

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

REGULAR MEETING

May 28, 2024

7:30 PM

Virtual access instructions to participate in the meeting are posted on www.mariontownship.com

MEETING WILL BE HELD IN MAIN HALL

Call to Order:

Pledge of Allegiance:

Introduction of Members:

Approval of Agenda for: May 28, 2024 Regular Meeting

Approval of Minutes from: April 30, 2024 Regular Meeting

Call for Public Comment:

Public Hearing:

New Business:

Unfinished Business:

- 1) SPR#01-24 Schroeder Parking Expansion
- 2) Continue discussion on Signs and other ordinance changes

Special Orders:

Announcements:

Call for Public Comment:

Adjournment:

DRAFT

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
APRIL 30, 2024 / 7:30PM**

PC MEMBERS PRESENT: LARRY GRUNN – *CHAIRPERSON*
JIM ANDERSON – *VICE-CHAIRPERSON*
CHERYL RANGE – *SECRETARY*
BOB HANVEY
BRUCE POWELSON

PC MEMBERS ABSENT: NONE

OTHERS PRESENT: DAVID HAMANN – *MARION TWP. ZONING ADMINISTRATOR*
ZACH MICHELS – *TOWNSHIP PLANNER*
JOHN GORMLEY – *TOWNSHIP ATTORNEY*

CALL TO ORDER

Larry Grunn called the meeting to order at 7:30 pm.

APPROVAL OF AGENDA

Cheryl Range made a motion to approve the April 30, 2024 agenda as presented. Jim Anderson seconded. **5-0 MOTION CARRIED**

APPROVAL OF MINUTES

Bruce Powelson made a motion to approve the March 26, 2024 Planning Commission minutes as presented. Jim Anderson seconded. **5-0 MOTION CARRIED**

NEW BUSINESS

SPR #01-24 SCHROEDER PARKING EXPANSION

David LeClair had a meeting with Bob Hanvey and Dave Hamann to discuss Schroeder's parking lot expansion. Schroeder plans to add three more light poles on the existing property. The lighting is near 0 at the property line. Zach Michels stated that this is a review of the entire property, not just the expansion. Zach read his review letter for the expansion.

Dave LeClair said that he would like to move all the RVs to the back of the property.

Jim Anderson would like to see some evergreen trees planted on the east lot line. Jim also thinks there are a lot of things that need to be handled before a recommendation of approval is granted.

Zach Michels went through his review points again and listed some items that need to be resolved.

Jim Anderson said that the existing lighting on the property is satisfactory.

Jim Anderson made a motion for Schroeders to bring a revised site plan back to the Planning Commission after resolving the following issues.

- Prefers the main gravel parking area changed to curb & gutter.
- Grading on the secondary lot be presentable.
- A review from the Howell Area Fire Department discussing a possible Knox Box at the entrance of the gated area, along with any other concerns.

Larry Grunn seconded. **5-0 MOTION CARRIED**

David LeClair would like the Planning Commission to consider allowing him to use crushed asphalt for the parking lot.

Jim Anderson stated he would rather see the parking lot changed to curb & gutter.

Bob Hanvey asked if anyone had any concerns about the landscaping. There were no concerns mentioned.

DRAFT

UNFINISHED BUSINESS

SUP #01-24 SMITH HOME-BASED BUSINESS (revised application)

Jim Anderson made a motion to take a ten-minute break to review the nine-page Resolution for Christopher Smith's Special Use Permit for a Home-based Business, that was prepared by Cheryl Range, Larry Grunn, Zach Michels (Twp. Planner) and John Gormley (Twp. Attorney). Bruce Powelson seconded. **5-0 MOTION CARRIED**

After ten-minute break, the meeting continued.

Cheryl Range made a motion to recommend adoption of the written resolution (including the three changes) to deny Christopher Smith's Special Use Permit for a Home-based Business, to the Board of Trustees. Jim Anderson seconded.

Bob Hanvey explained that recently he and Dave Hamann made a visit to Christopher Smith's property at 2718 Sexton Road. Bob stated that they spoke with Sara Smith and there seems to be mitigation possibilities that have not been explored yet. Bob would like to give the applicant an opportunity to respond to all of the concerns that have been mentioned. Bob said that it appears there are some egregious misunderstandings happening. For example, there are only three people using the salt being stored on the property. Christopher Smith's Home-Based Business also offers landscaping services, which does not involve being on site. Most of the complaints from the public seemed to be related to the construction process taking place in order to get the site ready for the use being requested. Bob explained that the person that was responsible for the yelling that was mentioned in a previous complaint is no longer there. Bob stated that he is not in favor of voting yes for this resolution.

Cheryl Range stated that you don't know who they could hire in the future that may cause a disturbance. Cheryl has several concerns about the salt run-off and it affecting our wells and the nearby wetlands. Cheryl shared that there are outside agencies that have verbally expressed the same concerns to her.

Bob Hanvey stated that he is not concerned about potential salt run-off because the salt storage area is surrounded by two large bricks that are each about one foot long and two feet tall.

Bob Hanvey believes that proper screening would be doable on this property.

Larry Grunn stated that there is a resolution on the table that was seconded and we still need to do a roll call for that resolution.

ROLL CALL: POWELSON YES; RANGE YES; HANVEY NO; GRUNN YES; ANDERSON YES.
4-1 MOTION CARRIED

SPECIAL ORDERS

None.

ANNOUNCEMENTS

None.

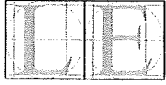
CALL FOR PUBLIC COMMENT

Armayne Lyons resides at 2588 Sexton Road and made a comment about Christopher Smith's business. John Gormley said that the final decision will come from the Board of Trustees.

ADJOURNMENT:

Cheryl Range made a motion to adjourn the Planning Commission meeting at 9:34pm. Bruce Powelson seconded. **5-0 MOTION CARRIED**

MINUTES TAKEN BY: Jessica S. Timberlake



LIVINGSTON ENGINEERING

3300 S. Old US 23 – Brighton, MI 48114 – 810-225-7100

Memorandum

TO: Dave Hamann, Marion Township Zoning Administrator

FROM: David LeClair, Livingston Engineering

DATE: 5/15/2024

SUBJECT: Schroeder's Body Shop Amended Site Plan

Dave,

In accordance with the April 25th Planning Commission comments the attached plans have been revised as follows:

1. The display parking in front of the existing building has been revised to indicate new pavement and curb. See sheet C3.0.
2. The plan calls out for placement of a Knox Lock on the emergency gate on Francis Road in accordance with Howell Fire Department requirements. See Sheet C3.1.
3. The Landscape Plan (see sheet C8.0) calls out that the Pinckney Road frontage shall have shrub/scrub vegetation removed and establishment of lawn in this area.

We respectfully request placement of this project on the agenda for the next Planning Commission meeting.

**MARION TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN**



SCALE: 1" = 100.0 FEET

1. PROPERTY IS ZONED: HS (HIGHWAY SERVICE DISTRICT)
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING AND PROPOSED UTILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION.

3. THE DRAINAGE AND ALTERNATE FLOWBY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, MODIFICATION OR VARIANCE FROM THESE PLANS.
4. UNDERGROUND DRY UTILITIES SHALL BE EXPOSED FROM EXISTING LOCATIONS TO SERVICE THIS SITE AS REQUIRED BY UTILITY COMPANIES.
5. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS AND SPECIFICATIONS OF MAHON TOWNSHIP AND UNIONDALE COUNTY.
6. THREE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL TELEPHONE WORKS DOT (800-462-7717) FOR THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY TO PROTECT THE PRESENCE OF UNDERGROUND UTILITIES THAT MAY AFFECT THIS JOB.
7. SITE PLAN USE: RV STORAGE
8. SITE SLOPE DRAINAGE TO OUTLET TO PROPOSED DETENTION POND TO EXISTING DRAIN.
9. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF ANY TYPE OF VEGETATION OR SOILS WITHIN THE PROPOSED MAHON TOWNSHIP PREPARED ZONING MAPS.
10. ANY WATER FEATURE OR/AND WETLAND DRIFTERS ON THIS PLAN ARE SUBJECT TO PROTECTIVE CONSTRUCTION THAT MAY BE FOUND IN THE LAND RECORDS THAT RESTRICT DISPOSITION AND USE OF THESE AREAS.
11. PERMIT FILING AND APPROVAL FROM LOCAL AGENCIES TO BE OBTAINED.

RECORDED	INDEXED
LOT AREA (SQFT)	731,814 SF
REAR ROW AREA	18,923 SF
LOT AREA (AC)	164,881 SF
LOT WIDTH	684.8 FT (20-19)
	311.8 FT (FRANCOIS ROAD)
	34,801 SF
	34,801 SF / 164,881 SF = 19.2%

Direction	Lot	Zoning	Use
North	Schneider's Body Shop	HS	Auto Shop
North East	Church of Christ	SR	Church
East	Appointe minor of Courthouse	HS	Residential Home
South	Reade's	UR	Multi-Family Residential
South West	Reade's	UR	Multi-Family Residential
West	Howell Storage	HS	Self Storage

[illegible]

C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS & REMOVALS
C3.0	OVERALL SITE
C3.1	SITE LAYOUT PLAN
C5.0	SITE GRADING PLAN
C8.0	STORM WATER MANAGEMENT PLAN
C8.0	LANDSCAPE PLAN
C9.0	PHOTOMETRIC PLAN

- | | |
|------|--------------------------------|
| C1.0 | COVER SHEET |
| C2.0 | EXISTING CONDITIONS & REMOVALS |
| C3.0 | OVERALL SITE |
| C3.1 | SITE LAYOUT PLAN |
| C5.0 | SITE GRADING PLAN |
| C8.0 | STORM WATER MANAGEMENT PLAN |
| C8.0 | LANDSCAPE PLAN |
| C9.0 | PHOTOMETRIC PLAN |

SPOT GRADE	SPOT ELEVATION	SPOT ELEVATION
CONTROLLER	—	—
SPOT GRADE	—	—
DRAINAGE AREA	—	—
STANDARD SEWER	—	—
SANITARY SEWER STRUCTURE LABEL	—	—
STORM SEWER	—	—
STORM SEWER STRUCTURE LABEL	—	—
WATER	—	—
WATER STRUCTURE LABEL	—	—
OVERHEAD	—	—
FENCE	—	—
GAS	—	—
ELLIPTIC	—	—
DRAINAGE AREA BOUNDARY	—	—
LIMITS OF EXTENDANCE	—	—
RIDGE LINE	—	—
SMALL LINE	—	—

MATT SCHROEDER
50 SCHROEDER PARK DR.
HOWELL, MI 48843

LEE
LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
3300 S. OLD U.S. 23 BRIGHTON, MI 48114

SCHROEDER'S BODY SHOP
MARION TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
UNIMATED SITE OF AMO

ENGINEERS' SEAL.



REVISIONS	DATE	PROJECT NO.	DATE
1. AS BUILT	12/28/2024	17215-1	03/09/2024
2. AS BUILT	04/11/2024		
3. AS BUILT	04/11/2024		
4. AS BUILT	04/11/2024		
5. AS BUILT	04/11/2024		
6. AS BUILT	04/11/2024		
7. AS BUILT	04/11/2024		
8. AS BUILT	04/11/2024		
9. AS BUILT	04/11/2024		
10. AS BUILT	04/11/2024		
11. AS BUILT	04/11/2024		
12. AS BUILT	04/11/2024		
13. AS BUILT	04/11/2024		
14. AS BUILT	04/11/2024		
15. AS BUILT	04/11/2024		
16. AS BUILT	04/11/2024		
17. AS BUILT	04/11/2024		
18. AS BUILT	04/11/2024		
19. AS BUILT	04/11/2024		
20. AS BUILT	04/11/2024		
21. AS BUILT	04/11/2024		
22. AS BUILT	04/11/2024		
23. AS BUILT	04/11/2024		
24. AS BUILT	04/11/2024		
25. AS BUILT	04/11/2024		
26. AS BUILT	04/11/2024		
27. AS BUILT	04/11/2024		
28. AS BUILT	04/11/2024		
29. AS BUILT	04/11/2024		
30. AS BUILT	04/11/2024		
31. AS BUILT	04/11/2024		
32. AS BUILT	04/11/2024		
33. AS BUILT	04/11/2024		
34. AS BUILT	04/11/2024		
35. AS BUILT	04/11/2024		
36. AS BUILT	04/11/2024		
37. AS BUILT	04/11/2024		
38. AS BUILT	04/11/2024		
39. AS BUILT	04/11/2024		
40. AS BUILT	04/11/2024		
41. AS BUILT	04/11/2024		
42. AS BUILT	04/11/2024		
43. AS BUILT	04/11/2024		
44. AS BUILT	04/11/2024		
45. AS BUILT	04/11/2024		
46. AS BUILT	04/11/2024		
47. AS BUILT	04/11/2024		
48. AS BUILT	04/11/2024		
49. AS BUILT	04/11/2024		
50. AS BUILT	04/11/2024		
51. AS BUILT	04/11/2024		
52. AS BUILT	04/11/2024		
53. AS BUILT	04/11/2024		
54. AS BUILT	04/11/2024		
55. AS BUILT	04/11/2024		
56. AS BUILT	04/11/2024		
57. AS BUILT	04/11/2024		
58. AS BUILT	04/11/2024		
59. AS BUILT	04/11/2024		
60. AS BUILT	04/11/2024		
61. AS BUILT	04/11/2024		
62. AS BUILT	04/11/2024		
63. AS BUILT	04/11/2024		
64. AS BUILT	04/11/2024		
65. AS BUILT	04/11/2024		
66. AS BUILT	04/11/2024		
67. AS BUILT	04/11/2024		
68. AS BUILT	04/11/2024		
69. AS BUILT	04/11/2024		
70. AS BUILT	04/11/2024		
71. AS BUILT	04/11/2024		
72. AS BUILT	04/11/2024		
73. AS BUILT	04/11/2024		
74. AS BUILT	04/11/2024		
75. AS BUILT	04/11/2024		
76. AS BUILT	04/11/2024		
77. AS BUILT	04/11/2024		
78. AS BUILT	04/11/2024		
79. AS BUILT	04/11/2024		
80. AS BUILT	04/11/2024		
81. AS BUILT	04/11/2024		
82. AS BUILT	04/11/2024		
83. AS BUILT	04/11/2024		
84. AS BUILT	04/11/2024		
85. AS BUILT	04/11/2024		
86. AS BUILT	04/11/2024		
87. AS BUILT	04/11/2024		
88. AS BUILT	04/11/2024		
89. AS BUILT	04/11/2024		
90. AS BUILT	04/11/2024		

[illegible]

SOIL TYPE BOUNDARY	18D	REVISIONS
SOIL TYPE DESIGNATION		

REMOVE ITEM	X
1. [illegible]	
2. [illegible]	
3. [illegible]	
4. [illegible]	
5. [illegible]	
6. [illegible]	
7. [illegible]	
8. [illegible]	
9. [illegible]	
10. [illegible]	
11. [illegible]	
12. [illegible]	
13. [illegible]	
14. [illegible]	
15. [illegible]	
16. [illegible]	
17. [illegible]	
18. [illegible]	
19. [illegible]	
20. [illegible]	
21. [illegible]	
22. [illegible]	
23. [illegible]	
24. [illegible]	
25. [illegible]	
26. [illegible]	
27. [illegible]	
28. [illegible]	
29. [illegible]	
30. [illegible]	
31. [illegible]	
32. [illegible]	
33. [illegible]	
34. [illegible]	
35. [illegible]	
36. [illegible]	
37. [illegible]	
38. [illegible]	
39. [illegible]	
40. [illegible]	
41. [illegible]	
42. [illegible]	
43. [illegible]	
44. [illegible]	
45. [illegible]	
46. [illegible]	
47. [illegible]	
48. [illegible]	
49. [illegible]	
50. [illegible]	
51. [illegible]	
52. [illegible]	
53. [illegible]	
54. [illegible]	
55. [illegible]	
56. [illegible]	
57. [illegible]	
58. [illegible]	
59. [illegible]	
60. [illegible]	
61. [illegible]	
62. [illegible]	
63. [illegible]	
64. [illegible]	
65. [illegible]	
66. [illegible]	
67. [illegible]	
68. [illegible]	
69. [illegible]	
70. [illegible]	
71. [illegible]	
72. [illegible]	
73. [illegible]	
74. [illegible]	
75. [illegible]	
76. [illegible]	
77. [illegible]	
78. [illegible]	
79. [illegible]	
80. [illegible]	
81. [illegible]	
82. [illegible]	
83. [illegible]	
84. [illegible]	
85. [illegible]	
86. [illegible]	
87. [illegible]	
88. [illegible]	
89. [illegible]	
90. [illegible]	
91. [illegible]	
92. [illegible]	
93. [illegible]	
94. [illegible]	
95. [illegible]	
96. [illegible]	
97. [illegible]	
98. [illegible]	
99. [illegible]	
100. [illegible]	

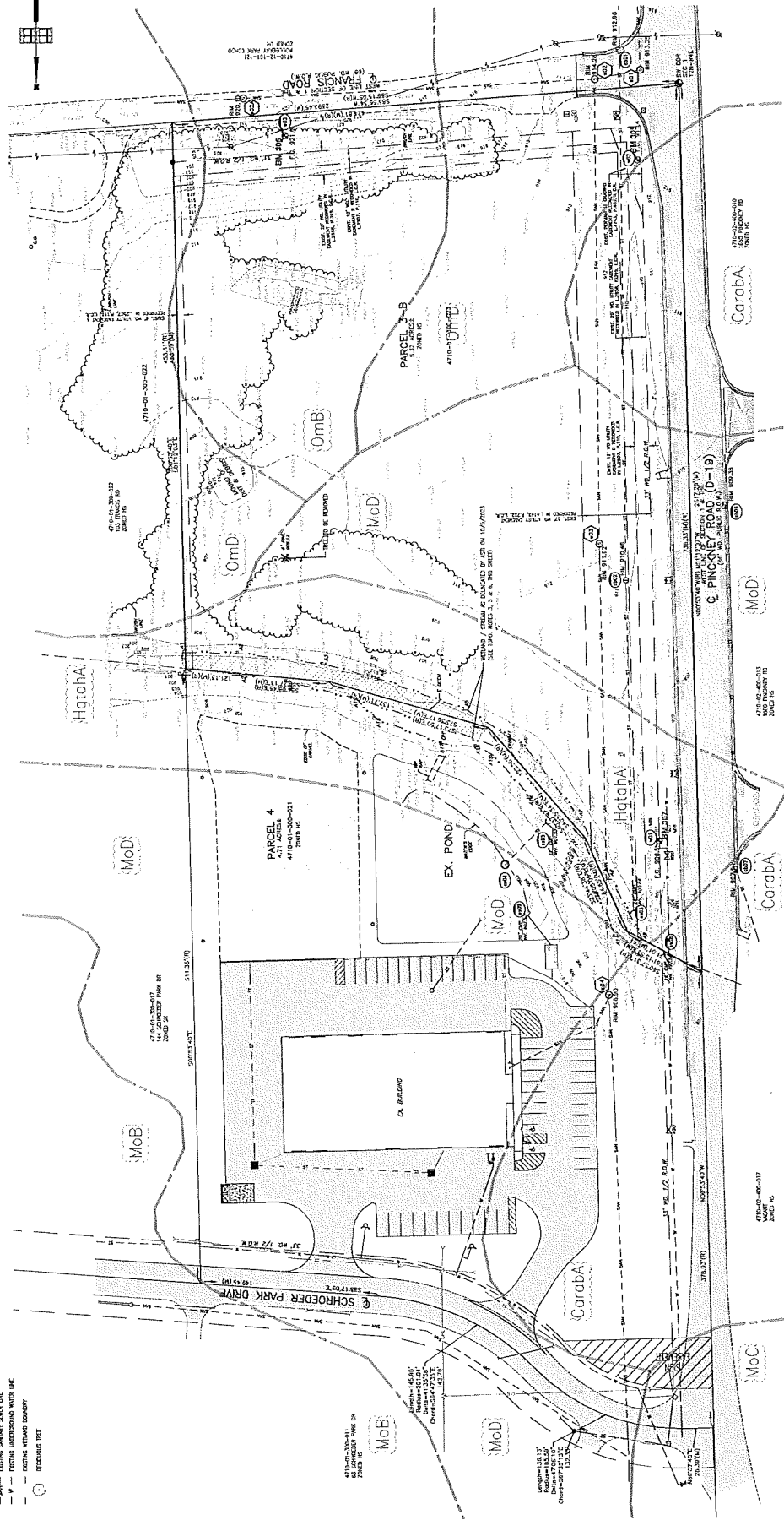
[illegible][illegible]

BENCHMARK #305
ARROW ON MOUNTAIN 50'
N. OF FRANCIS & D-19
E. SIDE OF ROAD ON THE E.
ELEVATION= 913.83

BENCHMARK #306
ARROW ON MOUNTAIN
275' E. OF D-19 ON
THE N. SIDE OF FRANCIS
ROAD
ELEVATION= 923.07

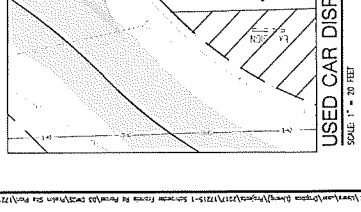
BENCHMARK #307
ARROW ON MOUNTAIN 627'
N. OF FRANCIS ROAD ON
THE E. SIDE OF D-19
ELEVATION= 908.63

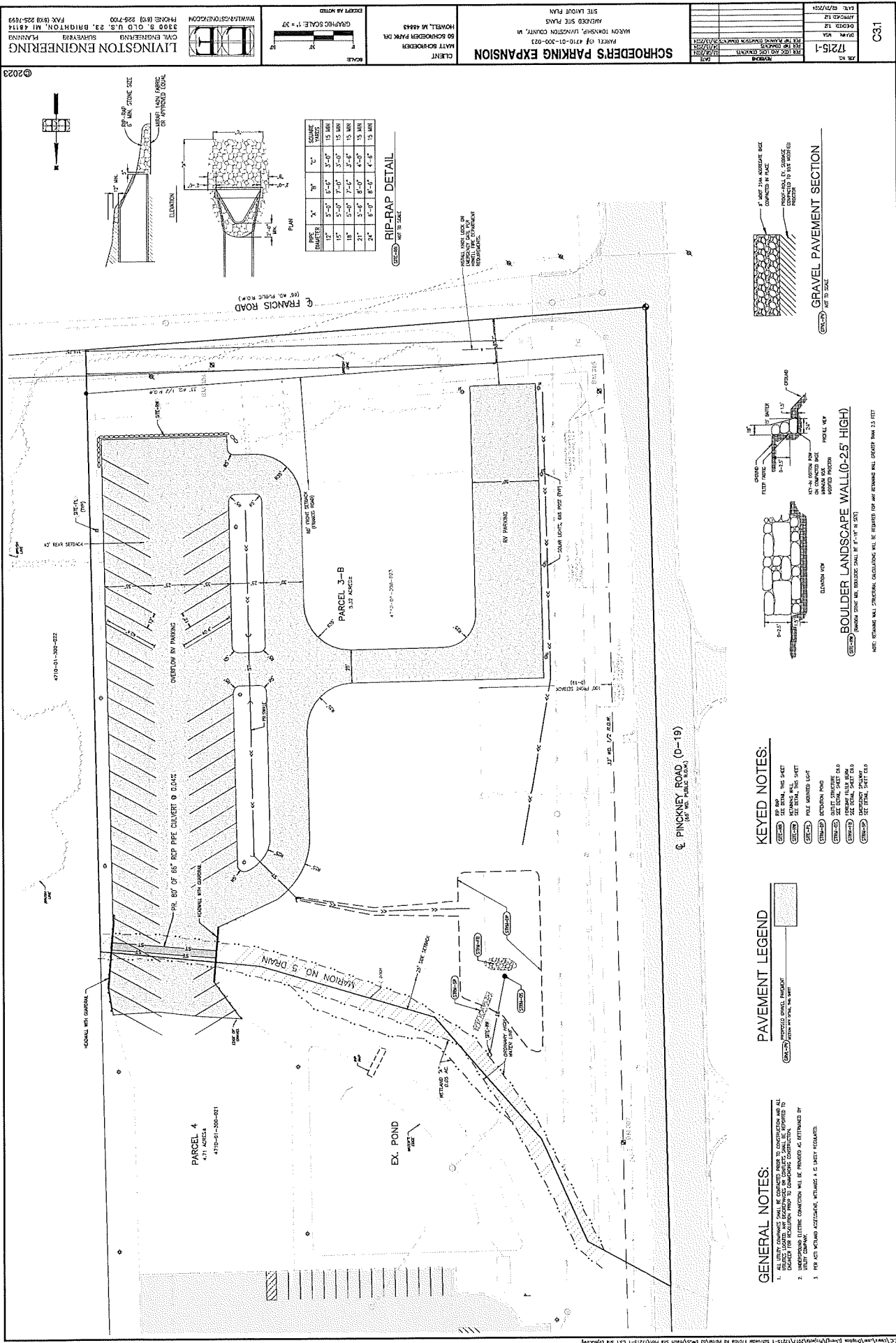
EXISTING WATER MAIN SCHEDULE		
STR /	TYPE	SD DIN F.T.
w01	HYDRANT	8" / 2
w02	HYDRANT	8" / 4
w03	HYDRANT	8" / 2

[illegible]

[ATC/Law/Order \(liberty\)/Project/2017/17215-1](#) - Security (Index Re Format) CSO/Arcm Ssa Pmt/17215-1 C20 Lax Core & Penalty

[illegible]





DATE: 02/27/2024

DRAWN BY: J. B. BROWN

CHECKED BY: J. B. BROWN

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

PROJECT NO: 22-001

PROJECT NAME: SCHROEDER'S PARKING EXPANSION

CLIENT: MARY SCHROEDER

ADDRESS: 4710-01-000-001

DATE: 02/27/2024

DRAWN BY: J. B. BROWN

CHECKED BY: J. B. BROWN

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

PROJECT NO: 22-001

PROJECT NAME: SCHROEDER'S PARKING EXPANSION

CLIENT: MARY SCHROEDER

ADDRESS: 4710-01-000-001

DATE: 02/27/2024

DRAWN BY: J. B. BROWN

CHECKED BY: J. B. BROWN

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

PROJECT NO: 22-001

PROJECT NAME: SCHROEDER'S PARKING EXPANSION

CLIENT: MARY SCHROEDER

ADDRESS: 4710-01-000-001

DATE: 02/27/2024

DRAWN BY: J. B. BROWN

CHECKED BY: J. B. BROWN

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

PROJECT NO: 22-001

PROJECT NAME: SCHROEDER'S PARKING EXPANSION

CLIENT: MARY SCHROEDER

ADDRESS: 4710-01-000-001

DATE: 02/27/2024

DRAWN BY: J. B. BROWN

CHECKED BY: J. B. BROWN

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

PROJECT NO: 22-001

PROJECT NAME: SCHROEDER'S PARKING EXPANSION

CLIENT: MARY SCHROEDER

ADDRESS: 4710-01-000-001

DATE: 02/27/2024

DRAWN BY: J. B. BROWN

CHECKED BY: J. B. BROWN

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

PROJECT NO: 22-001

PROJECT NAME: SCHROEDER'S PARKING EXPANSION

CLIENT: MARY SCHROEDER

ADDRESS: 4710-01-000-001

DATE: 02/27/2024

DRAWN BY: J. B. BROWN

CHECKED BY: J. B. BROWN

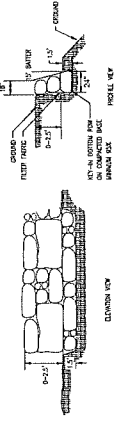
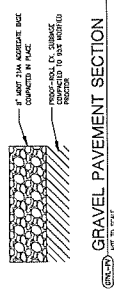
SCALE: 1/4" = 1'-0"

PROJECT NO: 22-001

PROJECT NAME: SCHROEDER'S PARKING EXPANSION

CLIENT: MARY SCHROEDER

ADDRESS: 4710-01-000-001



KEYED NOTES:

- 1. ALL UTILITY CONDUITS SHALL BE CONFINED WITHIN 18" CONCRETE RINGS. REFER TO SHEET 22-002 FOR UTILITY CONDUIT SIZES AND DEPTHS.
- 2. ALL UTILITY CONDUITS SHALL BE CONFINED WITHIN 18" CONCRETE RINGS. REFER TO SHEET 22-002 FOR UTILITY CONDUIT SIZES AND DEPTHS.
- 3. ALL UTILITY CONDUITS SHALL BE CONFINED WITHIN 18" CONCRETE RINGS. REFER TO SHEET 22-002 FOR UTILITY CONDUIT SIZES AND DEPTHS.

PAVEMENT LEGEND

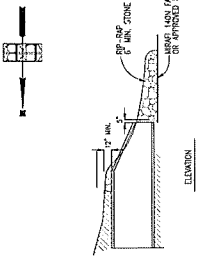
1. 4" GRANULAR BASE	2. 4" GRANULAR SUBBASE	3. 4" GRANULAR FILL	4. 4" GRANULAR FILL	5. 4" GRANULAR FILL	6. 4" GRANULAR FILL	7. 4" GRANULAR FILL	8. 4" GRANULAR FILL	9. 4" GRANULAR FILL	10. 4" GRANULAR FILL
---------------------	------------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	----------------------

GENERAL NOTES:

- 1. ALL UTILITY CONDUITS SHALL BE CONFINED WITHIN 18" CONCRETE RINGS. REFER TO SHEET 22-002 FOR UTILITY CONDUIT SIZES AND DEPTHS.
- 2. ALL UTILITY CONDUITS SHALL BE CONFINED WITHIN 18" CONCRETE RINGS. REFER TO SHEET 22-002 FOR UTILITY CONDUIT SIZES AND DEPTHS.
- 3. ALL UTILITY CONDUITS SHALL BE CONFINED WITHIN 18" CONCRETE RINGS. REFER TO SHEET 22-002 FOR UTILITY CONDUIT SIZES AND DEPTHS.

PIPE DIAMETER	SPACING	DEPTH	LENGTH	NOTE
12"	5'-0"	3'-0"	15 MIN	
15"	5'-0"	3'-0"	15 MIN	
18"	5'-0"	3'-0"	15 MIN	
21"	5'-0"	3'-0"	15 MIN	
24"	5'-0"	3'-0"	15 MIN	

RIP-RAP DETAIL

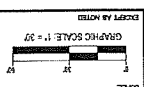


DATE: 03/17/2014
APPROVED BY:
CHECKED BY:
DATE: 03/17/2014
17215-1

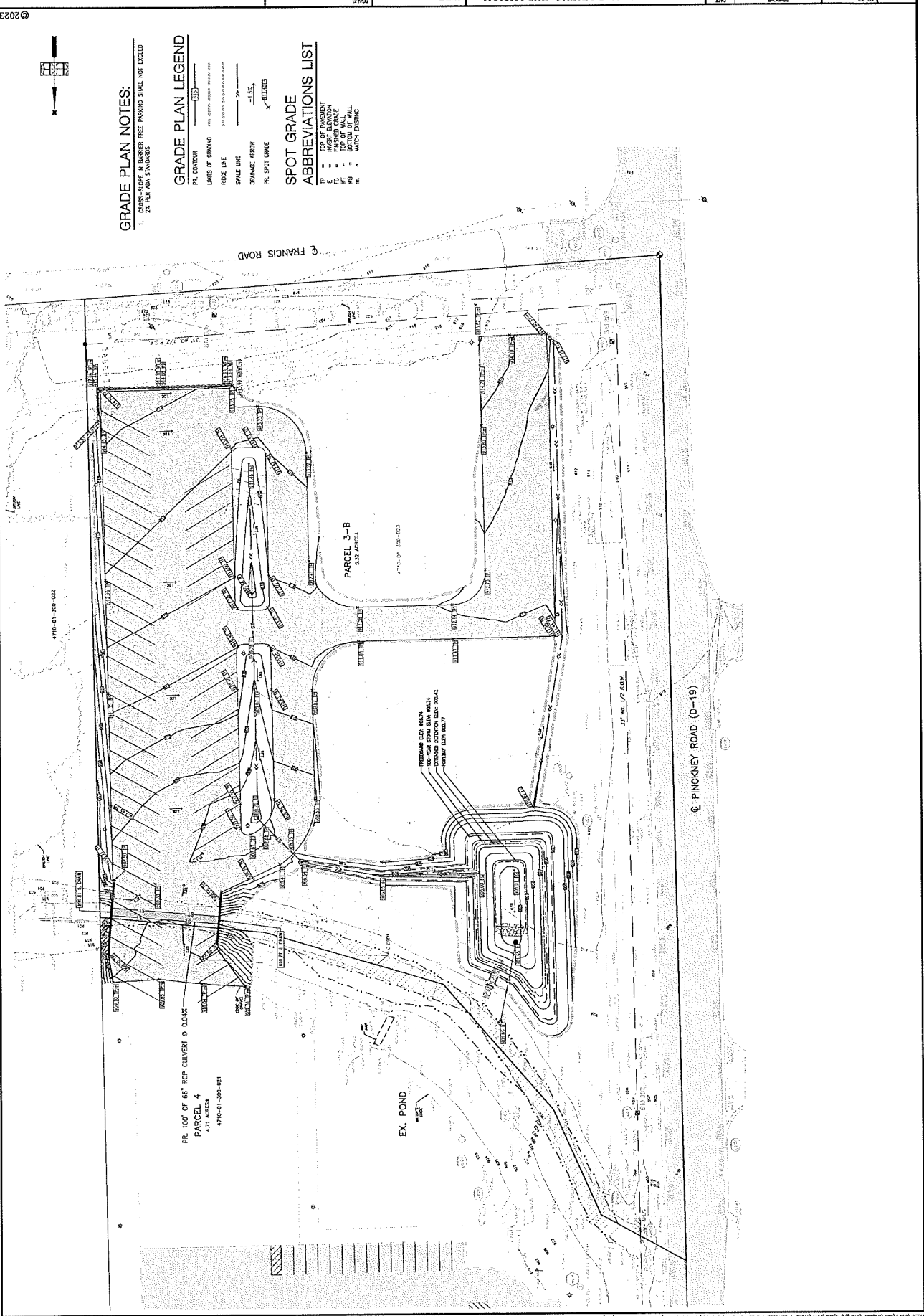
SCHROEDER'S PARKING EXPANSION

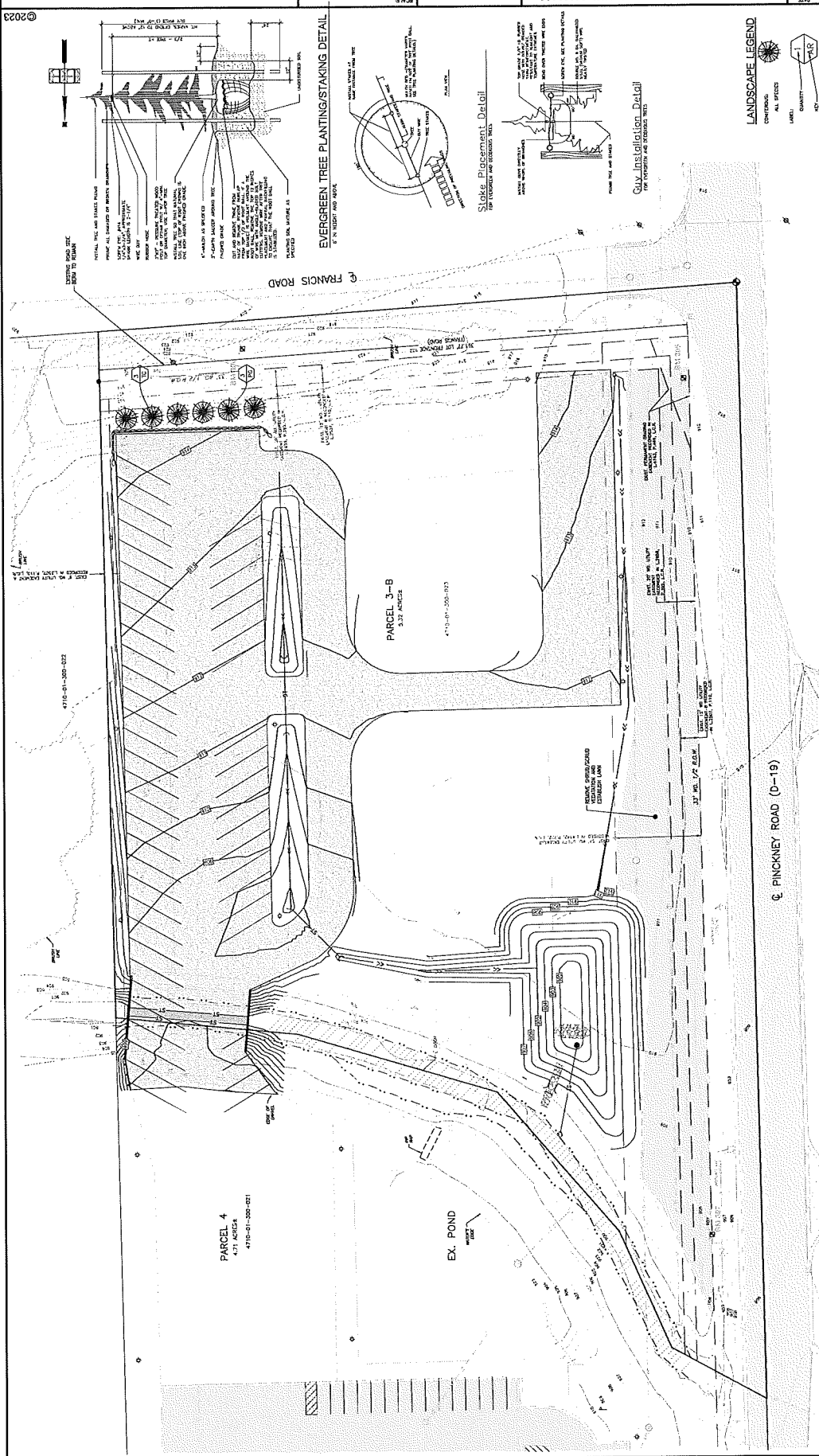
PROJECT NO. 4710-01-00-025
HARON TOWNSHIP, LINCOLN COUNTY, WI
ADJUSTED SITE PLANS
SITE GRADING PLAN

CLIENT
ATT SCHROEDER
O SCHROEDER PARK DR
OWELL, IN 46443





LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
3300 S. OLD U.S. 23, BRIGHTON, MI 48114
PHONE (810) 225-7100 FAX (810) 225-7699





LANDSCAPE LEGEND

 CONTINUOUS
ALL SPECIES

 LABEL: QUANTITY KEY

LANDSCAPING NOTES:

- [illegible]

Planting List			Size	Caliper Height	Root
Evergreen Trees					
Key	Qty	Genus	Common Name		
TC	3	Taxus Canadensis	Eastern Hemlock	6"	B & B
PC	2	Thuja Occidentalis	Western Red Cedar	6"	B & B

<p>Marion Township zoning Ordinance Sec. 6.13 Landscaping, Fencing, Walls and Screens. 2) Landscaping Between Land Uses</p>	<p>One tree per fifty linear feet or portion thereof shall be planted on the barrier.</p> <table border="1"> <tr> <td>Length of barrier</td> <td>200 LF</td> </tr> <tr> <td>Tree Required</td> <td>200 LF / Tree = 5.78 Trees(5 Evergreen Trees)</td> </tr> <tr> <td>Provided</td> <td></td> </tr> </table>	Length of barrier	200 LF	Tree Required	200 LF / Tree = 5.78 Trees(5 Evergreen Trees)	Provided	
Length of barrier	200 LF						
Tree Required	200 LF / Tree = 5.78 Trees(5 Evergreen Trees)						
Provided							

Combined Amended and Final Site Plan Review for Marion Township Planning Commission

INTRODUCTION

Petition Number	SPR 01-24 Schroeder
Applicant	Mathew Schroeder for Armstrong Property Holdings
Request	Combined revised and final site plan review for automobile repair garage (<i>including recreational vehicles</i>) and automobile/recreational vehicle sales
Location	50 Schroeder Park Eastern side of Pinckney/D-19, between Schroeder Park and Francis

PETITION SUMMARY

The applicant is requesting an amended site plan to expand a parking/display of vehicles for sale area and a final site plan for a new parking/display area for recreational vehicles.

There is an existing automobile repair garage use (*including recreational vehicles repairs*), which is a special use, and vehicles sales, which is a permitted use, on the northern portion of the site.

Proposed improvements also include lighting, a culvert to cross Marion Drain #5, which runs between the northern and southern portion of the site, landscaping, and a stormwater management system.

The proposed expansion requires site plan review and approval. Special use review and approval is required for automobile repair garage uses, including expansion. However, it is our understanding that Marion has historically not required additional special land use review and approval for similar extensions of existing special land uses.

PROPERTY/SITE INFORMATION

Address	50 Schroder Park
Location	Eastern side of Pinckney/D-19, between Schroeder Park and Francis
Parcel Numbers	10-01-300-021, 10-01-300-021
Lot Area	10.02 acres (<i>gross, includes right-of-way</i>) ~390 feet (<i>Schroeder Park</i>)
Frontage	~1,050 feet (<i>Pinckney/D-19</i>) ~420 feet (<i>Francis</i>)

Current Zoning	Highway Service (HS)
Existing Uses	Automobile repair garage and Vehicle sales (<i>northern portion/parcel</i>), Vacant/undeveloped (<i>southern portion/parcel</i>)
Future Land Use Map	Commercial

Surrounding Properties

	Zoning	Use	Future Land Use
North	HS Highway Service	Automobile repair garage	Commercial
East	SR Suburban Residential, HS Highway Service	Religious institution, Vacant	Commercial
South	UR Urban Residential	Attached residential dwellings	Sewered High Density Residential
West	HS Highway Service	Undeveloped, Automobile filling station	Commercial

Items to be Addressed: Either the 2 parcels should be combined into a single parcel or recordable legal document provided (to be reviewed and approved by the Township attorney) that adequately binds the 2 parcels during the continued use of the site.

NATURAL RESOURCES

Topography	The site generally slopes downward to the center, between the 2 parcels. The southern property has significant slopes on the south along Francis and 2 mounds, with heights of 4 to 7 feet. The proposed parking area will be graded, and a retaining wall is proposed along the southern lot line.
Wetlands	The site plan shows wetlands and hydric soils in the central portion of the site.
Woodlands	There are no woodlands on the site, but there are a number of trees. The site plan identifies a single tree for removal, but more trees will be removed. The site plan does not identify the method or location of tree protection measures.
Soils	A majority of the area to be developed has either Miami loams or Owosso-Miami sandy loams, with are compatible with most

development. The area immediately to the north and south of the creek are muck soils, which are challenging to develop.

Water A creek/Marion Drain #5 runs east/west through the middle of the site, between the 2 parcels. A crossing is proposed from the developed northern portion of the site to the southern portion of the site to be developed. The Livingston County Drain Commissioner has requested a 66-foot-wide drain easement, centered on the drain.

Items to be Addressed: 1) All of the trees to be removed or areas where trees will be removed to be identified. 2) The location of fencing to protect trees to remain to be shown.

DEVELOPMENTAL STANDARDS

General developmental standards for HS Highway Service districts are defined in §9.01(E) Site Development Requirements.

	Required	Proposed	Complies
Lot Area	1 acre	>9 acres	Yes
Frontage	150 feet ¹	>350 feet	Yes
Front-yard Setback ²	80 feet, 100 feet Pinckney/D-19	~56 feet (parking expansion on northern parcel), ~45 feet (vehicle display area to Pinckney/D-19), ~15 feet (vehicle display area from Francis)	No ²
Side-yard Setback ^{2,3}	n/a	n/a	n/a
Rear-yard Setback ²	40 feet	10 feet (parking area on southern parcel)	n/a ⁴
Lot Coverage	40 percent	Unknown	Likely
Height	35 feet	Unknown	Likely
Repairs	No major repairs outside of building	Unknown	Unknown

1) Larger width/frontage required for automobile repair garage.

2) Landscape buffers required along certain lot lines.

3) Because of the configuration of the site, it has front yards and rear yards. There are no side yards.

- 4) *Structures are not proposed within rear-yard setback. Because the adjacent use is not residential, an additional buffer is not required.*

Items to be Addressed: Note added to site plan that all major repairs or refinishing will take place completely within a building, §9.01(E)(6)c.

ACCESS AND CIRCULATION

The site will continue to be accessed by 2 existing driveways from Schroeder Park to the north. The proposed addition for used car display parking would reduce the stacking length of the western driveway to less than the 2-car length required per §9.01(E)(6)e.

The southern portion of the site will be accessed primarily by a drive that crosses Marion Drain #5 from the northern portion of the site. A gated driveway provides access to the display area for recreational vehicles. This driveway is not clearly shown throughout the site plan. This driveway was previously used for as a field access. When the use of a property changes, road commissions generally review the driveway to ensure it is appropriate for the new use.

Turning radii for emergency vehicles show the eastern side of the southern portion of the site is accessible. Turning radii are not shown for the recreational vehicle display area in the southwestern corner of the site. The site plan notes that a knox box will be added to allow fire access through this entrance.

Items to be Addressed: 1) Reconfigure western driveway on the northern portion of the site to provide 2 stacking spaces or apply for and receive necessary variance. 2) Confirmation from the Livingston County Road Commission that the driveway in the southwestern corner has been reviewed and approved or that a review is not necessary. 3) Fire chief approval for accessibility throughout the site.

OFF-STREET PARKING AND LOADING

The site plan calls for asphalt paving of the expanded parking/display area on the northern portion of the site and 21AA aggregate base for the parking/display areas on the southern portion of the site.

All commercial parking areas must be marked. Commercial parking areas with a capacity of 4 or more vehicles must have a durable, smooth, and dustless surface. It is our understanding that Marion has previously accepted the proposed stone material as an appropriate commercial parking surface.

The site plan notes the spaces for used car display parking will be 20 feet deep by 9 feet wide. The minimum width for parking spaces with 90-degree orientation is 10 feet. These spaces need to be widened.

Although not all setbacks are not labeled, proposed vehicle parking and display areas are located within front-yard setbacks/greenbelt buffers. These setbacks should be labelled. If waivers or modifications are granted for reduced front-yard greenbelt buffers, the

vehicle parking and display areas can be located where they are shown; otherwise, the site plan should be modified accordingly or any necessary variances should be applied for.

Items to be Addressed: 1) Parking spaces amended to be at least 10 feet wide. 2) Waivers or modification or variances granted to reduce front-yard greenbelt buffer or site plan revised to place parking and display areas outside of greenbelt buffer.

SIGNAGE

The site plan shows the location of a sign on the northwestern corner of the site for other properties on Schroeder Park, but it does not show the location the existing sign for this site. At the April Planning Commission meeting, the applicant stated that no additional signs would be added to the site as part of this project.

Items to be Addressed: 1) Existing sign location added to the site plan. 2) Note added to the site plan that any signs will comply with ordinance standards, including developmental standards and permitting.

LANDSCAPING

The landscape plan on Sheet C 8.0 proposes planting 6 evergreens, including 3 Eastern Hemlock and 3 Norway Spruce, along the western portion of the southern lot line along Francis. Landscaping is not proposed on the northern portion of the site, between the parking area and eastern lot line, between the parking/display area and Pinckney/D-19, or within the parking area.

The proposed trees will be 6 foot tall, on a small berm, with 6 inches of mulch. Both of the proposed species are identified as being at increased risk of disease or pest in Michigan and should be replaced with different species. A cross section of the berm is not included. The proposed mulch depth could cause health issues for the trees; a depth of 3 to 4 inches would be more appropriate.

A landscape buffer is required between non-residential uses and adjacent residential zoning districts and uses, per §6.13(B) Screening Between Land Uses. The proposed use is adjacent to residentially-zoned and used property to the south. The buffer could be a 50-foot-wide greenbelt, a landscaping berm, or a thick evergreen screening. The proposed buffer includes the 6 pine trees noted above and the existing landscaping.

Landscaping is required within or at the perimeter of parking lots, per §6.13(C) Parking Lot Landscaping. The landscape plan does not show any landscaping associated with any of the proposed parking areas. It also appears some parking landscaping shown on the original site plan was never installed or has been removed.

Greenbelt buffers equal to the front-yard setback, in this case 100 feet, are required along the right-of-way along public streets or major thoroughfares, including Pinckney/D-19. The buffer must be landscaped with at least 1 tree for every 30 linear feet of frontage. The proposed parking/vehicle display area expansion on the northern portion of the site and the proposed parking/vehicle display area on the southern portion of the

site are within this required greenbelt buffer. The site plan notes that some of this area will be improved with lawn. No additional plantings are proposed within this area.

Outdoor storage in commercial districts must be screened with a solid wall or fencing, per §6.13(F)(2). The outdoor storage of recreational vehicles for extended periods while undergoing repairs appears to require this screening. Screening is shown to the southern side of this area with 6 proposed pine trees and existing vegetation.

The Planning Commission may recommend waiver or modifications of landscaping standards as part of site plan review to the Township Board, as outlined in § 6.13(G)(4) Modification. The standards for granting a waiver or modification are: 1) specific characteristics of the site or vicinity would make required screening unnecessary or ineffective, or 2) it would impair vision at a driveway or street intersection. In order to consider a waiver or modification, the site plan should identify the specific waiver or modification being requested and show calculations of what would otherwise be required.

Items to be Addressed: 1) Trees species replaced with species less susceptible to disease or pest. 2) Mulch depth reduced to 3 to 4 inches. 3) Landscape plan revised to provide buffers, parking lot landscaping, and screening as noted above or calculations for required landscaping provided for consideration of waivers/modifications. 4) Landscaping on northern portion of the site installed/replaced consistent with that approved site plan.

LIGHTING

The lighting plan on Sheet C 9.0 shows photometric plans and specifications for 2 types of fixtures.

The photometric plans shows 3 poles with 2 Lithonia fixtures on each pole with a mount height of 25 feet along the western side of the parking on the northern parcel and 6 poles with 2 Lithonia fixtures on each pole with a mount height of 25 feet along the eastern and western sides of the parking area on the southern parcel. These fixtures use light-emitting diodes and have a color temperature of 4000K.

The lighting plan also includes specifications for Gefolloy solar street lights. Five of these fixtures are shown around the vehicle display area on the southern portion of the site, within a utility easement. These fixtures are not included in the photometric plan and the mounting height is not noted. These fixtures are not full-cutoff and could create glare and project light onto adjacent properties or roads. These fixtures use light-emitting diodes and have a color temperature of 6500K.

The photometric plan does not include any existing light fixtures on the northern portion of the site.

The proposed lighting plan could impact the safe movement of traffic on Pinckney/D-19 (§9.01(E)(6)d. Although the intensity of light at ground level is low along the right-of-way, light fixtures mounted more than 20 feet high are more likely to create glare for motorists. Additionally, the color temperatures of the proposed fixtures do not match and would be significantly cooler than the color temperature required in the Zoning Ordinance.

The Zoning Ordinance, §14.04(E)(2) requires high-pressure sodium light fixtures, which have a color temperature of 1900K to 2000K. *"Approved exceptions shall use warm light or natural light colors."* Warm color temperatures are generally described as 1800 K to 2700K. Warm white color temperatures are generally described as 3000K.

Items to be Addressed: 1) Mounting height of all light fixtures added to the site plan. 2) Planning Commission consider a mounting height of 20 feet rather than the 25 feet proposed for the Lithonia pole-mounted fixtures. 3) Color temperature of all fixtures throughout the site to be consistent. 4) Planning Commission consideration for use of light emitting diodes rather than high-pressure sodium.

SPECIFIC USE STANDARDS

Specific standards for automobile repair garages are located in §17.04(A) Automobile Repair Garage. Marion has historically interpreted and applied recreational vehicle repair as a comparable use, subject to these standards.

The site is located within a HS Highway Service district and meets the minimum lot size and lot width/frontage.

Parking areas must be consistent with 17.04(B)(4) and Site Development Requirements. See the off-street parking and loading section of this report.

Buffer zones consistent with §6.13 Landscaping, Fencing, Walls, and Screens must be provided. See the landscaping section of this report.

Lighting must be consistent with §14.04(E) Lighting. See the lighting section of this report.

Storage of vehicles that are not operable for any reason (*mechanical, plates, registration*), is limited to a period of 30 days and cannot be located in a front yard. This should be noted as a condition of approval, with a note added to the site plan.

§14.04A(D)(3) explicitly prohibits *"sales of new and used motorized vehicles."* We are aware that the site has been used both the repair and sales of motorized and recreational vehicles. It is our understanding that Marion has allowed for both repair and sales on the same site, based on the interpretation that sales are listed as a permitted use. Allowing both uses would be consistent with the previous interpretation and application of the Zoning Ordinance.

Items to be Addressed: 1) Storage of vehicles to be limited to those being serviced, with note added to site plan. 2) Storage of vehicles that are not operable for any reason to be limited to 30 days and cannot take place within a front yard, with note added to site plan. 3) Note 9 of Site Data and General Notes on Sheet C 1.0 revised to clarify that RV storage is accessory to and associated with the repair use only.

DECISION CONSIDERATIONS

The site plan process is outlined in Article XVIII Site Plan Requirements.

Site plan approval is required for the proposed use and improvements. Grading, removal of trees/vegetation, filling, or construction of improvements must not start until the site plan is in effect.

For site plans, the Planning Commission makes a recommendation to the Township Board, which makes a final decision. The recommendation can be for approval, approval with conditions, or denial.

As noted throughout this report, there are items that would require modification of the site plan if modifications, waivers, or variances are not approved. Traditionally, Marion has required that the Planning Commission review the site plan that is forwarded to the Township Board. That is not a requirement of the Zoning Ordinance. A site plan could be forwarded with staff and agents reviewing the site plan to confirm that all revisions have been made.

The standards of review for a final site plan are outlined in 18.04(C) Standards of Review and are noted below. Comments are in italics. Additional information may be provided before or during the Planning Commission review.

1. The plan conforms to the approved preliminary site plan and with all Zoning Ordinance regulations.

The applicant has pursued a combined preliminary and final site plan. Some landscaping shown on the previously-approved site plan for the northern portion of the site has not been installed or is missing.

The proposed use is consistent with the Zoning Ordinance and previous interpretation and application of the Zoning Ordinance. There are several areas that either require approval of modifications or variances or revisions to the site plan.

2. All required information is provided.

Most of the required information has been provided. This report notes some additional information that is required or recommended.

3. There is a proper relationship between major thoroughfares and proposed service drives, driveways and parking areas. Proper access to all portions of the site and all sides of any structure is provided. All structures or groups of structures shall be so arranged as to permit emergency vehicle access by some practical means.

Access to the site will be from secondary roads, with no direct access from D-19/Pinckney. Confirmation should be provided for use and configuration of the driveway from Francis from the Road Commission.

We defer additional comment on accessibility throughout the site to the fire chief.

4. Site plans shall fully conform to the Livingston County Drain Commission standards.

It is our understanding that the applicant has been working with the Drain Commissioner. Additional comment is deferred to the Drain Commissioner and the Township engineer.

5. Wastewater treatment systems, including on-site septic systems, will be located to minimize any potential degradation of surface water or groundwater quality and meet County and State standards.

The proposed site plan does not call for any on-site septic systems.

6. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby water bodies in accordance with County and State standards, where applicable.

It is our understanding that hazardous materials described above will not be introduced to the southern portion of the site.

7. The proposed use is in compliance with all Township Ordinances and any other applicable laws.

The proposed use is consistent with the Zoning Ordinance and previous interpretation and application of the Zoning Ordinance. There are several areas that either require approval of modifications or variances or revisions to the site plan.

The Planning Commission should examine the site plan standards of review and consider the necessary waivers or modifications. A draft resolution has been prepared to aid the Planning Commission's review and discussion.

POTENTIAL CONDITIONS

The potential conditions below are compiled from the various sections of this report. These potential conditions are intended to aid the Planning Commission's review and discussion.

1. *Either the 2 parcels should be combined into a single parcel or recordable legal document provided (to be reviewed and approved by the Township attorney) that adequately binds the 2 parcels during the continued use of the site.*
2. *All of the trees to be removed or areas where trees will be removed to be identified.*
3. *The location of fencing to protect trees to remain to be shown.*
4. *Note added to site plan that all major repairs or refinishing will take place completely within a building, §9.01(E)(6)c.*
5. *Reconfigure western driveway on the northern portion of the site to provide 2 stacking spaces or apply for and receive necessary variance.*
6. *Confirmation from the Livingston County Road Commission that the driveway in the southwestern corner has been reviewed and approved or that a review is not necessary.*
7. *Fire chief approval for accessibility throughout the site.*

8. *Parking spaces amended to be at least 10 feet wide.*
9. *Site plan revised to place parking and display areas outside of greenbelt buffer, if waiver, modification, or variance not granted.*
10. *Existing sign location added to the site plan.*
11. *Note added to the site plan that any signs will comply with ordinance standards, including developmental standards and permitting.*
12. *Trees species replaced with species less susceptible to disease or pest.*
13. *Mulch depth reduced to 3 to 4 inches.*
14. *Calculations for required landscaping provided for those items the applicant is requesting waivers or modifications.*
15. *Landscape plan revised to provide greenbelt buffer, parking lot landscaping, and screening if waiver, modification, or variance not granted.*
16. *Landscaping on northern portion of the site installed/replaced consistent with that approved site plan.*
17. *Mounting height of all light fixtures added to the site plan.*
18. *Mounting height of 20 feet rather than the 25 feet proposed for the Lithonia pole-mounted fixtures.*
19. *Color temperature of all fixtures throughout the site to be consistent.*
20. *High-pressure sodium luminaires used rather than light-emitting diodes, if exception is not granted.*
21. *Storage of vehicles limited to those being serviced, with note added to site plan.*
22. *Storage of vehicles that are not operable for any reason limited to 30 days and cannot take place within a front yard, with note added to site plan.*
23. *Note 9 of Site Data and General Notes on Sheet C 1.0 revised to clarify that RV storage is accessory to and associated with the repair use only.*

PETITION TIMELINE

The application was submitted to the Township on February 27, 2024.

The application was reviewed by the Planning Commission at its March 26, 2024, meeting. The application was postponed to allow the applicant an opportunity to provide additional materials and make revisions.

A revised site plan was submitted to the Township on May 15, 2024.

The application will go before the Planning Commission at its May 28, 2024, meeting.

SUMMARY

The application for the automobile repair garage/automobile dealership site plan requires Planning Commission review and recommendation on decision standards and numerous waivers or modifications. Some additional information is still required to complete the site plan.

A draft resolution has been prepared to help aid the Planning Commissions review and decision-making process.

We look forward to helping facilitate this process at the meeting.

Zach Michels
Quality Zoning
Dexter, MI

MARION TOWNSHIP PLANNING COMMISSION

DRAFT Resolution for a Combined Amended and Final Site Plan for an Automobile Repair Garage and Automobile Dealership

A resolution to recommend **APPROVAL/APPROVAL WITH CONDITIONS/DENIAL** of an application submitted by Matthew Schroeder for a site plan for an automobile repair garage and automobile dealership for properties owned by Armstrong Property Holdings, LLC, located at 50 Schroeder Park, at the southeastern corner of D-19/Pinckney and Schroeder Park, and by Matthew Schroeder, located at the northeastern corner of D-19/Pinckney and Francis, Section 1 of Marion Township (10-01-300-021 and 10-01-300-023).

- 10) WHEREAS, Matthew Schroeder (*Applicant*), pursuant to the provision of the Marion Township Zoning Ordinance (*Zoning Ordinance*), submitted an application for a combined amended and final site plan for expansion of an automobile repair garage and automobile dealership on February 27, 2024; and
- 20) WHEREAS, the Applicant submitted an 8-page site plan for the automobile repair garage and automobile dealership on February 27, 2024, prepared by Timmothy J Zimmer, a licensed professional engineer, with a revision date of February 2, 2024; and
- 30) WHEREAS, the Planning Commission received a report from Zach Michels (*Township Planning Consultant/Quality Zoning*) dated March 18, 2024; and
- 40) WHEREAS, the Planning Commission received a report from Phil Westmoreland (*Township Engineer Consultant/Spicer Group*) dated March 13, 2024; and
- 50) WHEREAS, the Marion Township Planning Commission (*Planning Commission*), at its April 30, 2024, meeting, reviewed SPR 01-24 Schroeder; and
- 60) WHEREAS, the Planning Commission voted to postpone action on the site plan to allow the applicant an opportunity to provide additional information and materials and make revisions; and
- 70) WHEREAS, the Applicant submitted a revised 8-page site plan for the automobile repair garage and automobile dealership on May 15, 2024, prepared by Timmothy J Zimmer, a licensed professional engineer, with a revision date of May 13, 2024; and

MARION TOWNSHIP PLANNING COMMISSION

DRAFT Resolution for a Combined Amended and Final Site Plan for an Automobile Repair Garage and Automobile Dealership

- 80) WHEREAS, the Planning Commission has received a report from Zach Michels (*Township Planning Consultant/Quality Zoning*) dated May 20, 2024; and
- 90) WHEREAS, the Planning Commission has received a report from Phil Westmoreland (*Township Engineer Consultant/Spicer Group*) dated May 20, 2024; and
- 100) WHEREAS, the Planning Commission reviewed revised materials and reports at its May 28, 2024, meeting, and did/did not receive public comment; and
- 110) WHEREAS, the site is located within the HS Highway Service zoning district; and
- 120) WHEREAS, §9.01(D)(2) of the Zoning Ordinance designates “automobile repair garage” as a use permitted by special use permit within the HS Highway Service zoning district; and
- 130) WHEREAS, §9.01(D)(3) of the Zoning Ordinance designates “automobile dealerships” as a use permitted by right within the HS Highway Service zoning district; and
- 140) WHEREAS, recreational vehicle repair has been interpreted as a similar use to automobile repair garage; and
- 150) WHEREAS, automobile repair garages must meet the specific use standards of §17.04A Automobile Repair Garage of the Zoning Ordinance; and
- 160) WHEREAS, based on materials and testimony provided by the applicant and the applicant’s agents, the Planning Commissions **finds/does not find** the proposed use would not meet the standards of 17.04A Automobile Repair Garage because:
- a) The proposed use is within an appropriate zoning district;
 - b) The proposed site **meets/would meet with conditions/does not meet** the site requirements of §17.04A(B) Site Requirements;
 - c) The proposed site **meets/would meet with conditions/does not meet** the buffering requirements of §17.04A(C) Buffering Requirements; and
 - d) The proposed site **meets/would meet with conditions/does not** meet the performance standards of §17.04A(D) Performance Standards requirements for the use;
- 170) WHEREAS, the Township has previously interpreted and applied the Zoning Ordinance as allowing the colocation of automobile repair garages and automobile dealerships on the same site; and
-

MARION TOWNSHIP PLANNING COMMISSION

DRAFT Resolution for a Combined Amended and Final Site Plan for an Automobile Repair Garage and Automobile Dealership

180) WHEREAS, the Township has previously interpreted and applied the Zoning Ordinance as allowing for certain extensions of special land uses without requiring an additional application and public hearing; and

190) WHEREAS, the Planning Commission **recommends/does not recommend** waiver or modification of the following landscaping standards **[LIST ALL STANDARDS FOR MODIFICATION HERE]** as outlined in §6.13(G)(4) Modification because:

- a) [LIST SPECIFIC CHARACTERISTICS OF THE SITE OR VICINITY THAT WOULD MAKE REQUIRED SCREENING UNNECESSARY OR INEFFECTIVE]; and
- b) [LIST SPECIFIC CHARACTERISTICS OF THE SITE OR VICINITY THAT WOULD MAKE REQUIRED SCREENING UNNECESSARY OR INEFFECTIVE]; and

200) WHEREAS, the Planning Commission **recommends/does not recommend** an exception to allow light-emitting diode luminaires rather than high-pressure sodium luminaires proposed home-based, as allowed in §14.04(E)(2); and

210) WHEREAS, the Planning Commission **finds/does not find** that the plan conforms to the approved preliminary site plan and with all Zoning Ordinance regulations, because:

- a) [ADD COMMENTS HERE]; and

220) WHEREAS, the Planning Commission **finds/does not find** that all required information is provided, because:

- a) [ADD COMMENTS HERE]; and

230) WHEREAS, the Planning Commission **finds/does not find** that there is a property relationship between major thoroughfares and proposed service drives, driveways and parking areas; proper access to all portions of the site and all sides of any structure is provided; and all structures or groups of structures shall be so arranged as to permit emergency vehicle access by some practical means because:

- a) [ADD COMMENTS HERE]; and

240) WHEREAS, the Planning Commission **finds/does not find** that the site plan fully conforms to the Livingston County Drain Commission standards, because:

MARION TOWNSHIP PLANNING COMMISSION

DRAFT Resolution for a Combined Amended and Final Site Plan for an Automobile Repair Garage and Automobile Dealership

a) [ADD COMMENTS HERE]; and

250) WHEREAS, the Planning Commission **finds/does not find** that wastewater treatment systems, including on-site septic systems, will be located to minimize any potential degradation of surface water or groundwater quality and meet County and State standards because:

a) [ADD COMMENTS HERE]; and

260) WHEREAS, the Planning Commission **finds/does not find** that sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater, or nearby waterbodies in accordance with County and State standard, where applicable because:

a) [ADD COMMENTS HERE]; and

270) WHEREAS, the Planning Commission **finds/does not find** that the proposed use is in compliance with all Township Ordinances and any other applicable laws because:

a) [ADD COMMENTS HERE]; and

280) NOW, THEREFORE, BE IT RESOLVED, the Planning Commission, by a majority vote at a duly-noticed, regular meeting, held this 28th day of May 2024, recommends **APPROVAL/APPROVAL WITH CONDITIONS/DENIAL** of the site plan SPR 01-24 Schroeder, properties owned by Armstrong Property Holdings, LLC, located at 50 Schroeder Park, at the southeastern corner of D-19/Pinckney and Schroeder Park, and by Matthew Schroeder, located at the northeastern corner of D-19/Pinckney and Francis, Section 1 of Marion Township (10-01-300-021 and 10-01-300-023) based on the findings documented in this Resolution, **subject to the following conditions**; and

- a) Either the 2 parcels should be combined into a single parcel or recordable legal document provided (to be reviewed and approved by the Township attorney) that adequately binds the 2 parcels during the continued use of the site;
- b) All of the trees to be removed or areas where trees will be removed to be identified;
- c) The location of fencing to protect trees to remain to be shown;
- d) Note added to site plan that all major repairs or refinishing will take place completely within a building, §9.01(E)(6)c;

MARION TOWNSHIP PLANNING COMMISSION

DRAFT Resolution for a Combined Amended and Final Site Plan for an Automobile Repair Garage and Automobile Dealership

- e) Reconfigure western driveway on the northern portion of the site to provide 2 stacking spaces or apply for and receive necessary variance;
- f) Confirmation from the Livingston County Road Commission that the driveway in the southwestern corner has been reviewed and approved or that a review is not necessary.
- g) Fire chief approval for accessibility throughout the site;
- h) Parking spaces amended to be at least 10 feet wide;
- i) Site plan revised to place parking and display areas outside of greenbelt buffer, if waiver, modification, or variance not granted;
- j) Existing sign location added to the site plan;
- k) Note added to the site plan that any signs will comply with ordinance standards, including developmental standards and permitting;
- l) Trees species replaced with species less susceptible to disease or pest;
- m) Mulch depth reduced to 3 to 4 inches;
- n) Calculations for required landscaping provided for those items the applicant is requesting waivers or modifications;
- o) Landscape plan revised to provide greenbelt buffer, parking lot landscaping, and screening if waiver, modification, or variance not granted;
- p) Landscaping on northern portion of the site installed/replaced consistent with that approved site plan;
- q) Mounting height of all light fixtures added to the site plan;
- r) Mounting height of 20 feet rather than the 25 feet proposed for the Lithonia pole-mounted fixtures;
- s) Color temperature of all fixtures throughout the site to be consistent;
- t) High-pressure sodium luminaires used rather than light-emitting diodes, if exception is not granted;
- u) Storage of vehicles limited to those being serviced, with note added to site plan;
- v) Storage of vehicles that are not operable for any reason limited to 30 days and cannot take place within a front yard, with note added to site plan;

MARION TOWNSHIP PLANNING COMMISSION
DRAFT Resolution for a Combined Amended and Final Site Plan for an
Automobile Repair Garage and Automobile Dealership

Larry Grunn, Chair

Date

Cheryl Range, Secretary

Date

These findings, conclusions, decisions, and resolution are accepted:

Mathew Schroeder

Date

Applicant

MARION TOWNSHIP PLANNING COMMISSION

DRAFT Resolution for a Combined Amended and Final Site Plan for an Automobile Repair Garage and Automobile Dealership

- w) Note 9 of Site Data and General Notes on Sheet C 1.0 revised to clarify that RV storage is accessory to and associated with the repair use only;
- x) [OTHER CONDITIONS HERE];
- y) This recommendation shall not be effective until this Resolution and its conditions are accepted by the Applicant; and
- z) This recommendation shall not be effective until the Applicant has paid all application and review fees; and

290) BE IT FURTHER RESOLVED, that the Planning Commission directs the Zoning Administrator to forward this Resolution and application materials to the Township Board for review and action in accordance with the Zoning Ordinance.

Resolution offered by Planning Commissioner NAME.

Resolution supported by Planning Commissioner NAME.

YES = x (Anderson, Grunn, Hanvey, Powelson, Range, NONE)

NO = x (Anderson, Grunn, Hanvey, Powelson, Range, NONE)

ABSENT = x (Anderson, Grunn, Hanvey, Powelson, Range, NONE)

ABSTAIN = x (Anderson, Grunn, Hanvey, Powelson, Range, NONE)

The Chair declared the Resolution ADOPTED/NOT ADOPTED.

The Chair declared the Resolution ADOPTED/NOT ADOPTED.

Date: 28 May 2024