NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
November 20, 2019 at 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADOPTION OF AGENDA**
5. **CALL TO THE PUBLIC**
6. **CLARIFICATIONS FROM COMMISSION**
7. **CORRESPONDENCE:**
8. **PUBLIC HEARINGS:**
9. **REPORTS OF COMMITTEES**
   - **A. Board of Trustees**
   - **B. ZBA**
   - **C. Staff**
   - **D. Planning Consultant**
   - **E. Parks and Recreation**
   - **F. Downtown Planning Group**
10. **UNFINISHED BUSINES:**

A. Update on Case #JPC190009 TerraFirma, 6410 Whitmore Lake Rd., Whitmore Lake, MI 48189. The applicant is seeking site plan approval to operate a landscaping business with outdoor storage of materials. The parcels are B-02-29-200-003 and B-02-29-200-004 and are zoned AR-Agricultural District.

B. Case #JPC190007 Approve, Approve with Conditions or Deny Whitmore Lake Climate Storage, LLC, 6684 Whitmore Lake Road, Whitmore Lake, MI 48189 for a Conditional Use to allow mini warehousing storage facilities under Article XXIII.I – Whitmore Lake/North Territorial Overlay District, Section 36-691 Land Uses and under Section 36-689 – Design standards. The parcel number is B-02-20-300-018 and is zoned LI-Limited Industrial District and within the Whitmore Lake/North Territorial Overlay District.

C. Case #JPC190007 Approve, Approve with Conditions or Deny Whitmore Lake Climate Storage, LLC, 6684 Whitmore Lake Road, Whitmore Lake, MI 48189 for site plan approval to add additional storage buildings. The parcel number is B-02-20-300-018 and is zoned LI-Limited Industrial District and within the Whitmore Lake/North Territorial Overlay District.

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

11. NEW BUSINESS:

12. APPROVAL OF PRECEDING MINUTES: November 6, 2019 Regular Meeting

13. FINAL CALL TO THE PUBLIC

14. COMMENTS FROM THE COMMISSIONERS

15. ANNOUNCEMENT: Next Regular Meeting – December 4, 2019

16. ADJOURNMENT

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

MCKENNA

November 13, 2019

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

Subject: Terrafirma, 6410 Whitmore Lake Road
Site Plan Review #1; Plans Dated 10/12/19 and received by McKenna on 10/14/19.

Dear Planning Commissioners:

Eric Patterson, the owner of the parcels at 6410 Whitmore Lake Road (Parcel ID#: B-02-29-200-004) and a recently purchased parcel 6404 Whittemore lake road (Parcel ID#: B-02-29-200-003), proposes to construct their headquarters which is a Landscaping Business, along with an addition to the existing building, block storage bins, 60 x 60 concrete pad for material staging, and a dumpster enclosure. Currently the parcels are two separate parcels and the applicant will have to combine them before any permits are issued. The applicant has indicated that a lot combination application has been submitted. The applicant has also indicated that there will be a special land use application for outdoor storage. This parcel is approximately 3.6 acres and is located on the east side of Whitmore Lake Road, south of North Territorial and south of the US-23 interchange. The site is located in the (LI) Limited Industrial district, which permits landscaping businesses. The applicant also proposes outdoor storage of materials, which is a Conditional Uses in the LI District.

Currently existing on the site there is a greenhouse that goes into the setback which is an existing non conformity.

We have reviewed the site plan for compliance with the Township's Zoning Ordinance and with sound planning and design principles, and we offer the following comments for your consideration (items requiring correction or additional information are underlined):

Site Photo: 6410 Whitmore Lake Road (Source: Google Maps 2019)



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

COMMENTS

1. **Use.** The site is zoned LI, Limited Industrial District. The district is intended to permit light manufacturing, limited industrial uses, and similar uses that generate a minimum of noise, glare, odor, dust, vibration, and air and water pollutants. Permitted uses include warehousing and distribution centers; provided all products and materials are enclosed within a building and an accessory use, building or structure. Conditional uses include outdoor storage of materials and equipment to be used as part of the principal business and minor or major repair. The site plan application states what the intended use of the site is:

   Principal Permitted Use (Office Buildings):

   A. **Main Building.** Office building.
   B. **Landscaping business.**

   Conditional Uses:

   A. **Outdoor Storage of Materials and Equipment (Section 36-510(9)).** A 60 by 60 ft concrete pad, 16' by 10' by 6' block storage bins. The large concrete pad is located in the center of the site and the block storage bins are on the north end of the site. The outdoor storage will be addressed in a separate letter.

2. **Dimensional Requirements.** Section 36-511 of the Zoning Ordinance includes the dimensional requirements for lot area (1 acre; 20,000 sq. ft. with sanitary sewer); lot width (150 feet; 80 feet with sanitary sewer); lot coverage (25%), front yard setback (85 feet), side yard setback (20 feet); rear yard setback (35 feet), and height (45 feet). All of these standards are met except for the side yard setback. The green house is an existing nonconformity. We recognize that this is an existing structure. The following table details the setbacks that we measured compared to those in the Site Data table on the cover page:

CATEGORY	REQUIRED	PROPOSED	MEASURED
Lot Coverage	25% max.	7.8%	7.8%
Building Height	45' max.	24'	24'
Front Setback	85'	94.1'	94.1'
Side Setback (north)	20'	20'	20'
Side Setback (south)	20'	20'	5'
Rear Setback	35'	35'	35'

3. **Access and Circulation.** The site will have one driveway at Whitmore Lake Road and an existing shared driveway for the purpose of residential parking on the side of the site. Section 36-762 states that parking cannot be located in the front yard setback. Parking is currently proposed in the front yard setback.

   However, because the site is located within the Whitmore Lake/North Territorial Overlay District A one-way or two-way maneuvering lane with two rows of parking stalls may be provided in the front yard. The remainder of parking shall be located within the side or rear yard. All parking must meet the setback standards pursuant to section 36-762(b)(1).

   The applicant has provided fire lanes on the site plan. We find this standard to be met.

4. **Parking and Loading.** We recognize the building as an office building. Based on our standards we consider

the existing housing structure and the addition of the office building to be approximately 3600 square feet requiring 18 parking spaces. However, the parking provided by the applicant is sufficient and better fulfills the parking needs of the site. There is fleet parking on the site which appears to be for trucks. Two of the spaces counted as parking by the applicant are used by fleet parking. The parking for the site goes beyond what is required but because of the additional fleet vehicles. We find this necessary.

Section 36-762(12) of the Zoning Ordinance requires parking spaces to be at least 200 sq. ft. in area and at least 10 feet wide. We find this standard to be met. However, the barrier free spaces may be reduced to 8 feet in width per the Americans with Disabilities Act.

The minimum required aisle width is 22 feet, and all parking aisles meet the requirement.

Section 36-766 requires 1 loading space at least 10 feet in width and 55 feet in length, and the loading space on the west side of the main building meets the requirement.

5. **Specifications for parking areas**. Parking areas are required to be asphalt or concrete and are only allowed to be gravel when the property is in the agricultural district. There is parking that is planned to be gravel however, the ordinance does not permit gravel parking in this district. The applicant has indicated that the it is not possible for the gravel parking to be asphalt because of an existing easement. However, gravel parking is only permitted in the AR district. The site has a unique condition that prevents compliance with the ordinance. Before site plan approval, we recommend the applicant apply for a variance for the gravel parking.

   Section 36-762 state that all spaces have adequate access by means of lanes or aisles. The parking in the rear yard has no access to it and the parking area is not asphalt. The current plan shows that they are located on the lawn. The applicant has also stated that they prefer to use the green house as screening for the vehicles in the rear yard. While this is acceptable the ordinance requires connection to this area in the form of aisles or lanes and for the connection to be paved along with the parking.

   Parking spaces used for the vehicles shall be either concrete or asphalt. Parking for the fleet vehicles behind the greenhouse shall be connected to other parking areas in the forms of aisles or lanes and shall be paved.

6. **Landscaping and Screening.** Section 36-722(b) states all parts of a site that will not be covered by buildings or other structures, streets, driveways, parking lots, or other paved areas, or planting beds, shall be stabilized with grass or ground covers. Based on our analysis of the site there is currently areas of the existing development that do not have ground cover. All areas of the yard not used for landscaping shall be covered in grass.

   The applicant has stated, “Any area not delineated for a specific function, and other than those areas intended to be landscaped will be seeded. As of right now, the site is primarily gravel and sandy gravel surfaces. Nearly the entire site is drivable. So, while the owner intends to seed all areas shown in order to provide further storm water infiltration, all areas currently drivable will remain so”.

   The landscaping plan shows that areas that are not used as parking as covered with grass. We find this standard to be met.

Section 36-722(c) states landscape plans should be prepared by a registered landscape architect and shall provide the following information:

1) Existing and proposed topography, by contours, correlated with the grading plan.
2) Location, type, size, and condition of existing plant materials to be saved, moved, or removed; proposed means of protecting existing plant materials during construction.
3) Location of proposed plant materials; a planting list of proposed materials, showing sizes, height, quantity, botanical and common names, spacing, and root type (bare root or balled and burlapped)
4) Location of all proposed improvements, as shown on the site plan.
5) Sections, elevations, plans, and details of landscape elements, such as berms, walls, ponds, retaining wall, and tree wells.
6) Proposed planting dates.
7) Irrigation system plan for watering and draining landscape areas.
8) Planting and staking details, in text or graphic form, explaining the method of installation, type and depth of mulch, and any special planting requirements.

At the Planning Commission meeting on 11/6/19, the applicant stated that since they are a landscaping firm, they would be able to meet or exceed landscaping requirements and wanted the site to look exceptional. We believe they intend to comply with this statement and are waiting to receive the details on this plan. We continue to recommend the applicant provided a schedule of proposed trees and existing trees showing which trees are used to meet each separate standard. We recommend providing this in a form of a table.

a. Parking Lot Landscaping. Section 36-722(m) of the Zoning Ordinance requires 1 canopy tree per 8 parking spaces. With 56 parking spaces proposed, 7 canopy trees are required. The purpose of parking lot landscaping required by Section 36-722(m) is to promote the following:

1) Divide and break up the expanse of pavement.
2) Define parking areas.
3) Designate areas for vehicular circulation.
4) Separate parking lots from streets and off-street parking.

The proposed landscaping effectively separates parking from the street and guides parking and meets the standard of the ordinance; however, section 36-689 includes design standards which require a knee wall around parking areas. The applicant has provided a knee wall that meets the standards of the ordinance.

b. Tree Mitigation. The applicant has not indicated that any trees will be removed. If the applicant is proposing to remove any trees this must be shown on the site plan.

c. Transition Strips. Section 36-511(7) of the Zoning Ordinance requires every lot in the LI District to have a 25-foot wide transition strip along any lot line that abuts a lot in the AR and RTM Districts that consists of a screen wall or hedge between 4'-8' in height. Therefore, a transition strip is required along the north

and west lot lines.

i. **Western Transition Strip.** The transition strip on the west side of the site (abutting an AR District) consists of 31 Hick Yews for the northern portion and 6 horn brews for the southern section surrounded with 16 green velvet boxwoods each. The tree line extends the entire length of the west parcel line.

   The applicant has submitted new plans with no landscaping. We will assume that the previous landscaping plan applies to this plan.

ii. **Eastern Transition Strip.** The transition strip on the south side of the site (abutting an AR District) consists of keeping the topography and vegetation (trees and brush) in their current state. The applicant is also proposing 35 dark green arbs. There is also an existing hedge. The existing green house that extends into the setback has a portion of it that is visible form the southern property. If the transition strip extended the entire length of the property line it would screen this building. The applicant has stated that there is sufficient screening for this green house. In order to make a recommendation, we recommend showing this on the required updated landscape plan.

While front lot lines are exempt from the transition strip requirements, Section 36-511(7)(b) requires a 20-foot wide landscaped area in the front yard. However, the 25-foot transition strips in the front yard better serves the site. The use is more intense and a wider transition strip would help to mitigate the effects of an industrial use. The transition strips meet the standards of the ordinance. 36-511(7)(b).

d. Fences. A new 6 ft. chain link fence is proposed around the site. Section 36-715 of the Zoning Ordinance permits fences in industrial districts of up to 12 feet in height, but prohibits barbed wire on any fence under 10 feet in height. This section also states that in office lots the height of the fence may not be more than six feet. There is outdoor storage on the site. The standards in this section require a seven-foot fence around outdoor storage.

e. North Territorial / Whitmore Lake Overlay. Section 36-689 includes design standards.

(1) There is a 35-foot green belt setback required Whitmore Lake Road. We recommend showing the setback on the plan.

(2) New principal structures shall be located no more than 75 feet from the greenbelt line. Large scale retail establishments shall be exempt from this setback. We find this standard to be met.

(3) Facades greater than 100 feet in length, measured horizontally, shall incorporate projections or recesses extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed 100 horizontal feet. Based on the elevations provided this standard is met.

(4) Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50 percent of their horizontal length. Real windows allowing daylight in the building are encouraged. The applicant provides window displays that meet the requirement of this section.

(5) Roofs shall exhibit one or more the following features depending upon the nature of the roof and

building design:

- Overhanging eaves on pitched roofs shall be a minimum of 12 inches including gutter, with a minimum one-inch rake.
- An average slope greater than 4:12 is required.

The roof appears to be greater than a 4:12 pitch but this should be included on the plan. We recommend including the pitch of the roof on the plan.

7. Each principal building on a site shall have clearly defined, highly visible entrances featuring no less than three of the following: canopies or porticos; overhangs, recesses/projection, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patios, display windows, architectural details such as tile work and moldings which are integrated into the building structure and design, integral planters or wing walls that incorporate landscape areas and/or places for sitting and special pavement. The applicant has proposed an entrance that meets the above standards.

a. Screening of Materials Stored. Section 36-701 of the Zoning Ordinance includes requirements for the storage and screening of outdoor materials. The outdoor storage includes a 60 by 60 ft concrete pad, 16' by 10' by 6' block storage bins. The large concrete pad is located in the center of the site and the block storage bins are on the north end of the site. Section 36-701(2)(b)(2) requires these areas to be surrounded by a solid, unpierced fence or wall at least 7 feet in height and not less in height than the materials stored therein. The applicant has provided a fence around both outdoor storage areas.

Section 36-701(4)(d) does not permit wire fences with inserted strips of metal, plastic and similar materials as acceptable screening.

Section 36-701(4)(e) requires that the nature of items to be stored, including description of materials and height must be provided on the site plan. The applicant has indicated that Cedar mulch, pine mulch, 2" river stone, 4-6" Landscaping stone. Details on what is going be stored on the concrete pad are still required.

Although Section 36-701(4)(d) requires outdoor storage to be screened on all sides by evergreen trees, this section allows the Planning Commission to waive the evergreen screening requirements where there is existing vegetation that can be used to fulfill or supplement the requirements. The applicant has indicated that the screening of the concrete bins is not possible based on the utility easement. It would be acceptable for this requirement to be waived. However, the ordinance requires the evergreen screening. The applicant shall screen the concrete pad based on the required standard:

The area for such storage shall be screened from view on all sides by a staggered double row of evergreen trees at least eight feet in height and spaced 15 feet on center at the time of planting. The species of evergreen tree species must meet the requirements of section 36-722(n)(1).

8. Natural Features. Section 36-723 of the Zoning Ordinance requires a natural features impact statement. We recommend that the applicant provide a natural features statement.

9. Stormwater Management. The applicant has not provided details on the storm water management on the

site. While the applicant has indicated the stormwater is being calculated we are not in possession of the information. Details must be provided for stormwater management and drainage and we defer stormwater management comments to the Township Engineer, a stormwater plan must be provided. We note that as of 11/13/19 no calculations have been provided on which the Township Engineer can base a recommendation.

10. **Lighting**. All fixtures must be full cut-off. There is also a note on the site plan stating all lights will be full cutoff and that all lighting will meet the standards of the ordinance. We find this to be acceptable.

    Pole mounted fixtures are restricted to 16 ft. height in parking lots of less than 100 spaces.

11. **Trash Enclosure.** Section 36-701(3) of the Zoning Ordinance requires dumpsters to be located within an enclosure constructed of opaque materials on at least three sides, with an opening or gate on the fourth side. The two proposed dumpster enclosures are located within the gravel-surfaced area behind the existing building. The enclosures are 6-foot high solid vinyl fencing on three sides with a 6-foot high stained wood slats gate on the fourth side. Section 36-701(3) also requires the storage area to have a 4-inch thick concrete floor, and a 12-inch thick concrete floor is proposed.

12. **Building Façade and Floor Plans.** The building will have facades with the following material: Owens corning Drystracked ledgestone, Corrugated steel that is gray, standing seam metal roof which will have a natural color, and composite 1 by 6 fascia. The new additions appear to match the existing structure. We find the facades acceptable.

13. **Signs.** Article 26 of the Zoning Ordinance includes all of the requirements for the number, height, area, and placement of signs. If the applicant proposes any signs, they must meet the standards of the industrial district. Signs in industrial districts are regulated in Section 36-793. The applicant has indicated that area signs on the site but has provided not details. We recommend details of the signage are provided.

14. **Phasing.** Phasing of development is permitted by Section 36-868 with approval of the Planning Commission. Such phasing must be in conformance with the criteria of site plan review (Section 36-867), and any changes to the approved phasing plan must be amended according to Section 36-869. The site does not require phasing.

15. **Performance Guarantee.** If the site plan is approved by planning Commission a performance guarantee shall be provided to cover all improvements noted on the site plan, as outlined in Section 36-872. A Performance guarantee shall be provided prior to Certificate of Occupancy being granted by the Zoning Administrator. The applicant has indicated that they will provide a performance guarantee

RECOMMENDATION

This letter has identified several issues that require correction or additional information according to the Zoning Ordinance.

The applicant has addressed many of the issues however, there are still several issues that need to be addressed. We recommend that the applicant meet with the Township Planner to address the items below.

1. A landscape plan is required to show all proposed and existing plantings
2. Details are needed on the proposed screening wall.

3. The outdoor storage must be screened with a double row of evergreen trees at least eight feet in height and spaced 15 feet on center at the time of planting. This includes the concrete pad.
4. The applicant shall provide a natural features statement.
5. Fleet parking is connected to the rest of the parking area and located on asphalt.
6. A stormwater management plan is required.
7. The eastern transition strip is extended to screen all of the greenhouse and is shown on the plan.
8. Show the 35-foot greenbelt setback on the plan.
9. The pitch of the roof is provided on the site plan.
10. A landscaped plan is provided according to the ordinance.
11. Details on the signage are provide.
12. A variance for the gravel parking is obtained.
13. Details of the materials to be stored on the concrete pad.
14. A waiver is received for the screening for the evergreen screening for the storage bins.

We look forward to reviewing these findings with you. If you have any questions about this report or require additional information, please contact us.

Respectfully submitted,
MCKENNA



Paul Lippens, AICP
Director of Urban Design
and Mobility



Irvin Wyche
Assistant Planner

November 13, 2019

Northfield Township
Building & Zoning Department
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Regarding: **TerraFirma**
Combined Preliminary and Final Site Plan Review #1
OHM Job Number: 0151-19-1061
Additional Information

The applicant provided additional information in the afternoon prior to the Planning Commission meeting on November 6, 2019. We have reviewed the submittal and have determined the submittal does not adequately address the comments provided in our October 29, 2019 review. We contacted the applicant's architect on November 8, 2019 and he indicated that he and the applicant's engineer were working on drawings to address the comments. Therefore, we have not performed a comprehensive review at this time.

A comprehensive review will be performed when revised plans are resubmitted to the Township that address the review comments.

If you have any questions please feel free to contact me at 734.368.5746 or marcus.mcnamara@ohm-advisors.com.

Sincerely,
OHM ADVISORS

Marcus McNamara
Digitally signed by Marcus McNamara
DN: CN=Marcus McNamara, E=marcus.mcnamara@ohm-advisors.com, O=State of Michigan, C=US
Reason: I am the author of this document
Date: 2019.11.13 14:20:30-05'00'

Marcus J McNamara

cc: File

P:\0126_0165\SITE_NorthfieldTwp\2019\0151191060_TerraFirma\Terra_Firma_SP1-supplemental.docx

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Northfield Township Fire Department

8350 Main Street Whitmore Lake, MI 48189
Phone (734) 449-2385 Fax (734) 449-2521

Fire Chief
William E. Wagner, Jr.

To: **Mary Bird**
From: **Lieutenant Rennells**
Date: **November 5, 2019**
Subject: **Site Plan Review for 6410 Whitmore Lake Road - Terrafirma**

NOT APPROVED

Upon review of the site plan for 6410 Whitmore Lake Road, the following concerns/requirements have been identified per the *2012 International Fire Code* and or township ordinance.

- No commercial structure may be located more than 1000 feet of an approved dry hydrant.
- The 3rd door on the north side (far east door) is not shown in the elevation view, will this still exist?
- Gate size for north entrance: the minimum gate size is 20 feet

This approval is subject to field inspection. This approval does not exempt the project from complying with all applicable codes. Additional submittals and approvals may be required.

NORTHFIELD TOWNSHIP
MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576
Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

CONDITIONAL USE APPLICATION FORM

PROJECT NAME: Absolute Self Storage Building Addition

PROJECT ADDRESS: 6684 Whitmore Lake Rd Whitmore Lake, MI 48189

PARCEL ID(S): B-02-20-300-018

DEVELOPMENT NAME: Absolute Self-Storage

Applicant Information:	Owner Information:
Name: Jeffery Evans	Name: George Kelsey
Address: 4805 Dixie Rd Ann Arbor, MI 48103	Address: 11427 Lauderdale Ct Pinckney MI 48169
Phone: 734-323-0929	Phone: 734 904 1415
Email: jeff@absolutestoragemi.com	Email: gkelsey@kelseylaw.com

If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.

Proof of Ownership Attached: ☒ **Non-Owner Affidavit Attached:** ☒

If applicant is not the owner, describe applicants interest in the property: Parents own property

PROPERTY DESCRIPTION

Description of Proposed Use: Mini warehousing / mini storage / self-storage

Conditional Use is Sought Under what section of the Northfield Township Zoning Ordinance: WLNT Overlay

Zoning Classification(s):

AR LR MR MHP SR1 SR2 LC HC GC (LI) GI RTM ES PUD PSC RC RO WLD-√ (W.L./N.T. Overlay) OTHER:_____

AN APPLICATION FOR CONDITIONAL USE MUST CONTAIN THE FOLLOWING INFORMATION:

- ☒ Proof of Ownership
- ☐ Legal Description
- ☐ Scaled and accurate survey drawings, with existing buildings, drives, and improvements.
- ☒ A site plan, meeting the requirements of a preliminary site plan, as set forth in Section 64.03, herein.

AUTHORIZED SIGNATURE

I have read the attached provisions of the Northfield Zoning Ordinance in regards to Article 63.0, Conditional Use and understand a public hearing will be established within sixty-five (65) days of the filing date.

Applicant(s) Signature _____ Date 7-15-2014

Comments: _____

DETERMINATION

The Northfield Township Planning Commission has reviewed the particular circumstances of the above proposed use relative to Section 63.0 Conditional Uses; and Approved / Disapproved same on _____, 20 _____.

Conditions imposed on the conditional use of the above described property are as follows: _____

BREACH OF SUCH CONDITIONS SHALL AUTOMATICALLY INVALIDATE THIS PERMIT.

_____ _____
Chair, Planning Commission **Date**

_____ _____
Secretary, Planning Commission **Date**

APPLICANT DETERMINATION AGREEMENT

I/We _____ applicant(s) for this Conditional Use permit hereby agree to comply with the above imposed conditions as specified by the Northfield Township Ordinance and the Planning Commission of Northfield Township.

_____ _____
Applicant Date

_____ _____
Applicant Date

RECEIVED
JUL 15 2019
NORTHFIELD TOWNSHIP

PAID
JUL 15 2019
NORTHFIELD TOWNSHIP
TREASURER

MCKENNA

July 31, 2018

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, Mi 48189-0576

Subject: **Conditional Use Review #1; Absolute Self Storage Building Addition**
Site plan received by Township on May 17, 2017

Dear Planning Commissioners:

We have reviewed the proposed application for conditional use approval which was submitted by Absolute Self Storage, owned by George Kelsey and represented by Jeffery Evans, for additional buildings on the site at 6684 Whitmore Lake Road (Parcel ID#: B -02-20-300-018). The proposal is to add two 40' x 160', a 40' x 185' Boat/RV storage area, a 42' x 180' Covered Rv and Bus Parking Structure and a 6000 square foot warehouse building. The warehouse is reviewed in a separate letter. There are existing storage buildings on the site, which currently has four storage buildings of different sizes and two additional buildings. This parcel is approximately 10 acres and is located near the southwest corner of the interchange with US 23.

The site is zoned as Limited Industrial (LI), which does not permit mini-warehouses or mini-storage facilities as either permitted or conditional uses. However, the site is also located within the Whitmore Lake / North Territorial (WLNT) Overlay district based around the intersection of US 23, Whitmore Lake Road, and North Territorial Road. The WLNT Overlay district permits mini-warehousing as a conditional use. Our review of the site plan is in a separate letter dated June 16, 2017.

Site Photo: 6684 Whitmore Lake Road (Source: Google Maps 2017; site boundary is approximate)



DETROIT
28 West Adams Street
Suite 1000
Detroit, Michigan 48226

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F 248.596.0930
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CONDITIONAL USE COMMENTS

For a conditional use approval to be granted, the Planning Commission and Township Board must find that the proposed use satisfies the criteria of Section 36-703 Storage of Recreational Vehicles and Section 36-838 General Conditional Use Approval Requirements in the Zoning Ordinance as follows:

A. **Section 36-838. General Conditional Use Approval Requirements.** For conditional use approval to be granted, the Planning Commission and Township Board must find that the proposed use satisfies the following general criteria:

1. ***Will be harmonious with and in accordance with the general objectives, intent and purpose of this chapter.*** The purpose of the WNLT overlay district is to promote mixed uses with an emphasis on commercial, service, office and research technology uses, and related high-density residential uses consistent with the Master Plan. It is also the purpose of the district to enhance the streetscape, create pedestrian pathways and outdoor spaces, and promote high quality architecture. The site currently consists of self-storage buildings with some outdoor bus, boat, and RV storage. The site plan shows the addition of two new self-storage buildings and designated areas for bus, boat, and RV storage, including an area for covered parking. Currently, it is unclear what the structure covering the parking will look like. The proposed outdoor storage areas are harmonious with this purpose but its difficult to determine if the covered parking will be harmonious without elevations of the structure. Please see our site plan review letter for more details, we believe the development of the site will be harmonious with and in accordance with the general objectives, intent and purpose of this chapter, if the site can meet all site plan requirements.

2. ***Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity***. The applicant has proposed new landscaping that is attractive and will not detract from the intended character of the general area. Three new buildings have a variance on the design. The buildings are not visible from the road and this is unique to the site. There is landscape screening around the site and where the building is facing US-23 it is designed with Masonry brick.

   The Zoning Ordinance requires paved parking in all districts unless waived by the Planning Commission in accordance with section 36-762(3). The applicant has stated that a new line of pavement resurfaced with asphalt and new parking stripes will be added in

3. ***Will be compatible with the natural environment and existing and future uses in the vicinity.*** The site is bordered by US 23 on the east, other developed parcels between US 23 and Whitmore Lake Road, and vacant lots to the west of Whitmore Lake Road. We have determined that the mini storage is properly screened from existing and future uses based on the landscaping plan and screening on site. In regards to the screening of recreational vehicles we recommend that additional screening for the recreational vehicle storage along the east end

of the property. However, these standards can be achieved with additional details to be provided on a revised site plan. Our comments on the specific details needed for site landscaping and screening are addressed in our site plan review letter.

4. ***Will be compatible with the Township land use development plan.*** According to the Master Plan, the Future Land Use designation for the site is Industrial. The intent of the Industrial designation is to provide locations for industrial operations that may have moderate effects on adjacent properties because of noise, odor, traffic, and storage of materials. Uses are categorized as needing larger tracts of land and outdoor storage of materials and equipment. The Zoning Plan indicates an overlay district as an appropriate implementation of this future land use category, and the WLNT Overlay district fulfills this intent. Because of the anticipated intensity of development, the impact on the total number of vehicle trips on Whitmore Lake Road will be minor. Our detailed comments regarding traffic impacts of the site are addressed in our site plan review letter.

5. ***Will be or can be served adequately by essential public facilities and services.*** Access to the site is from Whitmore Lake Road. This road is classified as a Minor Arterial roadway which is intended to funnel traffic to arterial roads, like US-23. Access to US 23 is available at the North Territorial Road interchange just north of the site. The site is served by public facilities and has access to emergency services. We do not know what the site's impacts will be on the Township's sanitary sewer system, so we will defer this question to the appropriate Township engineer. Based on anticipated activity on the site being of similar intensity to existing activities, we believe that the site will be or can be served adequately by essential public facilities and services.

6. ***Will not be hazardous or disturbing to existing or future neighboring uses***. The adjacent zoning classifications of the site are LI – Limited Industrial (completely surrounding the site west of US 23) and GC – General Commercial (Sunoco and the vacant lot owned by Meijer across US 23). Please see our site plan review letter for more details regarding screening for recreational vehicles. The standards for the screening of recreational vehicles shall be met. However, if these standards are met, then we do not expect the proposed conditional uses to be hazardous or disturbing to existing or future neighbors.

7. ***Will not create excessive additional requirements at public cost for public facilities and services.*** The proposed land use should not create excessive additional requirements at public cost for public facilities and services. Based on the level of activity on the site there is not likely to be an excessive demand for increases in amenities such as sanitary sewers. All of the proposed buildings shall meet all building codes and regulations. Please see our site plan review letter for more details regarding screening of recreational vehicle storage

8. ***The Storage of recreational equipment:*** The proposed use is similar Storage of recreational equipment. vehicles. Regulations specific to storage of recreational equipment are in section 36-703 of the Zoning Ordinance, as follows:

    (1) Recreation vehicles, boats and boat trailers, snowmobiles, trail cycles, all-terrain vehicles, and similar equipment, and trailers, cases, and boxes used for transporting recreational equipment, whether occupied by such equipment or not, shall not be parked or stored in front of the front building line or any vacant lot in a residence district; provided, however,

that such equipment may be parked anywhere in a driveway or parking area on residential premises for a period not to exceed 72 hours during loading or unloading. Such equipment shall not be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use. Storage of such equipment, when permitted in a commercial district as a principal use of a lot, shall be located behind all required lot lines with all required yards to be landscaped and properly and regularly maintained. The storage area shall have a gravel or paved surface, treated regularly to prevent erosion and blowing of dust. The storage area shall be fenced for security purposes, by at least a six-foot-high cyclone-type fence. We find theses standards to be met.

RECOMMENDATION

As noted above and in our site plan review letter, additional details are required to determine and address site issues such as landscaping and screening. However, we believe any outstanding issues on the site are related to the site plan, and that the site otherwise meets the conditional use standards. We recommend the proposed conditional use application be recommended for approval by the Northfield Township Board of Trustees, subject to the following condition:

1. Conditional use approval is contingent on site plan approval.

Respectfully submitted,

McKENNA

Paul Lippens, AICP
Director of Transportation and Urban Design

Irvin Wyche
Assistant Planner

Application # _____

NORTHFIELD TOWNSHIP

SITE PLAN REVIEW APPLICATION

PROJECT NAME: Absolute Self Storage Building Addition

PROJECT ADDRESS: 6694 Whitmore Lake Rd. Whitmore Lake, MI 48189

Applicant Information:		Owner Information:	
Name:	Jeffery Evans	Name:	George Kelsey
Address:	4805 Dixble Rd Ann Arbor 48103	Address:	11421 Lauderdale Ct. Pinckney 48169
Phone:	734 323 0929	Phone:	734 904 1415
Email:	jeff@absolutestoragemi.com	Email:	gkelsey@kelseylaw.com

If the applicant is not the property owner, then a statement from the owner **MUST** be attached authorizing the application.

Proof of ownership **OR** Statement if applicant is not owner is attached. ☑

If applicant is not the owner, describe applicant's interest in the property

Parents own property

PROPERTY DESCRIPTION

Legal Description: ☐ Attached ☒ On Site Plan

Parcel ID(s): B-02-20-300-018

Description of Proposed Use:

Mini warehouse / Self-storage

Total Acreage of Site: 10.13

Total Floor Area:

Existing:

Proposed:

Height of Structure(s) (in stories & feet):

Sanitary Facilities: ☒ Sewer ☐ Septic

Water: ☐ Municipal ☐ Private Well

Zoning Classification(s):

☐ RC ☐ AR ☐ LR ☐ SR1 ☐ SR2 ☐ MR ☐ VC ☐ LC ☐ GC ☐ ES ☐ HC ☐ GI ☒ LI ☒ Other WLNT

SITE PLAN REVIEW OPTIONS

Administrative Site Plan Review:

☐ Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area

☐ Additional parking, loading / unloading spaces and landscape improvements

Site Plan Review:

☒ New Construction

☐ Building Addition

Development Plan Review:

☐ Planned Unit Development

☐ Planned Residential Development

☐ Site Condominium Plan

Amendment to Approved Site Plan or Development Plan:

Site Plan

☐ Development Plan

Site or Development Plan Review in conjunction with: ☐ Rezoning Request ☐ Special Land Use Request

Application # _____

AUTHORIZED SIGNATURE	
I hereby state that all of the above statements and all of the accompanying information are true and correct.	
Applicant's Signature: _____ Date: 7-15-2019	
FOR OFFICE USE ONLY	
Application Received Date:	Planning Commission Received Date:
Planning Commission Action: ☐ Approved Date: _____ ☐ Denied Date: _____	
Expiration Date: _____	
Fee Received: ☐ Cash ☐ Check #_____	

RECEIVED
JUL 15 2019
NORTHFIELD TOWNSHIP

PAID
JUL 15 2019
NORTHFIELD TOWNSHIP
TREASURER

ABSOLUTE SELF-STORAGE
CLIMATE CONTROLLED STORAGE - MINI STORAGE - VEHICLE STORAGE

RECEIVED
AUG 12 2019
NORTHFIELD TOWNSHIP

August 12, 2019

To whom it may concern:

The following statement is fulfilling McKenna Site Plan Review Letter #1 (dated July 31, 2019) and specifically zoning ordinance requirements in section 36-723 Natural Features.

Natural Features Impact Statement: Although this 10 acre + property has trees on it that may qualify for submission on a Natural Features Impact statement, none of these features are located near the proposed development. Additionally, no trees are to be removed throughout this project. All three of the construction phases are currently blacktop or concrete parking areas. There is no threat of soil compaction, erosion, or any other changes to the natural features of the property. The natural features impact will be positive as two new green spaces will be replace existing blacktop. In total, thirty-two new trees will planted on the property to enhance the Northfield Township.

Sincerely,

Jeffery Evans
Absolute Storage
6684 Whitmore Lake Rd
Whitmore Lake, MI 4889

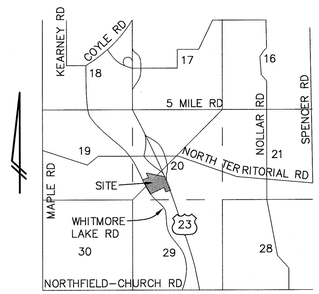
ADMINISTRATIVE AMENDMENT
ABSOLUTE SELF STORAGE BUILDING ADDITION

A PART OF THE NW 1/4 OF SECTION 8, T1S, R6E, NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

FOR:

WHITMORE LAKE CLIMATE STORAGE, LLC.
6684 WHITMORE LAKE RD
WHITMORE LAKE, MI 48189
PH: (734) 922-0005

NOTES:
1. THIS SITE IS LOCATED WITHIN THE WHITMORE LAKE/NORTH TERRITORIAL OVERLAY DISTRICT (WLNT).
2. THERE WILL BE FEWER THAN 50 TRIPS PER DAY DURING THE PEAK HOUR.
3. THE FOLLOWING EXEMPTIONS ARE REQUESTED FOR EXISTING CONDITIONS.
   - 3.1. PEDESTRIAN CIRCULATION – SECTION 36-689 (b) – THIS SITE IS COMPLETELY FENCED IN AND DOES NOT HAVE ACCESS FROM THE STREET FOR PUBLIC USE.
   - 3.2. BUILDING PITCHED ROOF – SECTION 36-689 (e) (4) (b) (i) – EXISTING BUILDING OVERHANGING EAVES ON PITCHED ROOFS DO NOT MEET THE REQUIRED 12 INCHES (INCLUDING GUTTER), WITH A MINIMUM ONE-INCH RAKE.
4. VARIANCE REQUESTS FOR PROPOSED.
   - 4.1. PROPOSED BUILDING EXTERIOR WALLS ARE TO MATCH EXISTING BUILDING EXTERIOR WALLS (METAL) FOR CONFORMITY TO EXISTING CONDITIONS ON SITE. EXCEPT ON ENDS VISABLE FROM US23 TO HAVE BRICK VINEER COVERING.
5. THE SITE HAS FEWER THAN 50 TRIPS DURING THE PEAK HOURS.
6. STORAGE OF HAZARDOUS MATERIALS IN THESE UNITS IS PROHIBITED.
7. ARTICLE IV, SECTION 5.22.3.B.1: FOR SITES THAT CONTAIN EXISTING IMPERVIOUS SURFACES, ADDING OR REMOVING, AND REPLACING IMPERVIOUS SURFACES SOLEY FOR THE PURPOSE OF COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR COMPLIANCE WITH THE STATE OF MICHIGAN BARRIER FREE DESIGN RULES (PUBLIC ACT 1 OF 1966, AS AMENDED) SHALL BE EXEMPT FROM THE STORM WATER MANAGEMENT SYSTEM REQUIREMENTS OF THIS CHAPTER.



VICINITY MAP
(NO SCALE)

CONSTRUCTION NOTES:

1.) IT IS ESSENTIAL THAT THE CONTRACTOR FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO SUBMITTING PROPOSAL.

2.) THE AREA WITHIN THE CONSTRUCTION LIMITS SHALL BE STRIPPED OF ORGANIC SOILS PRIOR TO COMMENCING GENERAL EXCAVATION. THIS MATERIAL SHALL BE STOCKPILED ON THE PROPERTY OR AS DIRECTED BY THE ENGINEER OR THE OWNER.

3.) THE CONTRACTOR WILL BE REQUIRED TO PROOF ROLL (WITH A HEAVY RUBBER TIRED VEHICLE) ALL FILL AREAS PRIOR TO PLACING ADDITIONAL FILL AND ALL CUT AREAS UPON COMPLETION OF THE CUT AND PRIOR TO PLACING BASE MATERIAL. IF THE PROOF ROLLING INDICATES UNSTABLE AREAS, THE UNSTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH MATERIAL MATCHING THE ADJACENT SOILS TO THE ELEVATION OF THE SUB.

4.) ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 9 INCHES AND COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT.

5.) THE FINISHED SUB GRADE MUST BE GRADED WITHIN A TOLERANCE OF +/- 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNER'S REPRESENTATIVE/ENGINEER PRIOR TO PLACEMENT OF THE AGGREGATE BASE. FINE GRADING PRIOR TO THE PLACEMENT OF THE BASE MATERIAL SHALL BE INCIDENTAL TO THE COST OF PREPARING THE SUB.

6.) ALL DISTURBED AREAS, DITCH BOTTOMS AND SLOPES UNLESS NOTED OTHERWISE, SHALL BE SEEDED AND MULCHED PER 2012 M.D.O.T. SPECIFICATION 815 AND 816 INCLUDING PLACEMENT OF 4 INCH TOPSOIL BED.

7.) THE CONTRACTOR MUST CONTACT MISS DIG PRIOR TO BEGINNING CONSTRUCTION.

8.) ALL CONSTRUCTION ACTIVITIES SHALL BE SIGNED PER THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.

9.) CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN.

10.) CONTRACTOR MUST OBTAIN AN EROSION CONTROL PERMIT FROM WASHTENAW COUNTY SOIL EROSION AND SEDIMENTATION CONTROL OFFICE PRIOR TO BEGINNING EARTH MOVING. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.

11.) NOTIFY NORTHFIELD TOWNSHIP A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

12.) ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT ENGINEERING STANDARDS AND SPECIFICATIONS ADOPTED BY NORTHFIELD TOWNSHIP.

13.) CALL MISS DIG (800-483-7171) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

14.) ALL SOIL EROSION AND SILT MUST BE CONTROLED AND CONTAINED ONSITE PRIOR TO THE START OF CONSTRUCTION.

15.) ALL EXCAVATION ON OR WITHIN 6 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND. (CLASS II MDOT).

16.) THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.

17.) THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THE CONDITIONS THAT EXISTED PRIOR TO THE START OF CONSTRUCTION.

18.) WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; OR SUNUP TO SUNDOWN; WHICHEVER IS LESS.

OWNER/APPLICANT:
WHITMORE LAKE CLIMATE CONTROL LLC
6684 WHITMORE LAKE RD
WHITMORE LAKE, MI 48189
PH: (734) 922-0005

WASHTENAW ENGINEERING
CIVIL ENGINEERS * PLANNERS
SURVEYORS * LANDSCAPE ARCHITECTS
P.O. BOX 1128
3526 WEST LIBERTY RD, SUITE 400, ANN ARBOR, MICHIGAN 48106
TEL. 734-761-8800 FAX. 734-761-9530
E-MAIL: weco@wengco.com
washtenawengineering.com

SHEET TITLE — SHEET NO.

COVER SHEET . . . . . 1 ⚠
EXISTING CONDITIONS & REMOVAL PLAN 2
SITE, GRADING AND SOIL EROSION CONTROL PLAN . . . . . 3 ⚠
LANDSCAPE PLAN . . . . . 4 ⚠
FIRE TRUCK TURNING TEMPLATE AND MOVEMENT PLAN. . . 5 ⚠
BUS TURNING TEMPLATE AND MOVEMENTN PLAN . . . . . 6 ⚠
DETAILS. 7
PHOTOMETRIC PLAN P1

ARCHITECTURAL
PHASE 1 BUILDING PLANS AND ELEVATIONS A1.0
PHASE 2 & 3 BUILDING PLANS AND ELEVATIONS A2.0

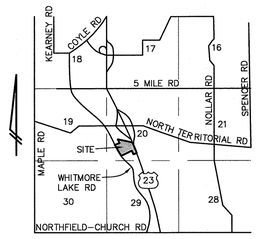


PREPARED BY _____
JOSEPH K. MAYNARD P.E., MICH No. 52559

REVISED:	10-15-19
REVISED:	8-9-19
⚠ REVISED:	6-27-19
REVISED:	5-28-19
REVISED:	5-20-19
REVISED:	7-24-18
REVISED:	8-23-17
ORIGINAL:	5-2-17

ABSOLUTE SELF STORAGE BUILDING ADDITION

H:\ltd\dwg\ltd2187\dwg\187-cov.dwg, 10/18/2019 11:21:50 AM, 1:1



VICINITY MAP
(NO SCALE)

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

- CoB – CONOVER LOAM, 0 TO 4 PERCENT SLOPES
- MmB – MIAMI LOAM, 2 TO 6 PERCENT SLOPES
- MmC – MIAMI LOAM, 6 TO 12 PERCENT SLOPES
- SpB – SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES
- • • • • • • – SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

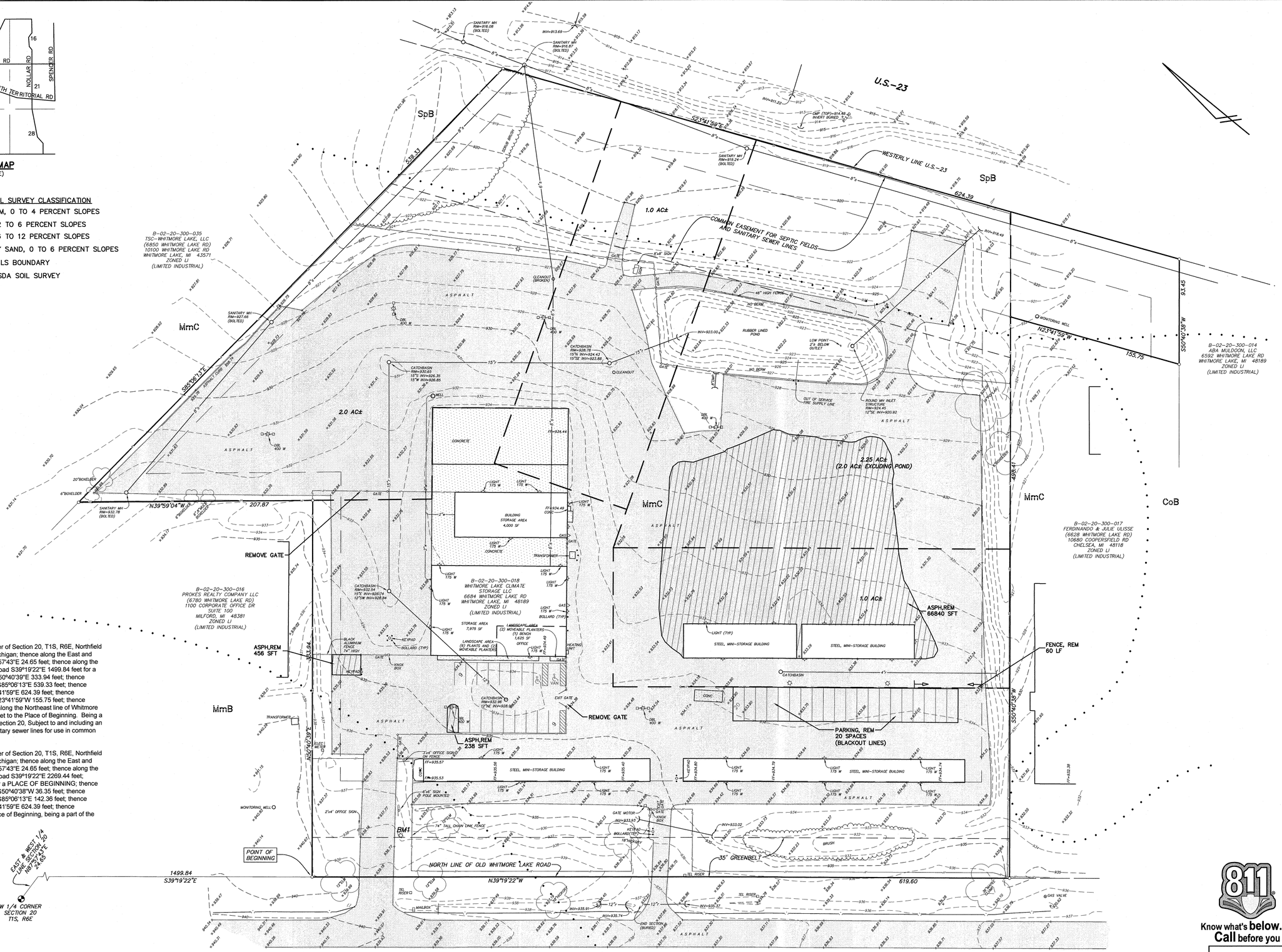
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THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS UNLESS AGREED TO IN WRITING BY WECO. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY WECO FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO WECO. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF UNAUTHORIZED REUSE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE

DESCRIPTION - (BY OTHERS)

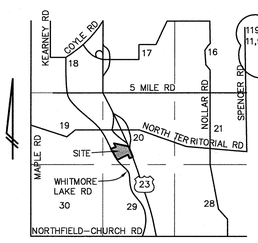
Commencing at the West 1/4 corner of Section 20, T1S, R6E, Northfield Township, Washtenaw County, Michigan; thence along the East and West 1/4 line of said Section N87°57'43"E 24.65 feet; thence along the Northeast line of Whitmore Lake Road S39°19'22"E 1499.84 feet for a PLACE OF BEGINNING; thence N50°40'39"E 333.94 feet; thence N39°59'04"W 207.87 feet; thence S85°06'13"E 539.33 feet; thence along the West line of US-23 S23°41'59"E 624.39 feet; thence S50°40'38"W 93.45 feet; thence N23°41'59"W 155.75 feet; thence S50°40'38"W 498.41 feet; thence along the Northeast line of Whitmore Lake Road N39°19'22"W 619.60 feet to the Place of Beginning. Being a part of the Southwest 1/4 of said Section 20, Subject to and including an easement for septic fields and sanitary sewer lines for use in common with others described as follows:

Commencing at the West 1/4 corner of Section 20, T1S, R6E, Northfield Township, Washtenaw County, Michigan; thence along the East and West 1/4 line of said Section N87°57'43"E 24.65 feet; thence along the Northeast line of Whitmore Lake Road S39°19'22"E 2269.44 feet; thence N50°40'38"E 456.47 feet for a PLACE OF BEGINNING; thence N23°41'59"W 155.75 feet; thence S50°40'38"W 36.35 feet; thence N23°41'59"W 571.73 feet; thence S85°06'13"E 142.36 feet; thence along the West line of US-23 S23°41'59"E 624.39 feet; thence S50°40'38"W 93.45 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section.


U.S.-23
S23°41'59"E 624.39
WESTERLY LINE U.S.-23
SpB
MmC
CoB
BM1
B-02-20-300-035
TSC-WHITMORE LAKE, LLC
(6850 WHITMORE LAKE RD)
10100 WHITMORE LAKE RD
WHITMORE LAKE, MI 43571
ZONED LI
(LIMITED INDUSTRIAL)
1.0 AC±
COMMON EASEMENT FOR SEPTIC FIELDS AND SANITARY SEWER LINES
2.0 AC±
2.25 AC±
(2.0 AC± EXCLUDING POND)
1.0 AC±
S50°40'38"W 93.45
N23°41'59"W 155.75
S50°40'38"W 498.41
B-02-20-300-014
ABA MULDOON, LLC
6592 WHITMORE LAKE RD
WHITMORE LAKE, MI 48189
ZONED LI
(LIMITED INDUSTRIAL)
B-02-20-300-017
FERDINANDO & JULIE ULISSE
(6628 WHITMORE LAKE RD)
10680 COOPERSFIELD RD
CHELSEA, MI 48118
ZONED LI
(LIMITED INDUSTRIAL)
B-02-20-300-018
WHITMORE LAKE CLIMATE STORAGE LLC
6684 WHITMORE LAKE RD
WHITMORE LAKE, MI 48189
ZONED LI
(LIMITED INDUSTRIAL)
B-02-20-300-016
PROKES REALTY COMPANY LLC
(6780 WHITMORE LAKE RD)
1100 CORPORATE OFFICE DR
SUITE 100
MILFORD, MI 48381
ZONED LI
(LIMITED INDUSTRIAL)
ASPH.REM 456 SFT
ASPH.REM 238 SFT
ASPH.REM 66840 SFT
REMOVE GATE
FENCE, REM 60 LF
PARKING, REM 20 SPACES (BLACKOUT LINES)
BUILDING STORAGE AREA 4,000 SF
STORAGE AREA 7,975 SF
OFFICE
STEEL MINI-STORAGE BUILDING
RUBBER LINED POND
LOW POINT 2'± BELOW OUTLET
NO BERM
48" HIGH FENCE
6'±Ø SIGN
MONITORING WELL
CATCHBASIN RIM=928.78 15"N INV=924.43 15"SE INV=923.88
CATCHBASIN RIM=930.65 15"S INV=926.35 15"W INV=926.85
CATCHBASIN RIM=932.54 15"E INV=926.79 12"SW INV=926.84
CATCHBASIN RIM=932.96 12"NE INV=926.84
SANITARY MH RIM=916.08 (BOLTED)
SANITARY MH RIM=916.87 (BOLTED)
SANITARY MH RIM=919.24 (BOLTED)
SANITARY MH RIM=927.66 (BOLTED)
SANITARY MH RIM=932.78 (BOLTED)
CMP (TOP)=914.48 INVERT BURIED
ROUND MH INLET STRUCTURE RIM=924.45 12"SE INV=920.92
OUT OF SERVICE FIRE SUPPLY LINE
POINT OF BEGINNING
EAST & WEST 1/4 LINE SECTION 20 N87°57'43"E 24.65
W 1/4 CORNER SECTION 20 T1S, R6E
1499.84 S39°19'22"E
N39°19'22"W 619.60
NORTH LINE OF OLD WHITMORE LAKE ROAD
OLD WHITMORE LAKE ROAD
35' GREENBELT
N39°59'04"W 207.87
S85°06'13"E 539.33
REMOVE GATE
ASPHALT
CONCRETE
BRUSH
GRAVEL
6'±Ø SIGN
74" TALL CHAIN LINK FENCE
GATE MOTOR
KEYPAD (BOLLARD TYP)
18"Ø HDPE
12"DW
12"SW
12"NE
12"E
12"S
12"W
END SECTION (BURIED)
TEL RISER
MAILBOX
GAS VALVE
TRANSFORMER
ELEC. METER
MONITORING WELL
2'x4' OFFICE SIGN
6'x6' OFFICE SIGN ON FENCE
6'x6' SIGN ON POLE MOUNTED
KEYPAD (BOLLARD TYP)
BLACK ALUMINUM FENCE 74" HIGH
INVERT BURIED
INV=913.69
INV=911.23
INV=923.00
INV=933.02
INV=935.91
INV=935.74
INV=935.37
INV=935.10
INV=934.49
INV=933.91
INV=931.93
INV=318.49
20"RCP
6"RCP
8"RCP
6"RCP
20"RCP
6"RCP
8"RCP
6"RCP
8"RCP
6"RCP
8

THE UNDERGROUND UTILITIES SHOWN, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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VICINITY MAP
(NO SCALE)

PARKING	EXISTING	RATE	REQUIRED	PROPOSED
119 EXISTING-207 TOTAL PROPOSED STORAGE UNITS:	20	1 PER 4 STORAGE UNITS	52	25
11,975 EX.-17,975 PRO SFT WAREHOUSING/STORAGE:	9	1 PER 2000 SFT	9	9
OFFICE:	9	1 PER 25 STORAGE UNITS	8	8
NOT PRESENT - MANANGERS RESIDENCE:	0	1 PER 25 STORAGE UNITS	0	0

LOADING ZONE PARKING	EXISTING	RATE	REQUIRED	PROPOSED
INDUSTRIAL:	1	1 PER FIRST 5,000 SF 1 PER 20,000 SF ADDITIONAL	1	1

TOTAL PARKING PROVIDED = 42
TOTAL REQUIRED = 69
PARKING SPACES NEEDING A VARIANCE = 27
VARIANCE APPROVED BY ZBA ON JULY 15, 2019 FOR THIS SITE.

PARKING INFORMATION

PROPOSED PARKING SURFACE IS ASPHALT.

TYPICAL PARKING SPACE IS 10 FT WIDTH BY 20 FT LENGTH. TYPICAL LOADING/UNLOADING SPACE IS 10 FEET IN WIDTH AND 55 FEET IN LENGTH.

REQUIRED ADA PARKING SPACES FOR 70 OVERALL SPACES IS 3 PARKING SPACES WITH ONE OF THEM BEING A VAN ACCESSIBLE PARKING SPACE. ONE VAN ACCESSIBLE PARKING SPACE AND THREE REGULAR ACCESSIBLE PARKING SPACES WITH AN ACCESSIBLE ROUTE TO THE BUILDING ENTRANCE ARE PROPOSED.

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

CoB – CONOVER LOAM, 0 TO 4 PERCENT SLOPES
MmB – MIAMI LOAM, 2 TO 6 PERCENT SLOPES
MmC – MIAMI LOAM, 6 TO 12 PERCENT SLOPES
SpB – SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES
• • • • • • – SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

ABSOLUTE STORAGE GATE REPORT

OVER A PERIOD OF YEAR WE AVERAGE 13 COSTUMERS PER DAY

- JANUARY 2018: WE AVERAGED 8 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 3 ONE DAY AND AS HIGH AS 13 ANOTHER.
- FEBRUARY 2018: WE AVERAGED 9 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 4 ONE DAY AND AS HIGH AS 15 ANOTHER.
- MARCH 2018: WE AVERAGED 6 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 2 ONE DAY AND AS HIGH AS 10 ANOTHER.
- APRIL 2018: WE AVERAGED 16 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 12 ONE DAY AND AS HIGH AS 22 ANOTHER.
- MAY 2018: WE AVERAGED 17 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 9 ONE DAY AND AS HIGH AS 24 ANOTHER.
- JUNE 2018: WE AVERAGED 17 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 6 ONE DAY AND AS HIGH AS 22 ANOTHER.
- JULY 2018: WE AVERAGED 17 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 8 ONE DAY AND AS HIGH AS 25 ANOTHER.

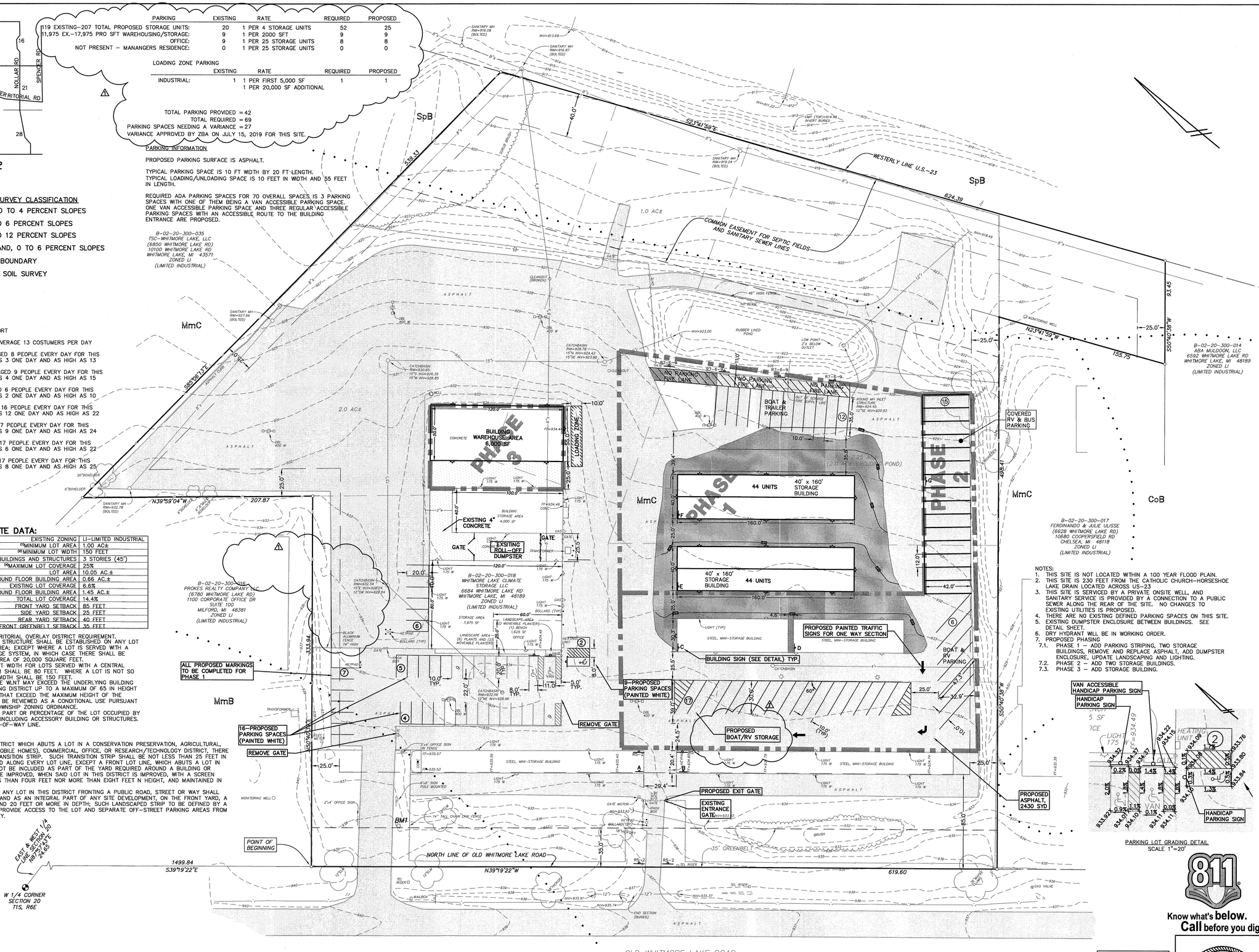
SITE DATA:

EXISTING ZONING	LI-LIMITED INDUSTRIAL
(b)MINIMUM LOT AREA	1.00 AC±
(b)MINIMUM LOT WIDTH	150 FEET
(b)(c)(e)MAXIMUM HEIGHT FOR BUILDINGS AND STRUCTURES	3 STORIES (45')
(e)MAXIMUM LOT COVERAGE	25%
LOT AREA	10.05 AC.±
EXISTING GROUND FLOOR BUILDING AREA	0.66 AC.±
EXISTING LOT COVERAGE	6.6%
EXISTING & PROPSED GROUND FLOOR BUILDING AREA	1.45 AC.±
TOTAL LOT COVERAGE	14.4%
FRONT YARD SETBACK	85 FEET
SIDE YARD SETBACK	25 FEET
REAR YARD SETBACK	40 FEET
(a)(b)FRONT GREENBELT SETBACK	35 FEET

(a)WHITMORE LAKE/NORTH TERRITORIAL OVERLAY DISTRICT REQUIREMENT.
(b)LOT AREA: NO BUILDING OR STRUCTURE SHALL BE ESTABLISHED ON ANY LOT LESS THAN ONE ACRE IN AREA: EXCEPT WHERE A LOT IS SERVED WITH A CENTRAL SANITARY SEWERAGE SYSTEM, IN WHICH CASE THERE SHALL BE PROVIDED A MINIMUM LOT AREA OF 20,000 SQUARE FEET.
(c)LOT WIDTH: THE MINIMUM LOT WIDTH FOR LOTS SERVED WITH A CENTRAL SANITARY SEWERAGE SYSTEM SHALL BE 80 FEET. WHERE A LOT IS NOT SO SERVED, THE MINIMUM LOT WIDTH SHALL BE 150 FEET.
(c)BUILDING HEIGHTS WITHIN THE W.N.T MAY EXCEED THE UNDERLYING BUILDING HEIGHT FOR EACH UNDERLYING DISTRICT UP TO A MAXIMUM OF 65 IN HEIGHT (FIVE STORIES). BUILDINGS THAT EXCEED THE MAXIMUM HEIGHT OF THE UNDERLYING DISTRICT SHALL BE REVIEWED AS A CONDITIONAL USE PURSUANT TO ARTICLE XXVII OF THE TOWNSHIP ZONING ORDINANCE.
(e)LOT COVERAGE MEANS THAT PART OR PERCENTAGE OF THE LOT OCCUPIED BY BUILDINGS OR STRUCTURES, INCLUDING ACCESSORY BUILDING OR STRUCTURES.
(b)MEASURED FROM THE RIGHT-OF-WAY LINE.

TRANSITION STRIPS:
A. ON EVERY LOT IN THE DISTRICT WHICH ABUTS A LOT IN A CONSERVATION PRESERVATION, AGRICULTURAL, RESIDENTIAL (INCLUDING MOBILE HOMES), COMMERCIAL, OFFICE, OR RESEARCH/TECHNOLOGY DISTRICT, THERE SHALL BE PROVIDED A TRANSITION STRIP. SUCH TRANSITION STRIP SHALL BE NOT LESS THAN 25 FEET IN WIDTH, SHALL BE PROVIDED ALONG EVERY LOT LINE, EXCEPT A FRONT LOT LINE, WHICH ABUTS A LOT IN SUCH DISTRICTS, SHALL NOT BE INCLUDED AS PART OF THE YARD REQUIRED AROUND A BUILDING OR STRUCTURE, AND SHALL BE IMPROVED, WHEN SAID LOT IN THIS DISTRICT IS IMPROVED, WITH A SCREEN WALL OR HEDGE NOT LESS THAN FOUR FEET NOR MORE THAN EIGHT FEET N HEIGHT, AND MAINTAINED IN GOOD CONDITION.
B. A USE OR STRUCTURE ON ANY LOT IN THIS DISTRICT FRONTING A PUBLIC ROAD, STREET OR WAY SHALL PROVIDE, IN ADDITION TO AND AS AN INTEGRAL PART OF ANY SITE DEVELOPMENT, ON THE FRONT YARD, A LANDSCAPED STRIP OF LAND 20 FEET OR MORE IN DEPTH; SUCH LANDSCAPED STRIP TO BE DEFINED BY A CURB, AND DESIGNED TO PROVIDE ACCESS TO THE LOT AND SEPARATE OFF-STREET PARKING AREAS FROM THE PUBLIC RIGHT-OF-WAY.

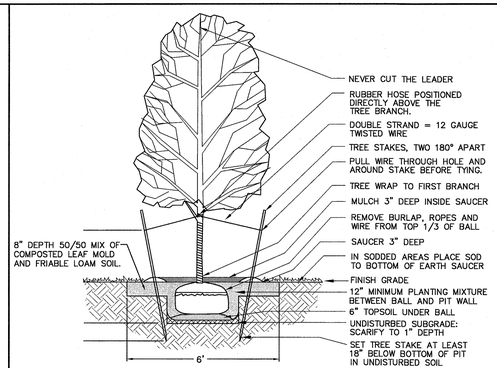
THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY (WECO) IS NOT ADJUDGED TO BE IN DEFAULT UNDER THIS AGREEMENT, PROVIDED THAT THE OWNER HAS PAID WECO ALL AMOUNTS DUE FOR SERVICES AND EXPENSES TO THE DATE OF TERMINATION. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF UNAUTHORIZED REUSE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.


SpB
MmC
MmB
CoB
BM1
S23°41'59"E
624.39
WESTERLY LINE U.S.-23
N23°41'59"W
155.75
S50°40'38"W
93.45
25.0'
40.0'
539.33
S65°00'13"E
207.87
N39°59'04"W
333.94
S50°40'38"E
1499.84
S39°19'22"E
619.60
N39°19'22"W
498.41
1.0 AC±
2.0 AC±
2.25 AC±
(2.0 AC± EXCLUDING POND)
COMMON EASEMENT FOR SEPTIC FIELDS AND SANITARY SEWER LINES
PHASE 3
PHASE 2
PHASE 1
BUILDING WAREHOUSE AREA 6,000 SF
EXISTING 4" CONCRETE
EXISTING ROLL-OFF DUMPSTER
44 UNITS
40' x 160' STORAGE BUILDING
160.0'
120.0'
100.0'
ALL PROPOSED MARKINGS TO BE COMPLETED FOR PHASE 1
16-PROPOSED PARKING SPACES (PAINTED WHITE)
9-PROPOSED PARKING SPACES (PAINTED WHITE)
REMOVE GATE
PROPOSED PAINTED TRAFFIC SIGNS FOR ONE WAY SECTION
BUILDING SIGN (SEE DETAIL) TYP.
PROPOSED BOAT/RV STORAGE
PROPOSED EXIT GATE
EXISTING ENTRANCE GATE
PROPOSED ASPHALT, 2430 SYD
COVERED RV & BUS PARKING
BOAT & RV PARKING
NO PARKING FIRE LANE
BOAT & TRAILER PARKING
POINT OF BEGINNING
NORTH LINE OF OLD WHITMORE LAKE ROAD
OLD WHITMORE LAKE ROAD
EAST & WEST 1/4 LINE SECTION 20 N0°24'55"E 2649.65
W 1/4 CORNER SECTION 20 T1S, R6E
B-02-20-300-035 TSC-WHITMORE LAKE, LLC (6850 WHITMORE LAKE RD) 10100 WHITMORE LAKE RD WHITMORE LAKE, MI 43571 ZONED LI (LIMITED INDUSTRIAL)
B-02-20-300-016 PROKES REALTY COMPANY LLC (6780 WHITMORE LAKE RD) 1100 CORPORATE OFFICE DR SUITE 100 MILFORD, MI 48381 ZONED LI (LIMITED INDUSTRIAL)
B-02-20-300-018 WHITMORE LAKE CLIMATE STORAGE LLC 6684 WHITMORE LAKE RD WHITMORE LAKE, MI 48189 ZONED LI (LIMITED INDUSTRIAL)
B-02-20-300-014 ABA MULDOON, LLC 6592 WHITMORE LAKE RD WHITMORE LAKE, MI 48189 ZONED LI (LIMITED INDUSTRIAL)
B-02-20-300-017 FERDINANDO & JULIE ULISSE (6628 WHITMORE LAKE RD) 10680 COOPERSFIELD RD CHELSEA, MI 48118 ZONED LI (LIMITED INDUSTRIAL)
RUBBER LINED POND
LOW POINT 2'± BELOW OUTLET
46" HIGH FENCE
MONITORING WELL
35' GREENBELT
STEEL MINI-STORAGE BUILDING
ASPHALT
CONCRETE
BRUSH
GRAVEL
SANITARY MH RIM=918.08 (BOLTED)
SANITARY MH RIM=916.87 (BOLTED)
SANITARY MH RIM=919.24 (BOLTED)
SANITARY MH RIM=927.68 (BOLTED)
SANITARY MH RIM=932.78 (BOLTED)
CMP (TOP)=914.98 INVERT BURIED
CATCHBASIN RIM=930.65 15"S INV=926.55 15"W INV=926.85
CATCHBASIN RIM=928.78 15"N INV=924.43 15"SE INV=923.89
CATCHBASIN RIM=932.54 15"E INV=928.64
CATCHBASIN RIM=932.96 12"NE INV=928.96
CATCHBASIN RIM=932.56 12"SW INV=928.66
CATCHBASIN
12" ROUND MH INLET STRUCTURE RIM=924.45 12"SE INV=920.92
STORAGE AREA 7,975 SF
LANDSCAPE AREA (6) PLANTS AND (2) MOVEABLE PLANTERS
LANDSCAPE AREA MOVEABLE PLANTERS (1) BENCH 1,625 SF OFFICE
BUILDING STORAGE AREA 4,000 SF
GATE MOTOR
KEYPAD BOLLARD(TYP)
TRANSFORMER
GAS VALVE
MAILBOX
TEL RISER
END SECTION (BURIED)
6" BOXELDER
20" BOXELDER
24" BOXELDER
BLACK ALUMINUM FENCE 74" HIGH
74" TALL CHAIN LINK FENCE
2'4" OFFICE SIGN
4'x6' SIGN POLE MOUNTED
3'x4' OFFICE SIGN ON FENCE
INVY=923.00
INVY=918.49
INVY=911.22
INVY=913.69
INVW=933.91
INVW=935.74
INVS=935.37
INVE=933.49
INVE=934.49
INVW=933.91
INVW=935.74
INVS=935.37
INVE=934.49
INVE=933.49
INVE=933.22
INVE=933.09
INVE=933.76
INVE=933.80
INVE=933.84
INVE=934.11
INVE=934.10
INVE=934.11
INVE=934.10
INVE=934.09
INVE=934.08
INVE=934.07
INVE=934.06
INVE=934.05
INVE=934.04
INVE=934.03
INVE=934.02
INVE=934.01
INVE=934.00
INVE=933.99
INVE=933.98
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INVE=933.81
INVE=933.80
INVE=933.79
INVE=933.78
INVE=933.77
INVE=933.76
INVE=933.75
INVE=933.74
INVE=933.73
INVE=933.72

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS BELIEVED THAT THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

LANDSCAPE SUMMARY

	EXISTING	REQUIRED	PROVIDED
PARKING LOT	0	12	12
FRONT YARD	0	11	11
SIDE YARD	2	0	0

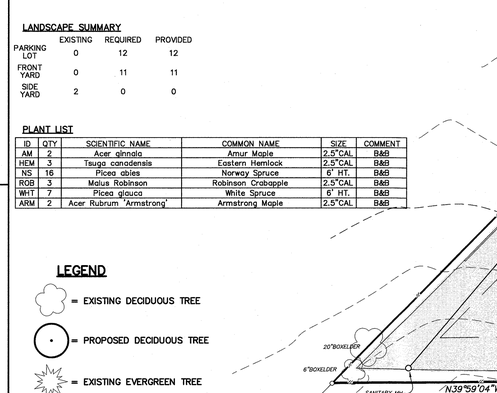
PLANT LIST

ID	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENT
AM	2	Acer ginnala	Amur Maple	2.5"CAL	B&B
HEM	3	Tsuga canadensis	Eastern Hemlock	2.5"CAL	B&B
NS	16	Picea abies	Norway Spruce	6' HT.	B&B
ROB	3	Malus Robinson	Robinson Crabapple	2.5"CAL	B&B
WHT	7	Picea glauca	White Spruce	6' HT.	B&B
ARM	2	Acer Rubrum 'Armstrong'	Armstrong Maple	2.5"CAL	B&B

LEGEND

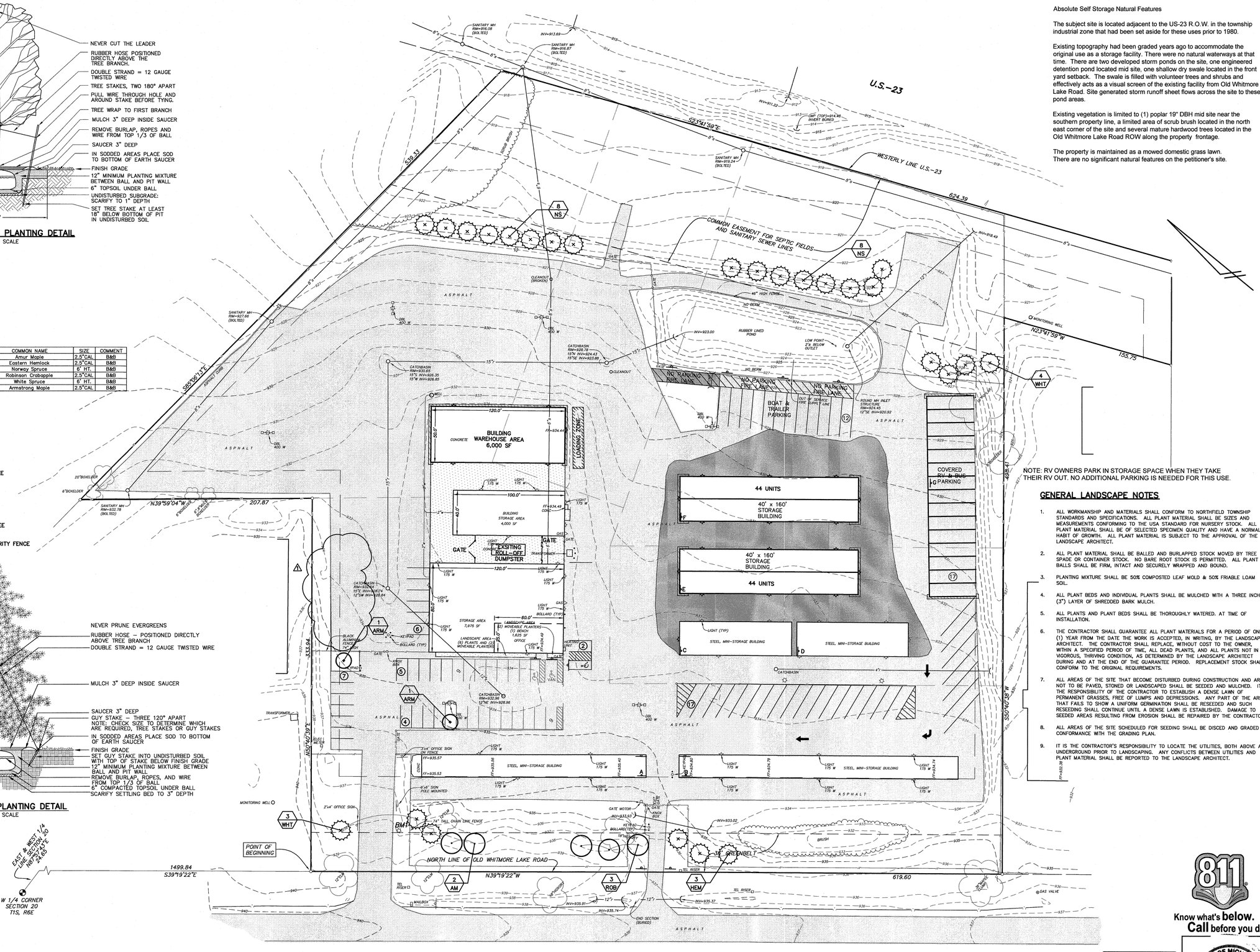
- = EXISTING DECIDUOUS TREE
- = PROPOSED DECIDUOUS TREE
- = EXISTING EVERGREEN TREE
- = PROPOSED EVERGREEN TREE
- = PROPOSED/EXISTING SECURITY FENCE
- = MASONRY CORNERS

- = LIGHT POLE
- = UTILITY POLE
- = GUY ANCHOR
- = HYDRANT
- = SPOT ELEV.
- = POST
- = GATE VALVE
- = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- = MANHOLE
- = CATCHBASIN
- = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- = EXISTING STORM
- = EXISTING SANITARY
- = EXISTING WATER
- = EXISTING GAS
- = EXISTING ELECTRIC
- = EXISTING TELEPHONE



EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



Absolute Self Storage Natural Features

The subject site is located adjacent to the US-23 R.O.W. in the township industrial zone that had been set aside for these uses prior to 1980.

Existing topography had been graded years ago to accommodate the original use as a storage facility. There were no natural waterways at that time. There are two developed storm ponds on the site, one engineered detention pond located mid site, one shallow dry swale located in the front yard setback. The swale is filled with volunteer trees and shrubs and effectively acts as a visual screen of the existing facility from Old Whitmore Lake Road. Site generated storm runoff sheet flows across the site to these pond areas.

Existing vegetation is limited to (1) poplar 19" DBH mid site near the southern property line, a limited area of scrub brush located in the north east corner of the site and several mature hardwood trees located in the Old Whitmore Lake Road ROW along the property frontage.

The property is maintained as a mowed domestic grass lawn. There are no significant natural features on the petitioner's site.

NOTE: RV OWNERS PARK IN STORAGE SPACE WHEN THEY TAKE THEIR RV OUT. NO ADDITIONAL PARKING IS NEEDED FOR THIS USE.

GENERAL LANDSCAPE NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO NORTHFIELD TOWNSHIP STANDARDS AND SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE SIZES AND MEASUREMENTS CONFORMING TO THE USA STANDARD FOR NURSERY STOCK. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED STOCK MOVED BY TREE SPADE OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
3. PLANTING MIXTURE SHALL BE 50% COMPOSTED LEAF MOLD & 50% FRIABLE LOAM SOIL.
4. ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A THREE INCH (3") LAYER OF SHREDDED BARK MULCH.
5. ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED. AT TIME OF INSTALLATION.
6. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
7. ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED OR LANDSCAPED SHALL BE SEEDED AND MULCHED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEEDED AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
8. ALL AREAS OF THE SITE SCHEDULED FOR SEEDING SHALL BE DISCED AND GRADED IN CONFORMANCE WITH THE GRADING PLAN.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE UTILITIES, BOTH ABOVE AND UNDERGROUND PRIOR TO LANDSCAPING. ANY CONFLICTS BETWEEN UTILITIES AND PLANT MATERIAL SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.

Know what's below. Call before you dig.

BOUNDARY INFORMATION PROVIDED BY OTHERS. NOT SURVEYED.

BENCHMARK BM1=BASE OF LIGHTPOLE, NE'LY OF OLD WHITMORE LAKE ROAD AND S'LY OF N'LY DRIVE TO THE SITE, ELEV=940.41 (USGS).

REVISIONS 8-23-2017 TOWNSHIP, 7-24-2018 TWP REVIEW, 8-08-2018 REVISE PHASE PLAN. 5-20-2019 PER TWP REVIEW, 5-28-2019 PER REVIEW, 6-27-2019 PER TWP REVIEW, 8-09-2019 PER TWP REVIEW, 10-15-2019 PER TWP REVIEW,

SCALE 80 — 0 20 40 — SCALE: 1"=40'

PREPARED BY GERALD J. SOSNOWSKI RLA, MICH No. 982

STATE OF MICHIGAN — GERALD J. SOSNOWSKI — LANDSCAPE ARCHITECT NO. 982 — REGISTERED LANDSCAPE ARCHITECT

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3538 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL. 734-761-8800
FAX. 734-761-9530
WASHTENAWENGINEERING.COM

WASHTENAW ENGINEERING

CLIENT
WHITMORE LAKE CLIMATE STORAGE LLC
6684 WHITMORE LAKE RD
WHITMORE LAKE, MI 48189
TEL 734-922-0005
www.absolutestorageml.com

PROJECT
ABSOLUTE SELF STORAGE

SHEET
LANDSCAPING PLAN

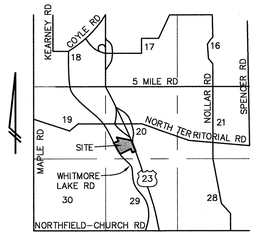
SECTION 20 TOWN 1 SOUTH RANGE 6 EAST
NORTHFIELD TOWNSHIP
WASHTENAW COUNTY • MICHIGAN
JOB NO. 32187
DWG NO. 187-land
FIELD BOOK NONE
FILE NO. 8554
DATE 5-2-17
SHEET 4

H:\WECO\engr\2017\Dwg\187-land.dwg, 10/7/2019 11:43:07 AM, 1:1

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES CERTIFY THAT THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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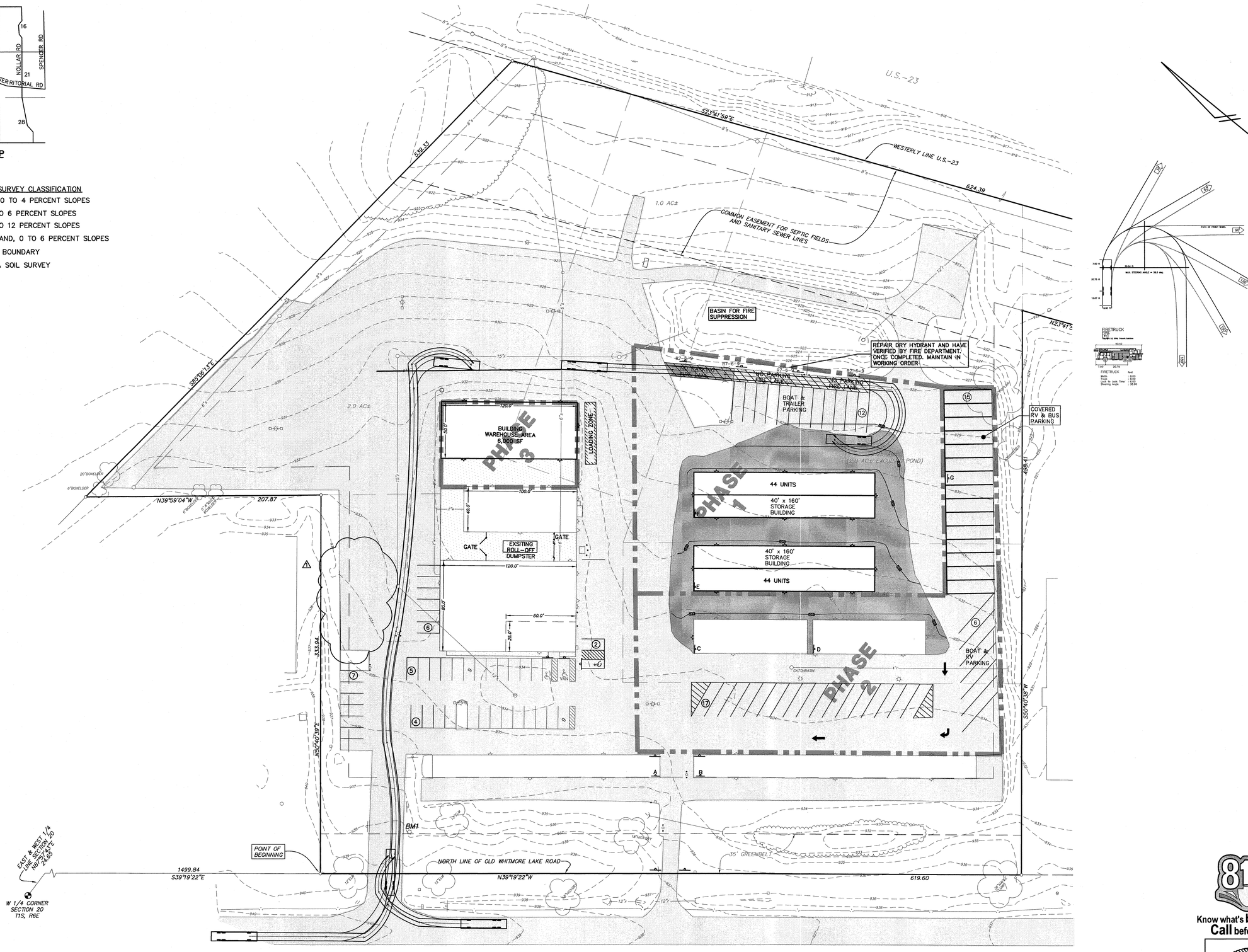


VICINITY MAP
(NO SCALE)

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

CoB – CONOVER LOAM, 0 TO 4 PERCENT SLOPES
MmB – MIAMI LOAM, 2 TO 6 PERCENT SLOPES
MmC – MIAMI LOAM, 6 TO 12 PERCENT SLOPES
SpB – SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES
• • • • • • – SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.



LEGEND

☆ = LIGHT POLE
= UTILITY POLE
= GUY ANCHOR
= HYDRANT
= SPOT ELEV.
= POST
= GATE VALVE
= SIGN
TC = TOP OF CURB
TW = TOP OF WALL
= MANHOLE
= CATCHBASIN
= END SECTION
= GRAVEL
= FENCE
= CONCRETE
= ASPHALT
= EXISTING STORM
= EXISTING SANITARY
= EXISTING WATER
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= EXISTING TELEPHONE

BENCHMARK BM1=BASE OF LIGHTPOLE, NE'LY OF OLD WHITMORE LAKE ROAD AND S'LY OF N'LY DRIVE TO THE SITE, ELEV=940.41 (USGS).

REVISIONS 8-23-2017 TOWNSHIP, 7-24-2018 TWP REVIEW, 8-08-2018 REVISE PHASE PLAN, 5-20-2019 PER TWP REVIEW, 5-28-2019 PER REVIEW, 6-27-2019 PER TWP REVIEW, 8-09-2019 PER TWP REVIEW, 10-15-2019 PER TWP REVIEW,

SCALE 0 20 40 80
SCALE: 1"=40'

PREPARED BY _____
JOSEPH K. MAYNARD P.E., MICH No. 52559

BOUNDARY INFORMATION PROVIDED BY OTHERS. NOT SURVEYED.

Know what's below. Call before you dig. 811

STATE OF MICHIGAN
JOSEPH K. MAYNARD
ENGINEER
No. 52559
LICENSED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL 734-761-8800
FAX: 734-761-8530
WASHTENAWENGINEERING.COM

WASHTENAW ENGINEERING

CLIENT
WHITMORE LAKE CLIMATE STORAGE LLC
6684 WHITMORE LAKE RD
WHITMORE LAKE, MI 48189
TEL 734-922-0005
www.absolutestorgemi.com

SHEET
FIRE TRUCK TURNING TEMPLATE AND MOVEMENTS PLAN

PROJECT
ABSOLUTE SELF STORAGE

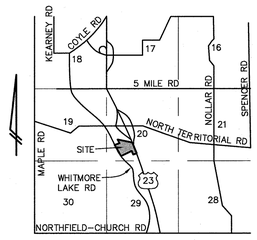
SECTION 20 TOWN 1 SOUTH RANGE 6 EAST
NORTHFIELD TOWNSHIP
WASHTENAW COUNTY • MICHIGAN
DATE 5-2-17
JOB NO. 32187
DWG NO. 187-truck
FIELD BOOK NONE
FILE NO. 8554
SHEET 5

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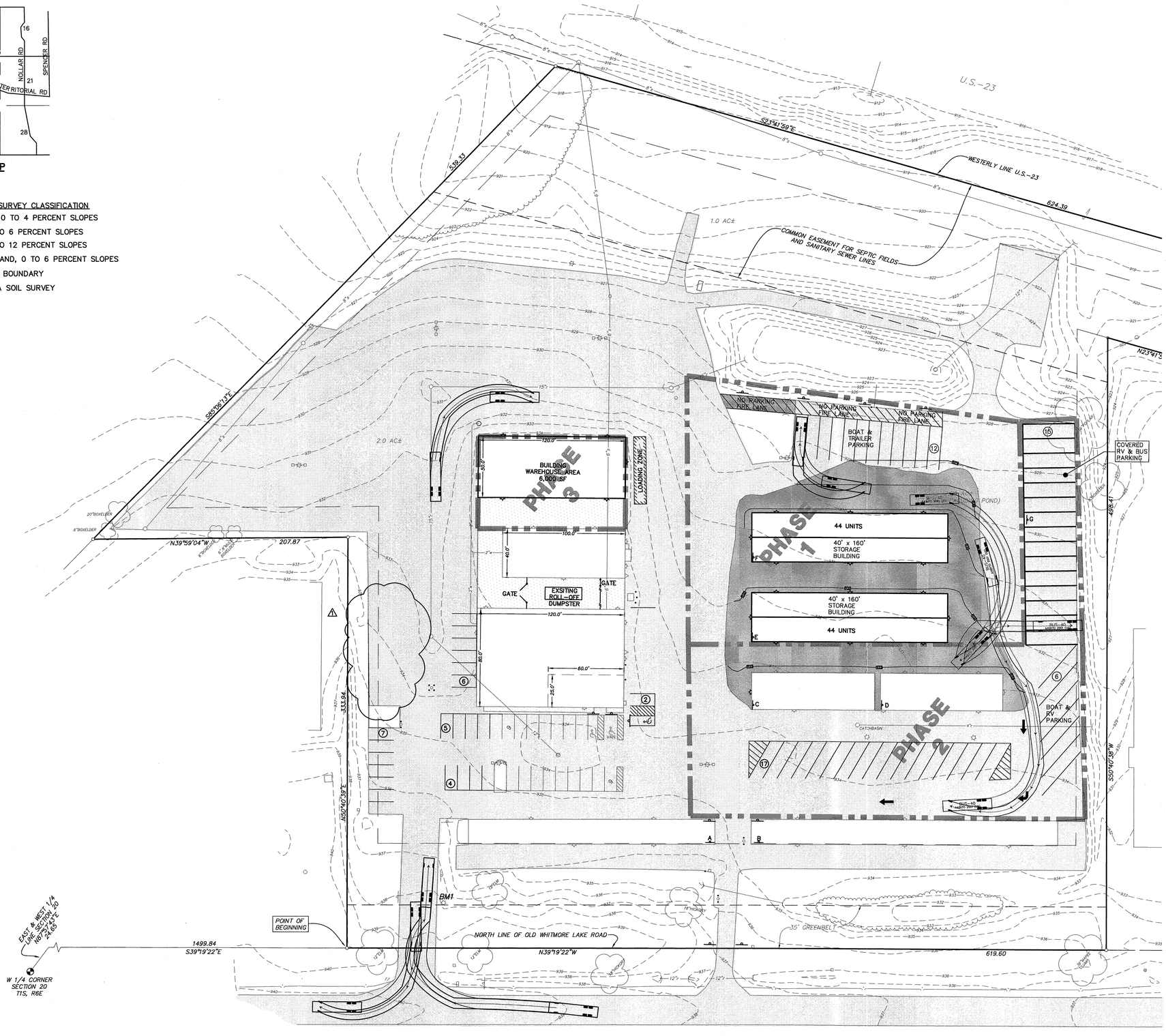


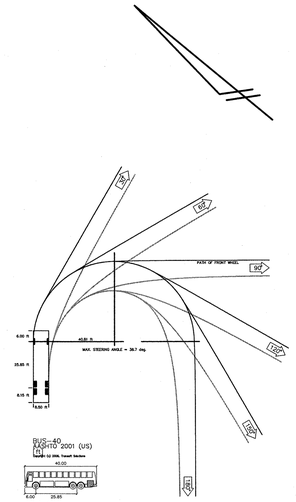
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SCALE 0 20 40 80
SCALE: 1"=40'

PREPARED BY _____
JOSEPH K. MAYNARD P.E., MICH No. 52559

JOSEPH K. MAYNARD ENGINEER No. 52559 LICENSED PROFESSIONAL ENGINEER

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SHEET 6

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Lumecon / Luminance + Economy

LWP - FC
LED Wall Pack



Catalog Number:	
Project:	
Comments:	
Prepared By:	Date:

Description

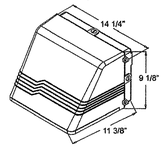
The LWP-FC is a dark skies compliant, full cut-off wall pack. The LWP-FC can replace up to a 250W HID one-for-one making it a perfect fixture for building facades, general security, storage areas, and entry door applications.

Performance Data

Model	Watts	Equiv	Delivered Lumens	Efficacy
LWP-FC-25	23W	175W HID	2,308 Lm	101 LPW
LWP-FC-60	56W	250W HID	5,534 Lm	98 LPW

Dimensions & Weights

Model	Width	Height	Depth	Weight
LWP-FC	14 1/4"	9 1/8"	11 3/8"	12.05 lbs.



Technical Specifications

Input Voltage: 120-277V or 347-480V

Housing: Die cast aluminum housing with hinged full cutoff front frame and textured architectural bronze powder coat finish over a chromate conversion coating. 1/2" coin plugs with O-rings for conduit & photocell installation.

Lens: Tempered Clear Glass Lens.

Mounting: Cast-in template for mounting directly over a 4" recessed outlet box, or use 1/2" surface conduit.

Effective Projected Area (EPA): 0.72 ft²

Color Temperature: 2700K WW, 4000K NW (standard), 5000K CW. All LED's are rated for a minimum of 100,000 hours of continuous operation at ambient temperatures from -40°F/-40°C to 95°F/35°C.

Color Rendering Index (CRI): Minimum of 70 or higher.

Dimming: 0-10V standard dimming capability.

Surge Protection: Thermally protected 20kAV 40kV varistor type surge suppressor is included and meets IEEE/ANSI C62.41.2 guidelines for "C High exposure." Also meets IEC61643-11 Class II / EN61643-11 Type 2, and US Dept of Energy MSSLC Model Spec for surge protection. The device is wired in series with the luminaire input power in order to interrupt power to the luminaire when consumed, protecting the LED power supply and circuit boards from additional electrical surges.

Lumecon ETD™ System: The enhanced thermal dissipation system engines are thermally bonded to provide maximum thermal dissipation to the exterior of the fixture to ensure long life. To protect the light engine panel from moisture and corrosion, the LED light engine panel is uniformly coated with a UV stabilized acrylic polymer resin that meets MIL and ASTM dielectric standards, UL, and IPC standards for flammability, moisture resistance and thermal shock.

Battery Back-Up (Optional): When triggered into emergency mode, the BBU operates the LEDs for a code-compliant 90 minutes. When AC power is restored, the driver automatically returns to charging mode. The BBU is a UL recognized component and meets all applicable safety standards.

Certification Data: ETL Listed to UL 1598, UL 8750 and CSA 22.2 No. 250 for Wet Locations. *Full compliance and test documentation is available for TM-21, LM-79, LM-80. ETL Listing to UL1598 and UL 8750, Lighting Facts and DLC®.

DesignLights Consortium® (DLC) Qualified Product: The 4000K NW is DLC® qualified. Unless noted, not all versions of this product may be DLC® Qualified. For a complete list of Lumecon DLC® Qualified Products visit: www.designlights.org.

Occupancy Sensor (Optional): Microwave sensor technology rated for -40°F to 130°F. Available in on/off and dim/high functionality.

Manufacturing Origin: US Manufactured and Assembled.

Buy American: Meets Buy American requirements within the ARRA.

Warranty: 10 Year L70 performance based warranty. For full warranty terms, please visit our website: www.lumecon.com

Email: sales@lumecon.com Website: www.lumecon.com Phone: 248-477-5009
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2.21.2017

Lumecon / Luminance + Economy

LWP - FC
LED Wall Pack

Ordering Information

Ordering Example: LWP-FC-25-DB-ST-W-1-C-NW-X-X-X-PC1-X-X

WATTAGE	COLOR	DISTRIBUTION	MOUNTING METHODS	VOLTAGE	LENS	COLOR TEMPERATURE
25 - 25 Watts 60 - 60 Watts	DB - Dark Bronze	ST - Standard WD- Wide (Type III)	W - Wall Y - Yoke Mount	1 - 120v - 277v 2 - 347v - 480v	C - Clear Glass PR - Prismatic Glass P - Polycarbonate	NW - Neutral CW - Cool WW - Warm

GUARD	BATTERY BACK-UP	SPLIT CIRCUIT	PHOTOCELL	OCCUPANCY SENSOR	INLINE FUSE
X - None W - Wire	X - None BB1 -120v BBU BB2 -277v BBU BBC1 -120v BBU Cold Temp Rated* BBC2 -277v BBU Cold Temp Rated* * Requires external box	X - None SC - Split Circuit	X - None PC1 - 120v/277v PC PC3 - 347v PC PC4 - 480v PC	X - None OC1 - On/Off OC2 - Dim/High	X - None F - Inline Fuse, 2.5A

Options & Accessories


Yoke Mount


Wire Guard

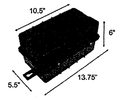

Polycarbonate Guard

Battery Back-Up

An external battery back-up box may be required on certain light fixtures. Please contact Lumecon Sales Agent for clarification.

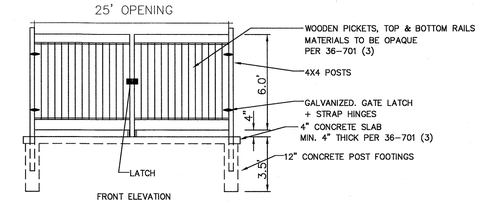
UL Component Recognized / CSA certified

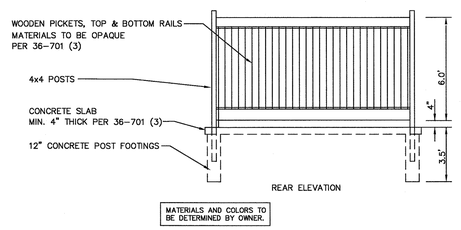
Lumecon's Emergency LED driver has been tested in accordance with the standards set forth in UL 924, "Emergency Lighting and Power Equipment," and with the standards set forth in C22.2 No. 141, "Unit Equipment for Emergency Lighting." Our Emergency LED driver's are UL Component Recognized and CSA Certified for factory installation only. Emergency illumination time exceeds the National Electrical Code (NEC), Life Safety Code (NFPA-LSC), National Building Code of Canada (NBC), National Fire Code of Canada (NFC) and UL 90-minute requirements.



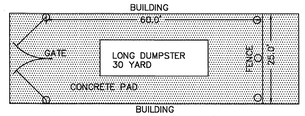
Email: sales@lumecon.com Website: www.lumecon.com Phone: 248-477-5009
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2.21.2017

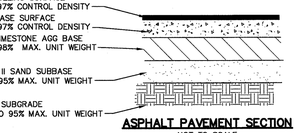




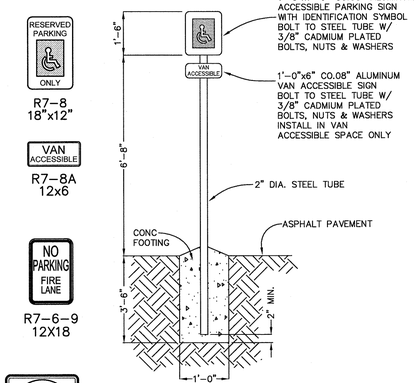
MATERIALS AND COLORS TO BE DETERMINED BY OWNER.



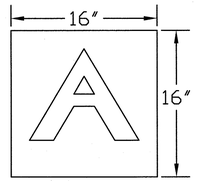
DUMPSTER ENCLOSURE
NOT TO SCALE



ASPHALT PAVEMENT SECTION
NOT TO SCALE



HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



BUILDING LOCATION SIGN (TYP.)
(A, B, C, D, ETC)

Lumecon / Luminance + Economy
FIRE SERIES

LFS - LAL
LED Large Area Light



Catalog Number:	
Project:	
Comments:	
Prepared By:	Date:

Description

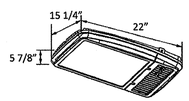
The LFS-LAL large area light is the first of its kind in Lumecon's LED Fire Series. Combining a sleek fixture design with energy efficient performance allows this fixture to be used in parking lots, roadways, pathways and general area lighting applications replacing existing 1,000W HID fixtures one-for-one.

Performance Data

Model	Watts	Equiv	Delivered Lumens	Efficacy
LFS-LAL-160 (Type V)	160W	400W HID	21,513 Lm	134 LPW
LFS-LAL-160 (Type III)	158W	400W HID	20,307 Lm	129 LPW
LFS-LAL-160 (Type II)	160W	400W HID	21,900 Lm	136 LPW
LFS-LAL-240 (Type V)	245W	1,000W HID	30,380 Lm	124 LPW
LFS-LAL-240 (Type III)	236W	1,000W HID	28,804 Lm	122 LPW
LFS-LAL-240 (Type II)	243W	1,000W HID	32,340 Lm	133 LPW
LFS-LAL-285 (Type V)	285W	1,000W HID	32,611 Lm	114 LPW

Dimensions & Weights

Model	Width	Height	Length	Weight
LFS-LAL	15 1/4"	5 7/8"	22"	30 lbs.



Technical Specifications

Input Voltage: 120-277V. For 347-480V step-down transformer and enclosure available. Check Accessories on page 2.

Housing: Die cast aluminum housing and front frame with textured architectural bronze powder coat finish over a chromate conversion coating. Housing features an integrated heat sink and driver compartment built into the fixture design. Optional photocell accessory available.

Lens: Tempered clear glass lens.

Mounting: Mounting arm designed for a square / round pole (standard). Additional mounting options include a pole mounting arm adaptor and wall mount bracket.

Effective Projected Area (EPA): 3.3ft²

Color Temperature: 3000K WW, 4000K NW (standard), 5000K CW. All LED's are rated for a minimum of 100,000 hours of continuous operation at ambient temperatures from -40°F/-40°C to 95°F/35°C.

Color Rendering Index (CRI): Minimum of 70 or higher.

Dimming: 0-10V standard dimming capability.

Surge Protection: Thermally protected 20kAV 40kV varistor type surge suppressor is included and meets IEEE/ANSI C62.41.2 guidelines for "C High exposure." Also meets IEC61643-11 Class II / EN61643-11 Type 2, and US Dept of Energy MSSLC Model Spec for surge protection. The device is wired in series with the luminaire input power in order to interrupt power to the luminaire when consumed, protecting the LED power supply and circuit boards from additional electrical surges.

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Buy American: Meets Buy American requirements within the ARRA.

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2.21.2017

Lumecon / Luminance + Economy
FIRE SERIES

LFS - LAL
LED Large Area Light

Ordering Information

LFS-LAL – Options / Ordering Example: LFS-LAL-240-DB-T5-C-1-NW-MAS-X-X

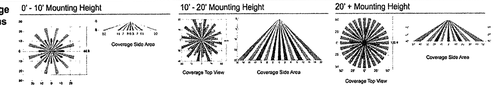
WATTAGE	COLOR	DISTRIBUTION	LENS	VOLTAGE	COLOR TEMPERATURE
160 - 160 Watts 240 - 240 Watts 285 - 285 Watts	DB - Dark Bronze CC - Custom Color	T5 - Type V T3 - Type III* T2- Type II *285 not available in T3	C - Clear Glass	1 - 120v - 277v *347 - 480v see Accessories	NW - Neutral CW - Cool WW - Warm

MOUNTING METHODS	PHOTOCELL	OCCUPANCY SENSOR	ACCESSORIES Order as separate line item
MAS - Mounting Arm (Square Pole)* MAR - Mounting Arm (Round Pole)* PM - Pole Mount Arm Adaptor* WM - Wall Mount Bracket *Designed to mount to a 4", 5" or 6" pole	X - None R - Receptacle Only RS - Receptacle Only with Shorting Cap 7P - Seven-pin Twist Lock Photocell Receptacle Only (controls by others) PC1 - 120v - 277v Twist Lock Photocell* * Includes receptacle	X - None OC1 - On/Off OC2 - Dim/High	713-1000 - 347v-480v Step-down Transformer 664RTSC - Enclosure Box for Step-down Transformer* *Field installed

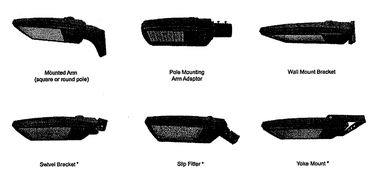
If OCC Sensor Option is selected, mounting height specifications need to be clarified:
- ☐ Mounting height between 0' - 10'
- ☐ Mounting height between 10' - 20'
- ☐ Mounting height over 20'+

OCC Sensor Patterns

Coverage Patterns



Option Samples

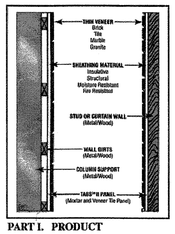


*Swivel Bracket, Slip Fitter and Yoke Mount options are available on the LFS-LFL fixture.

Email: sales@lumecon.com Website: www.lumecon.com Phone: 248-477-5009
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2.21.2017

TABS II™ WALL PRODUCTS AND SHORT FORM SPECIFICATIONS



PART I. PRODUCT

TABS™ II panel is a structural galvanized steel support ledge and secure tie system for thin brick, tile, marble and granite. Prefabricated panels are available in 48" x 24," 48" x 48," 48" x 72" and 48" x custom sizes.

PART II. MANUFACTURER

TABS WALL SYSTEMS, LLC
4515 Airwest Drive, SE
Grand Rapids, MI 49512
Ph 616.554.5400
Fax 616.554.5487
www.tabswallsystems.com

PART III. GENERAL

1.0 SCOPE
This is a short form specification and does not contain all of the information for proper installation and detailing of the **TABS™ II** system. For complete information refer to the Long Form Specifications or the TABS Product Guide. This is available through your distributor, dealer of the manufacturer.

1.1 Provide all necessary labor, materials and equipment to properly install the field applied and/or Panelized **TABS™ II** system.

2.0 QUALITY ASSURANCE

2.0.1 Warranty
Manufacturer warrants the product to be free from defects in material and workmanship for a period of twenty years from the date of installation. For full terms and conditions of the warranty, see the Long Form Specification.

2.0.2 Substrate
Shall be engineered with regard to structural integrity and performance, and shall meet building code and manufacturer's requirements for application.

2.1 TABS™ II component parts: Meets national building code requirements.

2.2 TABS™ II panel system: is tested and certified by code approved laboratories.

2.2.1 Meets or exceeds the following criteria: Section 1405.9 of I-Codes for adhered veneer. ASTM E-72 Listed Positive wind loads up to 353 psf. ASTM E-119 Listed 2 hour Fine Rating. ASTM B 117-03 Corrosion Resistance. Additional or detailed testing information is available upon request.

2.3 Product shall be installed by an approved contractor familiar with design requirements, materials, and referenced specifications.

PART IV. MATERIALS

3.1 TABS™ II thin veneer tie and support panel.

3.1.1 panel shall be structural grade steel and coated with hot dip Zinc to a G-90 commercial grade.

3.1.2 panel will have support tabs sized for veneer thickness and adjustable ties for the veneer's dimensions.

3.1.3 panel shall be textured to provide weeping channels and moisture control.

3.2 VENEERS
Thin brick, tile, marble, and granite will meet the appropriate ASTM/ANSI and building code requirements for the specific application.

3.3 TABS™ II ADHESIVE
(or equal) shall meet or exceed ASTM C-557, ANSI A 131.6 requirements and FHA-HUD use of Material Bulletin #60. Sheer bond strength between the total surface area of the veneer and the panel will not be less than 50 psi.

3.4 MORTAR or GROUT
shall be type S and modified with **TABS™ II** mortar additive (or equal) which will meet or exceed specifications for the application.

3.5 SHEATHING MATERIAL
if specified, shall meet the building code requirements and manufacturer's specifications for the application. See **TABS™ II** Long Form Specifications.

3.6 OTHER materials not specifically described herein, but required for a complete and proper installation shall be as recommended by the manufacturer and meet all appropriate codes and standards.

PART V. INSTALLATION

Products shall be installed as per instructions contained in the **TABS™ II** Installation guide.

ICC EVALUATION REPORTS:
- ER-5280 / Fasteners
- ESR-2618 / Fasteners
- ESR-2044 / Drainage Plane
- ESR-2906 / Building Wrap

All TABS II Products are made in U.S.A.

TABS WALL SYSTEMS, LLC
4515 Airwest Drive, SE
Grand Rapids, MI 49512
Phone: (616) 554-5400
Fax: (616) 554-5487
Email: info@tabswallsystems.com
Website: www.tabswallsystems.com

NOTES:
1. THIN BRICK PRODUCT – GENERAL SHALE THIN BRICK USING THEIR TABS II METAL DRAINAGE SYSTEM. TABS II RAINDROP WRAP AND TABS II RAIN SCREEN WILL ALSO BE USED. ATTACH ½" DENSGLASS SHEATHING TO BE DIRECTLY OVER SHEET METAL OF STORAGE BUILDING WITH A MASONRY SILL CAP. SEE MANUFACTURES SPECIFICATIONS FOR FULL DETAILS.

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SHEET
DETAILS

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NORTHFIELD TOWNSHIP
WASHTENAW COUNTY • MICHIGAN
JOB NO. 32187
DWG NO. 187-bus
FIELD BOOK NONE
FILE NO. 8554
DATE 5-2-17
SHEET 7

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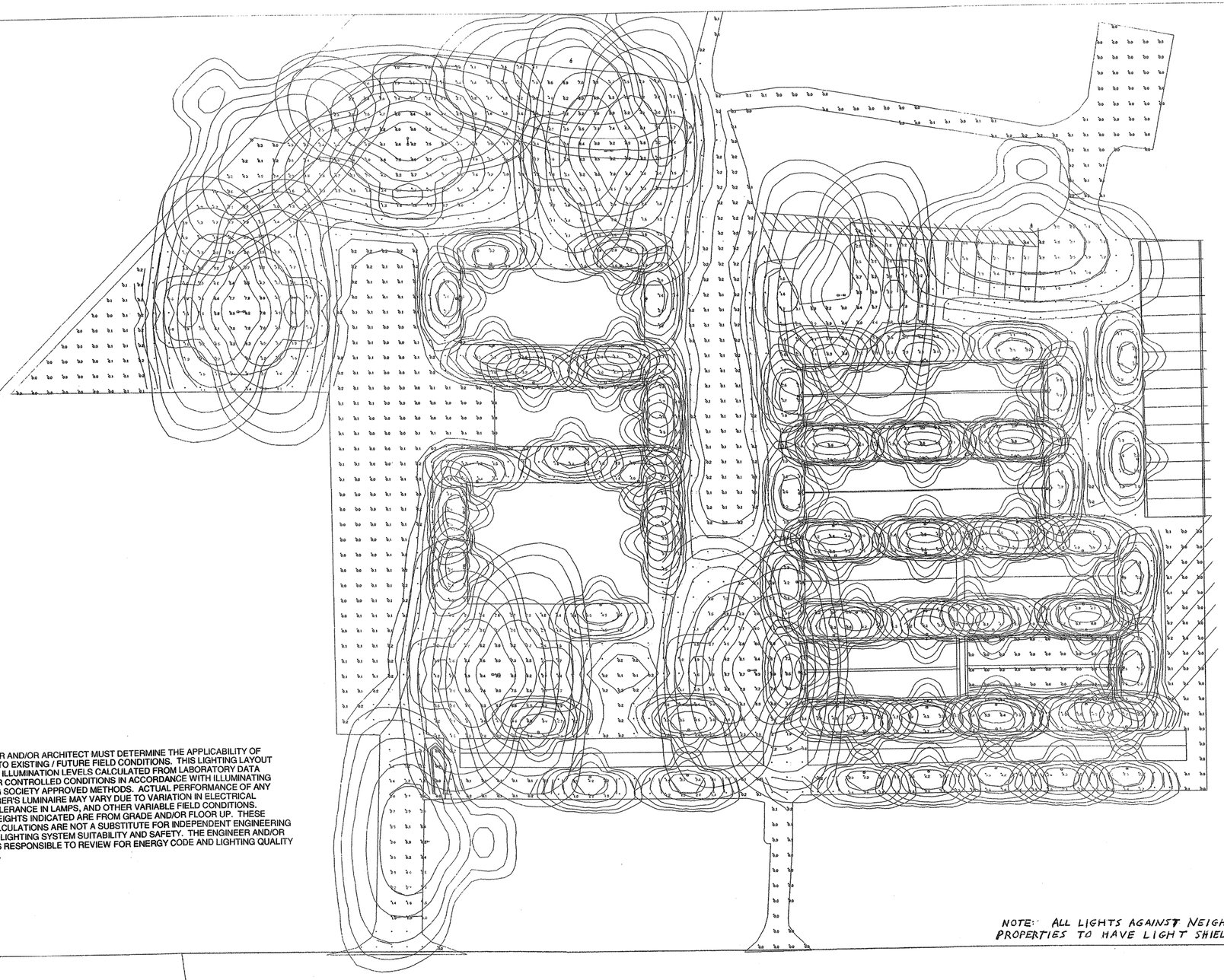
REVISIONS 8-23-2017 TOWNSHIP, 7-24-2018 TWP REVIEW, 8-08-2018 REVISE PHASE PLAN, 5-20-2019 PER TWP REVIEW, 5-28-2019 PER REVIEW, 6-27-2019 PER TWP REVIEW, 8-09-2019 PER TWP REVIEW, 10-15-2019 PER TWP REVIEW,

SCALE 0 20 40 80
SCALE: 1"=40'

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN
JOSEPH K. MAYNARD
ENGINEER No. 52559
LICENSED PROFESSIONAL ENGINEER

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THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

NOTE: ALL LIGHTS AGAINST NEIGHBORING PROPERTIES TO HAVE LIGHT SHIELDS INSTALLED.

Luminaire Schedule					
Symbol	Qty	Label	Lum. Lumens	LLF	Description
	16	LFS-LAL LFL-160 T3	20307	0.890	
	67	LWP-FC-25-wide	2455	0.890	CRT1507091254-004, LWP-FC

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AsphaltLOT_Planar	Illuminance	Fc	1.64	9.3	0.0	N.A.	N.A.

Fixtures: 67 LWP-FC-25 wide dist. wallpacks
23 watts; 2,455 lumens
Mounting height: 12 ft

Fixtures: 16 LFS-LAL-160 type 3
158 watts; 20,307 lumens
Mounting height: 25 ft

Illuminance Values
- 0.2 - 0.29 fc
- 0.3 - 0.49 fc
- 0.5 - 0.99 fc
- 1.0 - 1.99 fc
- 2.0 - 5.0 fc

Lumecon | Luminance + Economy

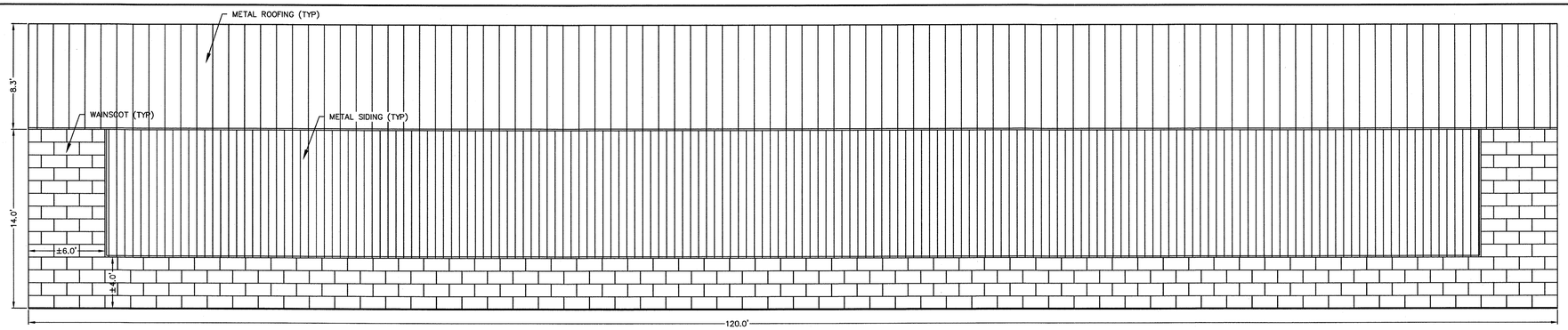
#	Date	Comments

Revisions

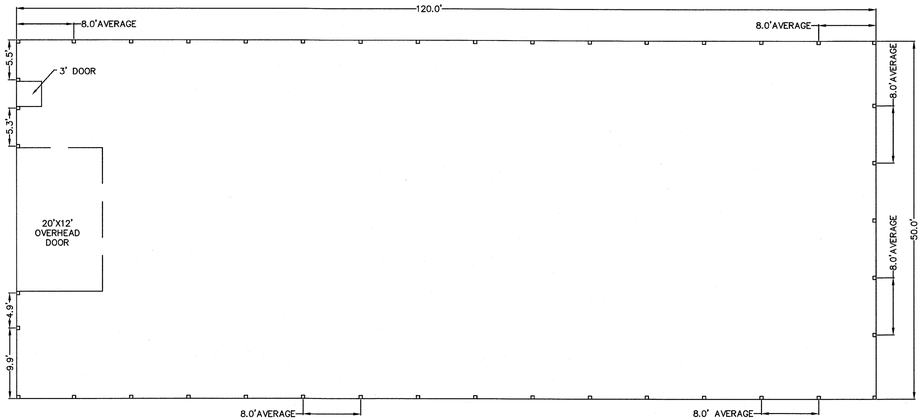
Drawn By: M. Woznicki
Checked By:
Date:5/1/2017
Scale:

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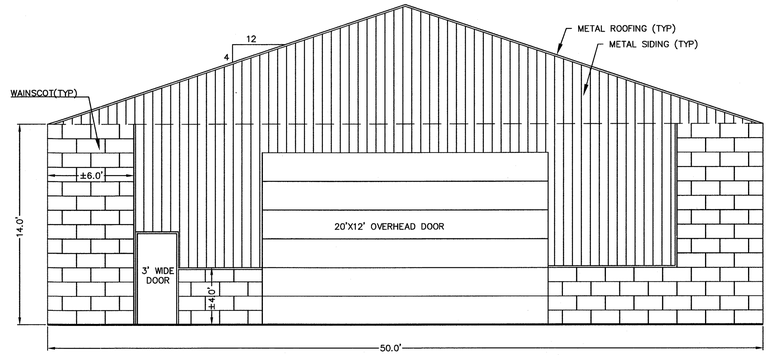
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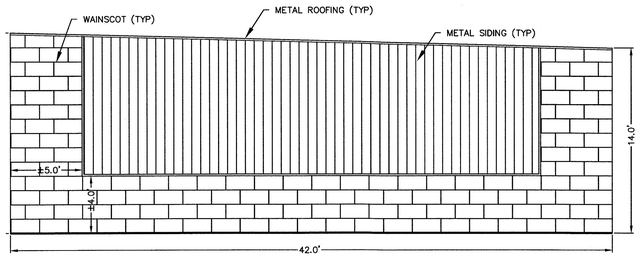
NORTHEAST OR SOUTHWEST
ELEVATION
WAREHOUSE BUILDING
NO SCALE



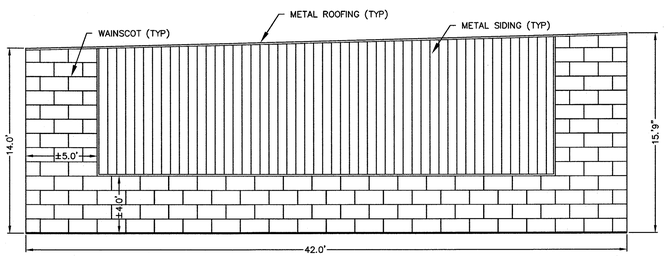
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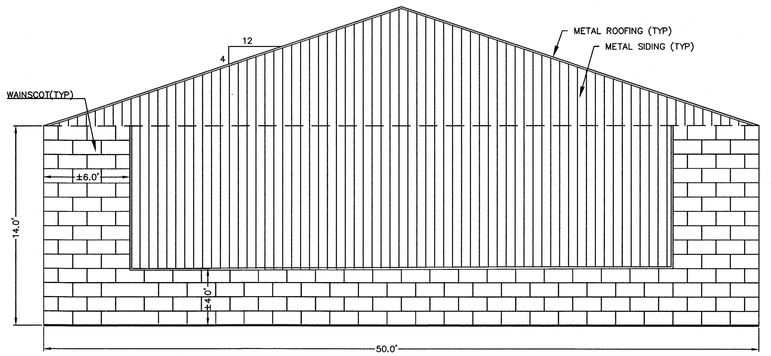
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NO SCALE



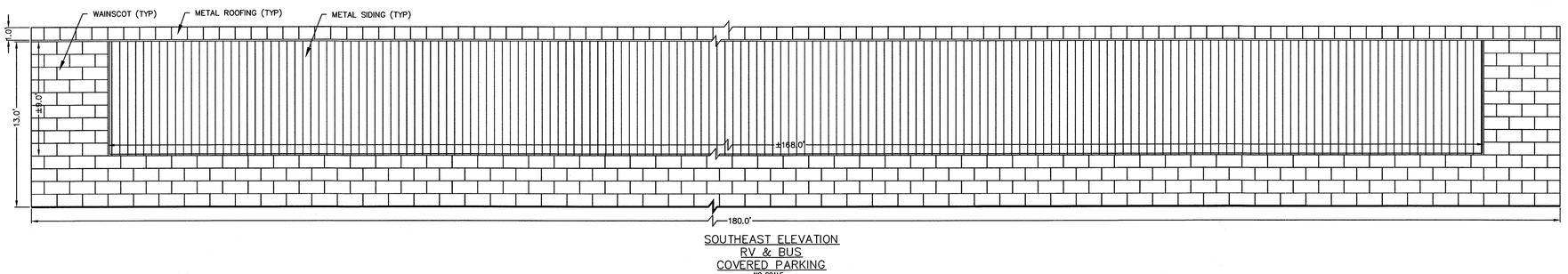
SOUTHWEST ELEVATION
RV & BUS
COVERED PARKING
NO SCALE



NORTHEAST ELEVATION
RV & BUS
COVERED PARKING
NO SCALE



NORTHWEST ELEVATION
WAREHOUSE BUILDING
NO SCALE



SOUTHEAST ELEVATION
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STATE OF MICHIGAN
JOSEPH
K.
MAYNARD
ENGINEER
No.
52559
LICENSED PROFESSIONAL ENGINEER

LEGEND

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SCALE
NO SCALE

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

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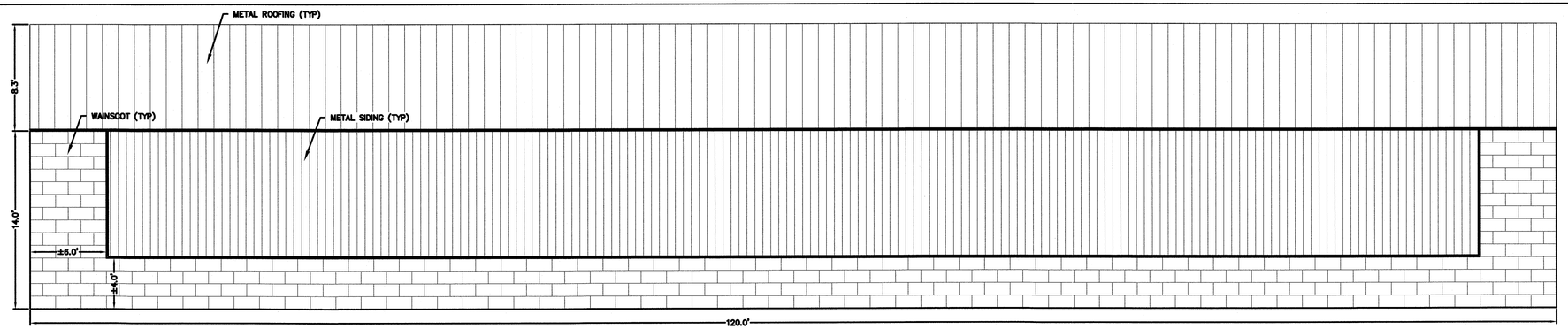
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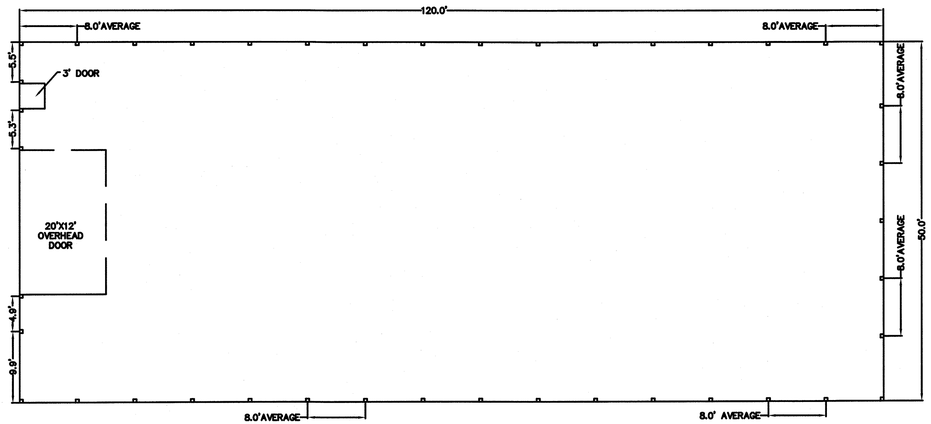
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PHASE 2 & 3 BUILDING
PLANS AND ELEVATIONS

PROJECT
ABSOLUTE SELF
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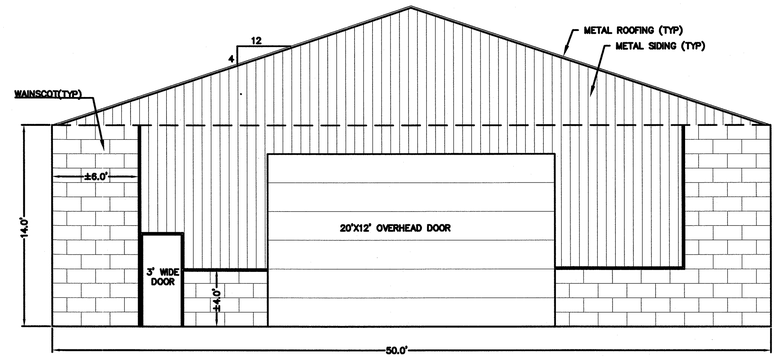
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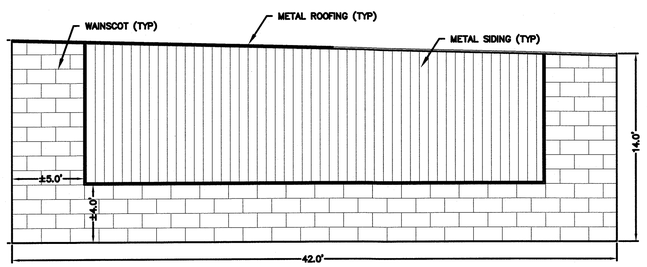
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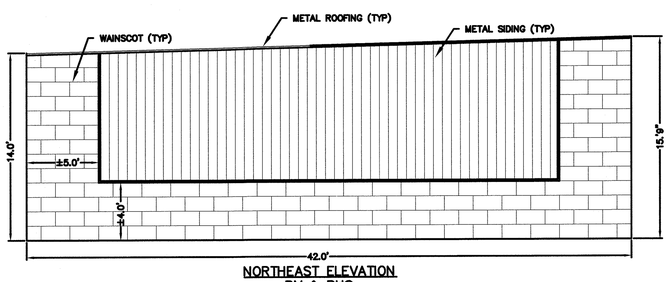
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FLOOR PLANS
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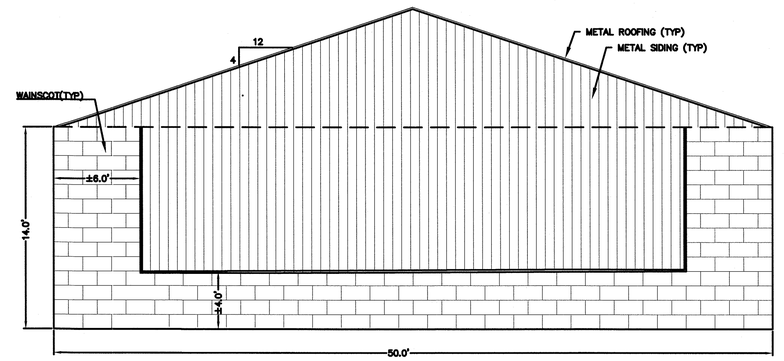
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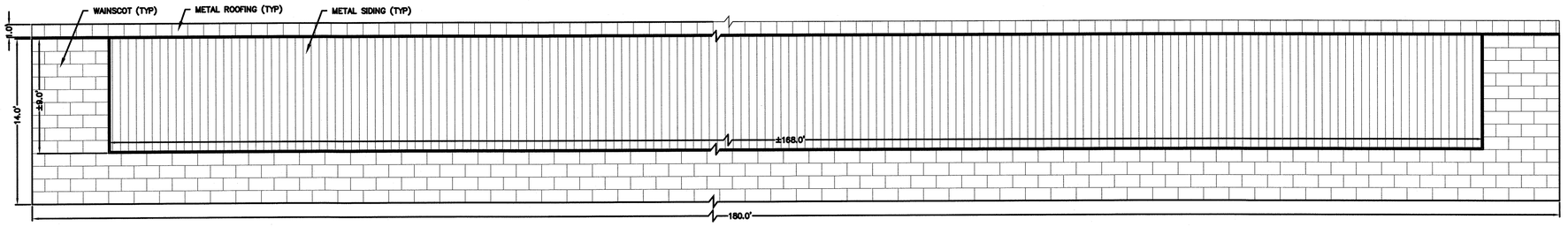
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PREPARED BY
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JOSEPH K. MAYNARD
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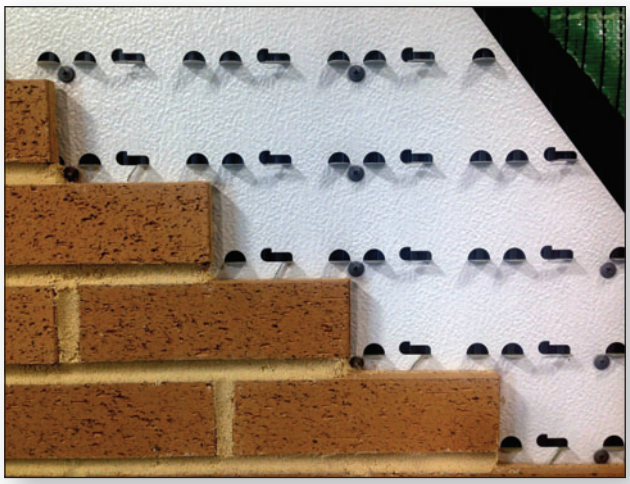
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THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY (WECO) IS NOT ADJUDGED TO BE IN DEFAULT UNDER THIS AGREEMENT, PROVIDED THAT WECO IS GIVEN PRIOR NOTICE AND A REASONABLE OPPORTUNITY TO CURE THE DEFAULT. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE UNAUTHORIZED REUSE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.

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Product Information TABS Wall Systems



Applications

The TABS Wall System is designed for use in lighter weight construction over framing with steel or wood studs. The system can also be installed over concrete, existing brick, block and cement board. The TABS Wall System is suitable for residential, commercial, industrial and infrastructure applications. The system provides the perfect template for the installation of thin veneers (1/2" to 1-1/4" thick) including brick and tile, as well as natural, manufactured and cast stone.

Description

The TABS Wall System is a G-90 galvanized, thermal set coated steel panel with support tabs for thin veneers. The panels are US certified structural grade steel. TABS Wall Systems supplies the appropriate fasteners, adhesives, flashings and mortar additives for installations. In addition, TABS will supply air and moisture building wraps, insulation, rainscreen drainage cavities and support brackets for larger, heavier veneer accent units.

TABS Wall Systems can also supply various thin veneers, including brick, tile and cast stone.

Test	Conclusion
ASTM C-297-99 Shear Bond Strength Test of Mastic	1500 lbs of force to pull one modular thin brick from the TABS II panel
AFG-01 Mastic	Not affected by moisture, freeze/thaw cycling or oxidation.
ASTM D 3498 Mastic	Moisture Resistance 100% - No Delaminating, Oxidation Resistance 100%
ASTM E-72 Windload Test	Meets the requirements for use with commercial or residential mid-rise & high-rise applications
ASTM E—119-00 Fire Resistance Test	Temperature did not rise above prescribed levels and water hose test was met.
ASTM E-84-03 Surface Burn Spread & Smoke Development	Flame Spread Index = 0 Smoke Developed Index—0
ASTM B-117-03 1000 Hour Salt Spray Test	No Staining or corrosion was observed after 24 hours of exposure.
ASTM D1037-99 Nail-Head Pull-Through	The fastener did not pull through the panel.
ASTM E 2273-03 per EG356-2006 Water Drainage	Wet Masonry Percent of Recover was 98.42%.
ICC-ES EG356 3.1.6 Accelerated Weathering	Not affected by accelerated weathering chamber for prescribed period.
ASTM E96-05 ICC-ES EG356 Section 3.1.3 Water Vapor Transmission	Permeance 0.00 Perms.
ASTM C1338-02 ICCES EG356 Section 3.1.1 Fungi Resistance	Demonstrates the resistance of fungal contamination.
NFPA 285– Flame Spread Test	Engineering extensions for the TABS Wall System as a component can meet the criteria of NFPA 285. (Tabs is an approved component of Carlisle Coating & Waterproofing Assemblies.)
*Complete Test Reports Available through TABS Wall Systems	

Features & Benefits

- Lightweight – as low as 7 lbs. per square foot, up to 14 lbs. per square foot
- Brick veneer uses 80% less embodied energy in comparison to full width brick
- No foundation brick ledge required
- Design load for framing L/360 versus L/600
- No lintels required
- More usable floor space on same building foot print
- Year-round installation
- Potential lower labor costs (installed by various trades)
- More design freedom (cantilevers, etc) due to lighter weight
- Easily mixed with other lightweight facade materials (i.e. EIFS, sidings, etc)
- Easier to change facade in future renovations

Components

- TABS II Heavy Duty & TABS IP Panels G-90 galvanized, thermal set coated steel structural steel panels
- TABS Galvanized and coated fasteners for steel or wood studs; fasteners for cement, stone and brick
- TABS Flashings for façade openings, starter tracks, control joints and transitions to dissimilar materials
- TABS Adhesives designed for brick, tile and stone
- TABS Latex mortar additive for type S mortar

Optional Components

- TABS Drainage Plane Rain Screen 3mm and 5mm
- TABS Building Air and Moisture Barrier Wrap
- TABS Insulation

(Optional components can be sourced from others)

Can Be Installed

The TABS Wall System is designed to provide support and alignment for adhered thin veneer installations. TABS features an installation video on its web site, as well as an installation guide. Both are available in English and Spanish. In shop or on-site training is available upon request. The TABS Wall System can be installed in exterior and interior applications.

Reference Information

The TABS Wall System web site (**www.tabswallsystems.com**) provides the following information:

- System Specification in Master Spec Format
- Installation Guide Lines and Videos
- Summary of Independent Certified Testing
- Systems Details
- Warranty

Corporate ID
1741869267132146

TABS II Heavy Duty Limitations

- Not for use in below grade or submerged conditions
- Standard system installation shall be a minimum of 1 1/2" above finished grade. Installation over foam insulation is limited to 2"; for installations over greater thicknesses, consult TABS Technical Support Department
- Adhesive must be kept free from freezing and heat above 86 degrees
- Panels and veneer must be clean, frost free and dry during installation
- TABS Materials should be stored out of direct sun light
- Installation of mortar must be at 40 degrees and rising
- Veneer thickness: minimum ½" (5⁄16" tab up to 5⁄8" material) / maximum 1¼" on long tab (9/16").
- Veneer weight cannot exceed 14 lbs per linear ft.
- All mortar/grout joints must be shallow striked.
- Installation shall be to Tabs manual and/or local/regional code whichever is more stringent.

Health and Environmental Information

Material Safety Data Sheets for all components are available upon request.

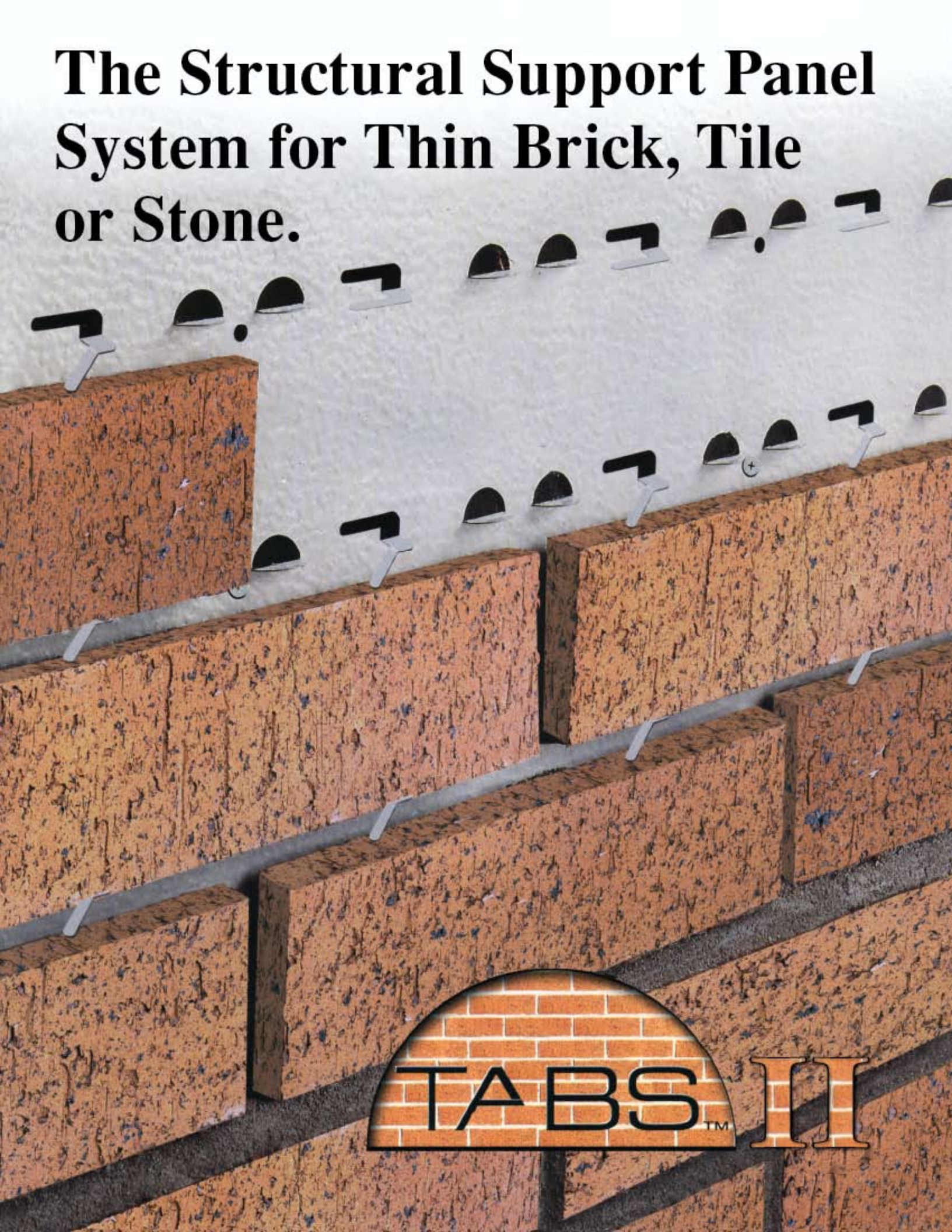
TABS II Heavy Duty Warranty

TABS Wall Systems provides a 25 year system warranty for all provided system components and a 50 year warranty for the panels. Contact TABS for copies of the warranty.

Made in the USA

TABS Wall Systems
4515 Airwest Drive, SE Grand Rapids, MI 49512
Phone: 616-554-5400 Fax: 616-554-5487
www.tabswallsystems.com info@tabswallsystems.com

The Structural Support Panel System for Thin Brick, Tile or Stone.



TABS™ II

Our Name Says It All:

TABS™ offers a state of the art, cost effec
engineered support system for the most de
client. This product resolves the current c
difficulty of installation, moisture control,
compatibility, use limitations and more.

- **T**ime saving, tested
- **A**daptive, versatile
- **B**etter features, engineered
- **S**trong, durable, and lighty















The TABS Wall Systems Advantage!

Over the past twenty years new thin veneer panel systems come and go. Every year these panel manufacturers make claims that their panels are better and have made superior advancements than the other.

Due to TABS Wall Systems patented design features, these other manufacturers just can't match the superior technology and performance of the TABS II Panel. Amazingly, TABS "Light Duty Panel" TABS IP, meets or exceeds all other thin veneer panel manufacturers' panels. Ultimately you the consumer must decide!

THE FACTS ARE OVERWHELMING!

FACT: TABS is the first panel manufacturer to introduce a moisture control system!

FACT: TABS is the first panel manufacturer to offer the only true mechanical mortar locking feature!

FACT: TABS is the first panel manufacturer to introduce the first fully functional thermal insulated system!

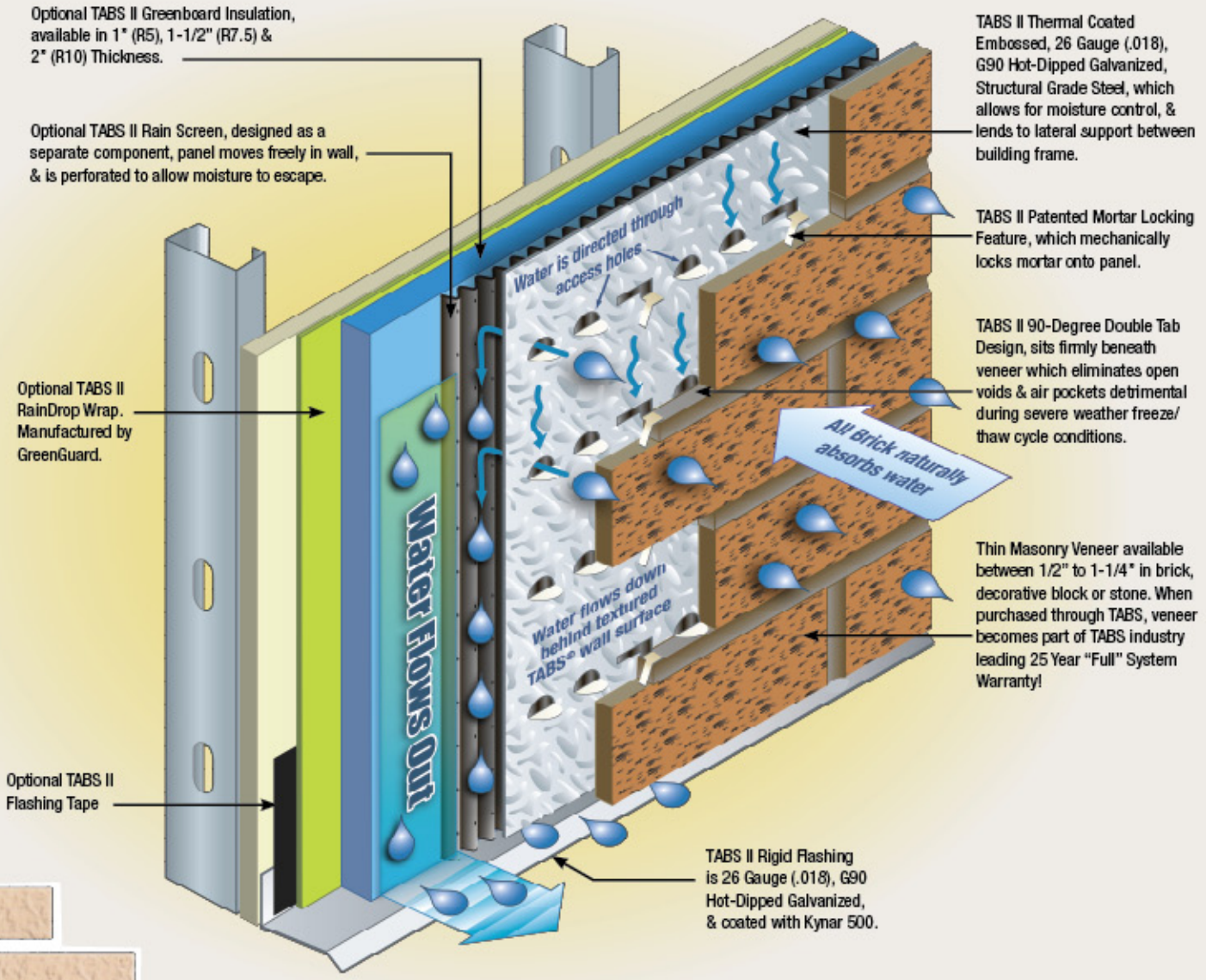
FACT: TABS is the only manufacturer who offers a Full Twenty-Five Year System Warranty!

FACT: No panel manufacturer has as much independent testing lab certifications as TABS!

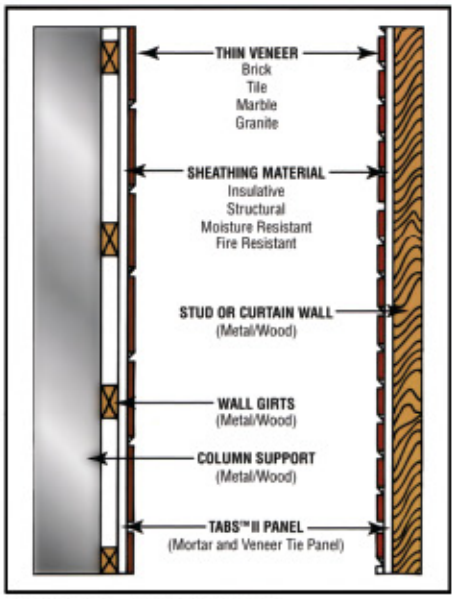
FACT: TABS is the first panel manufacturer to introduce rain screen technology!

FACT: TABS is the only manufacturer who offers a complete system!

ADVANTAGE TABS



TABS II™ WALL PRODUCTS AND SHORT FORM SPECIFICATIONS



PART I. PRODUCT

TABS™ II panel is a structural galvanized steel support ledge and secure tie system for thin brick, tile, marble and granite. Prefabricated panels are available in 48" x 24," 48" x 48," 48" x 72" and 48" x custom sizes.

PART II. MANUFACTURER

TABS WALL SYSTEMS, LLC
4515 Airwest Drive, SE
Grand Rapids, MI 49512
Ph 616.554.5400
Fax 616.554.5487
www.tabswallsystems.com

PART III. GENERAL

1.0 SCOPE

This is a short form specification and does not contain all of the information for proper installation and detailing of the **TABS™ II** system. For complete information refer to the Long Form Specifications or the TABS Product Guide. This is available through your distributor, dealer of the manufacturer.

1.1 Provide all necessary labor, materials and equipment to properly install the field applied and/or Panelized **TABS™ II** system.

2.0 QUALITY ASSURANCE

2.0.1 Warranty
Manufacturer warrants the product to be free from defects in material and workmanship for a period of twenty years from the date of installation. For full terms and conditions of the warranty, see the Long Form Specification.

2.0.2 Substrate
Shall be engineered with regard to structural integrity and performance, and shall meet building code and manufacturer's requirements for application.

2.1 TABS™ II component parts:
Meets national building code requirements.

2.2 TABS™ II panel system:
is tested and certified by code approved laboratories.

2.2.1 Meets or exceeds the following criteria: Section 1405.9 of I-Codes for adhered veneer. ASTM F.72 Listed Positive wind loads up to 353 psf. ASTM E-119 Listed 2 hour Fine Rating. ASTM B117-03 Corrosion Resistance. Additional or detailed testing information is available upon request.

2.3 Product shall be installed by an approved contractor familiar with design requirements, materials, and referenced specifications.

PART IV. MATERIALS

3.1 TABS™ II thin veneer tie and support panel.

3.1.1 panel shall be structural grade steel and coated with hot dip Zinc to a G-90 commercial grade.

3.1.2 panel will have support tabs sized for veneer thickness and adjustable ties for the veneer's dimensions.

3.1.3 panel shall be textured to provide weeping channels and moisture control.

3.2 VENEERS
Thin brick, tile, marble, and granite will meet the appropriate ASTM/ANSI and building code requirements for the specific application.

3.3 TABS™ II ADHESIVE
(or equal) shall meet or exceed ASTM C-557, ANSI A 131.6 requirements and FHA-HUD use of Material Bulletin #60. Sheer bond strength between the total surface area of the veneer and the panel will not be less than 50 psi.

3.4 MORTAR or GROUT
shall be type S and modified with **TABS™ II** mortar additive (or equal) which will meet or exceed specifications for the application.

3.5 SHEATHING MATERIAL
if specified, shall meet the building code requirements and manufacturer's specifications for the application. See **TABS™ II** Long Form Specifications.

3.6 OTHER materials not specifically described herein, but required for a complete and proper installation shall be as recommended by the manufacturer and meet all appropriate codes and standards.

PART V. INSTALLATION

Products shall be installed as per instructions contained in the **TABS™ II** Installation guide.

ICC EVALUATION REPORTS:

- ER-5280 / Fasteners
- ESR-2618 / Fasteners
- ESR-2044 / Drainage Plane
- ESR-2906 / Building Wrap

All TABS II Products are made in U.S.A.

TABS™ II

TABS WALL SYSTEMS, LLC
4515 Airwest Drive, SE
Grand Rapids, MI 49512
Phone: (616) 554-5400
Fax: (616) 554-5487
Email: info@tabswallsystems.com
Website: www.tabswallsystems.com

MCKENNA

August 14, 2019

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, Mi 48189-0576

Subject: Final Site Plan Review; Absolute Self Storage Building Addition (6684 Whitmore Lake Road)
Site plan received by Mckenna on July 15, 2019 (dated May 2, 2017)

Dear Planning Commissioners:

George Kelsey, owner of the Absolute Self Storage site located at 6684 Whitmore Lake Road (Parcel ID#: B -02-20-300-018), proposes to construct two 40' x 160' storage buildings with 44 units each, one 40' x 185 Boat/Rv Storage Area, one 42' x 180' "Covered RV & Bus Parking" structure on the site, and a 6,000 square foot warehousing building that is 55' x 120'. The site is proposed to be constructed in three phases. The two storage units will be constructed in the first phase. The second phase will consist of the covered Rv and Bus parking, and the third phase will have the warehouse. The property which currently has four storage buildings of different sizes and two additional buildings. This parcel is approximately 10 acres and is located near the southwest corner of the interchange with US-23. There are existing variances for the parking and the masonry brick building.

The subject site is zoned Limited Industrial (LI), which does not permit mini-warehouses or mini-storage facilities as either permitted or conditional uses. However, the site is also located within the Whitmore Lake/North Territorial (WLNT) Overlay district based around the intersection of US-23, Whitmore Lake Road, and North Territorial Road. The WLNT Overlay district permits mini-warehousing as a conditional use. Our comments regarding the Conditional Use application for the proposed mini-warehouse will be addressed in a separate letter.

We have reviewed the site plan for compliance with the Township's Zoning Ordinance and with sound planning and design principles, and we offer the following comments for your consideration (any items requiring correction or additional information are underlined):

Site Photo: 6684 Whitmore Lake Road (Source: Google Maps 2017; site boundary is approximate)



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

COMMENTS

1. **Use.** The site is zoned as LI – Limited Industrial, and it is intended to permit light manufacturing, limited industrial uses, or other similar uses that generate a minimum of noise, glare, odor, dust, vibration, and air and water pollutants. Mini-warehouses are not permitted in the LI district as either conditional or permitted uses. However, the parcel is also part of the WLNT – Whitmore Lake/North Territorial Overlay district. The WLNT district is intended to promote mixed uses with an emphasis on commercial, service, office and research technology uses, and related high density residential uses consistent with the Master Plan. Mini-warehouses are permitted in the WNLT district as conditional uses. Our comments on the conditional use application are included in a separate review letter. Outdoor storage of recreational vehicles is also a conditional use in the LI district, and there is proposed parking for Boat/Rvs addressed in a separate letter.

   Additionally, Section 36-736 has specific standards for mini-warehousing as follows:

   a. ***Minimum lot area shall be two acres located on either a major or minor thoroughfare designated by the Master Plan.*** The lot area is at least two acres and the lot is located on Whitmore Lake Road, a minor arterial thoroughfare. This standard is met.

   b. ***Maximum lot width shall be 200 feet.*** The lot width is 619.6 feet along Whitmore Lake Road.

   c. ***A six-foot screening, fence, berm or other appropriate method of screening shall be constructed around the perimeter of the development as approved by the Planning Commission.*** Some screening exists, and additional screening has been added in. The landscape screening does not go completely around the entire site but the fence does surround the perimeter. The area of concern would be the east portion of the site but it is blocked from few from existing building that abuts the property line. We recommend that the Planning Commission find the proposed screening for the mini-warehouse acceptable.

   d. ***Minimum distance between buildings shall be 25 feet.*** The proposed buildings on the site are spaced only 25 feet apart.

   e. ***A front setback of no less than 50 feet shall be maintained in landscape open space. Side yard setback shall be no less than 25 feet, and rear yard setback shall be no less than 40 feet.*** All of the setback requirements appear to have been met and are indicated on the plan.

   f. ***All areas intended for vehicle travel shall be paved with asphalt or concrete as approved by the Planning Commission.*** The site has an existing paved area, which will be partially repaved with asphalt according to the site plan. The replacement of asphalt will be done in phase one.

   g. ***Exterior wall of all storage units shall be of masonry construction.*** The building plans indicate that the proposed building will be metal with brick vineer facing the US 23 interchange. The site is within the (LI) Limit Industrial District and the design meets the standard of this district. The building is also not visible from the road. A variance for this has been approved.

h. ***Site development shall be compatible with surrounding areas.*** The project will be an expansion of an existing use, and is compatible with surrounding areas.

i. ***No outside storage permitted.*** Other than covered RV/Bus storage and RV/Boat storage, no outside storage is proposed.

j. ***Exterior lighting in accordance with the requirements of section 36-728.*** Comments on the proposed lighting are included in Item #9 below.

2. **Dimensional Requirements.** Section 36-511 of the Zoning Ordinance includes the dimensional requirements for the LI district for lot area (1 acre; 20,000 sq. ft. with sanitary sewer); lot width (150 feet; 80 feet with sanitary sewer); lot coverage (25%), front yard setback (85 ft.), side yard setback (20 ft.); rear yard setback (35 ft.), and height (45 ft.). According to Section 36-688, the parcels within the WNLT district must also have a front yard greenbelt setback of 35 feet from Whitmore Lake Road. Mini-warehouses also require a 25-foot side yard setback and a 40-foot rear yard setback. All of the setback requirements appear to have been met and are included on the siteplan.

3. **Access and Circulation.** This site has two driveways from Whitmore Lake Road: a 25-foot wide northern access drive and a 15-foot wide southern access drive. The aisle for the parking lot is 22 feet wide and meets the standard of the ordinance. The plan shows maneuvering lanes for emergency vehicles and buses. The plan does shows maneuvering lanes between the proposed buildings measuring at least 24 feet wide, and the lanes between the existing buildings and the front edge of the paved area are more than 20 feet wide. Most parts of the lot are paved and can be used for circulation, loading, and unloading. The 15-foot wide access drive is presumably for one-way traffic and access is controlled through a gate. The plans state that the driveway used is used as an exit. The use of this drive is clarified.

   The site is not anticipated to generate a large amount of traffic. The site plan states there will be fewer than 50 vehicle trips during the peak hour. According to Section 36-717(c), the site will not require a Traffic Impact Study.

4. **Parking and Loading.** According to Section 36-764, mini-warehouses require 1 space for each 4 storage units equally distributed throughout the site, 2 spaces for the manager's residence, and 1 space for each 25 storage units to be located at the office of the storage complex. The number of units on the site plan is stated as 88. Previous versions of this site plan has stated 189. This would require 25 additional spaces. The new 6000 square foot warehouse building will require, one space for each 2,000 square feet of floor area, plus one space for each vehicle to be stored on the premises, plus one space per employee. This would be 9 spaces for the total new storage area, plus the 8 spaces because of the units at the office. This would be a total of 42 spaces. This amount of parking is provided on the site. It is unclear on why the 8 additional spaces for units located at the site is stated on the plan and the requirement of 52 spaces of parking required when there are only 88 units shown on the plan. A variance has been granted for the remainder of the parking requirements which should be 1 for each vehicle stored on premises and one space per employee. We recommend the applicant clarify on the total number of parking required and the calculations at site plan at Planning Commission. The number of spaces appears to be sufficient for the uses given the variance was approved.

5. **Landscaping and Screening.** Our comments regarding the specific landscaping and screening requirements are as follows:

   a. **Berms.** There is no berm on the site.

   b. **Fences.** Fences are regulated by Section 36-715. There is existing fencing along most of the perimeter of the site, but this is a chain link fence rather than a decorative screening fence with landscaping elements providing screening. A more detailed fence is located at the south access drive. No changes are proposed to the fences, and the profile elevations are included.

   c. **Screening of Recreational Vehicles.** Section 36-703 describes requirements for storage of recreational equipment. According to Section 36-703, storage of such equipment, when permitted in a commercial district as a principal use of a lot, shall be located behind all required lot lines with all required yards to be landscaped and properly and regularly maintained. The storage area shall have a gravel or paved surface, treated regularly to prevent erosion and blowing of dust. The storage area shall be fenced for security purposes, by at least a six-foot-high cyclone-type fence.

   d. **Parking Lot Landscaping.** Section 36-722(m) requires 1 canopy tree for every 8 parking spaces. The landscaping shows an additional seven deciduous trees and 6 evergreen trees in the front of the property. This meets the standard for parking.

   e. **Tree Mitigation.** No trees are indicated to be removed, and none are anticipated to be removed given the existing development on the site.

6. **Natural Features.** Section 36-723 requires a natural features impact statement to be submitted for projects requiring site plan review. The applicant has provided a note on the natural features on sheet 4. There are no anticipated major impacts on natural features, given that the site is already developed.

7. **Stormwater Management.** There is an existing stormwater retention pond on the east side of the site with some screening from US 23. We will defer stormwater management comments to the Township Engineer.

8. **Prevention of Spills and Discharges.** Section 36-867(10) of the Zoning Ordinance requires sites which include storage of hazardous materials, waste, fuels, salt, or chemicals to be designed to prevent spills and discharges of polluting materials to the ground surface, to the air, to nearby waterbodies, or to groundwater. The storage of hazardous materials in these units is prohibited, and it is explicitly stated on the site plan.

9. **Lighting.** Section 36-728 requires site plans to include light fixture specifications and cut sheets, as well as a photometric plan. The site plan includes details on the lighting fixtures as well as a photometric plan. There is a note on the plan stating that the light fixtures will be shielded from neighboring sites. We find the lighting to be acceptable.

10. **Trash Enclosure.** Section 36-701(3) requires dumpsters to be located an enclosure constructed of opaque materials on at least three sides, with an opening or gate on the fourth side. There is no

dumpster indicated on the site plan. The dumpster is located between two buildings on concrete. There is a gate on both sides. We find the screening for the dumpster to be acceptable. A note on the site plan stating that the concrete is at least 4 inches thick.

11. **Building Façade and Floor Plan.** In addition to the site plan, the specifications of the proposed storage buildings were also submitted. There are no details on the covered RV and bus parking. Elevation plans have been provided for the building. Elevations have been submitted for the plan and they match.

12. **Signs.** Article 26 includes all of the requirements for the number, height, area, and placement of signs. According to Google Street View imagery, there are several existing signs on the site, such as a pole sign for the business itself, a small permanent ground sign to direct people to the office, and some temporary ground signs. All existing signs are shown on the plan and no additional signs have been proposed.

RECOMMENDATION
The applicant has addressed all issues stated in the previous letter. We recommend that the Planning Commission approve the site plan after the applicant clarify and explain the calculations for parking provided at planning commission. This will be reviewed and approved administratively:

1. The parking calculations be explained at planning commission

We look forward to reviewing these findings with you. If you have any questions about this report or require additional information, please contact us.

Respectfully submitted,

McKENNA

Paul Lippens, AICP
Director of Transportation and Urban Design

Irvin Wyche
Assistant Planner

MCKENNA

November 13, 2019

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, Mi 48189-0576

Subject: Site Plan Review #2; Absolute Self Storage Building Addition (6684 Whitmore Lake Road)
Site plan received by Mckenna on October 29, 2019 (dated October 10, 2019)

Dear Planning Commissioners:

George Kelsey, owner of the Absolute Self Storage site located at 6684 Whitmore Lake Road (Parcel ID#: B -02-20-300-018), proposes to construct two 40' x 160' storage buildings with 44 units each, one 40' x 185 Boat/RV Storage Area, one 42' x 180' "Covered RV & Bus Parking" structure on the site, and a 6,000 square foot warehousing building that is 55' x 120'. The site is proposed to be constructed in three phases. The two storage units will be constructed in the first phase. The second phase will consist of the covered RV and Bus parking, and the third phase will have the warehouse. The property which currently has four storage buildings of different sizes and two additional buildings. This parcel is approximately 10 acres and is located near the southwest corner of the interchange with US-23. There are existing variances for the parking and the masonry brick building.

The subject site is zoned Limited Industrial (LI), which does not permit mini-warehouses or mini-storage facilities as either permitted or conditional uses. However, the site is also located within the Whitmore Lake/North Territorial (WLNT) Overlay district based around the intersection of US-23, Whitmore Lake Road, and North Territorial Road. The WLNT Overlay district permits mini-warehousing as a conditional use. Our comments regarding the Conditional Use application for the proposed mini-warehouse will be addressed in a separate letter.

We have reviewed the site plan for compliance with the Township's Zoning Ordinance and with sound planning and design principles, and we offer the following comments for your consideration (any items requiring correction or additional information are underlined):

Site Photo: 6684 Whitmore Lake Road (Source: Google Maps 2017; site boundary is approximate)



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

COMMENTS

1. **Use.** The site is zoned as LI – Limited Industrial, and it is intended to permit light manufacturing, limited industrial uses, or other similar uses that generate a minimum of noise, glare, odor, dust, vibration, and air and water pollutants. Mini-warehouses are not permitted in the LI district as either conditional or permitted uses. However, the parcel is also part of the WLNT – Whitmore Lake/North Territorial Overlay district. The WLNT district is intended to promote mixed uses with an emphasis on commercial, service, office and research technology uses, and related high-density residential uses consistent with the Master Plan. Mini-warehouses are permitted in the WNLT district as conditional uses. Our comments on the conditional use application are included in a separate review letter. Outdoor storage of recreational vehicles is also a conditional use in the LI district, and there is proposed parking for Boat/RVs addressed in a separate letter.

   Additionally, Section 36-736 has specific standards for mini-warehousing as follows:

   a. ***Minimum lot area shall be two acres located on either a major or minor thoroughfare designated by the Master Plan.*** The lot area is at least two acres and the lot is located on Whitmore Lake Road, a minor arterial thoroughfare. This standard is met.

   b. ***Maximum lot width shall be 200 feet.*** The lot width is 619.6 feet along Whitmore Lake Road.

   c. ***A six-foot screening, fence, berm or other appropriate method of screening shall be constructed around the perimeter of the development as approved by the Planning Commission.*** Some screening exists, and additional screening has been added in. The landscape screening does not go completely around the entire site but the fence does surround the perimeter. The area of concern would be the east portion of the site but it is blocked from few from existing building that abuts the property line. We recommend that the Planning Commission find the proposed screening for the mini-warehouse acceptable.

   d. ***Minimum distance between buildings shall be 25 feet.*** The proposed buildings on the site are spaced only 25 feet apart.

   e. ***A front setback of no less than 50 feet shall be maintained in landscape open space. Side yard setback shall be no less than 25 feet, and rear yard setback shall be no less than 40 feet.*** All of the setback requirements appear to have been met and are indicated on the plan.

   f. ***All areas intended for vehicle travel shall be paved with asphalt or concrete as approved by the Planning Commission.*** The site has an existing paved area, which will be partially repaved with asphalt according to the site plan. The replacement of asphalt will be done in phase one.

   g. ***Exterior wall of all storage units shall be of masonry construction.*** The building plans indicate that the proposed building will be metal with brick veneer (thin brick), which is partially meeting the intent of this standard. A variance for has been approved that reduces the 100% masonry requirement. The site is within the (LI) Limit Industrial District and the design meets the standard of this district. The building is also not visible from the road.

h. ***Site development shall be compatible with surrounding areas.*** The project will be an expansion of an existing use, and is compatible with surrounding areas.

i. ***No outside storage permitted.*** Other than covered RV/Bus storage and RV/Boat storage, no outside storage is proposed.

j. ***Exterior lighting in accordance with the requirements of section 36-728.*** Comments on the proposed lighting are included in Item #9 below.

2. **Dimensional Requirements.** Section 36-511 of the Zoning Ordinance includes the dimensional requirements for the LI district for lot area (1 acre; 20,000 sq. ft. with sanitary sewer); lot width (150 feet; 80 feet with sanitary sewer); lot coverage (25%), front yard setback (85 ft.), side yard setback (20 ft.); rear yard setback (35 ft.), and height (45 ft.). According to Section 36-688, the parcels within the WNLT district must also have a front yard greenbelt setback of 35 feet from Whitmore Lake Road. Mini-warehouses also require a 25-foot side yard setback and a 40-foot rear yard setback. All of the setback requirements appear to have been met and are included on the site plan.

3. **Access and Circulation.** This site has two driveways from Whitmore Lake Road: a 25-foot wide northern access drive and a 15-foot wide southern access drive. The aisle for the parking lot is 22 feet wide and meets the standard of the ordinance. The plan shows maneuvering lanes for emergency vehicles and buses. The plan does shows maneuvering lanes between the proposed buildings measuring at least 24 feet wide, and the lanes between the existing buildings and the front edge of the paved area are more than 20 feet wide. Most parts of the lot are paved and can be used for circulation, loading, and unloading. The 15-foot wide access drive is presumably for one-way traffic and access is controlled through a gate. The plans state that the driveway used is used as an exit. The use of this drive is clarified.

   The site is not anticipated to generate a large amount of traffic. The site plan states there will be fewer than 50 vehicle trips during the peak hour. According to Section 36-717(c), the site will not require a Traffic Impact Study.

4. **Parking and Loading.** According to Section 36-764, mini-warehouses require 1 space for each 4 storage units equally distributed throughout the site, 2 spaces for the manager's residence, and 1 space for each 25 storage units to be located at the office of the storage complex. The applicant has provided 42 spaces of parking. Based on our records the applicant received a variance to have 42 parking spaces. The proposed parking on the site plan matches what is stated in the variance.

5. **Landscaping and Screening.** Our comments regarding the specific landscaping and screening requirements are as follows:

   a. **Berms.** There is no berm on the site.

   b. **Fences.** Fences are regulated by Section 36-715. There is existing fencing along most of the

perimeter of the site, but this is a chain link fence rather than a decorative screening fence with landscaping elements providing screening. A more detailed fence is located at the south access drive. No changes are proposed to the fences, and the profile elevations are included.

c. **Screening of Recreational Vehicles.** Section 36-703 describes requirements for storage of recreational equipment. According to Section 36-703, storage of such equipment, when permitted in a commercial district as a principal use of a lot, shall be located behind all required lot lines with all required yards to be landscaped and properly and regularly maintained. The storage area shall have a gravel or paved surface, treated regularly to prevent erosion and blowing of dust. The storage area shall be fenced for security purposes, by at least a six-foot-high cyclone-type fence.

d. **Parking Lot Landscaping.** Section 36-722(m) requires 1 canopy tree for every 8 parking spaces. The landscaping shows an additional seven deciduous trees and 6 evergreen trees in the front of the property. This meets the standard for parking.

e. **Tree Mitigation.** No trees are indicated to be removed, and none are anticipated to be removed given the existing development on the site.

6. **Natural Features.** Section 36-723 requires a natural features impact statement to be submitted for projects requiring site plan review. The applicant has provided a note on the natural features on sheet 4. There are no anticipated major impacts on natural features, given that the site is already developed.

7. **Stormwater Management.** There is an existing stormwater retention pond on the east side of the site with some screening from US 23. We will defer stormwater management comments to the Township Engineer.

8. **Prevention of Spills and Discharges.** Section 36-867(10) of the Zoning Ordinance requires sites which include storage of hazardous materials, waste, fuels, salt, or chemicals to be designed to prevent spills and discharges of polluting materials to the ground surface, to the air, to nearby waterbodies, or to groundwater. The storage of hazardous materials in these units is prohibited, and it is explicitly stated on the site plan.

9. **Lighting.** Section 36-728 requires site plans to include light fixture specifications and cut sheets, as well as a photometric plan. The site plan includes details on the lighting fixtures as well as a photometric plan. There is a note on the plan stating that the light fixtures will be shielded from neighboring sites. We find the lighting to be acceptable.

10. **Trash Enclosure.** Section 36-701(3) requires dumpsters to be located an enclosure constructed of opaque materials on at least three sides, with an opening or gate on the fourth side. There is no dumpster indicated on the site plan. The dumpster is located between two buildings on concrete. There is a gate on both sides. We find the screening for the dumpster to be acceptable. A note on the site plan stating that the concrete is at least 4 inches thick.

11. **Building Façade and Floor Plan.** In addition to the site plan, the specifications of the proposed storage buildings were also submitted. There are no details on the covered RV and bus parking. Elevation plans have been provided for the building. Elevations have been submitted for the plan and they match.

The planning commission had concerns on the siding on the storage buildings and the material that is going to be used for the storage buildings. The applicant has indicated on sheet seven of the site plan that they will be using a thin brick material. They also included a separate sheet explaining the details of the thin brick. The material will be a general shale thin brick using their TABS II metal drainage system: attached directly over sheet metal of storage building with a masonry sill cap.

12. **Signs.** Article 26 includes all of the requirements for the number, height, area, and placement of signs. According to Google Street View imagery, there are several existing signs on the site, such as a pole sign for the business itself, a small permanent ground sign to direct people to the office, and some temporary ground signs. All existing signs are shown on the plan and no additional signs have been proposed.

RECOMMENDATION
The applicant has addressed all issues stated in the previous letter. We recommend that the Planning Commission approve the site plan.

We look forward to reviewing these findings with you. If you have any questions about this report or require additional information, please contact us.

Respectfully submitted,

McKENNA

Paul Lippens, AICP
Director of Transportation and Urban Design

Irvin Wyche
Assistant Planner

August 14, 2019

Northfield Township
Building & Zoning Department
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Regarding: **Absolute Self Storage Building Addition**
Site Plan Review #2
OHM Job Number: 0151-19-1031

We have reviewed the site plan material, received by this office on August 9, 2019 for the above-referenced project based on the Township's Engineering Standards. Plans were prepared by Washtenaw Engineering with a revision date of August 9, 2019. The applicant is requesting Site Plan approval for the proposed building additions on-site. A general summary of the site followed by our recommendation is noted below.

General

The existing site is located on parcel #B-02-20-300-018 with address 6684 Whitmore Lake Road. The site is currently zoned as LI, Limited Industrial, and as WLNT, Whitmore Lake/North Territorial Overlay. The applicant is proposing a three-phase project, which includes:

Phase I - two new 6,400 square foot storage buildings, stripping to delineate 24 parking spaces and 12 boat and trailer spaces, a dumpster enclosure, and updated landscaping and lighting

Phase II – one covered parking building of unidentified square footages providing 15 covered RV and bus parking spaces and stripping to delineate 23 boat and trailer spaces

Phase III - one 6,000 square foot storage building

Utilities

Water service for the existing site is supplied by a private on-site well. Existing sanitary service is provided by a connection to a public sewer along the rear of the site. The applicant is not proposing any additions or changes to the existing site utilities.

Paving/Access/Grading

Access to the site is provided from Whitmore Lake Road by way of two existing asphalt drives: a twenty-five (25) foot wide northern access drive and a fifteen (15) foot wide southern access drive. The fifteen (15) foot wide southern access drive is the primary access (inbound only) to the site and is controlled by a gate. The maneuvering lanes between the proposed buildings are at least twenty-four (24) feet wide and the lanes between the existing buildings and the front edge of the paved area are twenty (20) feet wide. Most parts of the site are paved and can be used for circulation, unloading, and loading.

Dedicated fire lane signage is proposed. Fire circulation routes are shown on the plans. Emergency vehicle circulation and maneuverability will be evaluated by the Northfield Township Fire Department.

Drainage

The proposed building additions are within the existing on-site pavement and will not have any impact to the amount of impervious surface on-site or increase the volume of storm water run-off. The storm water is directed via sheet flow and exiting storm sewer piping to a detention pond on the east side of the site. The ultimate outlet is to the US-23 right-of-way.

Permits and Other Agency Approvals

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. We note that this project will require the following permits:

- Northfield Township Fire Department approval for emergency vehicle access and maneuverability.
- Northfield Township Building Department.

Conclusion and Recommendations

As submitted, the site plan appears to be in substantial compliance with the Northfield Township requirements. We note the following items that may require additional explanation from the applicant before consideration by the Planning Commission.

1. We had provided a previous comment expressing concern that the southern driveway was not adequate to accommodate the larger entering vehicles. The applicant has attempted to address this issue by noting the north drive as the entrance and the south drive as the exit. The turning templates provided do not include enough detail to clearly depict a vehicle fully traversing the site. The applicant shall demonstrate that the existing approach geometry can accommodate the entering and exiting vehicle movements. The vehicle patterns as identified shall be consistent with the site's operational constraints (gates, card readers, etc). If the approaches cannot fully accommodate vehicles on the existing hard surfaces, improvements will be required.
2. It is not clear whether the applicant intends to repair the dry hydrant with this project. The plans shall clearly depict proposed improvements associated with the 'out of service fire supply line'.

Following Planning Commission approval of the plan, detailed engineering drawings shall be submitted for review. Preconstruction requirements will be provided to the applicant as part of the engineering plan approval.

If you have any questions regarding any of the comments presented, feel free to contact us at (734) 522-6711 or marcus.mcnamara@ohm-advisors.com.

Sincerely,
OHM ADVISORS

Marcus McNamara

Marcus J McNamara

cc: File

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November 13, 2019

Northfield Township
Building & Zoning Department
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Regarding: **Absolute Self Storage Building Addition**
Site Plan Review #3
OHM Job Number: 0151-19-1031

We have reviewed the site plan material, received by this office on November 1, 2019 for the above-referenced project based on the Township's Engineering Standards. Plans were prepared by Washtenaw Engineering with a revision date of October 15, 2019. The applicant is requesting Site Plan approval for the proposed building additions on-site. A general summary of the site followed by our recommendation is noted below.

General

The existing site is located on parcel #B-02-20-300-018 with address 6684 Whitmore Lake Road. The site is currently zoned as LI, Limited Industrial, and as WLNT, Whitmore Lake/North Territorial Overlay. The applicant is proposing a three-phase project, which includes:

Phase I - two new 6,400 square foot storage buildings, stripping to delineate 24 parking spaces and 12 boat and trailer spaces, a dumpster enclosure, and updated landscaping and lighting

Phase II – one covered parking building of unidentified square footages providing 15 covered RV and bus parking spaces and stripping to delineate 23 boat and trailer spaces

Phase III - one 6,000 square foot storage building

Utilities

Water service for the existing site is supplied by a private on-site well. Existing sanitary service is provided by a connection to a public sewer along the rear of the site. The applicant is not proposing any additions or changes to the existing site utilities.

Paving/Access/Grading

Access to the site is provided from Whitmore Lake Road by way of two existing asphalt drives: a twenty-five (25) foot wide northern access drive and a fifteen (15) foot wide southern access drive. The fifteen (15) foot wide southern access drive is outbound only to the exit the site and is controlled by a gate. The maneuvering lanes between the proposed buildings are at least twenty-four (24) feet wide. Most parts of the site are paved and can be used for circulation, unloading, and loading.

Dedicated fire lane signage is proposed. Fire circulation routes are shown on the plans. Emergency vehicle circulation and maneuverability will be evaluated by the Northfield Township Fire Department.

Drainage

The proposed building additions are within the existing on-site pavement and will not have any impact to the amount of impervious surface on-site or increase the volume of storm water run-off. The storm water is directed via sheet flow and exiting storm sewer piping to a detention pond on the east side of the site. The ultimate outlet is to the US-23 right-of-way.

Permits and Other Agency Approvals

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. We note that this project will require the following permits:

- Northfield Township Fire Department approval for emergency vehicle access and maneuverability.
- Northfield Township Building Department.

Conclusion and Recommendations

As submitted, the site plan appears to be in substantial compliance with the Northfield Township requirements.

Following Planning Commission approval of the plan, detailed engineering drawings shall be submitted for review. Preconstruction requirements will be provided to the applicant as part of the engineering plan approval.

If you have any questions regarding any of the comments presented, feel free to contact us at (734) 368-5746 or marcus.mcnamara@ohm-advisors.com.

Sincerely,
OHM ADVISORS

Marcus McNamara
Digitally signed by Marcus McNamara
DN: CN=Marcus McNamara, E=Marcus.mcnamara@ohm-advisors.com, O=State of Michigan, C=US
Reason: I am the author of this document
Date: 2019.11.13 14:13:54-05'00'

Marcus J McNamara

cc: File

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Northfield Township Fire Department

8350 Main Street Whitmore Lake, MI 48189
Phone (734) 449-2385 Fax (734) 449-2521

Fire Chief
William E. Wagner, Jr.

To: **Mary Bird**
From: **Lieutenant Rennells**
Date: **November 5, 2019**
Subject: **Site Plan Review for 6684 Whitmore Lake Rd**

A site plan review was conducted for 6684 Whitmore Lake Rd and no issues were identified at this time with phase 1 and phase 2 conflicting with fire safety per the *International Fire Code 2012*. Please provide a floor plan for phase 3 when available.

This approval is subject to field inspection. This approval does not exempt the project from complying with all applicable codes. Additional submittals and approvals may be required.

NORTHFIELD TOWNSHIP
PLANNING COMMISSION
Minutes of Regular Meeting
November 6, 2019

1. CALL TO ORDER

The meeting was called to order by Chair Roman at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Roll call:

Janet Chick	Present
Brad Cousino	Absent with notice
Eamonn Dwyer	Present
Sam Iaquinto	Present
Cecilia Infante	Present
Larry Roman	Present
John Zarzecki	Present

Also present:
Building/Planning/Zoning Coordinator Mary Bird
Planning Consultant Paul Lippens, McKenna Associates
Marcus McNamara, OHM, Township Engineer
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

▶ **Motion:** Roman moved, Chick supported, that the agenda be adopted as presented.
Motion carried 6—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

No comments.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

8A. Case #JPC190009; TerraFirma; Location: 6410 Whitmore Lake Road; Rezoning from AR-Agricultural District to LI-Limited Industrial District to operate a landscaping business with outdoor storage of materials. Parcels 02-29-200-003 and 02-29-200-004

Roman announced the case and opened the public hearing.

James Korf of Composition Workshop Architecture representing TerraFirma said this rezoning request complies with the Master Plan. Lippens noted landscaping businesses are allowed in both the AR and LI districts, but LI zoning will allow the applicant to pursue their site development plan in one phase. He also noted that LI zoning allows a variety of other uses, so the request should be reviewed with that in mind.

Lippens said he is recommending approval based on six findings of fact, including that LI is consistent with the pattern of development in the area and with the Master Plan and is consistent with existing conditions.

Udo Huff, 6431 Whitmore Lake Road, asked why the previous owner of the property, who was running a similar business and had outdoor storage was not required to rezone. He also asked how much this would affect his property which is used residentially and agriculturally.

In answer to a question from Dwyer, the property owner said they are moving from Morgan Road in Ypsilanti, where they have been since 1981, because the site is larger, their existing buildings are old, and no property near them is for sale for expansion. He said they are a design/build company and have no retail services unlike the previous user of the property.

▶ **Motion:** Roman moved, Chick supported, to close the public hearing.
Motion carried 6—0 on a voice vote.

8B. Case #JPC190009; TerraFirma; Location: 6410 Whitmore Lake Road; Conditional Use Permit to operate a landscaping business with outdoor storage of materials. Parcels 02-29-200-003 and 02-29-200-004

▶ **Motion:** Roman moved, Chick supported, to open the public hearing.
Motion carried 6—0 on a voice vote.

James Korf of Composition Workshop Architecture representing TerraFirma said much of the outdoor storage of materials is temporary and held in staging areas. He noted concrete pads and segmented storage units will hold mulch, gravel, etc., and those areas will be screened.

Lippens referred to an update to his October 28th report which he issued to reflect the changes made to the proposal by the applicant in response to his report. He said he is recommending approval with conditions. He noted it would be best for the Township Board to consider both this CUP application and the rezoning request at the same time.

Roman called for public comment.

Udo Huff, 6431 Whitmore Lake Road, referred to his concerns stated during the rezoning public hearing,

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and said he generally welcomes new neighbors, but he has not heard an answer to his question about what the effect will be on his property. Eric Patterson, the property owner, said he empathizes with Mr. Huff. He said his intention is for this site to be one of the most premier looking office complexes in the county. He said they are considered to be one of the more premier landscaped properties in the area and their property must live up to their standards aesthetically. He said he has met many of the area neighbors, and Pittsfield Township hates to see them go because they have been an ideal landowner there for decades.

In answer to a question from Chick, Patterson said they are design/build landscape contractors and licensed builders. He said they provide some materials, and those are stored temporarily because they do not look good and it costs money to hold materials. He said they have about eight office employees and 15 field employees, and some of them are looking to relocate to this area.

In answer to questions:

- Korf said if a dry hydrant is required they will provide one as a public safety issue. Marcus McNamara, Township engineer, confirmed a water source will be required for that.
- Patterson said they purchased the property in June, and they do not have plans to alter the existing shared driveway to continue to allow access for the adjacent house.
- Patterson said the most adverse effect of this operation to any nearby resident would be employees arriving and being dispatched. He asked what Mr. Huff's specific concerns are.
- Korf said 7' high screening is more than will be needed to adequately screen the materials they will temporarily be storing.
- Denny Peters, General Manager and Director of Operations for TerraFirma, said having delivery trucks stopping on Whitmore Lake Road is a complaint he has heard from neighbors about the operation previously on the site, and they will be avoiding that as much as possible. He said the storage areas on the property are sufficient for their needs.
- Peters said on their current industrial site they accumulate large amounts of concrete for recycling, but on this site they will not accumulate more than 30-40 yards at a time. He said they want the site to look nice.

Lippens noted there are businesses in this area operating in violation of the Township's ordinances, and one goal of the Master Plan for this area is to encourage those businesses to come into compliance, to improve the overall character of the area, and to limit effects on residential properties. He said anyone with AR zoning in the area may maintain that.

Huff said he appreciates the hearing and he is not opposed to new businesses, but any trucks parked on this part of Whitmore Lake Road, where there is a curve, blocks traffic, including access to driveways. He said his major concern is compliance with traffic rules.

▶ **Motion:** Roman moved, Iaquinto supported, to close the public hearing.
Motion carried 6—0 on a voice vote.

9. REPORTS

9A. Board of Trustees
Chick reported that on October 22nd the Board heard a presentation from a County Commissioner about possible County Commission governance changes, adopted the Master Plan, affirmed future dedication of the North Village Park at a size of at least five acres, approved a review of Building Department fees and staffing, and approved a contract extension for the sale of 75 Barker Road.

9B. ZBA
The next meeting will November 18th.

9C. Staff Report
Nothing to report.

9D. Planning Consultant
Lippens reported the North Village subcommittee has been meeting to review proposals from two developers, and a proposal may be on a November or December Township Board meeting agenda.

9E. Parks and Recreation
Has not met since the last Planning Commission meeting. The next meeting will be November 21st.

9F. Downtown Planning Group
Has not met since the last Planning Commission meeting.

10. UNFINISHED BUSINESS

10A. Case #JPC190009; TerraFirma; Location: 6410 Whitmore Lake Road; Rezoning from AR-Agricultural District to LI-Limited Industrial District to operate a landscaping business with outdoor storage of materials. Parcels 02-29-200-003 and 02-29-200-004

Lippens recommended approval based on the findings of fact in his report.

▶ **Motion:** Roman moved, Iaquinto supported, that the Planning Commission recommend that the Township Board of Trustees approve the request of TerraFirma to rezone 6410 Whitmore Lake Road from AR to LI for the reasons listed in the McKenna report dated September 20, 2019.
Motion carried 6—0 on a roll call vote.

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10B. Case #JPC190009; TerraFirma; Location: 6410 Whitmore Lake Road; Conditional Use Permit to operate a landscaping business with outdoor storage of materials. Parcels 02-29-200-003 and 02-29-200-004

The parcels are currently zoned AR-Agricultural and located in the WLNT-Whitmore Lake/North Territorial Road Overlay District. Landscaping businesses require conditional use approval in the AR District. Outdoor storage of materials is a conditional use in the LI-Limited Industrial District and not permitted in the AR district. The applicant is also seeking to rezone the property to LI.

Lippens referred to his November 6th update to his initial report. He said in light of the public hearing discussion the Commission may want to consider adding a requirement to the five conditions in his report that parking of trucks on the road be prohibited.

Roman asked if screening seven feet high is adequate, and questioned whether it is fair to hold this applicant responsible for the parking of trucks on the road done by the previous owner. Dwyer said the road is narrow and busy, and most businesses in this area do not have driveways that are adequate for trucks to get in and out, so he encouraged the applicant to provide driveways with proper turning radii. Korf said he understands this problem and there is adequate space for semi-trailers to pull in. Infante said adding the condition to prohibit road parking of trucks would provide assurance to the neighbors.

Responding to the issue of screening, Patterson said they want to provide adequate screening. Lippens said the ordinance requires a minimum of 7' or up to the height of the materials being screened. Patterson said 10' would be more than adequate.

▶ **Motion:** Roman moved, Iaquinto supported, to approve the request of TerraFirma for the Conditional Use Permit with conditions of the items listed on the Mckenna reported dated November 6, 2019, items 1 through 5, plus adding to item 3 "or height of what is stored," and adding item 6, "No parking of trucks on Whitmore Lake Road right-of-way serving this business."

There was a brief discussion about clarifying the language regarding screening

▶ **Amended motion:** Roman moved, Iaquinto supported, to approve the request of TerraFirma for the Conditional Use Permit with conditions of the items listed on the Mckenna reported dated November 6, 2019, items 1 through 5, changing item 3 to read, "Both outdoor storage areas are screened with a solid unpierced fence or wall at least seven feet in height or height of what is stored" and adding item 6, "No parking of trucks on Whitmore Lake Road right-of-way serving this business."
Amended motion carried 6—0 on a roll call vote.

10C. Case #JPC190009; TerraFirma; Location: 6410 Whitmore Lake Road; Site Plan approval to operate a landscaping business with outdoor storage of materials. Zoned AR-Agricultural District; the applicant is seeking rezoning to LI-Limited Industrial District. Parcels 02-29-200-003 and 02-29-200-004.

Lippens said the applicant has made a good faith effort to address all comments made by him, the Township engineer, and the Fire Marshal, but none of them has reviewed the revised plan. He made comments, including:

- A lot combination is required.
- Parking will be partially permitted to encroach in the front yard setback with adequate screening.
- The applicant proposes to leave part of the parking gravel due to the unique condition of Consumers Power needing to do excavation of gas line on the site, but he is confident a method of addressing that can be found.
- He is confident the landscaping on the site will be adequate and that adequate screening of stored materials will be found.
- A natural features statement is required under site plan rules.
- Stormwater management is one of the larger issues to be addressed on the site.
- He recommends postponing action to avoid having the Planning Commission act on a proposal which may have to be changed to meet requirements.

Marcus McNamara, Township engineer, referred to his report dated October 29th, and made comments, including:

- They have requested turning radius information for driveways to address the concerns discussed during the meeting.
- He will look into whether there is already a nearby dry hydrant which could serve this site.
- They would like to review the revised plan before the Planning Commission acts.

Regarding the issue of some of the parking being gravel, Denny Peters, General Manager and Director of Operations for TerraFirma, said Consumers Power will need to do excavating in their very large easement in the future, so they do not want to have to pave the parking in that area.

There was discussion about the remaining information needed to allow the Commission to approve the site plan. Korf said TerraFirma has a limited amount of time left at their current site, and coming severe weather will affect their ability to proceed with construction soon. Commissioners agreed the Township has proceeded with the application as quickly as possible, construction is possible year

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round, and the rezoning and conditional use applications can proceed to the Township Board while the site plan details, including the significant issues of stormwater and County requirements, are finalized for approval at future Planning Commission meeting.

- **Motion:** Roman moved, Iaquinto supported, to table approval of the site plan until items listed in the Planning consultant's report date October 28th , the Township engineer's report dated October 29th, and the Fire Department report dated November 5th be addressed on the site plan.
  Motion carried 6—0 on a roll call vote.

Iaquinto suggested including a time limit in the motion.

- **Amended motion:** Roman moved, Iaquinto supported, to table approval of the site plan for up to 90 days to allow items listed in the Planning consultant's report date October 28th, the Township engineer's report dated October 29th, and the Fire Department report dated November 5th be addressed on the site plan.
  Amended motion carried 6—0 on a roll call vote.

In response to a question from Korf, the Commission indicated it may be possible to schedule action on the site plan at the next meeting or at a special meeting if a quorum can be confirmed.

11. NEW BUSINESS

None.

12. MINUTES

- **Motion:** Iaquinto moved, Roman supported, that the minutes of the October 16, 2019, regular meeting be approved as presented, and to dispense with the reading.
  Motion carried 6—0 on a voice vote.

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

Chick noted that after a period of significant citizen involvement and a great deal of work on ordinances by the Planning Commission, Township Board, and Township planner a referendum on the November 5th ballot to prohibit marijuana businesses failed, so the Township Board will take up finalizing the ordinances regulating them.

15. ANNOUNCEMENT OF NEXT MEETING

November 20, 2019, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

- **Motion:** Roman moved, Chick supported, that the meeting be adjourned.
  Motion carried 7—0 on a voice vote.

The meeting was adjourned at 8:50 P.M.

Prepared by Lisa Lemble.
Corrections to the originally issued minutes are indicated as follows:
Wording removed is ~~stricken through~~;
Wording added is underlined.

Adopted on _____, 2019.

_____ Larry Roman, Chair

_____ John Zarzecki, Secretary

Official minutes of all meetings are available on the Township's website at http://www.twp-northfield.org/government/

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