

To: Township Board

From: Amy Steffens, AICP

Date: June 6, 2023

RE: **Site Plan Review (SPA 22-0007)** to consider the remodel of the existing building and construction of 10 new storage buildings at 10776 Hall Road (parcel number 15-25-400-014).

## PROJECT HISTORY:

The subject site (Parcel 15-25-400-014) is a 19.95-acre parcel located off of Hall Road to the east and Livingston Street to the west. The subject property is currently zoned General Industrial (GI) on the east portion of the site and Village Residential (VR) on the west portion of the site. The subject site has a Future Land Use Designation of Village Residential 10. This site was the location of the old Hoskins Manufacturing industrial plant.

On August 17, 2022, the Planning Commission held a public hearing for a special use permit to consider the remodel of the existing building and construction of 23 new storage buildings totaling 113,180 square feet of indoor storage area plus a 145,180 square foot outdoor storage area. The request was denied based on the Master Plan, lack of compatibility for a special land use given the scale of the project, and the significant problems posed to the surrounding area.

On October 19, 2022, the Commission considered a request to reapply for a special use for ten storage buildings, no outdoor storage, and dividing the approximately 5.5-acre storage site from the 19-acre parcel. The Commission approved the request.

At their November 16, 2022 meeting, the Commission approved the special use request to permit a storage facility on the 5.5-acre east portion of the site with the following conditions:

1. The special use permit for the storage facility use is only valid with approval of a final site plan from Hamburg Township. The site plan submitted for the storage facility on this site shall not increase the size or significantly change the location of the proposed use on the subject site.
2. During site plan review for this project the regulations and requirements in the Village Center Master Plan shall be considered.
3. Prior to issuance of a land use permit the LCRC approval will be required. During the site plan review for the storage facility a roadway that allows for the connection from the west property line to Hall Road will be reviewed.
4. Because of the location of contamination from the prior use of the property before the issuance of a land use permit the approval of the project by the Michigan Department of Environment, Great Lakes, and Energy and any other federal or state agencies that may be required shall be received.

5. The special land use permit for the storage facility use shall be null and void unless a land use permit for a storage facility use on the site is granted within two years from the date of this approval.

On May 31, 2023, the Commission considered the preliminary site plan review for the project. Applicants propose construction of 10 buildings for indoor self-storage use and a renovation of the existing 9,800-square foot office building; a total of 52,250 square feet of self-storage space is proposed. No outdoor storage is proposed. A wooden fence would enclose the storage facility.

The project generally conforms to the Zoning Ordinance standards for the General Industrial district, with the exception of the required landscape buffer along the Hall Road right-of-way and the parking stall size (180-square foot size proposed whereas 200-square foot size is required; Commission granted a waiver to stall size).

There was much discussion regarding a roadway connection between Hall Road on the east and the Village to the west, as envisioned by the Village Center Master Plan. A condition of the special use approval was that consideration would be given to the roadway. A northern roadway should provide access through to the roadway easements proposed on the approved apartment development on the property to the north and to Livingston Street. The applicants have indicated that they would provide a recorded 66-foot easement along the north property boundary but the proposed storage facility would be nine feet from the right-of-way, which would not meet the required 20-foot setback for the GI district. Additionally, staff has questions about how recording an easement would compel the construction of the roadway in the future.

After taking comment from both the applicant and staff, the Commission recommended preliminary site plan approval with the following conditions:

1. Because of the location of contamination from the prior use of the property before the issuance of a land use permit the approval of the project by the Michigan Department of Environment, Great Lakes, and Energy and any other federal or state agencies that may be required shall be received.
2. Fence details shall be submitted for final site plan review.
3. Site signage shall be submitted for final site plan review. Signage shall conform to Article XIII, Signs, and land use permits shall be issued prior to installation of signage.
4. Prior to issuance of a land use permit the applicant shall review approval from all required agencies including, but not limited to, Hamburg Township Fire Department, Hamburg Township engineer, Utilities Department, Livingston County Drain Commission, Livingston County Road Commission, and Livingston County Health Department.
6. Architectural elevations of the existing building shall be submitted for final site plan review.
7. The required landscaping along the east buffer strip shall be provided.
8. The gate on the south side of the existing building should be moved to the rear line of the building.

9. The final site plan shall note that “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. Lighting used for security between 11:00 pm and sunrise shall be controlled by a motion sensor.”
10. A 66-foot wide easement along the north property boundary line shall be provided from Hall Road to the existing west property boundary. Easement is subject to township attorney approval.

### **RECOMMENDATION:**

Staff suggests that the Township Board discuss and review the May 31, 2023 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 final site plan in terms of its own judgment on particular factors related to the individual proposal. The Board 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 **Preliminary Site Plan Review (SPA 22-0007)** to consider the remodel of the existing building and construction of 10 new storage buildings at 10776 Hall Road (parcel number 15-25-400-014).because with conditions one through 10, inclusive, 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 June 6, 2023 Township Board meeting, at the May 31, 2023 Planning Commission meeting, and as presented in the staff report.

### Example Denial Motion

The Township Board denies the **Preliminary Site Plan Review (SPA 22-0007)** to consider the remodel of the existing building and construction of 10 new storage buildings at 10776 Hall Road (parcel number 15-25-400-014).because the project does not meet the site plan review standards A through L of Section 36-73(7) of the Zoning Ordinance as discussed at the June 6, 2023 Township Board meeting, at the May 31, 2023 Planning Commission meeting, and as presented in the staff report.

### **ATTACHMENTS:**

**Attachment A:** Draft May 31, 2023 Planning Commission meeting minutes (not available as of the writing of this memo)

**Attachment B:** May 31, 2023 Planning Commission Staff Report and Exhibits

PHONE: 810-231-1000  
FAX: 810-231-4295



P.O. Box 157  
10405 Merrill Road  
Hamburg, Michigan 48139-0157

**To:** Planning Commissioners

**From:** Amy Steffens, AICP

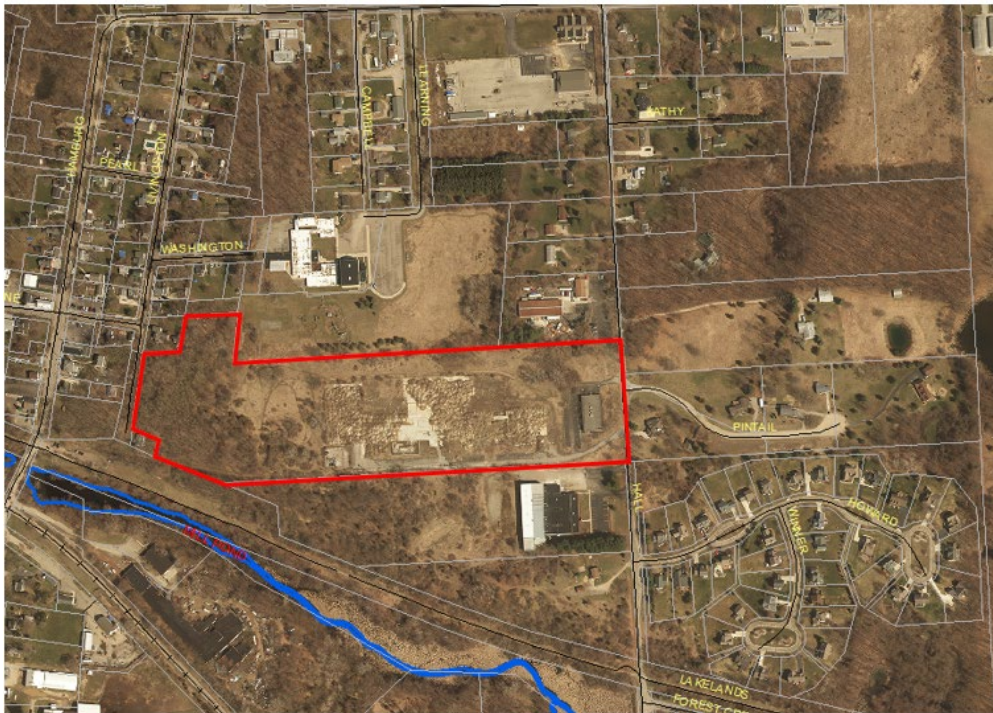
**Date:** May 31, 2023

**Project address and Description:** **Site Plan Review (SPA 22-0007)** to consider the remodel of the existing building and construction of 10 new storage buildings at 10776 Hall Road (parcel number 15-25-400-014).

**Owner:** Lakeland Building Concepts Inc

**LOCATION:**

**Location Map**



The subject site (Parcel 15-25-400-014) is a 19.95 acres site located off of Hall Road to the east and Livingston Street to the west. The subject property is currently zoned General Industrial (GI) on the east portion of the site and Village Residential (VR) on the west portion of the site. The subject site has a Future Land Use Designation of Village Residential 10 (See the Zoning Map and Future Land Use Map for the area on page 2). This site was the location of the old Hoskins Manufacturing industrial plant.

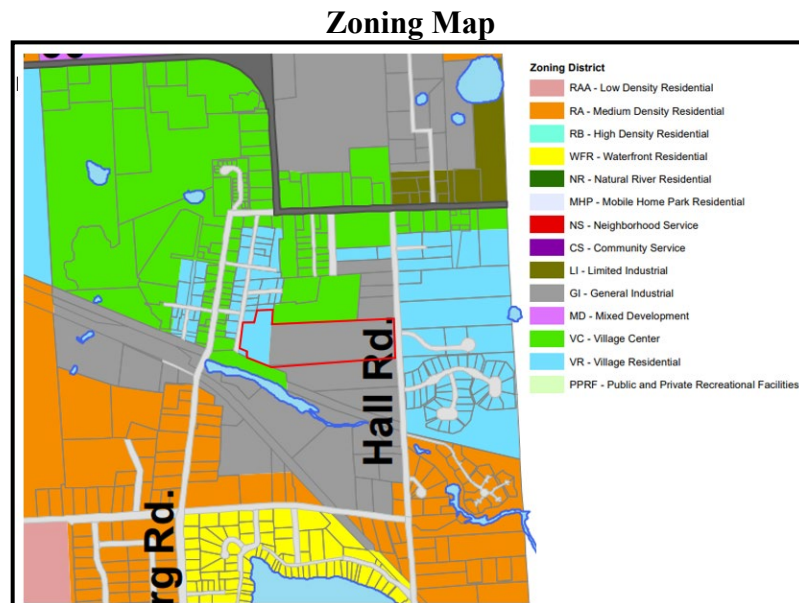


The subject property stretches apprixmatly 1900 feet from Hall Road to the east to Livingsston Street to the west. The first 500 feet of the north property line off of Hall Road is adjacent to parcel 15-25-400-027 at 1570 Hall Road. This parcel is currently used as an automotie repair shop. Parcel 15-25-400-027 is currently zoned GI and has a Future Land Use Designation as Public. The next 1000 feet of the north property line is adjacent to parcel 15-25-400-013 (the old Hamburg Elementary School Site) which is currently vacant and has been approved by the Township for a 208 unit multi family residnetial apartment project. Parcel 15-25-400-013 is current zoned Village Center (VC) and has a Future Land Use Designation in the Master Plan as Public. The remaining 400 feet of the north property line of the subject property is adjacent to existing single family residnetial homes off of Washington Street and Livngston Street. These parcels are zoned Village Residnetial (VR) and have a Future Land Use Designation in the Master Plan and Village Residnetial-10.

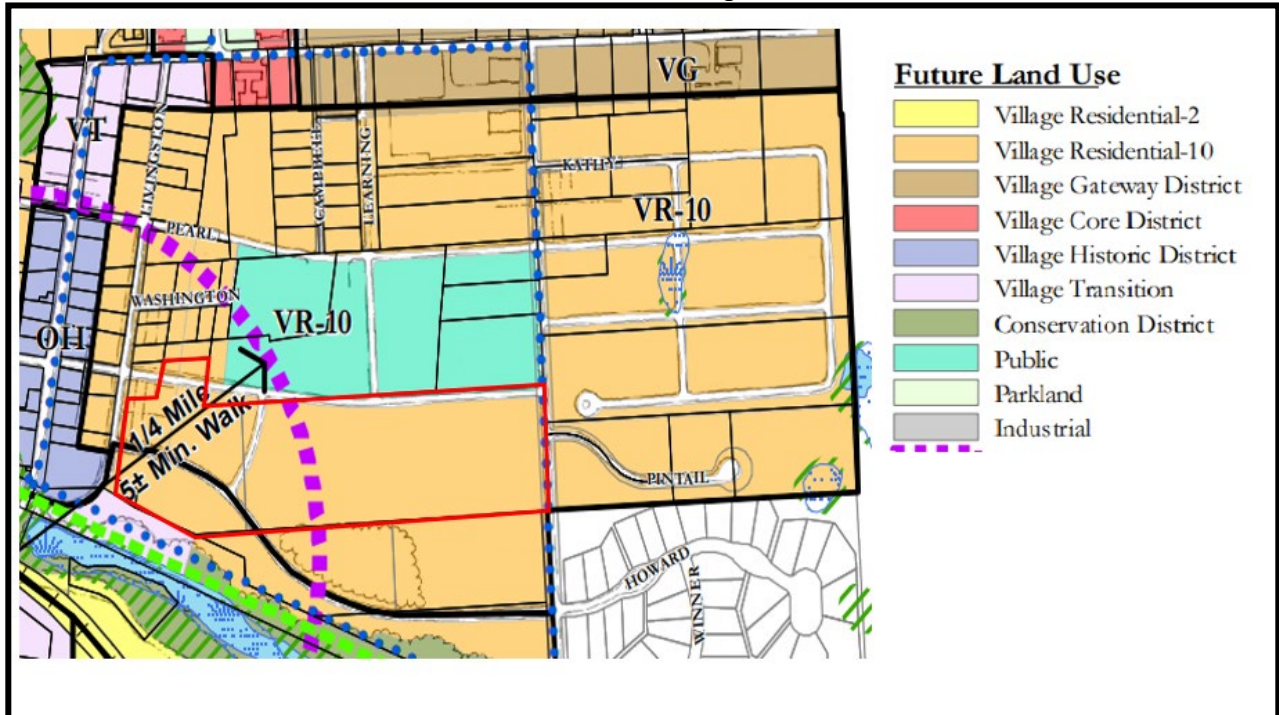
The properties to the east of the subject site across Hall Road are developed with single family residntial homes and are zoned VR and have a future land use designation of Village Residntial 10.

The properties to the west are currently developed with residntial homes or vacant and are zoned VR and have a future land use designation of Village Residntial 10.

The property to the south at 10850 Hall Road is developed with an existing a metal stamping company (progressive Metal Forming) is zoned GI and has a future land use designation of Village Residntial 10. The existing structure is located on the first 500 feet of the property off Hall Road. The remaining 1200 feet of the site is vacant and left in a natural state.



## Future Land Use Map



The subject site was the location of the former Hoskins manufacturing plant. This site is a current Brownfield site and was purchased by the current owners knowing the site may have environmental contamination. The property owners, state agencies and Township Brownfield Authority have been following all required processes to investigate any potential contamination of the site and any clean-up of the site that may be necessary. To this date the Township has not received any documentation that the site cannot be remediated and used for any purposes.

### **PROJECT HISTORY**

On November 16, 2022, the Planning Commission approved a special use permit for to allow a storage facility use on a portion of the property at 10776 Hall Road with the following conditions:

1. The special use permit for the storage facility use is only valid with approval of a final site plan from Hamburg Township. The site plan submitted for the storage facility on this site shall not increase the size or significantly change the location of the proposed use on the subject site.
2. During site plan review for this project the regulations and requirements in the Village Center Master Plan shall be considered.
3. Prior to issuance of a land use permit the LCRC approval will be required. During the site plan review for the storage facility a roadway that allows for the connection from the west property line to Hall Road will be reviewed.
4. Because of the location of contamination from the prior use of the property before the issuance of a land use permit the approval of the project y the Michigan Department of Environment, Great Lakes, and Energy and any other federal or state agencies that may be required shall be received.
5. The special land use permit for the storage facility use shall be null and void unless a land use permit for a storage facility use on the site is granted within two years from the date of this approval.

Applicants propose construction of 10 buildings for indoor self-storage use and a renovation of the existing 9,800-square foot office building; a total of 52,250 square feet of self-storage space is proposed. No outdoor storage is proposed. A wooden fence would enclose the storage facility, although no fence details have been provided.

	Required	Proposed
<b>Setback requirements</b>		
North	20 feet	44.7 feet
South	20 feet	30 feet
East	100 feet	90 feet
West	25 feet	28 feet
Lot size	87,120 square feet	248,111 square feet
Lot coverage	75%	62.90%
Building coverage	40%	24.80%
<b>Landscaping</b>		
North	None	4 trees
South	None	2 trees, 6 shrubs
East	Six-foot tall fence or 24 canopy, 48 evergreen, 96 shrubs	12 trees, 49 shrubs
West	None	None
Parking lot landscaping	1 tree for every 30,000 paved driveway and parking area = 7 trees	7 trees
<b>Parking stall size</b>	200 square feet	180 square feet (waiver)

#### **Section 36-295:**

- 1. Exterior lighting shall be fully shielded and directed downward toward the Earth's surface, away from residential uses, roads, glass, water or other reflective materials which would create excessive off-site glare or incident rays.**

The lighting plan provided is not adequate to determine the conformance to the zoning ordinance requirements.

**Staff Suggestion Condition 5:** Prior to final site plan a photometric plan shall be submitted for Commission review.

- 2. The Zoning Administrator and/or Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare and the proposed fixtures will improve the appearance of the site.**

No fixtures have been proposed.

- 3. Lights on poles shall not be taller than the building whose area they illuminate nor taller than fifteen (15) feet whichever is shorter. Lights on poles may exceed fifteen (15) feet up to twenty (20) feet if the fixtures are located a minimum of seventy-five (75) feet from any planned, zoned or used residential areas.**

No light poles are proposed.

**4. Lighting shall not be of a flashing, moving or intermittent type.**

No flashing lighting is proposed.

**5. Except where used for security purposes, all outdoor lighting fixtures, existing or hereafter installed and maintained shall be turned off between 11:00 p.m. 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. Businesses with light fixtures used for security purposes are encouraged to use a motion detection device which is directed to detect motion within the property.**

**Staff Suggested Condition:**

Final site plan shall notes that “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. Lighting used for security between 11:00 pm and sunrise shall be controlled by a motion sensor.”

**6. Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.**

See above.

**7. The intensity of light within a site shall 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. The only exception is with gas station canopy and automobile dealership lighting, where a maximum of twenty (20) footcandles is permitted within the site but the above standards shall apply to intensity at the property line.**

No photometric plan was submitted.

**Sec. 36-295(e). Sign Lighting Standards.**

1. Indirect illumination of signs, canopies and buildings is permitted provided a maximum 125 watt bulb is utilized and there is no glare.
2. The use of laser light source, searchlights or any similar high intensity light for outdoor advertisement or entertainment is prohibited.
3. Luminous tube and exposed bulb fluorescent lighting is prohibited as part of a sign provided the proposed luminous tube or exposed bulb fluorescent lighting is determined to be consistent with the architectural character of the building.
4. Internally illuminated signs shall have a minimum of 60% of the sign face composed of an opaque surface which allows no light to transmit through.

**Staff analysis:** No signage has been proposed. Because of the residential district to the east, staff suggests that minimal sign lighting be proposed.

**Sec 36-330: General Parking Requirements:**

1. Off-street parking for non-residential uses shall be located on the same lot or parcel or within three hundred (300) feet of the building it is intended to serve provided the provisions of Section 10.2.2., Collective Parking, are met.
2. A minimum area of 200 square feet shall be provided for each vehicle parking space and each space shall be designated and reserved for parking.
3. A suitable means of ingress and egress shall be provided and located to minimize

traffic congestion and interference with pedestrian movement. The location of all entrances and exits and directional signs, shall be approved by the Planning Commission, and where required by the Livingston County Road Commission and the Michigan Department of Transportation.

4. Parking areas with a capacity of four or more vehicles shall be hard surfaced (either concrete, bituminous asphalt or other stabilized engineered surface) prior to occupancy and shall provide adequate drainage facilities to dispose of all collected surface water. The requirement for paving may be waived by the Planning Commission through paragraph 10.2.1.I.
5. Except for single-family residential lots, lighting shall be provided for use when a parking area is in operation. The installation of such lighting shall be so hooded or shielded as to reflect the light away from abutting or neighboring property.
6. When required off-street parking in a non-residential district abuts a residential district, there shall be located a landscaped buffer strip fifteen (15) feet wide and parallel to the mutual boundary. The buffer strip shall be composed of trees and/or foliage. In lieu of a buffer strip, the Planning Commission may permit or require a solid fence or wall between six (6) and eight (8) feet in height shall be located along the mutual boundary.
7. Federal and State requirements regarding handicapped parking and access shall apply.

**Staff analysis:** The proposed parking spaces are 180 square feet (10-foot by 18-foot), whereas the zoning ordinance requires 200 square feet. The waiver would be appropriate, as 180 square feet is a common parking stall size.

Sixteen parking spaces are proposed. The zoning ordinance does not provide parking guidelines for a self storage use. The applicant should provide a narrative on how the 16 parking spaces will provide adequate parking and if there are standards for self storage uses.

**Sec. 36-477. - Signs permitted in industrial, neighborhood service, and community service districts (CS, GI, LI and NS).**

(a) Signs allowed with a sign permit.

(1) Permanent signs.

- a. Nonresidential individual development sign. One freestanding, one wall sign, and one projecting or hanging sign per lot with a nonresidential individual development. The freestanding monument signs shall not exceed 32 square feet and freestanding pole signs shall not exceed 25 square feet. The wall sign shall not exceed one square foot for every two linear feet of building frontage, or 100 square feet, whichever is less. The wall signs may be up to 20 square feet regardless of building frontage. The projecting or hanging sign shall not exceed ten square feet.

**Staff analysis:** No signage was proposed. Staff suggests that because this industrial use will be located adjacent to a residential district, proposed signage be reviewed at final site plan approval.

**SITE PLAN REVIEW STANDARDS**

**In the review of all site plans, the Zoning Administrator and the Planning Commission shall endeavor to assure the following:**



**A. The proposed development conforms to all provisions of the Zoning Ordinances.**

Please see tables for conformance to zoning ordinance requirements.

**B. All required information has been provided.**

The information submitted appears to be adequate to allow the Planning Commission to review the preliminary site plan.

**C. The movement of vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.**

Existing driveways will be reused and any reconfiguration or work within the Hall Road right-of-way will require LCRC permits. Given the nature of the use, there is not expected to be pedestrian traffic through the site. However, the Village Center Master Plan recommends a six-foot wide sidewalk for Village Residential (for which this site is master planned) and a sidewalk of six to 10 feet in width for sites zoned General Industrial.

The Village Center Master Plan proposes a roadway connection between Hall Road to the west into the village. Because of the way the stormwater detention is proposed in the north east corner of the lot, the applicants have made no attempt to accommodate a future connection between Hall Road and the Village. A condition of the special use approval was that consideration would be given to the roadway. A northern roadway should provide access through to the roadway easements proposed on the approved apartment development on the property to the north and to Livingston Street.

**D. The proposed development will be harmonious with existing and future uses in the immediate area and the community.**

The proposed development will be harmonious in use with existing uses but will not be harmonious with future uses as envisioned by the Village Center Master Plan. Proposed conditions would help mitigate aesthetics but will not mitigate the use that is contrary to the Master Plan. Staff suggests that the storage use of this project not be extended past first access point with the approved residential development on the old school site north of the subject property. This would align the commercial development with the other commercial developments in the area along Hall Road and will lessen the impact of the subject project on the residential development approved to the north.

**E. The proposed development provides the necessary infrastructure improvements, such as roads, drainage, pedestrian facilities and utilities, to serve the site, and be adequately coordinated with the current and future use of adjacent properties.**

See above.

**F. The applicable requirements of Township, County and State agencies are met regarding grading and surface drainage and for the design and construction of storm sewers, storm water holding facilities, water mains, and sanitary sewers.**

The township engineer has reviewed this project and comments are attached.

- G. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, and woodlands.**

There are no natural features present on the site.

- H. The proposed development shall respect the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.**

The subject property is mostly flat and minimal grading will be required as a part of this project in order to remove the existing asphalt and install a new parking area.

- I. The proposed development will not cause soil erosion or sedimentation.**

The LCDC will need to issuance a soil erosion or sedimentation control permit prior to issuance of a building permit.

- J. Landscaping, including trees, shrubs and other vegetative material is provided to maintain, improve and/or restore the aesthetic quality of the site.**

The landscaping requirements of the Zoning Ordinance are met, however the Village Center Master Plan specifies that street trees should be placed approximately 50 feet on center within tree wells (with grates or hard pack pervious materials). No street trees are proposed that would comply with the VCMP street tree design. Additionally, streetlights are recommended in the GI district to be spaced 50 feet on center, with a maximum height of 20 feet and painted black.

- K. Conformance to the adopted Hamburg Township Engineering and Design Standards.**

The engineer has reviewed the plans for compliance with the Engineering and Design Standard and provided comments.

- L. All proposed commercial, office, industrial, institutional and multiple family development shall utilize quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously into the streetscape and meet the objectives the Township Master Plan. New buildings, additions and renovations shall be designed to preserve or complement the design character of existing development provide visual harmony between old and new buildings, and create a positive image for the Township's various commercial shopping nodes. Commercial, office, industrial, institutional and multiple family architecture shall be reviewed by the Planning Commission under the following criteria:**

- 1. Buildings shall front towards and relate to the public street. Buildings shall be located to create a define streetscape through uniform setbacks and proper relationship to adjacent structures. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roof line shapes and rhythm. Buildings within the area designated on the M-36 Corridor Plan/Master Plan as the "Hamburg Village" shall be compatible with the historic character of**

the unincorporated place commonly referred to as the "Old Hamburg Village."

2. **Building materials and colors shall relate well and be harmonious with the surrounding area. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape. For any side of a principal building facing a public or private street, at least fifty percent (50%) of the facade shall be constructed of, or covered with, the following materials:**
  - a. **Brick;**
  - b. **Fluted or scored concrete block;**
  - c. **Cut stone;**
  - d. **Vinyl siding;**
  - e. **Wood siding;**
  - f. **Glass; or,**
  - g. **Other materials similar to the above as determined by the Planning Commission.**
3. **Buildings shall possess architectural variety, but enhance the overall cohesive community character. Buildings shall provide architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked roof lines.**
4. **Building walls over 100 feet in length shall be broken up with a combination of the following: varying building lines, windows, architectural accents and trees.**
5. **Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.**
6. **Where the rear facade of a building will be visible from a residential zoning district, or the rear of the site will be used for public access or parking, such rear facade shall be constructed to a finished quality comparable to the front facade.**
7. **Signs, landscaping, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with other nearby developments. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian plazas and/or pedestrian furniture.**

The architecture of the storage facility buildings does not provide any variation in facade treatment, materials, or articulation. Staff suggests that a stone facade treatment be applied to the end caps of each storage facility. Additionally, the gate on the south side of the existing building should be moved to the rear line of the building so that it is not so obvious from Hall Road.

#### **Section 36-187(f) General Industrial supplementary standards**

1. Vehicular access to uses permitted in this district shall be provided from a paved street within or abutting such districts.

**Staff analysis:** Site is access via paved, public Hall Road.

2. All uses permitted in this district shall be conducted in completely enclosed buildings, except that outdoor storage yards shall be completely enclosed by a solid fence or wall between six and eight feet in height.

**Staff analysis:** No outdoor storage permitted by special use permit approval or proposed on site plan.

3. No structure shall be located less than 100 feet from any residential district.

**Staff analysis:** Nearest building to residential district is the existing building, which is approximately 90 feet from the district.

4. Where this district abuts a residential district, there shall be provided either a landscape buffer strip designed in accordance with the provisions of Section 36-278 or a fence between six and eight feet in height as determined and approved by the Planning Commission.

**Staff analysis:** The required 50 foot buffer zone between an industrial use and residential use to the east requires a six-foot high continuous wall or berm, plus 24 canopy trees, 48 evergreen trees, and 96 shrubs. What is proposed is 6 canopy trees, 6 evergreen trees, and 49 shrubs; no berm or continuous wall is proposed.

5. Every lot in this district shall provide a landscaped buffer strip of at least 15 feet in depth, measured from the front lot line, within the prescribed front yard setback. The buffer strip shall be composed of trees and/or foliage.

**Staff analysis:** See above

6. The Planning Commission may waive or modify the fencing or landscaping requirement upon a determination that a solid fence or landscaping buffer will not be necessary or effective for screening. In making such a determination, the following shall be considered:

- a. need for security
- b. Abutting district or existing use
- c. Extent that existing natural vegetation provides the desired screening
- d. Topographic contours which would eliminate the benefits of required solid fencing or landscape buffer
- e. Building heights and views in relation to existing topography and vegetation as well as views from adjacent uses
- f. Similar conditions existing such that no good purpose would be served by providing the required landscaping buffer or solid fence.

**Staff analysis:** The abutting district is residential and deserves additional screening measures. There are no topographic conditions that would eliminate the benefits, nor any existing natural vegetation providing the desired screening. Because this is a destination use, and not a commercial use dependent on drive-by traffic, additional screening against the residential use should be provided.

Additionally, the approved residential development to the north should be shown on the site plan so that the Planning Commission can make a determination on the appropriate screening between the proposed use and the residential development.

**Site Plan Review 22-0007 Draft Approval Motion:**

The Planning Commission recommends approval of the preliminary site plan (SPA22-0007) for a self-storage facility to the Township Board with the following conditions; because as conditioned the project meets the site plan review standards A-L in section 36-73 (7) and the additional approval standards of the General Industrial district under section 36-187 as discussed at tonight's meeting and as presented in the Staff Report.

The Planning Commission approves the parking space waiver for a parking stall size of 180 square feet.

**Suggested Conditions:**

1. Because of the location of contamination from the prior use of the property before the issuance of a land use permit the approval of the project by the Michigan Department of Environment, Great Lakes, and Energy and any other federal or state agencies that may be required shall be received.
2. Fence details shall be submitted for final site plan review.
3. Exterior light fixtures and a photometric plan shall be submitted for final site plan approval. The photometric plan shall show that the intensity of light within a site does not exceed ten (10) foot-candles or one (1) foot-candle at any property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 foot-candles is permitted.
4. Site signage shall be submitted for final site plan review. Signage shall conform to Article XIII, Signs, and land use permits shall be issued prior to installation of signage.
5. Prior to issuance of a land use permit the applicant shall review approval from all required agencies including, but not limited to, Hamburg Township Fire Department, Hamburg Township engineer, Utilities Department, Livingston County Drain Commission, Livingston County Road Commission, and Livingston County Health Department.
6. A ten-foot wide sidewalk shall be installed. A cross-access easement shall be submitted for approval by the township attorney prior to issuance of a land use permit for any site improvements.
7. The required landscaping along the east buffer strip shall be provided.
8. The gate on the south side of the existing building should be moved to the rear line of the building.
9. The storage facility use shall not encroach beyond the industrial zoning district line to the north.
10. The final site plan shall note that "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. Lighting used for security between 11:00 pm and sunrise shall be controlled by a motion sensor."



11. A landscaping plan shall be submitted for final site plan review that includes the required Village Center landscaping and sidewalk lighting.
12. a roadway that allows for the connection from the west property line to Hall Road will be part of the proposed design. This roadway will be constructed meeting the regulations in the VCMP and a roadway easement granting access for use of the roadway from and to the adjacent parcels and for the public use of this private roadway will be created as a part of the site plan review process.

**Exhibits:**

Application

Project plans

Engineering review letter

Fire marshal review letter

November 2022 Planning Commission meeting minutes

**TRANSMITTAL**

**TO:** Hamburg Township  
P.O. Box 157  
Hamburg, MI 48139

**DATE:** June 22, 2022

*civil engineering*

*surveying*

*planning*

*site development*

*construction services*

**ATTN:** Planning and Zoning Department

**RE:** Storage Facility  
10776 Hall Road

We are transmitting the following items:

COPIES	DESCRIPTION
3	Full size Site Plan
1	Check for review fees
1	Application

These are transmitted as checked below:

- |   |   |
|---|---|
| <input type="checkbox"/> As requested                 | <input checked="" type="checkbox"/> For your review and comment       |
| <input type="checkbox"/> For your use or information  | <input checked="" type="checkbox"/> For your approval (and signature) |
| <input type="checkbox"/> Please review and return by: | <input type="checkbox"/> Acknowledge receipt of enclosures            |

REMARKS:

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SIGNED:

*Hugo Javier Ceron*

Hugo J. Ceron, P.E.



FAX 810-231-4295  
PHONE 810-231-1000

P.O. Box 157  
10405 Merrill Road  
Hamburg, Michigan 48139

## SITE PLAN APPROVAL APPLICATION

*Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.*

*Application fees and review fees are required at the time of application.*

*In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.*

*Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)*

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:** ☐ Open Space ☐ Echo ☐ Residential ☐ Condominium  
☐ Apartments ☐ Commercial ☒ Industrial ☐ PUD ☐ Hardship PUD
2. **TYPE OF APPLICATION:** ☒ Preliminary Site Plan ☐ Optional Conceptual Site Plan Review by Planning Commission  
☐ Final Site Plan ☐ Combined – Preliminary/Final Site Plan  
☐ Minor Site Plan ☐ Site Plan Amendment (less than 25% area of site being changed) ☐ Site Plan Amendment (26% or more or site being changed)

3. **PROJECT NAME:** Storage Facility Submittal Date: \_\_\_\_\_

4. **PROJECT ADDRESS:** 10776 Hall Road

Tax Code Numbers: 15 - 25-400-014 15 - \_\_\_\_\_ 15 - \_\_\_\_\_

15 - \_\_\_\_\_ 15 - \_\_\_\_\_ 15 - \_\_\_\_\_

☒ Metes & Bounds Parcel ☐ Subdivision \_\_\_\_\_ Lot Numbers: \_\_\_\_\_

Zoning District Classification: General Industrial Floodplain Classification: \_\_\_\_\_

Number of Lots Proposed: 1 Acreage of Project: 19.95

5. **PROJECT DESCRIPTION:** Convert former Hoskins Office Building into indoor storage facility and add additional mini-storage and outdoor storage to front portion of 19+/- acre site.

6. OWNER/PROPRIETOR INFORMATION:

Name: Lakeland Building Concepts Phone Number(s): (734) 216-5949  
 Email: \_\_\_\_\_ Address: 9680 Kress Road  
 City: Lakeland State: MI Zip: 48143

7. APPLICANT:

Name: Hugo Ceron (Livingston Engineering) Phone Number(s): (810) 225-7100  
 Email: Hugo@LivingstonEng.com Address: 33 S. Old U.S. 23  
 City: Brighton State: MI Zip: 48114

8. DESIGNER INFORMATION:

Name: Hugo Ceron (Livingston Engineering) Phone Number(s): (810) 225-7100  
 Email: Hugo@LivingstonEng.com Address: 3300 S. Old U.S. 23  
 City: Brighton State: MI Zip: 48114

9. SPECIAL USE PERMIT:

Is a Special Use Permit required for this project? ☐ No ☐ Yes

IF YES, Attach Special Use Permit Application Form with this site plan review application form

**APPLICANT CERTIFICATION:**

I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE:  DATE: \_\_\_\_\_

\*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

## **PRELIMINARY & FINAL SITE PLAN** **CHECKLIST**

Each preliminary & Final Site Plan submitted for review shall provide the following information at the time of application.

### **\_\_\_\_\_ A. General Information**

- ☒ 1. Name and address of the proprietor and proof of ownership, developer, and registered engineer, registered surveyor, registered architect, registered landscape architect, or registered community planner who prepared the site plan.
- ☒ 2. Date of plan preparation, north arrow, and scale of plan, which shall not be greater than one inch equals twenty feet (1" = 20') nor less than one inch equals two hundred feet (1" = 200').
- ☒ 3. Full legal description of parcel and dimensions of all lot and property lines showing the relationship to abutting properties, and in which district the subject property and abutting properties are located.
- ☒ 4. Area map showing the relationship of the parcel to the surrounding area within one-half mile.
- ☐ 5. The location and description of all existing structures within one hundred feet (100') of the parcel.

### **\_\_\_\_\_ B. Physical Information**

- ☒ 1. Proposed plans for site grading, surface drainage, water supply and sewage disposal.
- ☒ 2. The location of existing and proposed landscaping, buffer areas, fences, or walls on the parcel.
- ☒ 3. Existing and proposed structure information including the following:
  - a. Footprint location, dimensions and setbacks.
  - b. Finished floor and grade line elevations.
  - c. Elevations drawings that illustrate building design, size, height, windows and doors, and describe construction materials. Elevations shall be provided for all sides visible from an existing or proposed public street or a residential zoning district.
  - d. The Planning Commission may require a color rendering of the building elevation required in paragraph c.
  - e. Proposed materials and colors shall be specified on the site plan. Color chips or samples shall also be submitted at or prior to the Planning Commission meeting to review the site plan. These elevations, colors and materials shall be considered part of the approved site plan.
- ☒ 4. The location and dimensions of all existing and proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel.
- ☒ 5. The location, dimensions, and numbers of off-street parking and loading spaces.



- ☒ 6. Location of existing and proposed service facilities above and below ground, including:
- a. Well sites.
  - b. Septic systems and other wastewater treatment systems. The location of the septic tank and drain field (soil absorption system) should be clearly distinguished.
  - c. Chemical and fuel storage tanks and containers.
  - d. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
  - e. Water mains, hydrants, pump houses, standpipes, and building services and sizes.
  - f. Sanitary sewers and pumping stations.
  - g. Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways and other facilities, including calculations for sizes.
  - h. Location of all easements.

- ☒ 7. Any other pertinent physical features.

#### C. Natural Features

- ☒ 1. Map of existing topography at two-foot (2') contour intervals with existing surface drainage indicated.
- ☒ 2. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Livingston County, Michigan."
- ☒ 3. On parcels of more than one acre, existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
- ☒ 4. Location of existing drainage courses, including lakes, ponds, rivers and streams, and all elevations.
- ☒ 5. Location of existing wetlands, delineated under the requirements of section 3.6, Wetland Determination. A Michigan Department of Natural Resources (MDNR) permit shall be required for activities in a regulated wetland or an inland lake or stream. A copy of any correspondence with and applications to the MDNR shall be submitted with the site plan application. The Planning Commission shall not grant final site plan approval until all necessary permits have been obtained.
- ☒ 6. Location of natural resource features, including woodlands and areas with slopes greater than 10 percent (one foot of vertical elevation for every 10 feet of horizontal distance).
- ☒ 7. Location of the required 50 foot natural features setback.
- ☒ 8. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent feasible, with the development not substantially reducing the natural retention of storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on or off site.

- ☒ 9. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or groundwater quality.
- ☒ 10. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges or polluting materials to the surface of the ground, groundwater, or nearby water bodies.

\_\_\_\_\_ D. **Natural Features Impact Statement.** The purpose of a Natural Features Impact Statement (NFIS) is to provide the Township with information regarding the impact of a proposed project on the physical, natural, social, and economic environment of the community. A complete report shall be required with all site plan applications. The Zoning Administrator (ZA) has the discretion to modify this requirement based on the specific application. When required the report will be reviewed by the ZA and Hamburg Environmental Review Board (HERB). The HERB may issue an Advisory Report to the Zoning Administrator for review by the Planning Commission. Contained in the Advisory Report will be a summary of the NFIS and appropriate comments and recommendations. The Advisory Report and the required site walk will be used to assist Zoning Ordinance Hamburg Township, Livingston County, Michigan, the Township Board and Planning Commission. The written NFIS will include the following information:

- ☐ 1. Name (s) and address (es) of person(s) responsible for preparation of the impact assessment and a brief statement of any relevant qualifications. The HERB may recommend a qualified individual to prepare the NFIS if deemed appropriate.
- ☐ 2. An impact assessment checklist on a form provided by the Township shall be completed and placed at the beginning of the document.
- ☐ 3. Map (s) and a written description/analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 50 feet of the property. An aerial photograph or drawing may be used to delineate these areas.
- ☐ 4. Description of existing natural features: A description of the environmental characteristics of the site prior to development shall be provide in the form of written documentation and a site inventory map identifying the location of natural features consistent with subparagraph C of this section. In addition, dominant tree species shall be listed and all species greater than 16 inches caliper or greater. As defined in Article 2.00, natural features include but are not limited to: topography, soils, geology, ground water, wetlands, watercourses, plants and animals (including aquatic species), habitat, and scenery.
- ☐ 5. Impact on natural features: A written description of the impact on the identified existing natural features shall be provided. The report shall also provide a natural features protection plan, which identifies on a map the natural features potentially affected. Where disturbance of natural features both during and after construction is proposed, a written analysis of alternative plans, which were considered, shall be provided to justify the proposed plan. The HERB may recommend a mitigation plan be required which will describe how disturbed natural features were relocated or replace. (See Article 2.00 for complete definition of terms)
- ☐ 6. Impact on storm water management: Description of natural drainage patterns and soil infiltration and unsaturated soil capacity. A description of changes to site drainage and storm water

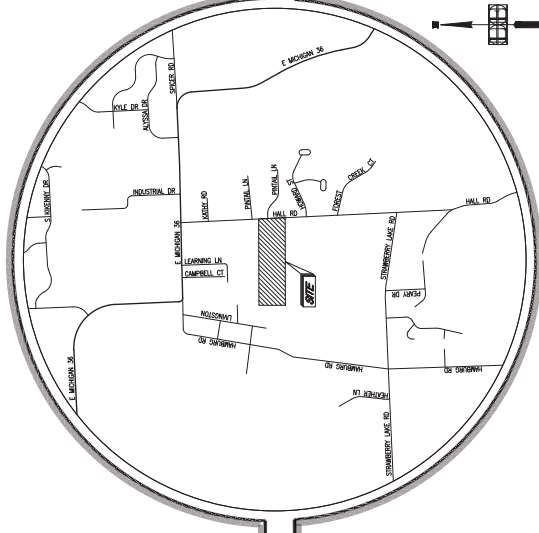
management facilities to be installed in compliance with the Township Storm Water Ordinance. Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.

- ☐ 7. Special Provisions: Provide a general description of any existing deed restrictions, protective covenants, master deed or association bylaws as they relate to the protection of natural features. Zoning Ordinance Hamburg Township, Livingston County, Michigan
- ☐ 8. Information Sources: A list of all sources of information contained in the NFIS, if any shall be provided.
- ☐ 9. Previous Submittals: Any impact assessment previously submitted relative to the site and proposed development, which fulfills the above requirements (and contains accurate information of the site) may be submitted as the required Impact Assessment.

# STORAGE FACILITY

**10776 HALL ROAD**

**HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN**



**LOCATION MAP**  
SCALE: 1" = 1,000 FEET

## SITE DATA TABLE

LOT AREA	REQUIRED	5,700 AC.	(248,111 SF)
OVERALL SITE AREA	57,120 SF (min)	5,700 AC.	(666,021 SF)
LOT WIDTH	200 FT (min)	469.81 FT	
LOT DEPTH	200 FT (min)	61,579 SF/248,111 SF = 24.8%	
LOT COVERAGE BUILDINGS	40% MAX	156,131 SF/248,111 SF = 62.9%	
% IMPERVIOUS SURFACE AREA	75% MAX		
BUILDING SETBACKS:			
FRONT	REQUIRED	50 FT	
REAR	25 FT	25 FT	
SIDE	25 FT	28 FT	
BUILDING DATA:			
NUMBER OF BUILDING HEIGHT	REQUIRED	PROVIDED	
	40 FT MAX	1	

## PARKING CALCULATIONS

**REQUIRED PARKING PER ORDINANCE**

DOMINIC USUWUBU

= 16 SPACES  
INCH / 4 PAGES

## UTILITY DISCLAIMER



Call before you dig.

**Call before you dig.**

1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be

**LEGAL DESCRIPTION**

PART OF THE SOUTH 1/4 OF SECTION 25, TOWN 1 NORTH, RANGE 5 EAST, HAMBURG TOWNSHIP,  
UNION COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT  
THE CENTER OF SAID SECTION 25; THENCE ALONG THE WEST-WEST 1/4 LINE OF SAID SECTION 25  
MONUMENTED, N 89°57'33" E, 1320.10 FEET TO A POINT ON THE CENTRELINE OF HALL ROAD (66.00'  
E-54.98% RISE) TO THE POINT OF BEGINNING; OR, THEREABOUTS, THENCE CONTINUING  
ALONG THE CENTRELINE OF SAID HALL ROAD, S 02°32'24" E, 468.81 FEET; THENCE S 87°24'15" W,  
532.07 FEET; THENCE N 37°10'47" W, 464.39 FEET; THENCE N 86°49'13" E, 530.31 FEET TO THE  
NORTH CORNER OF BEARING AND DISTANCE MONUMENTS NO. 338B/C/D/E TO 357-D/O;  
THENCE S 6°04'38" E, 357.00 FEET TO THE NORTH CORNER OF BEARING AND DISTANCE MONUMENT

## OWNER/DEVELOPER

**LAKE LAND BUILDING CONCEPTS**

9880 KRESS ROAD  
P.O. BOX 681  
LAKELAND, MI 48143  
PHONE: (734) 218-8849

## SHEET INDEX

1. COVER SHEET  
2. EXISTING CONDITIONS & REMOVALS  
3. SITE LAYOUT  
4. GRADING & UTILITY PLAN  
5. STORM WATER MANAGEMENT PLAN  
6. LANDSCAPE PLAN  
7. EMERGENCY ACCESS & BUILDING FLOOR PLAN  
P1 PHOTOMETRIC PLAN

## LEGEND

	EXISTING	PROPOSED
SPOT GRADE	— 0.00 —	— 0.00 —
CONTOUR	— 0.00 —	— 0.00 —
SANITARY SEWER	— 0.00 —	— 0.00 —
STORM SEWER	— 0.00 —	— 0.00 —
WATER	— 0.00 —	— 0.00 —
OVERHEAD	— 0.00 —	— 0.00 —
FENCE	— 0.00 —	— 0.00 —
GRASS	— 0.00 —	— 0.00 —
ELECTRIC	— 0.00 —	— 0.00 —
DRAINAGE AREA BOUNDARY	— 0.00 —	— 0.00 —
LIMITS OF DISTURBANCE	— 0.00 —	— 0.00 —
SALT FENCE	— 0.00 —	— 0.00 —
SDN	— 0.00 —	— 0.00 —
LIGHT POLE	— 0.00 —	— 0.00 —
UTILITY POLE	— 0.00 —	— 0.00 —
DECIDUOUS TREE	— 0.00 —	— 0.00 —
DATE: MAY 10, 1971	— 0.00 —	— 0.00 —

**ENGINEER**



PHONE: (811) 225-7100



Profession

**STORAGE FACILITY**

**HAMBURG TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN  
PRELIMINARY SITE PLAN/SPECIAL LAND USE**

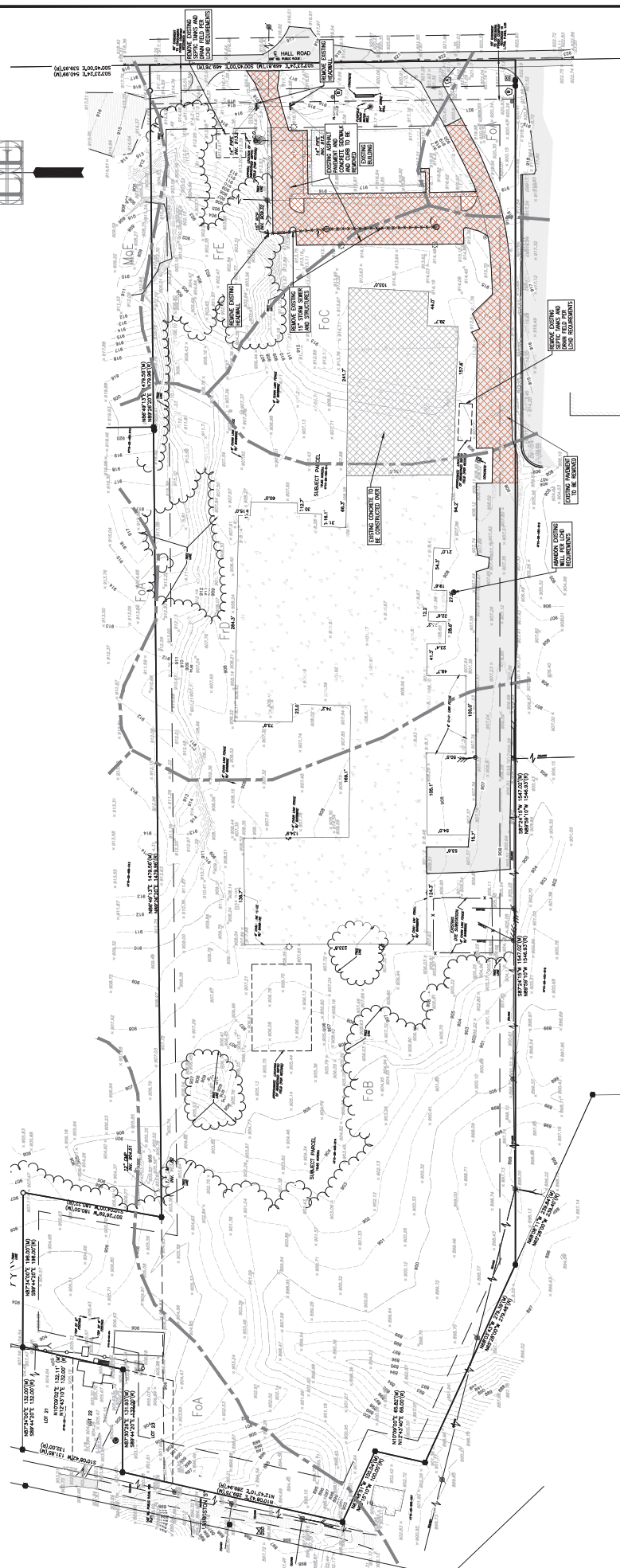
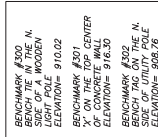
PROJECT No.	19139
ISSUED FOR	DATE
DOCKED FIRE TRUCK BUILDING PLAN	03/07/2023

04/10/2003

SHEET 1 OF 1

0' 60' 120' 180'

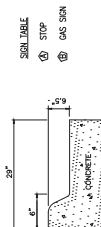
1" = 60 FEET



EXISTING STORM SEWER SCHEDULE				
STR #	TYPE	DIA	RIM ELEV	INVERT DATA
cs01	CATCH BASIN (PRECAST)	2'	914.54	8" PVC INV. 911.69 N. T/WATER 911.69 BOTTOM 911.19
cs02	CATCH BASIN (PRECAST)	2'	912.67	15" RCP INV. 910.17 N.W. 8" PVC INV. 910.27 S. BOTTOM 910.17 FULL OF CONCRETE

FoA	Fox sandy loam, 0 to 2 percent slopes
FoB	Fox sandy loam, 2 to 6 percent slopes
FoC	Fox sandy loam, 6 to 12 percent slopes
FoD	Fox-Boyer complex, 12 to 18 percent slopes
FoE	Fox-Boyer complex, 18 to 25 percent slopes
MoE	Miami loam, 18 to 25 percent slopes

AS PROVIDED BY CISO TITLE COMPANY, COMMITMENT NO. 16-81816; EFFECTIVE DATE: SEPTEMBER 26, 2016

[illegible]

NOTE: TOPOGRAPHIC SURVEY DONE BY LIVINGSTON ENGINEERING ON APRIL 6, 1979.

Job. no.	19139	Dynamic	IN2/IN2A
Scale		Checked	INC
Vertical		Approved	INC
Horizontal		Date	01/02/2023
		DATE	03/07/2023
			04/14/2023

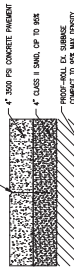
# STORAGE FACILITY

Client  
LAKELAND BUILDING CONCEPTS  
9880 KNEES ROAD  
P.O. BOX 681  
LAKELAND, MI 49603  
PHONE (734) 218-5949

**LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING PLANNING  
3500 S. OLD U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7700 FAX: (810) 225-7699

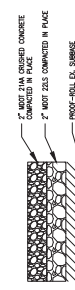


# SITE LAYOUT



**A ASPHALT PAVEMENT SECTION**  
NOT TO SCALE

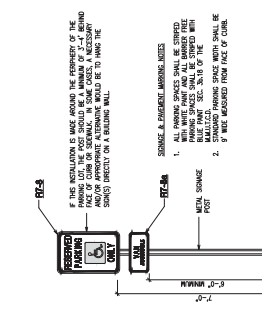
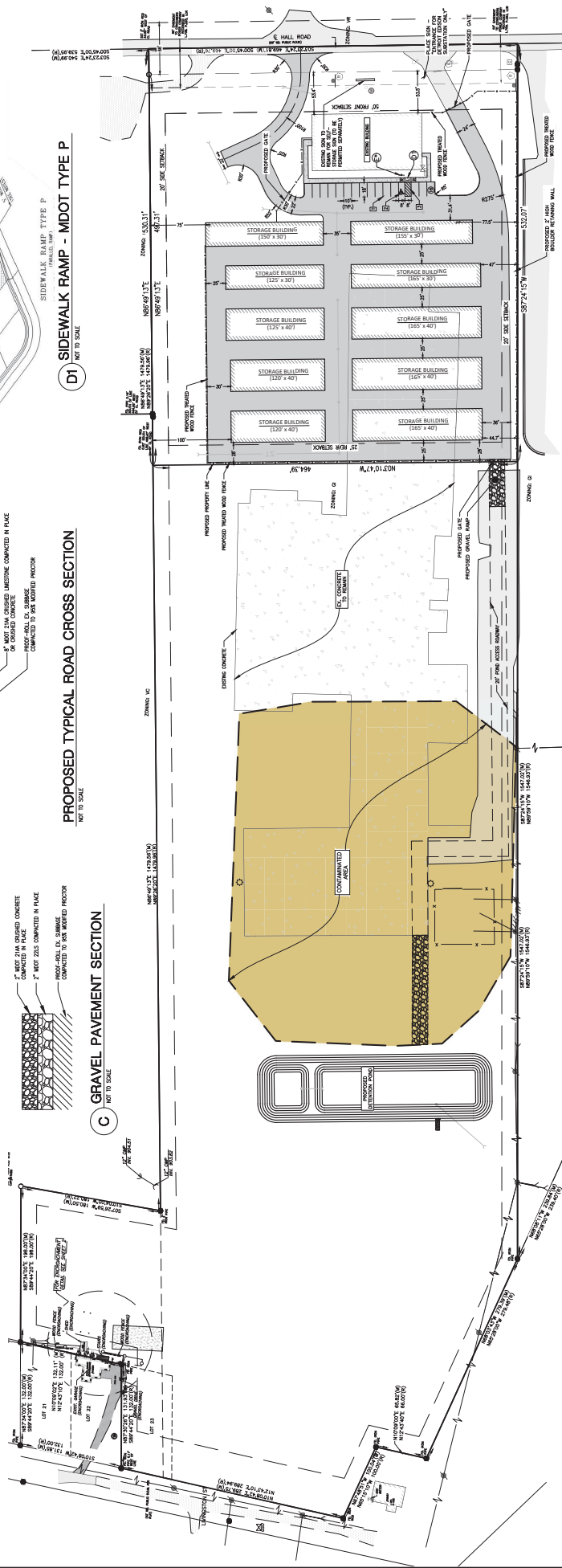
**B CONCRETE SIDEWALK SECTION**  
NOT TO SCALE



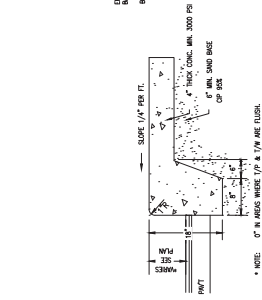
**C GRAVEL PAVEMENT SECTION**  
NOT TO SCALE

**PROPOSED TYPICAL ROAD CROSS SECTION**  
NOT TO SCALE

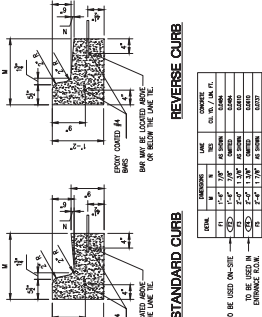
**D1 SIDEWALK RAMP - MDOT TYPE P**  
NOT TO SCALE



**E BARRIER FREE SIGN**  
NOT TO SCALE



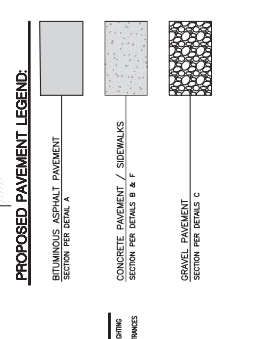
**F CURB FACE WALK**  
NOT TO SCALE



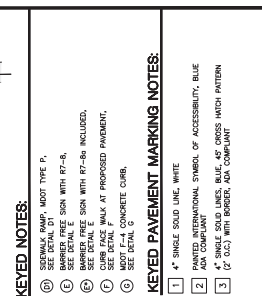
**G MDOT 'F' CONCRETE CURB**  
NOT TO SCALE



**H ADA RAMP KEYED NOTES**



**I PROPOSED PAVEMENT LEGEND**



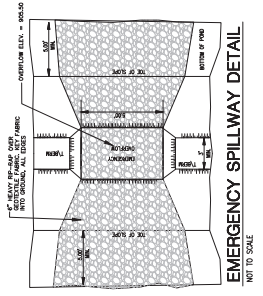
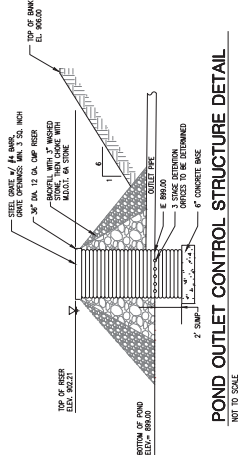
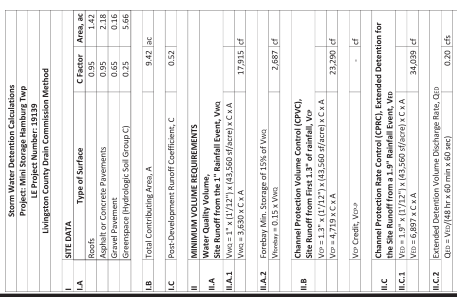
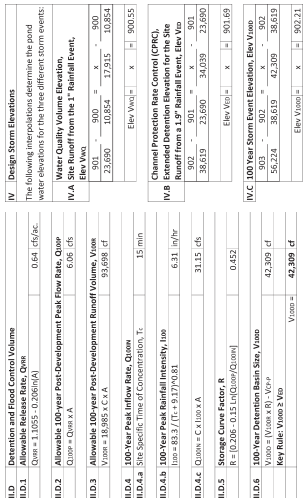
**J KEYED NOTES**

<p>DATE: 12/17/2023</p> <p>DESIGNED BY: JAC/MSL</p> <p>CHECKED BY: JAC/MSL</p> <p>APPROVED BY: JAC/MSL</p> <p>DATE: 01/05/2023</p>	<p>PROJECT: 19139</p> <p>SCALE: 1\"/&gt; <p>PROJECT: 19139</p> <p>SCALE: 1\"/&gt; </p></p>	<p>REVISIONS</p> <p>NO. DATE DESCRIPTION</p>	<p>CLIENT: LIVINGSTON ENGINEERING</p> <p>PROJECT: STORAGE FACILITY</p> <p>LOCATION: HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN</p> <p>PRELIMINARY SITE PLAN/SPECIAL LAND USE</p> <p>SITE LAYOUT</p>
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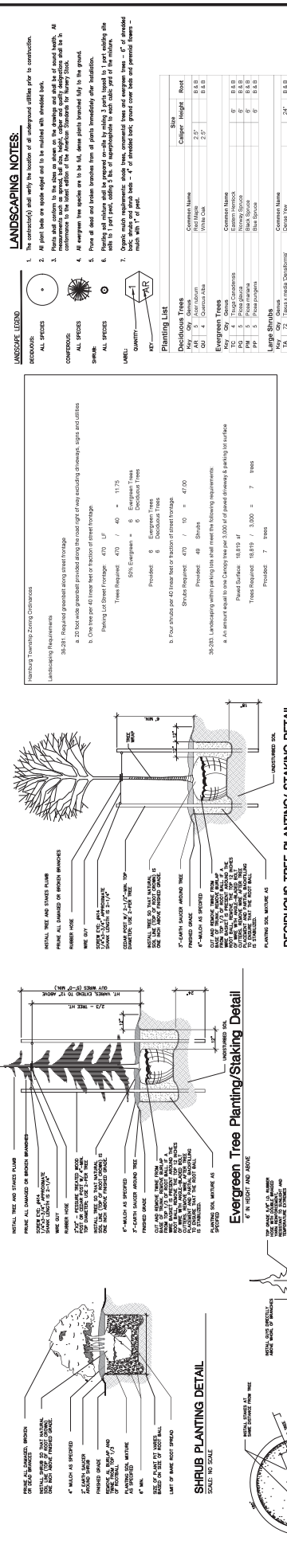


## STORM WATER NARRATIVE





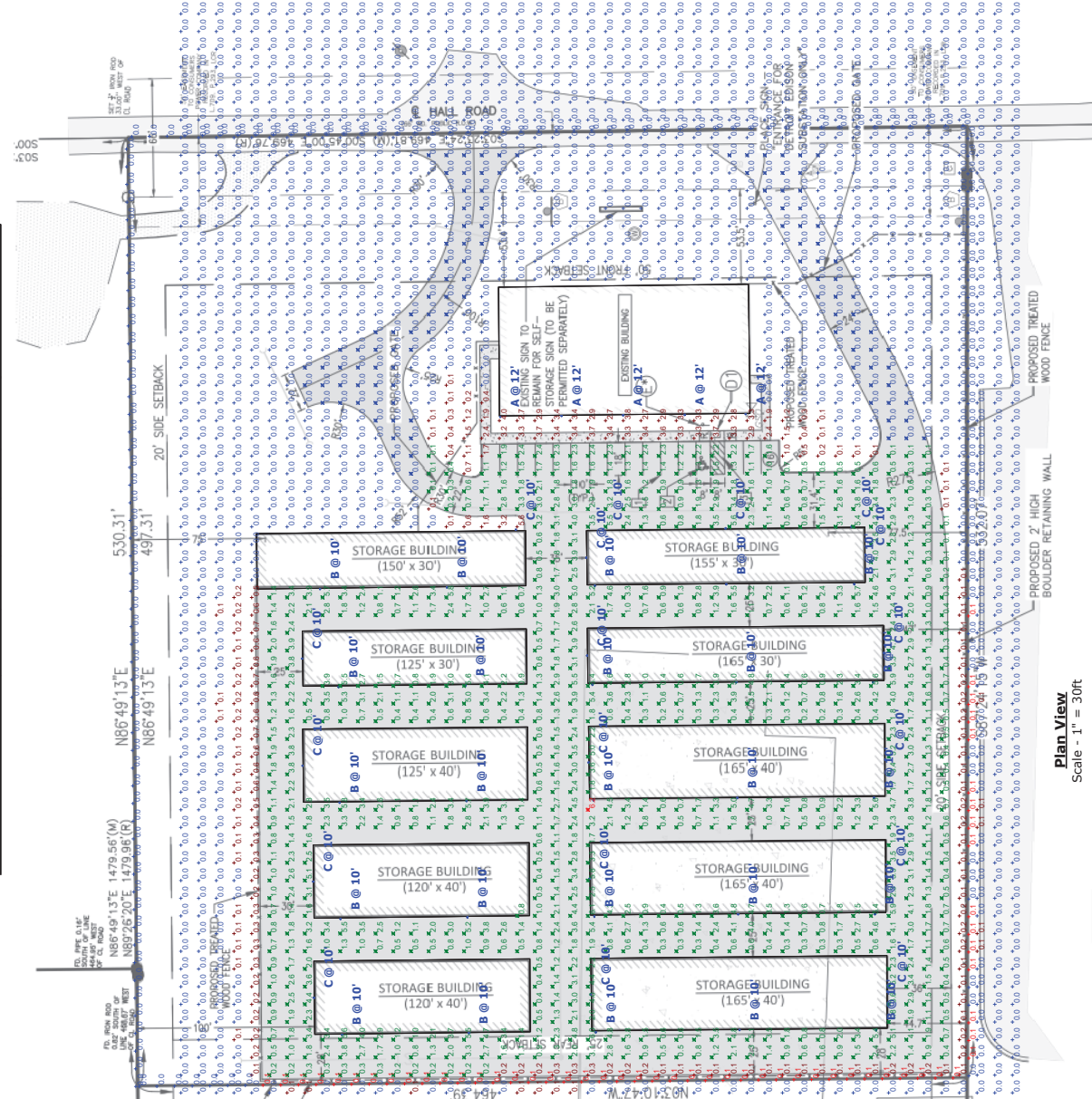
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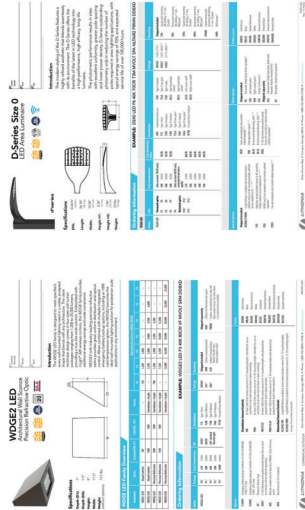


Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens Per Lamp	Light Loss Factor	Wattage
< □	A	5	Lithonia Lighting	WDGE2 LED 40K 70CR1	4742	0.9	46.6589
< □	B	25	Lithonia Lighting	WDGE2 LED 40K 70CR1	4815	0.9	46.6589
< □	C	18	Lithonia Lighting	WDGE2 LED 40K 70CR1	4714	0.9	46.6589
□	D	0	Lithonia Lighting	DSX0 LED 40K 70CR1	11952	0.9	90.12

Statistics						
Description		Symbol	Avg	Max	Min	Max/Min Avg/Min
Overall		+	0.7 fc	6.2 fc	0.0 fc	N/A
Property Line		+	0.0 fc	0.1 fc	0.0 fc	N/A
Drives and Parking		×	1.7 fc	6.2 fc	0.0 fc	N/A
						0.3:1



Plan View  
Scale - 1" = 30ft



**General Note**

- SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
- SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
- SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR AN INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEMS. THESE CALCULATIONS ARE FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT IS RESPONSIBLE FOR VERIFYING THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, AMBIENT LIGHT, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

UNLESS OTHERWISE SPECIFIED, ALL LIGHTING FIXTURES SHALL BE IN ACCORDANCE WITH THE IESNA RECOMMENDED PRACTICE FOR LIGHTING CALCULATIONS, 10TH EDITION, 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT GBA@GASSEBRUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BRUSH AT GBA@GASSEBRUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



PHOTOMETRIC PLAN  
GASSER BRUSH ASSOCIATES  
WWW.GASSEBRUSH.COM  
PREPARED FOR: JENKINSON ENGINEERING

Designer: GBS  
Date: 12/15/2023  
Scale: Not to Scale  
Drawing No.: #2313094 V1  
1 of 2



May 15, 2023

Ms. Amy Steffens  
Hamburg Township  
P.O. Box 157  
Hamburg, Michigan 48139

Re: Hall Road Self Storage  
Preliminary Site Plan Review

Dear Ms. Steffens:

We have reviewed the plans for the reference project dated April 14, 2023, as prepared by Livingston Engineer. We offer the following comments for your consideration:

1. We note that the septic system is being removed and no bathrooms are proposed for the climate-controlled storage facility. Please provide concurrence from the building official to this approach.
2. The scale of Sheets 4 and 5 are incorrectly listed at 1" = 30'. Based on the other drawings, we assume the scale for those sheets is 1" = 50'. The petitioner should verify and correct as appropriate.
3. Generally, the stormwater water management system appear to be in general conformance with the Livingston County Drain Commissioner standards, however, we have the following comments:
  - a. The storm water narrative should be expanded to include information regarding the basin/ depression in northeast corner of the site.
  - b. Calculations for the detention basin outlet controls structure and conveyance should be included with the final site plan.
  - c. The detention basin is proposed to be located on a separate property than the storage facility. The petitioner should provide and record maintenance and access easements.
4. The proposed pavement section is appropriate for the use.

In summary, we offer not objection to the approval of the preliminary site plan contingent upon the above items.

Please contact me at 734.657.4925 with any questions.

Sincerely,

Ted L. Erickson, P.E.  
Associate Principal

\\files\Active\Projects\2022\22005788.00\Design\April 2023 Submittal





# HAMBURG TOWNSHIP PUBLIC SAFETY *FIRE DIVISION*

10100 VETERANS MEMORIAL DRIVE  
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DEPUTY DIRECTOR JEFF NEWTON  
DEPUTY FIRE CHIEF JORDAN ZERNICK

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**To:** Hamburg Twp. Zoning

**From:** Deputy Chief, Jordan Zernick

**Subject:** Preliminary Site Plan Review (10776 Hall Rd. Storage Facility)

**Date:** May 3, 2023

I have completed the plan review of the Preliminary Site Plan submittal for the proposed Storage Facility located in Hamburg Township. The review was based on the applicable Fire Code and Hamburg Township Ordinance Requirements.

The plans are approved as submitted with the following requirements, revisions and clarification:

1. All road and drive isles shall maintain a clear width of a minimum of 20 ft. and a vertical clearance of 13 ft. 6 inches at all times.
2. Building plans to be submitted for the climate controlled storage facility.
3. Interior floor plans and building plans to be submitted for the proposed 40x25 office building.
4. Office building shall be required to have a 3200 series Knox Box placed on the building. Location to be approved by the Fire Code official.
5. Any alterations to these submitted plans shall required the submittal of As Built plans. Plans shall be submitted directly to the Hamburg Township Fire Department.

This approval is subject to field inspection. This approval shall be valid for one year. If construction has not begun within 12 months of the date on this letter the plans must be resubmitted for approval. This approval does not exempt the project from complying with all applicable codes. Additional submittals and approvals may be required.

Deputy Chief Jordan Zernick





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**PLANNING COMMISSION MEETING**  
Wednesday, November 16, 2022, at 7:00 PM  
Hamburg Township Hall Board Room

**MINUTES**

**CALL TO ORDER**

Commissioner Muck called the meeting to order at 7:00 pm.

**PLEDGE TO THE FLAG**

- 1) The Pledge of Allegiance was led by Commissioner Chair Jeff Muck.

**ROLL CALL OF THE BOARD:**

- 1) **PRESENT:**  
Paul Bohn  
John Hamlin  
Patricia Hughes  
Victor Leabu Jr  
Ron Muir  
Jeff Muck, Chair  
Joyce Priebe

- 2) **ABSENT:**  
None

**APPROVAL OF MEETING AGENDA for tonight.**

Motion made by Commissioner Hughes to approve the agenda as presented. Seconded by Commissioner Bohn.

VOTE: MOTION CARRIED UNANIMOUSLY

**APPROVAL OF THE MEETING MINUTES**

Motion made by Commissioner Hamlin to approve October 19, 2022, Planning Commission Meeting Minutes, as presented. Seconded by Commissioner Priebe.

VOTE: MOTION CARRIED UNANIMOUSLY

## CALL TO THE PUBLIC

None

## OLD BUSINESS

- 1) **Zoning Text Amendment (ZMA/ZTA22-0003):** Planning Commission to hold a public hearing to consider the Zoning Amendment ZTA 22-0003 that would amend the current regulations regarding keeping of poultry under Chapter 36 Zoning; Article VI; Section 36-187 (3) Raising and Keeping of Poultry.

A citizen filed a zoning text amendment to amend the poultry ordinance at the last Public Hearing of the Planning Commission. The PC directed staff to look at the poultry regulations. Staff presented 2 possible options; Exhibit A, a less restrictive ordinance for chickens on water front properties or Exhibit B which is more restrictive ordinance. Backyard chickens might not be appropriate on water front property, based on the use and the value of the property. Preserving the environmental quality of the land between the home and the water. Our ordinance does not allow fences to be put up within 50' of the water. Another option from staff is just leave the poultry ordinance as it is, without an amendment to the ordinance. Exhibit A shows pictures on how this less restrictive ordinance would work on the three properties that we currently have current code enforcement on, showing where the chickens would need to be located. Exhibit B is less restrictive than the current regulations and allows more properties to have chickens in the Waterfront and NR districts, but it would still limit chickens on two of the three properties that currently have code enforcement actions on them regarding chickens due to the size of those properties.

Open to Public Hearing for Comments.

- (1) Lee Haden- Had concern over the advertising of the public hearing: staff described the required public hearing notice procedures. During public comments, Ms. Haden expressed support for the original proposed amendments to the Poultry Ordinance submitted by Cindy Voigtman & Shannon.
- (2) Jeff Cooper- 8732 River Valley, Brighton, MI 48116 see card in file. Jeff Cooper let the PC know that Pete and Faith Miller, as well as Elson and Petosa Assini, were neighbors who couldn't make this meeting, but gave him permission to speak for them. We have all consistently complained about Ms. Haden and do not support any amendment changes to be made to the Poultry Ordinance.
- (3) Cindy Voigtman & Shannon –Mrs. Voigtman was the citizen that submitted the original amendments to the ordinance. She stated concern over the date of the planning commission hearing, both Mrs. Voigtman and Shannon had concerns over the staff's Exhibit A and B proposed zoning text amendments and expressed their support for their original proposal.
- (4) Jeff Bowersox-8700 River Valley, Brighton. Stated he had submitted a code enforcement request regarding the keeping of chickens and stated concern with the code enforcement process with the Township. Mr. Bowersox then expressed his concerns with the proposed

amendments that would allow chickens and supported no amendments to the current regulations.

Close to the Public Hearing...

Township Staff then presented the planning commission staff report and addressed some questions. Staff stated concerns with allowing the keeping and raising of chickens on lots that abut a waterbody and how lots that abut a waterbody are more sensitive than other sites within the township and have different uses.

Council discussed the proposed amendments.

- Commissioner Muir stated that he could support Exhibit B.
- Commissioner Leabu asked for clarification between Exhibit A, and Exhibit B.
- Commissioner Priebe clarified with staff that the front yard is the streetside of a property. Stated that the township might need to look at our requirement of 125' setback in NR.
- Commissioner Hamlin stated that he doesn't have strong feelings of support for any amendment exhibits.
- Commissioner Hughes stated that code enforcement is done by complaint. We have had 3 complaints about chickens out of all of our residential properties. She supported keeping the Poultry Ordinance as is.
- Commission Bohn stated that anyone has the right to bring in an ordinance change. The water setbacks were established, historically so that nutrients released from an operation were absorbed within that area before reaching the water body. He expressed that he would support a reasonable ordinance that allowed chickens on residential lots. Maybe we could utilize a special land use permit for site specific issues, with limitations due to the size of the parcel. Our township is special because we look for creative use and ways to accommodate those things. He stated he would support any ordinance that would allow for needed setbacks, not in the front yard due to road issues, that is special land use driven if needed.

Staff agree that they could take what they have heard at tonight hearing and take another attempt to amend the regulations regarding the keeping and raising of poultry, it would take more staff time to research and prepare.

- Commission Chair Muck summarized the support for the different options that were presented.

Motion made by Commissioner Muir that no change be made to the current regulation regarding the Keeping and Raising of Poultry. Seconded by Commissioner Hughes.

Roll Call VOTE:

Ayes (5: Hughes, Hamlin, Priebe, Muck, Muir)

Nays: (2: Leabu and Bohn)

Absent: (0)

MOTION CARRIED: 5 to 2



## NEW BUSINESS

- 1) **Special Use Permit (SUP 22-0002):** Planning Commission will hold a public hearing to consider the Special Use Permit (SUP22-0002) to allow a storage facility use on a portion of the property at 10776 Hall Rd (parcel #15-25-400-014).

Planning Staff stated this is a Special Use Permit, not a site plan, to allow 5.5 acres of site to be used as a storage facility on the property. This storage facility would have to come back at a future Planning Commission Meeting to go through a Site Plan Review which does not require a public hearing.

David LeClair, of Livingston Engineering representing the applicant presented. In August 2022 for the special land use of a larger portion of the site was presented to Planning Commission for use as a storage facility and at that time that application was denied. It was expressed at that original meeting that 500' depth from the right-of-way on Hall Road would be a more appropriate area for the storage facility use on this parcel of land. This land is zoning as General Industrial, and it located between two active general industrial sites. This site has some contaminated issues on site.

Open to Public Hearing for Comments.

- (1) Winona Smith-7820 Pintail Lane, Whitmore Lake works from home now, and faces this empty, vacant building every day. She expressed her support for having this building redeveloped for aesthetics and safety of neighborhood children. Concerned of possible traffic and bright lights.
- (2) Brenda Vibbart-10564 Hall Rd, Whitmore Lake, stated that she was concerned that this contamination site might disturb the soil.

Close to the Public Hearing...

Commissioner Chair Muck open discussion to commissioners and Scott.

- Scott presented the staff report and the recommended conditions one of the recommended conditions is that the SUP approval is only valid based on final site plan review.
- Commissioner Bohn thanked the applicant for listening at the last PC Meeting and all his work on this proposal. He supports it.
- Commissioner Muir asked for clarification on the case number which was 22-0002.
- Commissioner Hughes supports that there are fewer storage units then originally proposed in August 2022, but she expressed her concern with the contaminated area on the undeveloped parcel.
- Commissioner Hamlin supports this special use permit because the uses in the Village Center Master Plan is flexible, not casted in stone. The township should conduct an annual review of this master plan to ensure it matches surrounding uses. He stated he is not supported of making this applicant to build a roadway based on the master plan.
- Commissioner Leabu supports leaving the easement on this parcel and approving the special use permit to the applicant.
- Commissioner Priebe shared her support for this project. It is the best use of the parcel.
- Commissioner Chair Muck shared his support for this project as well.

Motion made by Commissioner Bohn to recommend approval of this special land use permit to the township, with the conditions set forth in the planner's report 1 to 5 because the proposed storage facility use as presented will meet the zoning regulations and the special use permit standards under section 36-36 (c)(1-8) as discussed at tonight Planning Commission, seconded by Priebe.

Amendment 1: To amend Condition 3 so it read the future roadway through the site will be reviewed with the Site Plan Review application. Seconded by Priebe

Amendment 2: To amendment Condition 5 to allow two years instead of one year. Seconded by Priebe.

Roll Call Vote: Ayes (6) Hamlin, Priebe, Muck, Leabu, Bohn and Muir. Nays (1) Hughes. Absent (0)

MOTION CARRIED: 6 to 1

- 2) **Final Site Plan (SP 22-002):** Planning Commission will have a public meeting to consider the change in use from a residential use to a commercial use at 7878 M-36. This change will also 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.

Commissioner Chair Muck opened the discussion to Scott:

- This final site plan review of utilizing a home, converting it into commercial. He reviewed the 10 conditions in his staff report for site plan approval. Approval should include that applicant will need to apply for a variance for driveway spacing.
- Applicant Doug Hill and Jesse of Green Tech- spoke about landscaping and minimizing the slope of the detention pond to avoid the fence in front of the building.
- Commissioner Leabu spoke on the signage height and landscaping.
- Commissioner Hughes spoke about additional commercial renters with this proposal found in the documents that Doug handed out.

Motion made by Commissioner Bohn to approve the final site plan SPA22-0002, to the Township Board with the following conditions; because as conditioned 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 as presented in the Staff Report, with the exception to condition #2. Also recommending approval of the landscaping waivers. Seconded by Commissioner Priebe.

Ayes (7); Nays (0); Absent (0)

VOTE: MOTION CARRIED UNANIMOUSLY

- 3) Zoning Administrator Report- None (Chris Madigan is no longer with the township). Pat Hughes talked about the Township Board Meeting. There was a motion to look for a full-time Planning and Zoning Director who will do site plan reviews. The Planning Commission chair could be a part of that search. Large site plans would utilize an outside consultant.

**ADJOURNMENT**

Motion to adjourn at 9:15 pm.

Motion made by Commissioner Bohn for adjournment. Seconded by Commissioner Muir.

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

**Lisa Perschke**

*Planning/Zoning Coordinator & Recording Secretary*

**Scott Pacheco**

*Zoning Administrator*

The minutes were approved as presented/corrected: \_\_\_\_\_

*Ron Muir vice chair*      *1/18/23*

Commissioner Jeff Muck, Chairperson