

Director's Report

Project Name: Lasting Impressions Landscape
 Description: Preliminary site plan and special land use approvals
 Date on Agenda this packet pertains to: September 5, 2024

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| <input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Initial Submittal
<input type="checkbox"/> Revised Plans
<input checked="" type="checkbox"/> Preliminary Approval
<input type="checkbox"/> Final Approval | <input checked="" type="checkbox"/> Special Land Use
<input type="checkbox"/> Rezoning
<input type="checkbox"/> Other: |
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Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	CDD Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Subject to all staff and consultant review comments being addressed.
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letters dated 08/04/2024.
Matteo Passalacqua	Carlisle Wortman Associates, Inc	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 07/08/2024.
Jason Hanifen	WLT Fire Marshal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 07/02/2024.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

July 8, 2024

Sean O' Neil, Director
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

RE: Lasting Impressions Outdoor Services - Preliminary Site Plan Review- 2nd Review

DLZ # 2445-7696-05

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned revised plans prepared by Kieft Engineering, Inc. and dated June 21, 2024. These plans were reviewed for general engineering feasibility and conformance with the Township Engineering Design Standards. We offer the following comments for your consideration:

Site Improvement Information-

- A single story building for office and warehouse. Gross building area is specified as 6000 SF.
- Associated parking, including (1) one ADA space, and open area for landscaping equipment and landscape materials storage. Parking is proposed as asphalt surfacing and open area as gravel surfacing.
- One shared entrance off White Lake Road.
- One open detention basin with outlet.
- Site to be serviced by well for water and septic for sanitary.

We note that comments from our previous review dated May 9, 2024 are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

Preliminary Site Plan Comments-

General

1. *There is a Master Deed as part of the Prospectors Square overall plan. The requirements of this deed will need to be met. Our office will further review compliance with Master Deed requirements at the time of Final Site Plan/Final Engineering Plan submittal.* **Comment remains.**

2. *Provide verification that the Old White Lake Road easement that previously ran through this property has been abandoned. **Comment addressed. Design engineer has noted that upon Oakland County records search and also property title work search that there was no indication of this easement as still existing.***
3. *Sheet V1.01- List additional benchmark (BM 2) on this sheet. Please reference Sheet C1.01. **Comment addressed. BM2 has now been shown on this sheet.***
4. *Sheet C0.01- Utilities notes- Item 1- Revise minimum cover to the following: a) Water- 6.0' except at GV's which are 5.5'; b) Sanitary Sewers- 4.0'; All Others (Storm Sewer)- 3.5'-5.0' measured from rim to top of pipe. **Comment addressed. Minimum cover depths have been updated.***
5. *Sheet C.0.01- Utilities notes- Item 6- Provide sheet reference number if underdrain is proposed and provide a detail. **Comment remains. Design engineer states that sheet reference will be filled in on the final engineering plan set.***
6. *Please indicate what the existing monitoring well at the rear of the site (near proposed detention basin) is for. **Comment addressed. Engineer notes that likely this was a 201 environmental contamination site. Thus a monitoring well would have been needed; there is no indication that the well(s) have been monitored for several years now.***
7. *The plan proposes two (2) 500 gallon fuel storage tanks in the gravel area toward the rear of the site. We note that while this development is within White Lake Township, the site is within the Waterford Township 10 year wellhead protection area. As a courtesy, notification and plans shall be provided to Waterford Township DPW Engineer of the intent to provide the two fuel tanks. Waterford Township may require specific containment (other than those noted on plan) items be provided including the use of triple wall containment that will need to be incorporated into the plans. We also note that other Federal (EPA), State, and Local regulations may apply, and that the applicant or applicant's engineer will have to assure those requirements are met. **Comment remains. Design engineer states that plans have been sent to the Waterford Township DPW Engineer. In addition, the fuel storage tanks provide triple wall containment and appear to meet the State of Michigan Bureau of Fire Services requirements and standards. We defer to the Township Fire Department regarding acceptability of tank types and locations shown. We also recommend that correspondence be secured from Waterford Township that what is proposed would be acceptable to that Township.***

*We note that Article IX, Item k. of the Master Deed for Prospector's Square notes that compliance requirements of Michigan Water Resources Commission, for the storage of gasoline and diesel fuel on site, will be required to be met. We defer the portion of this comment that relates to Michigan Water Resources Commission to the Township, as to the defined business use as the State requirements are for industrial users. **Comment remains.***

Grading/Paving

1. *We note that this plan is dependent on the adjacent Oakland Harvesters construction going forward as the Oakland Harvesters plan shows full construction of the shared access drive which is the only point of access for Lasting Impressions. **Comment remains.***
 2. *The plan proposes gravel as the surface material for the landscape materials and landscape equipment storage areas in lieu of pavement material such as concrete or asphalt. Per White Lake Township Zoning Ordinance 5.11 Q. xi., all parking areas are required to be paved unless a variance is obtained. Should a variance not be approved, and the applicant required to pave the areas in question, would result in an increased area and volume required for the detention basin. **Comment remains.***
 3. *Sheet V1.01- It is not clear what the intent was for the existing grading easement on this property- whether it was intended as an area for grading relative to a potential future shared ingress/egress drive. If the easement is not needed, will it be vacated? **Comment remains. It is our understanding that the grading easement was for construction of the shared drive. Per the design engineer, the existing easement will be vacated, and a new easement and agreement will be executed that reflects the actual post-development location of the drive for the two projects. The easement agreement is to be provided at the time of FSP/FEP submittal.***
 4. *Sheet V1.01- The existing recorded Mutual Ingress & Egress Easement Over Units 1 & 2 (which extends the full depth of both Units 1 & 2 of Prospector's Square) may need to be amended to not include the portion of the easement outside of the planned shared access driveway. The current plan proposes landscaping and parking to the north of the proposed shared driveway and within the existing access easement and may present an issue regarding shared maintenance responsibilities of anything within the existing easement. We defer to the Township Attorney regarding this item. **Comment remains. Per the design engineer, the existing easement will be shortened, and a new easement will be executed that reflects the actual post-development location of the drive for the two projects. The revised easement is to be provided at the time of FSP/FEP submittal.***
 5. *Provide general proposed grading to demonstrate general drainage patterns for this level of review. **Comment addressed. A preliminary grading plan has now been provided.***
 6. *Sheet C1.01- Per Township Zoning Ordinance 5.11.O.iii., at least one ADA parking space shall be van accessible with an 8' wide adjacent loading space. Currently a 5' wide loading space is shown adjacent to the ADA van accessible space. **Comment addressed. The ADA loading space is now shown as 8' wide.***
 7. *Sheet C1.01- Provide dimensions for the four (4) parking spaces adjacent to the truck and enclosed trailer parking. **Comment addressed. Dimensions have been provided.***
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8. *Sheet C1.01- Label the surfacing material for the northern storage area and excavator/ skid steer parking area as gravel on this plan sheet. Comment addressed. Surfacing material has now been specified.*
9. *Sheet C1.01- Is curbing intended for the area to the west of the proposed loading space? Plan is not clear as to whether curbing is shown here. Curbing shall be required for this area. Comment addressed. A call-out has been added to this sheet indicating curbing in the above referenced area.*

Sanitary Sewer

1. *Oakland County Health Department will need to approve and permit septic field for this property. We defer to the Health department regarding the requirement for an oil and grease separator upstream of the septic tank for building floor drains due to the nature of the proposed use. Comment addressed and remains. An oil/water separator upstream of the septic tank has now been shown on the plan. We recommend placement of the oil/water separator outside of the parking area/vehicle traffic circulation aisle and closer to the building. Oil/water separator size (see required size per WLT Engineering Design Standards) and additional details shall be required at the time of FSP/FEP submittal.*

Watermain

1. *We defer to the Township Fire Department with regard to fire suppression and access requirements. Comment remains.*
2. *A well is proposed as the source of water for this site. Per our files, there exists a Water Supply Agreement that states that wells are to be abandoned if water main becomes available for use. We defer to the Township as to whether this agreement was ever signed. Please note that our files indicate that this agreement was received by the Township on December 18, 2000. Comment remains.*

Stormwater Management

1. *The detention basin discharges to the existing wetlands at the rear of the site. A delineation and determination shall be required. In addition, a permit from EGLE shall be required as per WLT Municipal Code Section 14-133. The submittal to EGLE shall also note the proximity of the proposed fuel tanks to the proposed detention basin and wetlands. Comment addressed. The outlet for the detention basin has been moved further upland away from the edge of the water/pond such that*
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- basin will not discharge directly to the open water. Per a May 15, 2024 in person meeting at our office with the design engineer, the wetland delineation and permit would not be required.
2. *We note that the Final Engineering Plan shall show the Oakland Harvesters (Unit 1) detention basin outlet swale grading on this lot (Unit 2-within the existing 20' wide drainage easement at rear of Unit 2) as it is shown on the Oakland Harvesters final engineering plan. **Comment addressed. Swale grading per approved Oakland Harvesters Final Engineering Plan has now been shown at the rear of the Landscape Impressions property.***
 3. *Proposed detention basin slopes calculate to 1:3; the basin will be required to be fenced in along with an 8' wide access gate. **Comment addressed. Basin slopes are 1:6.***
 4. *Provide preliminary basin sizing calculations based on Oakland County Stormwater Engineering Design Standards. **Comment addressed. Basin sizing calculations have been provided.***
 5. *Specify how the two proposed catch basins in the proposed gravel area are to be maintained and kept free of filling of the catch basins with gravel as well as landscaping materials from the storage bays proposed in this area. The deposition of such materials will likely occur due to movement of equipment and materials in this area. In addition, these activities will likely impact the proposed stormwater pretreatment unit proposed in the catch basin adjacent to the heavy equipment parking, and thus result in the unit not functioning optimally. **Comment addressed and remains. These two catch basins shall have 3' sumps with ADS Envirohoods. A separate water quality structure (Contech CS-6) outside of gravel area shall also be provided. Language regarding Envirohoods and sump/CB cleanouts shall be included as part of the Stormwater Maintenance Agreement.***
 6. *Should the gravel surface at the rear of the property be approved by the ZBA, detention basin shall provide a sedimentation forebay (reference Oakland Harvesters plan) in order to provide pretreatment for runoff from this semi impervious area. **Comment addressed. A pretreatment structure (Contech CS-6) has been proposed prior to discharge of stormwater runoff to the detention basin. Our office finds this an acceptable means of pretreatment and water quality protection.***

Recommendation

The majority of our comments have been addressed and we are now recommending approval of the Preliminary Site Plan subject to required variances being approved and Township concurrence on the fuel storage and containment devices proposed. Comments marked as remaining can be addressed at the time of Final Site Plan/Final Engineering submittal.

Please contact our office should you have any questions.

Sincerely,

DLZ Michigan



Michael Leuffgen, P.E.
Department Manager



Victoria Loemker, P.E.
Senior Engineer

Cc: Nick Spencer, Building Department, *via email*
Andrew Littman, Community Development, *via email*
Hannah Kennedy- Galley, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Jason Hanifen, Fire Marshall, White Lake Township, *via email*

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Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Sean O’Neil, Community Development Director
FROM: Matteo Passalacqua, Associate Planner
DATE: July 8, 2024
RE: Lasting Impressions PSP / SLU Review

Mr. O’ Neil,

We have conducted a review of the memo titled “KE Response to PSP Review 20240621” as it relates to the Lasting Impressions revised development site plan dated June 21st,2024. Below are our comments pertaining to the most recent items requiring attention from the Applicant. Also included is our review of the application as it relates to Special Land Use standards set forth in Sections 4.37, 4.39 and 6.10 of the zoning ordinance.

REVIEW COMMENTS

Review comments are listed below.

1. Application and Agent

Edits have been made to the application materials regarding ownership entities as well as a resolution of the Board of Directors providing specific decision-making authority. Township legal should confirm the conformance of these documents meeting Township requirements.

2. Access

Parking and landscaping are proposed to be located in the existing reciprocal access easement. The easement agreement should be reviewed by the Township Attorney to determine if the aforementioned items are permissible in the easement. The Applicant has stated a new easement agreement will be put in place that better reflects the actual post development use of the sites. This easement will be provided for review during the FSP and FEP phase of the project.

3. Building Architecture and Design

Planning Commission will need to determine at preliminary site plan review whether color renderings are exclusively accepted in lieu of material boards.

We note the proposed concrete block storage area in the rear yard identifies a hoop roof over the area. No architectural or structural information regarding the structure is provided. To ensure compliance with accessory structure requirements as well as dimensional standards, elevations and structural specifications should be provided for the concrete block hoop roof structure.

4. Landscaping and Screening

An extensive landform buffer (six-foot berm landscaped in accordance with the ordinance) is required adjacent to the road right-of-way, but not proposed. The Applicant has requested a waiver in-lieu of a proposed berm style buffer. Per the Ordinance language stated in 5.19D.iii & v, the preliminary ROW buffering proposed, and the fact that surrounding zoning and uses are industrial in nature, the Applicant's waiver request is feasible. We do note that the proposed buffer does not run the length of the ROW and stops approx. 40 feet before the access drive. This appears to be for the purpose of allowing for monument signage. We would encourage the Applicant to propose a buffer that runs closer to the access drive to fulfill the intent of the buffer requirements.

We note only one area on Sheet C1.01 indicates "lot landscape" and no square footage for the area is provided. A note under the "REQUIRED PARKING LOT LANDSCAPING PER ZO SECTION 5.19G" states 363 square feet of parking lot landscaping is provided. The title for the area on the Sheet should be retitled "Parking Lot Landscape" to correlate between the map title and corresponding notes.

5. Snow Storage

Snow storage information has been added to Sheet C1.01. The front lot will store snow in the west side yard. Rear and side lot snow will be stored in the rear yard. It should be considered that storage of snow in the side yard has the potential to spill into neighboring properties either during freeze or thaw conditions. We propose consideration of retaining all snow storage to the rear yard location.

6. Parking

Gravel surfacing is proposed at the rear of the site. A variance is required from the Zoning Board of Appeals to allow for this surfacing. The Applicant has acknowledged the need to request this variance.

SPECIAL LAND USE

Section 6.10 provides for general standards applicable to all special land uses. The site is proposing to store trade materials, products and fleet vehicles/equipment. Fleet vehicles are proposed to be placed along an eight (8) foot privacy fence along the east property line, in the rear yard. Materials are proposed to be placed in the concrete block hoop roof structure along the western portion of the rear yard.

This requires the review of separate sets of standards under Section 4.37 and 4.39. Each special land use's specific requirements, as well as the general requirements for all special land uses, are reviewed below.

4.37 Outdoor Storage of Fleet Vehicles

- A. An outdoor lighting plan shall specify the type of fixtures to be used, light intensity, and method of shielding the fixtures so that light does not project onto adjoining properties or on any public or private street or right-of-way. Dropped fixtures shall not be allowed. The site plan shall include a photometric plan and catalog details for all proposed fixtures. Outdoor lights must meet the performance standards of Section 5.18.

CWA Comment: Lighting plans are not required until final site plan review. However, for consideration, the Applicant should provide the required information from Section 5.18 as a part of preliminary review in order for the Planning Commission to consider the special land use request.

- B. No vehicles shall be displayed within any required setback.

CWA Comment: We note that the proposed location of vehicle and equipment storage encroaches upon the twenty (20) foot setback for the Prospectors Square development. While the eight (8) foot privacy fence will shield a portion of the area from view, the size of the equipment listed may be visible from close proximity. We also note the proposed location encroaches a twenty-five (25) foot ingress/egress easement for the development. We recommend the location of the equipment/vehicles be moved east to remove the proposed placement from encroaching the side setback of twenty (20) feet.

- C. On all sides adjacent to a residential district, there shall be provided a screen wall of face brick or an obscuring fence, as approved by the Planning Commission.

CWA Comment: Not applicable

- D. Storage of semi-trucks and trailers are only permissible in the LM District.

CWA Comment: The site is zoned LM.

- E. All stored vehicles must be properly, registered, licensed, and operable.

CWA Comment: Proof of this requirement can be included in a conditional approval.

4.39 Outside storage of pallets, containers, materials, or products incidental to the principal permitted use.

- A. Open storage shall be screened by a screen wall not less than six feet (6') or more than eight feet (8') high. The required height of the wall shall be determined by the Planning Commission so as to properly screen all materials. The Planning Commission may require an extensive landform buffer to be installed in place of the wall if it is deemed necessary to properly screen all materials.

CWA Comment: Height dimensions for the concrete block hoop roof structure proposed to enclose operational materials have not been provided.

- B. Materials over eight feet (8') high must be properly screened but need not be completely screened above eight feet.

CWA Comment: Once dimensions of the concrete block hoop roof structure are provided, this criterion can be assessed.

- C. Materials must be completely screened if they are stored within twenty (20) feet of the screen wall or fence.

CWA Comment: Screen walls are not required between sites zoned LM. Once dimensions of the concrete block hoop roof structure are provided, the effectiveness of material screening can be assessed.

- D. All wastes must be completely obscured from view.

CWA Comment: We note the site plan contains a dumpster enclosure in the rear yard where waste shall be disposed of. For items that are to be discarded but cannot be accommodated by standard dumpster services, we note the Applicant will need to adhere to this requirement by keeping said items completely obscured from view.

- E. Open storage may not be permitted within a required from yard in any zoning district.

CWA Comment: We note the ordinance spelling error. "from" is intended to be "front". The site plan indicates no storage is proposed in the front yard of the development.

6.10 General standards for all special land uses

Items related to the general standards for all special land uses needing clarification are outlined below.

Additional Information Required

Part iii: Given the intended use for the site is that of landscaping operations and services, we note additional information should be provided as to the hours when loading and unloading of materials will be taking place and whether fertilizer materials will be stored onsite to assess potential noise and fume concerns.

Part iv: Once concrete block hoop roof structure dimensions are provided, this criterion can be assessed.

Part vii & x: Per the items relating to underground fuel storage, as well as any other concerns, we defer to Township Public Safety and Engineering to determine if proposed designs and service capacity support the proposed special land use.

ITEMS TO BE ADDRESSED

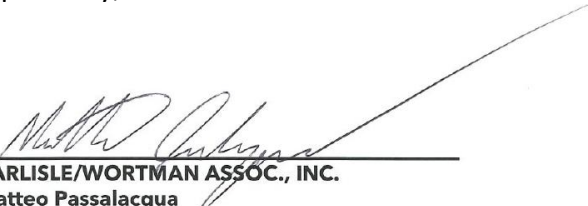
Based on the most current site plan revision dated June 21st, 2024, the additional information and/or modifications are required for Planning Commission preliminary site plan and special land use review.

1. The Applicant provide the required lighting information from Section 5.18 as a part of preliminary review in order for the Planning Commission to consider the special land use request.
2. The location of the equipment/vehicles be moved east to remove the proposed placement from encroaching the side setback of twenty (20) feet.
3. Elevations with dimensions and structural specifications should be provided for the concrete block hoop roof structure located in the rear yard.
4. Information should be provided as to the hours when loading and unloading of materials will be taking place and whether fertilizer materials will be stored onsite to assess potential noise or fume nuisances.
5. Any concerns noted by Public Safety are adequately addressed.
6. Any concerns noted by Engineering are adequately addressed.

RECOMMENDATION

Based on the revised application materials and site plan revision dated June 21st, 2024, we recommend the application be updated to include information addressing the items listed and resubmitted for staff review prior to being placed on a Planning Commission agenda.

Respectfully,



CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner



Fire Department
Charter Township of White Lake

7420 Highland Road
White Lake, MI 48383
Office (248) 698-3993
www.whitelaketwp.com/fire

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 07/02/2024

Project: Lasting Impressions

Job #: 2023.104

Date on Plans: 06/21/2024

The Fire Department has the following comments with regards to the 2nd review of preliminary site plans for the project known as Lasting Impressions

1. The Fire Department has no further comments at this time.

Jason Hanifen
Fire Marshal
Charter Township of White Lake
(248)698-3993
jhanifen@whitelaketwp.com

Plans are reviewed using the International Fire Code (IFC), 2015 Edition and Referenced NFPA Standards.