

Planning Commission Regular Meeting December 20, 2022 7:00 p.m.

- 1. CALL MEETING TO ORDER
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL
- 4. APPROVAL OF AGENDA
- 5. APPROVAL OF MINUTES
 - -November 15, 2022 Regular Meeting

6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS

- A. Thering updates from Board of Trustees
- B. Buckley updates from ZBA
- C. Shingles updates from Sidewalk and Pathways
- 7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
- 8. NEW BUSINESS
- 9. OTHER BUSINESS
 - A. PSPR22-19 Prestige Center Assisted Living and Memory Care Expansion Updated Final Site Plan Application
 - a. Introduction by staff
 - b. Updates from the applicant
 - c. Commission review of the site plan
 - d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

B. PTXT22-01 Zoning Ordinance Text Amendments – Punch List #2

- a. Introduction by staff
- b. Public hearing
- c. Questions from the commissioners
- d. Commission deliberation and action (recommend to the Board of Trustees for approval or approval with additional changes, or postpone action)

- C. Proposed resolution to participate in the State's Redevelopment Ready Communities Program
 - a. Introduction by staff
 - b. Commission review of the proposed resolution of intent
 - c. Commission deliberation and action (recommend to the Board of Trustees for approval, or for approval with additional changes, 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 Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on November 15, 2022, at 7:00 p.m. at the Union Township Hall.

Meeting was called to order at 7:04 p.m.

Roll Call

Present:

Albrecht, Buckley, LaBelle, Lapp, Shingles, Squattrito, Thering and Williams

Excused:

Gross

Others Present

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

Approval of Agenda

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

Approval of Minutes

Williams moved Lapp supported to approve the regular meeting minutes from October 18, 2022 with one clerical correction. Vote: Ayes: 8. Nays: 0. Motion carried.

<u>Correspondence / Reports / Presentations</u>

- A. Board of Trustees updates by Thering gave an update on the Board of Trustees budget process.
- B. ZBA updates by Buckley There was not a ZBA meeting in November due to lack of agenda items. There will be a meeting on December 7, 2022.
- C. Sidewalks and Pathway Prioritization Committee by Shingles The October 27th meeting was cancelled due to lack of a quorum. The next scheduled meeting will be January 17, 2023.
- D. Correspondence from Isabella County re: Isabella County Master Plan Public Hearing.

Public Comment

Open 7:12 p.m.

No comments were offered.

Closed 7:12 p.m.

New Business

- A. <u>PSPR22-19 Prestige Center Assisted Living and Memory Care Expansion Combined Preliminary and Final Site Plan Application</u>
 - **a.** Introduction by staff

- **b.** Updates from the applicant
- c. Commission review of the site plan
- **d.** Commission deliberation and action (approval, denial, approval with conditions or postpone action)

Nanney gave an introduction of the PREZ22-19 Combined Preliminary – Final Site Plan Application for Prestige Centre located at 5785 E. Broadway Road. Based on a few specific elements that don't meet final site plan approvals, Nanney recommended approving only the preliminary site plan.

Applicant, Justin Lonstreth from Moore & Bruggink, Inc was available for questions. Deliberation by the Commissioners.

LaBelle moved Buckley supported to approve only the PSPR 22-19 preliminary site plan dated October 19, 2022 for the Prestige Centre Assisted Living and Memory Care Expansion located at 5785 E. Broadway Road in the northeast quarter of Section 13 and in the PUD (Planned Unit Development) zoning district, finding that the site plan fully complies with the 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).

Roll Call Vote: Ayes: Albrecht, Buckley, LaBelle, Lapp, Shingles, Squattrito, Thering, and Williams. Nays: 0. Motion carried.

B. Master Plan Discussion

- a. Introduction of the Redevelopment Ready Communities Program by Staff
- **b.** Commission Discussion

Nanney introduced the Redevelopment Ready Communities Program to the Commissioners for consideration as they begin the 5 year Master Plan Review process required by the State of Michigan.

Discussion by the Commissioners. It was the consensus of the Board to look at a draft resolution of the Redevelopment Ready Community Program.

C. Proposal for a Township Initiated Rezoning

- a. Introduction by Staff
- **b.** Questions from the Commissioners
- c. Planning Commission discussion

Nanney introduced the Township-Initiated Zoning Map Amendment Proposal to rezone land in the area east of S. Lincoln Rd. and south of E. Broomfield Rd. to address conflicts related to the existing development and land use patterns, re-use of existing office/warehouse buildings, and prior zoning-related approvals.

Patrick Sawhill, Owner of Serv-Pro out of Mt. Pleasant, Clare, and Holton Lake, is in the process of purchasing the property at 4245 S. Lincoln Rd. for the use of furniture restoration and spoke on how the rezone would benefit his business.

Discussion by the Commissioners.

Other Business

A. Zoning Ordinance Amendment – Punch List #2 Introduction

- **a.** Introduction by Staff
- **b.** Commission review and discussion
- c. Consideration of setting a public hearing date

Nanney gave an update to the PTXT 22-01 set of proposed text amendments to the Zoning Ordinance No 20-06 with one amendment to correct a typo to the number of Zoning Board of Appeals members.

Discussion by the Commissioners.

Buckley moved **Lapp** supported to for staff to set a public hearing date for the PTXT 22-01 set of proposed text amendments to the Zoning Ordinance No. 20-06. **Roll Call Vote: Ayes: Albrecht, Buckley, Lapp, Shingles, Squattrito, Thering, and Williams. Nays: LaBelle. Motion carried.**

Extended Public Comments

Open: 8:50 p.m.

Josh Nelson, 3811 & 3813 S. Lincoln Rd., commented on the Zoning Ordinance Amendment and asked that the Township consider specific paragraphs regarding Nonconforming Uses before deliberating changes to the Ordinance.

Closed 8:54 p.m.

Final Board Comment

LaBelle – asked for clarification on the Prestige Centre draft motions provided in packet. Squattrito – asked for the background in reference to the extended public comment by Mr. Nelson.

Adjournment – Chairman Squattrito adjourned the meeting at 8:58 p.m.

APPROVED BY:	
	Doug LaBelle – Secretary
(Recorded by Tera Green)	Tera Albrecht – Vice Secretary



Board Expiration Dates

Planning Commission	on Board Members (9 Me	mbers) 3 year term	
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2024
2-Chair	Phil	Squattrito	2/15/2023
3-Vice Chair	Ryan	Buckley	2/15/2025
4-Secretary	Doug	LaBelle II	2/15/2025
5 - Vice Secretary	Tera	Albrecht	2/15/2024
6	Stan	Shingles	2/15/2024
7	Paul	Gross	2/15/2025
8	Jack	Williams	2/15/2023
9	Jessica	Lapp	2/15/2023
Zoning Boar	d of Appeals Members (5 Members, 2 Alternates)	3 year term
#	F Name	L Name	Expiration Date
1- PC Rep	Ryan	Buckley	2/15/2025
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 -	Breanne	Moeggenberg	12/31/2022
5 -	Brandon	LaBelle	12/31/2022
Alt. #1 vacant seat 12/31/2		12/31/2022	
Alt. #2	vacar	nt seat	2/15/2021
	Board of Review (3 N	1embers) 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
Co	nstruction Board of Appe	als (3 Members) 2 year te	rm
#	F Name	L Name	Expiration Date
1	Colin	Herren	12/31/2023
2	Joseph	Schafer	12/31/2023
3	Andy	Theisen	12/31/2023
Hannah's Ba	rk Park Advisory Board (2	Members from Township) 2 year term
1	Mark	Stuhldreher	12/31/2024
2	John	Dinse	12/31/2023
	Chippewa River District I	ibrary Board 4 year term	
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2025



Board Expiration Dates

EDA Board Members (9 Members) 4 year term				
#	F Name	L Name	Expiration Date	
1-BOT Representative	Bryan	Mielke	11/20/2024	
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	6/22/2026	
7	Cheryl	Hunter	6/22/2023	
8	Jeff	Sweet	2/13/2025	
9	David	Coyne	3/26/2026	
	Mid Michigan Area Cable	Consortium (2 Members)		
#	F Name	L Name	Expiration Date	
1	Kim	Smith	12/31/2025	
2	vacan	t 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	Stan	Shingles	2/15/2024	
3 - Township Resident	Jeff	Siler	8/15/2023	
4 - Township Resident	Jeremy	MacDonald	10/17/2022	
5 - Member at large	Phil	Hertzler	8/15/2023	
Mid Michigan A	Aquatic Recreational Auth	ority (2 seat from Townsh	nip) 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	12/31/2022	
1-Member at Large	Mark	Stansberry	2/14/2025	
2- Member at Large	Michael	Huenemann	2/14/2025	

Charter Township of Union

APPLICATION FOR SITE PLAN REVIEW

	Minor Site Plan Preliminary Site	Plan Final Site Plan
A Completed Applicat	tion will contain all the information required per	the Zoning Ordinance, Section 14.2 (Site Plan Review).
Name of Proposed Dev	relopment/ProjectM0	CAP Mt. Pleasant PropCo, LLC
	f Property & Address (if issued)	5785 E. Broadway Road
Applicant's Name(s)	MCAP Mt. PI	easant Propco, LLC
Phone/Fax numbers	434-906-2882	Email wjohnson@mcapfunds.com
Address	534 E. Main Street, Suite B	City: Charlottesville Zip: 22902
Legal Description:		Tax Parcel ID Number(s): 14-013-20-043-02 & -08
Existing Zoning: PUD		<u> </u>
ATTACHED: Letter d	lescribing the project and how it conforms to S	ection 14.2.S. (Standards for Site Plan Approval)
[i-m-/-)	Moore P. Deveriele Inc.	0) (540) 000 000
Firm(s) or Individuals(s) who		Phone:(616) 363-98 Email jlong@mbce.com
prepared site plan(s)		State: Zip: <u>49505</u>
properties site plants,		Lonstreth Phone (616) 299-0654
		20100001
Legal Owner(s) of	1. Name: MCAP Mt. Pleasant F	PropCo, LLC Phone: 434-906-2882
Property.	Address: 534 E	Main Street, Suite B
All persons having	City: Charlottesville	State: <u>VA</u> Zip: 22902
legal interest in the	July -	A
property must sign	Signature:	Interest in Property: 14611 04 Phone: 434-963-4917
this application.	2. Name: Kouw W, Wings	Phone: <u>434-763-4464</u>
Attach a separate sheet if more space	Address: 534 EAST Mkw 9 City: CHORLORS TWLES	State: VA Zip 2702
is needed.	City.	State: VX Zip. 4 100
	Signature:	Interest in Property: AUGINE OF
I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and/or removal of work installed. Approval of this plan shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.		
-		
_	m-	10/20/22
Sign	nature of Applicant	Date
	Office Use Onl	y
Application Received By	γ:	Fee Paid: \$
		Escrow Deposit Paid: \$

Revised: 9/14/2020

PRESTIGE CENTRE COMBINED PRELIMINARY/FINAL SITE PLAN NARRATIVE

The proposed project includes construction of a new building addition to the existing Prestige Centre assisted living facility. The new addition will increase the total assisted living unit count to 64 while providing a total of 76 beds.

The project also includes expansion of the existing parking area to provide sufficient parking for the increased unit count. In addition, storm water management for the entire site will be brought into compliance including construction of a storm sewer system and a storm water detention basin to manage the storm water runoff.

The project is providing improved pedestrian paths throughout the site with connections to a new sidewalk along E. Broadway Road. The improved pedestrian system will provide increased opportunities for residents of the Prestige Centre to enjoy the outdoor experience.

All outdoor open space areas will be maintained by the owner, MCAP Mt. Pleasant Propco LLC. This includes snow removal in the winter and lawn and landscape maintenance.

PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

Michigan.gov/EGLEpermits

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: Michigan.gov/EHSquide. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below. [insertions and edits by Union Township]

Н	ow Do I Know that I Need a State of Michigan, County or Local Permit or Approval?	Yes	No
1)	Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), Permit Section	Y	N)EX
2)	Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, <u>Asbestos Program</u> , 517-284-6777	Y	NX
3)	Please consult the <u>Permitting at the Land and Water Interface Decision Tree document</u> to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - <u>Joint Permit Application</u> , 517-284-5567:		
	a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y	N
	b. Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?	Υ□	NX
	 c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area? d. Does the project involve construction of a dam, weir or other structure to impound 	Y	NX
	flow?	Y□	NX
4)	Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? Union Township and Isabella County	×	Ν□
5)	Does the project involve the construction or alteration of a water supply system system? Union Township Public Services Department and <u>Drinking Water & Environmental Health Division</u> (DWEHD), 517-284-6524	×	N□
6)	Does the project involve construction or alteration of any sewage collection or treatment facility? Union Township Public Services Department and <u>WRD, Part 41 Construction</u> <u>Permit Program (staff)</u> , 906-228-4527, or <u>EGLE District Office</u>	Υ□	Ņ
7)	Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? Union Township and Public Swimming Pool Program, 517-284-6541, or EGLE District Office	Υ□	Ŋ
8)	Does the project involve the construction or modification of a campground? Union Township and DWEHD, Campgrounds program, 517-284-6529	Υ□	Ň

9)	type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), <u>Solid Waste</u> , 517-284-6588, or <u>EGLE District Office</u>	Y	NX
10	Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, <u>Treatment, Storage and Disposal</u> , 517-284-6562	Y	NX
W	no Regulates My Drinking (Potable) Water Supply?		
11)	I am buying water from the municipal water supply system Contact the Union Township Public Services Dept.	滋	N
12	I have a Non-Community Water Supply (Type II) <u>Guide</u> , <u>Contact (District or County) Local</u> <u>Health Department</u> , 517 -485-0660	Υ□	ΝX
13)	I am a community water supply (Type I) Community Water Supply, DWEHD District Office Community Water Supply Program, 517-284-6512	Y	NX
14)	Do you desire to develop a <u>withdrawal of over 2,000,000 gallons of water per day from any</u> source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563	Y	и́⊠
Wł	o Regulates My Wastewater Discharge System?		
15)	NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, <u>EGLE District Office</u> , or <u>National Pollutant Discharge Elimination (NPDES) Permit Program</u> , 517-284-5568	Y	ΝX
16)	Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? WRD, <u>Permits Section</u> , or <u>EGLE</u> <u>District Office</u> , 517-284-5588	Υ□	иÀ
17)	Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, <u>Groundwater Permits Program</u> , 517-290-2570	Υ□	NE
18)	Does the project involve the drilling or deepening of wells for waste disposal? Oil, Gas and Minerals Division (OGMD), 517-284-6841	Υ□	NX
Wh	at Operational Permits Are Relevant to My Operation and Air Emissions?		
19)	Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? AQD, Permit Section, 517-284-6634	Υ□	NEC
20)	Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, Acid Rain Permit Program, 517-780-7843	Υ□	N X
Wh	at Operational Permits Are Relevant to My Waste Management?		
	Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? MMD, 517-284-6588 or EGLE District Office	Y	NX
22)	Does the project involve the on-site treatment, storage, or disposal of hazardous waste? MMD, <u>Hazardous and Liquid Waste</u> , 517-284-6562	Υ□	ŊX
	Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (<u>Hazardous Waste</u> Program Forms & License Applications) MMD, <u>EGLE District Office</u> , 517-284-6562	Υ□	иM

24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, Radioactive Material and Standards Unit, 517-284-6581	Y	ν×
25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD Radioactive Material and Standards Unit, 517-284-6581	Y	ME
26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, Medical Waste Regulatory Program, 517-284-6594	Y	Ν <mark>Χ</mark>
What Sector-Specific Permits May be Relevant to My Business?		
Transporters		
27) Does the project involve the <i>transport</i> of some other facility's non-hazardous liquid waste? MMD, <u>Transporter Program</u> , 517-284-6562	Y□ 	NX
28) Does the project involve the <i>transport</i> of hazardous waste? MMD, <u>Transporter Program</u> , 517-284-6562	Y 🗆	NX
29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, <u>Water Hauler Information</u> , 517-284-6527	Y	NX
30) Does the project involve <i>transport</i> of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, <u>Septage Program</u> , 517-284-6535	Υ□	ΝŒ
31) Do you store, haul, shred or process scrap tires? MMD, Scrap Tire Program, 517-284-6586	Υ□	ŊŒĮ
Sectors		
32) Is the project a <i>dry cleaning</i> establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, <u>Dry Cleaning Program</u> , 517-284-6780	 Y □	ŊX
33) Does your <i>laboratory</i> test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? <u>Laboratory Services Certifications</u> , 517-284-5424	 Y□	NE
34) Does the project involve the operation of a <i>public swimming pool</i> ? DWEHD, <u>Public Swimming Pools Program</u> , 517-284-6529	Υ□	NX
35) Does the project involve the operation of a <i>campground</i> ? Union Township and DWEHD, <u>Campgrounds</u> , 517-284-6529	Y	NX
What Permits Do I Need to Add Chemicals to Lakes and Streams?	J. H.	
36) Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc.) in a water body (i.e. lake, pond or river)? WRD, Aquatic Nuisance Control, 517-284-5593	Υ□	NŒ
37) Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? WRD, <u>Surface Water Assessment Section</u> , 517-331-5228	Υ□	NX

Why would I be subject to Oil, Gas and Mineral Permitting?	-	
38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, Petroleum Geology and Production Unit, 517-284-6826	Y	N)X(
39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, Sand Dune Mining Program, 517-284-6826	Y	N)X
40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, Radioactive Protection Programs, 517-284-6581	Υ□	иX
Petroleum & Mining, OGMD, 517-284-6826		
41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y	NE
42) Does the project involve the surface or open-pit mining of metallic mineral deposits?	Υ□	·
43) Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Υ□	n⊠
44) Does the project involve mining coal?	Υ□	" JOL
45) Does the project involve changing the status or plugging of a mineral well?	Y	иЖ
46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Υ□	NIX

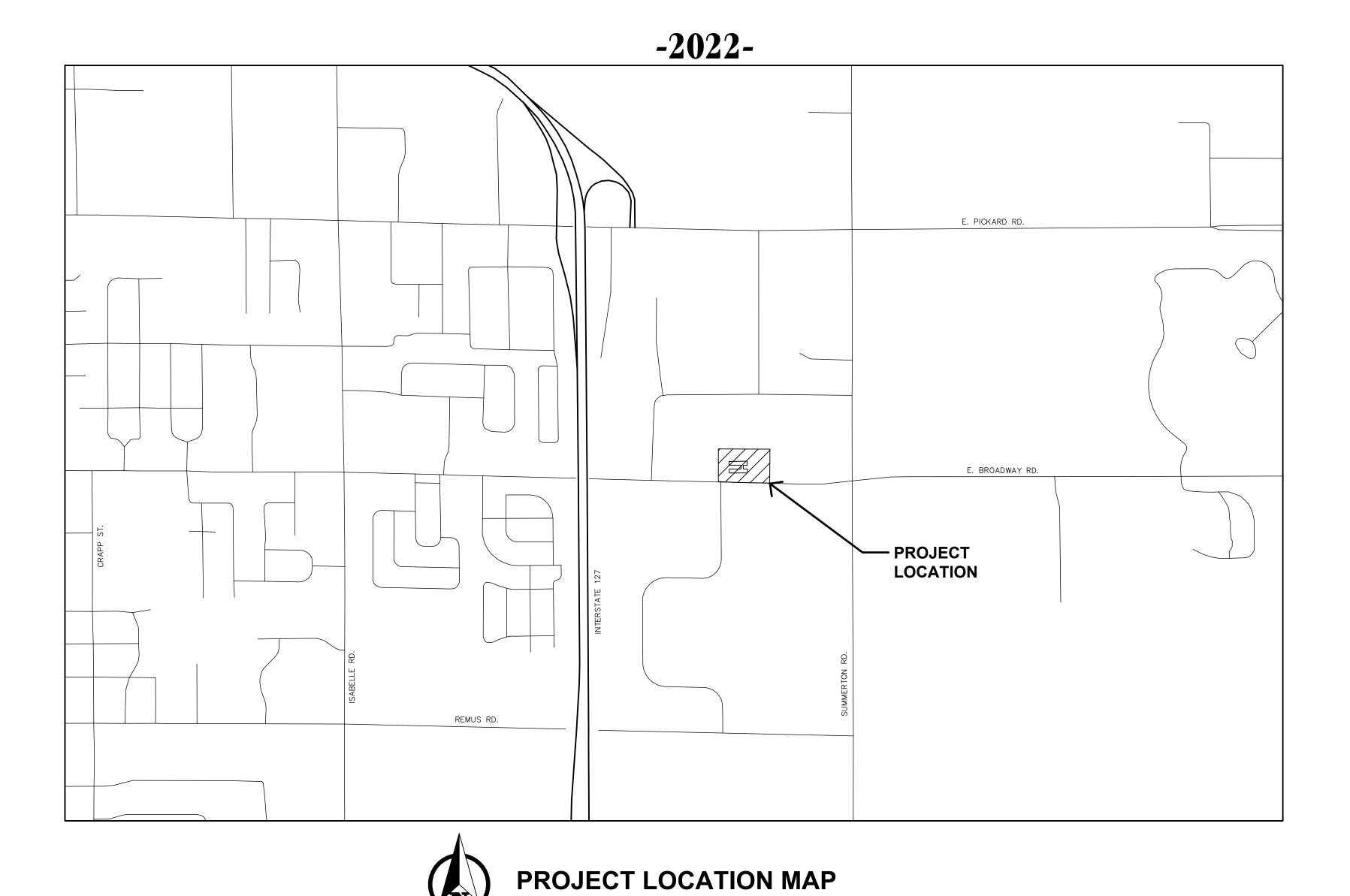
Contact Union Township and EGLE Permits & Bonding, OGMD, 517-284-6841

CHARTER TOWNSHIP OF UNION

ISABELLE COUNTY, MICHIGAN

WATER MAIN

IN PUBLIC EASEMENT (PRESTIGE CENTRE)



Know what's below.

Call before you dig.

Moore+Bruggink ORGANIZATION

JUSTIN F. LONGSTRETH

ENGINEER, P.E.

REGISTRATION NO.

6201055281

PLAN INDEX

SHEET NO.

SURVEYED & DESIGNED BY:

DESCRIPTION

WATER MAIN SHEET

COVER SHEET

Moore+Bruggink
Consulting Engineers

2020 Monroe Ave. Grand Rapids, MI 49505 (616) 363-9801 mailbox@mbce.com

CITY APPROVAL

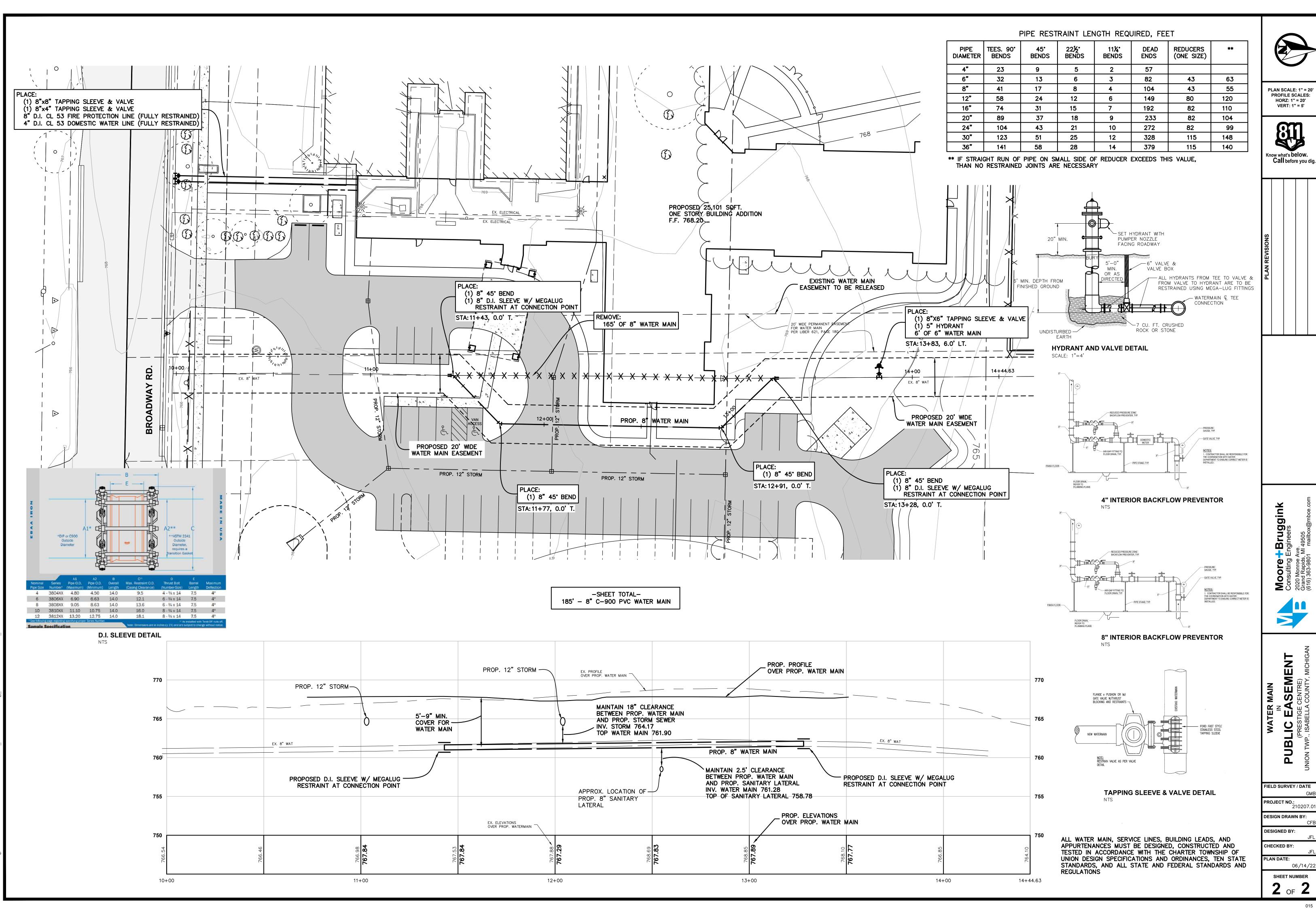
PREPARED UNDER SUPERVISION OF

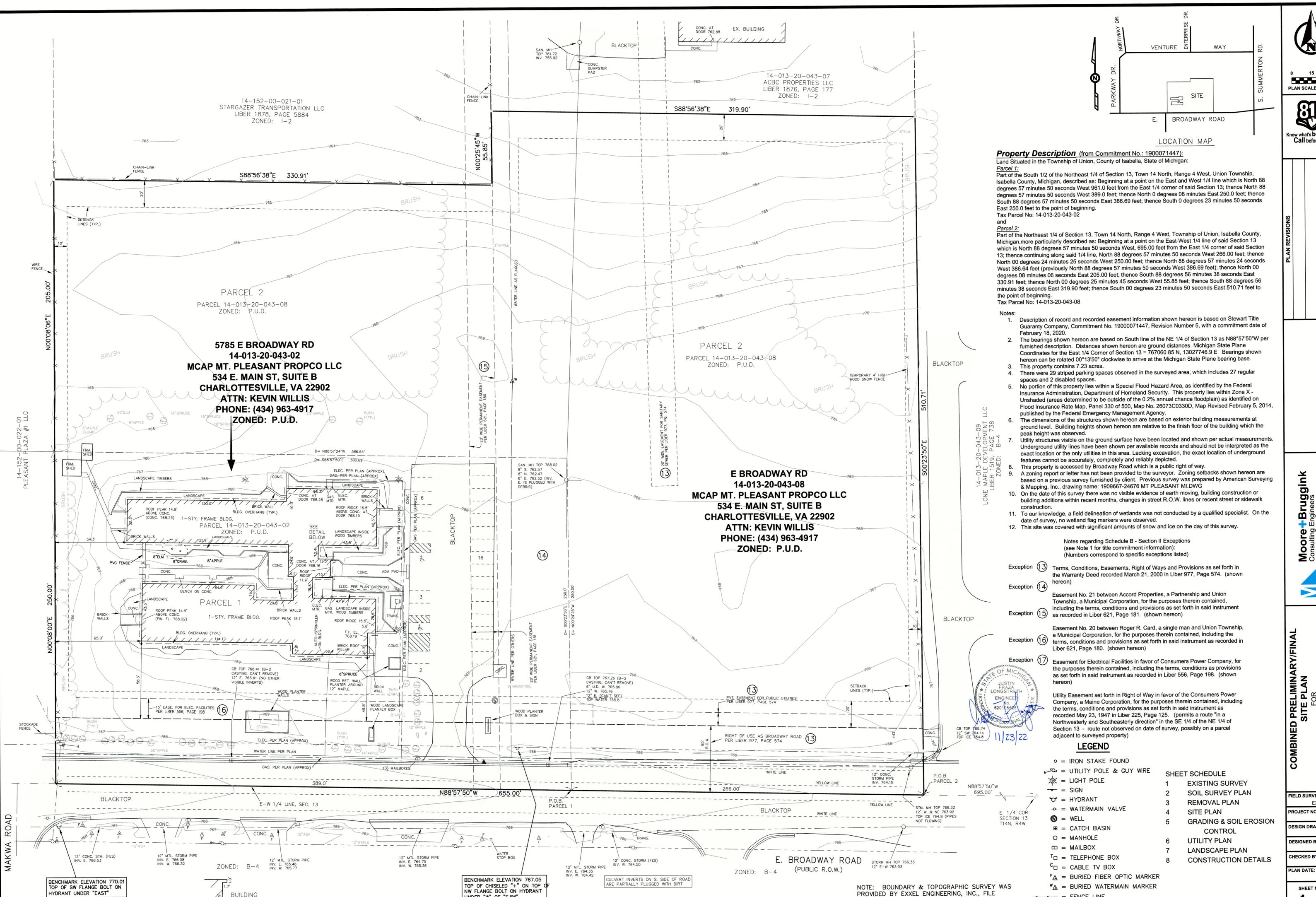
BRYAN MIELKE, TWP. SUPERVISOR

2020 MONROE NW GRAND RAPIDS, MI 49505

JOB NUMBER: <u>210207.01</u>

DATE: 06/14/22





BUILDING

DETAIL

UNDER "W" OF "EJIW"

PLAN SCALE: 1" = 30

Know what's below.

Call before you dig.

+Bruggir
I Engineers
Ave.
S, MI 49505



C TIGE

FIELD SURVEY / DATE EXCEL-20 PROJECT NO.: 210207.0

DESIGN DRAWN BY:

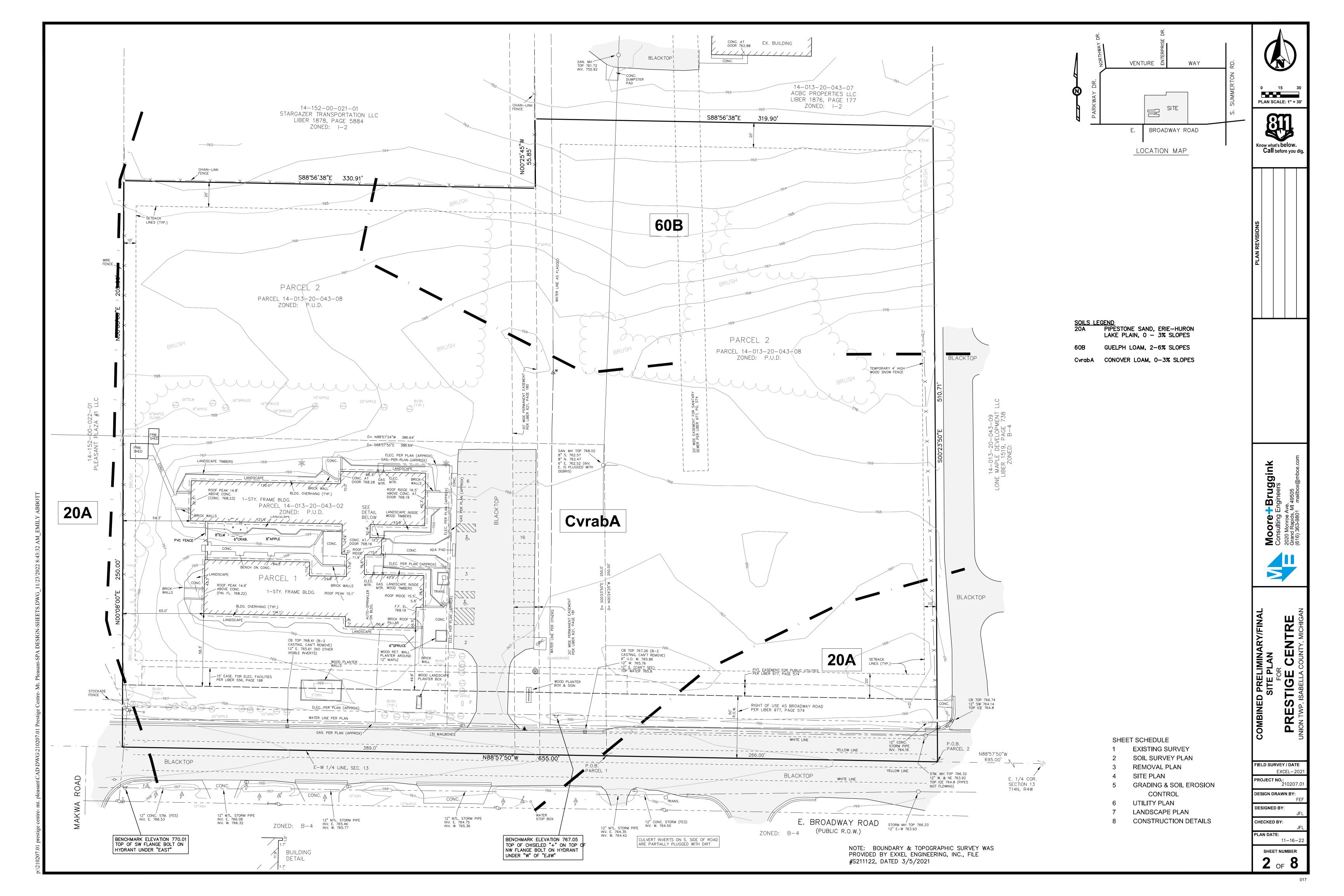
DESIGNED BY:

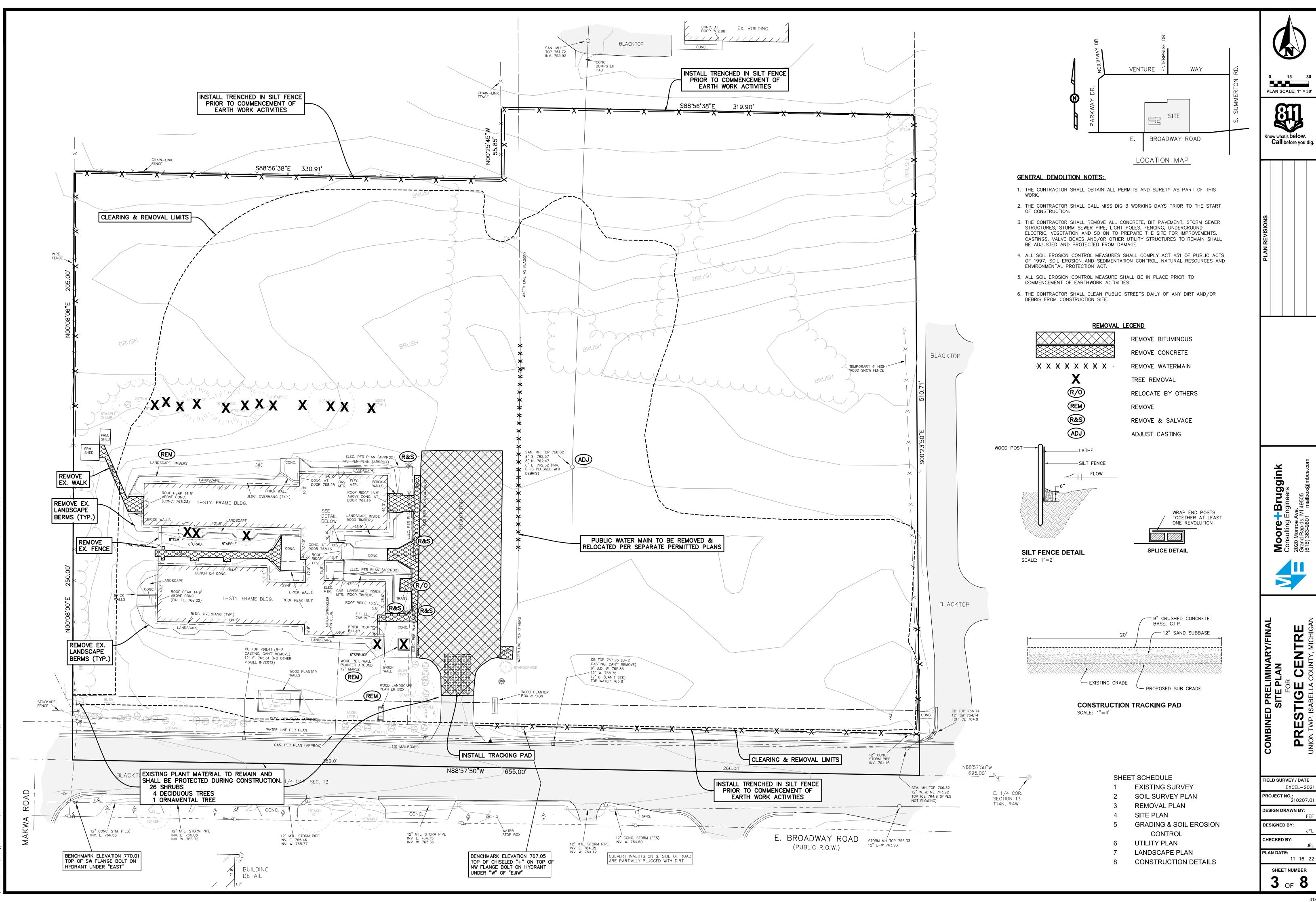
CHECKED BY:

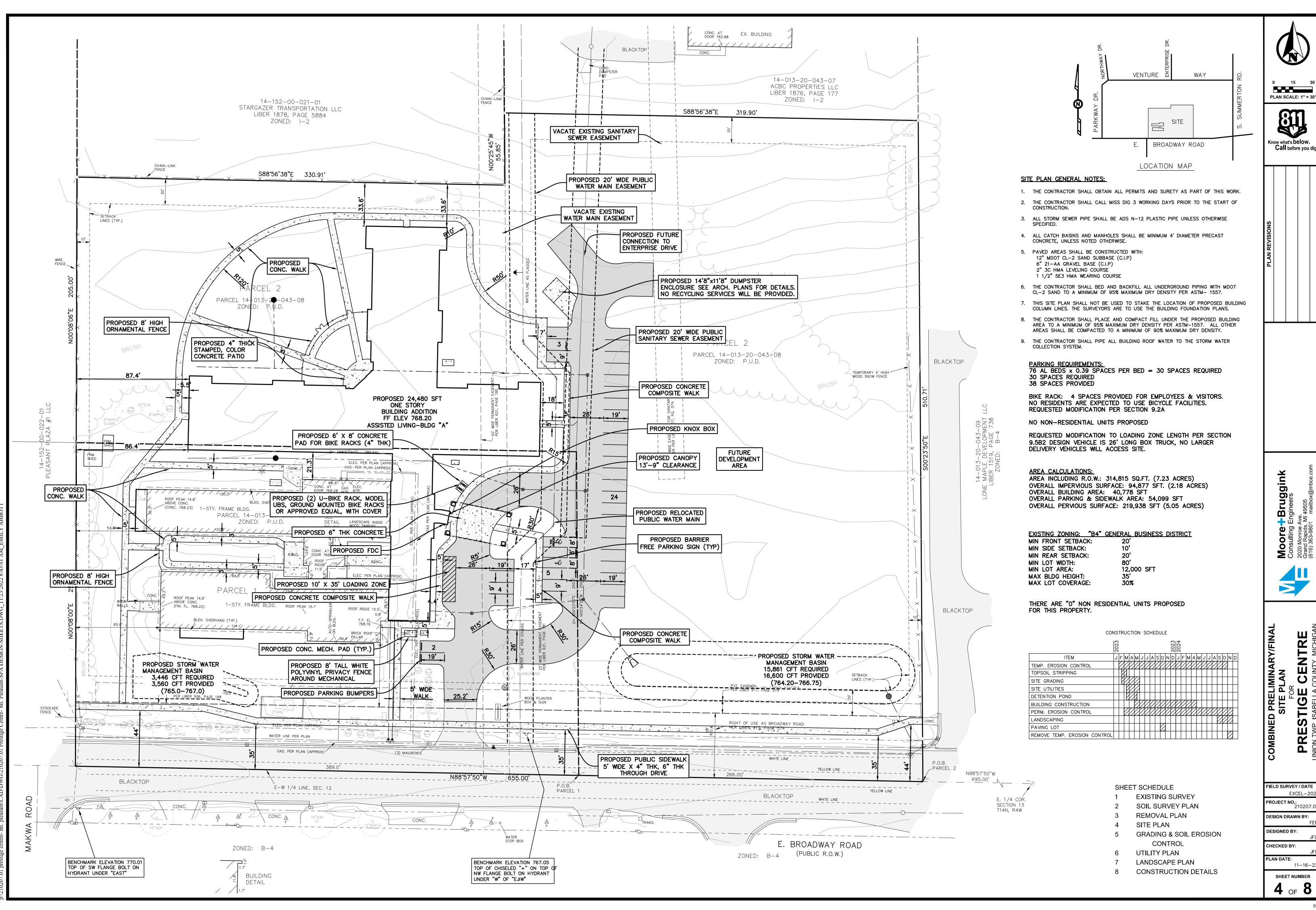
SHEET NUMBER OF 8

---- = OVERHEAD WIRES

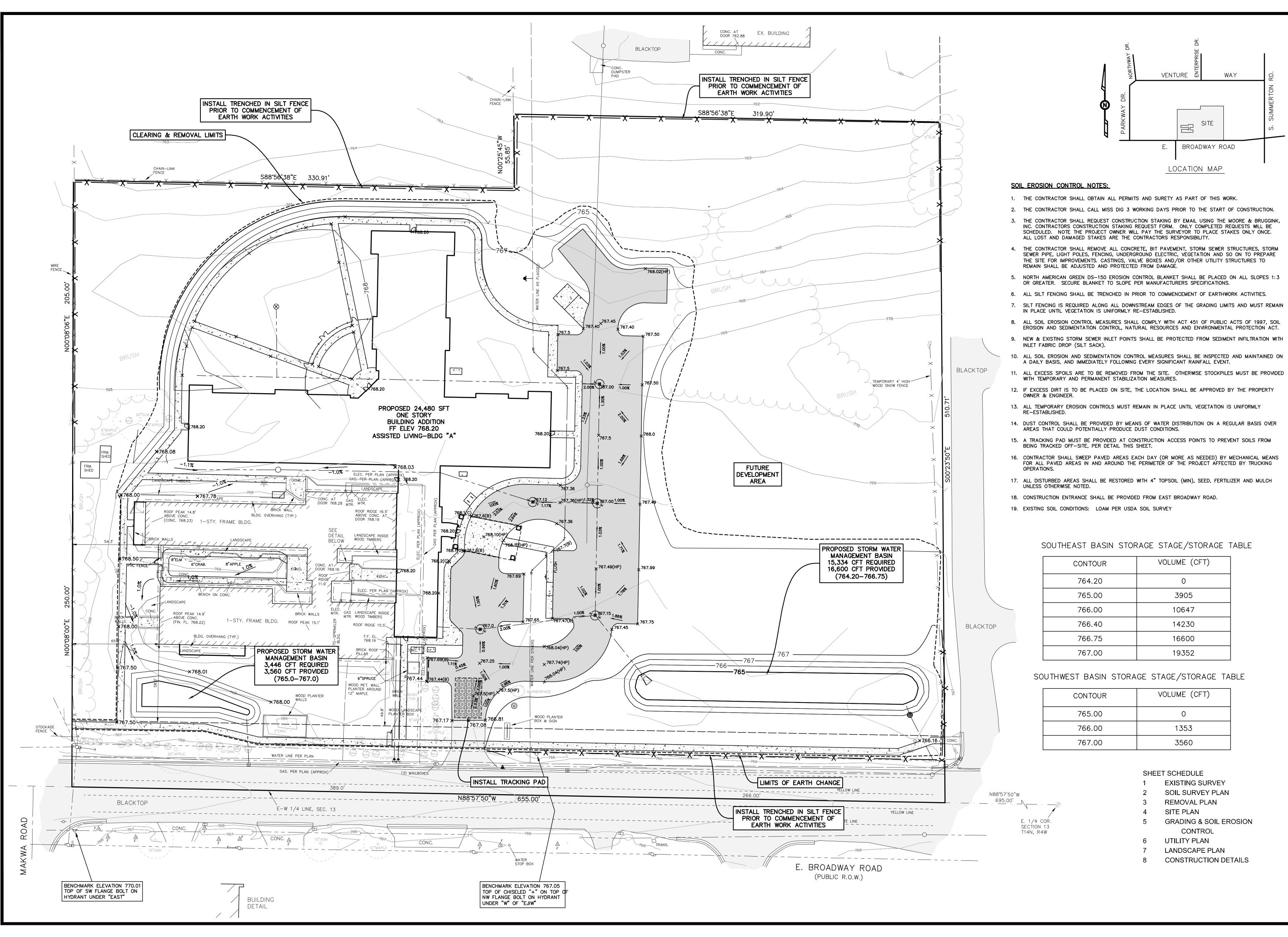
#S211122, DATED 3/5/2021

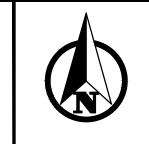












PLAN SCALE: 1" = 30



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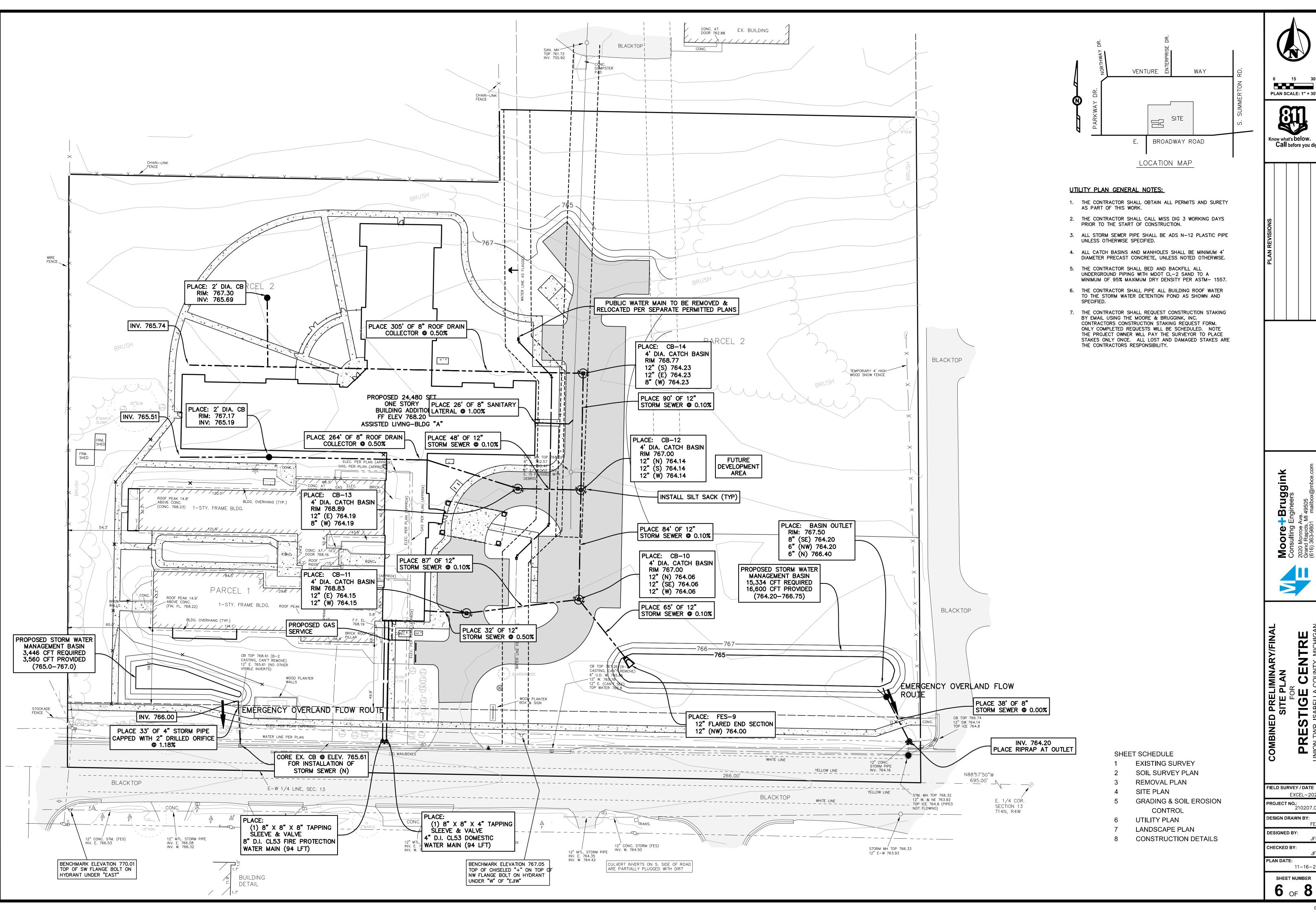
COMBINED PRELIMINARY/FINAL SITE PLAN

FIELD SURVEY / DATE EXCEL-202

PROJECT NO.: **DESIGN DRAWN BY:** DESIGNED BY:

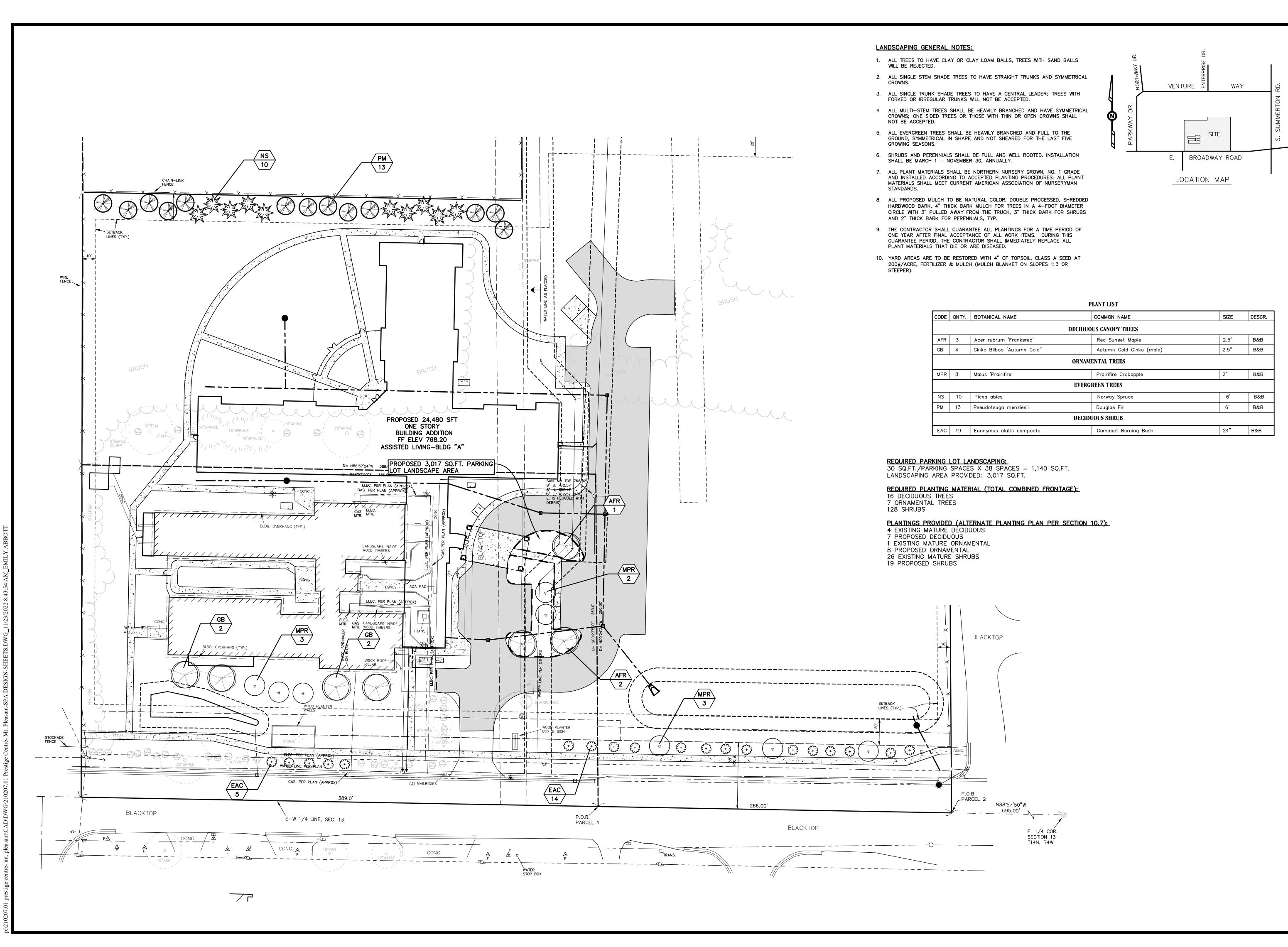
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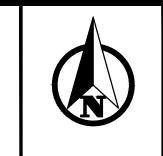
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EXCEL-202





PLAN SCALE: 1" = 30

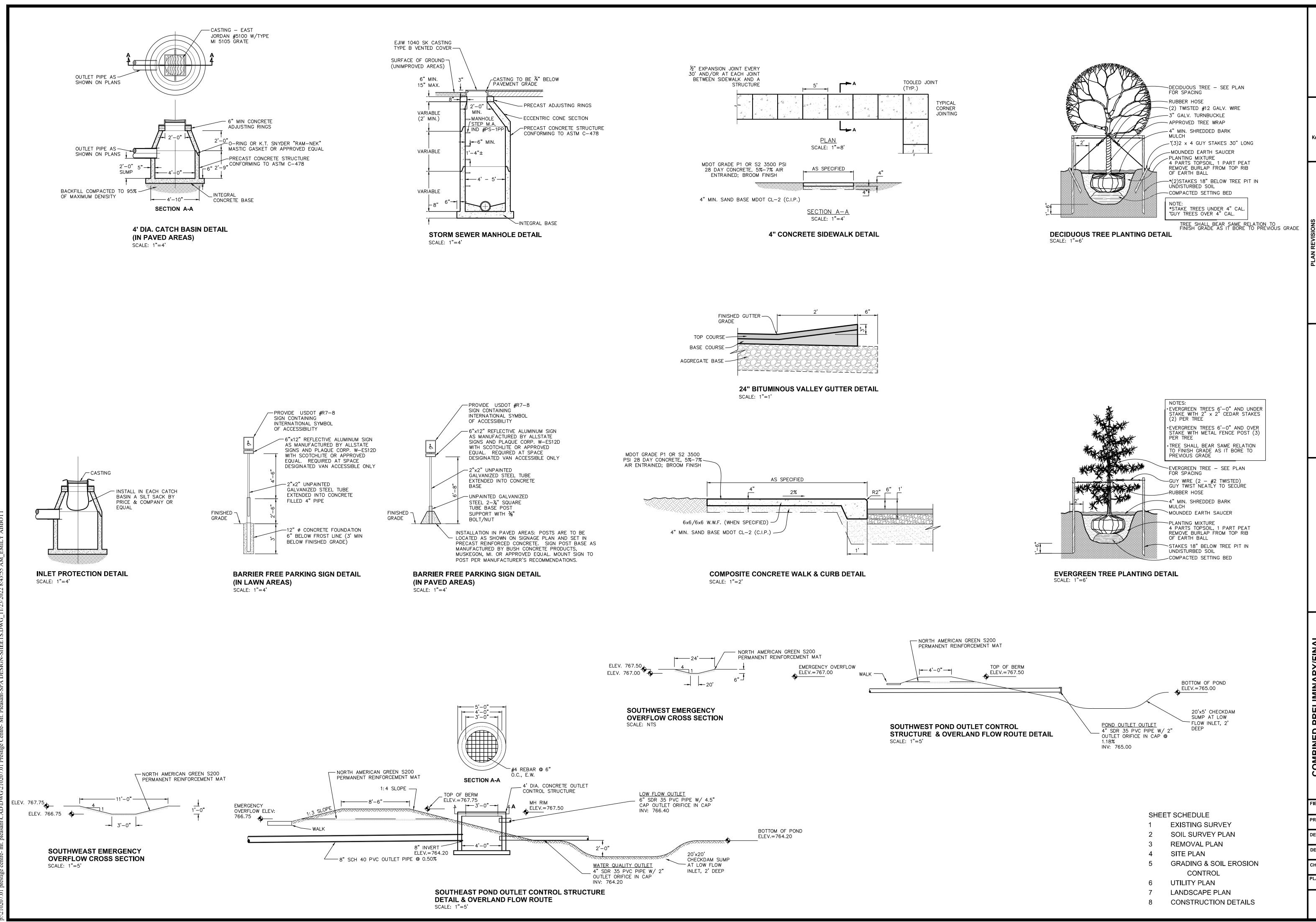


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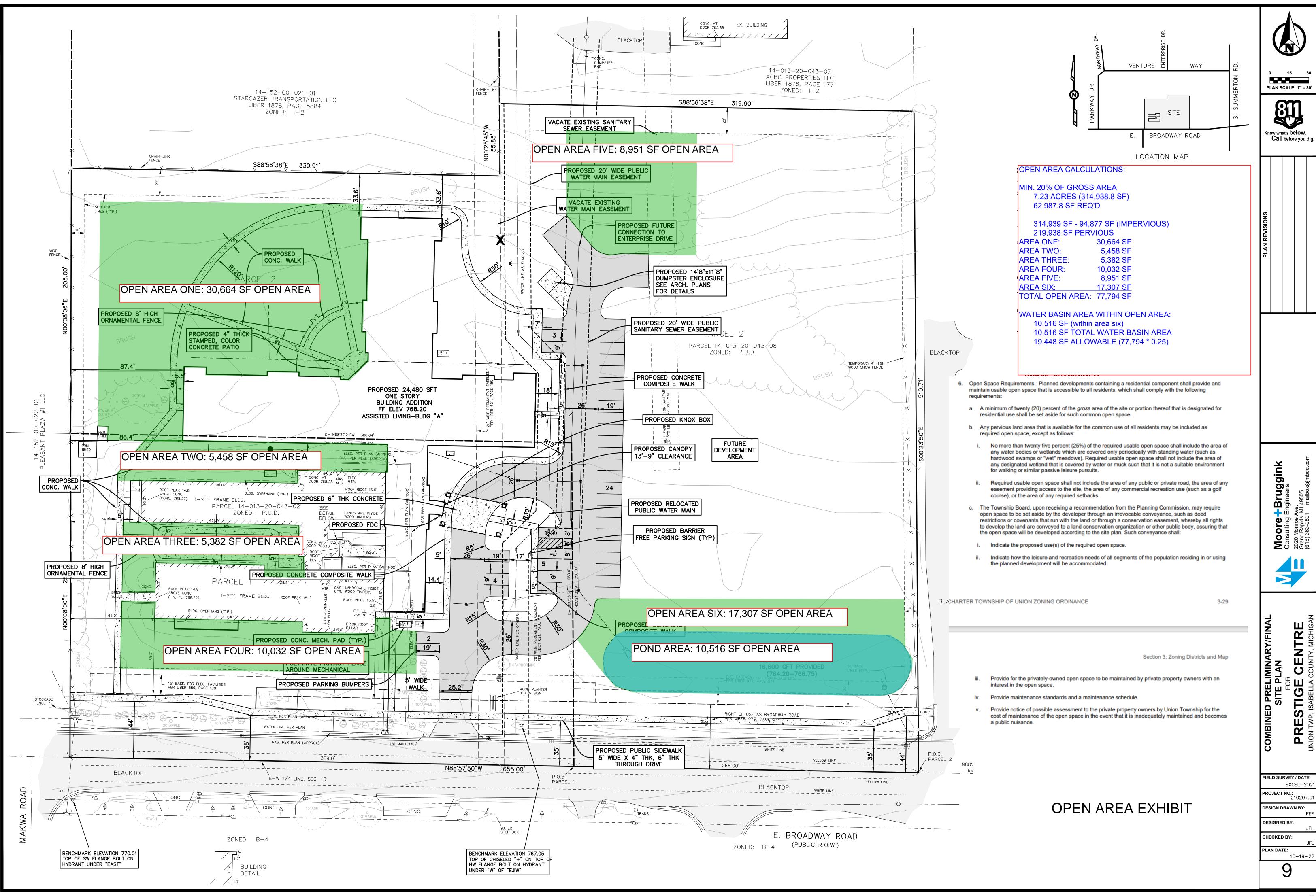
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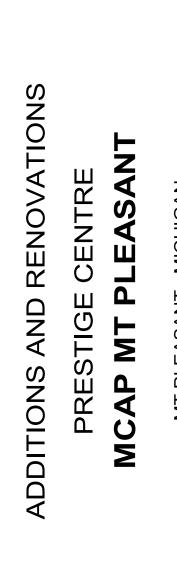
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SHEET NUMBER 8 OF 8



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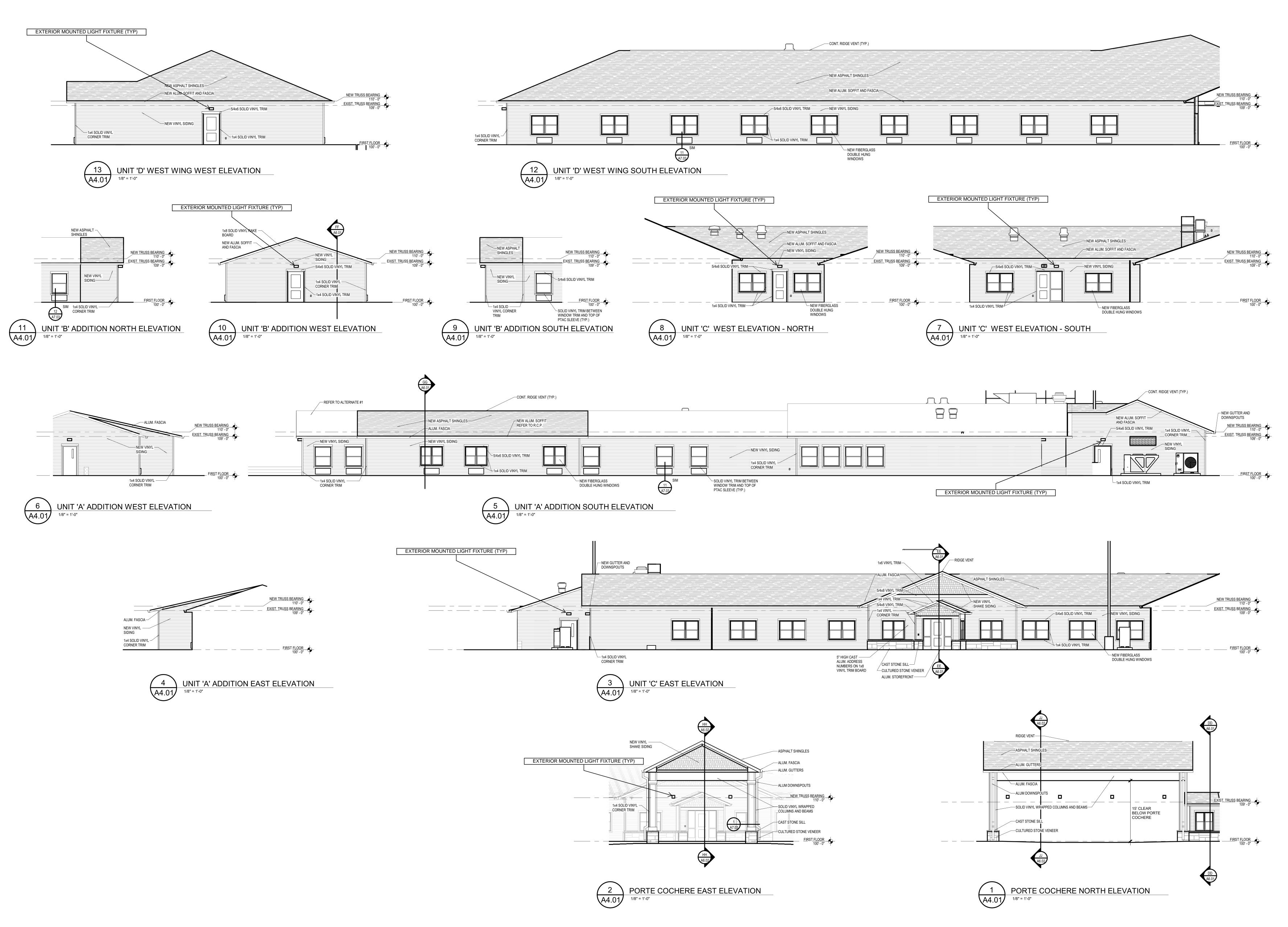
ISSUANCES 05.20.2022 99% OWNER REVIEW

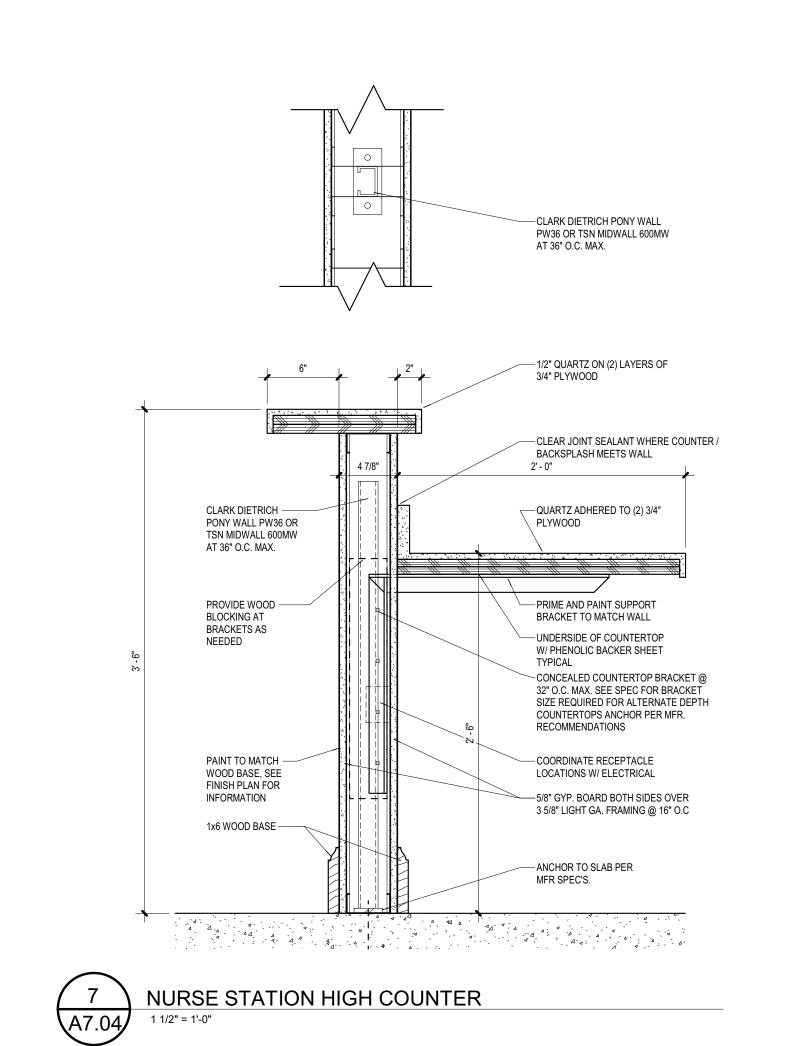
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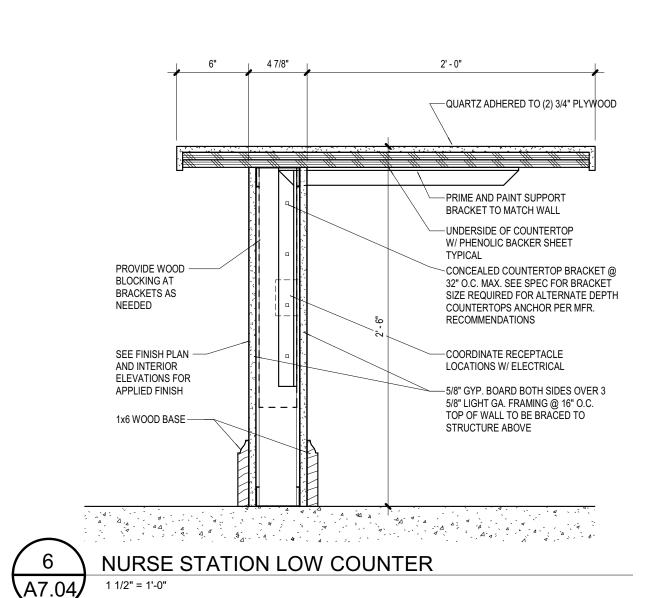
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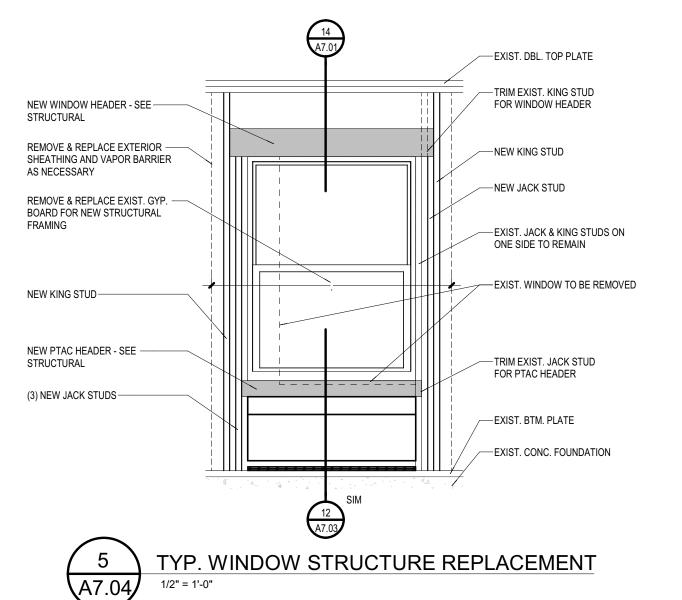
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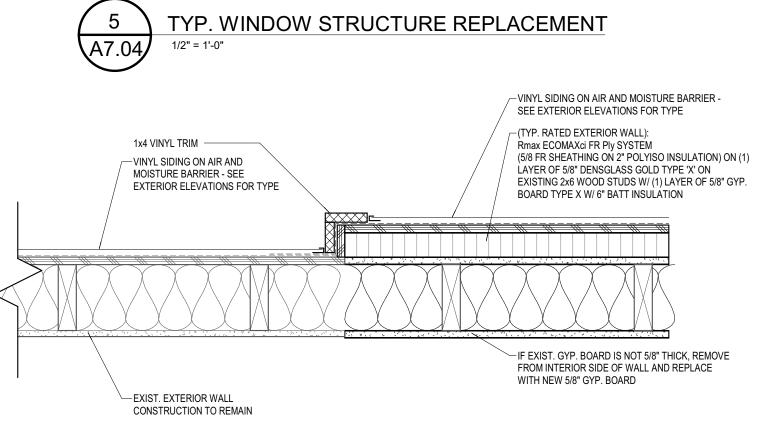
EXTERIOR ELEVATIONS

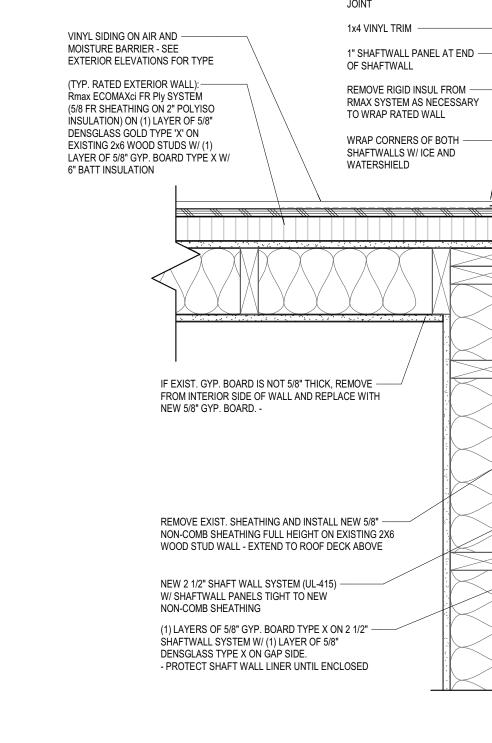


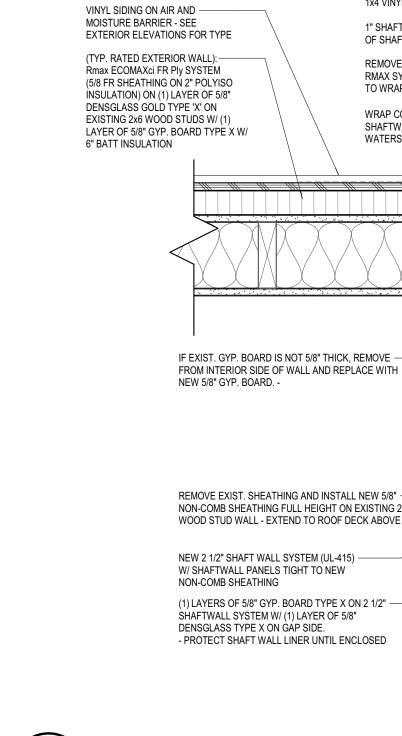


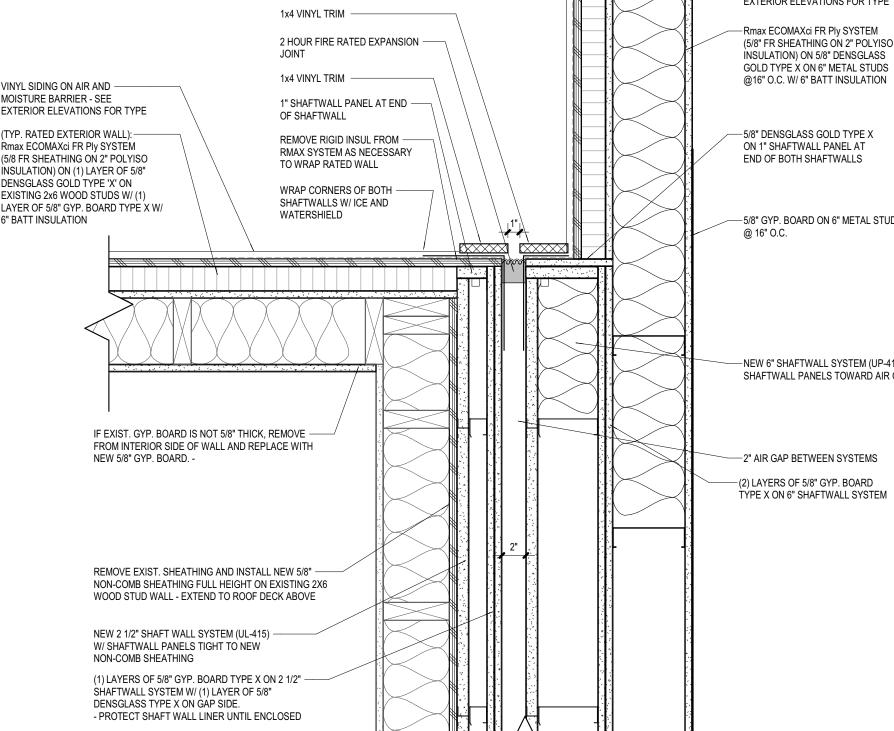


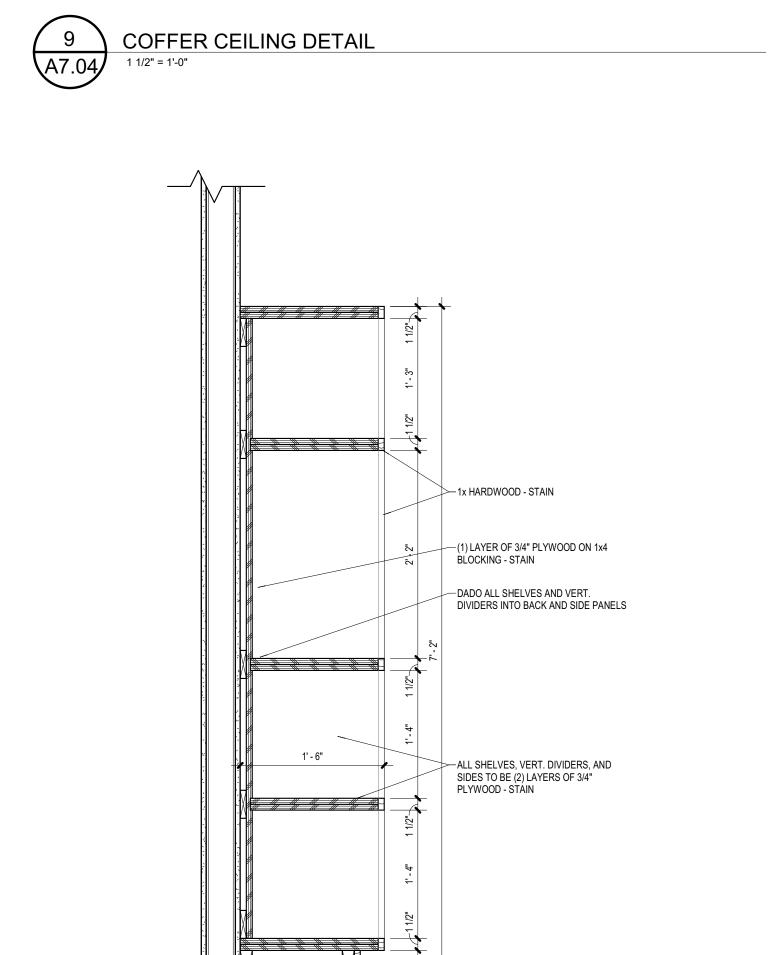












LOBBY C102 MILLWORK SECTION

SEE R.C. PLAN

1 HOUR RATED CEILING-

METAL CORNER -

5/8" GYPSUM BOARD-

BULKHEAD OVER 3 5/8" x 20GA. METAL FRAMING

AT 16" O.C. W/ BRACING

AT 48" O.C. AS REQUIRED UNLESS NOTED OTHERWISE.

BEAD TRIM. (TYPICAL) NOTE:

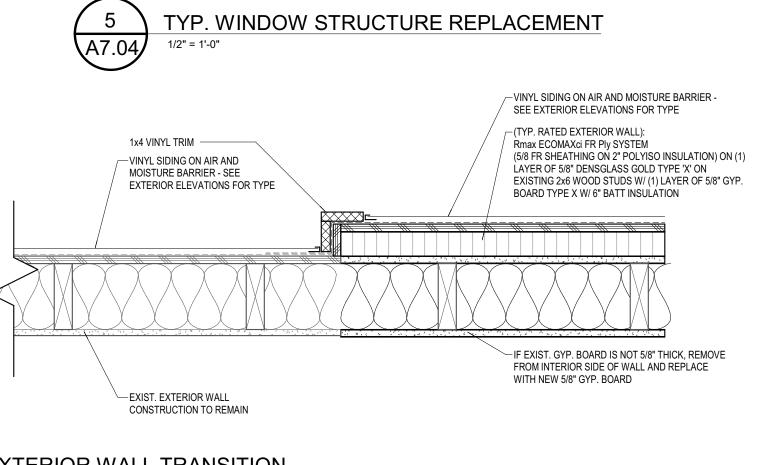
SEE SECTIONS, INTERIOR ELEVATIONS AND R. C.

PLANS FOR BULKHEAD

PAINTED CROWN 6" VERTICAL

PAINTED 1x6

SIZES, HEIGHTS AND LOCATIONS.



EXTERIOR WALL AT FIREWALL

A7.04

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DETAILS

ISSUANCES

05.20.2022 99% OWNER REVIEW

DRAWN DJH

REVIEWED ADM

PROJECT NO.

5-5355

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Schedul	le						
Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
P1-1	2	Lithonia Lighting	RSX2 LED P1 40K R3S	RSX Area Luminaire Size 2 P1 Lumen Package 4000K CCT Type R3S Distribution	11285	0.9	72.0642
P1-2	1	Lithonia Lighting	RSX2 LED P1 40K R3S	RSX Area Luminaire Size 2 P1 Lumen Package 4000K CCT Type R3S Distribution	11285	0.9	144.1284
P2	1	Lithonia Lighting	RSX2 LED P1 40K AFR	RSX Area Fixture Size 2 P1 Lumen Package 4000K CCT Type AFR Distribution	11015	0.9	72.06
R1	66	Lithonia Lighting	KBA8 LED 12C 350 40K ASY MVOLT	KBA8 WITH 3 LIGHT BOARDS (12 LEDs), 350mA DRIVER, 4000K COLOR TEMP, AND ASYMMETRIC OPTIC	809	0.9	16
U1	11	Lithonia Lighting	ARC2 LED P1 40K	ARC2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K	1587	0.9	10.6112
D1	8	Lithonia Lighting	LBR8 ALO1 (750LM) SWW1 (4000K) AR LSS WD 80CRI	8 INCH LBR DOWNLIGHT 750LM 4000K CLEAR SEMI-SPECULAR WIDE 80 CRI	802	0.9	9

Statistics					
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ADDITIONS AND RENOVATIONS
PRESTIGE CENTER
MCAP MT PLEASANT
MT PLEASANT

Date 11/21/2022 Scale 1" = 25' Summary EXTERIOR

PHOTOMETRICS

REVIEW

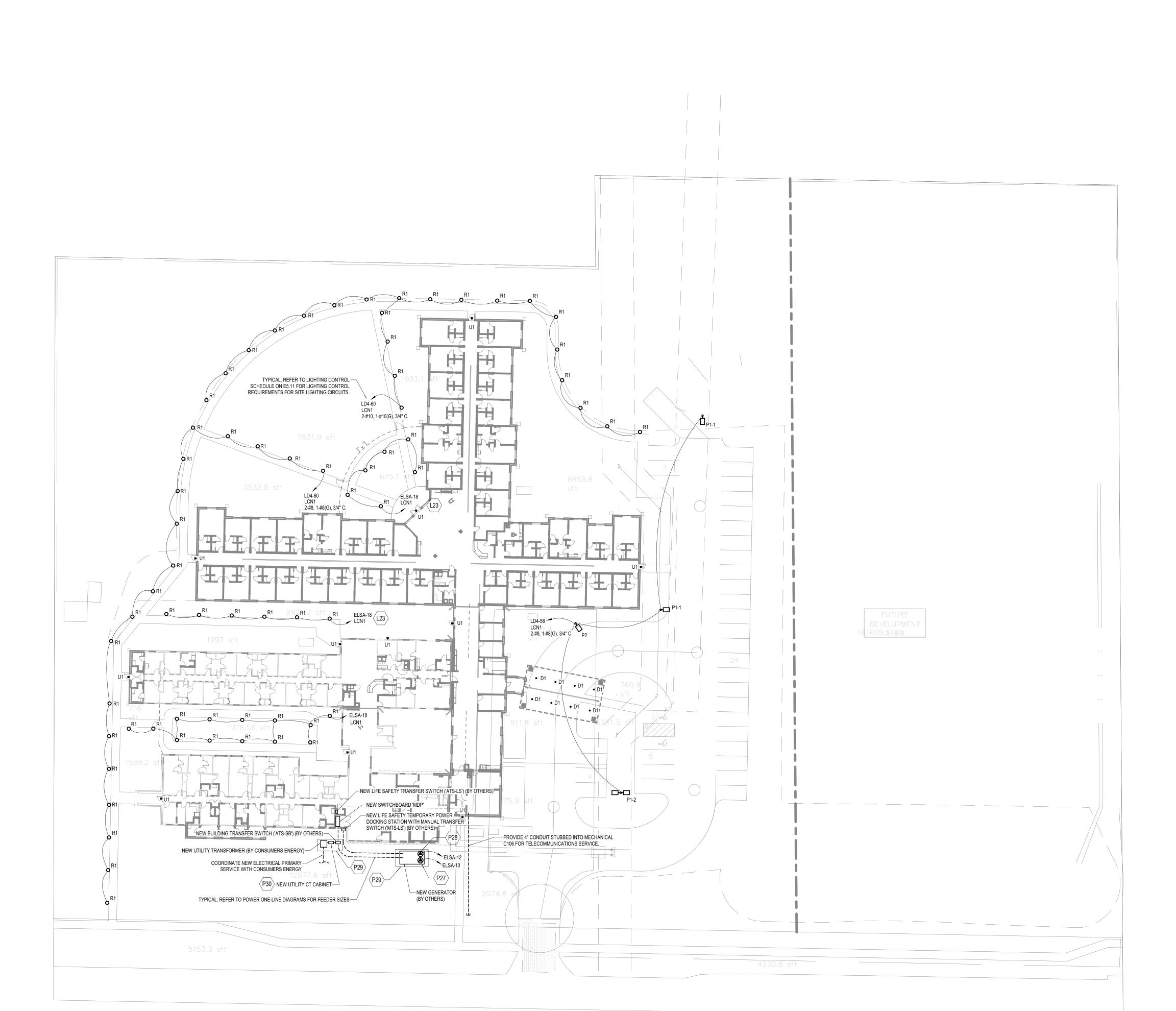
REVIEWED SMS PROJECT NO.

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SITE ELECTRICAL PLANS

ES2.01



1. REMOVE ALL ITEMS SHOWN ON DEMO PLAN, UNLESS OTHERWISE NOTED. REMOVE ALL UNUSED CONDUIT, RACEWAYS, WIRE, CABLE, CONTROLS, JUNCTION BOXES, DISCONNECTS, MOUNTS, AND RELATED ELECTRICAL ACCESSORIES COMPLETELY

2. MAKE PROVISIONS TO BACKFEED OR RE-CIRCUIT ANY ITEMS THAT ARE EXISTING TO REMAIN WHICH ARE AFFECTED BY THE DEMOLITIONS.

3. THE OWNER RESERVES THE RIGHT TO SALVAGE, WHOLE OR IN PART, ANY EQUIPMENT, SYSTEMS, AND/OR MATERIALS THAT ARE SCHEDULED FOR DEMOLITION PRIOR TO REMOVAL FROM THE BUILDING/SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION AND GATHERING OF SUCH ITEMS TO A CENTRAL LOCATION AGREED UPON BY THE OWNER AND CONTRACTOR. ALL REMAINING EQUIPMENT AND/OR MATERIALS REMOVED AND NOT REUSED ON THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE

4. ALL EQUIPMENT AND/OR MATERIALS SLATED FOR REUSE SHALL BE CAREFULLY REMOVED AND STORED TO PREVENT DAMAGE AND REINSTALLED AS WORK

5. ALL DEMOLITION SHOWN IS GATHERED FROM FIELD OBSERVATION AND/OR RECORD DRAWINGS. INVESTIGATION OF EXISTING SYSTEMS WILL BE REQUIRED BY THE CONTRACTOR AS PART OF THE BID PRICE, SO THAT THE EXACT EXTENT OF DEMOLITION CAN BE ACCURATELY DETERMINED. THE CONTRACTOR'S BID PRICE SHALL ALSO INCLUDE REMOVAL OF SOME PORTIONS OF SYSTEMS NOT EXPLICITLY SHOWN ON THIS DRAWING, BUT DISCOVERED DURING THE INVESTIGATION PROCESS. WHERE THE EXTENT OF DEMOLITION IS UNCLEAR, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT/ENGINEER AND OWNER TO DETERMINE WHICH PORTIONS OF EXISTING SYSTEMS MUST REMAIN ACTIVE AND WHICH PORTIONS MUST BE

6. CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATION AND SIZES OF EXISTING CONDUIT, WIRING, AND EQUIPMENT.

7. IF ASBESTOS OR PCB MATERIAL IS ENCOUNTERED IT WILL BE REMOVED BY THE

8. LAMPS CONTAINING MERCURY (FLUORESCENT, METAL HALIDE, SODIUM VAPOR, MERCURY VAPOR, ETC.) SHALL BE DISPOSED OF IN A PROPER HAZARDOUS WASTE RECYCLING FACILITY.

9. PATCH AND REPAIR ALL FLOOR, WALL AND CEILING OPENINGS DUE TO DEMOLITION WHICH ARE NOT TO BE RE-USED TO MATCH EXISTING CONSTRUCTION.

10. CONTRACTOR SHALL PROTECT ALL FINISHED SURFACES THAT ARE NOT TO BE

REMOVED. IF DAMAGED, CONTRACTOR SHALL REPAIR TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

11. BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

12. EXISTING CONDUIT SYSTEMS MAY BE REUSED FOR THE INSTALLATION OF NEW CONDUCTORS IF THEY ARE DEEMED TO BE IN GOOD CONDITION AND OF ADEQUATE SIZE FOR CODE-COMPLIANT INSTALLATION OF THE NEW CONDUCTORS. REWORK/REROUTE CONDUIT AS NECESSARY TO PROVIDE FEEDS PER POWER AND/OR LIGHTING PLANS.

13. PROVIDE BLANK COVER OVER ANY ABANDONED AND REMAINING ROUGH-INS OR JUNCTION BOXES TO MATCH EXISTING.

ELECTRICAL SITE DEMOLITION GENERAL NOTES

BACK TO SOURCE. REFER TO DEMOLITION SPECIFICATION.

SHOWING ALL UTILITIES IN THE AREA. 3. CONTRACTOR SHALL FIELD-VERIFY LOCATIONS, SIZES, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS, AND CABLES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES TO IDENTIFY PUBLIC UTILITIES. VERIFY ALL PRIVATE UTILITIES WITH

ELECTRICAL SITE GENERAL NOTES

1. REFER TO SITE/CIVIL PLANS FOR ADDITIONAL INFORMATION.

OWNER RECORDS AND MAINTENANCE PERSONNEL. 4. PROTECT THE SITE, ADJACENT PROPERTY, AND UTILITY SERVICES FROM DAMAGE OR DISRUPTION OF SERVICE/ACCESS. DAMAGE TO EXISTING STRUCTURES, SITE, OR UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S

2. LOCATIONS SHOWN FOR EXISTING UTILITIES (IF ANY) ARE APPROXIMATE AND

DERIVED FROM GENERAL OBSERVATION AND/OR AVAILABLE RECORDS. THIS PLAN SHALL NOT BE INTERPRETED AS SHOWING EXACT LOCATIONS OR

5. ALL UNDERGROUND CONDUIT SHALL BE RIGID NONMETALLIC (RNC) TYPE. ALL UNDERGROUND BENDS/ELBOWS SHALL BE GALVANIZED RIGID METALLIC (RMC)

TYPE, PROTECTED FROM CORROSION PER CONDUIT SPECIFICATION REQUIREMENTS. 6. INSTALL DETECTABLE UNDERGROUND WARNING TAPE ABOVE ALL UNDERGROUND CONDUITS AND CABLES, COLOR PER APWA UNIFORM COLOR CODE (RED FOR ELECTRIC POWER/LIGHTING, ORANGE FOR

COMMUNICATIONS/ALARM/SIGNAL). REFER TO SPECIFICATIONS.

7. ALL EXISTING TREES TO REMAIN SHALL BE CAREFULLY PROTECTED. DO NOT DRIVE HEAVY EQUIPMENT WITHIN 12 FEET OF TREE TRUNKS. BRANCHES WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE CUT OUT AS DIRECTED BY THE ARCHITECT/ENGINEER. ANY ROOTS OF EXISTING TREES TO REMAIN WHICH ARE EXPOSED DUE TO DEMOLITION SHALL BE COVERED WITHIN 6 HOURS WITH SOIL. DAMAGED TREES SHALL BE REPLACED AT THE DISCRETION OF THE ARCHITECT/ENGINEER AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.

8. PATCH AND REPAIR GRASS AND/OR OTHER IMPROVED PLANTINGS AS REQUIRED WHERE NEW UNDERGROUND CONDUITS, CABLES, AND/OR DUCTBANKS ARE INSTALLED. CONTRACTOR SHALL BACKFILL TRENCHES, LEVEL OUT SOIL FLUSH WITH GRADE, AND REMOVE ANY EXCESS MATERIAL PRIOR TO SEEDING REPAIR.

9. CONTRACTOR SHALL BE RESPONSIBLE TO PATCH AND REPAIR ANY EXISTING SURFACE FINISHES AND OTHER ITEMS THAT ARE DISTURBED DURING THE COURSE OF DEMOLITION AND CONSTRUCTION, INCLUDING GRASS, CONCRETE, ASPHALT, LANDSCAPING, FENCING, STRUCTURES, IRRIGATION, UNDERGROUND UTILITIES, ETC.

ELECTRICAL KEYNOTES

L23 CIRCUIT THROUGH EMERGENCY LIGHTING AUTOMATIC LOAD CONTROL 'E1'. LOCATE CONTROL INSIDE BUILDING WHERE LIGHTING FIXTURES ON CIRCUIT CAN BE VIEWED WHILE TESTING. FIELD VERIFY LOCATION WITH OWNER PRIOR TO

P27 PROVIDE POWER FOR BATTERY CHARGER. CONFIRM CIRCUIT REQUIREMENTS PRIOR TO ROUGH-IN. P28 PROVIDE POWER FOR BLOCK HEATER. CONFIRM CIRCUIT

REQUIREMENTS PRIOR TO ROUGH-IN. P29 REFER TO DETAIL 7 ON SHEET E7.01 FOR GROUND

REQUIREMENTS AT EQUIPMENT PAD. VERIFY SIZE OF EQUIPMENT PAD PRIOR TO INSTALLATION. P30 PROVIDE CT CABINET, METER, AND CURRENT TRANSFORMERS PER UTILITY COMPANY REQUIREMENTS. MOUNT CABINET ON STRUT ADJACENT TO UTILITY

TRANSFORMER. COORDINATE INSTALLATION WITH UTILITY.

ĎEMOLISH LIGHTING FIXTURE, POLÉ, BASE, AND CIRCUIT BACK TO SOURCE. ≚DEMÓLISH SECONDÁRY SERVICES TO BUILDING. COORDINATE DEMOLITION OF SECONDARY SERVICE WITH CONSUMERS ENERGY. DO NOT DEMOLISH 1 ELECTRICAL SERVICE UNTIL NEW ELECTRICAL SERVICE IS IN PLACE. REFER TO POWER ONE-LINE DIAGRAMS ON SHEETS E4.01, E4.02, AND E4.03 FOR PHASED DEMOLITION AND INSTALLATION OF NEW POWER DISTRIBUTION SYSTEM. DEMOLISH LIGHTING FIXTURE, POLE, BASE, AND CIRCUIT BACK TO SOURCE. COORDINATE DEMOLITION OF PRIMARY SERVICE WITH CONSUMERS ENERGY. DO-NOT DEMOLISH ELECTRICAL SERVICE UNTIL NEW ELECTRICAL SERVICE IS IN PLACE. REFER TO POWER ONE-LINE DIAGRAMS ON SHEETS E4.01, E4.02, AND E4.03 FOR PHASED DEMOLITION AND INSTALLATION OF NEW POWER DISTRIBUTION SYSTEM.

LIGHTING GENERAL NOTES

LIGHTING TAG - TYPICAL

CONTROL CHANNEL AREA

SWITCHING ZONE

DAYLIGHTING AREA - PRIMARY

DAYLIGHTING AREA - SECONDARY

B2 — FIXTURE TYPE

LIGHTING TAG - WITH SPACE I.D.

C4 ——FIXTURE

SPACE I.D. /\

DAYLIGHTING SWITCHING ZONE DAYLIGHTING

CONTROL CHANNEL AREA

REVIEW

PROJECT NO. 5-5355

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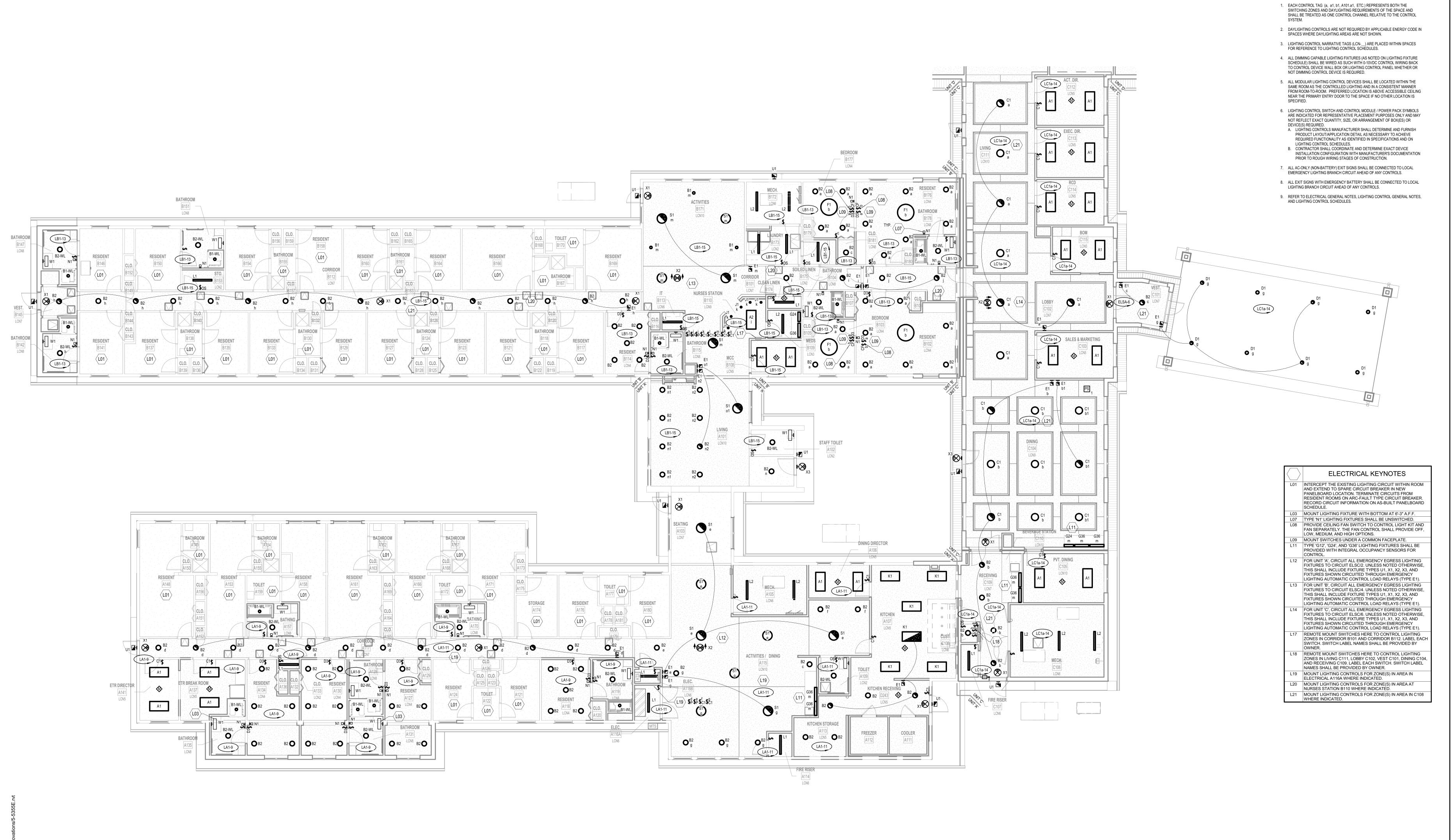
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UNITS 'A', 'B', & 'C' LIGHTING PLAN

E3.1A

KEYPLAN



1 UNITS 'A', 'B', & 'C' LIGHTING PLAN

E3.1A 1/8" = 1'-0"

LIGHTING GENERAL NOTES

----- DAYLIGHTING AREA - PRIMARY

REVIEW

PROJECT NO. 5-5355

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UNIT 'D' LIGHTING PLAN

E3.1D

KEYPLAN



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05.20.2022 99% OWNER

REVIEW

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LIGHTING FIXTURE SCHEDULE

5.1(

LIGHTING FIXTURE SCHEDULE **FIXTURE** POWER LIGHT MIN. LUMEN TAG VOLTAGE DRIVER FINISH MOUNTING NOTES SOURCE OUTPUT INPUT (VA) MANUFACTURER/CATALOG NUMBER DESCRIPTION SURFACE VOLUMETRIC L.E.D. TROFFER, 2'X4', STEEL LITHONIA: 2ALLS4 40L GZ10 LP830 ELITE: 24-EDGE-LED-4000L-DIM10-MVOLT-30K-85 0-10VDC DIMMING UNIVERSAL 3,000K L.E.D. 4,000 WHITE SURFACE MOUNTED ON GYP CEILING DRIVER SURFACE VOLUMETRIC L.E.D. TROFFER, 2'X4', STEEL LITHONIA: 2ALLS4 60L GZ10 LP830 0-10VDC DIMMING UNIVERSAL 3,000K L.E.D. 6,000 WHITE SURFACE MOUNTED ON GYP CEILING CONSTRUCTION. ELITE: 24-EDGE-LED-6000L-DIM10-MVOLT-30K-85 DRIVER FINISH SHALL BE SELECTED JUNO: JSF-7IN 10LM-30K-90CRI-MVOLT ZT-WH-JSFTRIM-7IN-BZ B1 SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, 6" DIAMETER, WHITE TRIM. 0-10VDC DIMMING FROM MANUFACTURER'S ELITE: RL791-900L-DIMTR-120-30K-90-WH UNIVERSAL SURFACE MOUNTED ON GYP CEILING 3,000K L.E.D. 1,200 DRIVER STANDARD OPTIONS DURING HALO: SMD6R-12-9S-WH-E-SMD6RTRMWH SHOP DRAWING PHASE B1-WL SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, 6" DIAMETER, BRONZE TRIM, WET-LOCATION LISTED.

SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, ELITE: RL791-900L-DIMTR-120-30K-90-RL791-RT-BZ ELITE: RL791-90-RL791-RT-BZ ELITE: RL791-RT-BZ ELITE: RL791 FINISH SHALL BE SELECTED 0-10VDC DIMMING FROM MANUFACTURER'S 15 UNIVERSAL 1,200 SURFACE MOUNTED ON GYP CEILING 3,000K L.E.D. DRIVER STANDARD OPTIONS DURING SHOP DRAWING PHASE FINISH SHALL BE SELECTED SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, ELITE: RL1192-2000L-DIMTR-120-30K-90-WH 0-10VDC DIMMING FROM MANUFACTURER'S UNIVERSAL 3,000K L.E.D. SURFACE MOUNTED ON GYP CEILING DRIVER STANDARD OPTIONS DURING 12" DIAMETER, WHITE TRIM. HALO: SMD12R-20-9S-WH-E-SMD12RTRMWH SHOP DRAWING PHASE B2-WL SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, LITHONIA: FMML 13 830 WL ELITE: RL1192-2000L-DIMTR-120-30K-90-RL1192-RT-DBZ FINISH SHALL BE SELECTED 0-10VDC DIMMING DRIVER FROM MANUFACTURER'S UNIVERSAL 3,000K L.E.D. 2,000 SURFACE MOUNTED ON GYP CEILING STANDARD OPTIONS DURING SHOP DRAWING PHASE PENDANT L.E.D., 18" DIAMETER WHITE OPAL GLASS
DIFFUSER, 36" STEM.

BOCK: LBAC1-1-5000-30K-0-10V
VISA: CP4517-L30K-H-MVOLT-PB 0-10VDC DIMMING 4,700 PEARL BEIGE PENDANT MOUNTED ON GYP CEILING UNIVERSAL 3,000K L.E.D. VISA: CP4517-L30K-H-MVOLT-PB1035-36" OAH LITHONIA: LBR8 AL01 SWW1 WR MWD MVOLT UGZ 90CRI WL LBR8PFW RECESSED ROUND DOWNLIGHT, 8" DIAMETER, 0-10VDC DIMMING CREE: CDR-8-ALH-9ACK-10V5-WH-UNV/ UNIVERSAL 4,000K L.E.D. WHITE RECESSED COVERED WET-LOCATION LISTED. HALO: LCR8-50-9FS-E010-MW-HL8RSMF EMERGENCY LIGHTING AUTOMATIC LOAD CONTROL RELAY, WITH ACCESSIBLE TEST SWITCH THAT IS VISIBLE TO ROOM OCCUPANTS UPON COMPLETION OF CONSTRUCTION, UL924 LISTING, COMPATIBLE WITH NINE 24, INC: ELCR-Z10 0-10V DIMMING LOADS, 16A MIN. ELECTRONIC LED LVS, INC: EPC-1-D-HV 120V N/A N/A N/A WHITE FLUSH IN WALL AT 7'-0" AFF N/A DRIVER LOAD RATING. AUTOMATIC DIAGNOSTIC FUNCTIONAL DEVICES, INC: ESRN W/ ESRTB FUNCTIONS INCORPORATING A DELAYED "OFF" FEATURE SHALL NOT BE ACCEPTABLE, OR SHALL BE DISABLED UPON INSTALLATION. BARN LIGHT ELECTRIC COMPANY: SOLOMAN CEILING FAN FIVE BLADE CEILING FAN WITH LIGHT KIT, 52" 120V N/A (3)500DARK WALNUT SURFACE MOUNTED ON GYP CEILING 3,000K L.E.D. DIAMETER, HAND-HELD REMOTE, THREE SPEEDS. 56 - FAN NO EQUALS PERMITTED G12 UNDERCABINET FIXTURE, 12" LENGTH, INTEGRAL OCCUPANCY SENSOR. JUNO: UPS09-30K-90CRI-WH-OC 120V N/A WHITE SURFACE MOUNT UNDER CABINET 3.000K L.E.D. AIREY-THOMPSON: 13L-N-30K-12-2-3-OCC G24 UNDERCABINET FIXTURE, 24" LENGTH, INTEGRAL OCCUPANCY SENSOR. JUNO: UPS20-30K-90CRI-WH-OC 120V 1,090 WHITE SURFACE MOUNT UNDER CABINET N/A 3,000K L.E.D. AIREY-THOMPSON: 13L-N-30K-24-2-3-OCC G36 UNDERCABINET FIXTURE, 36" LENGTH, INTEGRAL OCCUPANCY SENSOR. JUNO: UPS30-30K-90CRI-WH-OC SURFACE MOUNT UNDER CABINET 120V 1,635 WHITE N/A 3,000K L.E.D. AIREY-THOMPSON: 13L-N-30K-36-2-3-OCC LINEAR INDUSTRIAL L.E.D., 48" LENGTH, SURFACE MOUNTED, HIGH-EFFICIENCY DRIVER, ROUNDED LENS, COLUMBIA: MPS4-3000LM-HEF-RDL-WD-MVOLT-GZ10-30K-80CRI COLUMBIA: MPS4-30VW-CW-EDU 0-10VDC DIMMING 3,000K L.E.D. SURFACE MOUNTED ON GYP CEILING UNLESS UNIVERSAL 3,000 DRIVER NOTED OTHERWISE WIDE DISTRIBUTION. LINEAR INDUSTRIAL L.E.D., 48" LENGTH, SURFACE LINEAR INDUSTRIAL L.E.D., 48" LENGTH, SURFACE
MOUNTED, HIGH-EFFICIENCY DRIVER, ROUNDED LENS,
WIDE DISTRIBUTION

LITHONIA: CLX-L48-5000LM-HEF-RDL-WD-MVOLT-GZ10-30K-80CRI
COLUMBIA: MPS4-30ML-CW-EDU 0-10VDC DIMMING DRIVER SURFACE MOUNTED ON GYP CEILING UNLESS NOTED OTHERWISE UNIVERSAL 5,000 WHITE 3,000K L.E.D. WIDE DISTRIBUTION. NEW STAR: HNL-HH-LA-UNV-NF-ND-AM ELECTRONIC N1 NIGHT LIGHT, AMBER LED KENALL: MCSL-HR-MW-2LAMB-DV UNIVERSAL WHITE RECESSED IN WALL AT 18" A.F.F. KIRLIN: LNS-05086-BG-AM AREA L.E.D. FIXTURE, POLE-MOUNTED, DIE-CAST LITHONIA: RSX2 LED-P1-40K-RS3-120-SPA-SF-DBLXD 120V P1-1 ALUMINUM CONSTRUCTION, RS3 DISTRIBUTION, 4,000K L.E.D. 11,000 BLACK POLE MOUNTED HUBBELL: VPS-60L-136-4K7-3-UNV-A-BLT SINGLE-HEAD. AREA L.E.D. FIXTURE, POLE-MOUNTED, DIE-CAST LITHONIA: RSX2 LED-P1-40K-RS3-120-SPA-SF-DBLXD 120V P1-2 ALUMINUM CONSTRUCTION, RS3 DISTRIBUTION, POLE MOUNTED 4,000K L.E.D. BLACK PER HEAD HUBBELL: VPS-60L-136-4K7-3-UNV-A-BLT DUAL-HEAD AT 180-DEG. P1 SQUARE STRAIGHT ALUMINUM POLE, 19-FT, 0.188 WALL LITHONIA: SSA-19-6G-DBLXD MOUNT ON CONCRETE BASE PER DETAIL ON N/A N/A N/A BLACK POLE THICKNESS. HUBBELL: SSA-B-19-60-B-1-B3-BLT AREA L.E.D. FIXTURE, POLE-MOUNTED, DIE-CAST LITHONIA: RSX2 LED-P1-40K-AFR-120-SPA-SF-DBLXD ELECTRONIC DRIVER P2 ALUMINUM CONSTRUCTION, AFR DISTRIBUTION, 120V 4,000K L.E.D. 11,000 BLACK POLE MOUNTED HUBBELL: VPS-60L-136-4K7-FR-UNV-A-BLT P2 | SQUARE STRAIGHT ALUMINUM POLE, 19-FT, 0.188 WALL LITHONIA: SSA-19-6G-DBLXD MOUNT ON CONCRETE BASE PER DETAIL ON N/A N/A N/A N/A BLACK POLE THICKNESS. L.E.D. BOLLARD, 42" HIGH, ROUNDED TOP, EXTRUDED LITHONIA: 12C-350-40K-ASY-120-SF-DBLXD ELECTRONIC MOUNT ON CONCRETE BASE PER DETAIL ON 120V R1 ALUMINUM CONSTRUCTION, ASYMMETRIC 1,200 BLACK 4,000K L.E.D. DRIVER KIM: GEM1-27L4KUV-BLT DISTRIBUTION. 0-10VDC DIMMING DRIVER SURFACE MOUNTED, 24" DIAMETER CYLINDER, L.E.D., LUMETTA: SMM244-6800-3000K-120V-F0W-D616 120V 6,800 SURFACE MOUNTED ON GYP CEILING WHITE TRIM, UPLIGHT COMPONENT. W/ WHITE TRIM CAMMAN: C8400-24(5"-6400LM)-30K-CLV-1-WM-FTBD-STBD SURFACE MOUNT ON WALL WITH BOTTOM AT 6" L.E.D. SCONCE, WET LOCATION LISTED. LITHONIA: ARC2 LED-P1-40K-MOVLT-DWHXD ELECTRONIC DRIVER ABOVE DOOR FRAME, CENTERED ON DOOR UNIVERSAL 4,000K L.E.D. 1,500 COLD-WEATHER DRIVER, INTEGRAL PHOTOCELL. HUBBELL: RDI1-12L-20-4K7-3-UNV-WHT UNLESS NOTED OTHERWISE. 24" LONG L.E.D. VANITY FIXTURE, DAMP-LOCATION LUMCIA: LLV5624D-30K-SN-DIM10V SURFACE MOUNT HORIZONTALLY ON WALL AT 0-10VDC DIMMING DRIVER TECH LIGHTING: 700BCMLN-24-W-C-LED930 W1 LISTED, ALUMINUM HARDWARE, HORIZONTAL 6'-8" A.F.F. CENTERLINE UNLESS NOTED UNIVERSAL 3,000K L.E.D. 1,500 BRONZE OTHERWISE, CENTERED ON MIRROR BELOW. CONFIGURATION. MODERN FORMS: WS-3127-BN 24" LONG L.E.D. VANITY FIXTURE, DAMP-LOCATION LUMCIA: LLV5624D-30K-SN-DIM10V SURFACE MOUNT VERTICALLY TECH LIGHTING: 700BCMLN-24-W-C-LED930 W2 LISTED, ALUMINUM HARDWARE, VERTICAL CONFIGURATION. UNIVERSAL 3,000K L.E.D. 1,500 BRONZE ON WALL AT 4'-9" A.F.F. CENTERLINE. MODERN FORMS: WS-3127-BN EXIT SIGN, DIE-CAST HOUSING, SINGLE FACE, UL924 DUAL-LITE: SESRW WHITE HOUSING, WHITE SURFACE ON CEILING OR WALL; REFER TO INTEGRAL LISTING, ARROWS AND MOUNTINGS SHOWN ON UNIVERSAL RED L.E.D. SURE-LITES: CX61WH DRAWINGS FOR CONFIGURATION/ORIENTATION CHLORIDE: 55L-3-W-R EXIT SIGN, DIE-CAST HOUSING, DOUBLE FACE, UL924 DUAL-LITE: SEDRW WHITE HOUSING, WHITE SURFACE ON CEILING OR WALL; REFER TO X2 LISTING, ARROWS AND MOUNTINGS SHOWN ON UNIVERSAL INTEGRAL RED L.E.D. N/A SURE-LITES: CX62WH DRAWINGS FOR CONFIGURATION/ORIENTATION CHLORIDE: 55L-3-W-R

LIGHTING FIXTURE SCHEDULE GENERAL NOTES:

N/A

A. MODEL NUMBERS GIVEN IN THIS SCHEDULE MAY NOT INCLUDE ALL OPTIONS AND ACCESSORIES AS NECESSARY TO MEET THE REQUIREMENTS OF THE DESCRIPTION AND SPECIFICATIONS.

WHITE HOUSING, WHITE

SURFACE ON CEILING OR WALL; REFER TO

DRAWINGS FOR CONFIGURATION/ORIENTATION

INSTALLATION INSTRUCTIONS.

LIGHTING FIXTURE SCHEDULE LINE ITEM NOTES:

. EMERGENCY LIGHTING CONTROL DEVICES SHALL BE WIRED WITH SUPPLY

CIRCUIT, BOTH LINE AND LOAD SIDE OF RESPECTIVE CONTROL DEVICE(S) FOR THE LIGHTING CONTROL ZONE. REFER TO MANUFACTURER'S

2. EMERGENCY LIGHTING UNIT EQUIPMENT (INCLUDING BATTERY PACKS, EXIT

3. COORDINATE EXACT LOCATIONS OF FIXTURES IN UTILITY ROOMS WITH

EQUIPMENT, DUCTWORK, PIPING, ETC. IN FIELD TO ACHIEVE UNIFORM

4. PROVIDE FEED POINT ON ENTIRE TRACK SYSTEM ARRANGEMENT WITH 3A

5. PROVIDE FEED POINT ON ENTIRE TRACK SYSTEM ARRANGEMENT WITH 12A

CURRENT LIMITER DEVICE AS REQUIRED FOR NEC COMPLIANCE.

CURRENT LIMITER DEVICE AS REQUIRED FOR NEC COMPLIANCE.

SIGNS, INVERTERS, ETC.) SHALL HAVE 5-YEAR MANUFACTURER WARRANTY,

TEST SWITCH AND CHARGE INDICATOR LIGHT. PROVIDE UNSWITCHED HOT CONDUCTOR FROM RESPECTIVE LOCAL LIGHTING CIRCUIT TO THE BATTERY.

FROM EMERGENCY LIGHTING CIRCUIT, AND FROM NORMAL/UTILITY LIGHTING

B. CONTRACTOR SHALL PROVIDE ALL NECESSARY MOUNTING HARDWARE FOR EACH FIXTURE TYPE. COORDINATE WITH CEILING TYPES AND MOUNTING LOCATIONS.

RED L.E.D.

UNIVERSAL

INTEGRAL

EXIT SIGN, DIE-CAST HOUSING, SINGLE FACE, UL924

X3 LISTING, ARROWS AND MOUNTINGS SHOWN ON

DRAWINGS, WET-LOCATION LISTED

LITHONIA: WLTE-W-1-R

HUBBELL: SEWLSRW

- C. ALL FINISHES SHALL BE CHOSEN FROM THE MANUFACTURER'S CATALOGED/STANDARD OPTIONS UNLESS OTHERWISE NOTED.
- D. ALL LIGHT SOURCES SHALL BE 4,000K CORRELATED COLOR TEMPERATURE, UNLESS OTHERWISE NOTED. ALL INTERIOR LIGHT SOURCES SHALL HAVE COLOR RENDERING INDEX RATING OF 80 OR
- E. ALL FIXTURES SHALL BE SUPPLIED WITH UNIVERSAL VOLTAGE INPUT (120/277V) WHERE AVAILABLE FROM THE MANUFACTURER. VOLTAGE LISTED IN THE SCHEDULE IS INTENDED UTILIZATION VOLTAGE.
- F. REFER TO THE PLAN DRAWINGS FOR LOCATIONS OF EMERGENCY-DUTY FIXTURES, INCLUDING FIXTURES WITH MULTIPLE CIRCUITS AND/OR EMERGENCY-DUTY SUBSECTIONS. ALL EMERGENCY-DUTY FIXTURES SHALL BE WIRED AND CIRCUITED PER NEC ARTICLE 700 RULES.
- G. TO MAINTAIN A UNIFORM AND COORDINATED APPEARANCE ACROSS THE PROJECT, ONLY ONE APPROVED MANUFACTURER SHALL BE SELECTED FOR MULTIPLE FIXTURE TYPES AMONG WHICH A SIMILAR STYLE OR SERIES IS INTENDED. NON-CONFORMANCE SHALL BE JUDGED AT THE ENGINEER'S DISCRETION AND MAY REQUIRE CONTRACTOR'S RESELECTION OF SOME TYPES WITHIN THE LIST OF APPROVED MANUFACTURERS.
- H. A BREAK-OUT COST SHALL BE MADE AVAILABLE TO THE BIDDING CONTRACTOR(S) FOR ANY FIXTURE TYPES WHICH LIST A SINGLE PRODUCT. THIS PRICING SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER, CONSTRUCTION MANAGER, AND/OR OWNER UPON REQUEST.

00://5-5355 MCAP Prestige Centre Additions & Renova

DISTRIBUTION EQUIPMENT ENCLOSURE

BRANCH CIRCUIT RACEWAY

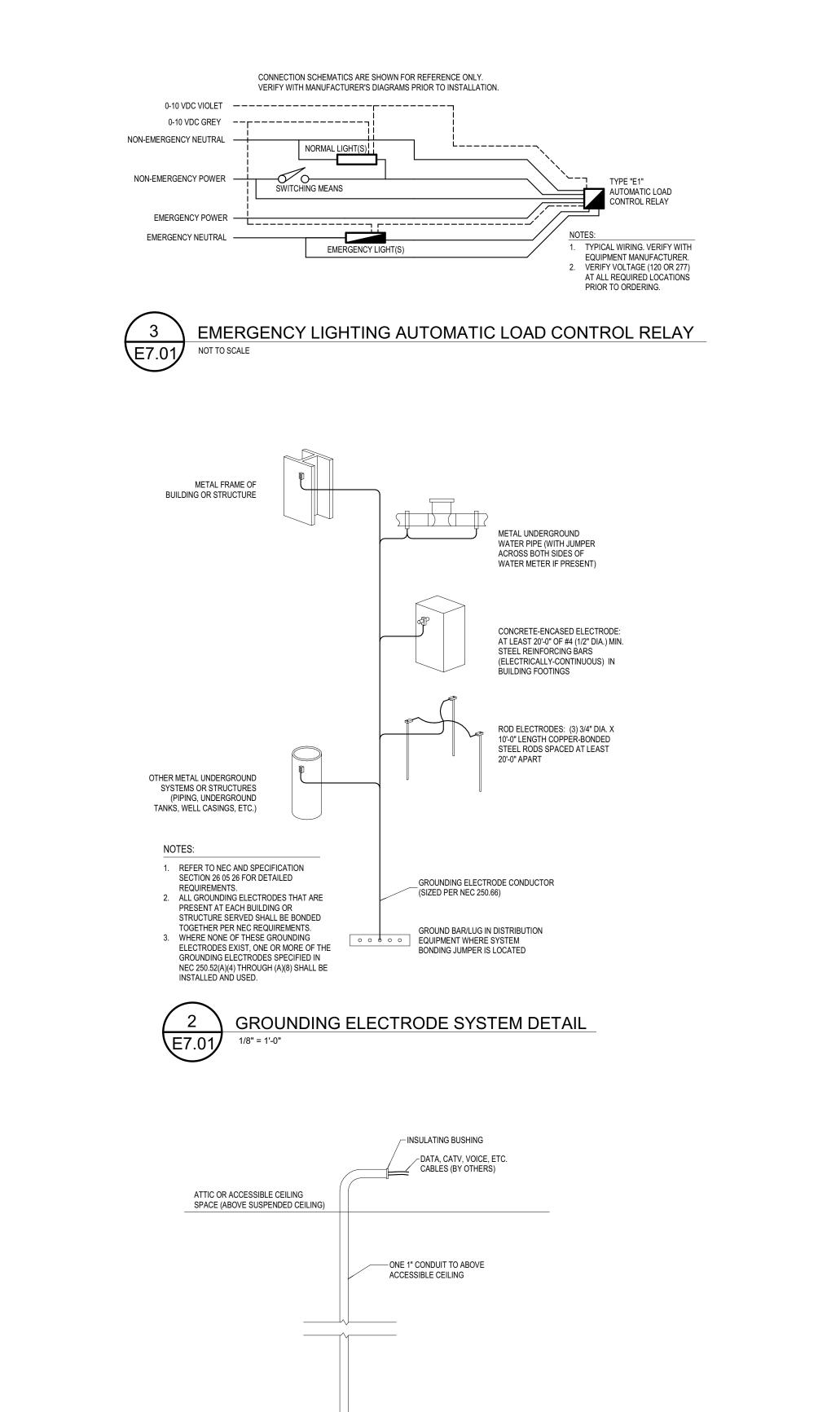
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DRAWN JDM REVIEWED SMS

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ELECTRICAL DETAILS



MOUNT AT SAME HEIGHT AS

OR 16" AFF UNLESS NOTED

TYPICAL COMMUNICATION OUTLET

ADJACENT POWER RECEPTACLE

4-11/16" SQ. X 2-1/8"D

W/ SINGLE-GANG RING

JUNCTION BOX

TRANSFORMER / ENCLOSURE

TO GROUNDING ELECTRODE SYSTEM

KEYNOTES

EQUIPMENT GROUNDING CONDUCTOR (SIZED PER NEC 250.122)

SEPARATELY DERIVED SYSTEM GROUNDING/BONDING SCHEMATIC

02 SUPPLY-SIDE BONDING JUMPER (SIZED PER NEC 250.102)

CONDUIT _ (FMC OR

LFMC)

GROUND BAR

(SYSTEM BONDING AT SOURCE)

01

CONDUIT BUSHING

SECONDARY CONDUIT (FMC OR LFMC)

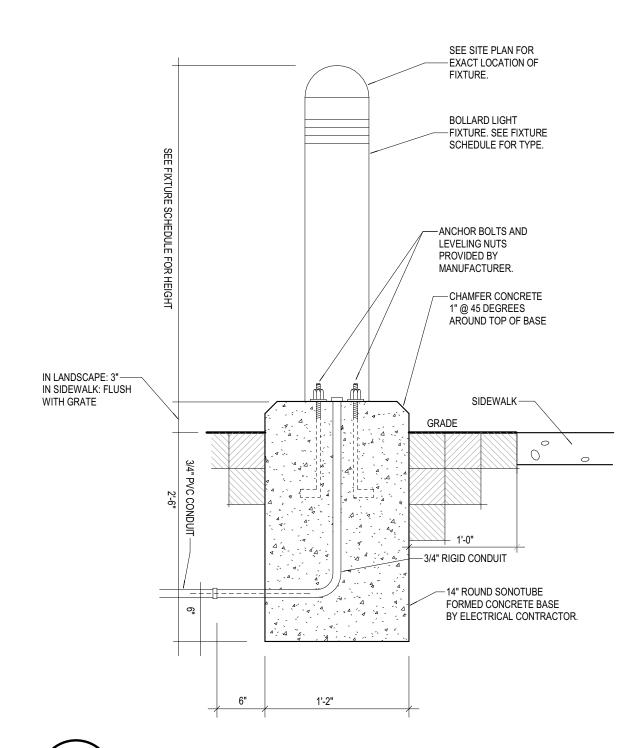
BUSHING

03 SYSTEM BONDING JUMPER (SIZED PER NEC 250.102)

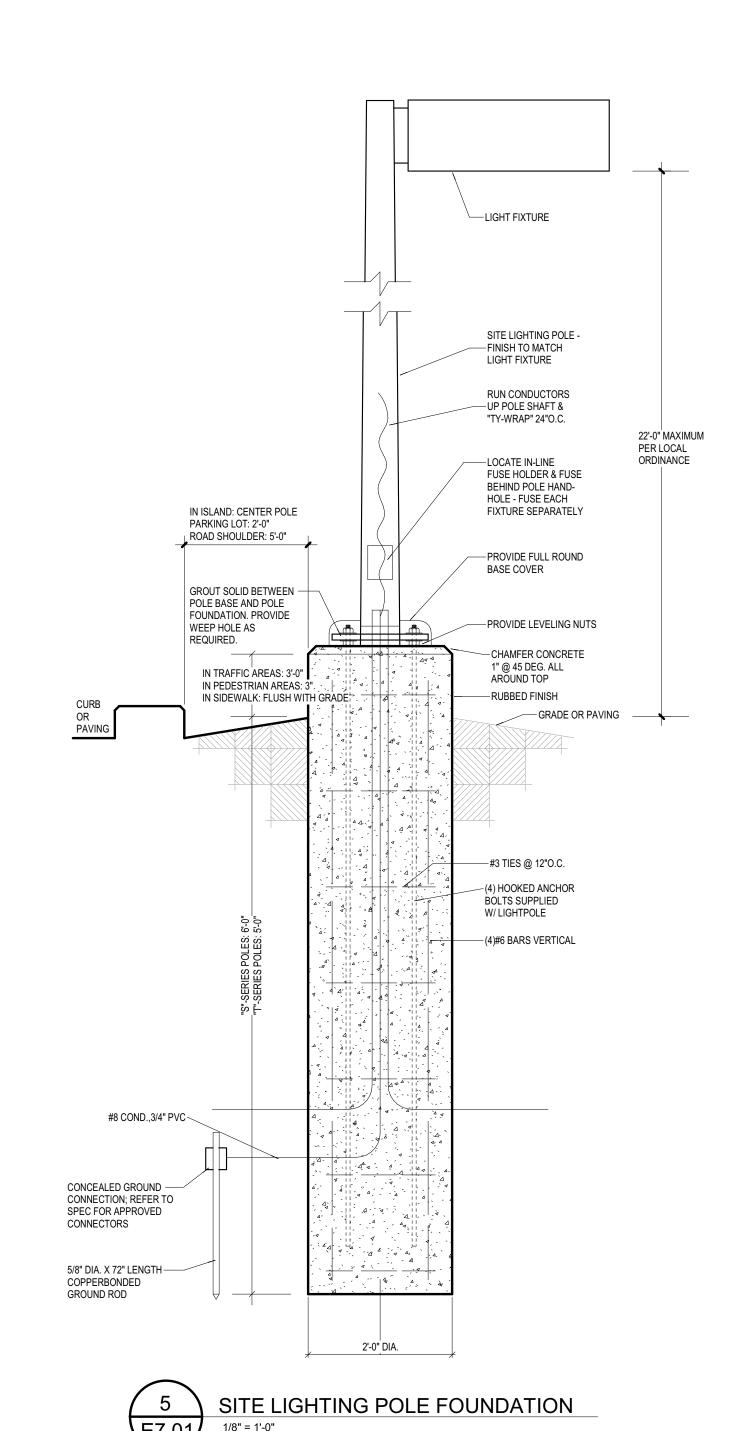
GROUNDING ELECTRODE CONDUCTOR (SIZED PER NEC 250.66)

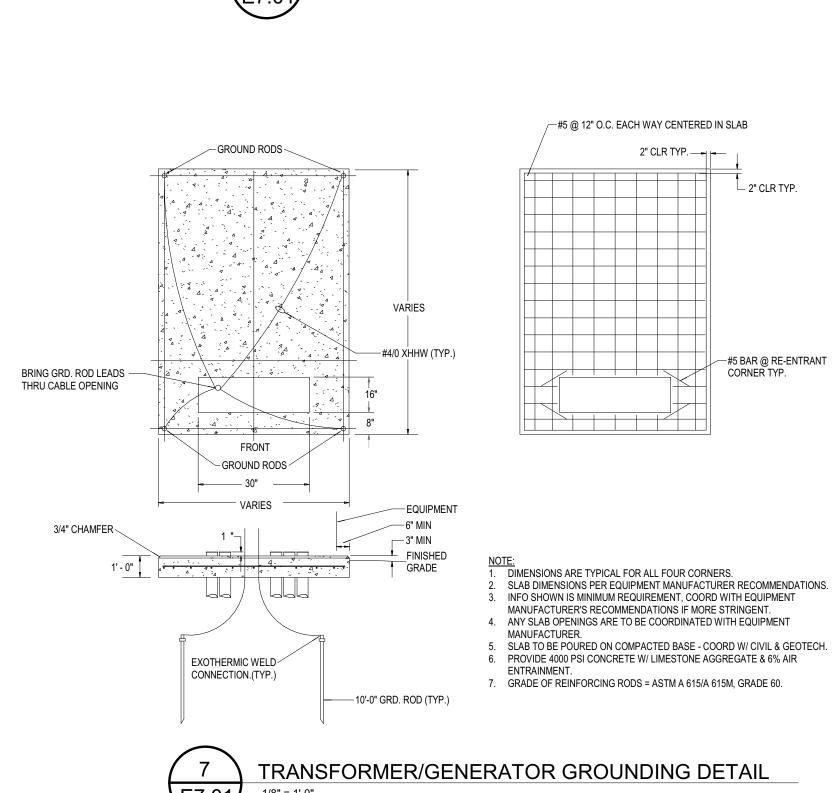
ISO<u>LATED NEUTRA</u>L BAR/LUG

G GROUND BAR/LUG 01









NOTE:

1. SLAB DIMENSIONS PER EQUIPMENT MANUFACTURER RECOMMENDATIONS.

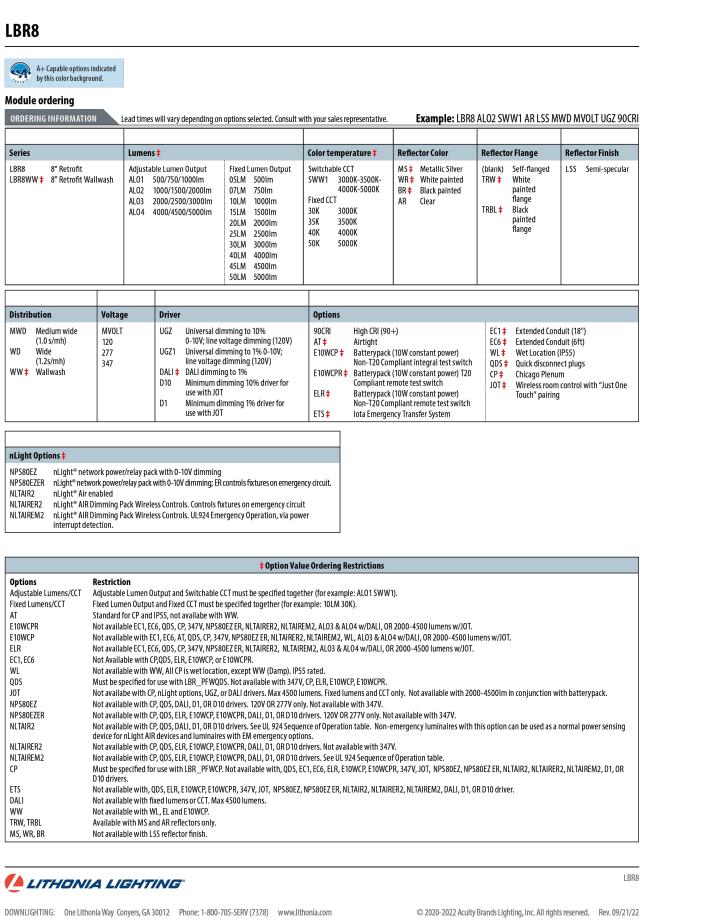
2. INFO SHOWN IS MINIMUM REQUIREMENT, COORD WITH EQUIPMENT

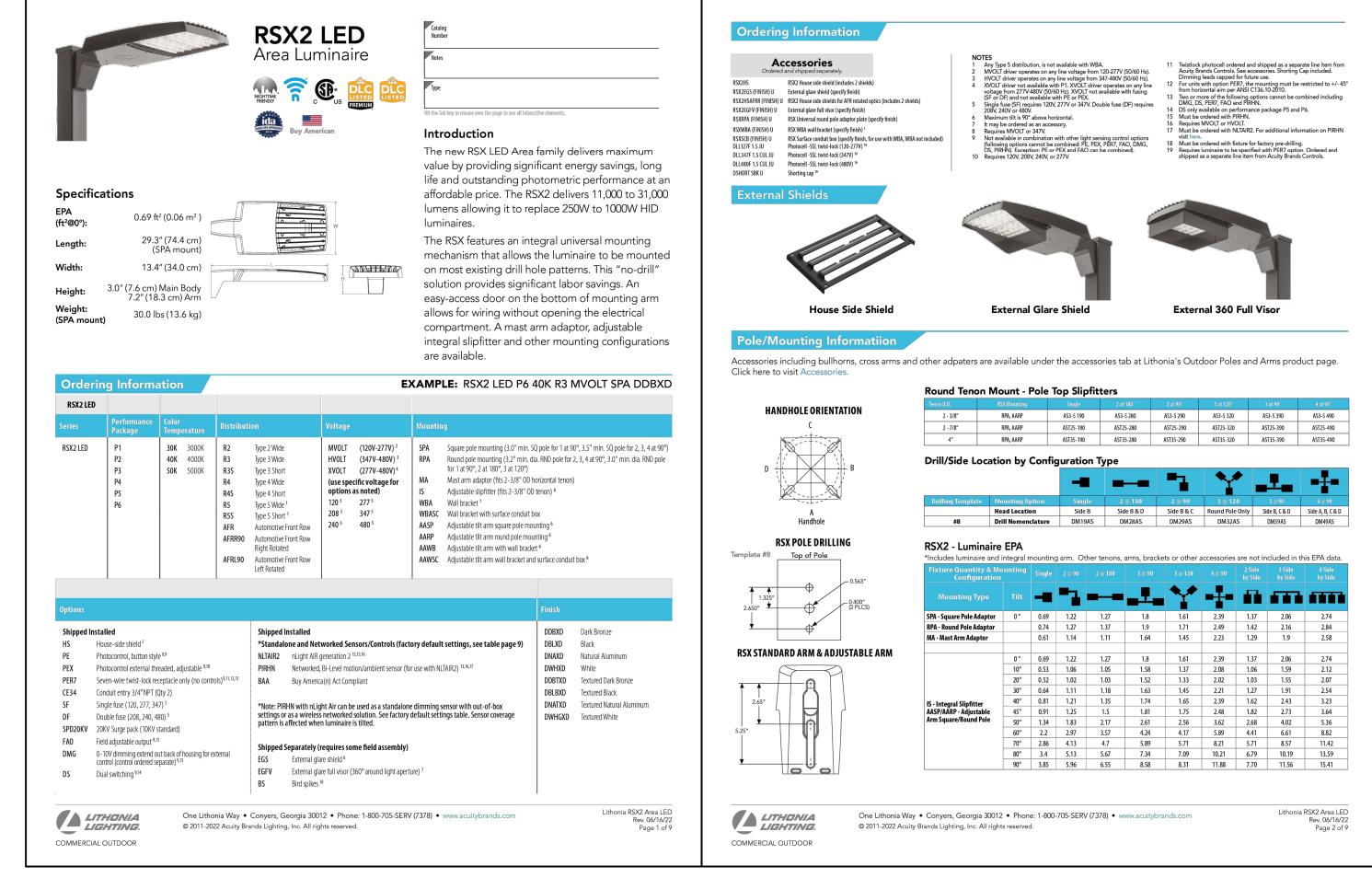
3. ANY SLAB OPENINGS ARE TO BE COORDINATED WITH EQUIPMENT MANUFACTURER. SLAB TO BE POURED ON COMPACTED BASE - COORD W/ CIVIL & GEOTECH.
 PROVIDE 4000 PSI CONCRETE W/ LIMESTONE AGGREGATE & 6% AIR ENTRAINMENT.

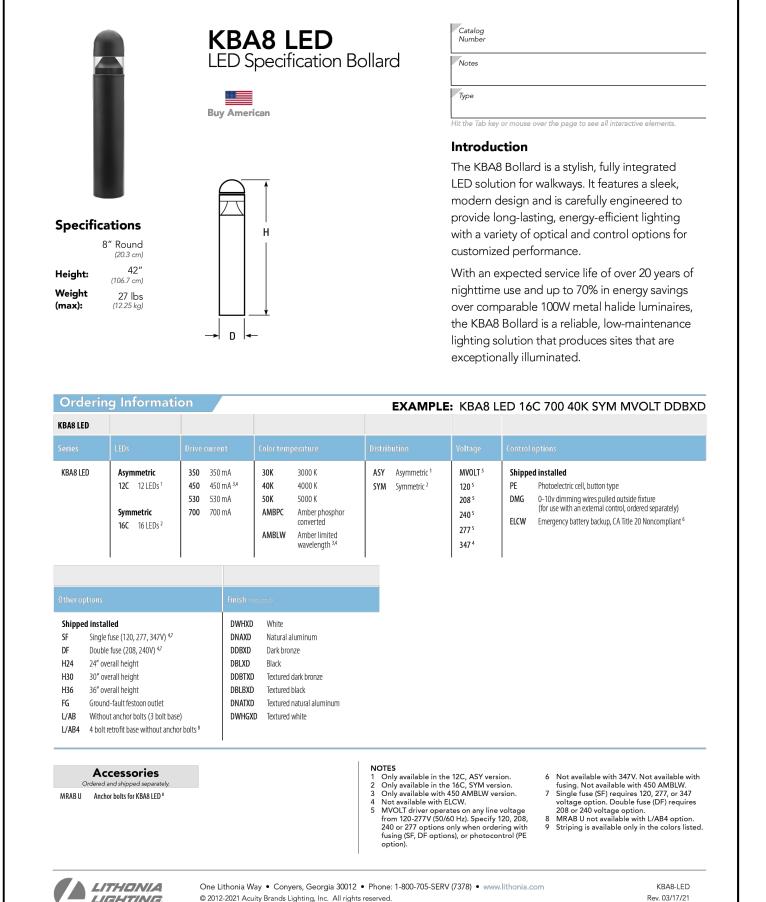
MANUFACTURER'S RECOMMENDATIONS IF MORE STRINGENT.

#5 BARS @ 12" OC EACH WAY



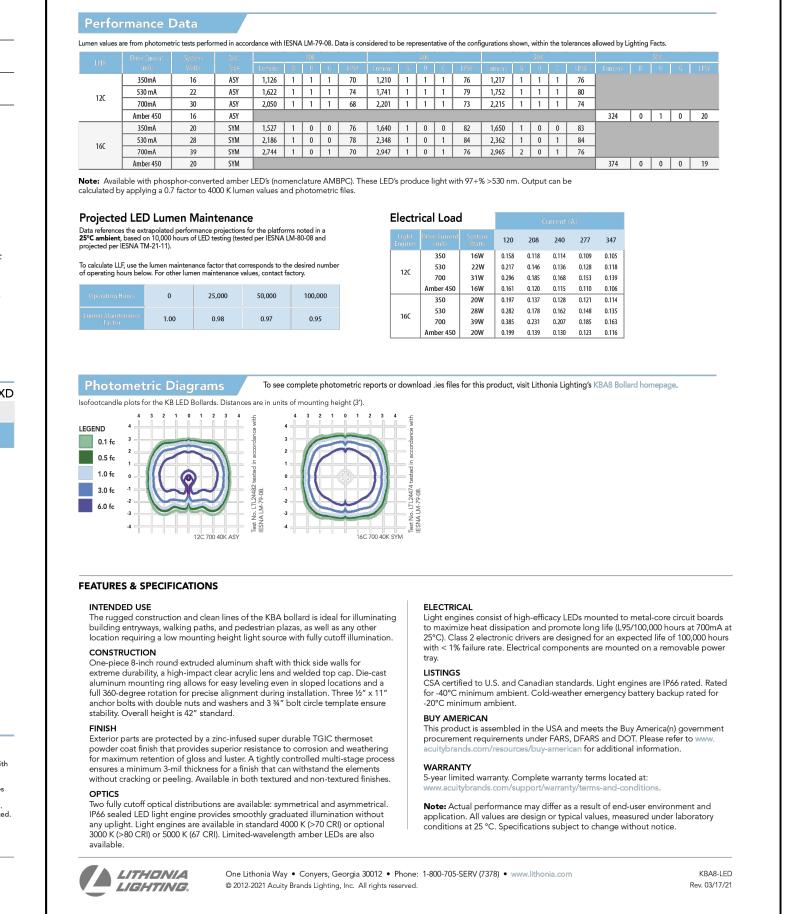


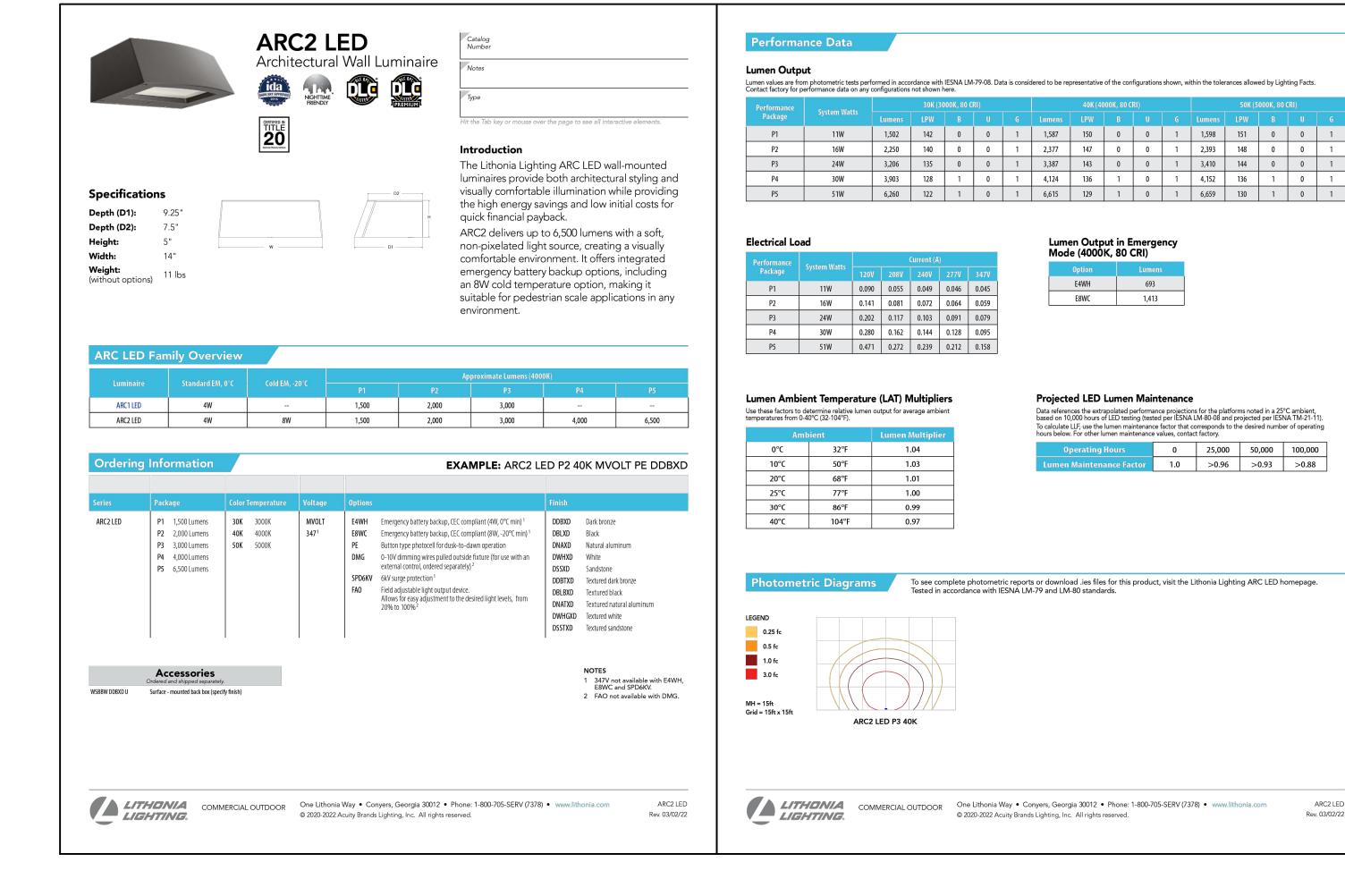


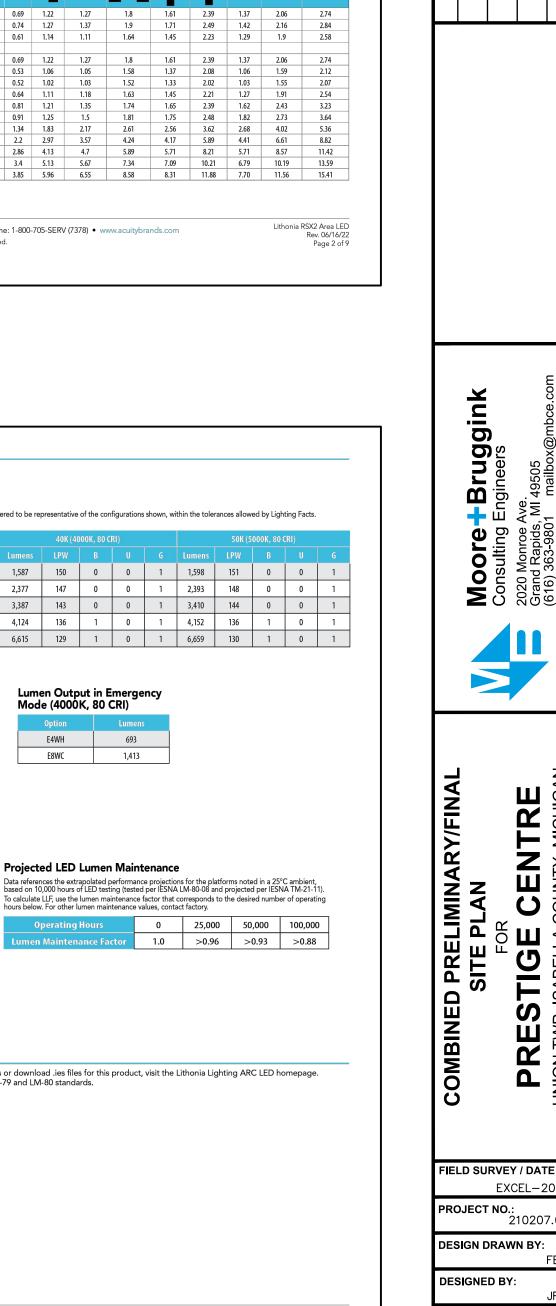


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LIGHTING.







Lumen Output in Emergency Mode (4000K, 80 CRI)

Projected LED Lumen Maintenance

E4WH

(now what's below.

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TR

EXCEL-20

11-16-2

CHECKED BY:

PLAN DATE:

Call before you dig.

SHEET NUMBER OF

Charter Township Of Union

Community and Economic Development Department

2010 S. Lincoln Rd. Mt. Pleasant, MI 48858 989-772-4600 ext. 232

FINAL SITE PLAN REPORT

TO: Planning Commission **DATE:** December 13, 2022

FROM: Rodney C. Nanney, AICP **ZONING:** PUD, Planned Unit Development

Community and Economic Development Director

PROJECT: PSPR22-19 – Updated Final Site Plan Application – Prestige Centre

PARCEL(S): 5785 E. Broadway Road, PID 14-013-20-043-02 & -043-08

OWNER(S): MCAP MT PLEASANT PROPCO LLC (Prestige Centre)

LOCATION: Approximately 7.23 acres on the north side of E. Broadway Rd. in the NE ¼ of Section 13

EXISTING USE: Assisted Living Facility **ADJACENT ZONING:** B-4, I-2

FUTURE LAND USE DESIGNATION: <u>Commercial/Light Industrial</u>. This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.

ACTION: To review the updated PSPR22-19 updated final site plan dated November 16, 2022 for the Prestige Centre Assisted Living and Memory Care Expansion located at 5785 E. Broadway Road in the NE 1/4 of Section 13 and in the PUD (Planned Unit Development) 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.

Background Information

In June of 2022, the Township Board of Trustees took action in accordance with the Planning Commission's recommendation to rezone parcels 14-013-20-043-02 and -043-08 at 5785 E. Broadway Road from B-4 (General Business) District to the PUD (Planned Unit Development) District, and to approve the associated PUD Concept Plan for the expanded Prestige Centre Assisted Living and Memory Care Expansion. The proposed uses and site layout are consistent with the approved PUD Concept Plan.

Land Combination Required.

The two (2) separate parcels need to be combined into one singular parcel. This was a condition of the Planning Commission's approval of the rezoning from B-4 to PUD. <u>As of the date of this</u> review, the applicant has not yet submitted the required application to the Twp. Assessor.

Final Site Plan Review Comments

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

- 1. **Section 14.2.P.** (Required Site Plan Information). With the exception of some remaining details as noted elsewhere in our report, the site plan can conform to the minimum Section 14.2.P. information requirements for a final site plan.
- 2. **Section 8 (Environmental Performance Standards).** The hazardous substance reporting form and EGLE permit checklist form are included in the application materials. **CONFORMS**
- 3. **Section 9 (Off-Street Parking, Loading Requirements).** Proposed parking includes 38 spaces. This is eight (8) more than the minimum 30 required. The formula is 0.39 spaces per bed. The parking stalls are of sufficient size at 19 feet long and 9 feet wide. Barrier free parking meets applicable dimensional requirements. All drive aisles have been labeled and meet the minimum size of 24 feet wide.

A 10-foot by 35-foot loading area is proposed. The plan notes the largest delivery truck for this site will be no larger than 26-feet. Staff would have no objection to Planning Commission approval of the reduced loading area dimensions as an acceptable alternative per Section 9.5.B.2. of the Zoning Ordinance.

Bicycle parking has been provided that is sufficient for the use of the site. No on-site residents are expected to need bicycle parking. If further parking is needed due to employee or visitor demand, there is additional room to expand what is planned. Staff would have no objection to Planning Commission approval of the proposed amount and location of bicycle parking facilities as an acceptable modification per Section 9.2.A. of the Zoning Ordinance. **CONFORMS**

- 4. **Section 7.10 (Sidewalks and Pathways).** The applicant has proposed to provide a 5-footwide sidewalk along E. Broadway Road within the existing road right-of-way, as well as an interconnected sidewalk through the entire site that connects to the sidewalk on E. Broadway. However, some sidewalk details are not fully consistent with Township ordinances. The following details will need to be addressed on a revised final site plan:
 - At the western terminus, the sidewalk along E. Broadway Road must be angled towards the road to terminate at the west lot boundary in full alignment with the narrower 33-foot half right-of-way on the lot to the west. Terminating the sidewalk into the adjacent fence is unacceptable.

		At the eastern terminus, the applicant will need to verify on the updated final site plan that the wider 50-foot half right-of-way continues on the adjacent lot to the east. Otherwise, the sidewalk along E. Broadway Road must be angled towards the road to terminate at the east lot boundary in full alignment with the narrower 33-foot half right-of-way on the lot to the east.
		To eliminate potential safety hazards for pedestrians, the overgrown shrubs along the road frontage need to be pruned back to provide adequate visibility.
5.	4 with consist	n7.14 (Trash Removal and Collection). A Dumpster enclosure is identified on sheet a note "See Arch. Plans for Details." It is proposed as a vinyl fence, which is not tent with Section 7.14 standards. Trash removal as planned does not include ng. The following detail will need to be addressed on a revised final site plan:
		Revise the enclosure design to either a decorative masonry wall or a solid wood fence per Section 7.14 standards.
6.	9 cons #10 or parking parking substa E. Broa right-o	n 10 (Landscaping and Screening). Required open space areas are shown on sheet istent with Zoning Ordinance standards and the approved PUD Concept plan. Note is sheet 7 of 8 confirms that the area near the entrance canopy and barrier free g will be a grassed parking lot island that meets the 30 square feet requirement per g space of Section 10.1.F. The existing site already includes mature trees and intially overgrown mature shrubs located primarily along the western portion of the adway Road frontage. Most of this existing vegetation is located within the road if-way and is subject to removal at any time if ordered by the county Road ission. In addition, no new trees or shrubs can be planted within a road right-of-ithout the confirmed agreement of the Road Commission.
	23 eve (Lands approx	ition, the applicant has provided 6 new deciduous trees, 5 ornamental trees, and ergreen trees. However, to satisfy the minimum requirements of Section 10.2.B. caping Adjacent to Roads) for a total of 655 lineal feet of road frontage (minus kimately 25 feet of driveway width), the applicant would need to install a minimum leciduous trees, 7 ornamental trees, and 128 shrubs.
	the alt trees t that th of the the) pol landsc	plicant has proposed an alternative landscaping design, but documentation of how ernative design meets the criteria listed in Section 10.7 is missing and the existing oremain are not clearly identified on the plan. In addition, it is the opinion of Staff is scope of proposed deciduous tree and shrub plantings along the eastern portion site is sparce in character and not "in keeping with the intent of Section 10 (and ablic benefit intended by the landscape regulations" as required for approval of a aping modification. Staff recommends that the alternative design as proposed on 7 of 8 be rejected by the Planning Commission as incomplete.
	The fo	llowing details will need to be addressed by the applicant on a revised plan:
		Revise the landscape plan to satisfy the minimum standards of Section 10, with all proposed tree and shrub plantings to be located entirely outside of the road right-of-way.

- Update the plan to include provisions for pruning and maintenance of the existing landscaping along the road frontage to provide adequate visibility for pedestrians.
- 7. **Section 8.2 (Exterior Lighting).** All required exterior lighting details, including locations, manufacturer's specifications, and a photometric plan, and all proposed fixtures, including lighting under the canopy, conform to Section 8.2 standards. **CONFORMS**
- 8. **Outside agency approvals.** At this time, the Township has received approvals for the project from the Township Public Services Department, Isabella County Transportation Commission, Isabella County Road Commission, Isabella County Drain Office and Mt. Pleasant Fire Department, as required. **CONFORMS**

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 plan previously sought combined preliminary and final site plan approval but was only granted preliminary approval.
- 2. Approvals from all outside agencies have been received.
- 3. The plan includes requests for potentially allowable modifications for what is required related to bicycle parking, loading are, and landscaping.
- 4. The alternative landscape design depicted on sheet 7 of 8 is incomplete and inconsistent with Section 10.7 (Modifications) criteria for acceptance.
- 5. With the exception of some details that could be addressed by the Planning Commission as conditions of approval, the updated final site plan can conform to the minimum Section 14.2.P. information requirements.

Recommendations

Based on the above findings, I would recommend that the PSPR 22-19 updated final site plan dated 11/16/2022 for the Prestige Centre located at 5785 E. Broadway Road in the NE 1/4 of Section 13 and in the PUD (Planned Unit Development) District be approved subject to the following findings and conditions:

- 1. Revise the eastern and western ends of the proposed sidewalk along the road frontage as needed for consistency with road rights-of-way and future connections.
- 2. Revise the trash enclosure to either a decorative masonry wall or a solid wood fence per Section 7.14 standards.

- 3. The alternative landscape design depicted on sheet 7 of 8 is not accepted, due to incomplete information and inconsistency with Section 10.7 (Modifications) criteria. Revise the landscape plan to satisfy the minimum standards of Section 10, with all proposed tree and shrub plantings to be located entirely outside of the road right-of-way, and to include provisions for pruning and maintenance of the existing landscaping along the road frontage to provide adequate visibility for pedestrians.
- 4. The required land combination shall be completed by the applicant and the revised final site plan and landscape plan shall be subject to review and acceptance by the Zoning Administrator prior to issuance of a building permit for the project.

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

<u>Draft Motions</u>: PSPR 22-19 Prestige Centre Assisted Living and Memory Care Expansion Updated Final Site Plan Review Application

МОТ	ION TO APPROVE THE UPDATED FINAL SITE PLAN AS PRESENTED:
appro Assis quarr site p appro Site P	on by
	ION TO APPROVE THE UPDATED FINAL SITE PLAN WITH CONDITIONS:
appro Assis quar site p inclu	on by, supported by, to ove the PSPR22-19 updated final site plan dated November 16, 2022 for the Prestige Centre ted Living and Memory Care Expansion located at 5785 E. Broadway Road in the northeast ter of Section 13 and in the PUD (Planned Unit Development) zoning district, finding that the plan can comply with applicable Zoning Ordinance requirements for final site plan approval, ding Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan roval), subject to the following findings and conditions:
1.	Revise the eastern and western ends of the proposed sidewalk along the road frontage as needed for consistency with road rights-of-way and future connections.
2.	Revise the trash enclosure to either a decorative masonry wall or a solid wood fence per Section 7.14 standards.
3.	The alternative landscape design depicted on sheet 7 of 8 is not accepted, due to incomplete information and inconsistency with Section 10.7 (Modifications) criteria. Revise the landscape plan to satisfy the minimum standards of Section 10, with all proposed tree and shrub plantings to be located entirely outside of the road right-of-way, and to include provisions for pruning and maintenance of the existing landscaping along the road frontage to provide adequate visibility for pedestrians.
4.	The required land combination shall be completed by the applicant and the revised final site plan and landscape plan shall be subject to review and acceptance by the Zoning Administrator prior to issuance of a building permit for the project.
	ION TO POSTPONE ACTION:
	on by, supported by, to
Prest	cone action on the PSPR22-19 updated final site plan dated November 16, 2022 for the sige Centre Assisted Living and Memory Care Expansion at 5785 E. Broadway Road until

<u>Draft Motions</u>: PSPR 22-19 Prestige Centre Assisted Living and Memory Care Expansion Updated Final Site Plan Review Application

MOTION TO DENY:		
Motion by	, supported by	, to <u>den</u> y
the PSPR22-19 updated final site	plan dated November 16, 2022 for t	he Prestige Centre Assisted
Living and Memory Care Expans	ion located at 5785 E. Broadway Ro	ad in the northeast quarte
of Section 13 and in the PUD (P	lanned Unit Development) zoning d	listrict, finding that the site
	cable Zoning Ordinance requirement	
(Required Site Plan Information)	and 14.2.S. (Standards for Site Plan	Approval), <u>for the following</u>
<u>reasons</u> :		

CHARTER TOWNSHIP OF UNION PLANNING COMMISSION PUBLIC HEARING NOTICE - ZONING ORDINANCE TEXT AMENDMENTS

NOTICE is hereby given that a public hearing will be held by the Planning Commission on Tuesday, December 20, 2022, at 7:00 p.m. in the Township Hall Board Room at 2010 South Lincoln Road, Mt. Pleasant, MI 48858 for the purpose of receiving public comments on proposed amendments to Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) of the Charter Township of Union Zoning Ordinance, by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.).

The proposed amendments are to update the uses allowed in various zoning districts; update the eligibility and permitted use criteria for Planned Unit Development (PUD) projects; to adjust standards for self-storage warehouses in the Business and Industrial zoning districts; to clarify requirements for accessory dwellings; to expand options for trash storage enclosure materials; to expand protections for nonconforming single-family dwellings; to update the Zoning Administrator's listed responsibilities to eliminate conflicts with the approved job description; to revise provisions for the Zoning Board of Appeals to correct inconsistencies with the Michigan Zoning Enabling Act, to correct discrepancies in application requirements, and to clarify variance criteria related to substantial justice; to update regulations where necessary for consistency with recent state law changes; to amend several definitions; and to correct typographical errors and regulatory conflicts identified in the Ordinance.

The proposed amendments and the Zoning Ordinance and Map may be inspected during business hours at the Township Hall and are available for viewing on the Township's website at: http://www.uniontownshipmi.com/.

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing. Written comments may be sent to the Charter Township of Union Planning Commission, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to info@uniontownshipmi.com, or dropped off in the drop box next to the Township Hall entrance.

For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator, by phone at (989) 772 4600 extension 241.

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), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), 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 <u>blue underlined text</u> and proposed deletions are shown using <u>red strikethrough text</u>. Where an entirely new section or sub-section is proposed, this is stated in the header, with the new text left unhighlighted for readability.

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 (Definitions)

Section 2.2 (Definitions) is hereby amended to Delete "Unit" from "Dwelling, Accessory;" to revise the definition; to delete the duplicative "Dwelling, Accessory Apartment" definition; to amend the "public and institutional buildings and uses" to include K-12 school buildings in the definition; and to amend the state-licensed capacities of family and group child day care homes consistent with recent changes to state law.

Section 2.2 Definitions

Dwelling, Accessory Apartment: A dwelling unit that is accessory to and contained within a principal single family dwelling, and which is occupied by either persons related to the occupant of the principal residence by blood, marriage, or legal adoption; domestic servants; or gratuitous guests. An 'accessory apartment' commonly has its own kitchen, bath, living area, sleeping area, and usually a separate entrance.

Dwelling Unit, Accessory: A second<u>ary dwelling unit</u> that is <u>accessory to and</u> located on the same <u>property premises</u> as a <u>the principal dwelling unit</u>, included in the same deed, title, <u>parcel/tax identification number as the principal dwelling unit</u>, and which cannot be sold or <u>leased</u> separately from the principal dwelling unit, and which does not contain a kitchen.

Public and Institutional Buildings and Uses: Principal structures dedicated to the use by the public or government operations. For the purposes of this Ordinance, Public and Institutional Buildings shall include libraries, museums, municipal offices, County, State, or Federal Offices, police and fire stations, K-12 schools, and other buildings used by the public or government. Exceptions: K 12 Schools, Colleges, universities Institutions of Higher Education, and publiclyowned recreational facility buildings shall be defined as described in this section, and shall not be considered Public and Institutional Buildings.

State-Licensed Residential Facility: Any structure constructed for residential purposes and licensed by the State of Michigan pursuant to Michigan Public Act 116 of 1973 (the Child Care Licensing Act) or Michigan Public Act 218 of 1979 (the Adult Foster Care Facility Licensing Act), including adult foster care facilities, foster family homes, foster family group homes, family day care homes, and group day care homes.

- B. <u>Child day care:</u> The care and supervision for periods of less than 24 hours a day of minor children, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption.
 - (1) Family child <u>day</u> care home: A **private home** in which one but fewer than <u>up to</u> seven (7) minor children are received for **child day care**, including a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year.
 - (2) Group child <u>day</u> care home: A **private home** in which more than six but not more than 12 up to 14 minor children are received for **child day care**, including a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year.

<u>PART THREE – Amendments to Section 3.4 (Permitted Uses by District)</u>

Section 3.4 (Permitted Uses by District) is hereby amended to remove a regulatory conflict by specifying the zoning districts where "Dwelling, Accessory" would be an allowable use, to insert "qualified residential treatment programs" as an allowable use consistent with recent state law changes, to correct a typographical error by inserting "universities" into the table, to clarify and expand provisions for recreation facilities in certain zoning districts, and to add bakeries and printing, copying, and bookbinding facilities into the business and industrial districts, 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	Σ	I-2	OS	Use Standards
Residential Uses														OSE Glandarus
Child or Day Care, Family Home	Р	Р	Р	Р	Р	Р	Р							Section 6.14
Dwelling, Accessory	<u>S</u>	<u>S</u>	<u>S</u>	S										Section 6.56

AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	1-1	I-2	so		
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PART FOUR - Amendments to Section 3.6 (AG, Agricultural District)

The lists of Principal Permitted Uses and Special Uses in Section 3.6 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the AG zoning district:
 - Qualified residential treatment programs for 10 or fewer individuals
- B. Add the following as allowable Special Uses in the AG zoning district:
 - Dwelling, Accessory
 - Indoor Publicly-Owned Recreation Facilities

- Outdoor Commercial or Privately-Owned Recreation Facilities
- Outdoor Publicly-Owned Recreation Facilities

PART FIVE - Amendments to Section 3.7 (R-1, Rural Residential District)

The lists of Principal Permitted Uses and Special Uses in Section 3.7 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the R-1 zoning district:
 - Qualified residential treatment programs for 10 or fewer individuals
- B. Add the following as allowable Special Uses in the R-1 zoning district:
 - Dwelling, Accessory
 - Indoor Publicly-Owned Recreation Facilities
 - Outdoor Publicly-Owned Recreation Facilities

<u>PART SIX – Amendments to Section 3.8 (R-2A, One- and Two-Family, Low-Density Residential District)</u> and to Section 3.9 (R-2B, One- and Two-Family, Medium-Density Residential District)

The lists of Principal Permitted Uses and Special Uses in Section 3.8 and Section 3.9 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the R-2A and R-2B zoning districts:
 - Qualified residential treatment programs for 10 or fewer individuals
 - Indoor Publicly-Owned Recreation Facilities
 - Outdoor Publicly-Owned Recreation Facilities
- B. Add the following as allowable Special Uses in the R-2A and R-2B zoning districts:
 - Dwelling, Accessory
- C. Move "Public and Institutional Buildings and Uses" from the list of allowable Special Uses to the list of Principal Permitted Uses in the R-2A and R-2B zoning districts.

<u>PART SEVEN – Amendments to Section 3.10 (R-3A, Multiple-Family Residential District) and Section 3.11 (R-3B, Medium-Density Multiple-Family Residential District)</u>

The lists of Principal Permitted Uses and Special Uses in Section 3.10 and Section 3.11 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the R-3A and R-3B zoning districts:
 - Qualified residential treatment programs for 10 or fewer individuals
 - Indoor Publicly-Owned Recreation Facilities
 - Outdoor Publicly-Owned Recreation Facilities
- B. Add the following as allowable Special Uses in the R-3A and R-3B zoning districts:
 - Dwelling, Accessory

C. Move "Public and Institutional Buildings and Uses" from the list of allowable Special Uses to the list of Principal Permitted Uses in the R-3A and R-3B zoning districts.

<u>PART EIGHT – Amendments to Section 3.13 (B-4, General Business District), Section 3.14 (B-5, Highway Business District, and Section 3.15 (B-7, Retail and Service Highway Business District)</u>

The lists of Principal Permitted Uses and Special Uses in Section 3.13, Section 3.14, and Section 3.15 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the B-4, B-5, and B-7 zoning districts:
 - Indoor Publicly-Owned Recreation Facilities
 - Bakeries
 - Printing, Copying, and Bookbinding Operations
- B. Add the following as allowable Special Uses only in the B-4 zoning district:
 - Outdoor Commercial or Privately-Owned Recreation Facilities
- C. Revise the titles of the following allowable Principal Permitted Uses in the B-4, B-5, and B-7 zoning districts:
 - Business Schools, Colleges, <u>Universities</u>, and Private Schools Operated for Profit
 - Indoor Commercial or Privately-Owned Recreation Facilities

PART NINE – Amendments to Section 3.16 (I-1, Light Industrial District), 3.17 (I-2, General Industrial District)

The lists of Principal Permitted Uses and Special Uses in Section 3.16 and Section 3.17 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the I-1 and I-2 zoning districts:
 - Bakeries
 - Printing, Copying, and Bookbinding Operations
- B. Move "Self-storage Facilities (Mini-Warehouse, Mini-Storage)" from the list of allowable Principal Permitted Uses to the list of Special Uses in the I-1 and I-2 zoning districts.

PART TEN – Amendments to Section 3.18 (OS, Office Service District)

The lists of Principal Permitted Uses and Special Uses in Section 3.18 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the OS zoning district:
 - Outdoor Publicly-Owned Recreation Facilities
- B. Add the following as allowable Special Uses in the OS zoning district:
 - Indoor Commercial or Privately-Owned Recreation Facilities
 - Indoor Publicly-Owned Recreation Facilities
- C. Move "Public and Institutional Buildings and Uses" from the list of allowable Special Uses to the list of Principal Permitted Uses in the OS zoning district.

PART ELEVEN – Amendments to Section 3.19 (PUD, Planned Unit Development District)

Section 3.19 (PUD, Planned Unit Development District) is hereby amended to update subsection "A." (Eligibility Criteria) to clarify and expand the criteria for consideration of a potential project for PUD review, to update subsection "B.2." to also allow limited sign-related deviations to be proposed on the PUD Concept Plan, and to update subsection "C.1." (Permitted Uses) to expand land use options and replace references to underlying zoning and better integrate the Master Plan into the land use review process.

Section 3.19 PUD, Planned Unit Development District

A. Eligibility Criteria

To be eligible for Planned Unit Development approval, the applicant must demonstrate that the following criteria will be met:

- 1. Sufficient land area for proposed uses. The proposed PUD site includes sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PUD project, and to ensure compatibility between uses and the surrounding area. Minimum Size. The minimum size of a Planned Unit Development site shall be five (5) acres of contiguous land, unless the Planning Commission determines that at least one (1) of the following conditions exists:
 - a. <u>The proposed PUD site is located in the <u>East or the West</u> Downtown Development Authority <u>District</u> or <u>within the Mixed-Use</u> Bluegrass <u>Center</u> area <u>as described in the Master Plan</u>, in which case the site size may be less than five (5) acres.</u>
 - b. Furthermore, in the interest of maximizing the use of Planned Unit Development as a tool to promote high quality planning and development, the Planning Commission may permit a smaller Planned Unit Development outside of the DDA or Bluegrass area if: (a) The proposed project has unique characteristics and recognizable and material benefits (including historic and/or architectural value), and/or (b) that will be realized by the future users of the development and the Township as a whole, where such benefits would otherwise be unachievable under this Ordinance.
 - c. The parcel in question has unique characteristics that significantly impact development, such as significant blight, environmental contamination or obsolete buildings that would be fully resolved by the PUD project, unusual topography, or significant historical, cultural or archeological features tree stands, wetlands, poor soil conditions on portions of the parcel, water courses, unusual shape or proportions, or utility easements which cross the parcel.

In such case, the applicant shall submit a letter to the Township requesting a waiver of the minimum Planned Unit Development size requirements. The request shall be submitted prior to submittal of a site plan and application for Planned Unit Development approval. The Planning Commission shall review the request and make the final decision concerning a request to waive the Planned Unit Development size requirements.

- 2. Unified Control. The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project, or assuring completion of the project, in conformity with this Ordinance. The property owner must have a physical street address. The applicant shall provide legal documentation of single ownership or control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans as part of the PUD application. These legal documents shall bind all development successors in title to any commitments made as a part of the documents. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is given to the Township Clerk Zoning Administrator.
- 3. Consistent with the purpose for the PUD District. The proposed PUD is consistent with the Statement of Purpose for the PUD District in Section 3.19.
- 4. Compatibility with the Master Plan. The intent and all of the proposed uses within the requested PUD zoning district are compatible with the goals, objectives, and policies of the Master Plan, including the future land use designation(s) for the site, , unless the Planning Commission determines that conditions have changed significantly since the Plan was prepared or new information supports a change.
- 5. Availability and capacity of services. The proposed type and intensity of 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.

B. Regulatory Flexibility

2. Such deviations may include limited modifications to specific requirements found in Sections 4 through 11 of this Ordinance that apply to the PUD project, and to specific PUD project design standards found in this Section.

C. Permitted Uses and Density

- 1. **Permitted Uses.** The following uses shall be permitted in a Planned Unit Development, unless a broader mixture of uses is called for on the land in question in the Master Plan subject to Planning Commission recommendation and Township Board approval:
 - a. If the underlying zoning is R 1, R 2A, R 2B, R 3A, or R 3B: any use allowed as principal permitted use or special use within the specified district.
 - b. If the underlying zoning is B 4: any use allowed as principal permitted use or special use within the B-4 district, housing for the elderly, and shopping centers.
 - c. If the underlying zoning is B-5: any use allowed as principal permitted use or special use within the B-5 district and shopping centers.

- d. If the underlying zoning is B-7: any use allowed as principal permitted use within the B-7 district, one- and two-family dwellings, and multiple-family dwellings.
- e. If the underlying zoning is I 1 or I 2: any use allowed as principal permitted use within the specified district and industrial parks.
- f. If the underlying zoning is OS: any use allowed as principal permitted use within the OS district.
- a. Uses in a PUD District shall be limited to those specific uses included in the listing of uses shown on the approved PUD Concept Plan, along with customary accessory uses and structures. All other uses shall be prohibited, unless otherwise permitted by this Ordinance.
- b. Uses in a PUD District shall be compatible with the goals, objectives, and policies of the Master Plan, including the future land use designation(s) for the site, unless the Planning Commission determines that conditions have changed significantly since the Plan was prepared or new information supports a change.
- c. Uses in a PUD District shall 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.
- d. A residential area as designated on the approved PUD Concept Plan may contain one (1) or more types of dwelling units, provided that such combination of dwelling unit types and location and arrangement of the residential development will not interfere with orderly and reasonable planning, development, and use of an area.
- e. The Planning Commission may require that a variety of housing types be provided as part of a residential PUD project.
- f. Home occupations shall be permitted in single-family dwellings in a PUD District.
- g. To support the inclusion of a specified use in a PUD project, the applicant may be required to provide documentation, such as a professional market study, that a demand exists for the proposed use within the market area.

PART TWELVE – Amendments to Section 5.5 (Wireless Communication Facilities)

Section 5.5 (Wireless Communication Facilities) is hereby amended to clarify approval procedures by deleting errant references to Township Board approvals from subsections "B," "C," and "G."

Section 5.5 Wireless Communications Facilities

B. Approval Procedures.

The following procedures have been established to achieve approval of a proposed wireless communications facility:

- 1. <u>Standard A</u>. Standard A Wireless communication equipment proposals require no zoning approval. <u>However, plans for Standard A improvements shall be submitted to the Township.</u>
- 2. <u>Standard B</u>. Standard B wireless communication equipment proposals require special use approval. Accordingly, such proposals are subject to the procedures in Section 14.3 and the following special procedures additional requirements:

Steps Action

- 1. Applicant submits plan and \$1,000 fee.
- 2. Within 14 days Township administration determines if application is complete.
- 3. If application is incomplete, administration notifies applicant.
- 4. If application is complete, administration initiates SLU review by scheduling special use public hearing. Special use review must be complete (60) days after the application is considered complete.
- 5. Township Planner reviews plan, transmits letter to Planning Commission.
- 6. Planning Commission reviews plan, makes recommendation to Township Board.
- 7. Township Board approves or denies application.
- 3. <u>Standard C</u>. Standard C wireless communication equipment proposals require special use approval. Accordingly, such proposals are subject to the procedures outlined for Standard B, except that in Step 4 the special use review must be complete not more than ninety (90) days after the application is considered complete.

C. Requirements.

All applications for wireless communication facilities that require special use approval shall be reviewed in accordance with the following standards and conditions. If approved, such facilities shall be constructed and maintained in accordance with such standards and conditions and any additional conditions imposed by the Planning Commission—and Township Board.

G. Summary of Review Requirements.

The following chart summarizes review requirements for wireless communications facilities:

		Required	Review and App	roval
Type of Wireless Communications Facility		Township Board Planning Commission	Zoning Administrator	Exempt
ANTENNAE & ANTENNA STRUCTURES				
Installation of any amateur radio transmission or reception antenna or antenna structure, short wave facility, contractor's business antenna structure, television reception	Exceeding 130.0 feet in height	•		

				Required	Review and App	roval
	Type of Wireless Communications Facili	ty		Township Board Planning Commission	Zoning Administrator	Exempt
	rnet antenna, citizen's band		Up to 130.0		•	
	nilar antennae or antenna st	ructure:	feet in height			
SATELLITE DISH AN	ΓENNAE					
Installation of a satelli	te dish antenna with a	1.5 meters of	or larger		•	
diameter of:		Less than 1.	5 meters			•
OTHER ANTENNAE	MOUNTED ON A STRUCT	URE				
Antenna(e) installation	n on an existing principal bu	ilding or acce	ssory structure			
	of an outside ground equipr			•		
` '	n on an existing principal bu	-	•	•		
•	quipment is installed within		or structure			
	OMMUNICATION FACILIT					
	wireless communication fac	cility not othe	erwise	•		
addressed in this table	With an increase in the over	rall tower be	ight by more			
Alteration or enlargement of an	than 20 feet or 10% of its of		•	•		
existing tower that	greater. Also see Sections	_				
would conform to	Without increasing the over		-			
maximum height	than 20 feet or 10% of its of				•	
requirements:	greater					
Construction or expan ground equipment en	ision of equipment building(closure	s) within an a	ipproved		•	
	usly approved ground equip 00 square feet. Also see Sec			•		
Collocation of new antennae on an existing tower that	With an increase in the over than 20 feet or 10% of its of greater. Also see Sections	original heigh	t, whichever is	•		
would conform to maximum height requirements:	Without increasing the over than 20 feet or 10% of its of greater	• ,		•		
	usly approved ground equip equal to 2,500 square feet	re area to a		•		
_	ound equipment within an a		•			
building or enclosure						
	XEMPT FROM TOWNSHIP					
•	oal and other facilities subject	ct to federal o	or state			•
preemption of local au	<u> </u>					
The state of the s	ntenance of an existing wire conforms to approved plan	-			•	

PART THIRTEEN - Amendments to Section 6.13 (Group Day Care Home....)

Section 6.13 (Group Day Care Home....) is hereby amended to amend the section title to delete the reference to the number of children served consistent with recent changes in state law:

Section 6.13 Group Day Care Home (for 7 to 12 Children)

PART FOURTEEN – Amendments to Section 6.14 (Day Care, Family Home....)

Section 6.14 (Day Care, Family Home....) is hereby amended to amend the section title to delete the reference to the number of children served consistent with recent changes in state law:

Section 6.14 Day Care, Family Home (for 1 to 6 Children)

PART FIFTEEN – Amendments to Section 6.28 (Extraction Operations)

Section 6.28 (Extraction Operations) is hereby deleted and replaced in its entirety to amend the Section as follows:

Section 6.28 Extraction Operations

Extraction operations shall conform to all applicable federal, state, and county regulations and the requirements of the Township's <u>adopted</u> Extraction Ordinance—No. 20-01.

<u>PART SIXTEEN – Amendments to Section 6.35 (Biofuel Production Facility)</u>

Section 6.35 (Biofuel Production Facility) is hereby amended to delete the errant references to the Township Board from subsection "E.6." as follows:

Section 6.35 Biofuel Production Facility

- E. **Special Use Application Requirements**. An application for special use approval for a biofuel production facility shall include all of the following:
 - Information Requested by the Planning Commission or Township Board. Any
 additional information requested by the Planning Commission or Township
 Board that is necessary to make a determination on the special use application.

PART SEVENTEEN – Amendments to Section 6.38 (Self-Storage Buildings)

Section 6.38 (Self-Storage Buildings) is hereby amended to add new subsections "E." entitled "Additional Standards for the Business Districts" and "F." entitled "Additional Standards for the Industrial Districts" to establish additional requirements for new self-storage buildings designed to preserve the character, purpose, and function of these districts.

Section 6.38 Self-Storage Buildings

- E. Additional Standards for the Business Districts. In the B-4 and B-5 zoning districts, self-storage buildings shall be accessory to Principal Permitted Use(s) as allowed in the zoning district and located to the rear of the lot or otherwise arranged in a manner clearly secondary to the Principal Permitted Use(s).
- F. Additional Standards for the Industrial Districts. Self-storage buildings shall only be allowed in the I-1 and I-2 zoning districts where they are either accessory to Principal

Permitted Use(s) as allowed in the zoning district and located to the rear of the lot or otherwise arranged in a manner clearly secondary to the Principal Permitted Use(s), or shall be limited to lots that the Planning Commission has determined to be unsuitable by size, location or configuration for development of Principal Permitted Use(s) as allowed in the zoning district.

PART EIGHTEEN – Amendments to Section 6.39 (Solar Energy Systems)

Section 6.39 (Solar Energy Systems) is hereby amended to correct a typographical error in subsection "G.6.d." as follows:

Section 6.39 Solar Energy Systems

- G. Primary Use Solar Energy Facilities.
 - 6. Decommissioning Plan.
 - d. Surety:
 - i. The owner(s) and/or operator of the SEFs shall post a surety in a form acceptable to the Township, such as security bond, irrevocable letter of credit, escrow, or other form deemed acceptable by the Township equal to one-hundred fifty (150) percent of the total estimated decommissioning and reclamation costs, prior to issuance of a building permit. The cost of decommissioning shall be reviewed between the operator and the Township Board-Planner every five (5) years to ensure adequate funds are allocated for decommissioning; the surety shall be appropriately adjusted to reflect the current decommissioning estimate.

PART NINETEEN - Add a New Section 6.42 (Qualified Residential Treatment Programs)

Section 6 (Standards Applicable to Specific Uses) is hereby amended to add a new Section 6.42 entitled "Qualified Residential Treatment Programs" as follows:

Section 6.42 Qualified Residential Treatment Programs

Consistent with Section 206(1)(c) of the Michigan Zoning Enabling Act, A qualified residential treatment program that provides services for 10 or fewer individuals is a residential use of property for the purposes of zoning, to which all of the following apply:

- 1. The program has a trauma-informed treatment model, evidenced by the inclusion of trauma awareness, knowledge, and skills into the program's culture, practices, and policies.
- 2. The program has registered or licensed nursing and other licensed clinical staff on-site or available 24 hours a day, seven days a week, who provide care in the scope of their practice as provided in Part 170 (Medicine), Part 172 (Nursing), Part 181 (Counseling), Part 182

(Psychology), Part 182A (Applied Behavior Analysis), and Part 185 (Social Work) of the Public Health Code.

- 3. The program integrates families into treatment, including maintaining sibling connections.
- 4. The program provides aftercare services for at least six months post discharge.
- 5. The program is accredited by an independent not-for-profit organization as described in 42 USC 672(k)(4)(G).
- 6. The program does not include a detention facility, forestry camp, training school, or other facility operated primarily for detaining minor children who are determined to be delinquent.

PART TWENTY – Add a New Section 6.43 (Bakeries)

Section 6 (Standards Applicable to Specific Uses) is hereby amended to add a new Section 6.43 entitled "Bakeries" as follows:

Section 6.43 Bakeries and Printing, Copying, and Bookbinding Operations

Bakeries and Printing, Copying, and Bookbinding Operations shall be subject to the following standards by zoning district:

- 1. In the I-1 and I-2 zoning districts, the principal use of the premises shall be for the preparation and manufacturing of products to be distributed and sold at off-site locations. Any area(s) for sales of products prepared on the premises shall be limited to no more than twenty percent (20%) of the usable floor area occupied by the principal use.
- 2. In the B-4, B-5, and B-7 zoning districts, the principal use of the premises shall be the preparation and on-site sales of products. Distribution of products to off-site locations shall be permitted as an accessory use, provided that such activities remain incidental and subordinate to the principal use of the premises.

PART TWENTY-ONE – Amendments to Section 6.56 (Accessory Apartment)

Section 6.56 (Accessory Apartment) is hereby deleted and replaced in its entirety with a new Section 6.56 entitled "Accessory Dwelling" to revise the title and change the references in the text to match defined terms, to revise the maximum floor area limitation, and to add a reference to the Township's Housing Licensing Ordinance, as follows:

Section 6.56 Accessory Apartment Dwelling

An accessory apartments-dwelling shall comply with the following regulations:

1. Accessory Apartment Defined. An accessory apartment is a dwelling unit that is accessory to and contained within a principal single family dwelling, and which is occupied by either persons related to the occupant of the principal residence by blood, marriage, or legal adoption; domestic servants; or gratuitous guests. An accessory apartment typically has its own kitchen, bath, living area, sleeping area, and usually a separate entrance.

- 1. **Residence an Incidental Use.** The accessory apartment dwelling shall be clearly incidental to the principal residence single-family dwelling on the site. Accordingly, the following conditions shall be met:
 - a. A<u>n accessory apartments dwelling shall</u> be established in and attached to <u>an</u> owner-occupied <u>homes single-family dwelling</u> only by means of a fully enclosed, insulated and heated space.
 - b. Only one (1) such accessory residence-dwelling shall be permitted on each parcel.
 - c. The total gross floor area of the accessory apartment dwelling shall not exceed eight hundred (800) square feet or fifty percent (50%) of the principal single-family dwelling's gross floor area, whichever is less.
- 2. **Setbacks and Placement on the Parcel.** Accessory <u>residences dwellings</u> shall comply with all setback requirements for the zoning district in which they are located.
- 3. **Compatibility with Surrounding Land Use.** The design of the accessory residence dwelling shall not detract from the single-family character and appearance of the principal residence dwelling on the lot, or the surrounding neighborhood. The accessory residence dwelling shall not have a front entrance visible from the front yard, other than the entrance that serves the principal residence dwelling on the lot. When viewed from the outside, it shall appear that only one (1) household occupies the site.
- 4. **Parking and Access.** In addition to <u>the minimum</u> required parking for the principal <u>dwelling</u> residence, one (1) additional <u>required</u> parking space shall be provided for the accessory <u>dwelling residence</u>.
- 5. **Termination.** An accessory apartment dwelling that is no longer needed for the purposes outlined herein shall be incorporated into and become a part of the <u>principal</u> single-family home dwelling to which it is attached.
- 6. **Rental Certification.** The accessory dwelling shall be subject to the applicable requirements of the Township's Housing Licensing Ordinance.

PART TWENTY-TWO - Amendments to Section 7.14 (Trash Removal and Collection)

Subsection "C" (Screening) of Section 7.14 (Trash Removal and Collection) is hereby amended to clarify that durable and opaque non-wood fence materials can be used for trash enclosure screening (subject to Planning Commission approval).

Section 7.14 Trash Removal and Collection

C. Screening.

Dumpsters shall be screened from view from adjoining property and public streets and thoroughfares. Dumpsters shall be screened on three sides with a permanent building, decorative masonry wall, or solid, <u>durable</u>, <u>and opaque</u> <u>wood</u> fencing, not less than six (6) feet in height or at least one foot above the height of the enclosed dumpster, whichever is taller. Durable, lockable and visually opaque gates of equivalent height shall be provided on the fourth side of the enclosure.

PART TWENTY-THREE – Amendments to Section 9.2 (Schedule of Required Parking)

Subsection "F." (Schedule of Off-Street Parking by Use) of Section 9.2 (Schedule of Required Parking) is hereby amended to revise the parking standard for self-storage buildings, as follows:

Section 9.2 (Schedule of Required Parking)

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Other Uses	
Self-storage Facilities Buildings (Mini-	0.1 spaces per storage unit, plus Rrequired parking for any office or
Warehouse, Mini-Storage)	other uses accessory to the facility.

PART TWENTY-FOUR – Amendments to Section 12.2 (General Requirements)

Section 12.2 (General Requirements) is hereby amended to delete and replace the text of subsection "J." as follows:

Section 12.2 General Requirements

J. Nonconforming Single-Family Uses. Notwithstanding the limitations outlined in Section 12, any structure used for single family residential purposes and maintained as a nonconforming use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new nonconformities or increase the extent of existing nonconformities with respect to such matters as setback and parking requirements-See Section 12.6 (Nonconforming Single-Family Dwellings).

<u>PART TWENTY-FIVE – Amendments to Section 12.4 (Modifications to Nonconforming Uses or Structures)</u>

Subsection "A." (Applicability) of Section 12.4 (Modifications to Nonconforming Uses or Structures) is hereby amended to revise subsection "A.5." for clarity, and to add new subsections "A.6." to reference the new Section 12.6 and "A.7." to reference the existing Section 11.14.

Section 12.4 Modifications to Nonconforming Uses or Structures

- A. **Applicability**. The following regulations shall apply to any nonconforming use or structure, including:
 - 1. Nonconforming uses of open land.
 - 2. Nonconforming use of buildings designed for a conforming use.
 - 3. Nonconforming use of buildings specifically designed for the type of use which occupies them but not suitable for a conforming use.
 - 4. Buildings designed and used for a conforming use but not in conformance with area and bulk, parking, loading, or landscaping requirements.
 - 5. Nonconforming <u>buildings and</u> structures, <u>including accessory structures</u> <u>such as fences and signs</u>.
 - 6. Nonconforming single-family dwellings shall not be subject to regulation under this Section, but rather shall be subject to the requirements of Section 12.6.

7. Nonconforming signs shall not be subject to regulation under this Section, but rather shall be subject to the requirements of Section 11.14.

PART TWENTY-SIX – Add a New Section 12.6 (Nonconforming Single-Family Dwellings)

Section 12 (Nonconformities) is hereby amended to add a new Section 12.6 entitled "Nonconforming Single-Family Dwellings" to eliminate regulatory conflicts in the existing regulations and to expand protections for nonconforming single-family dwellings, as follows:

Section 12.6 Nonconforming Single-Family Dwellings.

It is the intent of this Section to regulate the alteration and reconstruction of nonconforming single-family dwellings consistent with the intent and purposes of Section 12 and this Ordinance, and in a manner that avoids unnecessary hardship for homeowners seeking mortgage financing or homeowner's insurance coverage for a nonconforming dwelling. Accordingly, the provisions of Section 12.4 (Modifications to Nonconforming Uses or Structures) shall not apply to nonconforming dwellings as regulated under this Section. Nonconforming single-family dwellings may be used, repaired, expanded, altered, or replaced if destroyed, subject to the following:

- A. **Dwelling as a Nonconforming Use.** A nonconforming single-family dwelling and nonconforming customary accessory structures located in a zoning district in which single-family dwellings are not an allowable use may be repaired, altered, or replaced if destroyed, provided that:
 - Such work shall conform to all applicable standards of this Ordinance as if the property and use were located in the residential zoning district for which the lot area and lot width dimensional standards most closely align with that of the subject lot. Accessory structures shall conform to the requirements of Section 7.5 for the applicable residential zoning district.
 - 2. The use, dwelling, and accessory structures shall be maintained in conformance with all other applicable federal, state, and local laws, ordinances, regulations and rules.
- B. **Dwelling as a Nonconforming Structure.** Where a single-family dwelling is an allowable use in the zoning district but is nonconforming with respect to the zoning district's dimensional standards or Section 6.16 (Residential Design Requirements) the following standards shall apply:
 - 1. Structural alterations to a nonconforming single-family dwelling that decrease or do not affect the degree of nonconformity shall be permitted. The dwelling may be expanded, provided that:
 - a. The addition shall conform to the dimensional standards and other requirements of the zoning district in which it is located.
 - b. The expanded dwelling shall not exceed the ground floor coverage and floor area ratio limits of the district in which it is located.

- 2. A nonconforming single-family dwelling may be repaired, reconstructed or replaced if damaged or destroyed, provided that:
 - a. All repairs and maintenance shall conform to the State Construction Code and all other applicable code requirements.
 - b. A damaged dwelling shall be adequately secured, and shall be protected against further damage from the elements.
 - c. Any replacement dwelling shall conform to the dimensional standards of the zoning district where it is located, except where, in the determination of the Zoning Administrator, existing site conditions would prevent reasonable conformance. In such cases, the dwelling may be reconstructed on the existing location.
 - d. Application for a building permit shall be made within 365 calendar days of the date of such damage, and all work shall be completed within the building permit approval period. Where pending insurance claims require an extension of time, the Zoning Administrator may grant one (1) extension of up to 365 calendar days, provided that the property owner submits a certification from the insurance company attesting to the delay.
- 3. A nonconforming dwelling moved within a lot or to another lot shall thereafter conform to the regulations of the district in which it is located.
- 4. If the dwelling became physically unsafe or unlawful due to a lack of repairs or unsecured exposure to the elements, or is declared to be unsafe or unlawful by reason of physical condition under the State Construction Code or applicable fire or property maintenance codes, it shall not thereafter be restored, repaired or rebuilt except in conformity with all Ordinance requirements.

PART TWENTY-SEVEN – Amendments to Section 13.2 (Township Board of Trustees)

Section 13.2 (Township Board of Trustees) is hereby amended to correct the references to required Township Board approvals, as follows:

Section 13.2 Township Board of Trustees

- B. Review and Approval of Plans.
 - Township Board review and approval shall be required for all <u>Special Uses rezoning</u> <u>applications</u>, in accordance with Section <u>14.5 (Amendments)</u> <u>14.3</u>.
 - Township Board review and approval shall be required for all Planned Unit Development (PUD) applications, in accordance with Section 3.19 (PUD, Planned Unit Development District) 3.18.

PART TWENTY-EIGHT – Amendments to Section 13.4 (Zoning Board of Appeals)

Section 13.4 (Zoning Board of Appeals) is hereby amended to delete and consolidate all provisions for establishment, authority, and general rules in an updated Section 14.4.

Section 13.4 Zoning Board of Appeals

The Township Zoning Board of Appeals (hereinafter referred to as "ZBA") is created pursuant to Michigan Public Act 110 of 2006, as amended.

- A. Membership and Operation. The ZBA shall consist of five (5) members who shall be appointed in accordance with Section 601(3) of Michigan Public Act 110 of 2006, as amended, as follows:
 - 1. The first member shall be a member of the Planning Commission.
 - 2. The remaining members (including any alternate members) shall be electors of the Township residing outside of incorporated cities and villages and shall be representative of the population distribution and of the various interests present in the Township.
 - 3. No employee or contractor of the Township may be a member or employee of the Board of Appeals. No elected officer of the Township may serve as chairperson of the Board of Appeals.
 - 4. The qualifications of members, the term of each member, filling of vacancies, compensation of members, and operation of the ZBA shall be in accordance with Act 110. The ZBA shall not conduct business unless a majority of the members of the Board are present.
 - 5. The Township Board may appoint up to 2 alternate members for the same term as regular members to the ZBA. An alternate member may be called to serve as a member of the ZBA in the absence of a regular member if the regular member will be unable to attend one (1) or more meetings. An alternate member may also be called to serve as a member for the purpose of reaching a decision on a case in which the member has abstained for reasons of conflict of interest. The alternate member appointed shall serve in the case until a final decision is made. The alternate member has the same voting rights as a regular member of the ZBA.
- B. Meetings. Meetings of the ZBA shall be held in accordance with an adopted schedule, or at the call of the Chairperson, or at such other times as the ZBA may specify in its rules and procedures. The ZBA shall state the grounds of each determination, and shall maintain a record of its proceedings, which shall be filed in the office of the Township Clerk.
- C. Removal of Members. A member of the ZBA may be removed by the Township Board for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing. A member shall disqualify himself or herself from a vote in which the member has a conflict of interest. Failure of a member to disqualify himself or herself from a vote in which the member has a conflict of interest constitutes malfeasance in office.

D. Jurisdiction. The ZBA shall have the authority outlined in Section 14.4 (Zoning Board of Appeals)

PART TWENTY-NINE – Amendments to Section 13.5 (Enforcement Officials)

Subsection "B." (Responsibilities of the Zoning Administrator) of Section 13.5 (<u>Enforcement Officials</u>) is hereby amended to remove inconsistencies between the provisions of this subsection and the established job description for this position, as follows:

Section 13.5 Enforcement Officials

- A. **Overview**. As specified throughout this Ordinance, certain actions necessary for the implementation of this Ordinance shall be administered by the Zoning Administrator, the Township Planner, and other Township administrative officials, or their duly authorized assistants or representatives. In carrying out their designated duties, all such enforcement officers shall administer the Ordinance precisely as it is written and shall not make changes or vary the terms of the Ordinance. The positions of Zoning Administrator and Township Planner may be filled by one person.
- B. Responsibilities of the Zoning Administrator. The provisions of this Ordinance shall be administered and enforced by the Zoning Administrator, under the direction of the Township Planner. In addition to specific responsibilities outlined elsewhere in this Ordinance, the Zoning Administrator or his/her duly authorized assistants shall have the following responsibilities:
 - 1. The Zoning Administrator shall administer and enforce this Ordinance precisely as written, and shall not modify, vary or ignore the terms of this Ordinance nor grant exceptions to the actual meaning of any clause, order or regulation.
 - 2. The Zoning Administrator shall have the authority to interpret this Ordinance in such a way as to preserve and promote the character of the zoning district in question, and carry out the intent and purposes of this Ordinance and Township Master Plan. Such interpretations shall be subject to appeal to the Zoning Board of Appeals in accordance with Section 14.4 (Zoning Board of Appeals).
 - 1.3. The Zoning Administrator shall provide citizens and public officials with information relative to this Ordinance and related matters.
 - 2.4. The Zoning Administrator shall assist applicants in determining and completing appropriate forms and procedures related to site plan review, special use, rezoning, and other zoning matters.
 - 3.5. The Zoning Administrator shall review and investigate permit applications to determine compliance with the provisions of the Zoning Ordinance.
 - 4.6. The Zoning Administrator shall issue zoning permits upon compliance with provisions of this Ordinance and other applicable ordinances.

- 5.7. The Zoning Administrator shall perform inspections of buildings, structures, and premises to ensure proposed land use changes or improvements are and will remain in compliance with this Ordinance.
- 6.8. The Zoning Administrator shall investigate alleged violations of this Ordinance and enforce appropriate corrective measures when required, including issuance of violation notices, issuance of orders to stop work, and revoking of permits.
- 9. The Zoning Administrator shall order the discontinuance of unlawful uses of land or structures, removal of unlawful structures or alterations, discontinuance of work performed in violation of this Ordinance, and shall take such action(s) authorized by this Ordinance to ensure compliance with this Ordinance.
- 7.10. The Zoning Administrator shall perform other related duties required to administer this Ordinance.

PART THIRTY - Amendments to Section 14.3 (Special Use Permits)

Section 14.3 (Special Use Permits) is hereby amended to correct a typographical error by removing "or Township Board" from subsection "J.3." as follows:

Section 14.3 Special Use Permits

J. Standards for Special Use Approval.

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.

<u>PART THIRTY-ONE – Amendments to Section 14.4 (Variances and Appeals)</u>

Section 14.4 (Variances and Appeals) is hereby deleted and replaced in its entirety with a new Section 14.4 entitled "Zoning Board of Appeals" to correct inconsistencies with sections 601, 603, and 604 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), to correct discrepancies in the application requirements, and to clarify and expand upon the variance criteria related to substantial justice, as follows:

Section 14.4 Zoning Board of Appeals

There is hereby established a Zoning Board of Appeals (ZBA), which shall perform its duties and exercise its powers as provided for in the Michigan Zoning Enabling Act and this Ordinance, in such a way that the objectives of this Ordinance are observed, public health and safety secured, and substantial justice done.

A. Membership.

The Zoning Board of Appeals shall consist of five (5) regular members, appointed by the Township Board. One (1) member of the ZBA shall also be a member of the Planning Commission. The remaining two (2) members shall be selected from the electors of the Township. One (1) member may also be a member of the Township Board. In the event a member is elected to the Township Board and such election increases the number of Township Board members serving on the ZBA to more than one (1), then such member's seat on the ZBA shall be deemed vacant.

The members selected shall be representative of the population distribution, and of the various interests present in the Township. Employees and contractors of the Township shall be prohibited from serving as ZBA members.

B. Alternates.

The Township Board may appoint not more than two (2) alternate ZBA members for the same term as regular members. An alternate may be called to serve as a regular member for the ZBA in the absence of a regular member if the regular member is absent from or will be unable to attend one (1) or more ZBA meetings. An alternate may also be called to serve as a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons described in subsection 14.4.D. (Abstaining). The alternate member appointed shall serve in the case until a final decision is made, and shall have the same voting rights as a regular ZBA member.

C. Terms and Vacancies.

The term of each member shall be for three (3) years, except for members serving because of their membership on the Planning Commission or Township Board where terms shall be limited to the time they are members of those bodies. If multiple members are appointed at the same time, the appointments may be for less than three (3) years to provide for staggered terms. A successor shall be appointed not more than one (1) month after the term of the preceding member has expired. Vacancies for unexpired terms shall be filled for the remainder of the term.

D. Abstaining.

A member shall abstain from participating in a public hearing or voting on any question in which he or she has a conflict of interest, subject to the following:

- 1. Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the remaining members of the ZBA.
- 2. The member is disqualified from voting on the matter if:
 - a. A majority vote of the remaining members of the ZBA agree that a conflict exists; or if
 - b. A ZBA member who is also a member of the Township Board or Planning Commission previously voted on the same matter as a member of the Board or Commission. The member may consider and vote on other unrelated matters involving the same property.

- 3. The ZBA may define "conflict of interest" in its bylaws, or the Township Board may adopt a conflict of interest policy for the Township by resolution.
- 4. Failure of a member to disclose a potential conflict of interest or to abstain as required by this subsection shall constitute malfeasance in office.

E. Removal From Office.

The Township Board may remove a member from office for misfeasance, malfeasance or nonfeasance in office, upon written charges and following a public hearing held in accordance with Section 14.6 (Public Hearing Notice). Minutes of the meeting at which the hearing is held shall record the reasons for the hearing, any motions or resolutions, and the roll call vote of the Township Board.

F. General Rules.

The following general rules shall apply to the Zoning Board of Appeals:

- 1. **Officers.** The ZBA shall annually elect a Chair, Vice-Chair, Secretary, and Vice-Secretary from its membership. The Township Board Representative shall not serve as ZBA Chair. Such election shall be held at the first regular ZBA meeting of each calendar year, or at the first regular meeting of the ZBA following departure of an existing officer from the ZBA.
 - a. The Chair shall preside at and conduct ZBA meetings; and shall have the power to subpoena and require attendance of witnesses, administer oaths, compel testimony and production of books, papers, files, and other evidence pertinent to matters before the ZBA. The Chair shall also decide all points of order or procedure. In the absence of the Chair, the Vice-Chair shall exercise all powers and authority of the Chair.
 - b. The Secretary shall be responsible for ensuring that complete and accurate written records are kept of all ZBA proceedings.
- 2. **Meetings.** Meetings of the ZBA shall be held at the call of the Chair and at such other times as any ZBA bylaws may specify. All ZBA meetings shall be open to the public. Three (3) ZBA members shall constitute a quorum, without which the ZBA shall not conduct business other than to open and close the meeting. The concurring vote of a minimum of three (3) ZBA members shall be necessary for any decision.
- 3. **Timing of application or appeal.** For any land use, structure or other project that is subject by a provision of this Ordinance to review and action or interpretation by the Planning Commission or Zoning Administrator, an application to the Zoning Board of Appeals shall only be accepted for review and a public hearing subsequent to the conclusion of that administrative process.
- 4. **Stay of action.** An application or appeal stays all proceedings in the furtherance of the action subject to the application or appeal, unless the Zoning Administrator, Township Planner, Township Engineer, or Building Official certifies to the Zoning Board of Appeals that, in their opinion and by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings shall

- not be stayed other than by a restraining order which may be granted by the Zoning Board of Appeals or by the Circuit Court upon due cause shown.
- 5. **Hearing.** After receipt of a complete and accurate application, a reasonable time and date for public hearing shall be established. Notice shall be given and the hearing shall be held per Section 14.6 (Public Hearing Notice). All hearings shall be open to the public.
- 6. **Representation.** An applicant may appear or be represented by an agent or attorney.
- 7. **Motions.** A motion for action on an application shall include specific findings of fact and conclusions made by the ZBA in the case. Approved motions, including findings of fact and conclusions, shall be incorporated into the written record for the case. A copy shall be provided to the applicant of the approved written record of the meeting, or a written decision signed by the Chair or acting Chair.
- 8. **Postponement and dismissal.** The ZBA may postpone consideration of an application until a later meeting upon request by the applicant, failure of the applicant to attend the meeting, or determination that the application is not sufficiently complete or accurate for action. Failure of the applicant to attend two (2) or more meetings where the application is on the agenda shall constitute grounds for dismissal of the application without further consideration.
- 9. **Record of Proceedings.** The Township administrative staff, under the supervision of the secretary of the ZBA, shall prepare and keep minutes of the ZBA proceedings, showing the findings, decisions, conditions, if any, and votes of each member in each case, including a member's absence or failure to vote. The minutes shall be within the ultimate authority, and shall be the responsibility, of the secretary of the ZBA, and shall be subject to approval of the ZBA.
 - To the extent that a written decision statement in a case is prepared and issued in accordance with Section 606(3)(a) of the Michigan Zoning Enabling Act, it shall include the date of the meeting when the decision was made, it shall include the full text of the adopted motion, the signature of the Chair or acting Chair, and the date the written decision statement was signed.
- 10. **Period of Validity.** A decision of the ZBA shall have immediate validity, subject to the provisions of subsection 14.4.M. (Appeals to Circuit Court).
 - a. Any decision of the ZBA favorable to the applicant shall remain valid only as long as the information and data relating to such decision are found to be correct, and the conditions upon which the decision was based are maintained.
 - b. Relief granted by the ZBA shall be valid for a period not longer than 365 calendar days, unless otherwise specified by the ZBA. Within such period of effectiveness any required permits must be secured and any actual on-site improvement of property in accordance with the approved plan and the relief granted must be commenced or the grant of relief shall be deemed void.
- 11. Bylaws. The ZBA may also adopt bylaws to govern its procedures.

G. Powers and Duties of the ZBA.

The Zoning Board of Appeals shall hear, decide, and rule on the following:

- 1. **Interpretations.** The ZBA shall hear and decide questions that arise in the administration of the zoning ordinance, including the interpretation of the text and the Official Zoning Map, subject to the provisions of subsection 14.4.I.
- 2. **Administrative appeals.** The ZBA shall hear and decide appeals from and review any administrative order, requirement, decision, or determination made by an administrative official or body charged with enforcement of this Ordinance, subject to the provisions of subsection 14.4.J.
- 3. **Variances.** The ZBA shall hear and decide requests for variances for relief from the strict application of one (1) or more non-use provisions of this Ordinance, subject to the provisions of subsection 14.4.I.K.
- 4. **Other matters.** The ZBA shall have the authority to hear and decide on other matters referred to them upon which this Ordinance or Michigan Zoning Enabling Act specifically authorizes the ZBA to act.
- 5. **Prohibited actions.** The ZBA shall not alter or change the zoning district classification of any property, or make any change in the terms of this Ordinance, and shall not take any action that would result in making a legislative change. The ZBA shall not hear and shall have no authority regarding use variances or any issue involving a special use permit or planned unit development approval or denial.

H. Applications.

All applications to the ZBA shall be made by filing at least ten (10) paper copies and two (2) digital copies (in a format compatible with Township systems) of a complete and accurate application with the Zoning Administrator or designee, on forms provided by the Township, and shall be accompanied by the applicable fee and any required escrow deposit as established by Township Board resolution. In addition to the applicable fee and any required escrow deposit, a complete and accurate application shall at a minimum include the following:

- 1. Name, address, telephone and facsimile numbers, and other contact information for the applicant and owners of record, along with proof of ownership.
- 2. The applicant's interest in the property, and if the applicant is not the property owner of record, a signed authorization of the owner(s) for the application.
- 3. Address, location, legal description, and tax identification number of the parcel.
- 4. Zoning classification of the subject parcel(s) and all abutting parcels.
- 5. A letter from the applicant stating the reasons for the request, and addressing the applicable criteria specified in this Article for the type of request.
- 6. Copies of all plans, studies and other information and data to be relied upon by the applicant.

- 7. Any additional information required by this Article or deemed necessary by the ZBA to make a determination on the issue in question.
- 8. For variance requests, the following additional requirements shall apply:
 - a. The applicant shall submit a plot plan drawn to scale and including lot boundaries, easements, dimensions, setbacks, locations of septic systems and wells where applicable, significant natural features, and all existing and proposed structures and improvements.
 - b. The ZBA shall have the authority to require a certified survey prepared by a registered land surveyor when determined necessary to verify the accuracy of the plot plan.
 - c. For projects subject to site plan approval per Section 14.2, a complete site plan shall be provided.

I. Interpretations.

The ZBA shall have the power to hear and decide questions that arise in the interpretation of the text of the Zoning Ordinance in a manner consistent with the intents and purposes stated in the Ordinance, and in such a way as to preserve and promote the character of the zoning district in question. The ZBA shall also have the power to hear and decide questions that arise in the interpretation of the Official Zoning Map in such a way as to carry out the intents and purposes of this Ordinance and the Master Plan, subject to the standards of Section 10.105.E (Rules for Interpretation).

Applications for questions that arise from an interpretation of the text of the Zoning Ordinance or of the Official Zoning Map made by the Planning Commission, Zoning Administrator or other Township official shall be reviewed by the ZBA as an administrative appeal subject to subsection 14.4.J. (Administrative Appeals).

J. Administrative Appeals.

Consideration of administrative appeals shall be subject to the following:

- 1. Standing to Appeal. Appeals shall be taken to the ZBA through submittal of a complete and accurate application to the Township Clerk by a person, firm or corporation aggrieved by the order, requirement, decision or determination; or by an officer, department, board, commission or bureau of the Township, county, state, or federal governments. Such appeals shall be filed within 60 calendar days of the order, requirement, decision or determination in question.
 - a. The appellant shall submit a clear description of the order, requirement, decision, or determination from which the appeal is made and the grounds of the appeal. The appellant may be required by the ZBA to submit additional information to clarify the appeal.
 - b. The Township Clerk shall compile and transmit to the ZBA copies of all relevant papers constituting the record upon which the action appealed from was taken.

- **2. Determinations.** The ZBA shall reverse an administrative decision only upon determining that the order, requirement, decision or determination:
 - a. Constituted an abuse of discretion;
 - b. Was arbitrary or capricious;
 - c. Was based upon an erroneous finding of a material fact; or
 - d. Was based upon an erroneous interpretation of the Zoning Ordinance.

After making such a determination, the ZBA may, reverse or affirm wholly or in part; modify the order, requirement, decision or determination; or make such order, requirement, decision, or determination as ought to be made, and may issue or direct the issuance of a permit. To that end, the ZBA shall have all of the powers of the official(s) from whom the appeal is taken.

K. Variances.

The ZBA shall have the authority to grant non-use variances where, owing to special conditions, strict enforcement of this Ordinance would result in unnecessary hardship or practical difficulty, subject to Michigan Zoning Enabling Act requirements and the following:

- Standards for Review. A variance shall not be granted unless all of the following standards are met:
 - a. Practical difficulties. Strict compliance with the specified dimensional standard(s) will deprive the applicant of rights commonly enjoyed by other property owners in the same zoning district, create an unnecessary burden on the applicant, or unreasonably prevent the owner from using the property for a permitted purpose.
 - b. **Substantial justice.** The variance will give substantial relief and justice to the applicant, consistent with justice to other property owners in the same district.
 - c. **Unique circumstances.** The need for the variance is due to unique circumstances peculiar to the land or structures involved, that are not applicable to other land or structures in the same district.
 - d. **Preservation of property rights.** The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same zoning district.
 - e. **Public safety and welfare.** The requested variance can be granted in such fashion that the spirit of this Ordinance will be observed and public safety and welfare secured. In addition:
 - i. The granting of a variance will not increase the hazard of fire or otherwise endanger public safety.

- ii. The granting of a variance will not unreasonably diminish or impair the value of surrounding properties.
- iii. The granting of a variance will not alter the essential character of the area or surrounding properties.
- iv. The granting of a variance will not impair the adequate supply of light and air to any adjacent property.
- f. **Not self-created.** The problem and resulting need for the variance has not been self-created by the applicant or the applicant's predecessors.
- g. **More than mere inconvenience.** The alleged hardship and practical difficulties that will result from a failure to grant the variance include substantially more than mere inconvenience or an inability to attain a higher financial return.
- h. **Minimum necessary action.** The reasons set forth in the application justify the granting of the variance, and the variance is the minimum necessary relief to allow reasonable use of the land, building, or structure. The granting of a lesser variance will not give substantial relief and justice to the applicant, consistent with justice to other property owners in the same district.
- Use Variances Prohibited. Under no circumstances shall the ZBA grant a variance
 to allow a use not permissible under the terms of this Ordinance in the district
 involved, or any use expressly or by implication prohibited by the terms of this
 Ordinance in said district.
- 3. **Reapplication for Variance.** No application for a variance that has been denied wholly or in part by the ZBA shall be resubmitted for a period of 365 calendar days from the date of denial, except on grounds of new evidence of changed conditions found by the ZBA to be valid.

L. Conditions of Approval.

The ZBA may impose conditions or limitations upon any affirmative decision, as it may deem reasonable and necessary in accordance with the purposes of this Ordinance and the Michigan Zoning Enabling Act. Such conditions shall be consistent with procedures, requirements, standards, and policies of the Township, where applicable. Violation of any condition imposed shall be deemed a violation of this Ordinance.

M. Appeals to Circuit Court.

Any person aggrieved by a decision of the ZBA in a particular case shall have the right to appeal to the Circuit Court as permitted by Section 606 of the Michigan Zoning Enabling Act [MCL125.3606(1)]. The appeal shall be filed within 30 calendar days after the Zoning Board of Appeals issues its written decision signed by the Chair or acting Chair, or within 21 calendar days after the Zoning Board of Appeals approves the minutes of its decision, whichever comes first.

PART THIRTY-TWO - 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-THREE - 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-FOUR – Publication

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

ADDITIONAL PROPOSED ZONING ORDINANCE AMENDMENTS

PART TWO – Amendments to Section 2.2 (Definitions)

Section 2.2 (Definitions) is hereby amended to <u>also amend and clarify the defined term "religious institutions</u>, as follows:"

Section 2.2 Definitions

Religious Institution: Any structure—A type of building or site that has been consecrated, dedicated or otherwise set apart primarily—and regularly used for religious assembly and/or activity for the regular assembly of persons for the conducting of services, ordinances, and activities within a particular system of faith and worship. If designed, constructed, operated, and maintained in a manner that is clearly incidental and subordinate to the principal use, the following are acknowledged as acceptable accessory uses and structures commonly—associated with religious institutions—include, but are not necessarily limited to: the hosting of weddings, baptisms, funerals, and other ceremonies, celebrations, and social or outreach events within a particular system of faith and worship; classrooms for religious education; church offices and meeting rooms; parsonages, convents, and similar living arrangements for ministry and other members of a religious order who carry out their duties primarily on the site; assembly halls; a kitchens, food pantryies, and—or similar food preparation facilityies; a multi-purpose room or fellowship hall space—classrooms; gyms; and a small playgrounds—area.

<u>PART THREE – Amendments to Section 3.4 (Permitted Uses by District)</u>

Section 3.4 (Permitted Uses by District) is hereby amended to <u>also add "Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly" as an allowable Principal Permitted Uses in the B-7 zoning district</u>:

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	Σ	1-2	SO	Use Standards
Public, Quasi-Public, and Recreational Uses											•	•		
Religious Institutions	S	S	Р	Р	Р	Р		Ρ	Р	Ρ			Р	Section 6.34
Theaters, Assembly Halls, Concert Halls, and								Ω	J					

PART EIGHT – Amendments to Section 3.13 (B-4, General Business District), Section 3.14 (B-5, Highway Business District, and Section 3.15 (B-7, Retail and Service Highway Business District)

The lists of Principal Permitted Uses and Special Uses in Section 3.13, Section 3.14, and Section 3.15 are hereby amended, as follows:

- D. Add the following as allowable Principal Permitted Uses in the B-7 zoning district:
 - Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly

Charter Township Of Union

Community and Economic Development Department

2010 S. Lincoln Rd. Mt. Pleasant, MI 48858 989-772-4600 ext. 232

ZONING ORDINANCE AMENDMENT REPORT

TO: Planning Commission **DATE:** December 12, 2022

FROM: Rodney C. Nanney, AICP Community and Economic Development Director

PROJECT: PTXT 22-01 - Proposed Zoning Ordinance text amendments

ACTIONS REQUESTED: To hold a public hearing for and to review the PTXT 22-01 set of proposed text amendments to the Zoning Ordinance No. 20-06, and to make a recommendation to the Board of Trustees.

Background Information

During the adoption process for our current Zoning Ordinance No. 20-06 (which went into effect in September of 2020), 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. In November of last year, an initial set of "punch list" amendments were adopted by the Board of Trustees after a Planning Commission public hearing and recommendation for approval. As staff has continued to administer the new Zoning Ordinance, some additional issues have arisen that are best resolved through consideration of amendments. In addition, new or amended state laws require corresponding changes to the Zoning Ordinance.

With the exception of the last page (titled "Additional Proposed Amendments"), the set of proposed amendments is the same as was reviewed by the Commission during your November meeting. The background for these additional amendments is included in the Summary below.

Summary of Proposed Amendments

Additional background information is provided below to highlight various changes to the Zoning Ordinance included in this set of proposed amendments:

Correcting Gaps in the Allowable Uses.

The definition of "Public and Institutional Buildings and Uses" is proposed to be revised, and "Dwelling, Accessory," "Bakeries," "Printing, Copying, and Bookbinding Operations," and various recreation facilities are proposed to be added to eliminate staff-identified gaps in our current list of allowable uses in various zoning districts. Where needed, appropriate standards for these uses have been added or updated in Section 6.

Correcting Errors and Regulatory Conflicts.

Several typographical errors are proposed to be corrected, and outdated references in a number of sections to Township Board approval of special uses will be removed. Changes in state law require us to amend the licensed capacity limits for family and group day care homes, and to insert "qualified residential treatment programs for 10 or fewer individuals" as an allowable use in

districts where single-family dwellings are allowed.

A regulatory conflict identified by the Zoning Administrator related to provisions for nonconforming single-family dwellings is proposed to be resolved by inserting a new Section 12.6 to more properly and completely address the concerns of mortgage companies and insurance companies related to replacement of a damaged or destroyed nonconforming dwelling. The responsibilities of the Zoning Administrator (listed in Section 13.5.B.) are also proposed to be updated to remove inconsistencies between the provisions of this subsection and the established job description for this position.

Planned Unit Development (PUD) Updates

The eligibility criteria and provisions for permitted uses in a PUD project are proposed to be updated to clarify and expand the criteria for consideration of a potential project for PUD review, to expand land use options that can be considered on a PUD Concept Plan, and to better integrate the Master Plan into the land use review component of the PUD review process. An additional amendment to the "regulatory flexibility" subsection is intended to allow proposed "limited deviations" to signage standards to also be considered as part of a PUD application.

Self-storage Buildings.

To correct a regulatory conflict, self-storage buildings are proposed to be added back into the table in Section 3.4 (to match the reference in Section 3.13). To minimize impacts on a vibrant business district and to maximize the economic development potential of the limited amount of vacant industrial land in the Township, additional location and site arrangement standards are proposed to be added to Section 6.38 and these facilities are proposed to be moved to require special use permit approval in the Industrial Districts. The minimum parking standard is also proposed to be revised to eliminate the potential for excessive or unnecessary required parking.

Zoning Board of Appeals

Amendments are proposed to consolidate all Zoning Board of Appeals-related provisions into one section (these provisions are currently incomplete and divided between Sections 13.4 and 14.4), to correct inconsistencies in the current text with sections 601, 603, and 604 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), to correct discrepancies in the application requirements, and to clarify and expand upon the variance criteria related to "substantial justice." As part of the updates, a clarification is also proposed to be made related to the timing of application or appeal. For any land use, structure or other project that is subject by a provision of this Ordinance to review and action or interpretation by the Planning Commission or Zoning Administrator, an application to the Zoning Board of Appeals shall only be accepted for review and a public hearing after the conclusion of that administrative process.

Additional Proposed Amendments

On December 7, 2022, the Zoning Board of Appeals (ZBA) held a hearing to consider a request from Thrive Church of Mt. Pleasant for an interpretation of the Zoning Ordinance to determine if all the following uses that Thrive Community Church included in their Statement of Use are fully consistent with the definition of "religious institution" in Section 2.2 (Definitions) and the allowable land uses listed in Section 3.15 (B-7, Retail and Highway Service Business District) of the Zoning Ordinance, and that none of the listed uses are consistent with "Theaters, Assembly Halls, Concert

Halls, and Similar Places of Public Assembly" or "(Outdoor) Recreation Facilities" which are not allowable uses in the B-7 District:

- 1. Worship services in our worship center/assembly hall on a weekly basis
- 2. Classrooms for weekly religious education
- 3. Meeting rooms and church offices
- 4. Kitchen and café
- 5. Host weddings, baptisms, funerals, and other religious and secular ceremonies and celebrations
- 6. Host Christian music artists
- 7. Host religious and secular community gatherings, conferences, meetings, public events, social events, and outreach activities
- 8. Community piano recitals or school graduation ceremonies
- 9. Outdoor recreation facilities for both Thrive Church and community members
- 10. "If the Girl Scouts, members of a yoga or exercise studio or members of a non-profit organization desire to meet or host an event in our space, we would love to accommodate such a request, just as a private school, a fraternal organization, or lodge hall in our zoning district would do."

The proposed list of uses include many activities which are customary accessory uses to a religious institution, as noted in the current defined term. However, the proposed activities also include a number of secular or non-religious public assembly activities that are typically found to be principal uses (separate from and not subordinate to or part of a church facility). Thrive Church representatives indicated that their purpose for submitting the application was to gain certainty as to whether the full scope of their planned activities for a parcel in the B-7 District would be allowed prior to the expense of preparing a preliminary site plan application for Planning Commission review. Staff had met with church representatives several times in 2021 and 2022, and had recommended focusing on available land in the B-4 and B-5 zoning districts, or to consider the Planned Unit Development (PUD) option for their project.

The application to the ZBA highlighted the fact that religious institutions are allowed in the B-7 District, but theaters, concert halls, and similar non-religious or secular places of public assembly are not. This is different from the other two business districts, where both religious and secular places of public assembly are allowable uses.

Following the hearing and extensive deliberations, the ZBA adopted a motion to broadly interpret the definition of "religious institution" in Section 2.2 to include all of the above activities except "outdoor recreation facilities" as allowable accessory uses to a religious institution. Although the church intended the request to only apply to their proposed parcel and project, the interpretation is broad and can apply to religious institutions in many other zoning districts.

In response, staff prepared the Additional Proposed Amendments sheet, which was added to the set of proposed amendments posted for the public hearing. The additional amendments would clarify the definition of religious institutions to remove ambiguities cited by the applicant and ZBA members during the hearing and deliberations. This change would also incorporate some of the specific language cited by the ZBA in their adopted motion. The additional amendments also include a proposal to add "Theaters, Assembly Halls, Concert Halls, and Similar Places of Public Assembly" to the list of allowable Principal Uses in the B-7 District. These changes would not affect the scope of the ZBA decision as it applies specifically to the Thrive Church project.

Board of Trustees Goals Addressed

Board of Trustees goals addressed from Policy 1.0: Global End, of the Board of Trustees' Policy Governance document:

- 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

Planning Commission review of the proposed set of Zoning Ordinance text amendments in anticipation of setting a public hearing date for the amendments.

Recommendation

The proposed set of Zoning Ordinance text amendments are ready for a public hearing. Following the hearing and consideration of any public comments, I would ask that the Planning Commission take action to recommend to the Board of Trustees that the PTXT 22-01 proposed amendments to Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) of the Zoning Ordinance No. 20-06 be adopted as presented with the Additional Proposed Amendments to Sections 2 and 3.

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

Draft Motions: Zoning Ordinance Text Amendments

MOTION TO RECOMMEND APPROVAL:
Motion by, supported by, to recommend to the Township Board of Trustees that the PTXT 22-01 proposed amendments to Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) of the Zoning Ordinance No. 20-06 be adopted as presented with the Additional Proposed Amendments to Sections 2 and 3.
MOTION TO RECOMMEND APPROVAL WITH ADDITIONAL CHANGES:
Motion by, supported by, to recommend to the Township Board of Trustees that the PTXT 22-01 proposed amendments to Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) of the Zoning Ordinance No. 20-06 be adopted with the Additional Proposed Amendments to Sections 2 and 3 and the following changes:
and the following changes.
MOTION TO POSTPONE ACTION:
Motion by, supported by, to postpone
action on the PTXT 22-01 Zoning Ordinance text amendments until
for the following reasons:
MOTION TO RECOMMEND DENIAL:
Motion by, supported by, to recommend to the Board of Trustees that the PTXT 22-01 proposed amendments to Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) of the Zoning Ordinance No. 20-06, with the Additional Proposed Amendments to Sections 2 and 3, be denied for the following reasons:

Charter Township Of Union

Community and Economic Development Department

2010 S. Lincoln Rd. Mt. Pleasant, MI 48858 989-772-4600 ext. 232

TO: Planning Commission DATE: December 12, 2022

FROM: Rodney C. Nanney, AICP, Community and Economic Development Director

RECOMMENDED ACTION: To support the Township's participation in the Michigan Economic Development Corporation's updated statewide Redevelopment Ready Communities Program and pursuit of a Redevelopment Ready Communities certification, and to recommend to the Board of Trustees that the proposed resolution of intent be adopted.

Background Information

The Redevelopment Ready Communities (RRC) program is a voluntary, no-cost certification program made available to communities across the state and overseen by the Michigan Economic Development Corporation (MEDC). The RRC Program was substantially updated in 2021 and is designed to promote effective redevelopment strategies through a set of best practices. The program measures and then certifies local government that integrate transparency, predictability, and efficiency into their land use and land development/redevelopment ordinances, processes, plans, and policies.

To be "redevelopment ready" involves planning for new investment and reinvestment, identifying assets and opportunities, and focusing limited resources to attract and retain businesses, offer superior customer service and have a streamlined development approval process making pertinent information available around-the-clock for anyone to view. The foundation of the program begins with the RRC Best Practices, which are the standard to achieve RRC certification.

Although the Township has not sought to formally engage with the RRC Program until now, RRC Program best practices related to development review processes, parking standards, and other development-related requirements were incorporated by staff and the Township's project consultant into the new Zoning Ordinance No. 20-06 adopted in 2020. In addition, some redevelopment-related best practices were made part of the adopted 2018 Master Plan. Several additional best practices related to public participation, conceptual plan review, training, and economic development are part of the daily work of Community and Economic Development Department staff.

Justification

Formal participation in the RRC Program with the intent to pursue a Redevelopment Ready Communities certification from the MEDC would provide additional opportunities to improve public participation and engagement, and to refine development-related ordinances and plans to further promote redevelopment of older commercial and industrial sites in the Township.

Participation in the RRC Program would also be consistent with the following Board of Trustees goals (from Policy 1.0: Global End):

- 1.0 Union Township exists to support a sustainable community through the most effective use of resources that achieve the highest quality of life.
- 1.1.1.2 Fair and nondiscriminatory code enforcement
- 1.1.2 Residents look to the township as a key information source for community activities, quality public services and resources in the region.
- 1.1.2.1 Create more frequent opportunities for citizen/Board dialogue
- 1.6 Commercial establishments, including new, innovative, and traditional, are drawn to Union Township through commerce –friendly economic development policies.

The full set of the Board's adopted Global Ends (or desired outcomes) can be found on pages 3-4 of the Union Township Board Policy Manual, which is available on the Township's website under Departments/Manager or at the following link:

http://www.uniontownshipmi.com/Portals/0/Documents/Departments/Manager/Township%2 0Operations/Policy%20Governance%20Manual-Union%20Townshipv%20Novermber%202022%20.pdf?ver=2022-11-30-124521-873

COSTS

NA

Recommended Action

To support the Township's participation in the Michigan Economic Development Corporation's updated statewide Redevelopment Ready Communities Program and pursuit of a Redevelopment Ready Communities certification, and to recommend to the Board of Trustees that the proposed resolution of intent be adopted.

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

RESOLUTION OF INTENT TO PARTICIPATE IN THE MICHIGAN ECONOMIC DEVELOPMENT CORPORATION'S REDEVELOPMENT READY COMMUNITIES PROGRAM

At a ı	regular n	neeting of the Board of Trustees	s for the Charter Towns	ship of Union, Isabella County,
Mich	igan hel	d on the day of	,	2022:
upda com _l	ited sta prehensi	he Michigan Economic Devel tewide Redevelopment Ready ve set of recommended best pro retain and attract businesses,	Communities (RRC) actices to empower loc	Program and developed a al governments to shape their
seeki effici Mast	ing to im ency in ter Plan	ne RRC program is available to purpose their redevelopment reatheir development review propend other local planning document and growth areas, resource	diness by ensuring tra ecesses, and through nents that provide a clo	nsparency, predictability, and refinement of policies in the ear framework for prioritizing
and e	expectat	RC Program best practices relations were incorporated into the tember of 2020; and		
pract	tices into	e Township Planning Commission the adopted 2018 Master Pl he Michigan Planning Enabling	an, which is due for a	a five-year review in 2023 as
publi	ic partici	articipation in the RRC Program pation and engagement, and to mote redevelopment of older of the contract of t	o refine development-	related ordinances and plans
Com pursi	mission a uit of a R	luring their regular meeting adopted a motion to support the edevelopment Ready Communiof Trustees that this resolution	ne Township's participaties certification from t	ation in the RRC Program and
		articipation in the RRC Program s (from Policy 1.0: Global End):		with the following Board of
	1.0	Union Township exists to supeffective use of resources that		
	1.1.1.2	Fair and nondiscriminatory cod	de enforcement	
	1.1.2	Residents look to the township quality public services and reso		ource for community activities,
	1.1.2.1	Create more frequent opportu	nities for citizen/Board	dialogue
	1.6	Commercial establishments, in to Union Township through co	<u>-</u>	

NOW, THEREFORE, LET IT BE RESOLVED that it is the intention of the Charter Township of Union to participate in the RRC Program, to further incorporate RRC best practices into the Township's development-related ordinances and planning documents, and to proceed toward implementation of the recommendations received during the RRC Program's evaluation process to receive a Redevelopment Ready Communities certification from the MEDC. The foregoing resolution was offered by and supported by Upon roll call vote, the following voted: **Board of Trustees** Aye Nay <u>Absent</u> <u>Abstain</u> Supervisor Bryan Mielke Clerk Lisa Cody Treasurer Kim Rice **Trustee Connie Bills** Trustee Jeff Brown Trustee Bill Hauck Trustee James Thering RESOLUTION DECLARED ADOPTED. Bryan Mielke, Supervisor Date **CERTIFICATION** I, Lisa Cody, Clerk for the Charter Township of Union, do hereby certify that the foregoing is a true and complete copy of the action taken by the Board of Trustees at a regular meeting held on the day of , 202 . I further certify that public notice was given and the meeting was conducted in full compliance with the Open Meetings Act (Public Act 267 of 1976, as amended).

Certification Date

Lisa Cody, Clerk