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To: Township Board
From: Scott Pacheco, AICP
Date: December 6, 2022

**Agenda
Item:** _____

Re: Final Site Plan Application 22-003: 7878 M-36 (Carpet Depot)

PROJECT HISTORY:

On September 19, 2022 the applicant submitted for Final Site Plan review to the change the use of the property at 7878 M-36 from a residential use to a commercial. This change will include the conversion of the existing residential home on the site into a commercial facility with a 1,391 square foot showroom and 961 square foot of office space. The project also will include the addition of a new 5,000 square foot pole barn to the rear of the existing structure for storage of products sold from the site.

At the November 16, 2022 Planning Commission Public Meeting the Commission reviewed the proposed site plan application and project plans (Attachment A, Exhibit E and A). Because this project is converting an existing residential home to a commercial building there are many zoning and building regulations that are different for commercial use than they are for residential uses. The Planning Commission staff report (Attachment A) reviews the zoning regulations and discusses how, with conditions of approval, the existing and proposed developments on the site can comply with the regulations regarding commercial uses. No one from the public submitted any comments prior to the meeting or made any comments at the Planning Commission meeting on this project.

The Planning Commission recommend approval of the final site plan (SPA22-002) to the Township Board with the following conditions; because as conditioned and with the approval of a landscaping waiver under section 36-281 (F)(1-6) the project meets the site plan review standards A-L in section 36-73 (7), the additional approval standards of the Village Center District under section 36-187 (i)(2) (a-g) as discussed at tonight's meeting and as presented in the Staff Report.

Conditions 1: The applicant shall add a 6-foot-tall solid fence near the south side of the parking lot to lessen the impact from this project on future development of the property to the south.

Condition 2: Addition evergreen shrubs, with a minimum height of 6' when fully grown, shall be planted between the south side of the detention basin and the north side of the storage building to provide additional screening from M-36.

Condition 3: The existing wall lights on the rear of the structure shall be replaced with fully shielded light fixtures.

Condition 4: All lighting shall be turned off between 11:00 PM and Sunrise except when used for commercial and industrial uses, such as in sales, assembly and repair areas, where such use is open for business after 11:00 p.m. but only for so long as such use open for business.

Condition 5: 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 6: 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, and Health Department; Livingston Community Water Authority and the Michigan Department of Transportation.

Condition 7: Prior to issuance of a land use permit the applicant will submit and receive approval of a variance to the commercial driveway spacing regulations under section 36-339 (1 and 2). If the variance is not approved prior to the issuance of a land use permit the design of the project shall be altered so the driveway meets the requirements of 36-339 (1 and 2).

Condition 8: The freestanding monument sign shall have a base no higher than 2' and the sign shall be 10 feet minimum from the front right-of-way/ property line. The unused sign area(white) shown on the right portion of the freestanding sign shall be covered by an opaque surface until which time a sign for the future office use or other use is proposed in this area. At that time the sign shall be designed so that 60% of the sign face is composed of an opaque surface which allows no light to transmit through (meaning the wording and graphics for the business will be translucent and the background will be opaque). The second wall sign for the office use shall be no larger than 25.45 square feet in size.

Condition 9: The applicant shall work with the township engineer to reduce the slope of the drainage basin so no fence is required. If the drainage cannot be revised and a fence is required the fencing use shall be decorative and approved by the Zoning Administrator prior to permitting. See the picture below for an example of decorative fencing.

The November 16, 2022 Planning Commission staff report with exhibits and the meeting minutes are attached to this report for the Boards review (Attachment A). Board member may also go to the Township website below for a video recording of the Planning Commission meeting.

RECOMMENDATION:

Staff suggests that the Township Board discuss and review the November 16, 2022 Planning Commission Staff Report, the recommendations by the Hamburg Township Planning Commission and the proposed project plans and application materials. The Board should make a determination on the proposed amendment 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), the additional approval standards of the Village Center District under section 36-187 (i)(2) (a-g) of the Zoning Ordinance.

Example Approval Motion

The Township Board approves the final site plan (SPA22-002) at 7878 E-M36 as presented at tonight's hearing and with the 9 conditions recommended by the Township Planning Commission; because as conditioned and with the waiver to the landscape standards the project meets the site plan review standards A-L in section 36-73 (7) and the additional approval standards of the Village Center District under section 36-187 (i)(2) (a-g) as discussed at tonight's meeting and at the November 16, 2022 Planning Commission meeting and as presented in the Staff Report.

ATTACHMENTS:

Attachment A: November 16, 2022 Planning Commission Staff Report and Exhibits