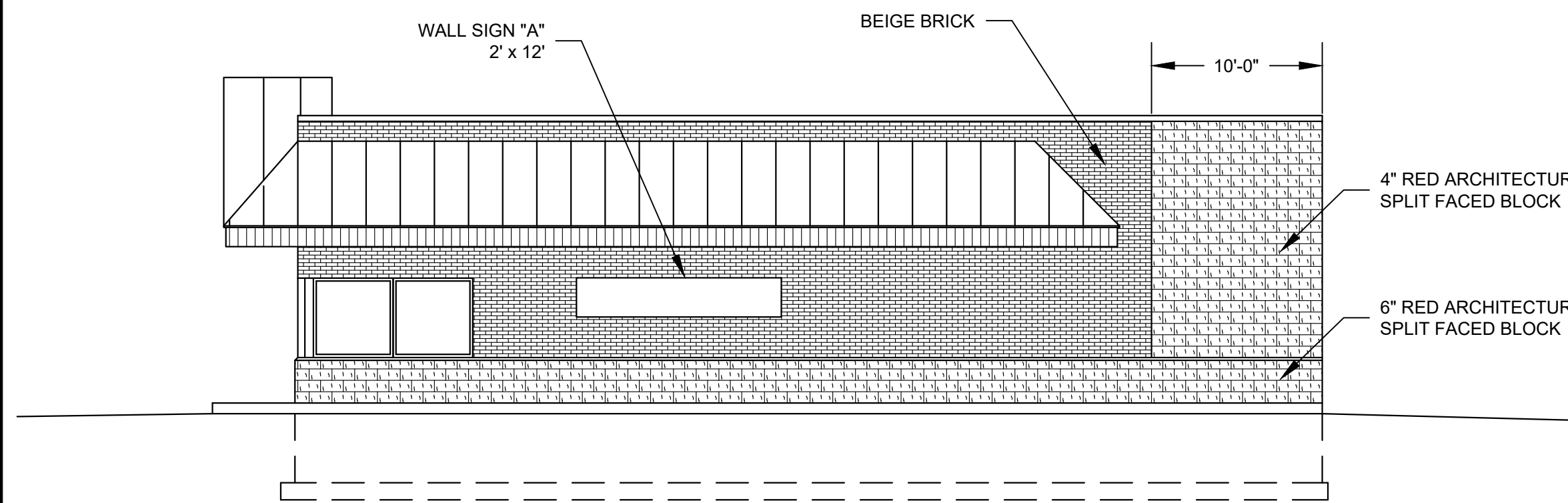
BUILDING ELEVATIONS



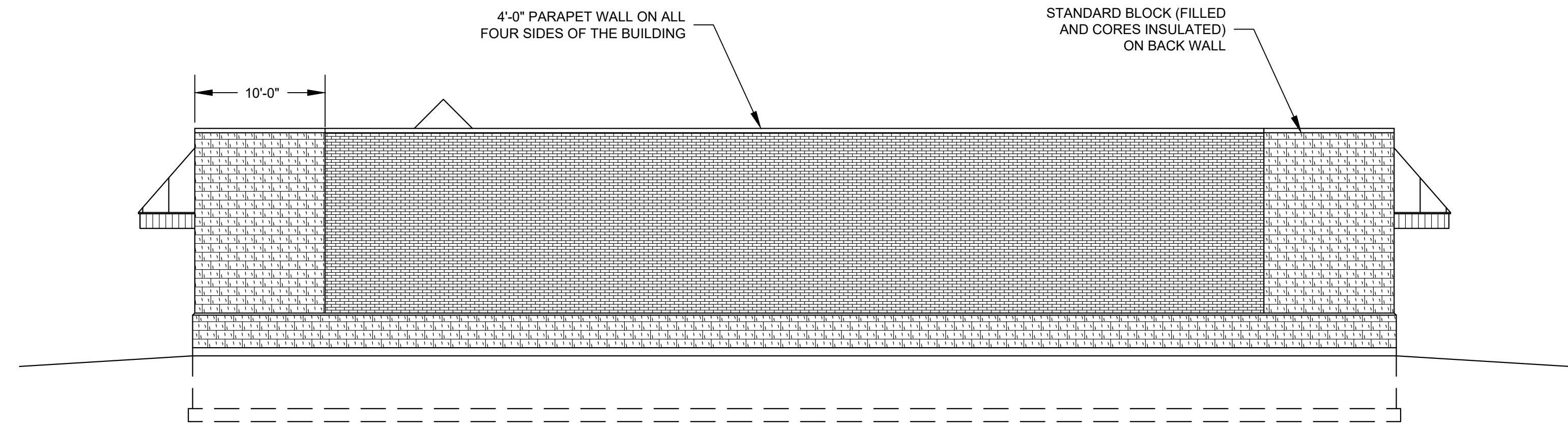
EAST ELEVATION
 SCALE: 1/8" = 1'-0"



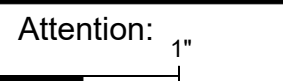
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

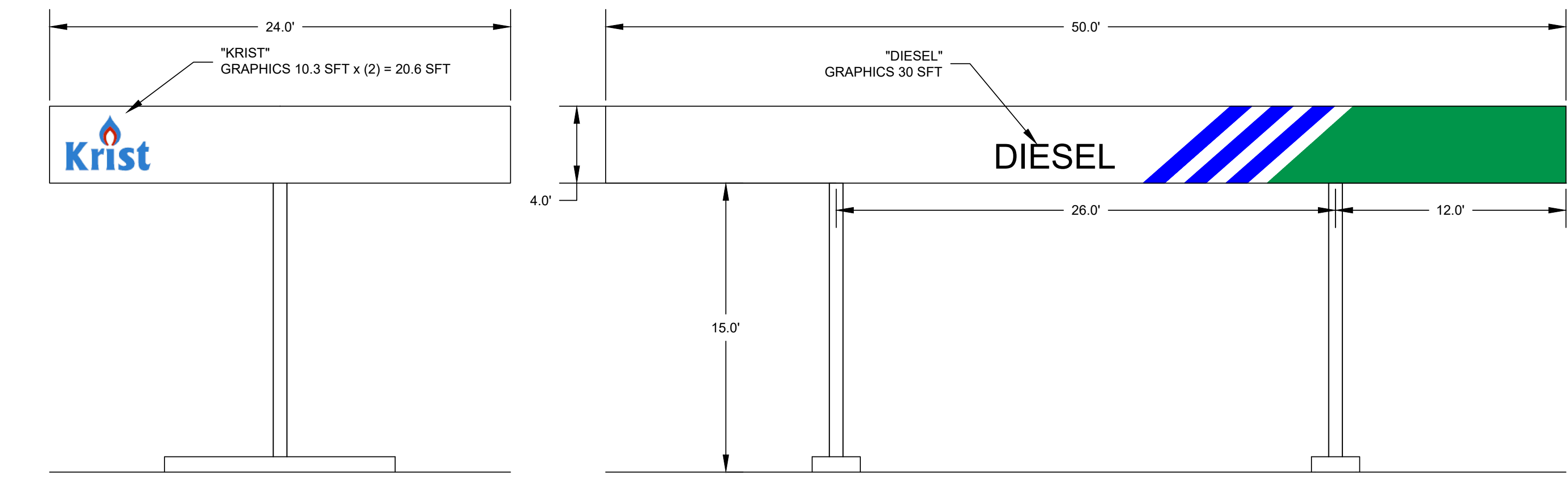
Attention:

 If this scale bar does not
 measure 1" then drawing is
 not original scale.

05/17/2021
 PRELIMINARY

Designed By: JRR
 Checked By: CAR
 Drawn By: JRR
 Approved By: CAR

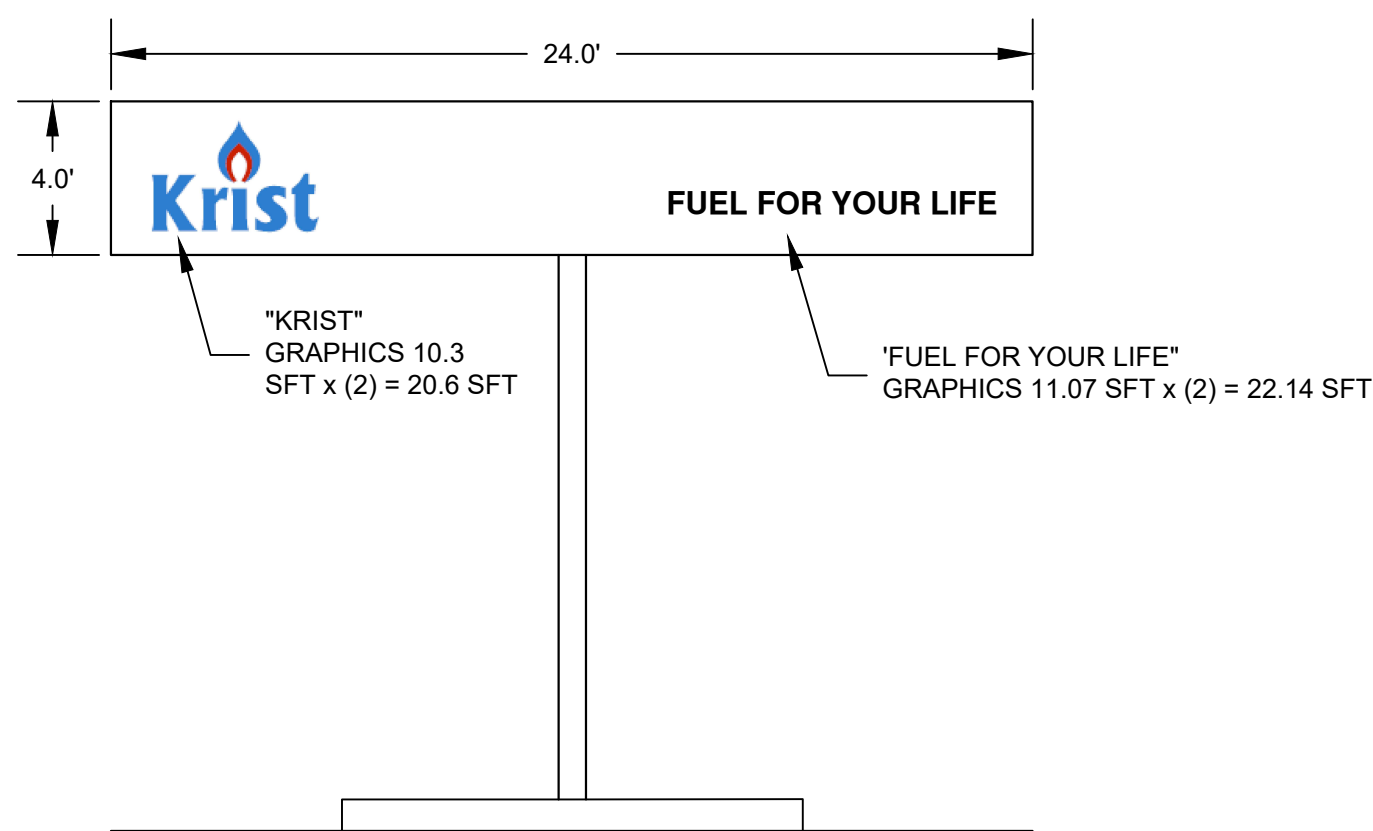
GEI PROJECT: 1509480

DWG. NO.
02-A-01
 SHEET 6
 ARCHIVE #

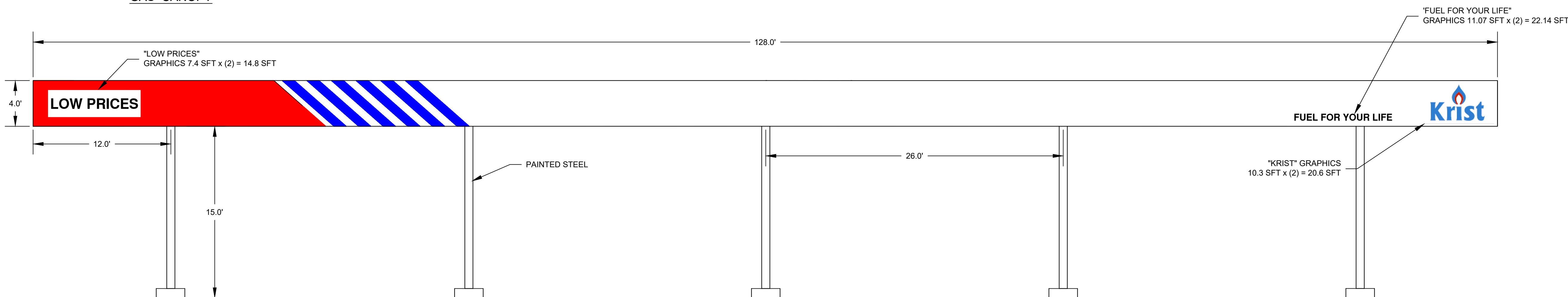


NORTH AND SOUTH ELEVATION OF DIESEL CANOPY

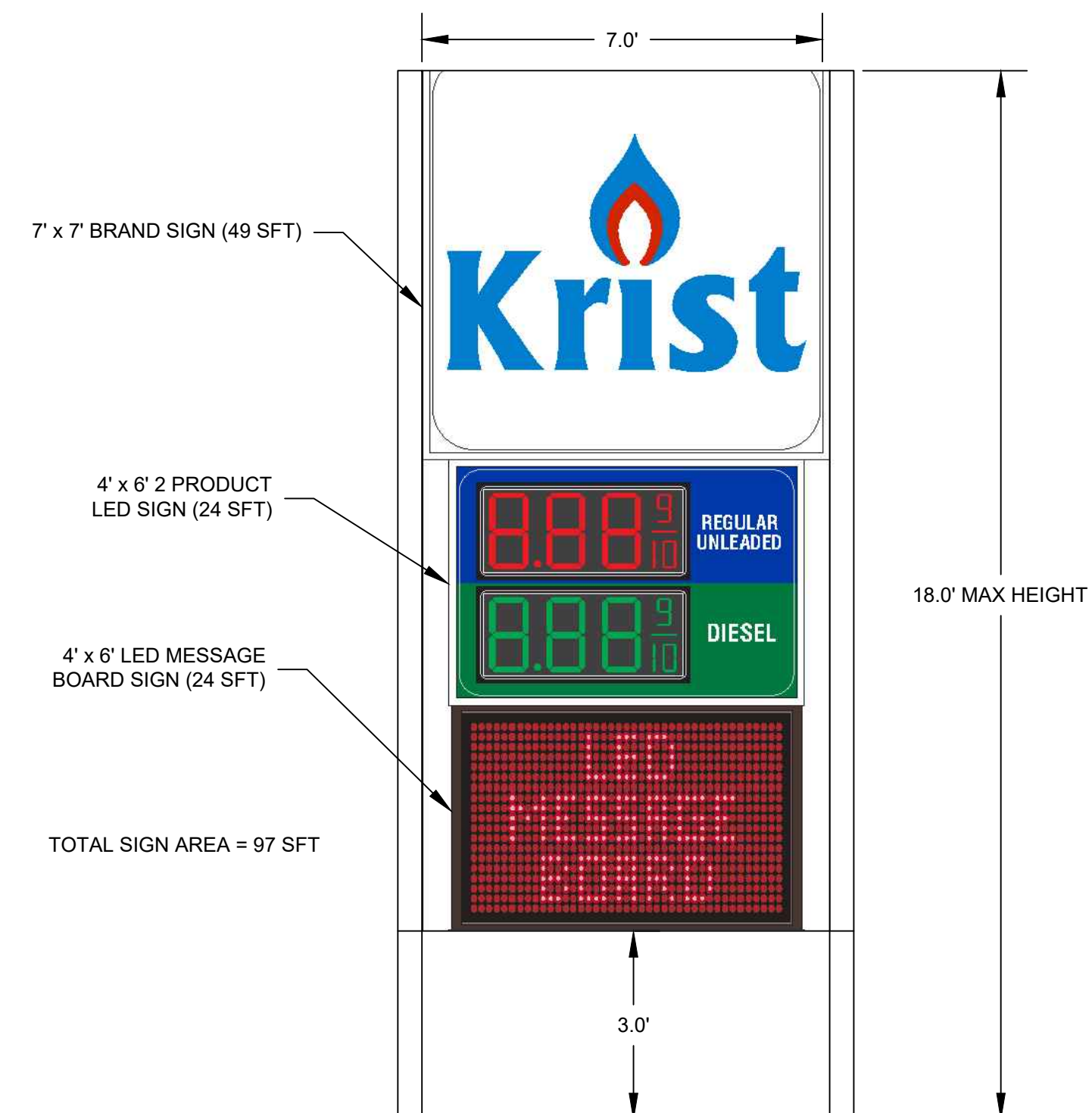
NORTH ELEVATION OF DIESEL CANOPY



EAST AND WEST ELEVATION OF GAS CANOPY



NORTH ELEVATION OF GAS CANOPY



ELEVATION POLE SIGN

Attention:

 If this scale bar does not measure 1" then drawing is not original scale.

05/17/2021

PRELIMINARY

Designed By: JRR
 Checked By: CAR
 Drawn By: JRR
 Approved By: CAR

GEI PROJECT: 1509480

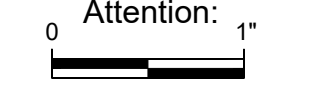
DWG. NO.

02-A-02

SHEET 7

ARCHIVE

FLOOR PLAN

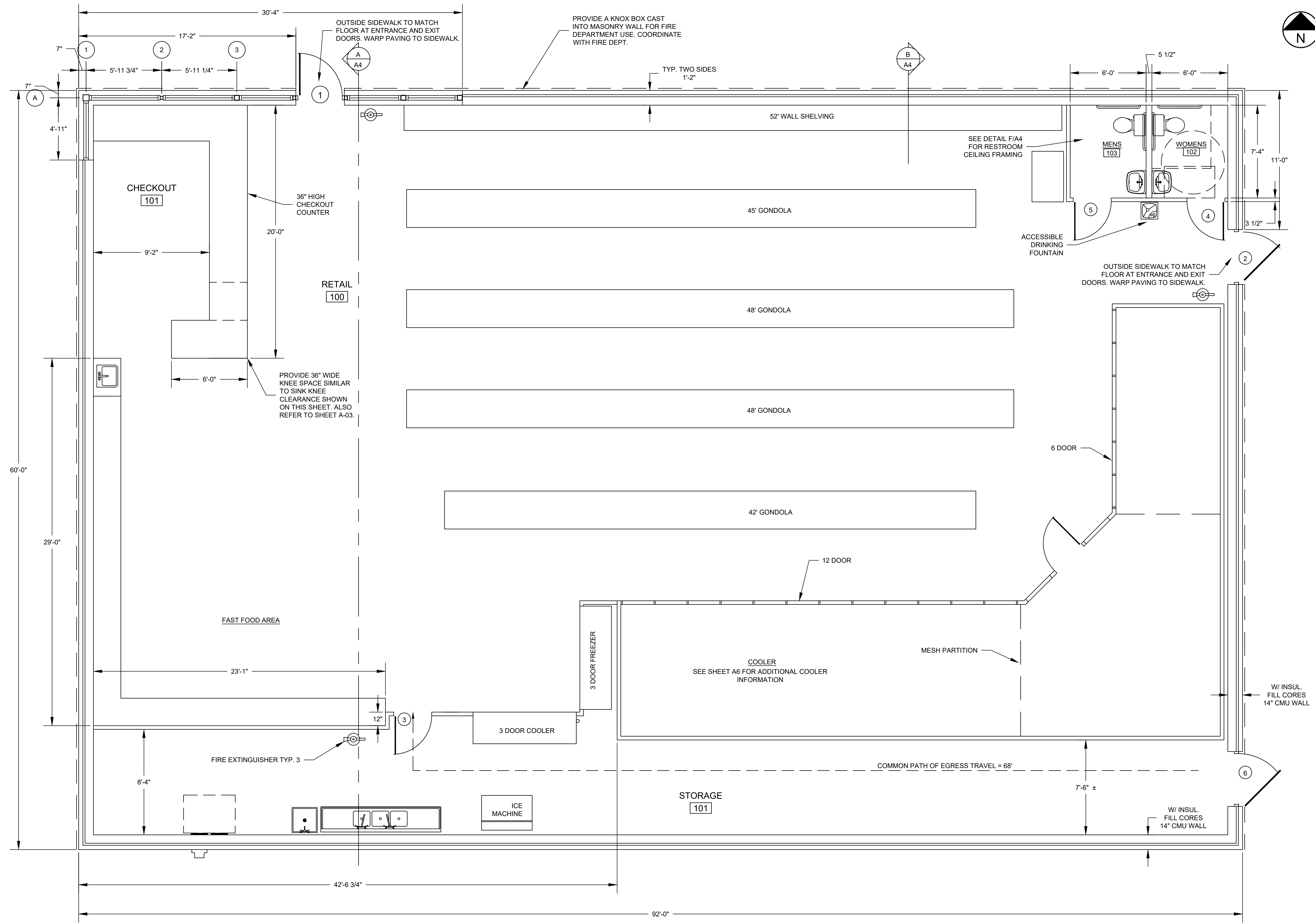
Attention:

 If this scale bar does not measure 1" then drawing is not original scale.

05/17/2021
PRELIMINARY

Designed By: JRR
 Checked By: CAR
 Drawn By: JRR
 Approved By: CAR

GEI PROJECT: 1509480

DWG. NO.
20-A-03
 SHEET 8
 ARCHIVE #

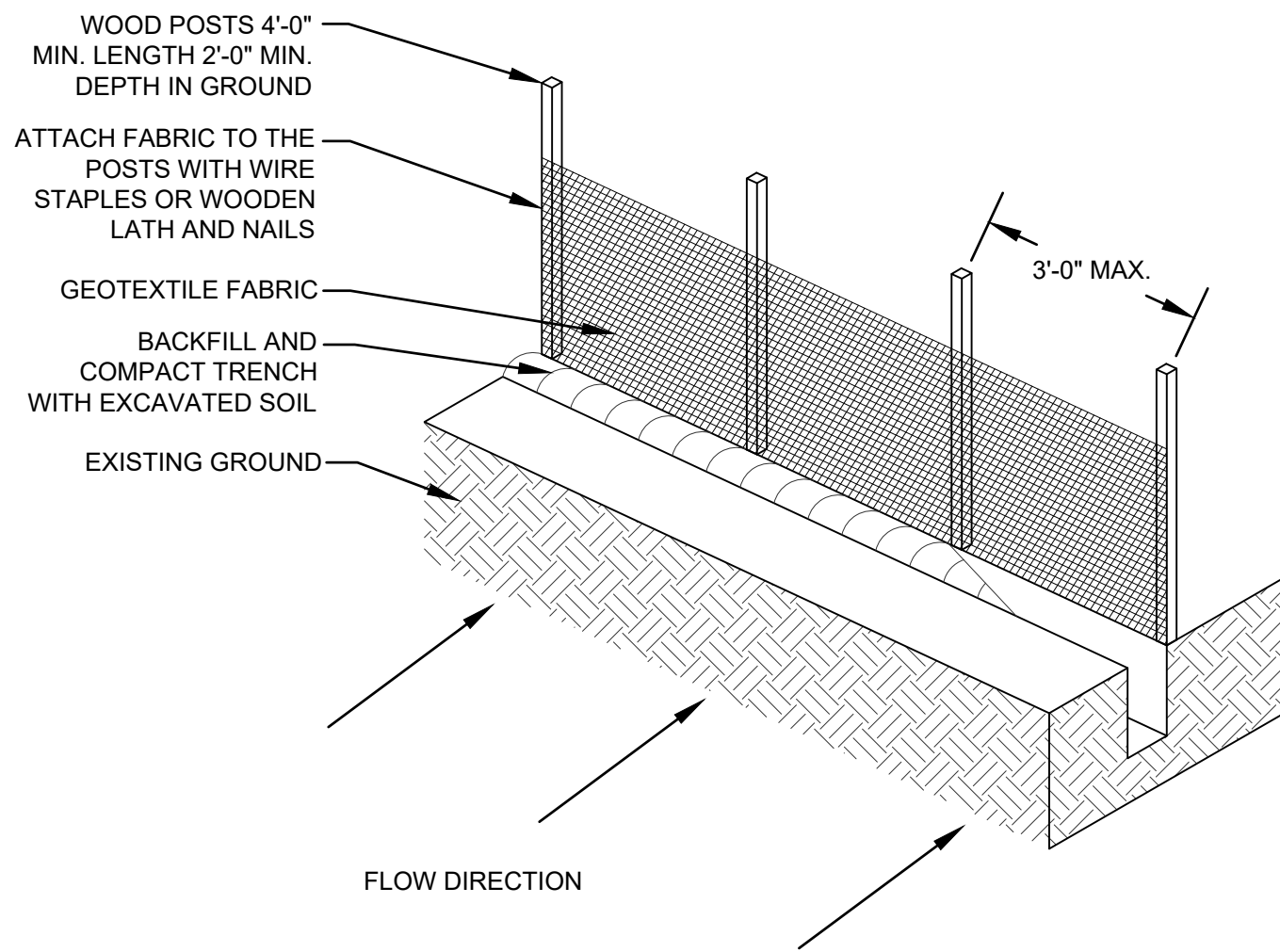


FLOOR PLAN
 SCALE: 1/4" = 1'-0"

K:\Vital_GIT\1509480-Master_Services_Services\1509480-1015-20-A-1-FLOOR_PLAN.dwg: 6/24/2021 3:19:18 PM: RECK, JOHN: GEA:ab

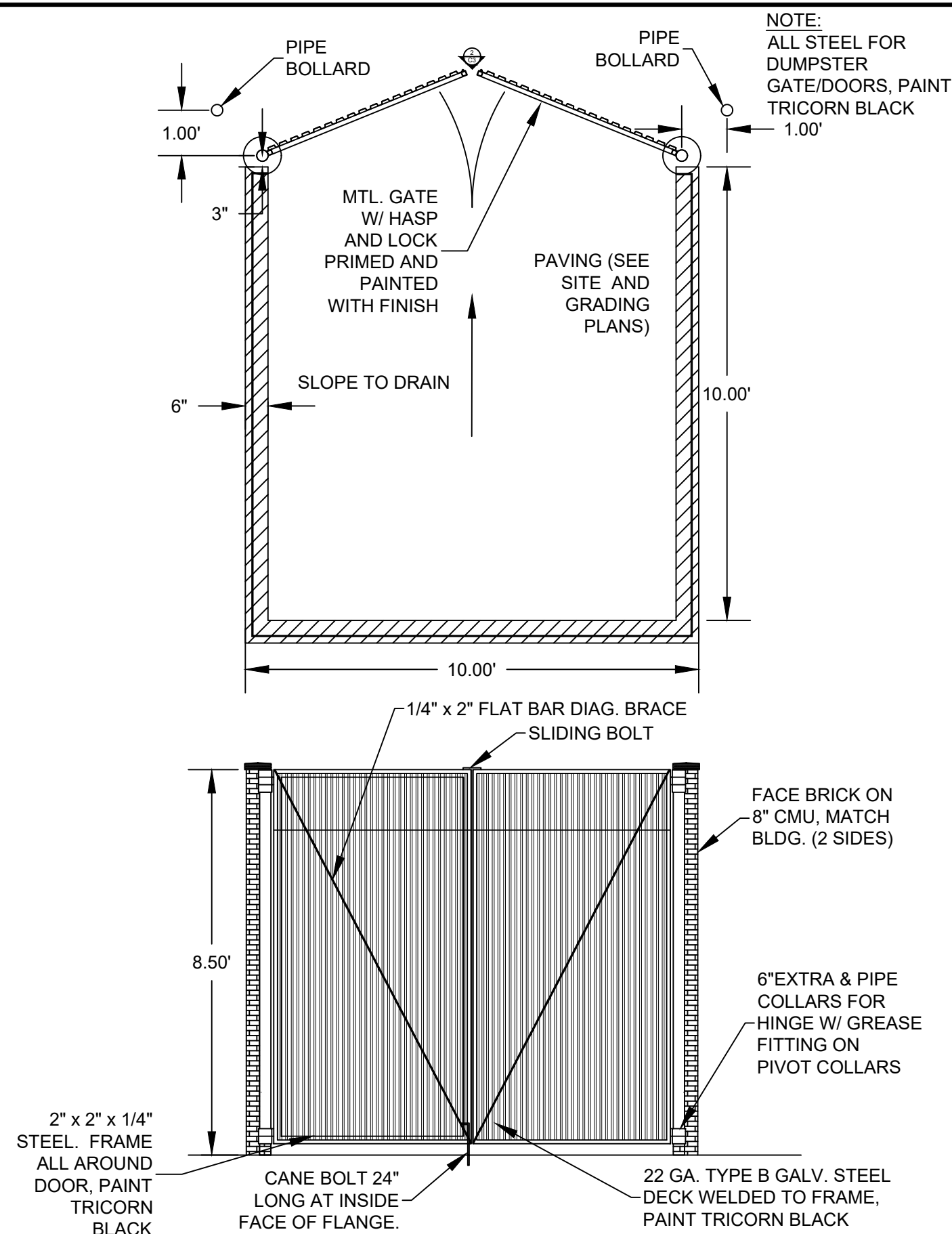
NOTES:

- TRENCH SHALL BE MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OAK OR HICKORY.
- THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT OBTAINED BY THE CONTRACTOR FROM THE LOCAL GOVERNING AGENCY SUPERCEDES THIS DETAIL.



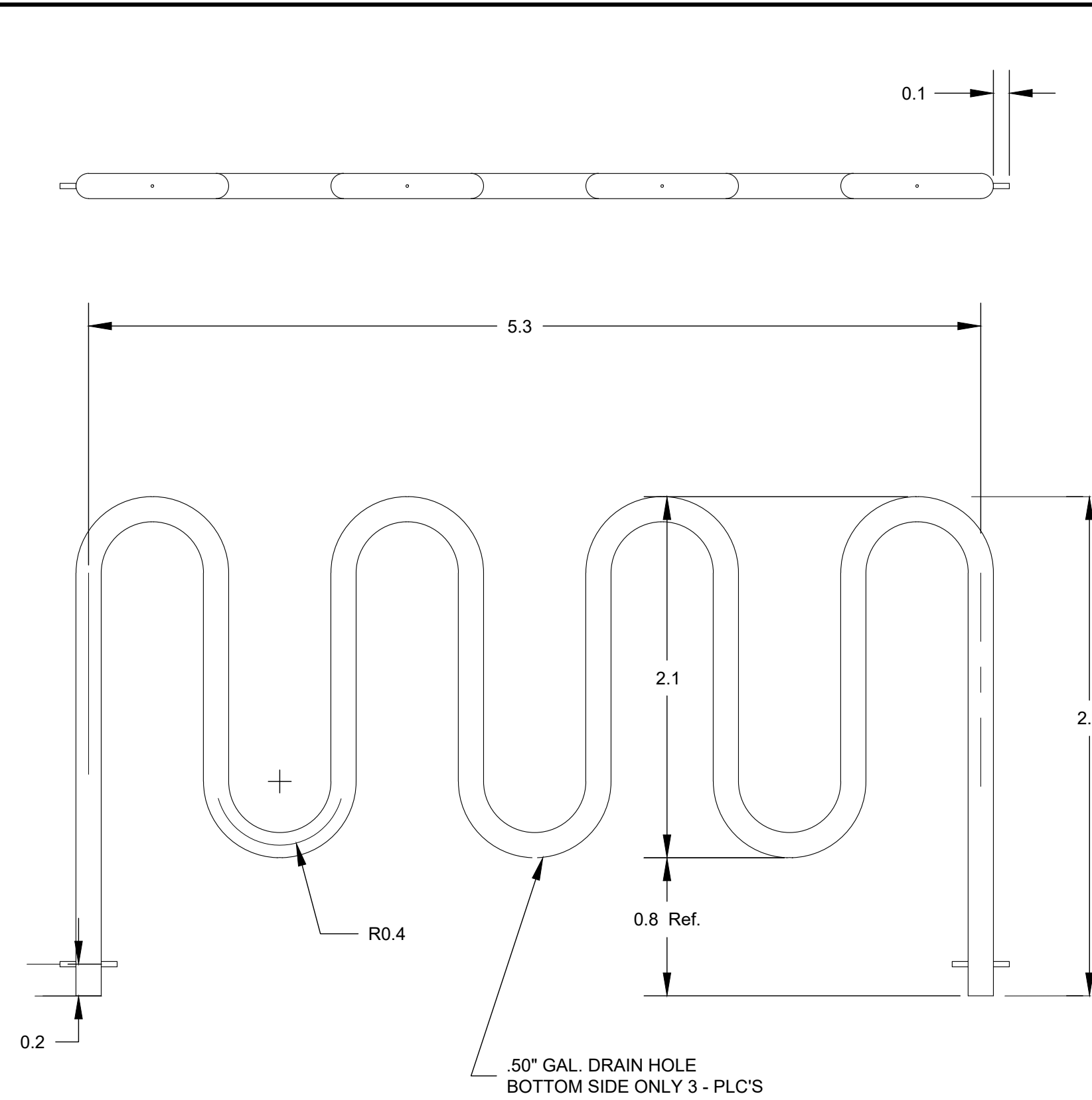
02-001 TYPICAL SILT FENCE DETAIL

NO SCALE



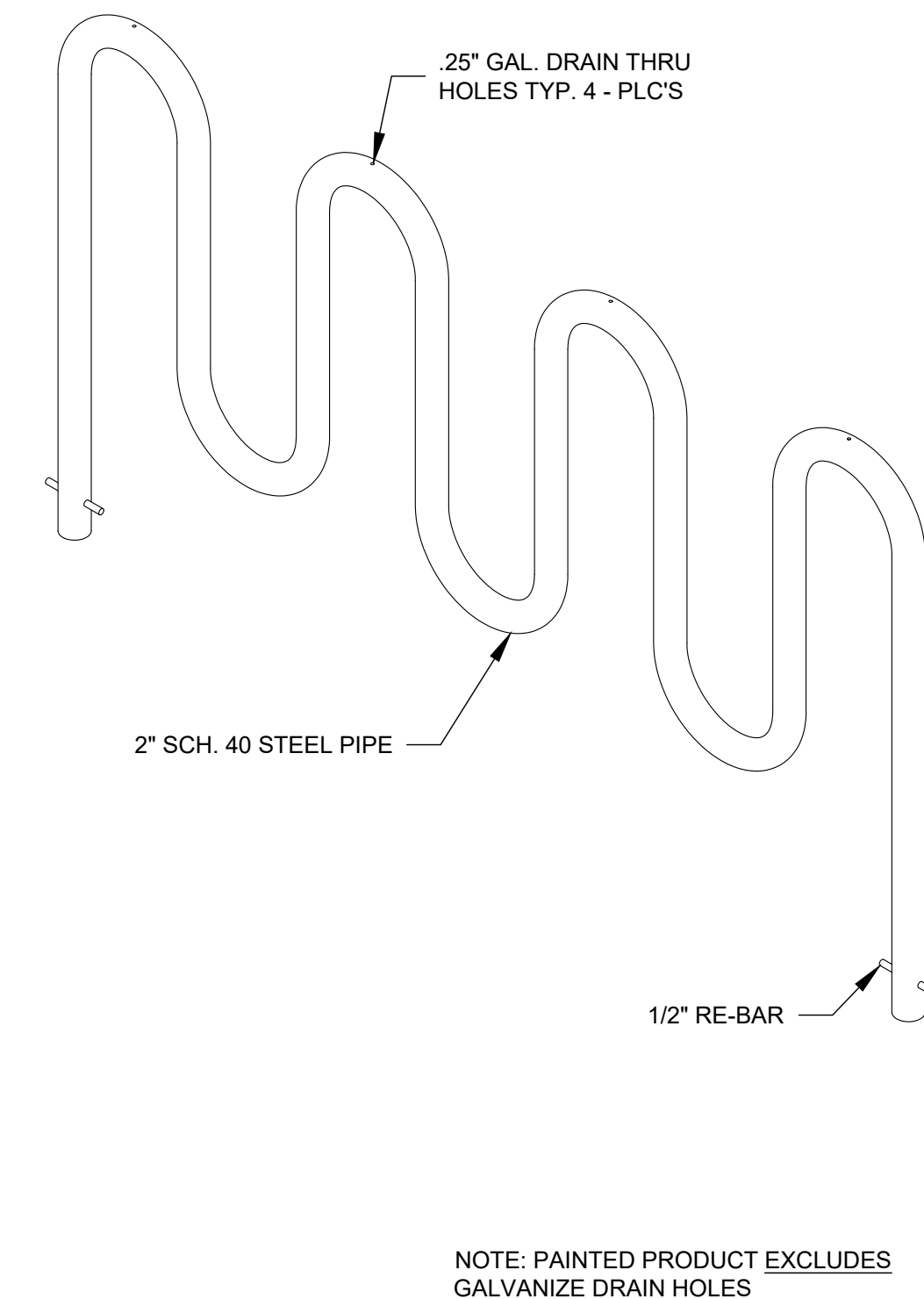
02-002 DUMPSTER ENCLOSURE

NO SCALE



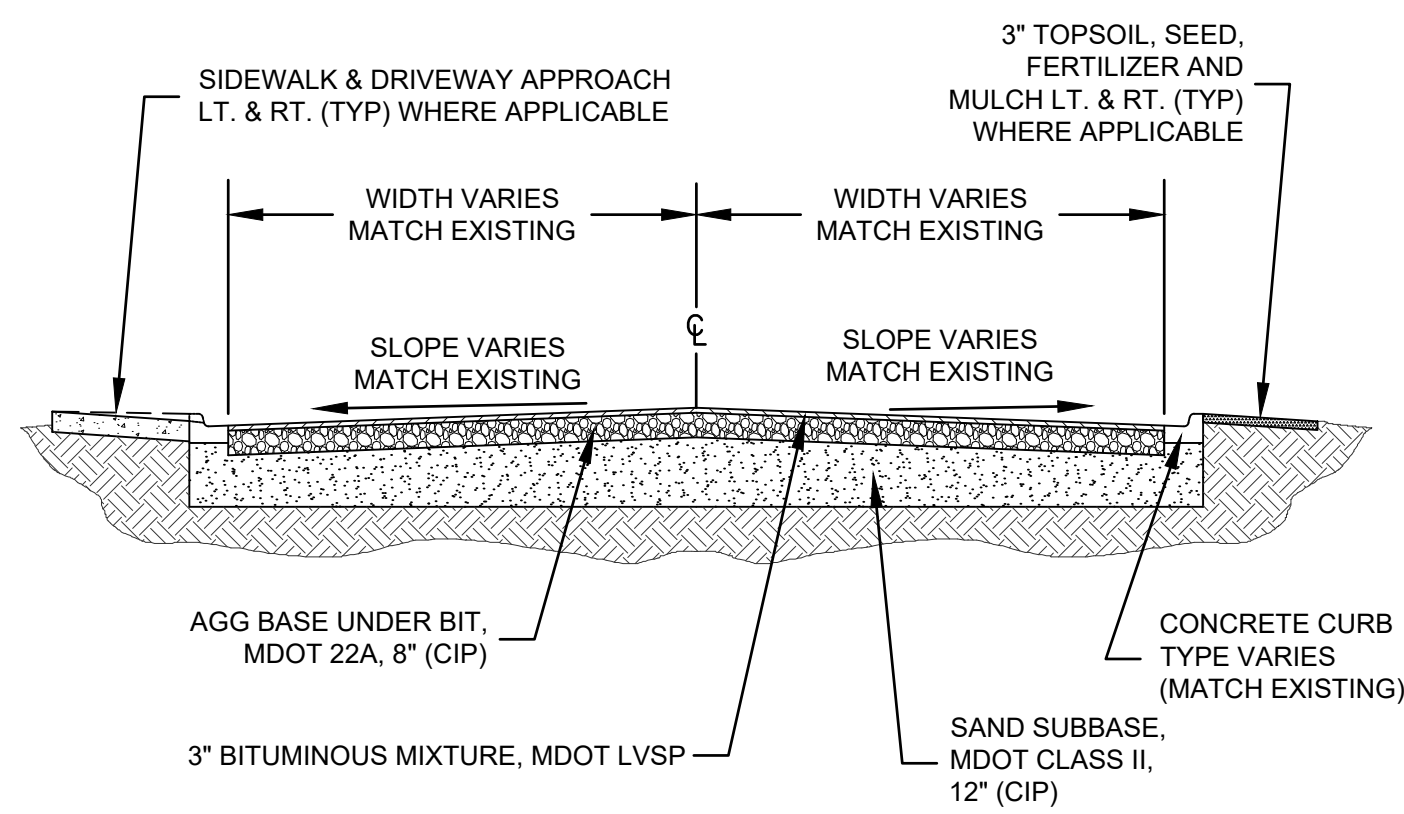
02-015 BIKE RACK DETAIL

NO SCALE



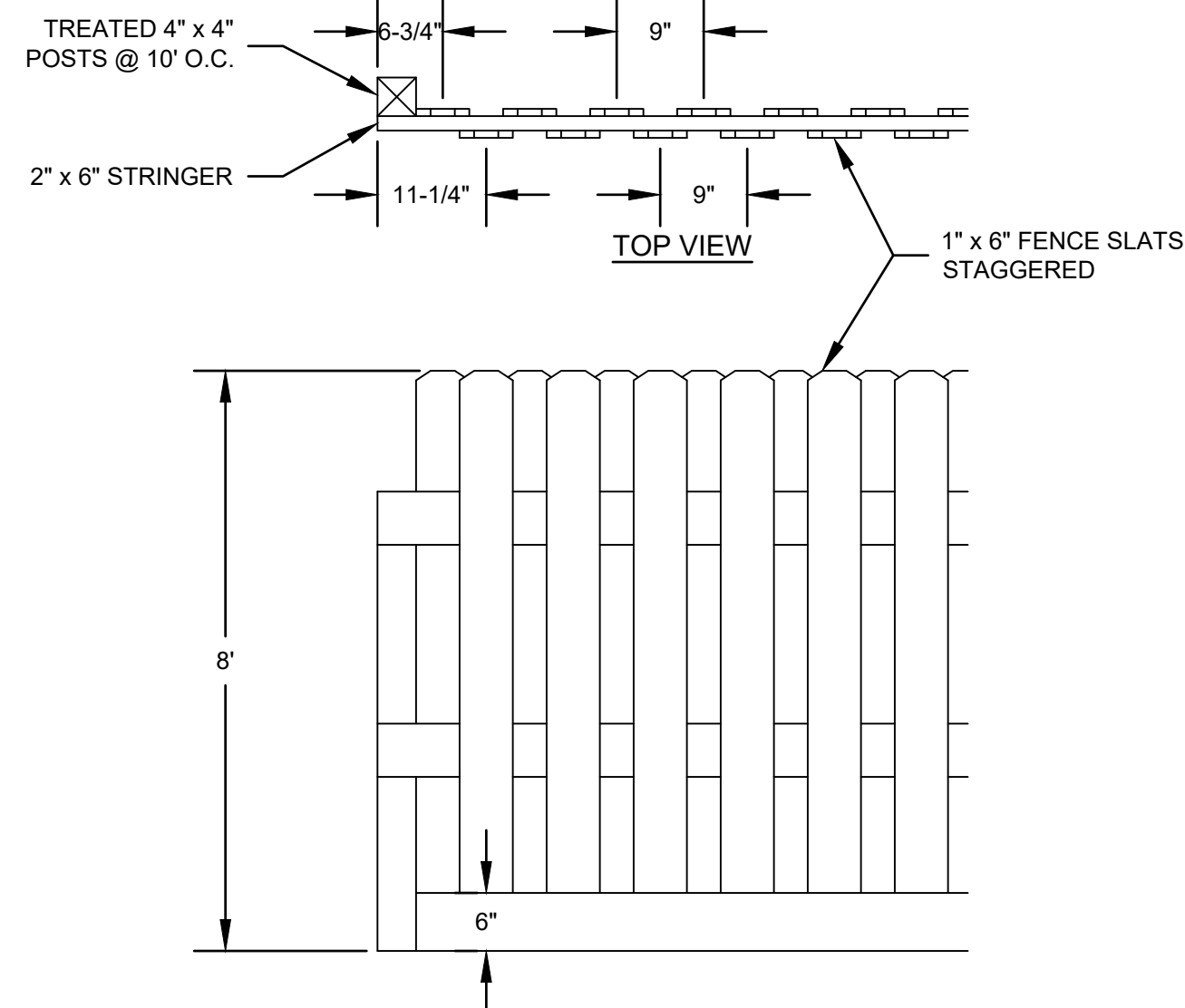
ROAD RECONSTRUCTION REQUIREMENTS:

- TYPICAL CROSS SECTIONS ARE SHOWN FOR REFERENCE PURPOSES, AND REPRESENT REQUIREMENTS FOR STREET REPAIR OR RECONSTRUCTION.



02-022 TYPICAL ROADWAY X-SECTION WITH CURB

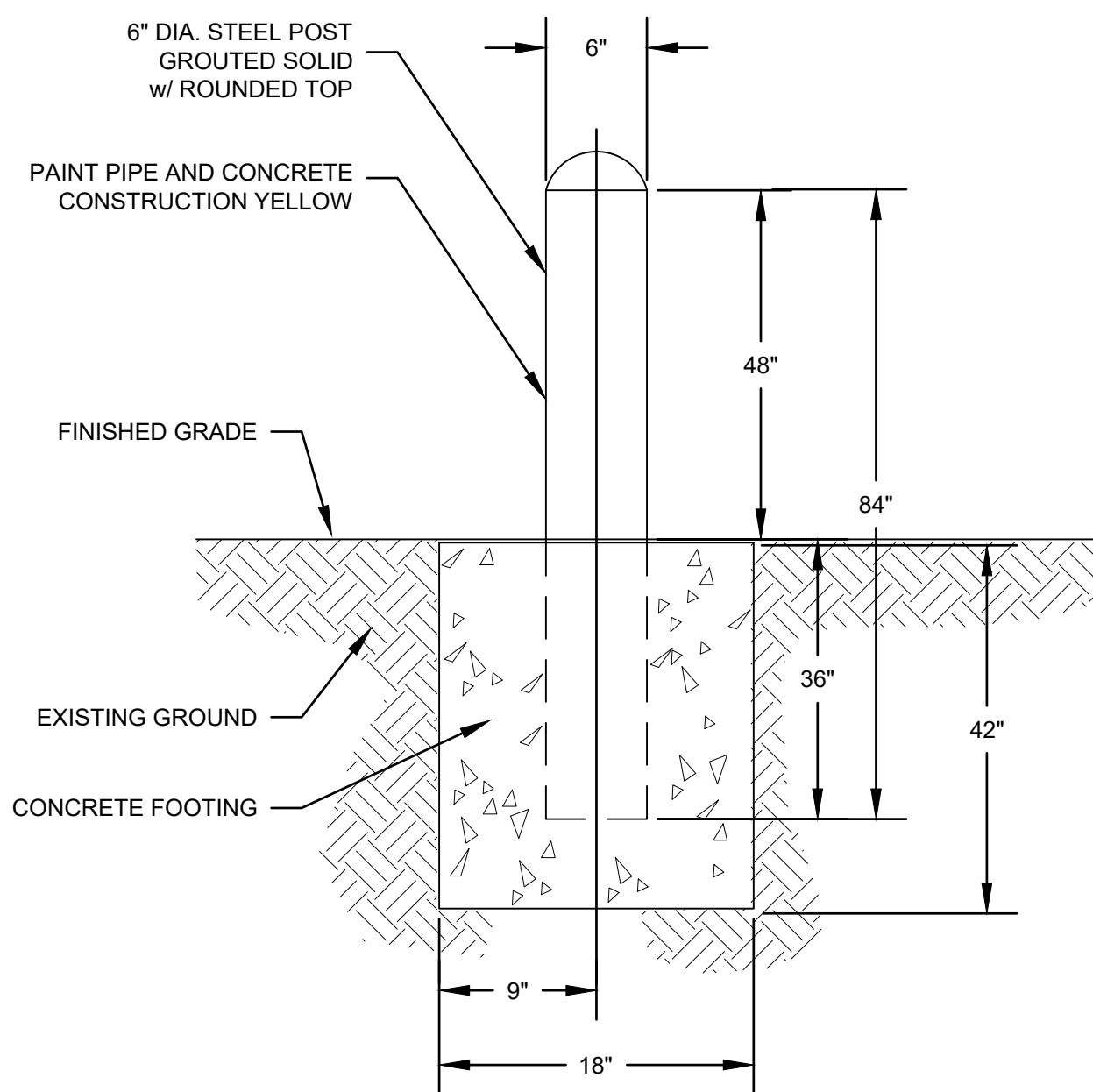
NO SCALE



02-170 WOOD FENCE DETAIL

NO SCALE

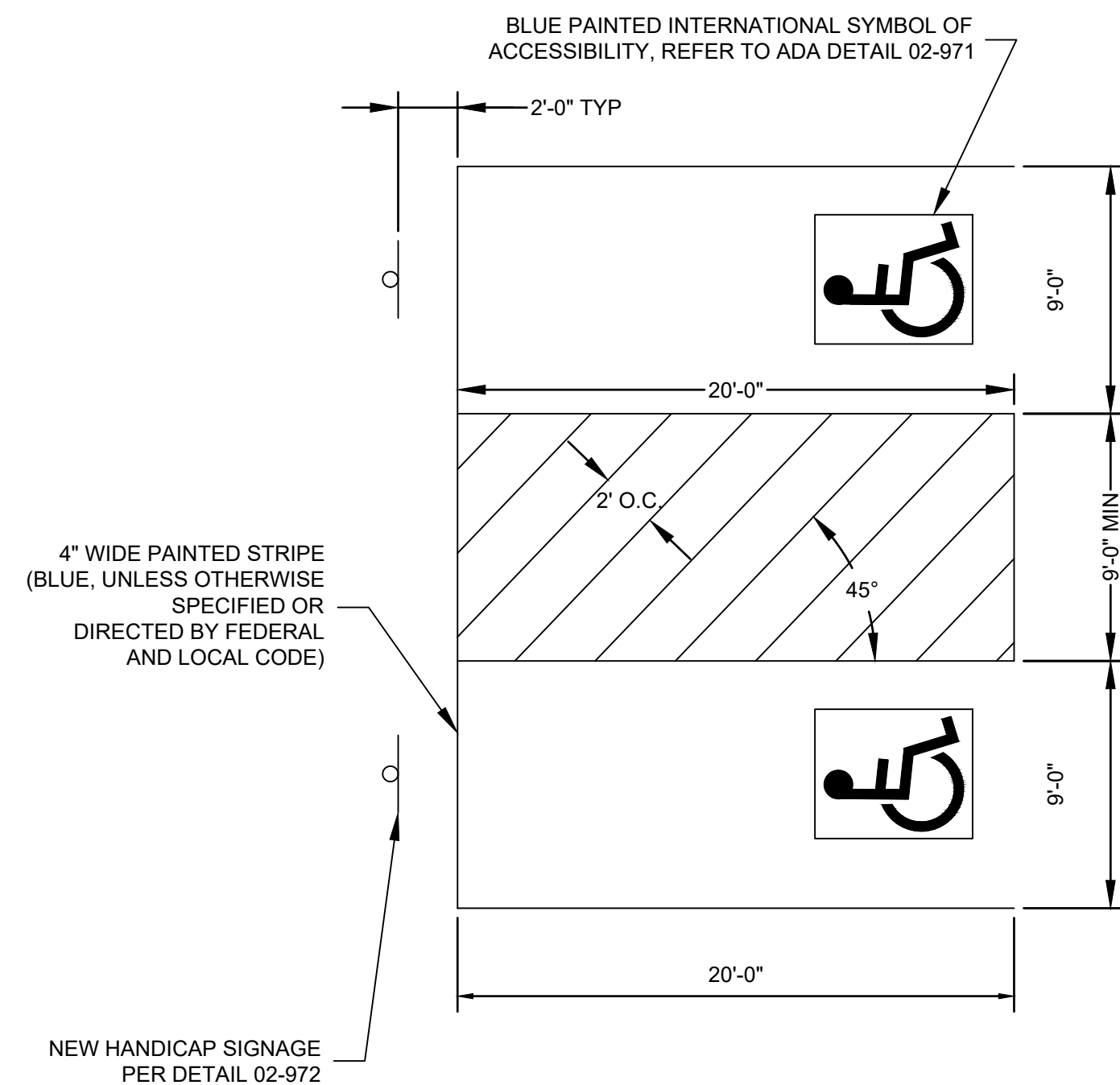
- NOTE:**
- POST LOCATIONS TO BE DETERMINED BY THE ENGINEER.



02-185 TYPICAL BOLLARD POST

NO SCALE

- NOTES:**
- ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
 - DIMENSIONS INDICATED BELOW ARE TO THE CENTER OF THE STRIPED LINE.

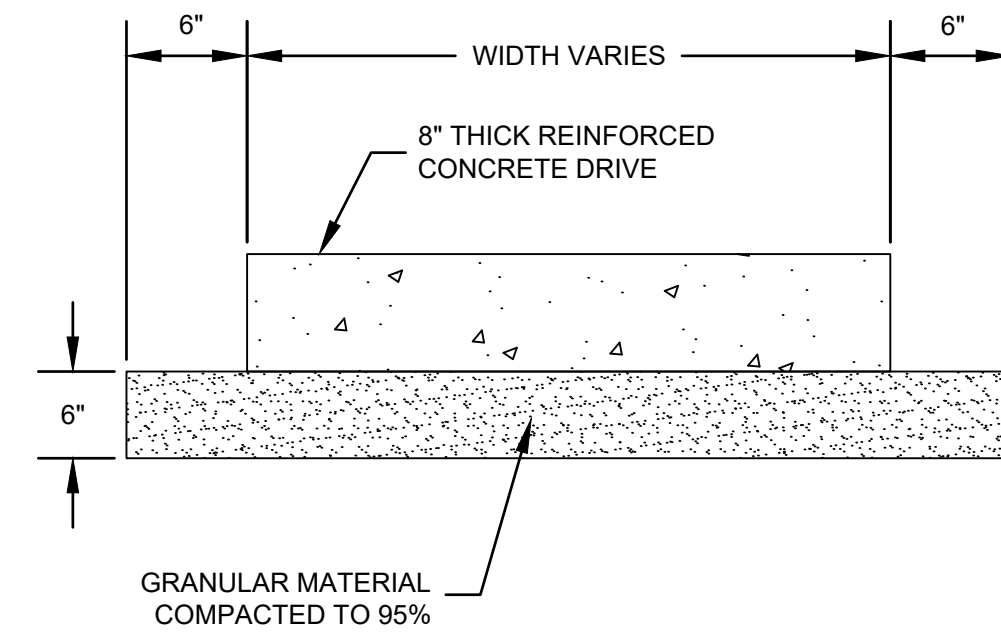


02-970 HANDICAP STALL LAYOUT

NO SCALE

NOTES:

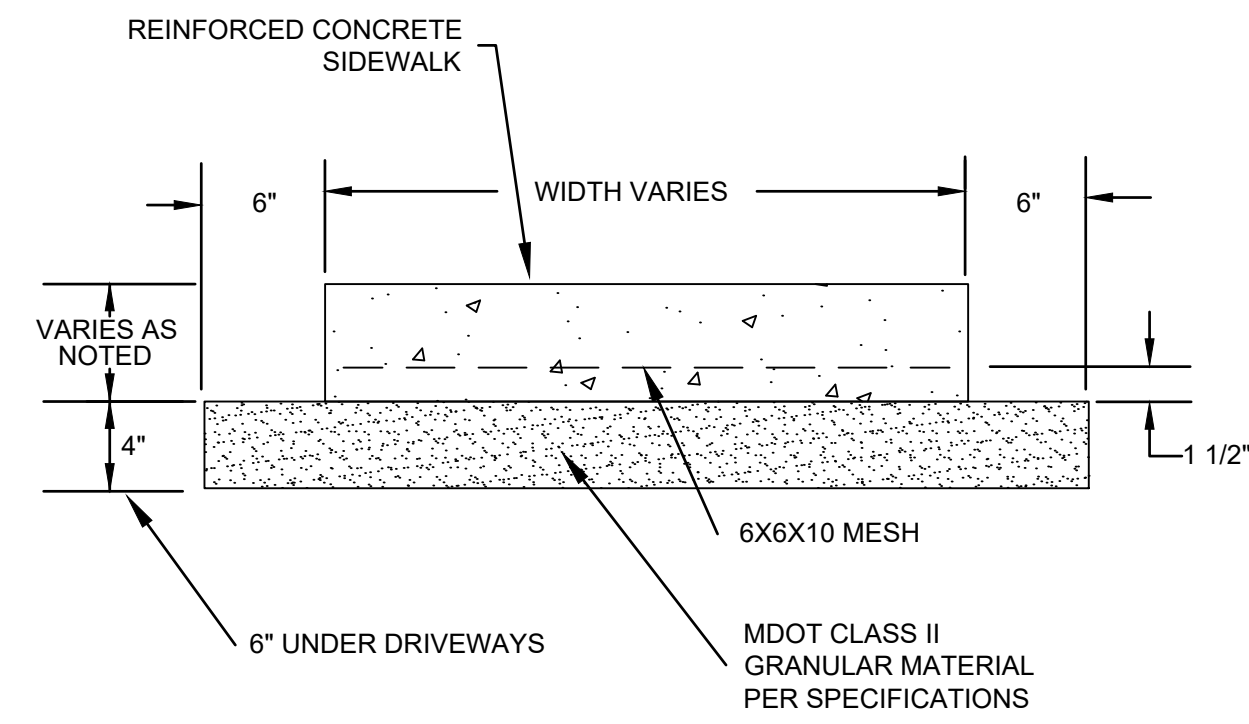
1. CONCRETE DRIVEWAYS SHALL BE SAWCUT FULL DEPTH TO A NEAT AND TRIM LINE PRIOR TO REPLACEMENT.
2. CONCRETE DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WisDOT STANDARD PLANS.
3. ANY EXISTING DRIVEWAY WHICH BECOMES UNDERCUT DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.
4. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH WisDOT STANDARD PLANS.



03-010 CONCRETE DRIVEWAY
NO SCALE

NOTES:

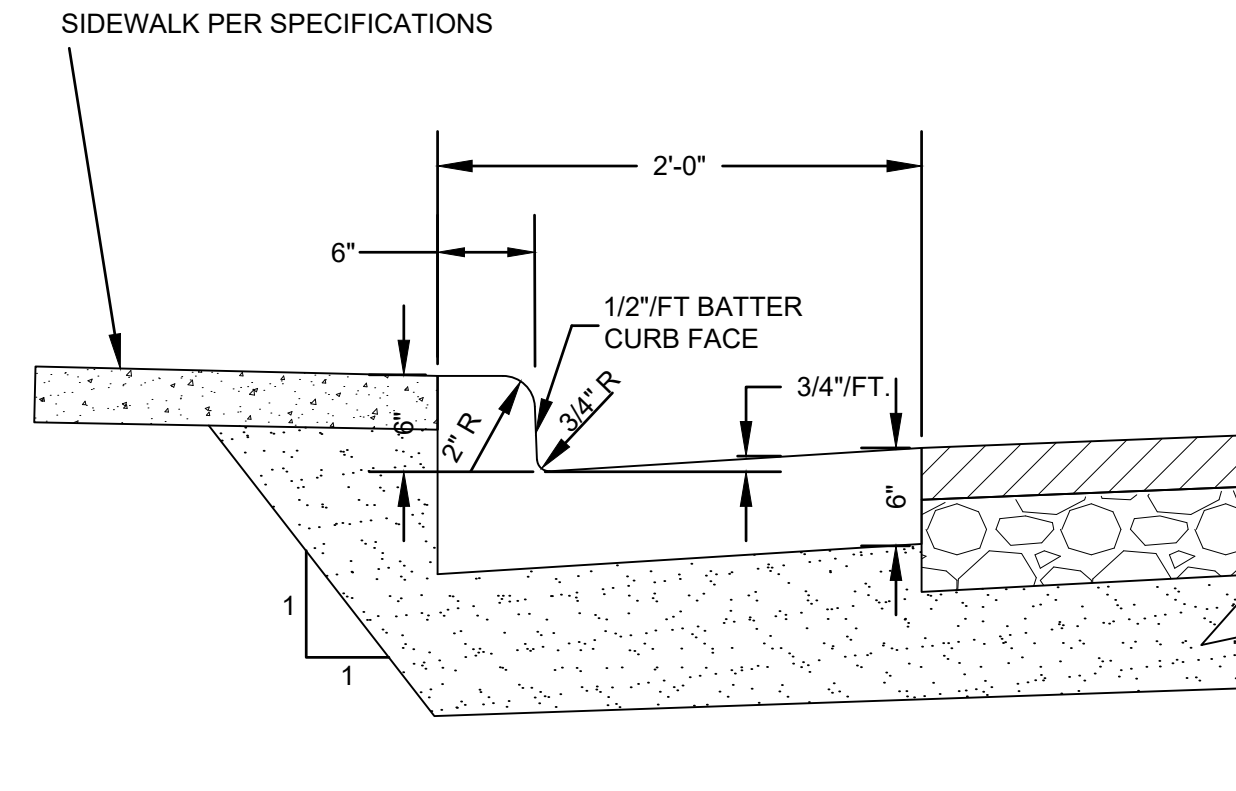
1. CONCRETE SIDEWALK SHALL BE SAWCUT FULL DEPTH TO A NEAT AND TRIM LINE PRIOR TO REPLACEMENT.
2. CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH MDOT STANDARD PLAN R-29-I.
3. ANY EXISTING SIDEWALK WHICH BECOMES UNDERCUT DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.
4. CONCRETE SIDEWALK SHALL BE 4" FOR PEDESTRIAN TRAFFIC AND 6" FOR VEHICULAR TRAFFIC. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH MDOT STANDARD PLAN R-29-I.



03-020 CONCRETE SIDEWALK
NO SCALE

NOTES:

1. CONCRETE CURB AND/OR GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH MDOT STANDARD PLAN R-30-F.



03-046 TYPE F CONCRETE CURB AND GUTTER DETAIL
NO SCALE

Attention:



If this scale bar does not measure 1" then drawing is not original scale.

05/17/2021

PRELIMINARY

Designed By: JRR

Checked By: CAR

Drawn By: JRR

Approved By: CAR

GEI PROJECT: 1509480

DWG. NO.

99-D-02

SHEET 10

ARCHIVE

EXISTING TOPOGRAPHY SURVEY



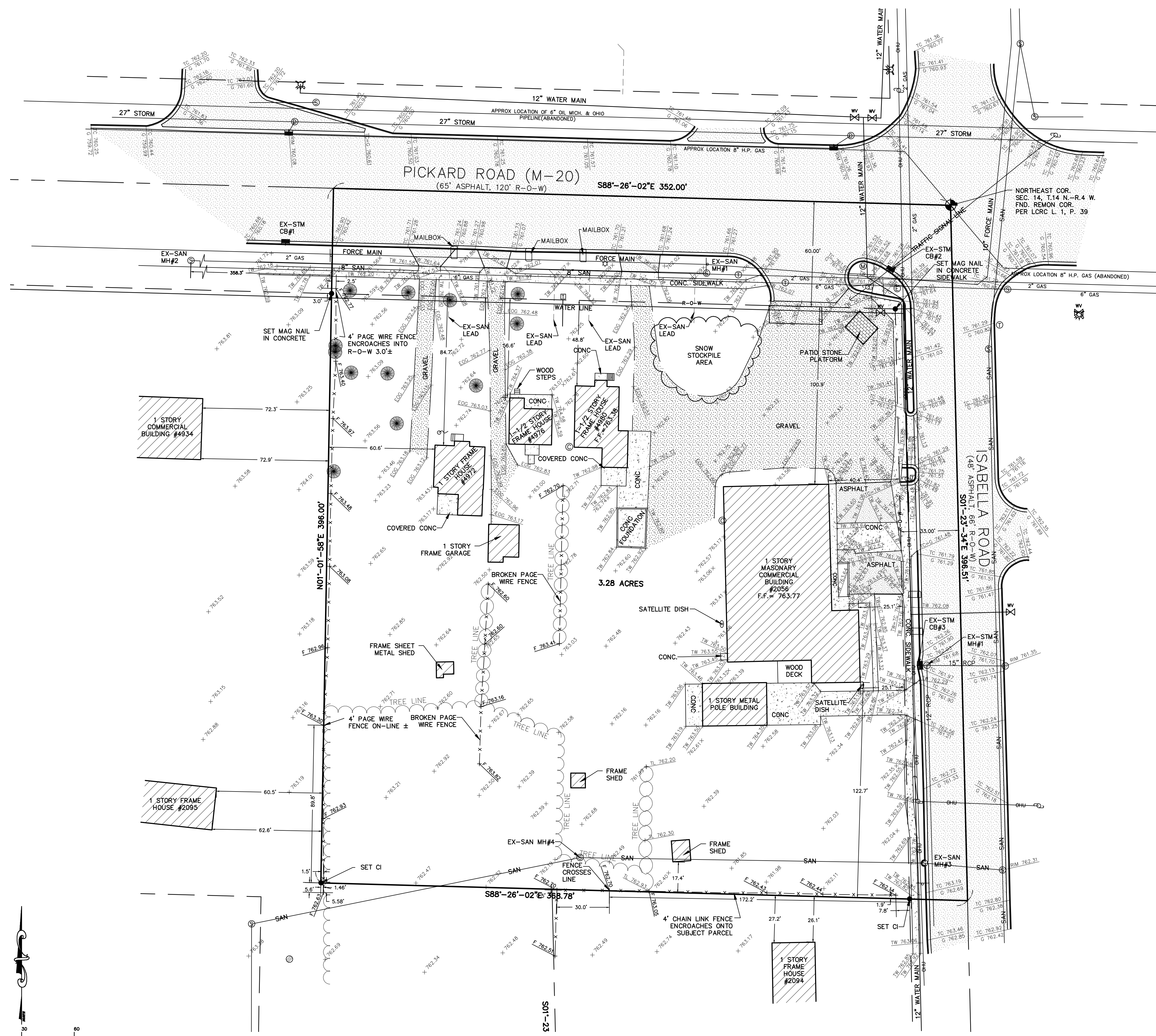
EXISTING TOPOGRAPHY
 GEI 50
 PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
 SECTION 14, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:
 SUBMITTAL TO CLIENT 2-10-21
 SUBMITTAL TO CLIENT 318-21

JOB NUMBER:
 2101-004
 DRAWN BY:
 WRE/BTM
 DESIGNED BY:
 N/A
 CHECKED BY:
 TELB

SCALE
 1" = 30'
 SHEET NUMBER
 2 OF 3



SANITARY SEWER STRUCTURES

EX-SAN MH#1
 RIM= 761.91
 WEST INV= 755.15

EX-SAN MH#2
 RIM= 761.07
 FLOWLINE INV= 749.25

EX-SAN MH#3
 RIM= 762.57
 FLOWLINE INV= 744.25

EX-SAN MH#4
 RIM= 761.99
 FLOWLINE INV= 744.89

STORM SEWER STRUCTURES

EX-STM CB#1
 RIM= 760.25
 NORTHEAST INV= 755.40
 NORTHWEST INV= 755.42
 SOUTHWEST INV= 755.29

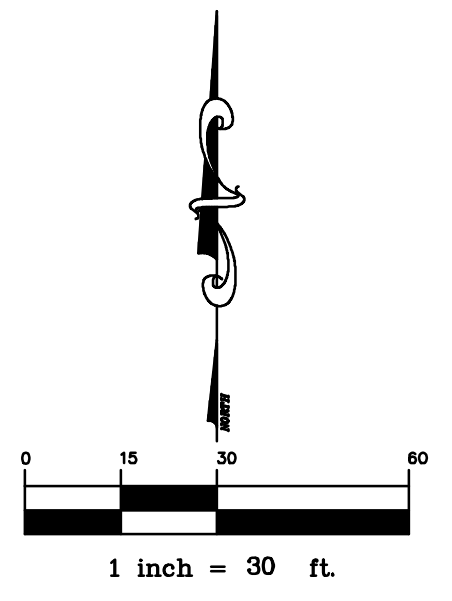
EX-STM CB#2
 RIM= 760.76
 NORTHEAST INV= 755.44
 SOUTHWEST INV= 755.77

EX-STM CB#3
 RIM= 761.68
 STRUCTURE ELBOWS DIRECTLY INTO EX-STM MH#1

EX-STM MH#1
 WEST INV= 755.73
 WEST INV FROM EX-STM MH#3= 759.00
 SOUTH INV= 755.23
 EAST INV= 748.93

NOTE: DUE TO SNOW COVER ALL FLAT WORK IS NOT SHOWN.

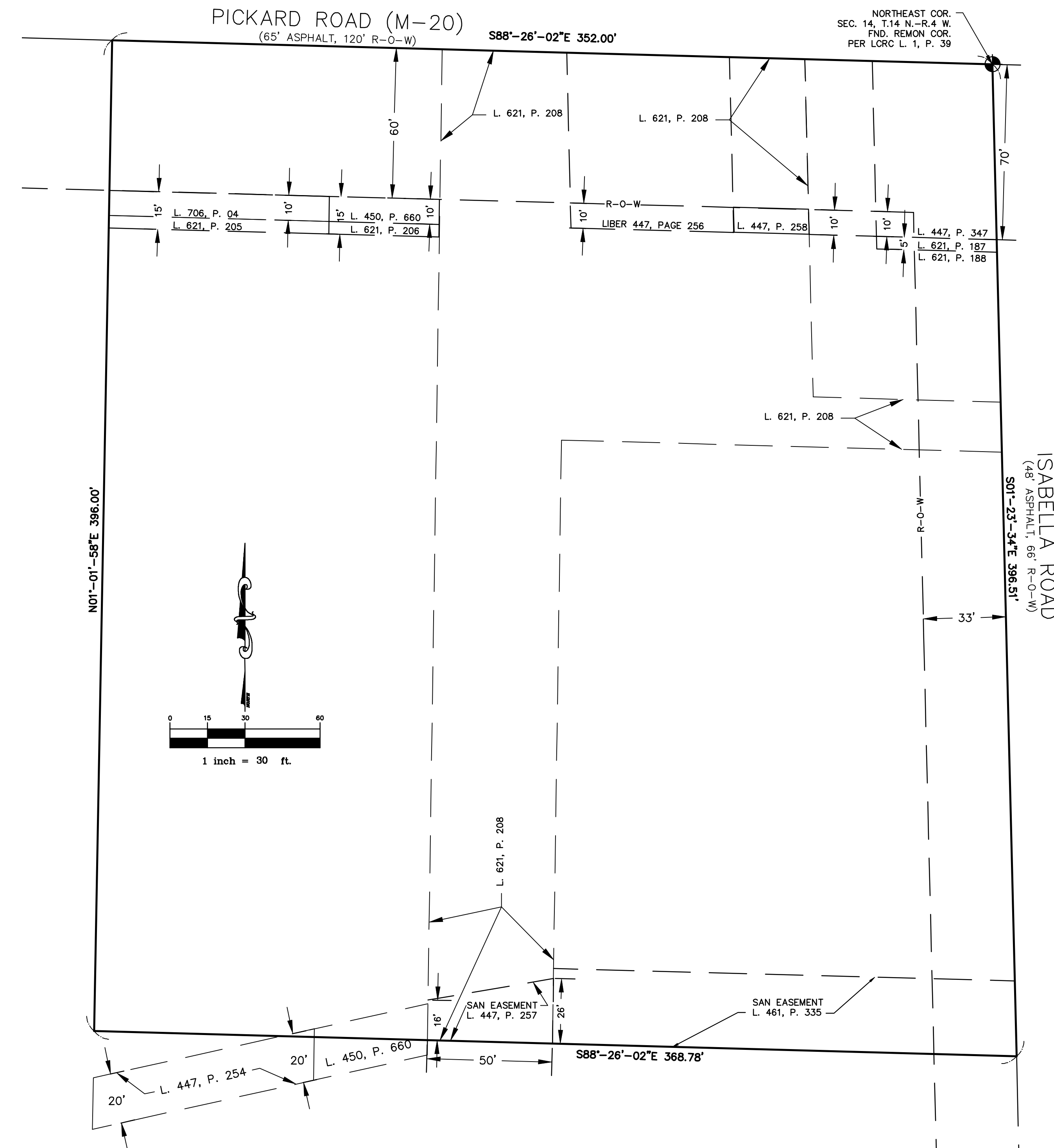
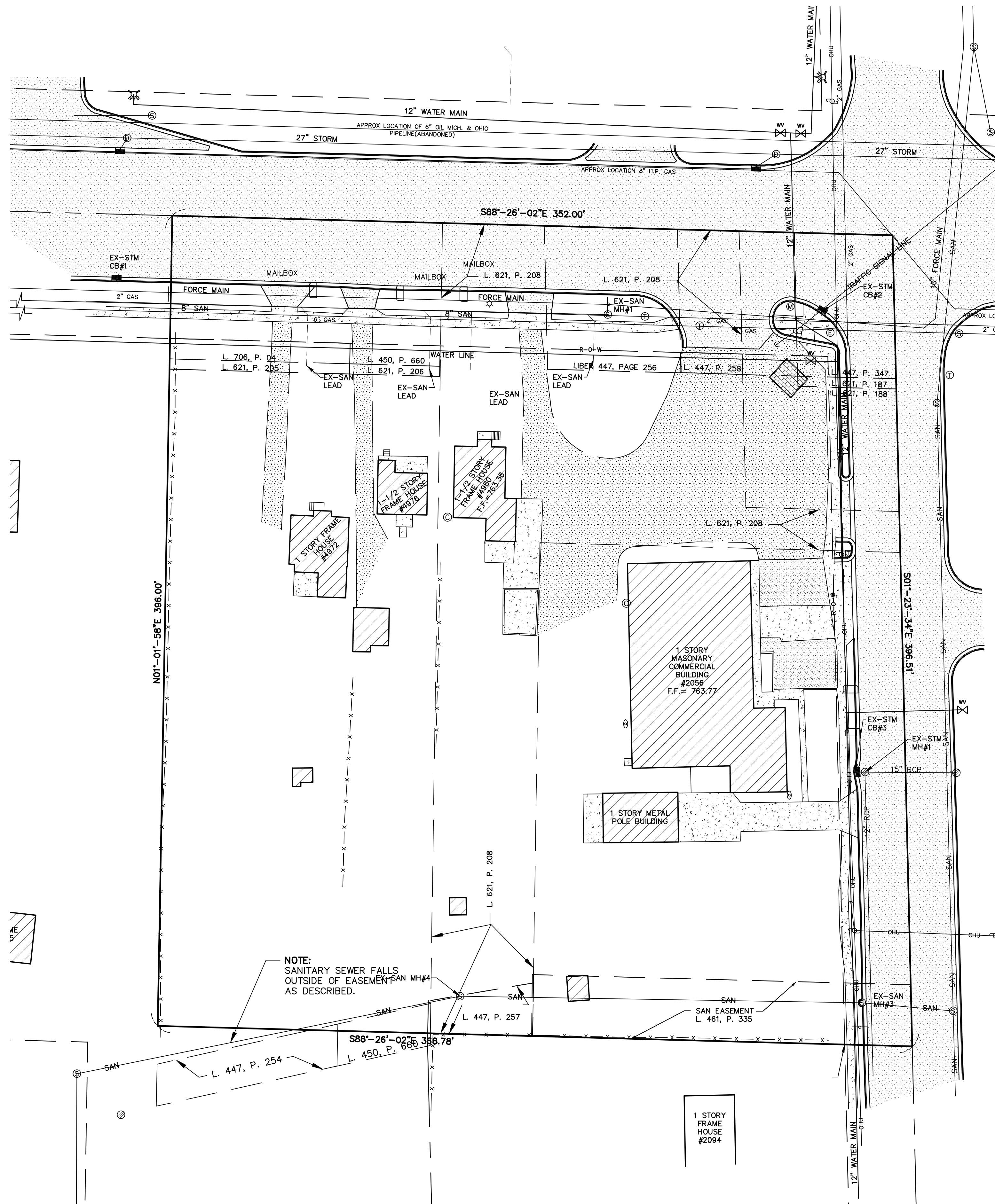
NOTE: INFORMATION ABOUT EXISTING BURIED UTILITIES WAS OBTAINED BY REVIEWING INFORMATION PROVIDED BY THE MUNICIPALITY.



EASEMENT SHEET

SCHEDULE B II EXCEPTIONS:

- EASEMENT GRANTED TO UNION TOWNSHIP FOR SANITARY SEWER DATED MARCH 3, 1979 AND RECORDED APRIL 6, 1979 IN LIBER 447, PAGE 254
- EASEMENT GRANTED TO UNION TOWNSHIP FOR SANITARY SEWER DATED MARCH 27, 1979 AND RECORDED APRIL 6, 1979 IN LIBER 447, PAGE 256 AND ALSO RECORDED IN LIBER 447, PAGE 257
- EASEMENT GRANTED TO UNION TOWNSHIP FOR SANITARY SEWER DATED MARCH 27, 1979 AND RECORDED APRIL 6, 1979 IN LIBER 447, PAGE 258 AND ANOTHER DATED APRIL 3, 1979 AND RECORDED APRIL 10, 1979 IN LIBER 447, PAGE 347.
- EASEMENT GRANTED TO UNION TOWNSHIP FOR SANITARY SEWER DATED JUNE 5, 1979 AND RECORDED JUNE 29, 1979 IN LIBER 450, PAGE 660 AND ANOTHER DATED MARCH 25, 1980 AND RECORDED APRIL 10, 1980 IN LIBER 461, PAGE 335.
- EASEMENT GRANTED TO UNION TOWNSHIP FOR WATER PIPELINE DATED JANUARY 16, 1987 AND RECORDED OCTOBER 7, 1987 IN LIBER 621, PAGE 187 AND ANOTHER DATED FEBRUARY 19, 1987 AND RECORDED OCTOBER 7, 1987 IN LIBER 621, PAGE 188.
- EASEMENT GRANTED TO UNION TOWNSHIP FOR WATER PIPELINE DATED JANUARY 13, 1987 AND RECORDED OCTOBER 7, 1987 IN LIBER 621, PAGE 205 AND ANOTHER DATED FEBRUARY 19, 1987 AND RECORDED OCTOBER 7, 1987 IN LIBER 621, PAGE 206.
- EASEMENT GRANTED TO UNION TOWNSHIP FOR WATER PIPELINE DATED JULY 13, 1987 AND RECORDED OCTOBER 7, 1987 IN LIBER 621, PAGE 208.
- EASEMENT FOR ELECTRIC FACILITIES GRANTED TO CONSUMERS POWER COMPANY DATED MARCH 20, 1990 AND RECORDED DECEMBER 21, 1990 IN LIBER 706, PAGE 4.



CMS & D
 SURVEYING / ENGINEERING
 2257 EAST BROOMFIELD ROAD
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com

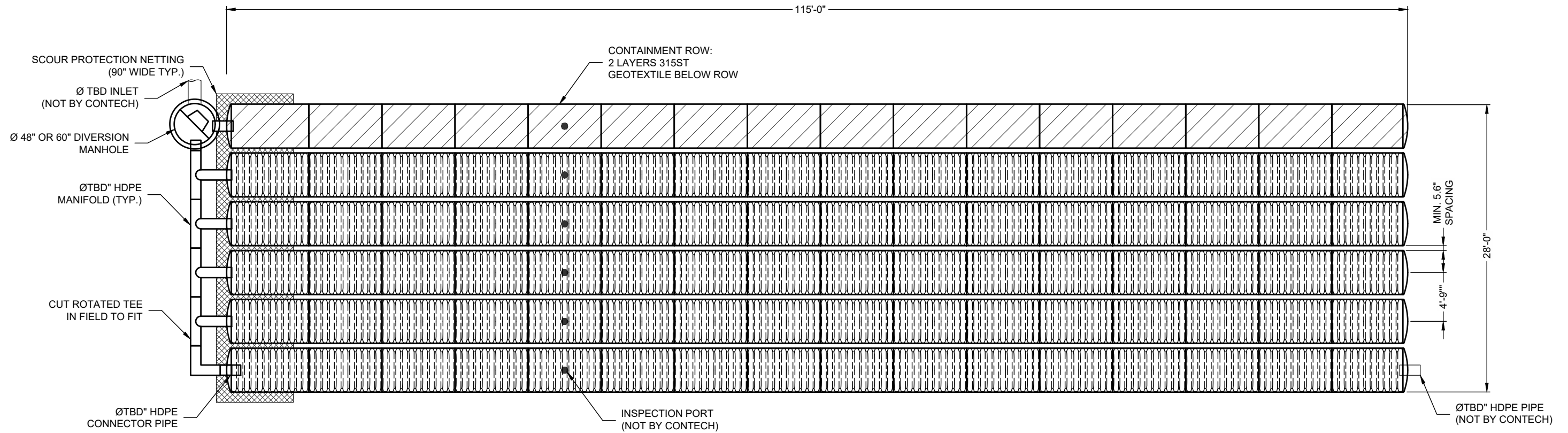


EASEMENT SHEET
 GEI 50
 PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
 SECTION 14, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

2101-004	2-10-21	SUBMITTAL TO CLIENT
WRE/BTM	3-18-21	SUBMITTAL TO CLIENT
N/A		
TELB		

SCALE	1" = 30'
JOB NUMBER	2101-004
DRAWN BY	WRE/BTM
DESIGNED BY	N/A
CHECKED BY	TELB
SHEET NUMBER	3 OF 3



ASSEMBLY

SCALE: 1'=10'
 CHAMBER VOLUME: 4,747 CF
 STONE VOLUME: 3,045 CF
 TOTAL VOLUME: 7,792 CF
 LOADING: H20/H25

ITEM NUMBER	ITEM DESCRIPTION	CES PART NUMBER	QTY	UNITS
1	CHAMBERMAXX START CHAMBER	APCM 003.3051.001		EA
2	CHAMBERMAXX MIDDLE CHAMBER	APCM 003.3051.002		EA
3	CHAMBERMAXX END CHAMBER	APCM 003.3051.003		EA
4	CONTECH C-40 NON-WOVEN GEOTEXTILE 15 FT X 360 FT	APCM 001.0015.002		ROLL
5	SCOUR PROTECTION NETTING, 7.5 FT WIDE	APCM 007.0075.001	1 @ X	QTY @ LF

ITEM NUMBER	ITEM DESCRIPTION	CES PART NUMBER	QTY	UNITS
6	Ø12" HDPE TEE	APCM 001.0012.009		EA
7	Ø12" 90 DEGREE HDPE ELBOW	APCM 001.0012.010		EA
8	Ø12" HDPE CONNECTOR PIPE	N/A	X @ 2	QTY @ LF
9	Ø12" HDPE SPLIT COUPLER	PEF12SPCP		EA
10	INSTALLATION GUIDE	N/A	1	EA

I:\MERLIN\PROJECTS\ACTIVE\6783001\678392\678392-10-CHAMBERMAXX\DRAWINGS\678392-010-CHAMBERMAXX\FAB.DWT 5/26/2021 8:37 AM

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing nor any part thereof may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information NOT BY CONTECH.

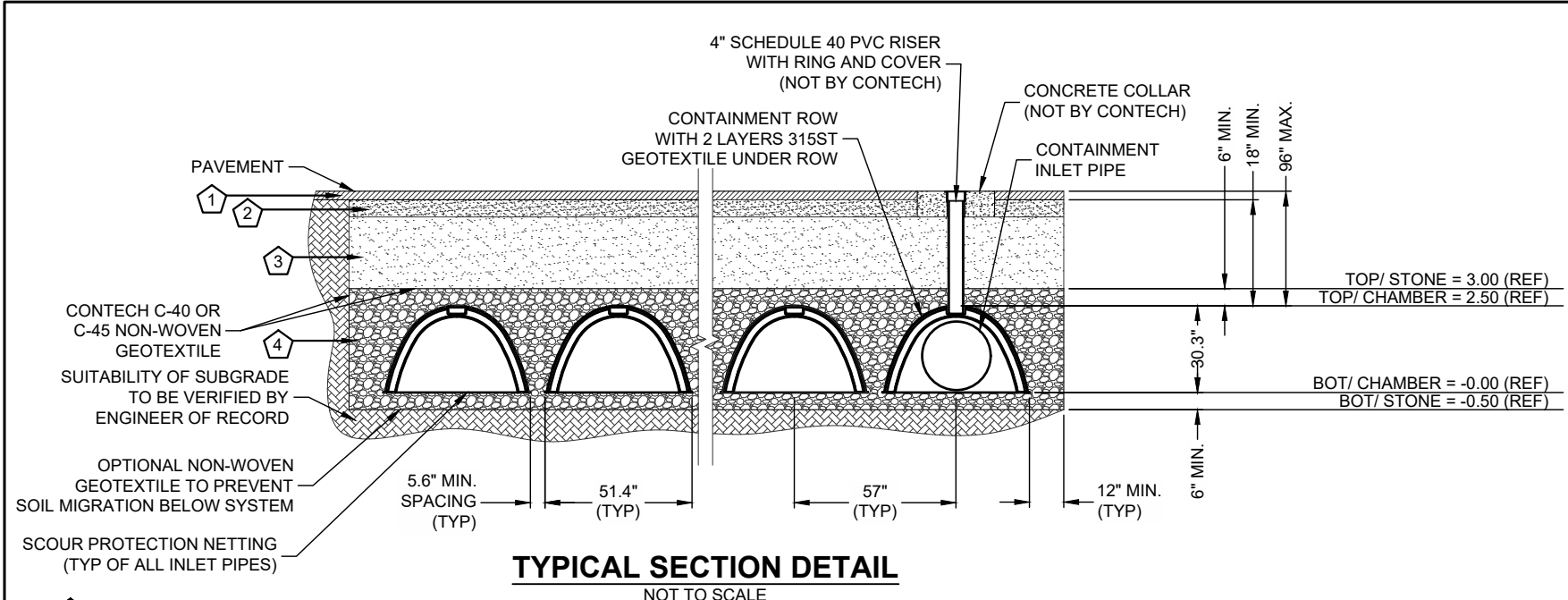
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH
 ENGINEERED SOLUTIONS LLC
 www.ContechES.com
 7037 Ridge Road, Hanover, MD 21076
 866-740-3318 410-796-5505 866-376-8511 FAX

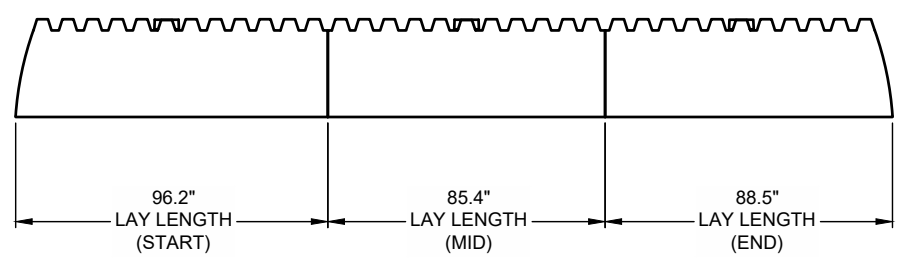
CHAMBERMaxx
 PATENT PENDING
 CONTECH PROPOSAL DRAWING

CHAMBERMAXX RETENTION SYSTEM - 678392-010
 KRIST GAS STATION
 UNION CHARTER TWP.
 SITE DESIGNATION: NORTH DETENTION

PROJECT No.: 678392	SEQ. No.: 010	DATE: 5/26/21
DESIGNED: MSB	DRAWN: MSB	
CHECKED: ---	APPROVED: ---	
SHEET NO.: 1 OF 5		



TYPICAL SECTION DETAIL
NOT TO SCALE



TYPICAL ELEVATION VIEW
NOT TO SCALE

KEY

1. FLEXIBLE PAVEMENT.
2. GRANULAR ROAD BASE.
3. ANY SUITABLE NATIVE OR GENERAL BACKFILL, SEE ENGINEER PLANS.
4. THE BACKFILL MATERIAL SHALL BE FREE-DRAINING ANGULAR WASHED STONE 3/4" - 2" PARTICLE SIZE. MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. MATERIAL SHALL BE WORKED INTO THE CHAMBER SPACING BY MEANS OF SHOVEL-SLICING, RODDING, AIR-TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS. COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE PROJECT ENGINEER OR THEIR REPRESENTATIVE IS SATISFIED WITH THE LEVEL OF COMPACTION. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY CHAMBER IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE CHAMBERS. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT, AND MAINTAIN BALANCED LOADING ON ALL CHAMBERS IN THE SYSTEM, DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR DETAILS.

I:\MERLIN\PROJECTS\6783001\6783001\DRAWINGS\678392-010-CHAMBERMAXX\DRAWINGS\678392-010-CMIX-CONFAB.DWT 5/26/2021 8:37 AM

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information NOT BY CONTECH.

MARK	DATE	REVISION DESCRIPTION	BY

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com

7037 Ridge Road, Hanover, MD 21076

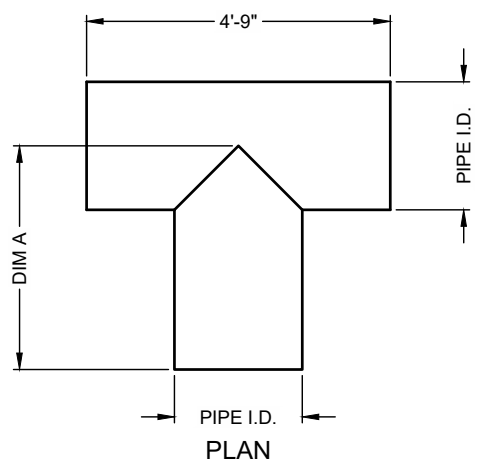
866-740-3318 410-796-5505 866-376-8511 FAX

CHAMBERMaxx
PATENT PENDING

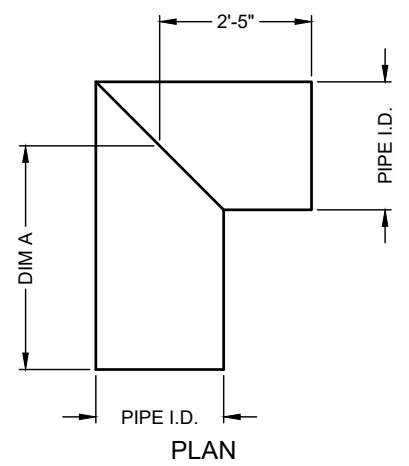
CONTECH
CONTRACT
DRAWING

CHAMBERMAXX RETENTION SYSTEM - 678392-010
KRIST GAS STATION
UNION CHARTER TWP.
SITE DESIGNATION: NORTH DETENTION

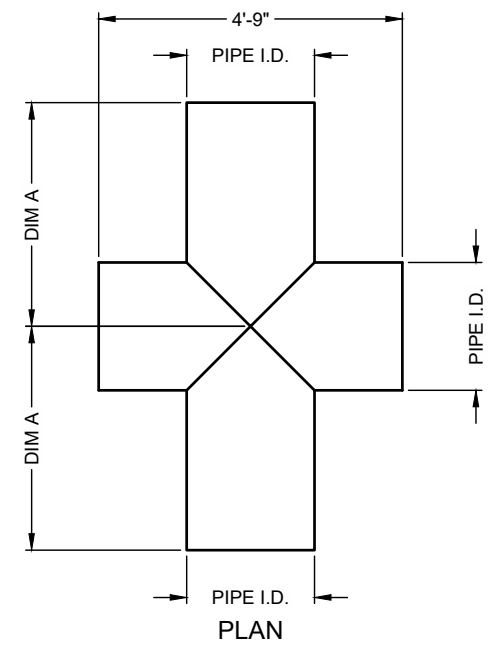
PROJECT No.: 678392	SEQ. No.: 010	DATE: 5/26/21
DESIGNED: MSB	DRAWN: MSB	
CHECKED: ---	APPROVED: ---	
SHEET NO.: 2 108 5		



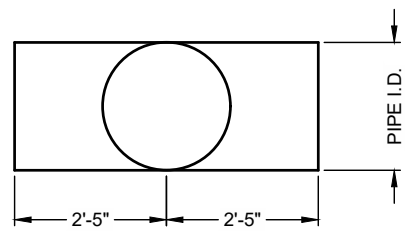
PIPE I.D.
PLAN



PIPE I.D.
PLAN

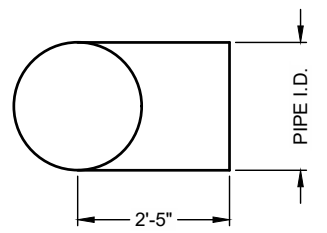


PIPE I.D.
PLAN



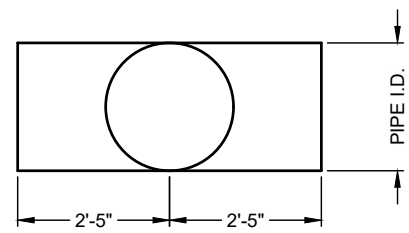
ELEVATION

TEE



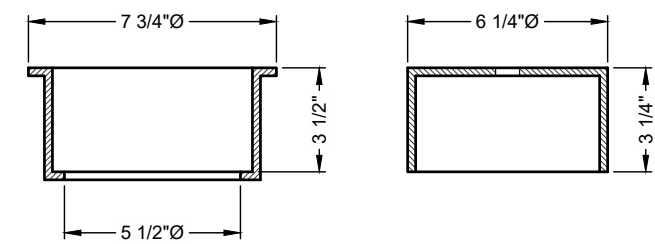
ELEVATION

ELBOW

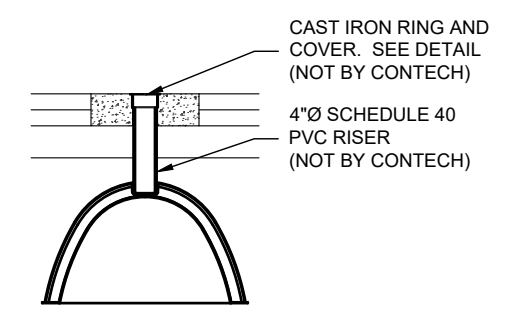


ELEVATION

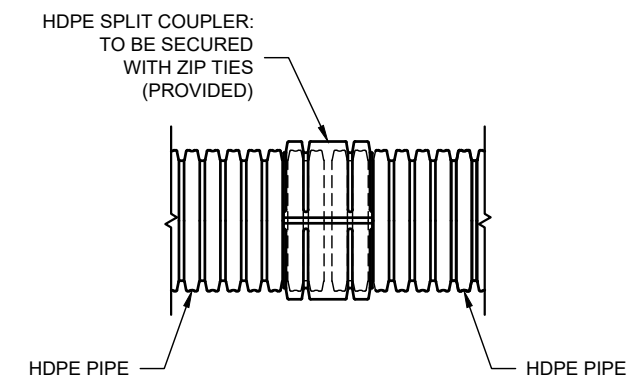
CROSS-OVER



RING AND COVER DETAIL
NOT TO SCALE



INSPECTION PORT DETAIL
NOT TO SCALE



HDPE SPLIT COUPLER DETAIL

STANDARD MANIFOLD COMPONENTS - NOT TO SCALE				
	AVAILABLE DIAMETERS - INCHES			
TEE	12	15	18	24
ELBOW	12	15	18	24
DIM A	42	42	48	48

- GENERAL NOTES:
1. FITTING MATERIAL TO BE MANUFACTURED FROM CORRUGATED HIGH DENSITY POLYETHYLENE, AASHTO M294 PIPE.
 2. FITTINGS TO BE FABRICATED IN ACCORDANCE WITH THE REQUIREMENT OF AASHTO M294.
 3. FITTINGS DESIGNED TO PROTRUDE 6" INTO THE END OF THE INLET CHAMBERS.
 4. MANIFOLD TEE AND ELBOW JOINT TO BE CONNECTED UTILIZING HDPE SPLIT COUPLERS.

TYPICAL MANIFOLD DETAILS

HDPE SPLIT COUPLERS	
COUPLER SIZE	PART NUMBER
12"Ø SPLIT COUPLER	PEF12SPCP
15"Ø SPLIT COUPLER	PEF15SPCP
18"Ø SPLIT COUPLER	PEF18SPCP
24"Ø SPLIT COUPLER	PEF24SPCP

I:\MERLIN\PROJECTS\ACT\16783001\678392\678392-10-CHAMBERMAXX\DRAWINGS\678392-010-CMIX-CONFAB.DWT 5/26/2021 8:37 AM

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing nor any part thereof may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information NOT BY CONTECH.

MARK	DATE	REVISION DESCRIPTION	BY

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
7037 Ridge Road, Hanover, MD 21076
866-740-3318 410-796-5505 866-376-8511 FAX

CHAMBERMaxx
PATENT PENDING
CONTECH CONTRACT DRAWING

CHAMBERMAXX RETENTION SYSTEM - 678392-010
KRIST GAS STATION
UNION CHARTER TWP.
SITE DESIGNATION: NORTH DETENTION

PROJECT No.: 678392	SEQ. No.: 010	DATE: 5/26/21
DESIGNED: MSB	DRAWN: MSB	
CHECKED: ---	APPROVED: ---	
SHEET NO.: 3 of 5		

I:\MERLIN\PROJECTS\ACT\16783001\678392\678392-10-CHAMBERMAXX\DRAWINGS\678392-010-CMIX-CONFAB.DWT 5/26/2021 8:37 AM

CHAMBERMAXX DESIGN DETAILS			
FEATURE	START CHAMBER	MIDDLE CHAMBER	END CHAMBER
OVERALL CHAMBER HEIGHT - IN	30.3	30.3	30.3
OVERALL CHAMBER WIDTH - IN	51.4	51.4	51.4
ACTUAL LENGTH - IN	98.4	91.0	92.0
INSTALLED LAY LENGTHS - IN	96.2	85.4	88.5
CHAMBER STORAGE VOLUME - CF	50.2	47.2	46.2
CHAMBER STORAGE PER LINEAR FOOT - CF/LF	6.3	6.6	6.3
*MIN. INSTALLED CHAMBER VOLUME - CF	78.1	75.1	74.1
*MIN. INSTALLED CHAMBER VOLUME PER LINEAR FOOT - CF/LF	9.7	10.6	10.0
CHAMBER WEIGHT - LB	83	73	76
*6" OF STONE ABOVE AND BELOW CHAMBER, 5.6" CHAMBER SPACING AND 40% POROSITY			

GENERAL NOTES

1. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
2. PRIOR TO INSTALLATION OF THE CHAMBERMAXX SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
3. CHAMBERMAXX CHAMBERS ARE MANUFACTURED FROM POLYPROPYLENE PLASTIC.
4. CHAMBERMAXX SYSTEM TO MEET AASHTO HS20/HS25 LIVE LOADING, PER AASHTO LRFD SECTION 12.
5. ACCESS COVERS TO MEET AASHTO HS20/HS25 LIVE LOADING.
6. MINIMUM COVER IS 18-INCHES TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR COVER HEIGHTS GREATER THAN 96-INCHES CONTACT YOUR LOCAL REPRESENTATIVE.
7. ALL PARTS PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.
8. CONTAINMENT ROW COMPRISED OF CHAMBERS SURROUNDED BY IMPERMEABLE LINER WITH A DIVERSION MANHOLE CONNECTED BY A 24"Ø PIPE.
9. CHAMBERMAXX BY CONTECH ENGINEERED SOLUTIONS (800) 925-5240

INSTALLATION NOTES



1. CHAMBERMAXX INSTALLATION GUIDE TO BE REVIEWED BY CONTRACTOR PRIOR TO INSTALLATION.
2. PRIOR TO PLACING BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, UNSUITABLE MATERIAL SHALL BE REMOVED AND BROUGHT BACK TO GRADE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER OF RECORD. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE BEDDING MATERIAL CAN BE PLACED.
3. THE SCOUR PROTECTION NETTING TO EXTEND 1'-0" BEYOND OUTSIDE EDGE OF INLET CHAMBERS.
4. COVER ANY OPEN VOID SPACES GREATER THAN 3/4" ON CHAMBERS WITH A NON-WOVEN GEOTEXTILE TO PREVENT INFILTRATION OF BACKFILL MATERIAL.
5. STONE EMBEDMENT MATERIAL SHALL BE INSTALLED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN 6-INCH TO 8-INCH LIFTS SUCH THAT THERE IS NO MORE THAN A TWO LIFT DIFFERENTIAL BETWEEN ANY OF THE CHAMBERS AT ANY TIME. GRANULAR BACKFILL MATERIAL SHALL BE COMPACTED TO 90% SPD. BACKFILLING SHALL BE ADVANCED ALONG THE LENGTH OF THE CHAMBER ROWS AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING AND DISPLACEMENT OF THE CHAMBERS. THE MINIMUM CHAMBER SPACING MUST BE MAINTAINED.
6. REFER TO CHAMBERMAXX INSTALLATION GUIDE FOR TEMPORARY CONSTRUCTION LOADING GUIDELINES.
7. IT IS ALWAYS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.
8. GENERAL INSTALLATION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH ASTM D2321.

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information NOT BY CONTECH.

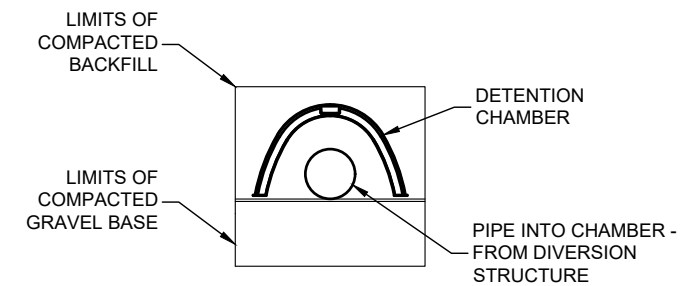
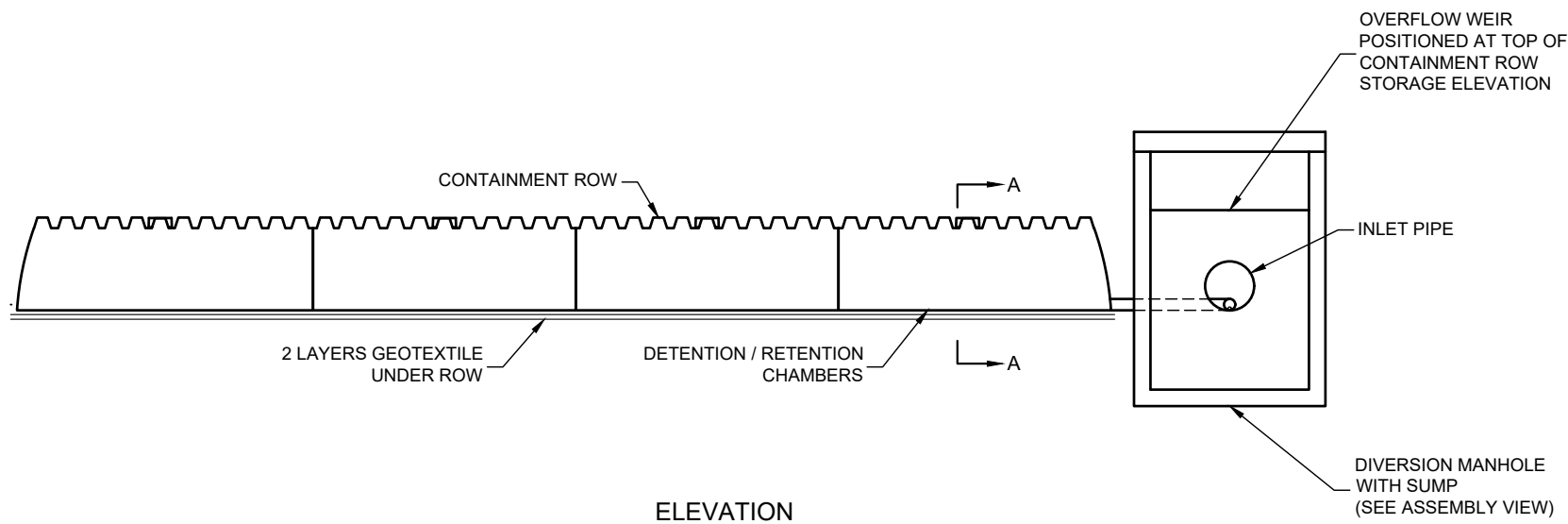
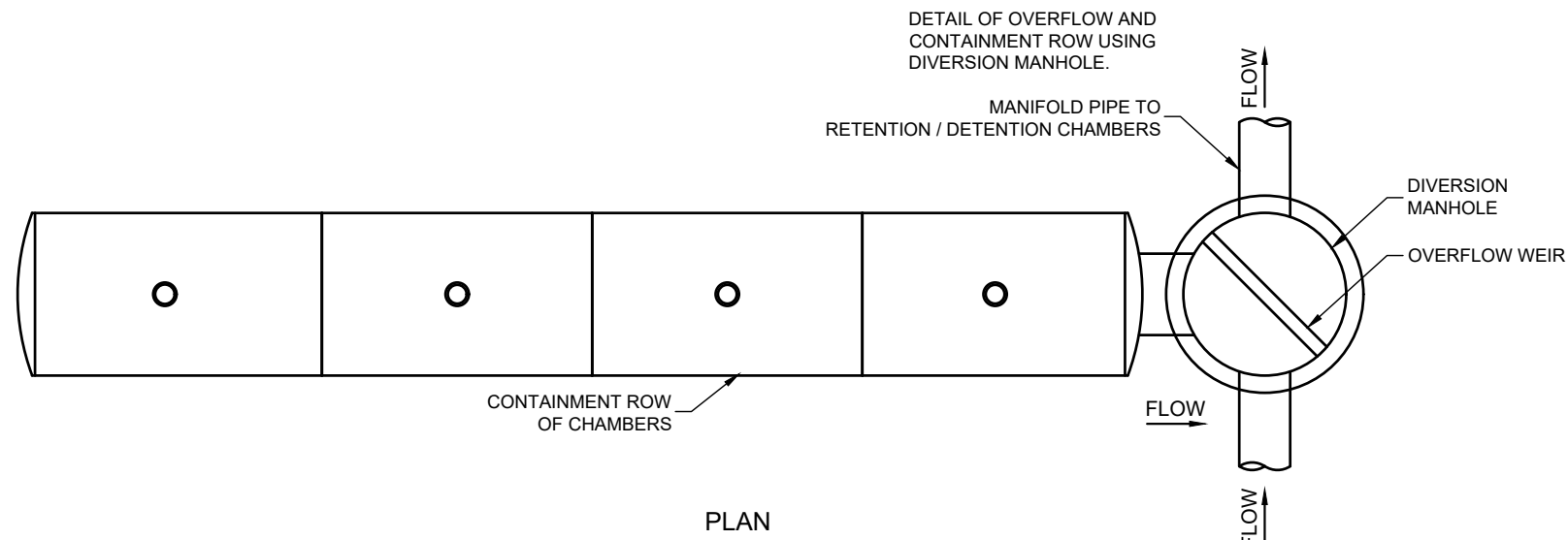
MARK	DATE	REVISION DESCRIPTION	BY


CONTECH
 ENGINEERED SOLUTIONS LLC
 www.ContechES.com
 7037 Ridge Road, Hanover, MD 21076
 866-740-3318 410-796-5505 866-376-8511 FAX


 PATENT PENDING


CHAMBERMAXX RETENTION SYSTEM - 678392-010
KRIST GAS STATON
UNION CHARTER TWP.
SITE DESIGNATION: NORTH DETENTION

PROJECT No.: 678392	SEQ. No.: 010	DATE: 5/26/21
DESIGNED: MSB	DRAWN: MSB	
CHECKED: ---	APPROVED: ---	
SHEET NO.: 4 of 5		



CONTAINMENT ROW DETAILS
NOT TO SCALE

I:\MERLIN\PROJECTS\ACT\16783001\678392\678392-10-CHAMBERMAXX\DRAWINGS\678392-010-CMIX-CONFAB.DWT 5/26/2021 8:37 AM

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information NOT BY CONTECH.

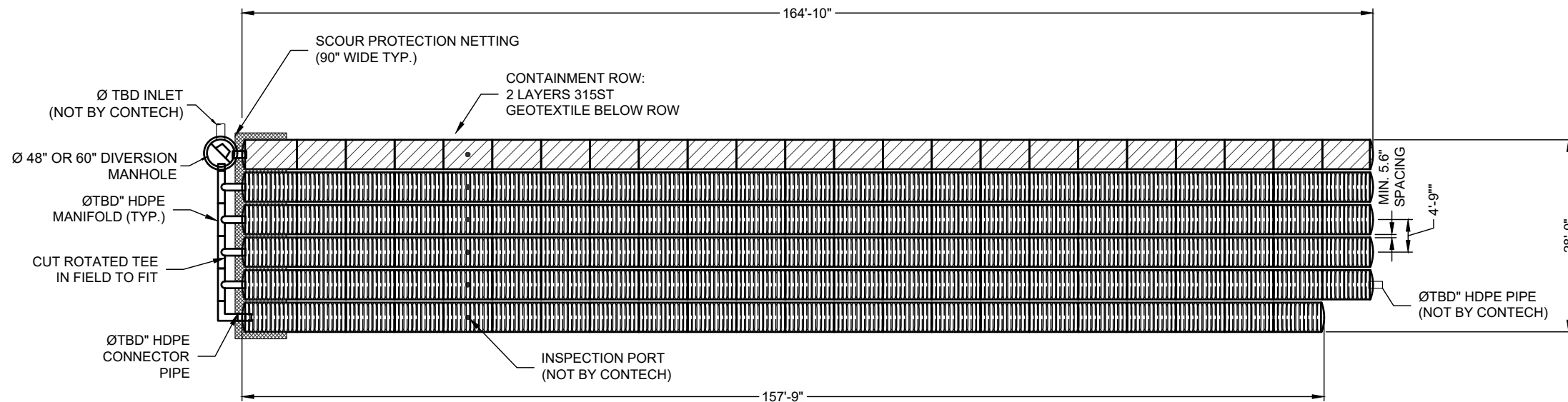
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
7037 Ridge Road, Hanover, MD 21076
866-740-3318 410-796-5505 866-376-8511 FAX

CHAMBERMaxx
PATENT PENDING
CONTECH
CONTRACT
DRAWING

CHAMBERMAXX RETENTION SYSTEM - 678392-010
KRIST GAS STATION
UNION CHARTER TWP.
SITE DESIGNATION: NORTH DETENTION

PROJECT No.: 678392	SEQ. No.: 010	DATE: 5/26/21
DESIGNED: MSB	DRAWN: MSB	
CHECKED: ---	APPROVED: ---	
SHEET NO.: 5 of 5		



ASSEMBLY

SCALE: 1'=20'
 CHAMBER VOLUME: 6,768 CF
 STONE VOLUME: 4,281 CF
 TOTAL VOLUME: 11,049 CF
 LOADING: H20/H25

ITEM NUMBER	ITEM DESCRIPTION	CES PART NUMBER	QTY	UNITS
1	CHAMBERMAXX START CHAMBER	APCM 003.3051.001		EA
2	CHAMBERMAXX MIDDLE CHAMBER	APCM 003.3051.002		EA
3	CHAMBERMAXX END CHAMBER	APCM 003.3051.003		EA
4	CONTECH C-40 NON-WOVEN GEOTEXTILE 15 FT X 360 FT	APCM 001.0015.002		ROLL
5	SCOUR PROTECTION NETTING, 7.5 FT WIDE	APCM 007.0075.001	1 @ X	QTY @ LF

ITEM NUMBER	ITEM DESCRIPTION	CES PART NUMBER	QTY	UNITS
6	Ø12" HDPE TEE	APCM 001.0012.009		EA
7	Ø12" 90 DEGREE HDPE ELBOW	APCM 001.0012.010		EA
8	Ø12" HDPE CONNECTOR PIPE	N/A	X @ 2	QTY @ LF
9	Ø12" HDPE SPLIT COUPLER	PEF12SPCP		EA
10	INSTALLATION GUIDE	N/A	1	EA

I:\MERLIN\PROJECTS\ACTIVE\6783001\678392-020-CHAMBERMAXX\DRAWINGS\678392-020-CHAMBERMAXX-CONFAB.DWT 5/26/2021 8:55 AM

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing nor any part thereof may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information NOT BY CONTECH.

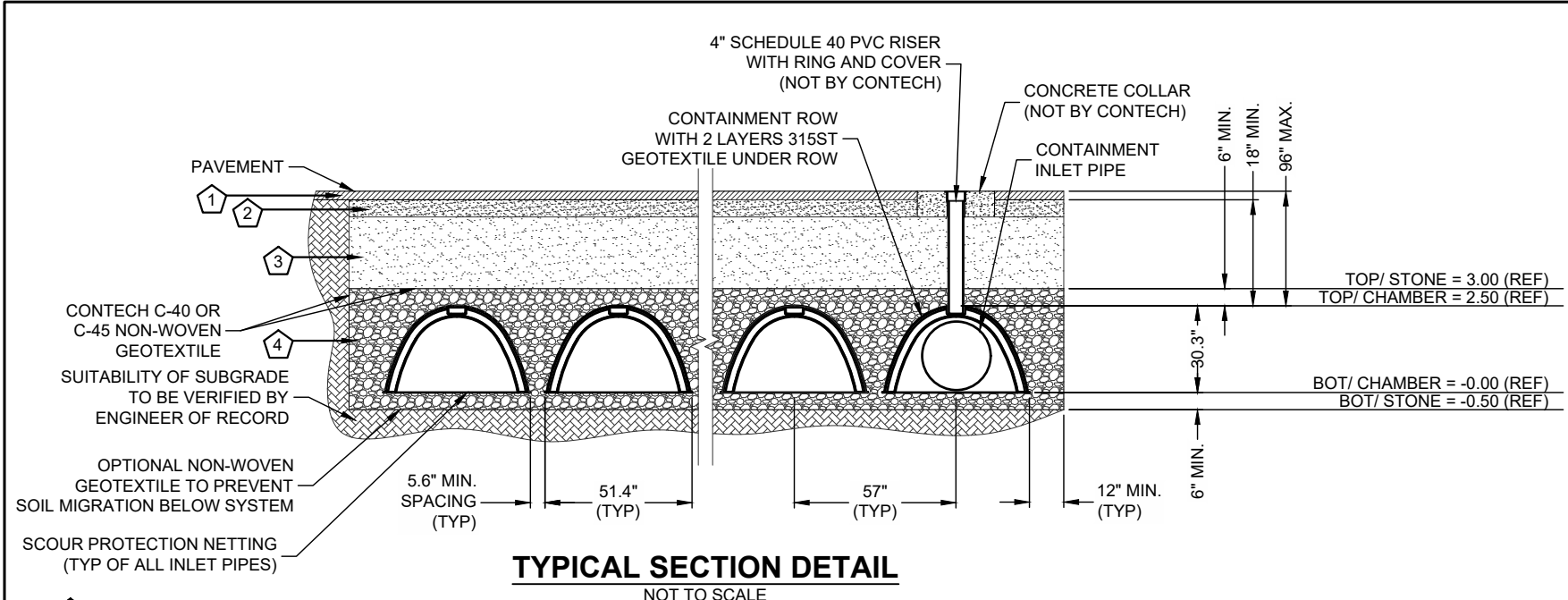
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH
 ENGINEERED SOLUTIONS LLC
 www.ContechES.com
 7037 Ridge Road, Hanover, MD 21076
 866-740-3318 410-796-5505 866-376-8511 FAX

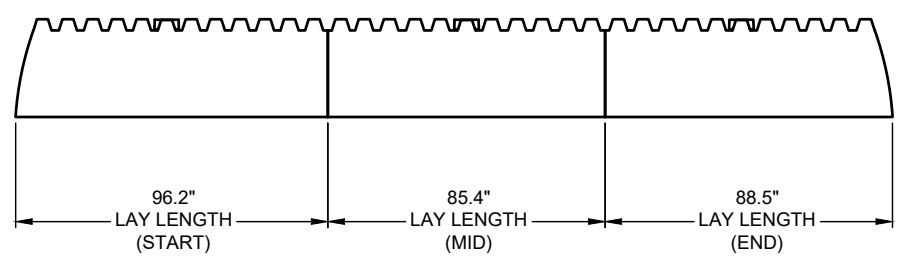
CHAMBERMaxx
 PATENT PENDING
 CONTECH
 PROPOSAL
 DRAWING

CHAMBERMAXX RETENTION SYSTEM - 678392-020
 KRIST GAS STATION
 UNION CHARTER TWP.
 SITE DESIGNATION: SOUTH DETENTION

PROJECT No.: 678392	SEQ. No.: 020	DATE: 5/26/21
DESIGNED: MSB	DRAWN: MSB	
CHECKED: ---	APPROVED: ---	
SHEET NO.: 1 of 5		



TYPICAL SECTION DETAIL
NOT TO SCALE



TYPICAL ELEVATION VIEW
NOT TO SCALE

KEY

1. FLEXIBLE PAVEMENT.
2. GRANULAR ROAD BASE.
3. ANY SUITABLE NATIVE OR GENERAL BACKFILL, SEE ENGINEER PLANS.
4. THE BACKFILL MATERIAL SHALL BE FREE-DRAINING ANGULAR WASHED STONE 3/4" - 2" PARTICLE SIZE. MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. MATERIAL SHALL BE WORKED INTO THE CHAMBER SPACING BY MEANS OF SHOVEL-SLICING, RODDING, AIR-TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS. COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE PROJECT ENGINEER OR THEIR REPRESENTATIVE IS SATISFIED WITH THE LEVEL OF COMPACTION. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY CHAMBER IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE CHAMBERS. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT, AND MAINTAIN BALANCED LOADING ON ALL CHAMBERS IN THE SYSTEM, DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR DETAILS.

I:\MERLIN\PROJECTS\6783001\678392-02\CHAMBERMAXX\DRAWINGS\678392-020-CMIX-CONFAB.DWT 5/26/2021 8:55 AM

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information NOT BY CONTECH.

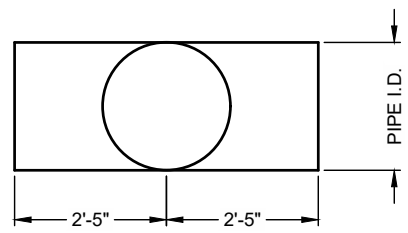
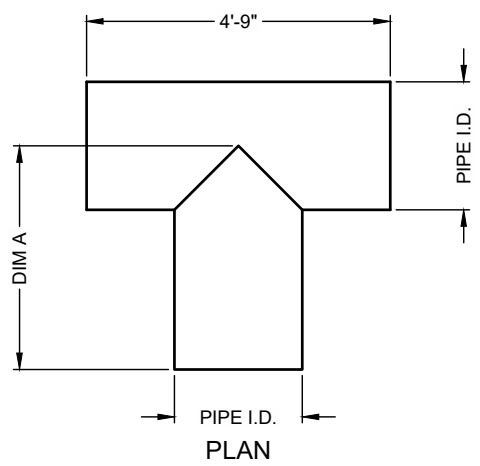
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
7037 Ridge Road, Hanover, MD 21076
866-740-3318 410-796-5505 866-376-8511 FAX

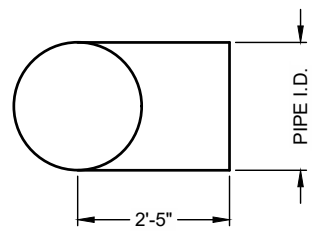
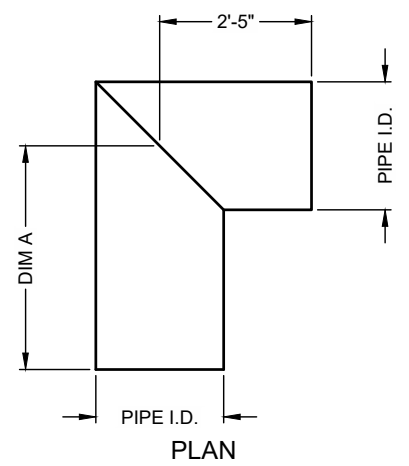
CHAMBERMaxx
PATENT PENDING
CONTECH
CONTRACT
DRAWING

CHAMBERMAXX RETENTION SYSTEM - 678392-020
KRIST GAS STATION
UNION CHARTER TWP.
SITE DESIGNATION: SOUTH DETENTION

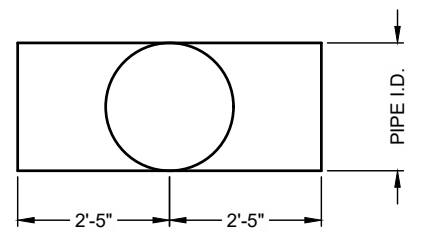
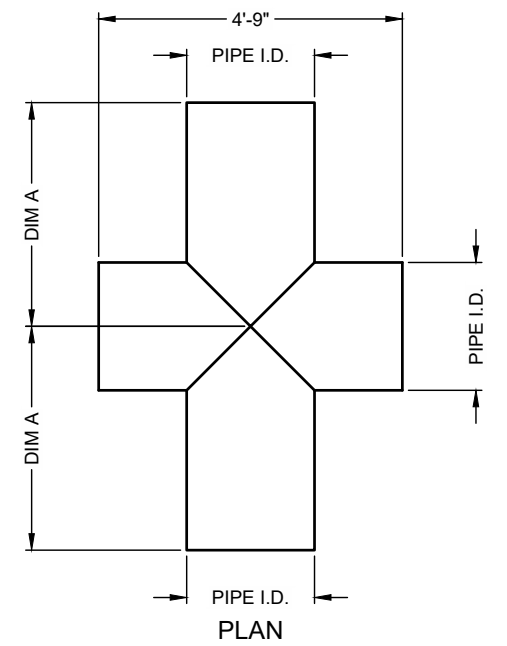
PROJECT No.: 678392	SEQ. No.: 020	DATE: 5/26/21
DESIGNED: MSB	DRAWN: MSB	
CHECKED: ---	APPROVED: ---	
SHEET NO.: 2 of 3 5		



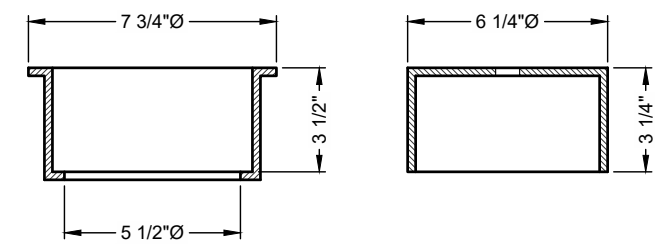
TEE



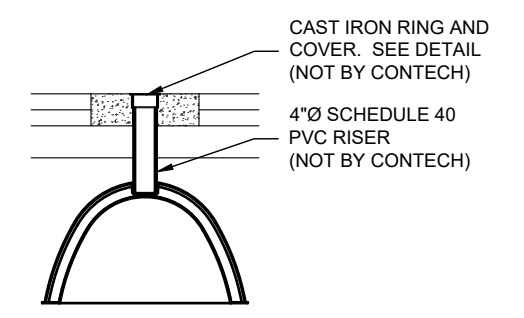
ELBOW



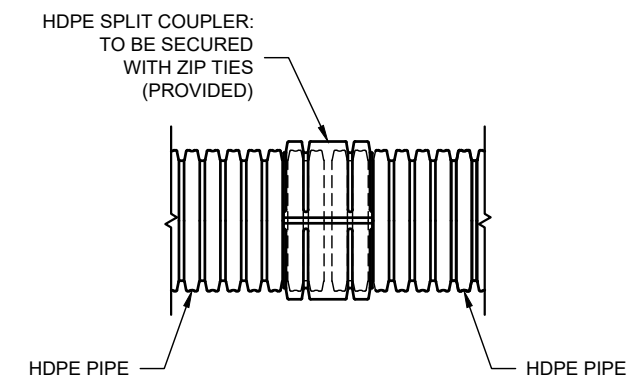
CROSS-OVER



RING AND COVER DETAIL
NOT TO SCALE



INSPECTION PORT DETAIL
NOT TO SCALE



HDPE SPLIT COUPLER DETAIL

STANDARD MANIFOLD COMPONENTS - NOT TO SCALE				
	AVAILABLE DIAMETERS - INCHES			
TEE	12	15	18	24
ELBOW	12	15	18	24
DIM A	42	42	48	48

- GENERAL NOTES:**
- FITTING MATERIAL TO BE MANUFACTURED FROM CORRUGATED HIGH DENSITY POLYETHYLENE, AASHTO M294 PIPE.
 - FITTINGS TO BE FABRICATED IN ACCORDANCE WITH THE REQUIREMENT OF AASHTO M294.
 - FITTINGS DESIGNED TO PROTRUDE 6" INTO THE END OF THE INLET CHAMBERS.
 - MANIFOLD TEE AND ELBOW JOINT TO BE CONNECTED UTILIZING HDPE SPLIT COUPLERS.

HDPE SPLIT COUPLERS	
COUPLER SIZE	PART NUMBER
12" Ø SPLIT COUPLER	PEF12SPCP
15" Ø SPLIT COUPLER	PEF15SPCP
18" Ø SPLIT COUPLER	PEF18SPCP
24" Ø SPLIT COUPLER	PEF24SPCP

TYPICAL MANIFOLD DETAILS

I:\MERLIN\PROJECTS\ACT\16783001\678392-02-CHAMBERMAXX\DRAWINGS\678392-020-CMIX-CONFAB.DWT 5/26/2021 8:55 AM

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information NOT BY CONTECH.

MARK	DATE	REVISION DESCRIPTION	BY

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
7037 Ridge Road, Hanover, MD 21076
866-740-3318 410-796-5505 866-376-8511 FAX

CHAMBERMaxx
PATENT PENDING
CONTECH
CONTRACT
DRAWING

CHAMBERMAXX RETENTION SYSTEM - 678392-020
KRIST GAS STATION
UNION CHARTER TWP.
SITE DESIGNATION: SOUTH DETENTION

PROJECT No.: 678392	SEQ. No.: 020	DATE: 5/26/21
DESIGNED: MSB	DRAWN: MSB	
CHECKED: ---	APPROVED: ---	
SHEET NO.: 3 of 14 5		

I:\MERLIN\PROJECTS\ACT\16783001\678392-020-CHAMBERMAXX\DRAWINGS\678392-020-CMIX-CONFAB.DWT 5/26/2021 8:55 AM

CHAMBERMAXX DESIGN DETAILS			
FEATURE	START CHAMBER	MIDDLE CHAMBER	END CHAMBER
OVERALL CHAMBER HEIGHT - IN	30.3	30.3	30.3
OVERALL CHAMBER WIDTH - IN	51.4	51.4	51.4
ACTUAL LENGTH - IN	98.4	91.0	92.0
INSTALLED LAY LENGTHS - IN	96.2	85.4	88.5
CHAMBER STORAGE VOLUME - CF	50.2	47.2	46.2
CHAMBER STORAGE PER LINEAR FOOT - CF/LF	6.3	6.6	6.3
*MIN. INSTALLED CHAMBER VOLUME - CF	78.1	75.1	74.1
*MIN. INSTALLED CHAMBER VOLUME PER LINEAR FOOT - CF/LF	9.7	10.6	10.0
CHAMBER WEIGHT - LB	83	73	76
*6" OF STONE ABOVE AND BELOW CHAMBER, 5.6" CHAMBER SPACING AND 40% POROSITY			

GENERAL NOTES

1. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
2. PRIOR TO INSTALLATION OF THE CHAMBERMAXX SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
3. CHAMBERMAXX CHAMBERS ARE MANUFACTURED FROM POLYPROPYLENE PLASTIC.
4. CHAMBERMAXX SYSTEM TO MEET AASHTO HS20/HS25 LIVE LOADING, PER AASHTO LRFD SECTION 12.
5. ACCESS COVERS TO MEET AASHTO HS20/HS25 LIVE LOADING.
6. MINIMUM COVER IS 18-INCHES TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR COVER HEIGHTS GREATER THAN 96-INCHES CONTACT YOUR LOCAL REPRESENTATIVE.
7. ALL PARTS PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.
8. CONTAINMENT ROW COMPRISED OF CHAMBERS SURROUNDED BY IMPERMEABLE LINER WITH A DIVERSION MANHOLE CONNECTED BY A 24"Ø PIPE.
9. CHAMBERMAXX BY CONTECH ENGINEERED SOLUTIONS (800) 925-5240

INSTALLATION NOTES



1. CHAMBERMAXX INSTALLATION GUIDE TO BE REVIEWED BY CONTRACTOR PRIOR TO INSTALLATION.
2. PRIOR TO PLACING BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, UNSUITABLE MATERIAL SHALL BE REMOVED AND BROUGHT BACK TO GRADE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER OF RECORD. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE BEDDING MATERIAL CAN BE PLACED.
3. THE SCOUR PROTECTION NETTING TO EXTEND 1'-0" BEYOND OUTSIDE EDGE OF INLET CHAMBERS.
4. COVER ANY OPEN VOID SPACES GREATER THAN 3/4" ON CHAMBERS WITH A NON-WOVEN GEOTEXTILE TO PREVENT INFILTRATION OF BACKFILL MATERIAL.
5. STONE EMBEDMENT MATERIAL SHALL BE INSTALLED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN 6-INCH TO 8-INCH LIFTS SUCH THAT THERE IS NO MORE THAN A TWO LIFT DIFFERENTIAL BETWEEN ANY OF THE CHAMBERS AT ANY TIME. GRANULAR BACKFILL MATERIAL SHALL BE COMPACTED TO 90% SPD. BACKFILLING SHALL BE ADVANCED ALONG THE LENGTH OF THE CHAMBER ROWS AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING AND DISPLACEMENT OF THE CHAMBERS. THE MINIMUM CHAMBER SPACING MUST BE MAINTAINED.
6. REFER TO CHAMBERMAXX INSTALLATION GUIDE FOR TEMPORARY CONSTRUCTION LOADING GUIDELINES.
7. IT IS ALWAYS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.
8. GENERAL INSTALLATION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH ASTM D2321.

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information NOT BY CONTECH.

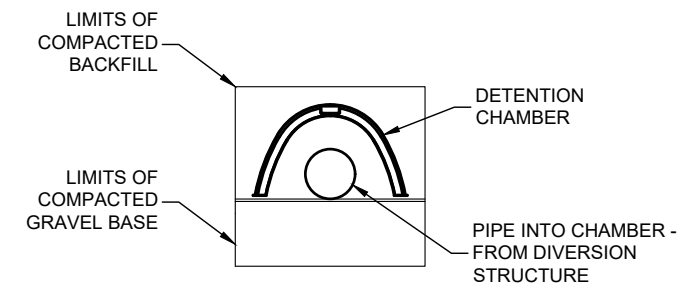
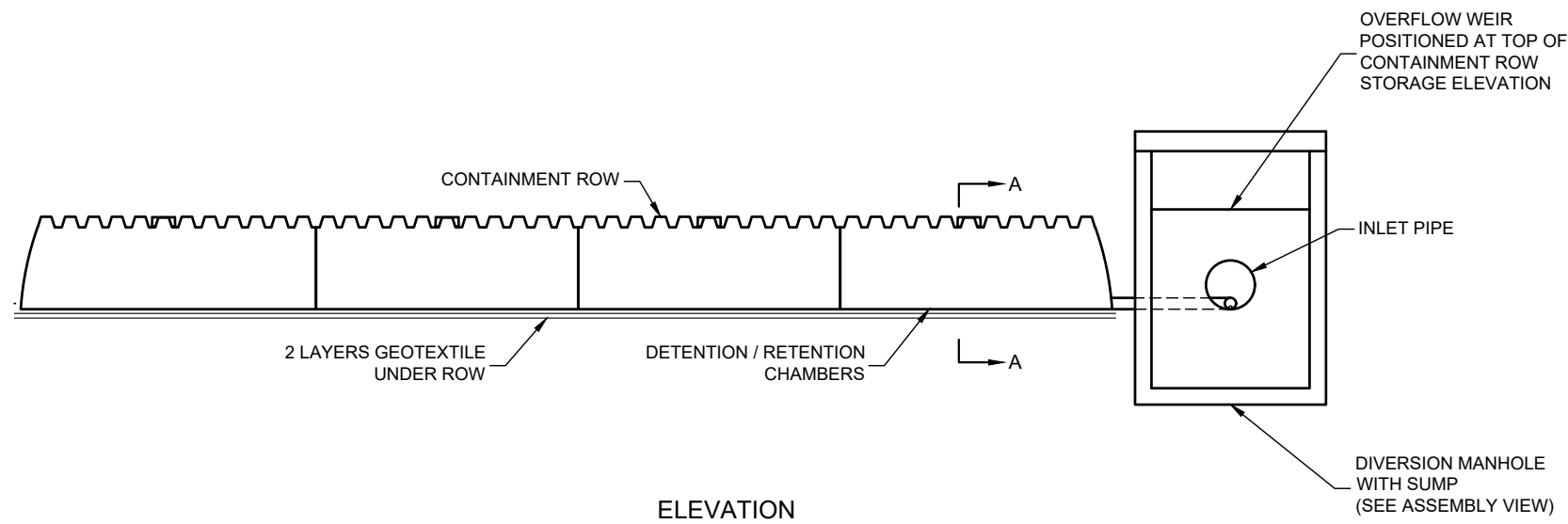
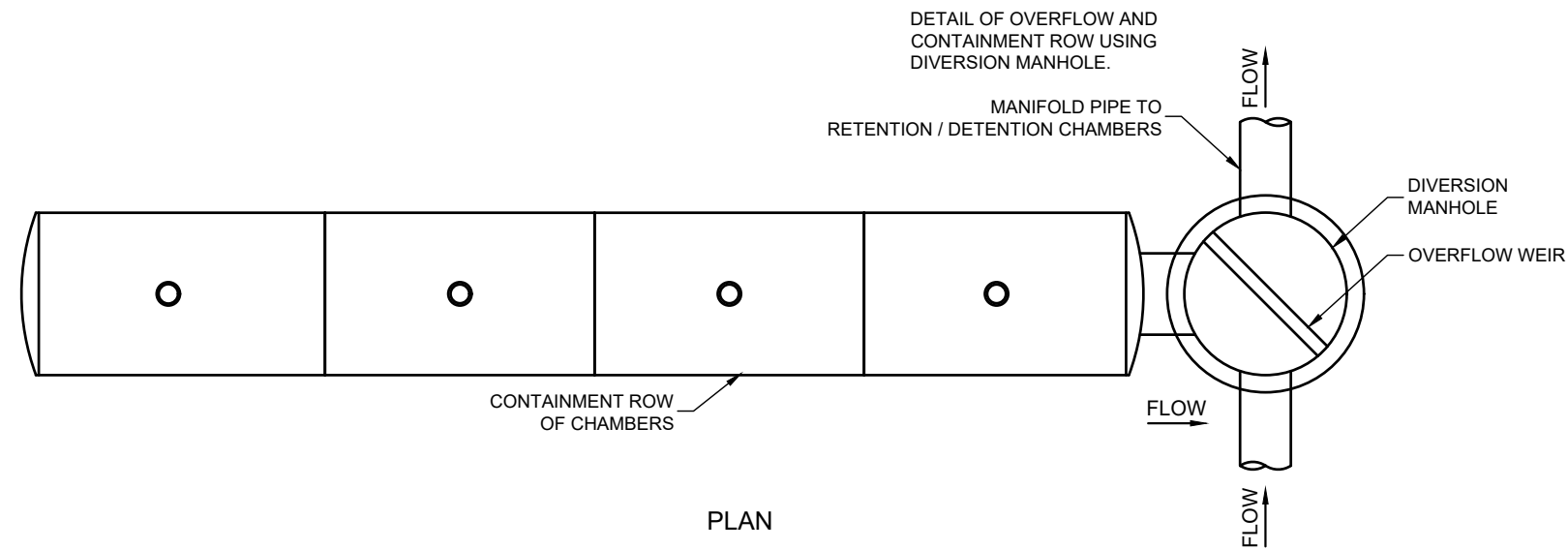
MARK	DATE	REVISION DESCRIPTION	BY


CONTECH
 ENGINEERED SOLUTIONS LLC
 www.ContechES.com
 7037 Ridge Road, Hanover, MD 21076
 866-740-3318 410-796-5505 866-376-8511 FAX


 PATENT PENDING


CHAMBERMAXX RETENTION SYSTEM - 678392-020
KRIST GAS STATON
UNION CHARTER TWP.
SITE DESIGNATION: SOUTH DETENTION

PROJECT No.: 678392	SEQ. No.: 020	DATE: 5/26/21
DESIGNED: MSB	DRAWN: MSB	
CHECKED: ---	APPROVED: ---	
SHEET NO.: 4 of 5		



CONTAINMENT ROW DETAILS
NOT TO SCALE


I:\MERLIN\PROJECTS\ACT\6783001\678392-020-CHAMBERMAXX\DRAWINGS\678392-020-CMIX-CONFAB.DWT 5/26/2021 8:55 AM

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information NOT BY CONTECH.

MARK	DATE	REVISION DESCRIPTION	BY


ENGINEERED SOLUTIONS LLC
www.ContechES.com
 7037 Ridge Road, Hanover, MD 21076
 866-740-3318 410-796-5505 866-376-8511 FAX


 PATENT PENDING
 CONTECH
CONTRACT
 DRAWING

CHAMBERMAXX RETENTION SYSTEM - 678392-020
KRIST GAS STATION
UNION CHARTER TWP.
SITE DESIGNATION: SOUTH DETENTION

PROJECT No.: 678392	SEQ. No.: 020	DATE: 5/26/21
DESIGNED: MSB	DRAWN: MSB	
CHECKED: ---	APPROVED: ---	
SHEET NO.: 5 of 5		

Draft Motions: PSPR 21-15 Krist Oil Filling Station Preliminary Site Plan Review Application

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSPR 21-15 preliminary site plan for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road in the northeast quarter of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district, finding that the revised site plan dated May 17, 2021 can comply with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), subject to the following condition(s):

1. Preliminary site plan approval is contingent upon Board of Trustees final approval of the PSUP2 21-01 special use permit for this project.
2. Provide all items of required information on the final site plan per Section 14.2.P.
3. Provide the completed hazardous substance reporting form and EGLE permit checklist.
4. Adjust the S. Isabella Rd. driveway location as needed to conform to Section 6.18 standards and reduce the extent of pavement on the south side of the site.
5. Adjust the loading area as needed to conform to Township ordinance requirements, and add an internal sidewalk along the south side of the building.
6. Add parapet walls on all four sides of the building with sufficient height to fully screen all rooftop HVAC equipment.
7. Add an overlapping evergreen screen to the greenbelt plantings around the south and portions of the west sides of the site per Section 10.2.E. standards to provide adequate screening for adjacent residences.
8. Provide at least the minimum number of greenbelt buffer tree and shrub plantings per Section 10 standards, and delete the waiver request from sheet 02-L-01.

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSPR 21-15 preliminary site plan for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road until _____, 2021 for the following reasons:

Draft Motions: PSPR 21-15 Krist Oil Filling Station Preliminary Site Plan Review Application

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSPR 21-15 preliminary site plan for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road in the northeast quarter of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district, finding that the revised site plan dated May 17, 2021 does not comply with applicable Zoning Ordinance requirements, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), for the following reasons:
