

Charter Township of Gun Plain
Planning and Zoning Commission
Minutes of January 17, 2018

Members present; Vance, Lee, Simons, Bennett, Shannon, Kellogg, Webber

Motion by Vance 2nd Lee to approve the minutes of November 15, 2017 Approved
Motion by Shannon 2nd Bennett to approve the Agenda Approved

Public Comment-no
New Business

Election of Officers

Motion by Kellogg 2nd Lee to nominate Shelley Simons as Chairperson, Bill Vance as Vice Chairperson and Diane Webber as Secretary Approved

Lake Doster Storage LLC, Site Plan-175 M-89-Jerry Swoboda-owner-
Parcel # 03-08-036-013-00-The Board looked over the site plan and went through the Site Plan Information list.

Motion by Webber 2nd Shannon to approve the Site Plan for Lake Doster Storage LLC, 175 M-89, Gerald Swoboda, owner, Parcel # 03-08-036-013-00 as the plans meet the criteria for Site Plan Information (attached). Approved

Old Business

FEMA maps and Future Land Use Map pending.

Communications-Information about Planning and Zoning Fundamentals

Zoning Administrator

February 21st meeting Matt Double-owner of the bowling alley. Dollar General-waiting on approval from the Health Department.

Motion by Webber 2nd Bennett to adjourn the meeting. Approved

D. Webber

Lake Doster Storage LLC
175 M-89

#03-08-036-013-00
Owner Gerald (Jerry) Swoboda

B. Site Plan Information. Each submittal for site plan review shall be accompanied by a detailed site plan which shall consist of an accurate drawing, showing the entire site and all land within 150 feet of the site. The scale of the site plan shall be not less than 1 inch = 50 feet if the subject property is less than 3 acres, and 1 inch = 100 feet if three acres or more. If multiple sheets are used, each shall be labeled and the preparer identified. If there is an accurate site plan for the lot on file with the Township, the Township Superintendent may waive the requirement for a site plan. The following information shall be included:

OK Name of development and general location sketch.

OK Name, address and phone number of owner(s), developer, engineer, architect and/or designer.

OK North arrow, scale, and date of original drawing and revisions.

OK The seal of one of the following professionals registered in the State of Michigan: Registered Architect, Registered Civil Engineer, Registered Landscape Architect, Registered Land Surveyor or Registered Professional Community Planner. The architectural plans of the buildings shall be prepared by and bear the seal of a Registered Architect. A site plan for an alteration or addition to an existing structure may be prepared by the builder or contractor.

OK A legal description and address of the property in question.

OK The area of the site in square feet and acres excluding all existing and proposed public rights-of-way.

OK The dimensions of all lots and subject properties, showing the relationship of the subject property to abutting properties, including lots across rights-of-way and easements. The

boundaries of the subject property shall be clearly indicated on the site plan, differentiated from other contiguous property. If the parcel is a part of a larger parcel, boundaries of total land holding shall be indicated.

OK Existing topographic elevations at two foot intervals, including ground elevations of all existing buildings, drives and/or parking lots, and any adjacent unusual surface conditions. Indicate direction of drainage flow.

N/A The location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, and wetlands.

OK Location and type of existing vegetation, including location of all existing trees over five (5) inches in diameter.

N/A Any significant site amenities and unique features.

OK Existing land uses and zoning classification of the subject parcels and adjacent parcels.

13 OK All required minimum setbacks from the existing or proposed right-of-way and from adjacent lots.

OK The location and dimensions (length, width, height) of all existing and proposed structures on the subject property and all existing structures within 100 feet of the subject property.

OK

The location and width of all existing public roads, rights-of-way or private easements of record, abutting streets, alleys, and driveway locations to abutting streets.

NA

With residential proposals, a site summary indicating the number and location of one bedroom units, two bedroom units, etc., typical floor plans with the square feet on floor areas; density computation, recreation facilities, open spaces, street names, and lot coverage.

OK

17. With non-residential proposals, the number of offices, number of employees, the number of floors and typical floor plans and cross sections.

Existing office on plan, only 1 employee/owner

NA

18. Proposed parking lots including layout and typical dimensions of parking spaces, number of spaces provided (including how computed per ordinance requirements) and type of surfacing.

OK

19. Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development.

existing

NA

20. Proposed traffic and pedestrian circulation patterns, both within the site and on the public streets adjacent to the site and the proposed location and dimensions of any required pedestrian sidewalks. Designate loading and unloading areas, barrier free access, any fire lanes, and carports.

OK

21. Proposed finish grade of buildings, driveways, walkways, and parking lots.

OK

22. Proposed type of building materials, roof design, projections, canopies and overhangs, roof-located mechanical equipment, such as: air conditioning, heating units and transformers that will be visible from the exterior.

N/A 23. Proposed water service including any proposed tap ins, main extensions or extensions for adequate fire hydrant spacing, and/or considerations for extensions to loop other public water mains.

OK Proposed sanitary sewer facilities and the location of all existing utilities, easements and the general placement of lines, manholes, tap-ins, pump stations, and lift stations.

N/A 25. Proposed storm water management plan 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 of feasibility and permanency of drainage detention and/or retention as well as the impact on local surface and groundwater. The plan shall indicate location and status of any floor drains in structures on the site. The point of discharge for all drains and pipes should be specified on the site plan.

N/A 26. Locations of existing and proposed fire hydrants with reasonable access thereto for fire fighting, police and other emergency equipment.

OK 27. Location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam.

N/A 28. Soil erosion and sedimentation control measures.

N/A 29. Detailed landscaping plan indicating location, types and sizes of material.

30. All proposed screening and free standing architectural walls, including typical cross-sections and the height above ground on both sides.
N/A

31. The dimensions and location of all signs, both wall signs and free-standing signs and of lighting structures and shielding.
OK

32. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
N/A *no trash*

33. 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.
N/A

34. Easements for proposed public rights-of-way, utilities, access, shared access, and drainage.
OK

35. Notation of any variances which have been or must be secured.
OK *No variances*

36. Notation of performance guarantees to be provided including amounts, types, and terms.
NO

37. Statement that applicant will comply with state, local and federal laws, as applicable to the site or intended use.
OK *page 5*

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Information and special data which may be critical to the adequate review of the proposed use and its impacts on the site or Township. Such data requirements may include traffic studies, market analysis, environmental assessments (including inventory and impact data on flora, fauna, natural resources, hazardous materials, erosion control and pollution), demands on public facilities and services, impact on historical or cultural resources, displacement of people or other uses as a result of the proposed development, alterations of the character of the surrounding area, effect on the Township 's tax base and adjacent property values, or other data which the Township may reasonably deem necessary for adequate review.

existing

39

N/A

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 per month.

40

N/A

Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of the cleanup.

41

OK

Plans depicting existing and proposed building elevations.

42

N/A

For developments that are of a scale to warrant phased development, the phasing of construction shall be indicated. A detailed site plan need be submitted only for that portion of the property for which a building permit will be applied for; a general site plan which clearly indicates the overall project intent may be submitted for the remainder of the site.

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OK

Building elevations of the proposed structure(s) from each direction shall be shown.