

To: Township Board

From: Amy Steffens, AICP

Date: May 2, 2023

RE: Final site plan application 22-003 9704 Kress Road

## PROJECT HISTORY:

At their April 19, 2023 meeting, the Planning Commission recommended final site plan approval for the construction of two 1,152-square foot residential units in a proposed second-story addition on an existing commercial structure. The Commission approved the special use permit application for the residential use on March 15, 2023 and considered the site plan review. The Township Board granted preliminary site plan approval as conditioned by the Commission. Attached is the April 19, 2023 Commission staff report.

One of the conditions of final site plan approval was that the applicant would work with staff to provide landscaping along the north and east facades, staying out of the intersection visibility triangle of both the Kress Road and Shan Gri La Drive intersection and the curb cut and Kress Road intersection. Staff proposed barberry and day lilly along the east front façade, burning bush along the north façade, and a canopy tree in the west rear yard. The Commission asked that the proposed shrubs be replaced with an evergreen shrub. Staff proposes boxwoods in lieu of the barberry and burning bush along both the north and east building facades, planted to comply with the Ordinance's spacing requirements. Twelve and 6 shrubs would be required along the east and north facades, respectively, outside of the intersection visibility triangle. A six-foot tall fence will be installed along the south and west property boundaries.

The Commission recommended approval of the final site plan (22-003) to the Township Board with the following conditions:

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.
2. 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.
3. Four parking spaces shall be delineated on the site plan and on-site using permanent signage as dedicated to the residents of the second-story dwelling units prior to the issuance of a land use permit.

4. Prior to issuance of a land use permit *for either site improvements or construction of the residential units* 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.
5. All signage shall conform to Article XIII, Signs, and land use permits shall be issued prior to installation of signage.
6. Trash bin enclosure details shall be submitted prior to issuance of a land use permit.
7. Landscaping shall conform to the plan presented at the April 19, 2023 Commission meeting.

#### **RECOMMENDATION:**

Staff suggests that the Township Board discuss and review the April 19, 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. 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 (SPA22-003) at 9704 Kress Road with conditions one through 7 in the April 19, 2023 staff memo recommended by the Township Planning Commission, because as conditioned, and with the waiver to the parking space requirements 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 May 2, 2023 Township Board meeting, at the April 19, 2023 Planning Commission meeting, and as presented in the staff report.

#### **ATTACHMENTS:**

**Attachment A:** Draft April 19, 2023 Planning Commission meeting minutes (excerpt)

**Attachment B:** April 19, 2023 Planning Commission staff report