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March 1, 2024

Atlas Township  
 7386 S. Gale Road  
 P.O. Box 277  
 Goodrich, MI 48438

Attention: Planning Commission

Re: Site Plan Review  
 Casey Leach / Kieft Engineering, Inc.  
 Proposed Self Storage Development on West Side of M-15 (Property ID# 02-10-300-018)  
 Atlas Township Application No. 24-02  
 Wade Trim Job No.: ATL 6003-24D

Dear Commissioners:

The applicant, Casey Leach of Kieft Engineering, Inc., is requesting site plan approval on behalf of property owner Brett Jory to establish a new self-storage facility (“RBF Storage”) on the west side of State Road (M-15), near Coolidge Road. For your reference, below is a table summarizing the key facts pertaining to this request:

<b>Summary of Facts</b>	
Property Address:	n/a (undeveloped)
Applicant:	Casey Leach (Kieft Engineering, Inc.)
Property Owner:	Brett Jory
Property ID:	02-10-300-018
Project Location:	West side of State Road (M-15), north of Coolidge Road
Property Size:	8.45 acres
Property Frontage:	214 feet on State Road (M-15)
Existing Zoning of Property:	C-2, General Commercial District
Future Land Use Designation of Property:	Industrial
Current Use of Property:	Undeveloped
Proposed Use:	Self-storage facility
Allowance for Use:	Conditional use within the C-2 District

You may recall that the applicant/property owner previously appeared before the Planning Commission (July 20, 2022) requesting the rezoning of this subject site to the C-2 District. Concurrent with the rezoning request, the applicant/property owner also requested conditional use approval for the self-storage use. Both the rezoning request and the conditional use request were approved (Township Board adoption of the rezoning occurred on August 22, 2022). The last step in the planning and zoning process for this new self-storage facility is to secure site plan approval from the Planning Commission.

The proposed project consists of the construction of 12 self-storage building at the site, as follows:

- Two buildings, 5,000 square feet each, containing 16 storage units each
- Five buildings, 4,950 square feet each, containing 38 storage units each
- Two buildings, 4,125 square feet each, containing 16 storage units each
- One building, 3,600 square feet, containing 28 storage units
- One building, 2,300 square feet, containing 11 storage units
- One building, 2,100 square feet, containing 7 storage units

In total, 300 storage units will be provided at the site. Often, self-storage facilities include an office building. However, the applicant has indicated that an office building is not necessary. The site will be served by a new asphalt access drive from M-15, which will lead into the site and wrap around and between the self-storage buildings. Other improvements at the site will include off-street parking (6 spaces total), 6-foot-tall wood screening fence, dumpster pad with CMU screening wall and wood panel gate, motorized entrance gate (with keypad access), landscaping, site lighting (building mounted lighting), and a monument sign. The proposed storm water management system will include a combination of swales, underground storm pipes, and a detention pond.

The project is depicted on a site plan that was prepared by Kieft Engineering, Inc. with a revision date of January 30, 2024. The site plan contains 20 sheets (refer to the cover sheet which has a sheet index). In addition to the site plan, the following materials have been submitted:

- Site Plan Application Form
- January 30, 2024, letter from Kieft Engineering responding to the items of concern that were identified by the Atlas Township Site Plan Review Committee
- Soil Resource Report, dated May 1, 2023
- Wetland Delineation Report, dated January 8, 2024
- Building Design Specifications (by Trachte Building Systems, Inc.)
- Building Floor Plans (by Trachte Building Systems, Inc.)
- Wall Mounted Light Specification Sheet (by Lithonia Lighting)

We have reviewed the site plan for compliance with the Atlas Township Zoning Ordinance requirements and sound planning principles. Our comments are provided below:

1. The proposed design of the self-storage buildings is highlighted in the building design specification document from Trachte Building Systems, Inc. As this document outlines various design “options,” it is not completely clear what proposed materials and colors will be provided at this site. It appears that the buildings will feature conventional aluminum/metal walls and roofs. When reviewing any site plan, the Planning Commission must consider the general standards outlined in Section 300.1302, (8). Several of the standards speak to the compatibility of the site with existing and planned future uses in the area, including a specific directive that “proposed architecture shall complement the character of the surrounding area” (subsection 8, c). The Planning Commission should consider the appropriateness of the proposed building design in consideration of this zoning ordinance standard.
2. The project is proposed to be constructed in two phases. The phase delineation line is shown on Sheet C1.01 and phasing notes are also included on Sheet C1.01. The site plan does not provide a timeframe for beginning the second phase. The Planning Commission should inquire with the applicant in this regard and may want to add time limits for when construction of phase two must begin.
3. A monument sign is proposed in the front portion of the site. A monument sign detail is included on Sheet C5.01 showing the size to be approximately 36 square feet in area. Separate sign permit approval from the Township will be required. However, the applicant should be aware that

Section 300.3B09, (1) of the Zoning Ordinance limits monument sign area to no more than 32 square feet.

4. Site security was a discussion topic when the conditional use request was considered in 2022. At that time, the applicant provided a written description of proposed security measures. This was not included as part of this submittal. We recommend that the site plan be revised to specifically state these proposed security measures.
5. Sheet C4.21 indicates that an existing wetland ("Wetland A") will be disturbed as part of this proposed development. The Wetland Delineation Report indicates that this is a regulated wetland. Therefore, a permit from EGLE will be required to allow this disturbance.
6. The following reviews and outside agency permits will be required for this project:
  - Wetland permit from EGLE
  - Driveway permit from MDOT
  - Grading/SESC from the Genesee County Drain Commissioner
  - Township Engineer review of the proposed utilities and stormwater detention system

### **Recommendation**

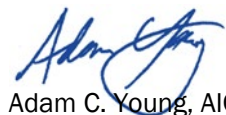
Pending a satisfactory resolution to the above noted items, we recommend approval of the site plan for the new self-storage facility ("RBF Storage"), contingent upon:

1. The submittal of a revised site plan which address the above noted items and/or any other changes requested by the Planning Commission; such plan to be reviewed and approved by the Atlas Township Site Plan Review Committee.
2. A separate permit from Atlas Township for the proposed monument sign shall be required.

If you have any questions, please do not hesitate to contact me directly at 313.961.3650 or by e-mail at [ayoung@wadetrim.com](mailto:ayoung@wadetrim.com).

Very truly yours,

Wade Trim Associates, Inc.



Adam C. Young, AICP  
Professional Planner

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