

Charter Township of Gun Plain
Planning and Zoning Commission
Minutes of July 15, 2009

7:00pm

Members present; Warnement, VanDenBerg, Kellogg, Simons, Vogeler, Webber

A moment of silence in memory of Ray Dertz

Motion by VanDenBerg 2nd Vogeler to approve the minutes of June 17, 2009

All Approve

Motion by VanDenBerg 2nd Vogeler to approve the Agenda All Approve

Public Comment-None

New Business

Site Plan Review-Lake Doster Condominiums and Private Road

We now have a copy of the By-Laws, the size of the homes will be brought in at time of construction

Motion by VanDenBerg 2nd Webber to approve the Site Plan and Private Road for Owen Court Condominiums-Lake Doster Parcel # 03-08-036-008-00 (see attached Site Plan Review Checklist) All Approve

Communications-None

Master Plan Update with the Township Board

Motion by VanDenBerg 2nd Simon we recommend that the Charter Township of Gun Plain Board send our draft of the Charter Township of Gun Plain Master Plan to area units of Government. All Approve

Motion by Kellogg 2nd Webber to adjourn out meeting All Approve

Typed and Submitted by D. Webber

**Gun Plain Township Planning Commission
Site Plan Review
Checklist**

Date 7/15/09 ^{Parcel #} File No. #03-08-036-008-00 Zoning Classification _____

Applicant OWen Court Condominiums

Address Lake Duster Parcel Number 09-08-36-183

The following information must be submitted on Site Plans submitted for review:

Plan Requirements

General:

- ✓ Name, address and telephone number of property owner and applicant.
- ✓ Professional seal, signature, address and telephone number of firms/professionals involved in the preparation of the site plan.
- ✓ Legal description of property, including parcel area, in square footage and acreage.
- Location sketch indicating major streets, zoning and existing land use of adjacent parcels.

Location of:

- ✓ Property lines and lot dimensions
- ✓ Topographic elevations in two (2) foot contours in USGS datum of existing and proposed elevations
- ✓ USGS first floor elevation of all buildings along with existing and proposed building elevations.
- ✓ Location, dimensions of all existing and proposed structures on site, and location and use of all buildings on adjacent properties within 100 feet.
- Location of any buildings or structures to be demolished on the site.
- Building setbacks on front, side and rear and spacing between buildings on site.
- Location and type of natural features on site and on adjacent properties such as woods, wetlands, streams, rivers, lakes, drains, 100 year flood plain, etc.
- Soil erosion control/site grading measures
- Location and dimensions of all existing and proposed streets, drives, curb cuts, access easements, acceleration and deceleration lanes traffic signals, etc.
- Proposed traffic and pedestrian circulation patterns, both within the site and on the public streets adjacent to the site, showing approach type, dimensions, and materials to be used, radii on curb returns and points of ingress and egress, proposed sidewalks, pedestrian pathways, or bike paths.
- Off-street parking and loading areas, showing location, number and typical dimensions of standard and handicap spaces, and location and dimension of loading areas.

- ✓ Any significant site amenities and unique features.
- ✓ Location of existing and proposed water main service including any tap ins, fire hydrants, main extensions or extensions for adequate fire hydrant spacing, and/or considerations for extensions to loop other public water mains.
- ✓ Location of existing and proposed sanitary sewer facilities easements and the general placement of lines, manholes, tap-ins, pump stations, and lift stations.
- ✓ Location of existing and proposed storm water structures and systems including design of sewers, outlets (enclosed or open ditches), and retention or detention ponds. Sufficient data regarding site run-off estimates and off-site drainage patterns shall be provided to permit review. The plans shall indicate the location of and status of any floor drains in the structures on the site as well as the point of discharge for all drains and pipes.
- ✓ Location of private utilities including gas, electric, telephone, cable television, etc.
- ✓ Location of existing and proposed refuse disposal area(s) and screening.
- ✓ Location, height, type and wattage of existing and proposed lighting fixtures, structures or poles, including shielding to be used.
- ✓ Location, size and height of existing and proposed signs, including directional and regulatory signs (e.g., "No Parking – Fire Lane").
- ✓ Location of all existing and proposed fences, wall or other screening materials, including typical cross-sections and the height above ground on both sides.
- ✓ Location and specifications for any existing or proposed outdoor or below ground storage facilities as well as any screening or containment structures or clear zones required by government authorities.
- ✓ The size, location and description of any proposed interior or exterior areas or structures for storing, using, loading or unloading of hazardous substances. A listing of types and quantities of hazardous substances which will be used or stored on-site in quantities greater than 100 kilograms or 25 gallons a month.

Landscape Plan / Tree Protection:

- ✓ Greenbelt, buffer, parking lot, entranceway and interior landscaping.
- ✓ Height and length of any walls, walks, or fences including type of materials to be used.
- ✓ A plant schedule indicating the number, size at planting, and species of all proposed plant materials.
- ✓ Location of existing and proposed street trees within the public road right-of-way.
- ✓ Details for berms including slope, height, and width.
- ✓ Location and type of existing vegetation, including location of all existing trees over five (5) inches in diameter.
- ✓ Details showing how trees designated to remain are to be protected.

Calculations:

- ✓ Gross Area of site.
- ✓ Net area of open space exclusive of buildings, parking areas, drives and other developed areas.

- Net area of proposed off-street parking lots.
- Net area of interior parking lot landscaping.
- Area of any regulated wetlands.
- Number of parking spaces required per ordinance.
- Number of parking spaces provided.
- Number of residential units by type.
- Net usable floor area by type of use.
- Estimated number of vehicle trips per day generated by the proposed use (if greater than 1,00 trips per day, a Traffic Impact Analysis may be required).

1,000