

To: Township Board

From: David Rohr

Date: September 5, 2023

RE: Final site plan review

### PROJECT HISTORY:

At the August 16, 2023 Planning Commission meeting, the commission voted to approve the Final Site Plan (**SPA 23-0001**) for a private campground dedicated to use by United States military veterans and their families to include sports fields, tent camping area, cabins, recreational vehicle parking area, walking trail, service dog training facility, welcome center, memorial plaza, chapel, accessory structures, and docks on Gull Lake and Huron River at 6716 Winans Lake Road (TID 4715-14-400-008 and 4715-23-100-002).

The Commission recommended approval of the final site plan (23-001) to the Township Board with the following conditions:

**Condition 1.** Prior to issuance of a land use permit the applicant shall submit a photometric plan that shows that the intensity of light within a site does not exceed ten (10) footcandles or one (1) footcandle at any property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandles is permitted.

**Condition 2.** All lighting shall be turned off between 11:00 PM and Sunrise. Lighting used for security between 11:00 pm and sunrise shall be controlled by a motion sensor.

**Condition 3.** Prior to issuance of a land use permit the applicant shall receive approval from all required agencies including, but not limited to, Hamburg Township Fire, Engineering and Public Works Departments, Livingston County Drain Commissioner, Livingston County Road Commission, and Health Department.

**Condition 4.** All signage shall conform to Article XIII, Signs, and land use permits shall be issued prior to installation of signage.

**Condition 5.** No electronic display sign shall be permitted.

**Condition 6.** Any earth work that has a direct impact to the wetlands may be subject to a Part 303 EGLE permit and such permit shall be obtained prior to site work.

**Condition 7.** A vegetative berm shall be provided along the length of the west and southwest property boundaries that abut a single-family residential dwelling as shown on the site plan.

**Condition 8.** A buffer zone, which may include a berm, along Winans Lake Road shall be installed, with a concentration of vegetation at the entrance.

**Condition 9.** A vegetative screen, which may include a berm, shall be installed along the northern 1,200 linear feet of the east property boundary. Native species shall be planted on the top of the berm.

**Condition 10.** The docks on the Huron River shall be sized to meet the Ordinance requirements.

**Condition 11.** No public use of the docks shall be permitted.

**Condition 12.** All required state permits shall be obtained prior to the installation of any docks in the Huron River or Gut Lake.

**Condition 13.** Upon final approval of the site plan, construction, or expansion of any permitted or special use shall conform to the site plan. The approval by the planning commission and Township Board of a site plan shall expire within one year after the date of such approval, unless a land use permit has been issued and construction has commenced.

**Condition 14.** No sound amplification will be permitted on this site.

**Condition 15.** Special event usage to be coordinated with Township public safety committee.

**Condition 16.** *The berm and landscaping shall be combined on the grading plan and in accordance with conditions 7,8,9.*

**Condition 17.** *The existing farmhouse, silo, and barn will be maintained for use if financially feasible and may be considered as historical buildings.*

### **RECOMMENDATION:**

Staff suggests that the Township Board discuss and review the August 16, 2023, Planning Commission Staff report, the recommendations by the Hamburg Township Planning Commission and the updated landscaping plan. The Board should make a determination on the final site plan in terms of its own judgment on particular factors related to the individual proposal. They should make a determination if the project meets the site plan review standards A-L in section 36-73 (7).

### Example Approval Motion

The Township Board approves the final site plan (SPA23-001) at 6716 Winans Lake Road with conditions one through 17 in the August 16, 2023, draft meeting minutes. The project does meet the site plan review standards A through L of Section 36-73(7) of the Zoning Ordinance as discussed at the July 6, 2023 Township Board meeting, at the August 16, 2023 Planning Commission meeting, and as presented in the staff report.

### **ATTACHMENTS:**

**Attachment A:** Draft August 16, 2023, Planning Commission meeting minutes (excerpt)

**Attachment B:** August 16, 2023, Planning Commission staff report

**Attachment C:** Updated Landscaping plan

**Attachment D:** Updated Site Plan