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October 9, 2024

Preliminary Site Plan Review
for
Cohoctah Township, Michigan

PROJECT AND APPLICANT INFORMATION

Applicant:	Livingston County EMS 1911 Tooley Road, Howell MI 48855
Parcel Address/ID:	4702-26-400-016 7308 Oak Grove Rd. Corner of Chase Lake and Oak Grove Roads
Owner:	Cohoctah Township
Current Zoning:	SR, Suburban Residential District
Request:	Preliminary site plan for an Emergency Services Substation.

PROJECT AND SITE DESCRIPTION

The applicant is requesting preliminary site plan approval for the construction of a new Livingston County EMS building. The proposed building is shown to be located on the northwest corner of the project site which also houses the existing Howell Area Fire Department. The 3,159 square foot structure will include living quarters for up to eight (8) personnel and garage space that can accommodate two (2) EMS vehicles.

The proposed building will tie into the existing circulation lot currently in use for the Fire Hall. The proposed EMS building is classified as an essential service, and is a permitted use within in the SR, Suburban Residential District. Should the Planning Commission approve the proposed preliminary site plan, a final site plan containing any additional information required by the zoning ordinance or the Commission will then need to be submitted.

Figure 1- Aerial of Property



Source: Nearmap, aerial photo date June 8, 2024

SURROUNDING ZONING AND LAND USE

The property is within the SR, Suburban Residential District. A summary of the intent of that zoning district is below:

“...provide for single-family residential uses at reasonable nonpollutional densities. It is further the purpose to require lot areas large enough to protect Township groundwaters from excessive pollution due to an overconcentration of septic tank systems, particularly in areas adjacent to water bodies and in areas where groundwaters need to be protected because of on-site or off-site human use.”

Surrounding zoning district and land uses are summarized in the table below:

	Existing Land Use	Surrounding Zoning
Site	<ul style="list-style-type: none"> Howell Area Fire Department 	SR, Suburban Residential
North	<ul style="list-style-type: none"> Open farmland 	SR, Suburban Residential
East	<ul style="list-style-type: none"> Railroad, Wooded area 	SR, Suburban Residential

West	<ul style="list-style-type: none"> • Single Family Homes 	SR, Suburban Residential
South	<ul style="list-style-type: none"> • Wooded area 	SR, Suburban Residential

Items to be Addressed: None.

NATURAL RESOURCES

Topography: The site is relatively flat, with a gentle slope from the northwestern to southeastern corner of the site.

Wetlands: There do not appear to be any wetlands on the site.

Woodland: The majority of the site consists of wooded area. It appears the proposed EMS building and detention basin will require an unspecified number of trees to be removed.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, & SETBACKS

Existing and proposed building envelopes and architectural plans are included in the site plan. A summary of standards for the SR, Suburban Residential District is outlined below.

	SR Requirement	Proposed	Meets Requirement
Lot Area (min)	1 acre	≈4.98 acres	Yes
Lot Width (min)	120 feet	≈343 feet	Yes
Max. Lot Coverage	30%	3%	Yes
Building Height	35 feet	1 story, 25 feet	Yes
Front Setback	50 feet	95 feet	Yes
Side Setback	20 feet	41 feet	Yes
Rear Setback	50 feet	335 feet	Yes

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

The proposed EMS center will be located near the northwest corner of the site, west of the existing fire hall. A concrete sidewalk is proposed around the building, connecting to the fire hall parking area. The proposed parking lot expansion is proposed on the western side of the building and is shown to be screened from Oak Grove Road via a landscaped berm. A new detention basin is also proposed on the south side of the access drive.

Items to be Addressed: None.

ACCESS AND CIRCULATION

The site will be accessed by an existing driveway located along Oak Grove Road, which will be shared with the fire hall. The proposed parking lot for the EMS building will extend northward, creating a separate parking area from that of the fire hall. The proposed access drive leading to both the fire hall and EMS building is shown at thirty (30) feet wide. A dumpster enclosure is also proposed on the south side of the fire hall parking lot.

We defer further comments and recommendations related to access and circulation to the Township Engineer and the Fire Department.

Items to be Addressed: 1) Township Engineer approval of access and circulation. 2) Fire Chief approval of the circulation pattern.

OFF-STREET PARKING AND LOADING

The location of proposed off-street parking is shown on sheet 4. The plan calls for six (6) new parking spaces for the EMS building, with ten (10) future spaces planned. Six (6) additional parking spaces are also proposed for the existing fire hall, for a new total of fifteen (15) new spaces throughout the site. The proposed EMS building also contains a 2-car garage for emergency vehicle parking. One (1) accessible parking space has been provided in the EMS parking lot. No loading spaces appear to be proposed at this time.

All parking spaces require a minimum area of 200 square feet, which has been demonstrated in sheet 4. Parking space access aisles are also shown at twenty-seven (27) feet, exceeding ordinance requirements for 90-degree parking (20 feet).

It shall be determined by the Planning Commission whether to require bumper stops in front of the proposed parking spaces. Based on the detail provided on sheet 12, the height of the curb between the parking area and the sidewalk appears to be six (6) inches in height. We are of the opinion that bumper stops would not be required in this instance.

Items to be Addressed: Planning Commission to consider requiring bumper stops.

ESSENTIAL SERVICES

The proposed building is shown on sheet 7, Utility Plan to be served by its own on-site well and septic system. We defer to the Township Engineer and Livingston County on the proposed utilities and stormwater management system.

Items to be Addressed: 1) Township Engineer approval of the onsite utilities and stormwater management. 2) Livingston County approval of well and septic.

LANDSCAPING AND SCREENING

A landscape plan has been provided on Sheet 8. The demolition plan calls for the removal of the wooded area south of the existing access drive, and the number of trees to be removed has not been provided.

The plan calls for the planting of twenty-four (24) deciduous shrubs and eleven (11) evergreen shrubs throughout the site, with planting details provided. Eight (8) evergreen shrubs are shown on the proposed

berm located west of the parking lot and will measure at two (2) feet in height, and when combined with the berm will be four (4) feet in height. We strongly recommend the preservation of the tree line along Oak Grove Road in order to preserve the buffering of the fire hall and EMS building from the residential uses to the west through either the preservation of trees or for additional landscaping measures.

The proposed dumpster is proposed to be screened with a covered enclosure; however, no enclosure details have been provided. We also ask the applicant to provide the method of irrigation to be used during final site plan review.

A performance guarantee may also be required to ensure the installation of the proposed landscape material. The Planning Commission may waive this requirement if desired.

Items to be Addressed: 1) Provide details of dumpster enclosure. 2) Provide method of irrigation. 3) Provide performance guarantee if required.

LIGHTING

A lighting plan is included in the provided plan set. Six (6) building mounted light fixtures, along with the two (2) light pole fixtures are proposed throughout the site. Specifications and fixture details have been provided, and we are of the opinion the proposed method of lighting will not have an adverse effect on the adjacent residential properties, as all proposed lighting appears to be downcast. Due to the proximity to residential uses, we recommend additional shielding on the proposed pole fixtures to ensure no glare is cast on neighboring properties.

Items to be Addressed: Consider adding additional shielding to light pole fixtures.

SIGNS

Presented plans indicate a building mounted EMS sign will be present on the west elevation of the building. No other form of signage appears to be proposed. A permit submitted through the Township Building Department will be required prior to the installation of the sign.

Items to be Addressed: Seek building department approval of proposed signs prior to installation.

FLOOR PLANS AND ELEVATIONS

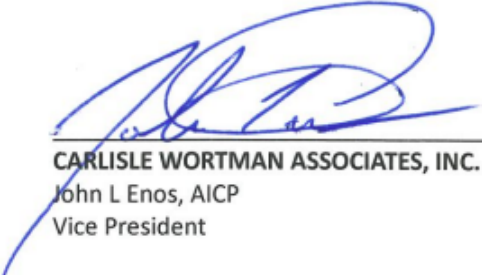
Floor plans and elevations of the proposed EMS building are shown on sheets A1.0 through A3.0. We are of the opinion that the proposed building will match the existing character of the site in terms of building materials used.

Items to be Addressed: None.

RECCOMENDATION

The preliminary site plan appears to be complete. The proposed development will help provide a great benefit to the overall public safety and well-being of the Township and surrounding areas and will be constructed in a manner that will complement the existing character of the property. We are recommending preliminary site plan approval, with the items listed below to be addressed during final site plan review:

1. Township Engineer approval of access and circulation.
2. Fire Chief approval of the circulation pattern.
3. Planning Commission to consider requiring bumper stops.
4. Township Engineer approval of the onsite utilities and stormwater management.
5. Livingston County approval of well and septic.
6. Provide details of dumpster enclosure
7. Provide method of irrigation.
8. Provide performance guarantee if required.
9. Consider adding additional shielding to light pole fixtures.
10. Seek building department approval of proposed signs prior to installation.



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