

Atlas Township Planning Commission Review Application

21 APR 21 4:49PM

21-01

 Application No.: 20-01
 Date Submitted: 12-9-19

 Application Fee: 2797.⁰⁰
 Public Notice Sent: _____
 Public Hearing Date: _____

☒ conditional Check Applicable Line
☐ Rezoning ☐ Site Plan ☐ Conditional Use ☐ Site Condo ☐ Plat ☐ PUD ☐ Comm. Dev.

This application, plans (12 copies), fees and all other pertinent information must be submitted to the Township Clerk's office. Any changes in the original submission shall require new application and re-processing. Supplemental verbal statements, changed or corrected copies will not be accepted at the Planning Commission Meeting.

 Applicant's Name(s): Chad Carson Phone No.: (810) 625-7535

 Applicant's Address: P.O. Box 748 Goodrich MI 48438

 Property Owner's Name(s): CRC Concepts LLC

 Property Owner's Address: P.O. Box 748 Goodrich MI 48438

 Name of Proposed Development: Shop Building

 Parcel No.: 02-15-200-033 No. of Acres 6.54 Current Zoning C-3

 Summary of Intended Use: Shop Building, office, Landscaping yard

 Site Plan Prepared By: Triumph Eng Design Phone No.: (810) 444-7815 (Andy)

 Address of Preparer: 10775 S Saginaw St Suite D Grand Blanc MI 48438

If the Applicant is not the legal owner, please state basis of representation: _____

Note: Applications will not be accepted until all required information is provided. Once accepted this application will be submitted to the Atlas Township Planning Commission for consideration at the next regular scheduled meeting provided it is submitted within the deadline dates for the scheduled meeting. Otherwise the application will be placed on the agenda within the timing for the date the application was received.

The undersigned deposes that the foregoing statements and accompanied information are true and correct. By signing these applications you are hereby granting permission to the Atlas Township Planning Commission, Zoning Board of Appeals and other Township Representatives that may be required to physically inspect the subject property.

Chad Carson 12-9-19 Chad Carson 12-9-19
 Signature of Applicant Date Signature of Legal Owner (If not applicant) Date

Chad Carson

Please Print or Type Name

Chad Carson

Please Print or Type Name

- In the event Planner, Engineering or Legal fees exceed the amount remitted the applicant will be billed for the differences.
- Building or other permits will not be issued until all fees are paid in full.
- In the event the applicant requests that a hearing be postponed or an application be tabled the applicant will be billed 50% of the original fee for the rescheduled hearing.

**Atlas Township Planning Commission
Review Application (Cont.)
Requirements**

The below listed items must be provided when applying for Planning Commission Review:

1. Review Application completed.
2. Fees paid.
3. Copy of paid tax bill.
4. Warranty deed or notarized copy of same.
5. Certified engineering survey.
6. Driveway permits from Genesee County Road Commission (when applicable).
7. Public utility easement (usually 12' across front).
8. Road accessibility.
9. Compliance with Zoning Ordinances for width and depth requirements.
10. Compliance with all local and State Ordinances. Including Genesee County Health Dept., Drain Commission, Sheriff's Dept and Atlas Township Fire Dept.

Note:

- A. See Atlas Township Zoning Ordinance, Section 300.1300 (Administrative) for a complete list of requirements for specific requests and applications.
- B. The following must be shown on surveys; all buildings and distances from lot lines and required setbacks. All ponds, wetlands, floodplains, public easements and deeded private easements must be clearly identified. The zoning of the property being developed and all adjacent property must be clearly identified.
- C. The applicant's signature on the Planning Commission Review Application indicates acceptance of all conditions outlined in the application and the Ordinance.



Signature of Applicant

12-9-19

Date

PC Revised 4/04 PMA
Sheet 2 of 2

Attachment: PC 20-01, Carson (2961 : PC #20-01 Carson, PID 02-15-200-033)

Dear Atlas Township Commissioners:

I am asking for a conditional rezoning of Parcel 02-15-200-033 from C-3 , Shopping Center District to M-1, Light Manufacturing District.

This conditional rezoning would allow me to relocate my businesses to Atlas Township. This would allow me to develop the property for landscape supplies, equipment parking and topsoil screening. I would also construct a building on the property for landscape supplies, office and workshop.

I believe this would be permitted usage within a M-1 District:

- “Building material sales yard, including but not limited to rock, sand, gravel and the like (excluding concrete mixing)” – Sect. 300.1101, (H)
- “Contractors equipment storage yard or plant or centers” – Sect. 300.1101, (I)

I will not be utilizing this conditional rezoning request for any of the other uses permitted under Section 300.1101 A-G, K-O.

I would also like to stipulate the uses permitted under 300.1001 A,B and conditional uses permitted under 300.1002 A,B be maintained.

Thank you for your consideration,

Chad Carson, Owner

TBC Topsoil & Supply LLC

CRC Concepts 1 LLC

Carson Site-Prep LLC



**FOR:
CRC CONCEPTS 1 LLC
PO BOX 748
GOODRICH, Michigan 48438
(810)625-7535**

CRC CONCEPTS 1 LLC
PO BOX 748

GOODRICH, Michigan 48438
(810)625-7535

STANDARD LEGEND		
DESCRIPTION	PROPOSED	EXISTING
STORM SEWER		
SANITARY SEWER		
WATER		
GAS LINE		
ELECTRIC LINE		
TELEPHONE LINE		
MANHOLE		
CATCH BASIN		
ENDBECTION		
FIRE HYDRANT		
GATE VALVE & WELL		
UTILITY POLE		
UTILITY RISER		
SIGN		
LIGHT POLE		
CURB & GUTTER		
FENCE		
SILT FENCE		
TREE - DECIDUOUS	AS NOTED ON PLANS	
TREE LINE		
SPOT ELEVATION		
CONTOUR LINE		
SECTION CORNER		
FOUND PROPERTY IRON		
SET PROPERTY IRON		
GAS METER		
ELECTRICAL METER		
TELEPHONE RISER		
MAILBOX		
SOIL BORING LOCATION		

SHEET 1 - NATURAL FEATURES
SHEET 2 - SITE PLAN
SHEET 3 - EROSION CONTROL PLAN
SHEET 4 - STORM WATER PLAN

BENCHMARKS	
B.M. #1 TOP OF SE METAL CORNER OF S END OF GUARD RAIL NE THE N.E. PROP. COR.	896.72 NAVO 88
B.M. #2 NAIL IN N SIDE OF 18" PINE 138± E. AND 25± S THE SW PROP. COR.	904.11 NAVO 88

FLOODPLAIN INFORMATION
ATLAS TOWNSHIP GENESEE COUNTY, MICHIGAN MAP NUMBERS: 26049C0342D AND 26049C0365D EFFECTIVE DATE: 9-25-2009 FLOOD ZONE: X (PER FIRW) AREA OF MINIMAL FLOOD HAZARD

PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 6 NORTH, RANGE 8 EAST, ATLAS TOWNSHIP, GENESSEE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF THE SECTIONS 15, 16, 17 AND 18, THENCE NORTH 89°00'00" THENCE 866.60 FEET TO THE CENTER OF MICHIGAN STATE HIGHWAY W-15, THENCE NORTH 01°27'30" THENCE EAST 252.30 FEET TO THE POINT OF BEGINNING, BEARING RIGHT OF WAY, THENCE SOUTH 88°21'00" EAST 60.00 FEET, THENCE NORTH 01°27'30" EAST 367.35 FEET ALONG THE EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING, BEARING THENCE NORTH 07°27'30" EAST 16.20 FEET TO THE P.C.; THENCE S06°39'30" FEET ALONG THE ARC OF A CURVE TO THE LEFT, OF 100 FEET RADIUS, CHORD BEARING THENCE N01°31'58" WEST 305.26 FEET AND DELTA = 05°58'56"; THENCE NORTH 88°21'00" EAST 897.73 FEET, THENCE SOUTH 01°01'00" WEST 187.00 FEET, THENCE NORTH 88°21'00" EAST 883.33 FEET TO THE POINT OF BEGINNING.

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SITE, LOCATION, DEPTH, PRESSURE, OR FLOW CHARACTERISTICS OF ALL UTILITIES, SUCH AS, BUT NOT LIMITED TO, WATER MAINS, SEWER MAINS, GAS MAINS, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS D.C. (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/OWNER AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



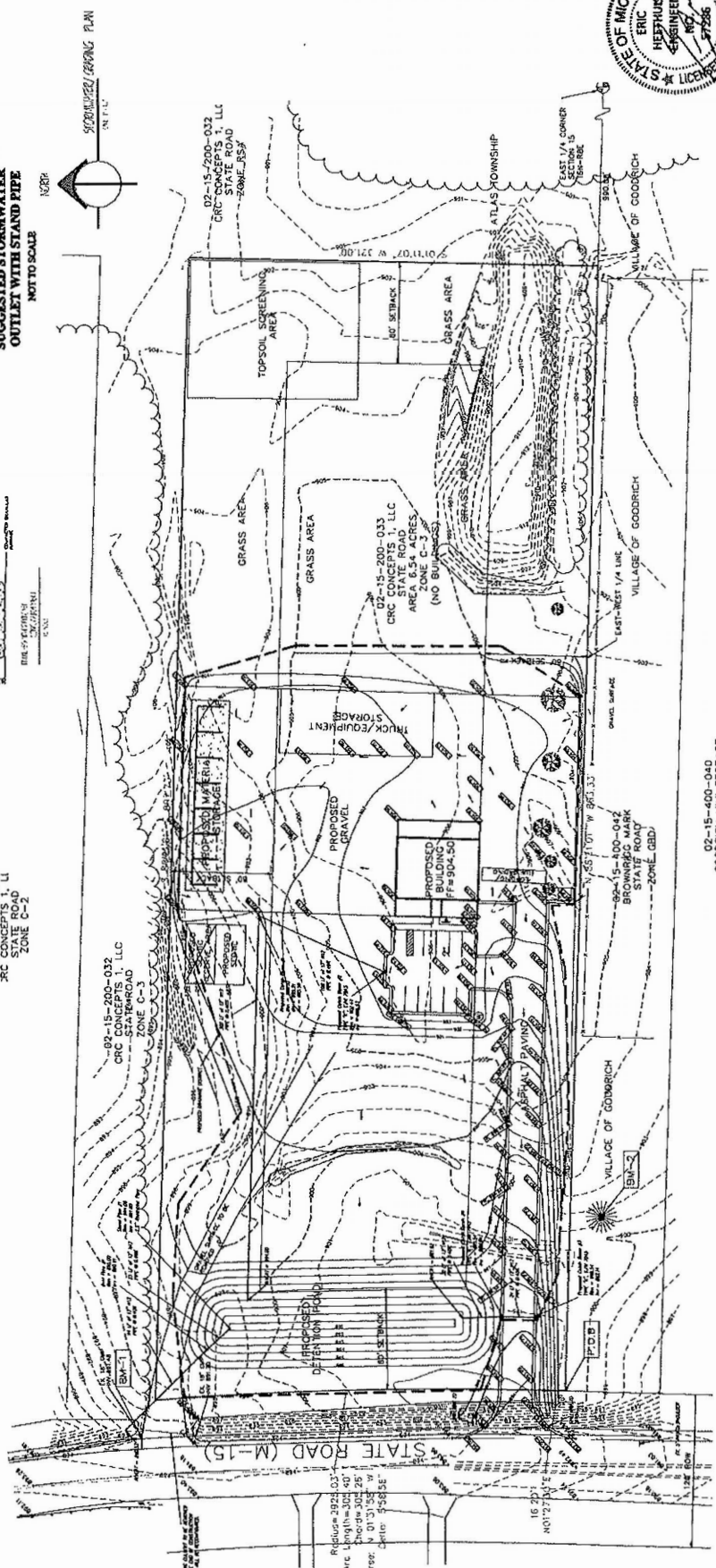
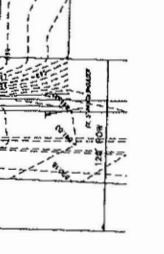
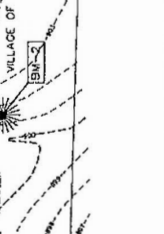
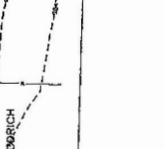
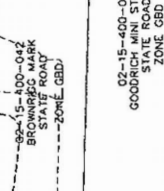
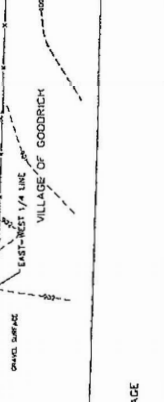
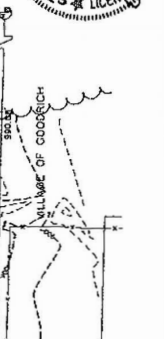
3 WORKING DAYS (72 HOURS)
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL-FREE) FOR THE LOCATION
OF UNDERGROUND UTILITIES

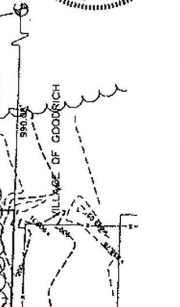


**LAWRENCE
ENGINEERING P.C.**
CIVIL ENGINEERING - SURVEYING

2021-003	DATE:	3/19/2021	PAGE: 1 OF 4
BLB	ISSUED BY:	MML	

[illegible]





VILLAGE OF GOODRICH

EAST-REST 1/4 LINE

Map showing the Village of Goodrich, Michigan, with streets and the East-Rest 1/4 Line indicated.

