

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
Thursday, June 9, 2022
7:00 p.m.

**THIS MEETING WILL BE HELD IN PERSON WITH
ONLINE PARTICIPATION OPTIONS**

Call to Order
Pledge of Allegiance
Members Present/Members Absent
Call to the Public

- 1) Approval of Agenda
- 2) Consent Agenda
 - a. Approval of May 26, 2022 Regular Meeting Minutes
 - a. Complaint Report
 - b. DPW Report
 - c. Financial Report
 - d. Zoning Report

- 3) Howell Storage Extension Final Site Plan SPR #02-21
- 4) Marion-D19 LLC Mug & Bops Final Site Plan Review SPR #02-22
- 5) Bentley Lake Road Private Drive (Bring Back)
- 6) 377 Bonnie Circle Sanitary Hookup
- 7) FY 2022 Budget Amendments
- 8) Assistant Assessor Position
- 9) Marion Township Land Preservation Survey
- 10) Candidate Campaign Policy at Township Meetings
- 11) Marion Township Addition

Correspondence and Updates

Call to the Public

Adjournment

Reminder: Next Board Packet will be ready after 3pm on Thursday, June 16, 2022.

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
MAY 26, 2022

MEMBERS PRESENT: Bob Hanvey, Les Andersen, Greg Durbin, Scott Lloyd, Tammy Beal, and Dan Lowe, and Sandy Donovan

MEMBERS ABSENT: None

CALL TO ORDER

Bob Hanvey called the meeting to order at 7:00 pm. The meeting was also available to attend online.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

Mary Killeen and Tom Dudley, 3488 Sesame Drive, were present along with a few neighbors to ask the board to consider paving Cedar Lake Road as the road is in very bad condition. Mrs. Killeen said Bob Bezotte told her there is funding available for local roads. Dan Lowe said he has suggested doing the road in phases. Larry Grunn suggested having a group meet with the LCRC to discuss ditches, etc.

APPROVAL OF AGENDA

Items #8—Cemetery Sexton, #9—LETS Recommendation, and #10—Parking Lot Signs were added to the agenda. Les Andersen motioned to approve the agenda as amended. Sandy Donovan seconded. **Motion carried.**

CONSENT AGENDA

Les Andersen motioned to approve the consent agenda. Scott Lloyd seconded. **Motion carried.**

ASSISTANT ASSESSOR POSITION

The applicant declined the township's offer; the position has been reposted.

BENTLEY LAKE ROAD PRIVATE DRIVE

Greg Durbin motioned to postpone this agenda item. Les Andersen seconded. **Motion carried.**

377 BONNIE CIRCLE SANITARY HOOKUP

Dan Lowe motioned to postpone this item until the owner can get a perc test. Les Andersen seconded. **Motion carried.**

MARION TOWNSHIP LAND PRESERVATION SURVEY

The board members reviewed the proposed survey. Dan Lowe would like to see the calculations on the front of the survey. Sandy Donovan suggested adding a question to see if people who own property would be interested in participating. The calculation example should be 1 mil, not ½ mil.

Les Andersen motioned to approve the survey with the changes discussed to be included with the summer tax bill. Scott Lloyd seconded. **Motion carried.**

MARION TOWNSHIP ADDITION SPECIAL MEETING

Tammy Beal motioned to hold a special meeting at the Putnam Township Hall on Thursday, June 2 at 7 pm to include a tour of their new addition. Greg Durbin seconded. **Motion carried.**

CEMETERY SEXTON

Tammy Beal said that Tom Lloyd has retired as sexton and the township needs to hire a new one. She provided a list of requirements for the board members to review. She will publish the position in the Fowlerville paper.

LETS RECOMMENDATION

Sandy Donovan motioned to send the letter of support for funding for LETS, as presented. Les Andersen seconded. **Motion carried.**

PARKING LOT SIGNS

Dan Lowe said that Grainger garbage trucks are using the parking lot to turn around and we should have signs in the parking lot to discourage that. Tammy Beal said she will call the garbage company.

CORRESPONDENCE & UPDATES

Dan Perkins has a mud bog scheduled for June 4, and Speckled Hen has a craft show.

Dan Lowe said the lake overflow at High Hillcrest may be fixed by MDOT.

Les Andersen updated the board members on the wash out on Coon Lake Road east of the township hall and his discussion with the LCRC.

The Tamarack project has been put on hold for this year.

Livingston County is investigating using ARPA funds to build a county-wide fiber optic backbone at a cost of \$14-20 million.

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Les Andersen motioned to adjourn at 8:05 pm. Tammy Beal seconded. **Motion carried.**

Submitted by: S. Longstreet

Tammy L. Beal, Township Clerk Date

Robert W. Hanvey, Township Supervisor Date

COMPLAINT LOG

Complaint #	Complainant Name	Offender Name	Complaint Details	Action Taken	Date Violation	Show Cause Date	Resolved
#05-22	Maurier 3727 High Hillcrest	Joseph Topolski 3705 High Hillcrest	construction junk				
		4710-04-401-009					

GENERAL FUND CHECKING

Previous Balance	\$	2,290,053.55
Receipts	\$	411,895.68
Interest	\$	-
	\$	<u>2,701,949.23</u>
Expenditures	\$	243,517.15
Balance	\$	<u>2,458,432.08</u>

CEMETERY FUND

Previous Balance	\$	48,558.58
Receipts	\$	3,000.00
Interest	\$	0.87
	\$	<u>51,559.45</u>
Expenditures	\$	385.00
Balance	\$	<u>51,174.45</u>

PARKS & RECREATION FUND

Previous Balance	\$	27,406.77
Receipts	\$	-
Interest	\$	0.48
	\$	<u>27,407.25</u>
Expenditures	\$	325.73
Balance	\$	<u>27,081.52</u>

WATER - NEW USER

Previous Balance	\$	542,876.06
Receipts	\$	81,207.00
Interest	\$	14.86
	\$	<u>624,097.92</u>
Expenditures	\$	80,500.00
Balance	\$	<u>543,597.92</u>

SEWER OPERATING & MANAGEMT

Previous Balance	\$	148,695.09
Receipts	\$	33,476.01
Interest	\$	3.09
		<hr/>
	\$	182,174.19
Expenditures	\$	33,577.34
		<hr/>
Balance	\$	148,596.85

SEWER - NEW USER

Previous Balance	\$	1,307,878.36
Receipts	\$	194,250.00
Interest	\$	56.00
		<hr/>
	\$	1,502,184.36
Expenditures	\$	-
		<hr/>
Balance	\$	1,502,184.36

SPEC ASSESS. FUND

Previous Balance	\$	175,090.36
Receipts	\$	3,641.97
Interest	\$	4.26
		<hr/>
	\$	178,736.59
Expenditures	\$	865.00
		<hr/>
Balance	\$	177,871.59

ESCROW FUND

Previous Balance	\$	118,791.02
Receipts	\$	-
Interest	\$	3.06
		<hr/>
	\$	118,794.08
Expenditures	\$	6,282.00
		<hr/>
Balance	\$	112,512.08

SUMMARY TOTALS

General Fund	\$	2,458,432.08
Cemetery Fund	\$	51,174.45
Parks & Rec Capital Chk	\$	27,081.52
Water - New User	\$	543,597.92
Sewer Operating & Mana	\$	148,596.85
Sewer - New User	\$	1,502,184.36
Special Assess. Fund	\$	177,871.59
Escrow Fund	\$	112,512.08
		<hr/>
TOTAL	\$	5,021,450.85

#101 General Fund
Transactions by Account

As of May 31, 2022

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
001-001 - CASH - GENERAL - FNB			
05/03/2022	11883	Renee Hocking	-395.00
05/04/2022	11884	Rieth-Riley Construction Co. Inc	-166,739.28
05/04/2022	11885	Tammy Beal	-261.62
05/04/2022	11886	DAVID HAMANN	-160.29
05/04/2022	11887	Culligan of Ann Arbor	-65.20
05/04/2022	11888	AT&T -General	-450.03
05/05/2022	11889	Loreen Judson	-211.81
05/09/2022	11893	FOWLerville NEWS & VIEW	-135.00
05/09/2022	11894	PNC Bank	-1,202.30
05/09/2022	11895	THE GARBAGE MAN	-145.96
05/09/2022	11896	VERIZON WIRELESS	-53.05
05/09/2022	11897	MICHIGAN MUNICIPAL TREAS	-10.00
05/10/2022	11890	ALERUS PAYMENT SOLUTION	-3,591.43
05/10/2022	11891	VOYA Institutional Trust	-300.00
05/10/2022	11892	Marion Township Flex Fund	-1,700.00
05/10/2022	0015436	CHERYL A. RANGE	-184.70
05/10/2022	0015435	BRUCE V. POWELSON	-184.70
05/10/2022	0015433	JAMES L. ANDERSON JR.	-88.10
05/10/2022	0015434	SCOTT R. LLOYD	-150.51
05/10/2022	0015432	LESLIE D. ANDERSEN	-324.09
05/10/2022	E103293	TAMMY L. BEAL	-2,674.00
05/10/2022	E103294	GAIL A. BURLINGAME	-2,711.06
05/10/2022	E103295	SANDY DONOVAN	-3,267.27
05/10/2022	E103296	GREGORY L. DURBIN	-1,099.76
05/10/2022	E103297	LAWRENCE W. GRUNN	-132.14
05/10/2022	E103298	DAVE HAMANN	-2,434.46
05/10/2022	E103299	ROBERT W. HANVEY	-3,910.31
05/10/2022	E103301	LOREEN B. JUDSON	-3,020.36
05/10/2022	E103302	THOMAS A. LLOYD	-516.89
05/10/2022	E103303	SANDRA J. LONGSTREET	-2,032.54
05/10/2022	E103304	DANIEL F. LOWE	-479.09
05/10/2022	E103306	KITSEY A. RENNELLS	-2,405.37
05/10/2022	E103308	JESSICA S. TIMBERLAKE	-1,988.86
05/11/2022	11898	DTE ENERGY	-464.85
05/11/2022	11899	LIV CO TREASURER	-73.79
05/11/2022	11900	AT&T -General	-16.00
05/11/2022	11901	GORMLEY AND JOHNSON LA	-1,348.20
05/11/2022	11902	MTA	-33.00
05/11/2022	11903	MTA	0.00
05/11/2022	11904	Spicer Group Inc	-3,443.50
05/17/2022	11905	Charter Communications	-143.89
05/17/2022	11906	LIV CO ASSESSOR'S ASSOC	-20.00

#101 General Fund
Transactions by Account
As of May 31, 2022

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
05/19/2022	11908	CAPITAL CONSTRUCTION	-25.00
05/23/2022	11907	AMBER ANDERSON	-100.00
05/24/2022	11909	Demuse Topsoil	-312.14
05/24/2022	11910	CARTRIDGE WORLD	-217.98
05/24/2022	11911	Colonial Life	-647.56
05/24/2022	11912	MICHIGAN ASSESSORS ASSC	-150.00
05/24/2022	11913	LESLIE ANDERSEN	-165.94
05/24/2022	11915	RICH GORSKI	-3,287.50
05/25/2022	11914	Blue Cross Blue Shield of Michigan	-16,060.35
05/26/2022	11921	Chloride Solutions	-13,095.60
05/26/2022	11916	CONSUMERS ENERGY	-134.81
05/26/2022	11917	Spicer Group Inc	-5,761.00
05/26/2022	11918	Bruce Powelson	-48.40
05/26/2022	11919	PNC Bank	-2,499.58
05/26/2022	11920	PRINTING SYSTEMS INC	-1,254.65
05/26/2022	11922	DAVID HAMANN	-154.44
05/31/2022	11923	KEARNS MECHANICAL LLC	-1,315.00

MARION TOWNSHIP
2877 W. COON LAKE ROAD
HOWELL, MI 48843
Phone 517-546-1588
Fax 517-546-6622

TRANSMITTAL

TO: Board of Trustees

DATE June 9, 2022

PROJECT **Final Site Plan**
Howell Storage Expansion
SPR#02-21

VIA Hand Delivery

WE ARE SENDING: Herewith Under Separate Cover

THE FOLLOWING:

- Site Plan review for SPR#02-21 Howell Storage
- Carlisle/Wortman Review letter dated 4/3/2022
- Spicer review letter dated 5/16/2022
- LCDC review email dated 3/29/2022
- Planning Commission Minutes from May 24, 2022 meeting pending

FOR YOUR: approval/ denial as requested
 other review & comment

REMARKS:

The attached Site Plan for SPR#02-21 Howell Storage Expansion is for FINAL Site Plan review! This information is for **Review and approval**. Let me know if you have any questions.

FROM: Dave Hamann, Zoning Administrator

Copy: file

Dave Hamann

From: Ken Recker <KRecker@livgov.com>
Sent: Tuesday, March 29, 2022 5:24 PM
To: Dave Hamann
Cc: Melissa Lawrence; Rod Soos
Subject: RE: [EXT] FW: Howell Storage Site - Updated Site Plan
Attachments: RE: [EXT] Re: FW: Howell Storage Site, D-19 (3.36 MB)

Dave,

These plans match the plans sent to me by Lawrence Engineering on March 21, 2021. They have incorporated changes requested in my previous email dated March 16, 2022 (attached).

We have no objection to approving the project as submitted. A commercial soil erosion and sedimentation control permit will be required prior to the start of grading, which we will issue following receipt of application materials.

If you have any further questions let me know.

Kenneth E. Recker, II, P.E.
Chief Deputy Drain Commissioner

From: Dave Hamann <za@mariontownship.com>
Sent: Tuesday, March 29, 2022 4:54 PM
To: Ken Recker <KRecker@livgov.com>; Jamil Czubenko <jczubenko@howellfire.net>; khiller@livingstonroads.org;
Aaron Aumock <AAumock@livgov.com>
Subject: [EXT] FW: Howell Storage Site - Updated Site Plan

"The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin."

Attached please find the final site plan for your review and comment. This is a final site plan to add a number of buildings to the storage facility. You reviewed the preliminary back in September of 2021. If I could ask to have your response back by April 11 so I can get it into the Planning Commission packet that would be very helpful! Thank you in advance for your review!

Dave Hamann
Zoning Administrator
Marion Township
2877 W. Coon Lake Road
Howell, MI 48843
Phone (517) 546-1588
za@mariontownship.com

Dave Hamann

From: Ken Recker <KRecker@livgov.com>
Sent: Wednesday, March 16, 2022 5:12 PM
To: Melissa Lawrence
Cc: pjlewsley@envrngrs.com; za@mariontownship.com; Rod Soos; manager@howellstorage.com
Subject: RE: [EXT] Re: FW: Howell Storage Site, D-19
Attachments: Howell Storage Redline.pdf

Ms. Lawrence/Mr. Bridenstine:

I've reviewed the plans you sent via email last week pursuant to our meeting on March 10, 2022.

The concept for the first flush basins at both the front and the rear of the mini-storage looks workable. The first flush basins will improve the water quality associated with the discharges on the east and west of the project site.

I've attached sheet three through six of the plan set, though the bulk of my comments are on Sheet No. 3. I will have my soil erosion inspector Rod Soos review the SESC plan (Sheet 4) tomorrow and send you comments.

In addition to my redlined remarks, the plans should include a detail for rip-rap placed over keyed in geofabric associated with the following:

1. The swale downstream of the outlet pipe for first flush pond No. 1.
2. The overflow swale for first flush pond No. 2

If you have any further questions please give me a call at 517-552-6772.

Sincerely,
Kenneth E. Recker, II, P.E.
Chief Deputy Drain Commissioner

From: Melissa Lawrence <1996lepc@gmail.com>
Sent: Friday, March 11, 2022 12:39 PM
To: Ken Recker <KRecker@livgov.com>; pjlewsley@envrngrs.com
Subject: Re: [EXT] Re: FW: Howell Storage Site, D-19

"The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin."

Attached is the updated site plan with the storm design we discussed yesterday. Thanks for your help with this.

Bryan Bridenstine
Lawrence Engineering P.C.

On Tue, Mar 8, 2022 at 8:03 AM Ken Recker <KRecker@livgov.com> wrote:

2300 E. Grand River, Suite 105, Howell, MI 48843



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: April 3, 2022

**Site Plan Amendment
For
Marion Township, Michigan**

Applicant: Jim Abraham
Project Name: Howell Storage Addition
Location: 1650 Pinckney Road
Zoning: HS Highway Service
Action Requested: Site Plan Approval

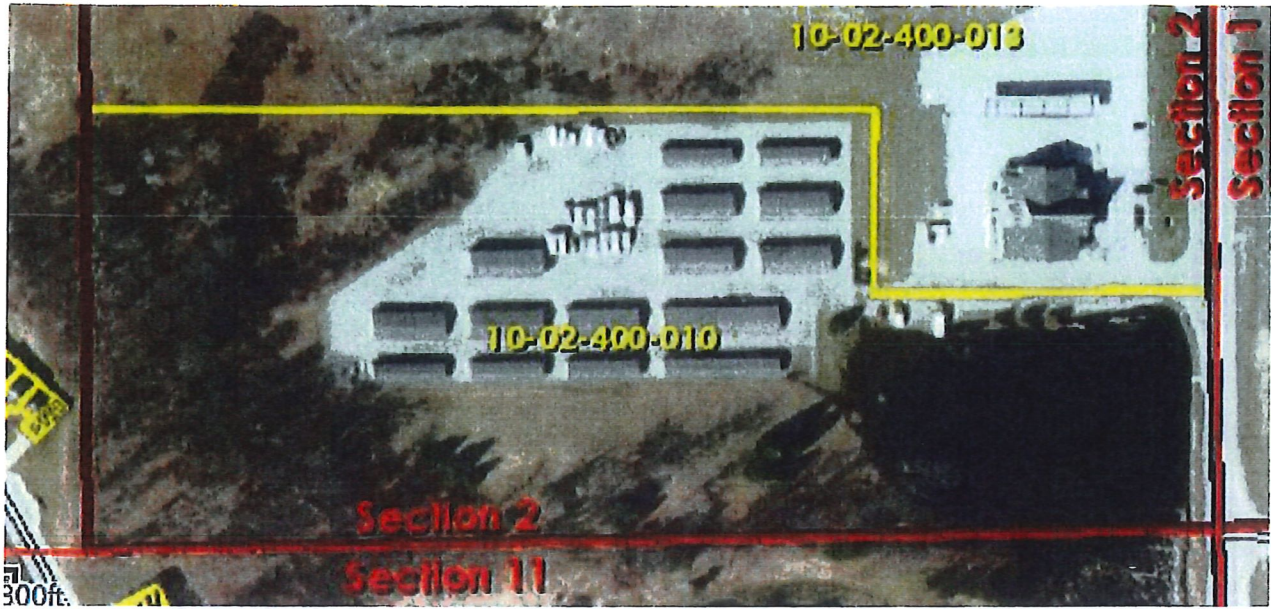
PROJECT AND SITE DESCRIPTION

The applicant is requesting an amendment for the construction of additional storage units and within the existing 12.27-acre Howell mini-storage facility at 1650 Pinckney Road just west of the Mugg and Bopp's facility. The business currently has fifteen (15) units, and the request is to install an additional three (3) units along with two (2) future portable storage units. This area has been used for the outdoor storage of RV's and boats. Will the site continue to have area for boat and RV storage? A proposed gravel surface is proposed for future portable storage units. This should be clarified. The surface for the storage units will continue to be aggregate rather than the preferred asphalt. In addition, the applicant is requesting to construct a paved parking area near the entrance consisting of eleven (11) spaces and one (1) ADA space.

The site plan provides good detail in regard to engineering, lighting, location and types of units to be installed.

Items to be addressed: Clarify RV and boat storage areas.

Location



PARKING AND CIRCULATION

Several existing parking spaces, twelve (12) are proposed on site will be asphalt and are currently gravel. The Fire Department should review and approve access as well as internal circulation and their ability to access all units.

Items to be Addressed: Review and approval by Fire Department.

ESSENTIAL FACILITIES AND SERVICES

No public water or sewer is shown on the plan. However, a public septic easement does bisect the parcel. Because the project plans to expand hard surface storm water is shown on the plan.

Items to be Addressed: 1.) Review and approval of infrastructure needs by Township engineer. 2.) Confirm need for Livingston County Drain approval.

RECOMMENDATIONS

We would recommend approval of the proposed site plan conditional upon the following items being addressed to the satisfaction of the Planning Commission.

- 1) Clarify RV and boat storage areas.
- 2) Review and approval by Fire Department.
- 3) Review and approval of infrastructure needs by Township engineer.
- 4) Confirm need for Livingston County Drain approval.
- 5) Building lights should be down shielded and motion activated, if possible.



May 16, 2022

Dave Hamann, Zoning Administrator
Marion Township
2877 W. Coon Lake Road
Howell, MI 48843

RE: Howell Storage Expansion
Final Site Plan Review

Mr. Hamann:

We have received and reviewed the Final Site Plan for Howell Storage. The property's address is 1650 Pinckney Road and is located north of Sedum Road. The plans were prepared by Lawrence Engineering P.C., dated March 21, 2022. We offer the following comments:

General

The existing site is currently zoned as Highway Service District (HS) and is already a developed storage facility with 15 existing storage buildings. The site plan proposes three additional storage buildings and an approximate 1,025 yd² of proposed gravel surface for future portable storage units.

The correct setbacks are listed on the plans. The portable storage units on the proposed gravel surface located on the north side of the site, may violate the 25 feet side yard setback requirement.

The gross acreage of the site should be provided.

A location map is provided on the cover sheet.

A quality aerial photograph with adjacent property information and features will be required on the plans.

A legal description is provided and closes within acceptable limits.

Water Main

No existing or proposed water services are shown or required.

Sanitary Sewer

There is a 50' wide septic line easement that cuts through the northeast corner of the site. The plans do not show an existing or proposed sanitary sewer.

Storm Sewer

There is an existing stormwater conveyance system, which routes the stormwater towards the northwest corner of the site to the wetland area. The plan proposes for 124' of 12" pipe to be either abandoned in place or removed. A proposed manhole and two runs of 12" RCP pipe are proposed to route the storm line around the proposed building. The existing northwest manhole is to be replaced with an underground pre-treatment manhole to remove particulates. Two forebays are proposed on the south side of the site. Runoff is proposed to sheet flow to each of the forebays and then discharge to the wetland and pond located on site.

May 16, 2022
Page 2 of 2

The forebays appear to be adequately sized for their drainage districts. We defer to Livingston County Drain Commissioner for additional review and comment.

Since there is no increase to the impervious area on the site, the existing northwest wetland area and southeast pond should be adequate for retention.

Grading and Paving

The existing site is graded towards the northwest corner of the site.

The existing gravel visitor parking lot to the southeast of the existing office building is proposed to be paved. The proposed parking lot is composed of 4 inches of HMA placed in two lifts, and 8 inches of 21AA gravel. This pavement cross section meets the Township's requirements.

A gravel surface area for future portable storage units is existing along the north boundary of the property line and consists of 8 inches of 21AA gravel, which is acceptable.

Recommendation

At this time, we recommend the plan be considered for approval, with the following conditions:

1. Plans should be reviewed and approved by Livingston County Drain Commissioner.

If you have any questions or require any additional information, please contact our office.

Sincerely,



Elsie Jorgensen, EIT
Design Engineer I
Phone: (269)-252-6100
Mailto: elsie.jorgensen@spicergroup.com



Philip A. Westmoreland, P.E.
Senior Project Manager
Phone: (517) 375-9449
Mailto: Philaw@spicergroup.com

SPICER GROUP, INC.
125 Helle Dr, Suite 2
Dundee, MI 48131

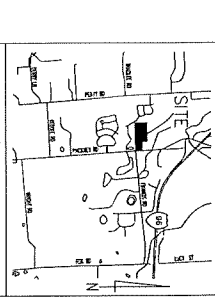
CC: SGI File

PROPERTY DESCRIPTIONS:
 PROPERTY NO. 80
 A 1.5 ACRE PARCEL OF LAND, MORE OR LESS, BEING MORE OR LESS THE SAME AS DESCRIBED IN THE INSTRUMENTS REFERRED TO IN THE "EXISTING ZONING INFORMATION" HEREON, MORE PARTICULARLY THE INSTRUMENTS REFERRED TO IN THE "FLOOD PLAN NOTE" HEREON, AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE PROPERTY IS ZONED HS (HIGH SCHOOL).
 2. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS:
 a) A 10' EASEMENT FOR UTILITY LINES.
 b) A 10' EASEMENT FOR A 12" WATER MAIN.
 c) A 10' EASEMENT FOR A 12" SEWER MAIN.
 d) A 10' EASEMENT FOR A 12" GAS MAIN.
 e) A 10' EASEMENT FOR A 12" TELEPHONE MAIN.
 f) A 10' EASEMENT FOR A 12" CABLE TV MAIN.
 g) A 10' EASEMENT FOR A 12" FIBER OPTIC MAIN.
 h) A 10' EASEMENT FOR A 12" RAINWATER MAIN.
 i) A 10' EASEMENT FOR A 12" STORMWATER MAIN.
 j) A 10' EASEMENT FOR A 12" SANITARY SEWER MAIN.
 k) A 10' EASEMENT FOR A 12" WATER MAIN.
 l) A 10' EASEMENT FOR A 12" FIRE MAIN.
 m) A 10' EASEMENT FOR A 12" NATURAL GAS MAIN.
 n) A 10' EASEMENT FOR A 12" DISTRICT HEATING MAIN.
 o) A 10' EASEMENT FOR A 12" DISTRICT COOLING MAIN.
 p) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.
 q) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.
 r) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.
 s) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.
 t) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.
 u) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.
 v) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.
 w) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.
 x) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.
 y) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.
 z) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.

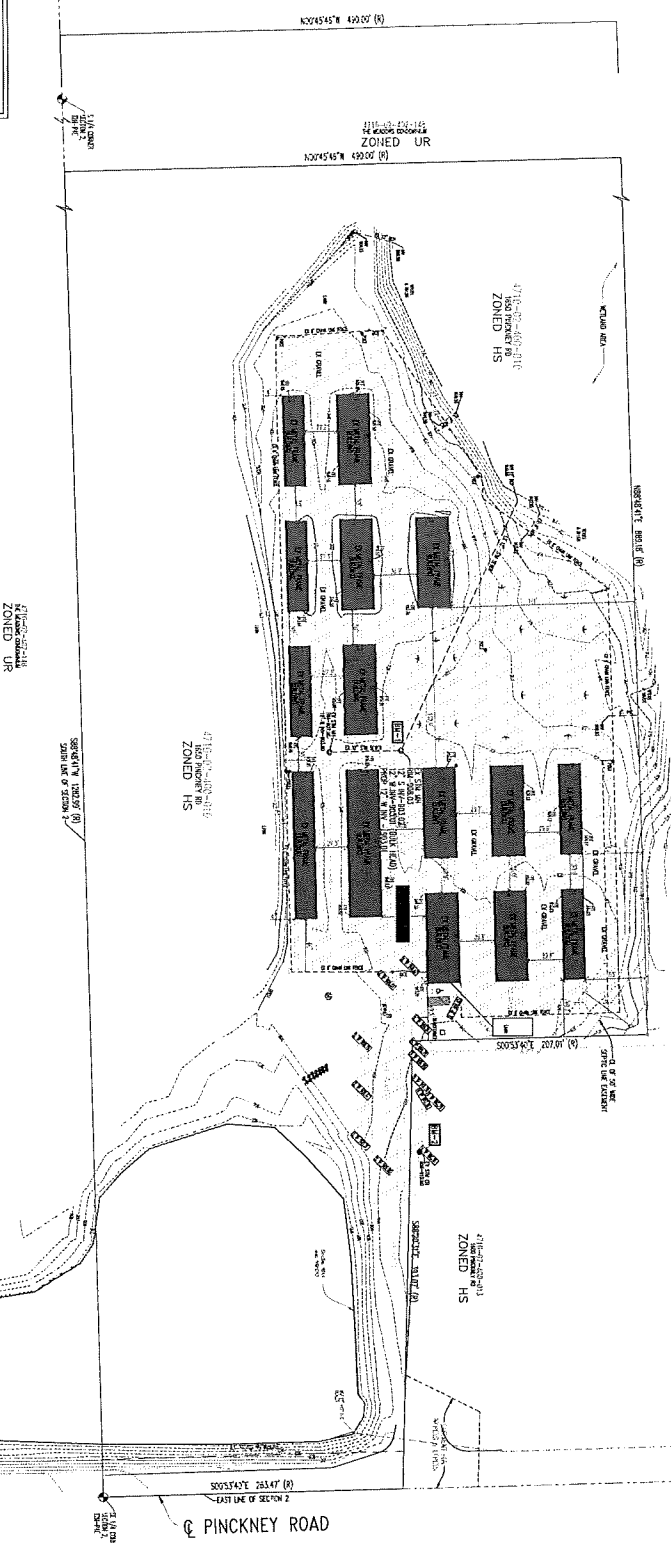
EXISTING ZONING INFORMATION:
 THE PROPERTY IS ZONED HS (HIGH SCHOOL) AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE PROPERTY IS ZONED HS (HIGH SCHOOL).
 2. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS:
 a) A 10' EASEMENT FOR UTILITY LINES.
 b) A 10' EASEMENT FOR A 12" WATER MAIN.
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 x) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.
 y) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.
 z) A 10' EASEMENT FOR A 12" DISTRICT HEATING AND COOLING MAIN.

WETLAND NOTE:
 THE PROPERTY IS ZONED HS (HIGH SCHOOL) AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE PROPERTY IS ZONED HS (HIGH SCHOOL).
 2. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS:
 a) A 10' EASEMENT FOR UTILITY LINES.
 b) A 10' EASEMENT FOR A 12" WATER MAIN.
 c) A 10' EASEMENT FOR A 12" SEWER MAIN.
 d) A 10' EASEMENT FOR A 12" GAS MAIN.
 e) A 10' EASEMENT FOR A 12" TELEPHONE MAIN.
 f) A 10' EASEMENT FOR A 12" CABLE TV MAIN.
 g) A 10' EASEMENT FOR A 12" FIBER OPTIC MAIN.
 h) A 10' EASEMENT FOR A 12" RAINWATER MAIN.
 i) A 10' EASEMENT FOR A 12" STORMWATER MAIN.
 j) A 10' EASEMENT FOR A 12" SANITARY SEWER MAIN.
 k) A 10' EASEMENT FOR A 12" WATER MAIN.
 l) A 10' EASEMENT FOR A 12" FIRE MAIN.
 m) A 10' EASEMENT FOR A 12" NATURAL GAS MAIN.
 n) A 10' EASEMENT FOR A 12" DISTRICT HEATING MAIN.
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FLOOD PLAN NOTE:
 THE PROPERTY IS ZONED HS (HIGH SCHOOL) AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
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UTILITY NOTE:
 THE UTILITY LOCATIONS AS SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL RECORDS. THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, GRADE, AND CHARACTERISTICS OF ANY UTILITY ARE NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ANY UTILITY LOCATION BY FIELD OBSERVATION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF ANY UTILITY LOCATION. THE CONTRACTOR SHALL VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF ANY UTILITY LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN WRITING IF ANY DISCREPANCY IS FOUND.



BENCHMARK NO. 1
 TOP OF TOWERHEAD STAKE MARKED
 ELEVATION: 588.11 (MAY 88)

BENCHMARK NO. 2
 TOP OF CENTER BLOW ALONG AS SHOWN
 ELEVATION: 587.88 (MAY 88)

1. Vertical Curve (VC) Length
 CALL WMS INC.
 4150 WOODBINE RD
 WOODBINE, MI 48095



JOB NO: 2021-012
 DATE: 8/30/2021
 DRAWN BY: BLB
 CHECKED BY: MML

SHEET 1 OF 5

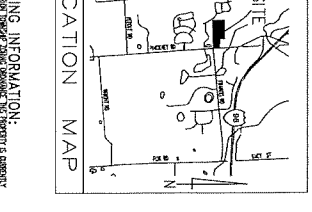
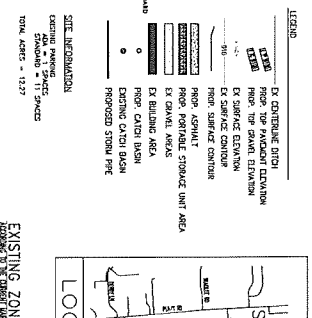
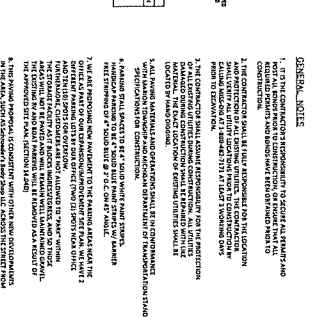
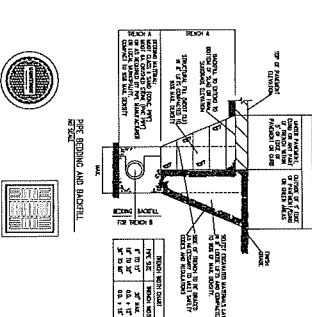
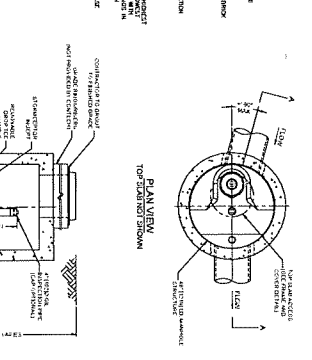
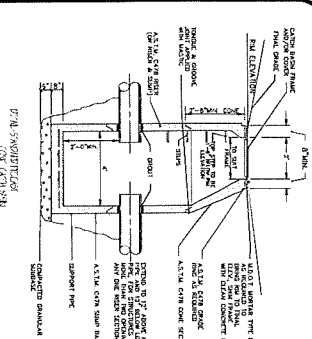
PROJECT: HOWELL STORAGE FOR JIM ABRAHAM 1650 PINCKNEY ROAD HOWELL, MI 48843 (810)694-7707

LAWRENCE ENGINEERING P.C.
 ENGINEERING

4344 SILVER LAKE ROAD LINDEN, MI 48451 OFFICE:(810)750-5283 FAX:(810)750-5283

SHEET TITLE: NATURAL FEATURES

NO.	REVISION/ISSUE	DATE
1.	PREP. REVISIONS	8/30/21
2.	LOGS - STORM	8/30/21
3.	LOGS - SEWER	8/30/21
4.	LOGS - GAS	8/30/21



First Flush Storage #1
Date: 3/12/2022

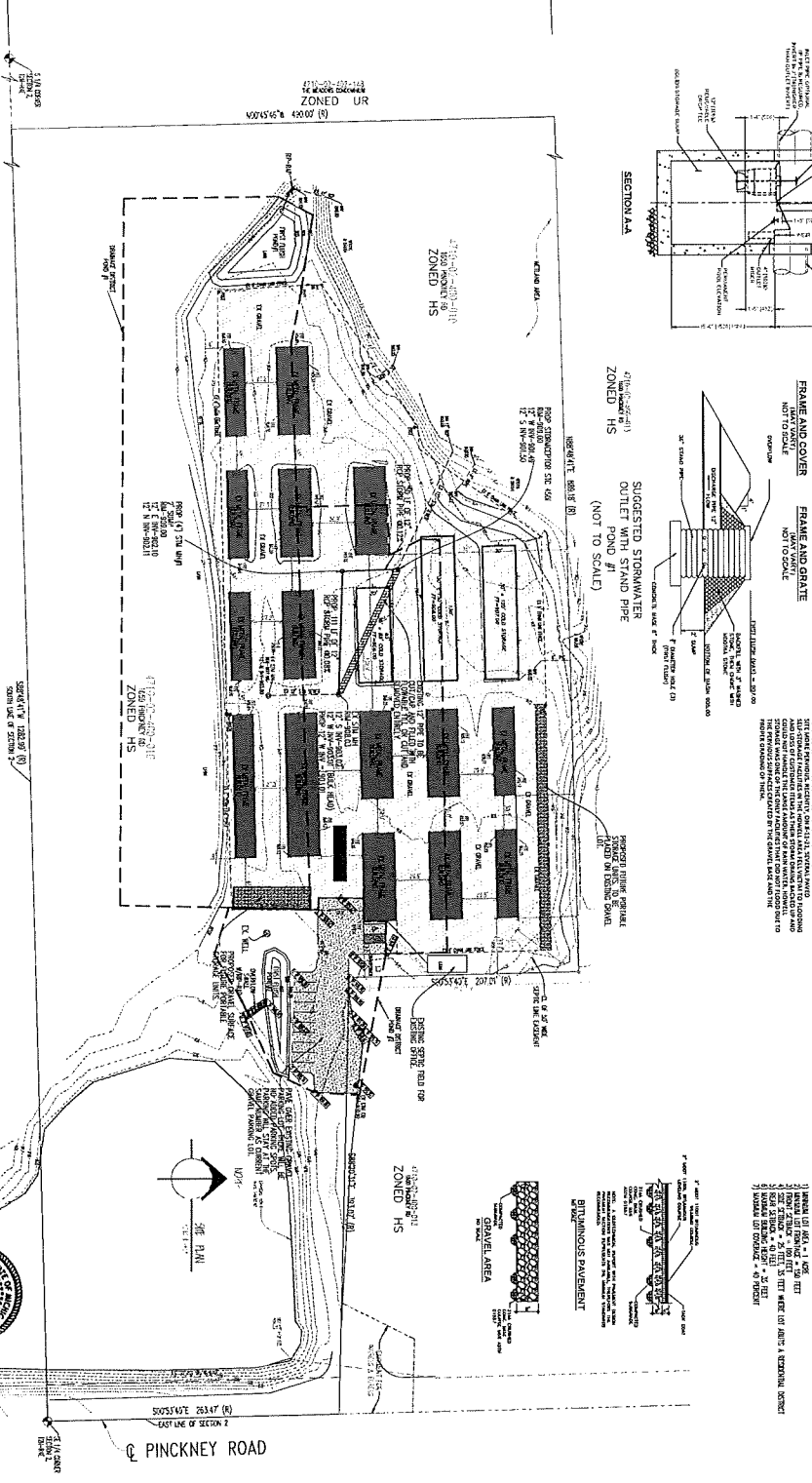
Site Information
Site Area (A1) = 2.3 Acres
Budget/Per Acre (A1) = 0.88 Acres
Budget/Per Acre (A2) = 0.95
Good Grass Cover (A1) = 1.42 Acres
Good Grass Cover (A2) = 0.25 Acres

First Flush Storage #2
Date: 3/12/2022

Site Information
Site Area (A1) = 0.68 Acres
Budget/Per Acre (A1) = 0.21 Acres
Budget/Per Acre (A2) = 0.25
Good Grass Cover (A1) = 0.25 Acres
Good Grass Cover (A2) = 0.25 Acres

First Flush #1 Summary
req'd V(1) = 4,325 cu. ft.
TOP OF POND = 907.00'
STORAGE BOTTOM OF POND = 805.00'
DEPTH = 2 V(1) = 5,858.00 cu. ft.
SLOPE = 1:6

First Flush #2 Summary
req'd V(2) = 891.00 cu. ft.
TOP OF POND = 908.00'
STORAGE BOTTOM OF POND = 907.00'
DEPTH = 1'
provided V(2) = 1,041 cu. ft.
SLOPE = 1:6



GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.

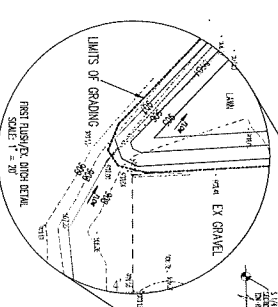
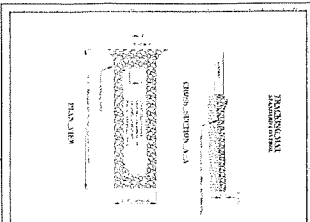
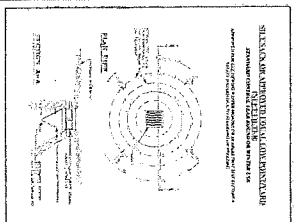
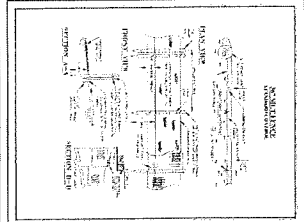
LEGEND

- EX - EXISTING
- PRO - PROPOSED
- CON - CONCRETE
- GRA - GRAVEL
- ASPH - ASPHALT
- GRASS - GRASS
- WOOD - WOOD
- STEEL - STEEL
- IRON - IRON
- COPPER - COPPER
- BRASS - BRASS
- ALUMINUM - ALUMINUM
- GLASS - GLASS
- PLASTIC - PLASTIC
- PAINT - PAINT
- FINISH - FINISH
- TEXTURE - TEXTURE
- SMOOTH - SMOOTH
- ROUGH - ROUGH
- FLAT - FLAT
- CONCAVE - CONCAVE
- CONVEX - CONVEX
- ROUND - ROUND
- SQUARE - SQUARE
- RECTANGULAR - RECTANGULAR
- TRIANGULAR - TRIANGULAR
- CIRCULAR - CIRCULAR
- ELLIPSE - ELLIPSE
- DIAGONAL - DIAGONAL
- HORIZONTAL - HORIZONTAL
- VERTICAL - VERTICAL
- 45 DEGREE - 45 DEGREE
- 90 DEGREE - 90 DEGREE
- 135 DEGREE - 135 DEGREE
- 225 DEGREE - 225 DEGREE
- 315 DEGREE - 315 DEGREE

SITE INFORMATION
SHEET NO. = 11
TOTAL SHEETS = 12
DATE = 3/12/22

EXISTING ZONING INFORMATION:
ZONED UR - URBAN RESIDENTIAL
ZONED HS - HIGH SCHOOL
ZONED IIR - INDUSTRIAL RESIDENTIAL

JOB NO.: 2021-012 DATE: 8/30/2021 DRAWN BY: BLB CHECKED BY: MML	SHEET: 2 OF 5	PROJECT: HOWELL STORAGE FOR: JIM ABRAHAM 1650 PINCKNEY ROAD HOWELL, MI 48843 (810)594-7707	<p>LAWRENCE ENGINEERING P.C. ENGINEERING</p>	4344 SILVER LAKE ROAD LINDEN, MI 48451 OFFICE: (810)750-5260 FAX: (810)750-5283	SHEET FILE: SITE PLAN	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION/ISSUE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>PMP REVISIONS</td> <td>3/12/22</td> </tr> <tr> <td>2.</td> <td>LOC - STORM</td> <td>3/12/22</td> </tr> <tr> <td>3.</td> <td>LOC - STORM</td> <td>3/12/22</td> </tr> <tr> <td>4.</td> <td>LOC - STORM</td> <td>3/12/22</td> </tr> </tbody> </table>	NO.	REVISION/ISSUE	DATE	1.	PMP REVISIONS	3/12/22	2.	LOC - STORM	3/12/22	3.	LOC - STORM	3/12/22	4.	LOC - STORM	3/12/22
NO.	REVISION/ISSUE	DATE																			
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2.	LOC - STORM	3/12/22																			
3.	LOC - STORM	3/12/22																			
4.	LOC - STORM	3/12/22																			



SOIL EROSION CONTROL MEASURES

54	Grass	1. All construction shall be in accordance with the provisions of the applicable codes and ordinances.
35	Artificial Turf	2. Erosion control measures shall be installed and maintained in accordance with the provisions of the applicable codes and ordinances.
36	Grass with Mulch	3. Erosion control measures shall be installed and maintained in accordance with the provisions of the applicable codes and ordinances.

GRADING NOTES

1. All construction shall be in accordance with the provisions of the applicable codes and ordinances.
2. Erosion control measures shall be installed and maintained in accordance with the provisions of the applicable codes and ordinances.
3. Erosion control measures shall be installed and maintained in accordance with the provisions of the applicable codes and ordinances.

GENERAL NOTES

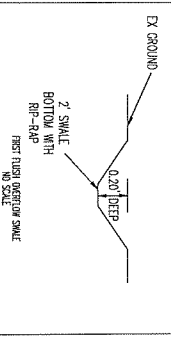
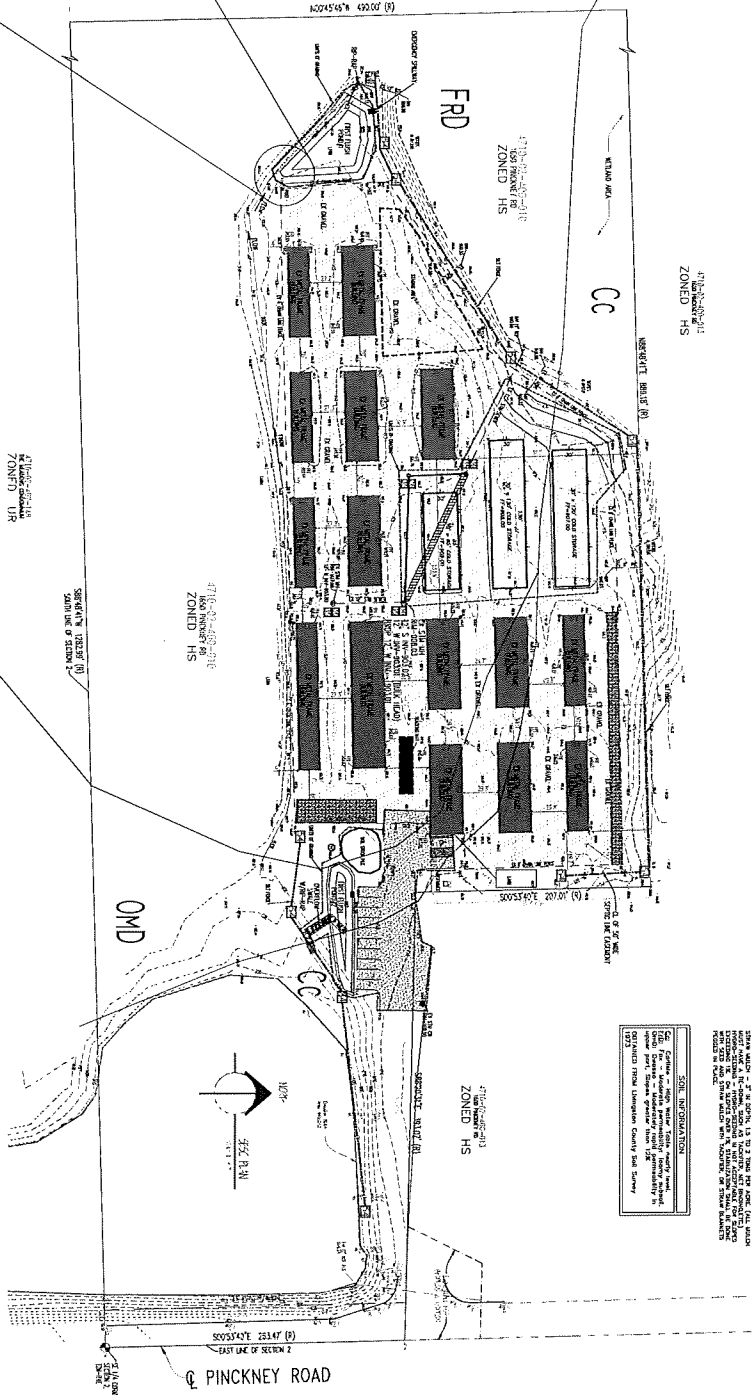
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2. Erosion control measures shall be installed and maintained in accordance with the provisions of the applicable codes and ordinances.
3. Erosion control measures shall be installed and maintained in accordance with the provisions of the applicable codes and ordinances.

SOIL EROSION & SEDIMENTATION CONTROL MEASURES

1. All construction shall be in accordance with the provisions of the applicable codes and ordinances.
2. Erosion control measures shall be installed and maintained in accordance with the provisions of the applicable codes and ordinances.
3. Erosion control measures shall be installed and maintained in accordance with the provisions of the applicable codes and ordinances.

MAINTENANCE NOTES

1. All construction shall be in accordance with the provisions of the applicable codes and ordinances.
2. Erosion control measures shall be installed and maintained in accordance with the provisions of the applicable codes and ordinances.
3. Erosion control measures shall be installed and maintained in accordance with the provisions of the applicable codes and ordinances.

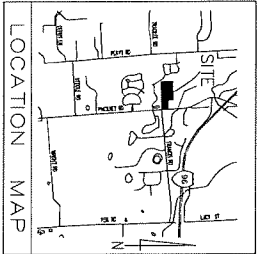


SOIL INVESTIGATION

NO.	DATE	DESCRIPTION
1	8/10/2021	Initial site visit and soil sampling.
2	8/20/2021	Soil sampling and analysis.
3	9/10/2021	Final soil investigation report.

SOIL CORRELATION TABLE

SOIL TYPE	DESCRIPTION
CLAY	Highly plastic clay with silty shale.
SILT	Medium to fine grained silty clay.
SAND	Medium to coarse grained sand.



PROJ. NO.: 2021-012
 DATE: 8/30/2021
 DRAWN BY: BLB
 CHECKED BY: MML

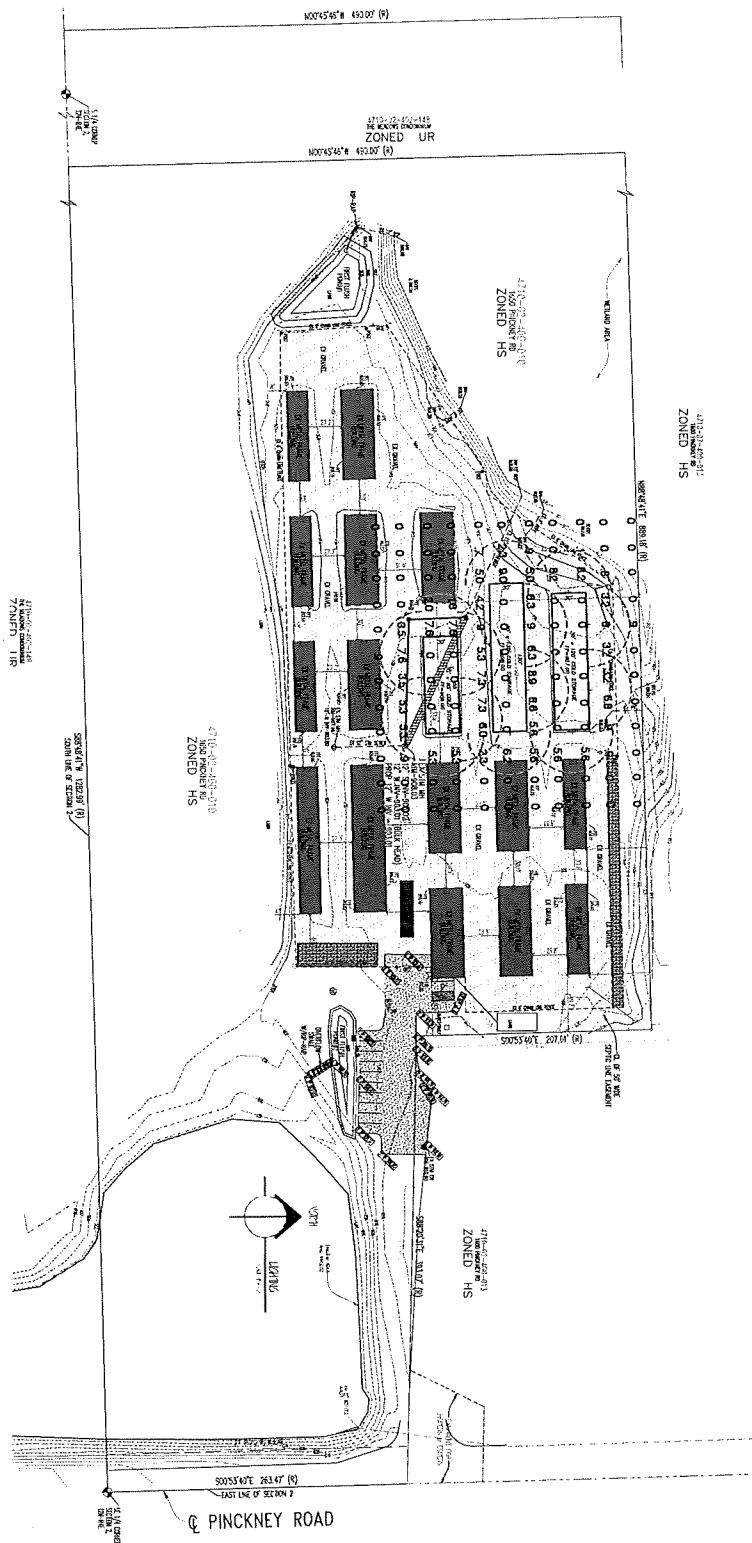
PROJECT: HOWELL STORAGE
 FOR: JIM ABRAHAM
 1650 PINCKNEY ROAD
 HOWELL, MI 48843
 (810)694-7707

LAWRENCE ENGINEERING P.C.
 ENGINEERING

4344 SILVER LAKE ROAD
 LINDEN, MI 48451
 OFFICE: (810)750-5280
 FAX: (810)750-5283

SHEET TITLE: SOIL EROSION CONTROL PLAN

NO.	REVISION/ISSUE	DATE
1.	TWP. REVISION	10/1/21
2.	LOCC - STORM	11/1/21
3.	LOCC - STORM	11/1/21
4.	LOCC - SEC	11/1/21



ILLUMINANCE

TOTAL HORIZONTAL ILLUMINATION (INITIAL FOOTCANDLES)
ON A FOOT WORKPLANE

----- 10:1 FOOT CANDLE BOUNDARY LINE
* PROPOSED BUILDING LIGHT

- LEGEND**
- 10:1 FOOT CANDLE BOUNDARY LINE
 - PROPOSED BUILDING LIGHT
 - SITE LIGHTING**
 - FIXTURE TYPE
KAD 175W R3 T8 W8204 LPI (FULL CUTOFF FIXTURE)
AVERAGE TO MINIMUM RATIO 1:8.0:1



JOB NO.: 2021-012	SHEET: 4 OF 5
DATE: 8/30/2021	DRAWN BY: BLB
CHECKED BY: MML	

PROJECT:
HOWELL STORAGE
FOR:
JIM ABRAHAM
1650 PINCKNEY ROAD
HOWELL, MI 48843
(810)694-7707

LAWRENCE ENGINEERING P.C.
ENGINEERING

4344 SILVER LAKE ROAD
LINDEN, MI 48451
OFFICE: (810)750-5280
FAX: (810)750-5283

SHEET TITLE:
LIGHTING PLAN

NO.	REVISION/ISSUE	DATE
1.	TWP. REVISIONS	8/30/21
2.	LOCC - STORV	8/17/21
3.	LOCC - STORV	8/17/21
4.	LOCC - SECC	8/17/21

PROPERTY DESCRIPTIONS:
 PROJECT NO: 2021-012, LOT: 150, PARCELS 89
 PROJECT: HOWELL STORAGE
 FOR: JIM ABRAHAM
 1650 PINCKNEY ROAD
 HOWELL, MI 48843
 (810)694-7707

EXISTING ZONING INFORMATION:
 ACCORDING TO THE CURRENT ZONING REGULATIONS, THE PROPERTY IS CURRENTLY ZONED IN PERMANENT AGRICULTURE, AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. MINIMUM LOT AREA = 1.0 ACRE
 2. MINIMUM BUILDING AREA = 10,000 SQ. FT.
 3. MINIMUM SETBACK FROM ADJACENT PROPERTIES = 50 FEET
 4. MINIMUM FRONT SETBACK FROM ADJACENT HIGHWAYS = 75 FEET
 5. MINIMUM SIDE SETBACK FROM ADJACENT HIGHWAYS = 50 FEET
 6. MINIMUM REAR SETBACK FROM ADJACENT HIGHWAYS = 50 FEET
 7. MINIMUM BUILDING HEIGHT = 25 FEET
 8. MAXIMUM BUILDING VOLUME = 1,000,000 CU. YD.
 9. MINIMUM OPEN SPACE = 15% OF TOTAL LOT AREA

FLOOD PLAN NOTE:
 FLOOD PLAN FOR THIS PROJECT IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD MAP FOR THE AREA. THE FLOOD MAP IS AVAILABLE AT THE LOCAL FLOOD MAP DISPLAY PANEL TO THE RIGHT OF THIS FLOOD MAP. THE FLOOD MAP IS DATED 12/2008. THE PROPOSED ELEVATION IS 100.

WETLAND NOTE:
 WETLANDS WERE IDENTIFIED BY VISUAL INSPECTION AND PHOTOGRAPHS TAKEN ON THIS PROJECT. THE PROPERTY IS NOT DETERMINED TO BE A WETLAND AREA.

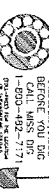
SURVEYOR NOTES:
 1. THE BOUNDING ARE RELIANCE TO BE RECONSTRUCTED AS PROVIDED BY CLIENT.
 2. THE BOUNDING ARE RELIANCE TO BE RECONSTRUCTED AS PROVIDED BY CLIENT.
 3. THE BOUNDING ARE RELIANCE TO BE RECONSTRUCTED AS PROVIDED BY CLIENT.
 4. REFERENCED SURVEY PROVIDED BY BOSS DORNBACH, 300 WILSON ROAD, SALEM, OH 44470.



UTILITY NOTE:
 THE UTILITY LOCATIONS AS SHOWN SPIN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO VERIFY THE EXISTENCE OR DEPTH OF ANY OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND SANITARY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE EXISTENCE AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS SOON AS POSSIBLE IN THE EVENT A DISCOVERY IS MADE.

BENCHMARK NO. 1
 NAME OF BENCHMARK: 152050
 ELEVATION: 918.00 (UMANS)

BENCHMARK NO. 2
 NAME OF BENCHMARK: 152050
 ELEVATION: 918.00 (UMANS)



PROJECT: HOWELL STORAGE
FOR: JIM ABRAHAM
 1650 PINCKNEY ROAD
 HOWELL, MI 48843
 (810)694-7707

DATE: 8/30/2021
SHEET: 5 OF 5
DRAWN BY: BLB
CHECKED BY: MML

LAWRENCE ENGINEERING P.C.
 ENGINEERING

4344 SILVER LAKE ROAD
 LINDEN, MI 48451
 OFFICE: (810)750-5280
 FAX: (810)750-5283

SHEET FILE:
 AERIAL PHOTO

NO.	REVISION/ISSUE	DATE

MARION TOWNSHIP
2877 W. COON LAKE ROAD
HOWELL, MI 48843
Phone 517-546-1588
Fax 517-546-6622

TRANSMITTAL

TO: Board of Trustees

DATE June 9, 2022
PROJECT **Final Site Plan Review**
Marion-D19 LLC Mug & Bopp
SPR#02-22

VIA Hand Delivery

WE ARE SENDING: Herewith Under Separate Cover

THE FOLLOWING:

- Final Site plan review for SPR#02-22 Marion-D19 LLC Mug & Bopp
- Spicer review letter dated 4/25/2022
- Carlisle/Wortman Review letter dated 5/6/2022
- Planning Commission Minutes from May 24, 2022 meeting pending

FOR YOUR: approval/ denial as requested
 other review & comment

REMARKS:

The attached Site Plan for SPR#02-22 for Marion D19 LLC addition Mug & Bopp. This information is for **FINAL Review and approval.** Let me know if you have any questions.

FROM: Dave Hamann, Zoning Administrator

Copy: file



April 25, 2022

Dave Hamann, Zoning Administrator
Marion Township
2877 W. Coon Lake Road
Howell, MI 48843

RE: Mugg & Bopps Gas Station
Site Plan Review

Dear Mr. Hamann,

We have received and reviewed the site plan for the addition to Mugg and Bopps Gas Station located at 1648 Pinckney Road. The plans were prepared by F. Matthew Ray Architect on behalf of Marion-D19, LLC and are dated April 5, 2022. We offer the following comments:

General

The existing site is gas station. The plan proposes a 252 square foot addition to the existing building. The site is zoned Highway Service and is surrounded by Highway Service on all sides. The proposed will remain the same and is consistent with zoning.

The lot is 10 acres which is greater than the 1.0 acre minimum lot size. The frontage is 500.4 feet with is greater than the 150 feet minimum. All the proposed setbacks are listed correctly on the plans and are shown correctly on the plans.

The legal description is shown on the site plan and closes within acceptable limits.

The plans are sealed and signed by a professional engineer.

Water Service

There are no proposed changes to the water service. We offer no further comment on the water service.

Sanitary Service

There are not proposed changes to the sanitary service. We offer no further comment on the sanitary service.

Stormwater and Grading

There are no proposed changes to grading or stormwater system. The area where the addition is proposed was previously paved so there will be no changes to impervious area, so no changes to the stormwater system are needed. We offer no further comment on the stormwater and grading plans.

Pavement, Landscaping, and Lighting

There are not proposed changes to pavement, landscaping, or lighting on the site. We offer no further comment on these items.

April 25, 2022
2 of 2

Recommendation

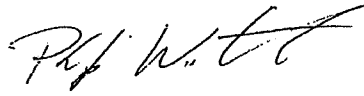
After careful review of the site plan, we feel that these plans meet the requirements of the Zoning Ordinance including those conditions noted by the Planning Commission and are ready for Township Board approval.

If you have any questions or need anything further, please feel free to contact our office.

Sincerely,



Elsie Jorgensen
Design Engineer
Phone: (269) 252-6100
Mailto: elsie.jorgensen@spicergroup.com



Philip A. Westmoreland, P.E.
Sr. Project Manager
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CC: SGI File



Carlisle | Wortman
ASSOCIATES, INC.

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

May 6, 2022

Preliminary and Final Site Plan Review for Marion Township, Michigan

Applicant:	Todd Lekander
Project Name:	Dunkin'
Plan Date:	April 1, 2022
Location:	1648 Pinckney (4710-02-400-013)
Action Requested:	Preliminary and final site plan approval

PROJECT NARRATIVE

The applicant is requesting a combined preliminary and final site plan approval for an addition to an existing building that has a Mug and Bops gas station/convenience store and Dunkin' restaurant/drive-through.

The proposed addition would be located at the southeastern corner of the existing building. It would measure roughly 10 feet by 25 feet, with an area of 252.1 square feet. The addition would allow space for Dunkin' to expand their commercial kitchen and in order to install automated equipment.

The site plan does not call for any other changes to the existing site.

The site plan is generally complete, relative to the limited-scope of the proposed building addition, except as otherwise noted in this report.

Site plans are reviewed by the Planning Commission, which forwards them with a recommendation to the Township Board for final action.

Dunkin' Kitchen Expansion
 Preliminary and Final Site Plan Review
 May 6, 2022

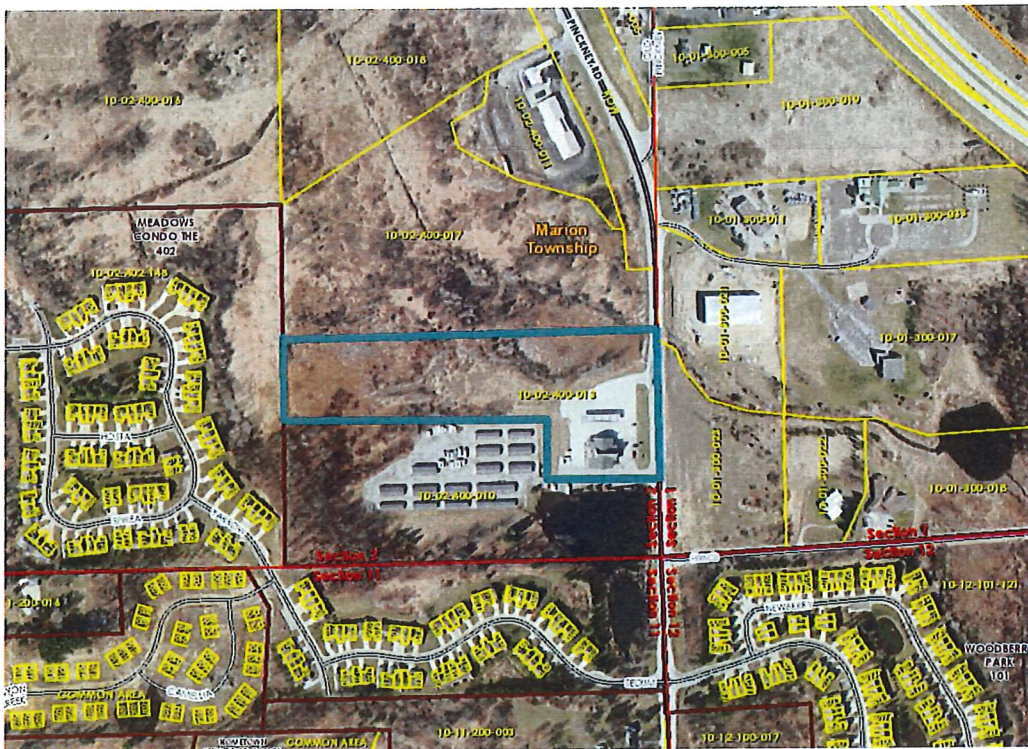
SITE DESCRIPTION

Lot Area: ~10.2 acres (*gross*)
 ~444,312 square feet (*gross*)

Frontage: ~500 feet along Pinckney

Current Use: Gas station/convenience store, restaurant/drive-through

Aerial image of the site



	North	East	South	West
Surrounding Zoning	HS Highway Service	HS Highway Service	HS Highway Service	UR Urban Residential
Surrounding Land Uses	Vacant	Body shop, Vacant	Mini-storage	Attached residential, mini-storage
Future Land-Use Map	Commercial	Commercial	Sewered High Density Residential	Sewered High Density Residential

Dunkin' Kitchen Expansion

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Future Land Use Map:	Commercial <p>The intent of the Commercial future land use category is to concentrate future commercial uses within the Township Proposed Water/Sewer Boundary and around the highway interchange, for ease of transportation access to and from establishments and to serve a regional customer base. Locating future Commercial development adjacent to the interchange and D-19, the major arterial in Marion Township, will minimize traffic congestion, traffic conflict and traffic hazards and will keep non-residential uses contiguous to the commercial services of the City of Howell. Traffic generated by commercial uses will also benefit from a future paved roadway that will connect D-19 to Peavy Road just south of the interchange.</p> <p>The Commercial future land use designation encompasses 238 acres of land. The bulk of this land area surrounds the I-96 interchange extending south to Francis Road and west to Peavy Road. It includes land area on both sides of D-19. Another small node of commercial is noted near the southern boundary of the Township, at the northwest corner of the Schafer Road and D-19 intersection where existing commercial is present. Lastly, small commercially designated Township parcels are scattered amongst City of Howell properties along Mason Road and Michigan Avenue. Developmental Densities within the Commercial future land use designation should not exceed 1 building or structure per 1 acre.</p> <p>The Commercial future land use category corresponds to the HS Highway Service District of the Marion Township Zoning Ordinance.</p>
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Future Land Use Map

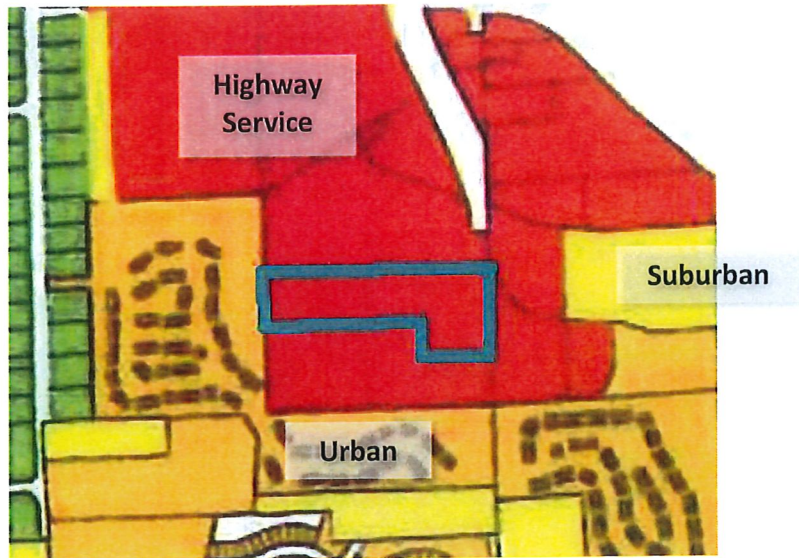


Dunkin' Kitchen Expansion

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Current Zoning:	HS Highway Service <i>The Highway Service District (HS) is intended to accommodate retail business and service activities which serve the particular needs of the highway traveler and/or meet the consumer needs of a more regional population than that of Marion Township, and, therefore, the access to arterial thoroughfares is critical. The intent of this District is to provide for retail businesses, personal, and business service establishments and small warehouses developed along major arterial roads in a fashion that minimizes traffic congestion, traffic conflicts, and traffic hazards. It is not the intent of this District to provide for general retail and related commercial uses that cater more to local consumer needs; such needs are extensively addressed by the commercial services available in nearby City of Howell.</i>
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Current Zoning



Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The proposed building addition must meet the developmental standards of the HS Highway Service district.

A table on Sheet SP-1.1 describes the proposed setbacks and other developmental standards. Setbacks are not dimensioned on the site plan.

The building height, as defined in the Zoning Ordinance, is not noted, but it complies with the district height standards.

Developmental standards for the HS Highway Service district and the proposed developmental standards are outlined below.

HS Highway Service District Developmental Standards

	Required HS	Proposed	Complies
Lot Standards			
Minimum Lot Area	1 acre	~10.0 acres	Yes
Minimum Lot Width	150 feet	~500 feet	Yes
Maximum Lot Coverage	40 percent	~2 percent	Yes
Setbacks			
Front	100 feet <i>(Pinckney)</i>	~123 feet	Yes
Side	25 feet	~31 feet	Yes
Rear	40 feet	~144 feet	Yes
Building Height			
	35 feet	~30 feet	Yes

Items to be Addressed: 1) Setbacks to the proposed addition shall be added to the site plan for administrative review. 2) Lot coverage, as a percentage of the lot area, shall be added to the site plan for administrative review.

ACCESS & CIRCULATION

The site has two access driveways from Pinckney Road to the east and paved vehicular circulation around the site.

The site plan does not call for any changes to the existing access and circulation.

Items to be Addressed: None

PARKING

As noted on Sheet SP-1.1, there are 56 parking spaces on the site, including 3 accessible spaces.

The site plan does not call for any changes to the existing parking areas. Based on calculations on Sheet SP-1.1, there is adequate on-site parking to serve the existing building and the proposed building expansion.

Items to be Addressed: None.

ESSENTIAL SERVICES & UTILITIES

The addition is not likely to require any additional essential services or utilities.

Utility locations are shown on the site plan, but they are not described in a legend.

Because the proposed addition would replace existing concrete sidewalk, there should not be an increase in the volume of stormwater.

We defer additional comments on essential services, utilities, and stormwater management to the Township Engineer.

Items to be Addressed: 1) A legend describing the utilities depicted on the site plan shall be added for administrative review. 2) Utilities and stormwater management approval by the Township Engineer.

LANDSCAPING & SCREENING

The site plan does not call for any additions or removal of any landscaping. The area for the proposed building expansion is currently concrete sidewalk.

Items to be Addressed: None.

LIGHTING

The site plan and building plans do not show any existing exterior lighting or any changes or additions to exterior lighting.

Lighting for commercial uses cannot impair the safe movement of traffic. Lighting for parking areas must be directed down and have a specific color temperature.

It appears that some of the existing lighting on the side of the building may not be consistent with Zoning Ordinance standards.

Items to be Addressed: 1) Applicant shall confirm that there are no changes to exterior lighting, or details for exterior lighting changes shall be added to the site plan. 2) Any existing lighting that does not comply with the Zoning Ordinance shall be removed or replaced.

SIGNAGE

There is an existing freestanding sign on the eastern side of the site, along Pinckney Road, and several wall-signs.

The site plan does not propose changes to the freestanding sign.

It appears that the site plan shows changes to existing wall signs or installation of new wall signs. The site plan does not contain enough information to determine if these wall signs are consistent with the standards of Article XV Signage. Signs can be reviewed for compliance as part of sign permit review by the zoning administrator.

Items to be Addressed: *A note shall be added to the site plan that signs are subject to the standards of Article XV Signage and require review and approval by the zoning administrator.*

SITE PLAN REVIEW CRITERIA

Information required for preliminary site plans is outlined in §18.3(B) Information Required, and information required for final site plans is outlined in §18.4(B) Information Required.

The site plan does not include all of the required information, but the proposed addition is relatively limited and most of the missing information does not appear to impact the ability to review the site plan and determine compliance with the Zoning Ordinance.

Although described in a table on Sheet SP-1.1, the setbacks for the proposed addition are not dimensioned on the site plan. The site plan does not show the location of easements, including the road right-of-way.

Final site plan review criteria are outlined in §18.4(C) Standards for Review.

If the site plan is amended as noted in this report and those of other reviewing entities, it appears likely that the application and site would be consistent with the standards for review.

Items to be Addressed: *1) Planning Commission determination if additional information needs to be added to the site plan. 2) Planning Commission determination that the site plan is consistent with the review criteria in §18.4(C) Standards for Review. 3) Setbacks to the proposed addition shall be added to the site plan for administrative review. 4) Easements shall be added to the site plan for administrative review.*

Dunkin' Kitchen Expansion

Preliminary and Final Site Plan Review

May 6, 2022

SUMMARY

The preliminary and final site plan and application appear to be generally complete, except as otherwise noted in this report.

The Planning Commission could make a favorable recommendation, with or without conditions, if it determines the standards for review and developmental standards are met or would be met with conditions.

The Planning Commission could postpone action if it determines missing information is necessary for its review or there are significant or too many changes or conditions that would be necessary to make a recommendation at this time. If this is the case, it should direct the applicant to prepare revisions based on its review and provide guidance as to what additional information or changes would be necessary.

The Planning Commission could make an unfavorable recommendation if it determines standards for review and developmental standards are not met or could not easily be met with changes or conditions.

Following the Planning Commission's review and recommendation, the site plan is forwarded to the Township Board, which has the authority to approve, approve with conditions, or deny site plans.

Planning Commission Decisions/Determinations/Findings

The list below includes items that require Planning Commission decision, determination, or finding.

1. *Planning Commission determination if additional information needs to be added to the site plan.*
2. *Planning Commission determination that the site plan is consistent with the review criteria in §18.4(C) Standards for Review.*

Potential Conditions

The list below includes potential conditions for the Planning Commission to consider. Additional potential conditions could also be identified at the Planning Commission meeting.

1. *A legend describing the utilities depicted on the site plan shall be added for administrative review.*
 2. *Utilities and stormwater management approval by the Township Engineer.*
 3. *Applicant shall confirm that there are no changes to exterior lighting, or details for exterior lighting changes shall be added to the site plan.*
-

Dunkin' Kitchen Expansion

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May 6, 2022

4. *Any existing lighting that does not comply with the Zoning Ordinance shall be removed or replaced.*
5. *A note shall be added to the site plan that signs are subject to the standards of Article XV Signage and require review and approval by the zoning administrator.*
6. *Setbacks to the proposed addition shall be added to the site plan for administrative review.*
7. *Easements shall be added to the site plan for administrative review.*
8. *Lot coverage, as a percentage of the lot area, shall be added to the site plan for administrative review.*
9. *Review and approval by the Howell Area Fire Department and applicable Livingston County agencies.*

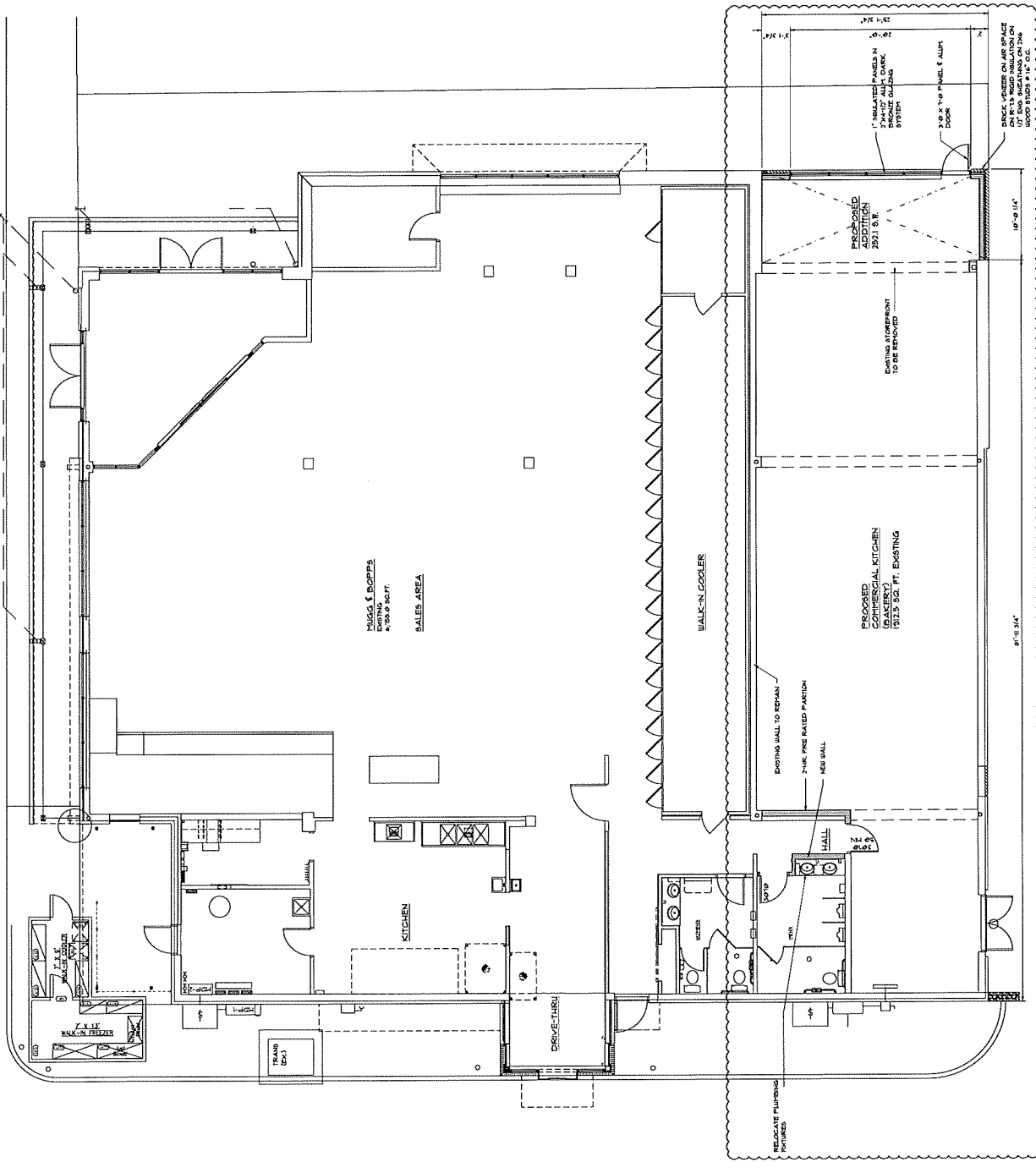


CARLISLE/WORTMAN ASSOC., INC.

Zach Michels, AICP

Planner

DO NOT SCALE DRAWINGS



AREA
 COMMERCIAL KITCHEN
 197.5 SQ. FT. TOTAL
 2,144.9 SQ. FT.
 2,342.4 SQ. FT.

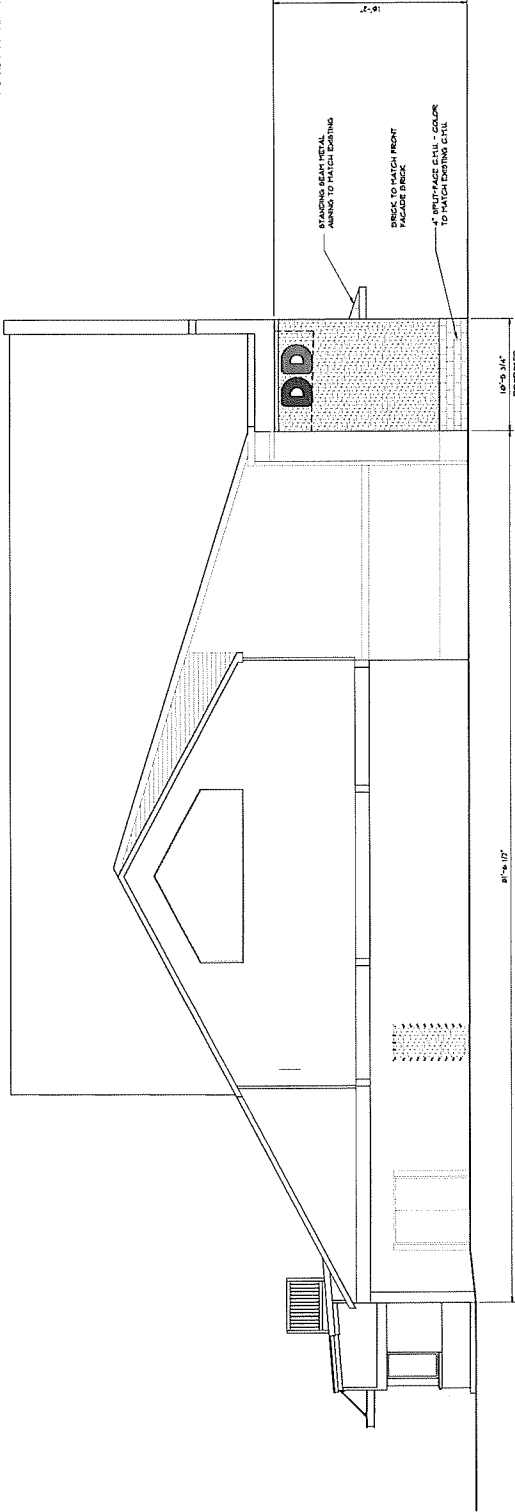
FLOOR PLAN
 SCALE 3/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

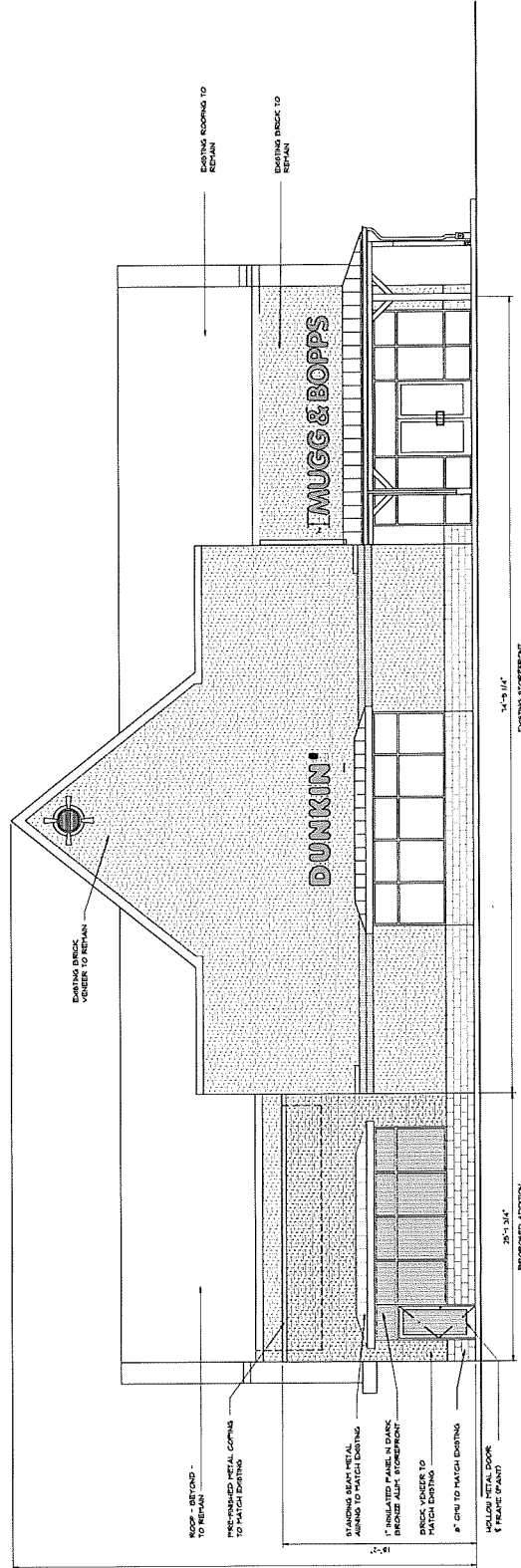
1. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF STUD TO FACE OF EXISTING GYPSUM BOARD.
2. EXTERIOR DIMENSIONS ARE FROM FACE OF BRICK TO FACE OF BRICK OR FACE OF BRICK TO CENTERLINE OF CURB.
3. WALL FINISH SHALL BE M.P.P. ON INSID OR EXISTING GYPSUM BOARD FROM SLAB TO CEILING UP 8'-11 1/2\"/>

MATTHEW RAY ARCHITECT
 2511 BRIMBLEDALE HIGHWAY
 WATERGORD HIGHWAY
 WATKINSVILLE, GA 30677
 TEL: 770-962-2222
 FAX: 770-962-2222
 WWW.MATTHEWRAYARCHITECT.COM
 PROJECT: DUNKIN BAKERY IMPROVEMENTS
 CLIENT: BARONEDALIC
 PROJECT NO: 1733B
 DATE: 06/20/2022
 CHECKED BY: ERK
 DRAWN BY: ERK
 SEAL: [Professional Engineer Seal]
 SHEET NO: A-3.1

DO NOT SCALE DRAWINGS



SOUTH ELEVATION
SCALE 3/8" = 1'-0"



EAST ELEVATION
SCALE 3/8" = 1'-0"

MATTHEW RAY ARCHITECT
 100 WEST WASHINGTON STREET
 SUITE 200
 CHICAGO, IL 60601
 TEL: 312.555.1234
 FAX: 312.555.1235
 WWW.MRARCHITECT.COM

CLIENT: BAKERS
 PROJECT: BAKERY IMPROVEMENTS
 100 WEST WASHINGTON STREET
 CHICAGO, IL 60601

DATE: 04/20/2022
 DRAWN BY: PER
 CHECKED BY: PER

PROJECT NO: 1133B
 TITLE: BAKERY IMPROVEMENTS
 SHEET NO: A-4.1

SEAL: [Professional Engineer Seal for Matthew Ray, State of Illinois, License No. 041-000000000]

MEMO

To: Marion Township Board

From: Bob Hanvey

Subject: Current year general fund budget amendments

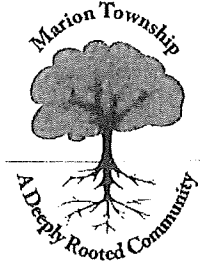
Date: June 9, 2022

Attached are the proposed budget amendments required to keep our budget for the current year (FY 2022) balanced.

Marion Township General Fund Budget FY 2022 - 2023 Proposed Amendments

	Actual July 2020 - June 2021	Estimated Year-to-Date July 2021 - June 2022	Approved July 2021 - June 2022	Proposed Amended July 2021 - June 2022
Income				
439-001 · TAX CHARGE BACKS	-689	-3,764	-1,000	-4,000
600-001 · ZBA MEETING FEES	2,600	400	2,000	400
665-001 · INTEREST	5,494	2,288	5,000	2,000
Expense				
101-000 · TOWNSHIP BOARD				
101-765 · LUNCH STIPEND	0	50	0	100
101-910 · MEETINGS & SEMINARS	0	1,046	1,000	1,200
171-000 · SUPERVISOR				
171-910 · TRAINING AND SEMINARS	258	1,115	1,000	1,200
215-000 · CLERK				
215-703 · DEPUTY CLERK SALARY	36,538	34,200	37,000	38,000
215-765 · LUNCH STIPEND	100	150	100	200
215-791 · DUES AND PUBLICATIONS	510	900	600	1,000
215-860 · MILEAGE	133	331	200	400
215-910 · TRAINING AND SEMINARS	1,263	1,608	1,000	2,000
247-000 · BOARD OF REVIEW				
247-910 · Training & Seminars	300	475	300	600
253-000 · TREASURER				
253-703 · DEPUTY TREASURER	35,392	33,366	37,000	38,000
253-860 · MILEAGE	372	423	500	600
257-000 · ASSESSOR				
257-750 · SUPPLIES	1,647	644	400	800
262-000 · ELECTIONS				
262-900 · PRINTING & PUB	248	1,255	400	1,500

270-000 · PAYROLL					
270-000 · PAYROLL - Other	0	571	0	750	
276-000 · TOWNSHIP-GENERAL					
276-702 · SECRETARY	27,066	26,558	20,000	30,000	
276-752 · Recycle Bins	880	1,030	1,000	1,200	
276-850 · TELEPHONE	5,404	7,095	6,000	8,000	
276-860 · MILEAGE	105	218	200	250	
276-926 · INTERNET SERVICES	2,490	3,018	2,600	3,500	
277-000 · PROFESSIONAL FEES					
277-805 · ENGINEERING FEES	1,824	7,468	5,000	10,000	
277-810 · ACCT SERVICES	0	5,020	0	6,000	
701-000 · PLANNING COMMISSION					
701-765 · LUNCH STIPEND	0	25	0	50	
701-804 · PLANNER	2,390	4,813	4,000	6,000	
701-860 · MILEAGE	0	23	0	50	
701-910 · TRAINING FOR PLANNING COMMISSION	415	819	500	1,000	
703-000 · ZONING BOARD OF APPEALS					
703-910 · TRAINING SEMINARS	0	121	100	200	
751-000 · RECREATION DEPARTMENT					
751-800 · HAPRA RECR CONTRACT	107,500	111,750	110,000	115,000	
970-000 · BLDG IMP. CAPITAL OUTLAY					
970-975 · TWP HALL EXPANSION 2019-CURRENT	0	16,788	8,876	20,000	
971-000 · EQUIPMENT& LAND					
971-976 · LAND	0	275	0	550	



MARION TOWNSHIP

www.mariontownship.com

At the regular meeting of the Marion Township Board on April 26, 2012, the Board approved the following policy for candidates for elected office appearing at the Call to the Public at Township Board meetings.

Candidates may address the township board at either call to the public.

Board members and members of the audience may ask questions of the candidates.

Debates are not permitted.

Candidates may leave campaign materials on a table at the back of the assembly hall. The materials will be removed at the end of the meeting.

Any Township Board member may make a motion to end the candidate presentation at any time.