

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

REGULAR MEETING

**Due to COVID-19 considerations and consistent with State Policy:
The Township Planning Commission will meet in person October 26, 2021 at 7:30 pm**
However, there will be virtual access
Instructions to participate in the meeting are posted on www.mariontownship.com

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: October 26, 2021 Regular Meeting

APPROVAL OF MINUTES FROM: September 28, 2021 Regular Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING:
None

New BUSINESS:

- 1) SPR#02-21 Howell Storage Expansion 4710-02-400-010 Jim Abraham

Old BUSINESS:

- 1) Continue discussion on hobby kennels
- 2) Review issues with 17.32 home-based business
- 3) Add definition for 'RURAL'
- 4) September 25, 1990 minutes on importance of definition of Lots

Correspondence and Updates and Discussion:

CALL TO THE PUBLIC:

ADJOURNMENT:

Approved by: _____
Larry Grunn, Chairperson

Date: _____

Dave

**MARION TOWNSHIP PLANNING COMMISSION
IN-PERSON / VIRTUAL MEETING MINUTES
SEPTEMBER 28, 2021 / 7:30PM**

MEMBERS PRESENT: LARRY GRUNN – CHAIRPERSON (*In-Person*)
JAMES ANDERSON – VICE CHAIR (*In-Person*)
CHERYL RANGE – SECRETARY (*In-Person*)
BOB HANVEY – (*In-Person*)
BRUCE POWELSON – (*In-Person*)

OTHERS PRESENT: DAVE HAMANN – ZONING ADMINISTRATOR (*In-Person*)

MEMBERS ABSENT: NONE

CALL TO ORDER:
Larry Grunn called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF SEPTEMBER 28, 2021 PLANNING COMMISSION MEETING AGENDA
Bruce Powelson made a motion to approve the agenda for the September 28, 2021 Planning Commission meeting. Cheryl Range seconded. **MOTION CARRIED**

APPROVAL OF AUGUST 24, 2021 PLANNING COMMISSION MEETING MINUTES
Cheryl Range made a motion to approve the August 24, 2021 Planning Commission meeting minutes, as presented. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:
NONE

PUBLIC HEARING:
MASTER PLAN FINAL
John Enos discussed the updates for the Master Plan. We received over 700 responses from Marion Township residents. Residents really seem to be interested in a rural character neighborhood, preserving more open space and developing more trails and walkways.
There are still some updates that need to be made on the Master Plan, such as on page 21, Item 2 Environmental Concerns; remove "Underground Storage Leaking".
Jim Anderson made a motion to recommend approval to the Board of Trustees to adopt the 2021 Master Plan, along with all of the changes from Dave, Jessica and the Livingston County Planning Commission members. Bruce Powelson seconded. **MOTION CARRIED.**

OLD BUSINESS

1. PR# 01-21 RAY WARD EXTENSION OF JESSE DRIVE FINAL REVIEW

Ray Ward explained he believes that they have completed everything that has been asked of them by the Township. Dave said that during the meeting on May 25th, there were some open items that needed to be addressed and have since been resolved.

Jim Anderson asked if Phil Westmorland was comfortable with the cul-de-sac radius. Dave Hamann replied, "yes".

Jim Anderson made a motion to recommend approval to the Board of Trustees for the extension of Jesse Drive. Larry Grunn seconded. **MOTION CARRIED**

2. CONTINUE DISCUSSION ON HOBBY KENNELS

Dave Hamann explained that we need to make our ordinance related to animals a General Ordinance. Simply just require the applicant to get a SUP and a permit from the County. Jason McKinley resides in Marion Township and made some suggestions about Hobby Kennels. John Enos is going to meet/talk with Dave and our Attorney about this and bring something back to the next meeting.

3. REVIEW ISSUES WITH 17.32 HOME-BASED BUSINESS

Dave explained that Les is trying to say that any legal non-confirming lots should never be able to operate a business from their home. Tim Ryan made some comments over zoom, related to this topic. Dave Haman is going to talk with John Gormley about this and continue discussion at the next meeting.

4. ADD DEFFINITION FOR RURAL

John Enos said that Marion is not an enforcing body. Dave explained that we have to differentiate between Rural and Suburban. Jim Anderson suggested that we come up with a definition for each district. John Enos said that if we create definitions and a purpose for each district that should clear up some of the confusion with some of the residents.

Cheryl Range made a motion to postpone further discussion on Rural definitions until the next Planning Commission meeting. Bruce Powelson seconded. **MOTION CARRIED.**

CORRESPONDENCE AND UPDATES AND DISCUSSION

Jim Anderson said that Genoa is interested in purchasing 90 acres for a new park. They are interested in starting a seed orchard. Jim said that if we have any State land within the Township, we need to make sure that it is listed as such so no one can try to purchase it in an auction.

CALL TO THE PUBLIC:

Tim Ryan thanked John Enos and the Commissioners for all their hard work on the Master Plan and all the other Planning related items.

ADJOURNMENT: Jim Anderson made a motion to adjourn the meeting at 9:45pm. Cheryl Range seconded. **MOTION CARRIED.**

SPR ~~Abraham~~
02-21

MARION TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

RECEIVED
SEP 13 2021

MARION TOWNSHIP

Date: 9/13/21
 Parcel I.D. Number: 4710-02-400-010

Property Owner(s) Name (Print or Type):
Jim Abraham
 Mailing Address (Print or Type):
1650 Pinckney Rd Howell, MI
 City, State, ZIP (Print or Type): 48843
248 343-8855
 Phone (Print or Type):

Applicant(s) Name (Print or Type):
Jim Abraham
 Mailing Address (Print or Type):
1650 Pinckney Rd. Howell MI
 City, State, ZIP (Print or Type): 48843
248 343-8855
 Phone (Print or Type):

Name of Proposed Development: Howell Storage Expansion
 Location of Proposed Development (address): 1650 Pinckney Rd. Howell MI
 City, State, ZIP (Print or Type): 48843
 N E S/W Side of Pinckney Rd. Road between
Francis Rd. and I-96 Roads

- The property owner(s) must sign this application. In lieu of the owner(s) signature on this application, the owner may provide a letter authorizing the applicant to act on his / her behalf. This application will not be processed until authorized by the property owner and/or the authorized applicant.

Brief Description of the Proposed Development and / or Project (Land Use):
Expansion and improvement of self-storage Facility

I hereby grant permission for members of the Planning Commission, Zoning Administrator or their appointed designee to enter the above-described property for the purpose of gathering information related to this application.

Owner(s) of Record Signature: James Abraham
 Applicant(s) Signature (if other than owner):
 Date: 9/13/21

DO NOT WRITE BELOW THIS LINE – TOWNSHIP USE ONLY

Date Received: 9/13/ Received By: [Signature] Application Fee: \$7000 / \$5000
escrow

PRELIMINARY SITE PLAN REVIEW

AGENCY REVIEWS AND COMMENTS FROM:

County Road Commission: Yes ___ No ___ County Health Department: Yes ___ No ___

County Drain Commissioner: Yes ___ No ___ Fire Department: Yes ___ No ___ Other Agencies: Yes ___ No ___

Township Attorney: Yes ___ No ___ Township Engineer: Yes ___ No ___ Township Planner: Yes ___ No ___

APPROVED

APPROVED WITH CONDITIONS

DENIED

Date: _____

Date: _____

Date: _____

Date Received: _____ Received BY: _____ Application Fee: _____

FINAL SITE PLAN REVIEW

AGENCY REVIEWS AND COMMENTS FROM:

County Road Commission: Yes ___ No ___ County Health Department: Yes ___ No ___

County Drain Commissioner: Yes ___ No ___ Fire Department: Yes ___ No ___ Other Agencies: Yes ___ No ___

Township Attorney: Yes ___ No ___ Township Engineer: Yes ___ No ___ Township Planner: Yes ___ No ___

APPROVED

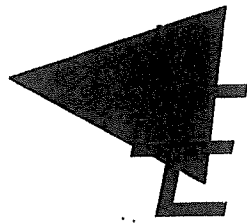
APPROVED WITH CONDITIONS

DENIED

Date: _____

Date: _____

Date: _____



LAWRENCE ENGINEERING P.C.

CIVIL ENGINEERING • SURVEYING

October 18, 2021

Marion Township
2877 W. Coon Lake Rd.
Howell, MI 48843

RE: Howell Storage Expansion
Site Plan Review

To Whom It May Concern

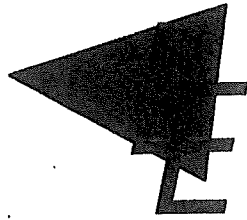
Per Spicer Group review letter dated October 5th, 2021 Lawrence Engineering P.C. offers the following:

1. Noted
2. Provided on sheet 2.
3. Location map not to scale.
4. Sheet 5
5. Noted
6. Provided
7. Noted as existing.
8. Stormceptor added to plans.
9. Noted

If you have any questions please contact me at (810)750-5280.

Sincerely,

Melissa Lawrence, P.E.
President
Lawrence Engineering, P.C.



LAWRENCE ENGINEERING P.C.

CIVIL ENGINEERING • SURVEYING

October 18, 2021

Marion Township
2877 W. Coon Lake Rd
Howell, MI 48843

RE: Howell Storage Expansion
Site Plan Review

To Whom It May Concern

Per Carlisle Wortman Associates Inc. review letter dated October 7th, 2021, 2021 Lawrence Engineering P.C. offers the following:

1. Paper work provided to show what the portable units are.
2. Provided on Site Plan.
3. Boat and RV storage will no longer be available in the area of the new buildings.
4. Existing gravel parking area has 12 spots. Proposed asphalt will be done over the existing gravel. We are not changing the size or shape of the existing parking area.
5. Noted
6. Noted
7. Noted

If you have any questions please contact me at (810)750-5280.

Sincerely,

Melissa Lawrence, P.E.
President
Lawrence Engineering, P.C.

Drainage Area		Up Stream Storage	
Total Area (acres)	1.48	Storage (ac-ft)	Discharge (cfs)
Imperviousness %	0.9	0.000	0.000
Water Quality Objective		Up Stream Flow Diversion	
TSS Removal (%)	80.0	Max. Flow to Stormceptor (cfs)	
Runoff Volume Capture (%)		Design Details	
Oil Spill Capture Volume (Gal)		Stormceptor Inlet Invert Elev (ft)	901.50
Peak Conveyed Flow Rate (CFS)		Stormceptor Outlet Invert Elev (ft)	901.49
Water Quality Flow Rate (CFS)		Stormceptor Rim Elev (ft)	909.00
		Normal Water Level Elevation (ft)	901.49
		Pipe Diameter (in)	12
		Pipe Material	RCP - concrete
		Multiple Inlets (Y/N)	No
		Grate Inlet (Y/N)	No

Particle Size Distribution (PSD)		
Removing the smallest fraction of particulates from runoff ensures the majority of pollutants, such as metals, hydrocarbons and nutrients are captured. The table below identifies the Particle Size Distribution (PSD) that was selected to define TSS removal for the Stormceptor design.		
Roads/Hardstand		
Particle Diameter (microns)	Distribution %	Specific Gravity
0.2	0.1	2.65
22.6	9.9	2.65
99.9	40.0	2.65
340.7	40.0	2.65
1000.0	9.9	2.65
2000.0	0.1	2.65



Stormceptor

The Stormceptor oil and sediment separator is sized to treat stormwater runoff by removing pollutants through gravity separation and flotation. Stormceptor's patented design generates positive TSS removal for each rainfall event, including large storms. Significant levels of pollutants such as heavy metals, free oils and nutrients are prevented from entering natural water resources and the re-suspension of previously captured sediment (scour) does not occur.

Stormceptor provides a high level of TSS removal for small frequent storm events that represent the majority of annual rainfall volume and pollutant load. Positive treatment continues for large infrequent events, however, such events have little impact on the average annual TSS removal as they represent a small percentage of the total runoff volume and pollutant load.

Design Methodology

Stormceptor is sized using PCSWMM for Stormceptor, a continuous simulation model based on US EPA SWMM. The program calculates hydrology using local historical rainfall data and specified site parameters. With US EPA SWMM's precision, every Stormceptor unit is designed to achieve a defined water quality objective. The TSS removal data presented follows US EPA guidelines to reduce the average annual TSS load. The Stormceptor's unit process for TSS removal is settling. The settling model calculates TSS removal by analyzing:

- Site parameters
- Continuous historical rainfall data, including duration, distribution, peaks & inter-event dry periods
- Particle size distribution, and associated settling velocities (Stokes Law, corrected for drag)
- TSS load
- Detention time of the system

Hydrology Analysis	
PCSWMM for Stormceptor calculates annual hydrology with the US EPA SWMM and local continuous historical rainfall data. Performance calculations of Stormceptor are based on the average annual removal of TSS for the selected site parameters. The Stormceptor is engineered to capture sediment particles by treating the required average annual runoff volume, ensuring positive removal efficiency is maintained during each rainfall event, and preventing negative removal efficiency (scour). Smaller recurring storms account for the majority of rainfall events and average annual runoff volume, as observed in the historical rainfall data analyses presented in this section.	

Rainfall Station			
State/Province	Michigan	Total Number of Rainfall Events	7364
Rainfall Station Name	DETROIT METRO AP	Total Rainfall (in)	1452.9
Station ID #	2103	Average Annual Rainfall (in)	30.9
Coordinates	42°13'53"N, 83°19'51"W	Total Evaporation (in)	2.0
Elevation (ft)	631	Total Infiltration (in)	1420.0
Years of Rainfall Data	47	Total Rainfall that is Runoff (in)	30.9

Notes	
<ul style="list-style-type: none"> • Stormceptor performance estimates are based on simulations using PCSWMM for Stormceptor, which uses the EPA Rainfall and Runoff modules. • Design estimates listed are only representative of specific project requirements based on total suspended solids (TSS) removal defined by the selected PSD, and based on stable site conditions only, after construction is completed. • For submerged applications or sites specific to spill control, please contact your local Stormceptor representative for further design assistance. 	



Detailed Stormceptor Sizing Report – Howell Storage

Project Information & Location			
Project Name	Howell Storage	Project Number	39268
City		State/ Province	Michigan
Country	United States of America	Date	10/15/2021
Designer Information		EOR Information (optional)	
Name	Bryan Bridenstine	Name	
Company	Lawrence Engineering, P.C.	Company	
Phone #	810-750-5280	Phone #	
Email	bbridenstine@sbcglobal.net	Email	

Stormwater Treatment Recommendation

The recommended Stormceptor Model(s) which achieve or exceed the user defined water quality objective for each site within the project are listed in the below Sizing Summary table.

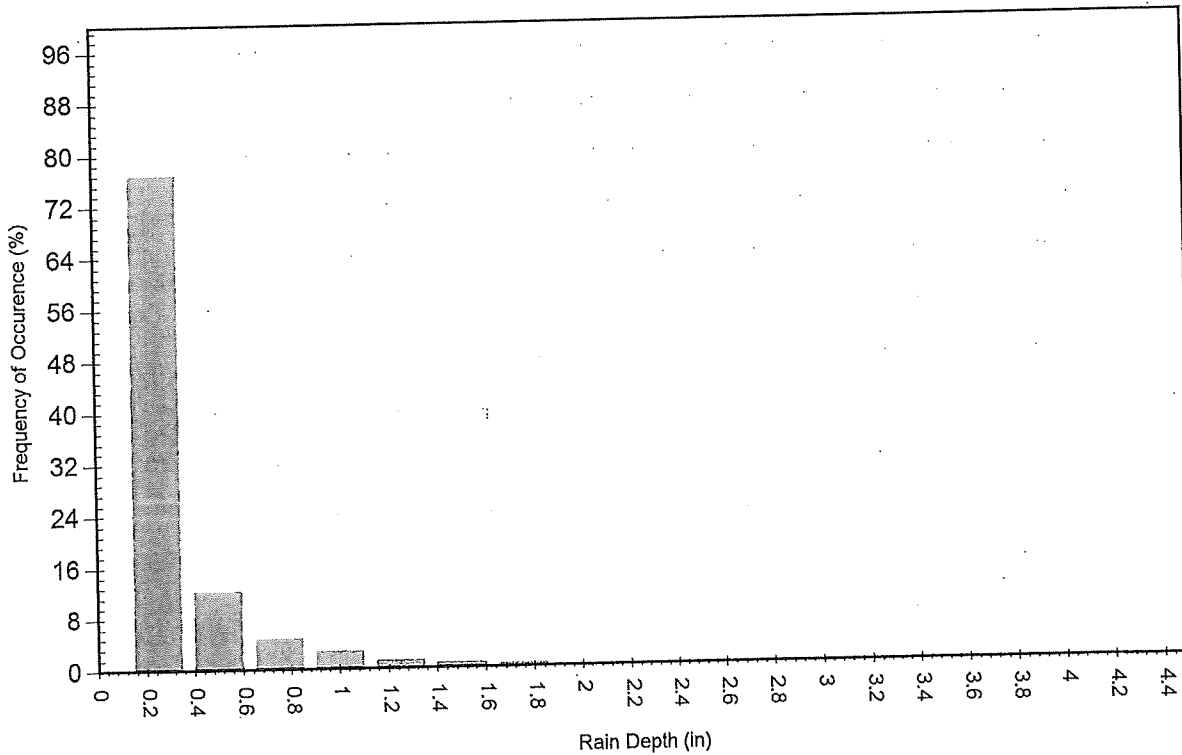
Site Name	
Recommended Stormceptor Model	STC 450i
Target TSS Removal (%)	80.0
TSS Removal (%) Provided	99
PSD	Roads/Hardstand
Rainfall Station	DETROIT METRO AP

The recommended Stormceptor model achieves the water quality objectives based on the selected inputs, historical rainfall records and selected particle size distribution.

Stormceptor Sizing Summary	
Stormceptor Model	% TSS Removal Provided
STC 450i	99
STC 900	100
STC 1200	100
STC 1800	100
STC 2400	100
STC 3600	100
STC 4800	100
STC 6000	100
STC 7200	100
STC 11000	100
STC 13000	100
STC 16000	100

Rainfall Event Analysis				
Rainfall Depth (in)	No. of Events	Percentage of Total Events (%)	Total Volume (in)	Percentage of Annual Volume (%)
0.25	5660	76.9	374	25.8
0.50	903	12.3	326	22.4
0.75	352	4.8	217	14.9
1.00	209	2.8	181	12.4
1.25	98	1.3	108	7.5
1.50	61	0.8	83	5.7
1.75	34	0.5	55	3.8
2.00	12	0.2	22	1.5
2.25	17	0.2	36	2.5
2.50	4	0.1	9	0.6
2.75	5	0.1	13	0.9
3.00	3	0.0	8	0.6
3.25	4	0.1	12	0.8
3.50	0	0.0	0	0.0
3.75	2	0.0	7	0.5
4.00	0	0.0	0	0.0
4.25	0	0.0	0	0.0

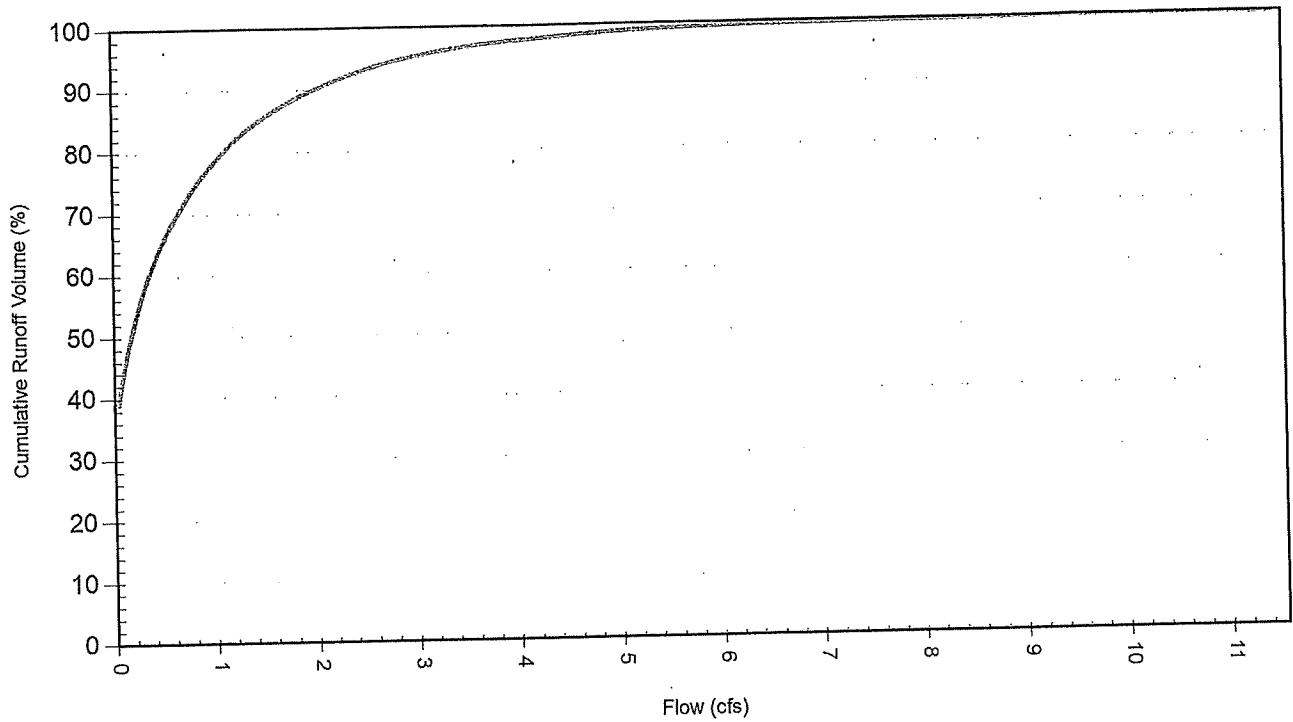
Frequency of Occurrence by Rainfall Depths



For Stormceptor Specifications and Drawings Please Visit:
<https://www.conteches.com/technical-guides/search?filter=1WBC005EYX>

Cumulative Runoff Volume by Runoff Rate

For area: 1.48(ac), imperviousness: 0.9%, rainfall station: DETROIT METRO AP



Cumulative Runoff Volume by Runoff Rate			
Runoff Rate (cfs)	Runoff Volume (ft ³)	Volume Over (ft ³)	Cumulative Runoff Volume (%)
0.035	65516	102049	39.1
0.141	80893	86678	48.3
0.318	98146	69434	58.6
0.565	113938	53650	68.0
0.883	127350	40243	76.0
1.271	138720	28878	82.8
1.730	147285	20315	87.9
2.260	153782	13810	91.8
2.860	158922	8662	94.8
3.531	162233	5350	96.8
4.273	164262	3322	98.0
5.085	165668	1916	98.9
5.968	166567	1018	99.4
6.922	166912	673	99.6
7.946	167218	366	99.8
9.041	167547	37	100.0
10.206	167584	0	100.0
11.442	167584	0	100.0

Site Name			
Site Details			
Drainage Area		Infiltration Parameters	
Total Area (acres)	1.48	Horton's equation is used to estimate infiltration	
Imperviousness %	0.9	Max. Infiltration Rate (in/hr)	2.44
Surface Characteristics		Min. Infiltration Rate (in/hr)	0.4
Width (ft)	508.00	Decay Rate (1/sec)	0.00055
Slope %	2	Regeneration Rate (1/sec)	0.01
Impervious Depression Storage (in)	0.02	Evaporation	
Pervious Depression Storage (in)	0.2	Daily Evaporation Rate (in/day)	0.1
Impervious Manning's n	0.015	Dry Weather Flow	
Pervious Manning's n	0.25	Dry Weather Flow (cfs)	0
Maintenance Frequency		Winter Months	
Maintenance Frequency (months) >	12	Winter Infiltration	0
TSS Loading Parameters			
TSS Loading Function			
Buildup/Wash-off Parameters		TSS Availability Parameters	
Target Event Mean Conc. (EMC) mg/L		Availability Constant A	
Exponential Buildup Power		Availability Factor B	
Exponential Washoff Exponent		Availability Exponent C	
		Min. Particle Size Affected by Availability (micron)	



October 5, 2021

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

RE: Howell Storage Expansion
Preliminary Review

Mr. Hamann:

We have received and reviewed the preliminary plans 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 August 30, 2021. 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 building and an approximate 1,025 yd² of proposed gravel surface for future portable storage units.

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 but does not provide a scale.

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

A legal description, easement for ingress and egress, and septic line maintenance easement is provided. The legal description closes within 0.0086 ft and the easement for ingress and egress lines crosses past 1.9708 ft. The legal description and easement should close within 0.0002 ft (1/5000 ft).

Water Main

No existing or proposed water services are shown. The applicant should confirm with the Fire Marshall that hydrants and suppression are still not required on this site.

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. The applicant should confirm that there are no sanitary leads connecting to any restrooms.

Storm Sewer

There is an existing stormwater conveyance system, which routes the stormwater towards the northwest part of the site by the wetland area. The plan proposes to remove or cut, cap, and fill a portion of the existing 12" storm sewer pipe. The plan also proposes two additional manholes and pipe runs near the middle of the site.

Two 8" HDPE pipes are shown near the east side of the site. One is labeled as existing with only one invert showing and the other not labeled as existing or proposed. Please provide the other invert elevation and clarify if the other HDPE pipe is existing or proposed.

The site does not propose a detention or retention system. The proposed stormwater management plan seems to follow the existing stormwater management plan since no significant changes to the stormwater conveyance system or grading were made. The stormwater near the south side and middle of the site will be captured by the stormwater conveyance system, the stormwater near the north side of the site will sheet flow west towards the wetland area, and the stormwater near the proposed asphalt parking area will sheet flow into the existing detention pond located southeast of the site.

A stormwater pretreatment basin or device will be required prior to the stormwater entering the wet land area.

Grading and Paving

The existing parking lot and the storage area is an aggregate surface. The plans do not show any changes to the grading except for the northwest area of the site.

An asphalt parking lot is proposed east of the storage unit entrance area and by the existing handicap parking area. The proposed parking lot is composed of 2-inches of MDOT 1100T bituminous wearing course, 2-inches of MDOT 1100L bituminous leveling course, 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 proposed and consists of 8 inches of 21AA gravel, which is acceptable. The proposed gravel surface is located near the north and southwest side of the site.

Spicer Group has consistently recommended paving sites that are commercial or industrial. An alternative option would be to pave a portion of the site, but Marion Township will have to decide the pavement requirements.

Recommendation

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

1. The portable storage area located north of the site may violate the 25 foot side yard setback requirement.
2. Please provide the gross acreage of the site.
3. Please provide a scale for the location map.
4. Please add a quality aerial photograph with adjacent property information and features to the plans.
5. Legal descriptions and easements should close within 0.0002 ft (1/5000 ft)

October 5, 2021
Page 3 of 3

6. Please provide the missing invert elevation for the existing 8" HDPE pipe.
7. Please specify if the other HDPE pipe is existing or proposed.
8. A pretreatment will be required prior to the stormwater entering the wet land area.
9. Marion Township will have to decide on the pavement requirements for the site.

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

Sincerely,



Brian Han, EIT
Design Engineer I
Phone: (708) 846-3470
Mailto: Brian.Han@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: Ken Recker, Livingston County Chief Deputy Drain Commissioner
Lawrence Engineering
Jim Abraham, Owner



Carlisle | Wortman

ASSOCIATES, INC.

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

Date: October 7, 2021

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. 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: 1.) Clarify "proposed future portable storage units" 2.) Provide site acreage on site plan. 3) Clarify RV and boat storage areas.

Location



PARKING AND CIRCULATION

Several new parking spaces, twelve (12) are proposed on site. These spaces will be asphalt. We question the need for so many spaces especially in light of the use. Storage units may contain large bulky items and the idea is for vehicles to pull up to the unit itself. Is there another proposed use for these spaces such as U-Haul or other commercial venture? The Fire Department should review and approve access as well as internal circulation and their ability to access all units.

Items to be Addressed: 1.) Clarify need for twelve (12) parking spaces. 2.) 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 "proposed future portable storage units"
- 2.) Provide site acreage on site plan.
- 3.) Clarify RV and boat storage areas.
- 4.) Clarify need for twelve (12) parking spaces.
- 5.) Review and approval by Fire Department.
- 6.) Review and approval of infrastructure needs by Township engineer.
- 7.) Confirm need for Livingston County Drain approval.

Dave Hamann

From: Ken Recker <KRecker@livgov.com>
Sent: Monday, October 11, 2021 12:27 PM
To: Dave Hamann
Cc: Han, Brian
Subject: RE: [EXT] RE: REQUEST review for Howell Storage EXPANSION

Dave,

Thanks for the reminder on this, my apologies for not getting to it before I left town for vacation. I did discuss the site plan briefly with Brian from Spicer earlier in October.

I would suggest that some form of stormwater management be provided for the proposed improvements. Although a large portion of the site consists of a historic use, the drainage outlet (our Marion No. 5 Drain) is restricted in it's capacity, and the recent changes to the D-19 corridor along the property frontage will increase the stress on the County Drain system. I could not tell from the plan information provided if stormwater management is proposed.

I will be back in the office on Thursday. Have a great afternoon!

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

From: Dave Hamann <za@mariontownship.com>
Sent: Monday, October 11, 2021 11:34 AM
To: Ken Recker <KRecker@livgov.com>; Jamil Czubenko <jczubenko@howellfire.net>; Aaron Aumock <AAumock@livgov.com>
Subject: [EXT] RE: REQUEST review for Howell Storage EXPANSION

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

I am finalizing the packet for this project to send to the Planning Commission and would like to know if any of you have a review for this applicant!

Thank you,
Dave...

From: Dave Hamann <za@mariontownship.com>
Sent: Wednesday, September 15, 2021 12:32 PM
To: Ken Recker (KRecker@livgov.com) <KRecker@livgov.com>; Jamil Czubenko <jczubenko@howellfire.net>; AAumock@co.livingston.mi.us; khiller@livingstonroads.org
Subject: FW: REQUEST review for Howell Storage EXPANSION

Attached please find a site plan for the expansion of the Howell Storage Facility at 1650 Pinckney road for you review and comment. I would like to ask for all responses with or without review letters by October 7, 2021. Please let me know if you have any questions with this project!

Dave Hamann
Zoning Administrator
Marion Township
2877 W. Coon Lake Road



Howell Area Fire Department Fire Marshal Division

1211 W Grand River Ave Howell, MI 48843
office: 517-546-0560 fax: 517-546-6011
firemarshal@howellfire.net

DATE: October 11, 2021

TO: Dave Hamann
Marion Twp Zoning Administrator

FROM: Jamil Czubenko, Fire Marshal

PROJECT: Howell Storage, Marion Twp

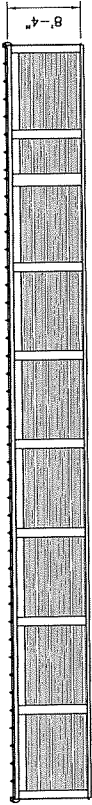
REF: Site Plan Review - **Approved w/concerns noted**

CONCERNS:

I have reviewed the above listed revised site plan and find that it is satisfactory as presented as long as the **following conditions** are met:

1. Building(s) shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or main road in front of the property. These numbers shall be at least 6" high and shall contrast with their background.
2. A final inspection of the building and site shall be performed by the fire department before Certificate of Occupancy is issued.
3. **Strongly recommend** a heat/smoke detection system in the buildings.
4. Fire extinguishers are required every 150 feet of travel distance between buildings.
5. A Knox Box is required for this building and gates. Application can be obtained from the Howell Area Fire Department or on-line at www.knoxbox.com.

Any changes in this site plan shall be submitted to the Howell Area Fire Department for additional approval. If there is anything further that you need, please feel free to give me a call.



SIDE WALL ELEVATION

$1/8" = 1'-0"$

R - 30'-0" x 80'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM



END WALL ELEVATION



END WALL ELEVATION

"NOTICE"

NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL "APPROVED" OR "APPROVED AS NOTED" DOCUMENTS ARE RECEIVED BY TRACHTE BUILDING SYSTEMS. COMPLETE THE FOLLOWING:

- ___ APPROVED - RELEASE FOR FABRICATION
- ___ APPROVED AS NOTED - RELEASE FOR FABRICATION
- ___ NOT APPROVED - REVISE AND RESUBMIT

SIGNATURE _____

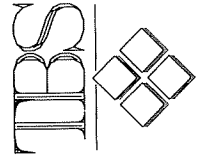
COMPANY _____

DATE ____/____/____

Revisions:

By:	.
Name: Rick	Scale: 1 = 30'
	Date: 9/7/21

Job Description:



TRACHTE BUILDING SYSTEMS, Inc.

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PROPOSED STORAGE SYSTEM: Jim Abraham

Pinckney Rd
Howell, MI

Sheet Title

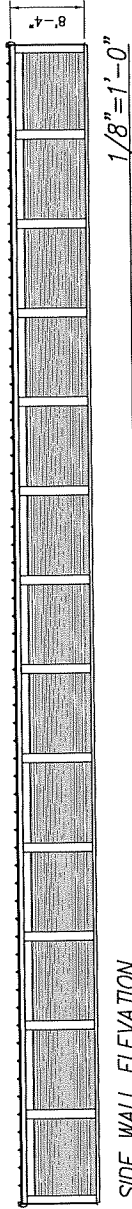
FLOOR PLAN

Plan #

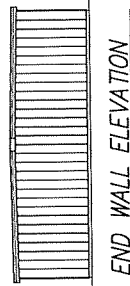
55103

Phase

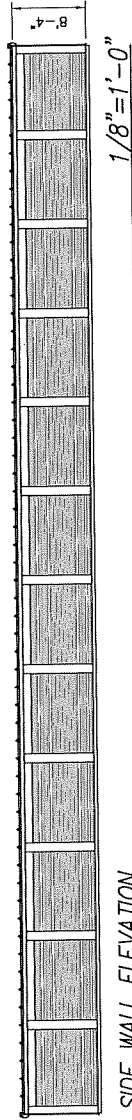
PAGE



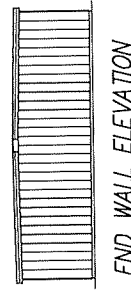
P - 30'-0" x 130'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM



END WALL ELEVATION



Q - 30'-0" x 120'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM



END WALL ELEVATION

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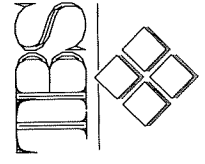
SIGNATURE _____

COMPANY _____

DATE ____/____/____

Revisions:	By:	
Name: Rick	Scale: 1 = 30'	Date: 9/7/21

Job Description:



TRACHTE BUILDING SYSTEMS, Inc.
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PROPOSED STORAGE SYSTEM: Jim Abraham
 Pinckney Rd
 Howell, MI

Sheet Title
FLOOR PLAN
 Plan # 55103
 Phase

PAGE



Generate Additional Profit From Your Idle Land

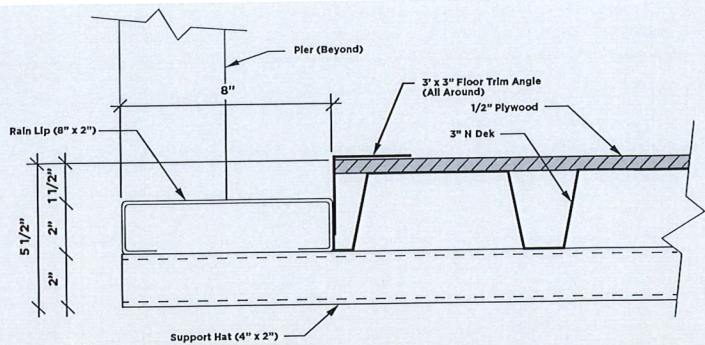
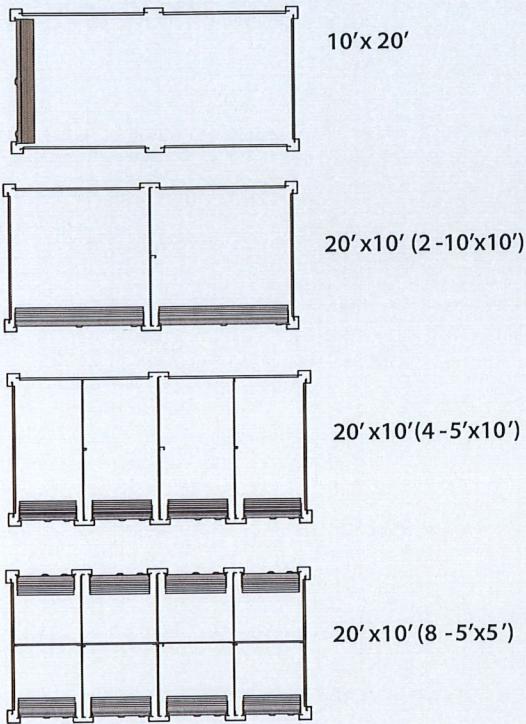
Janus International offers an innovative solution to temporary storage needs for a variety of business and home applications—**Movable Additional Storage Structures (MASS)**. And because they are movable, they can be placed in areas where you would not typically build permanent structures. These multipurpose structures can be placed in a variety of applications, including home use or outbuilding storage for businesses.



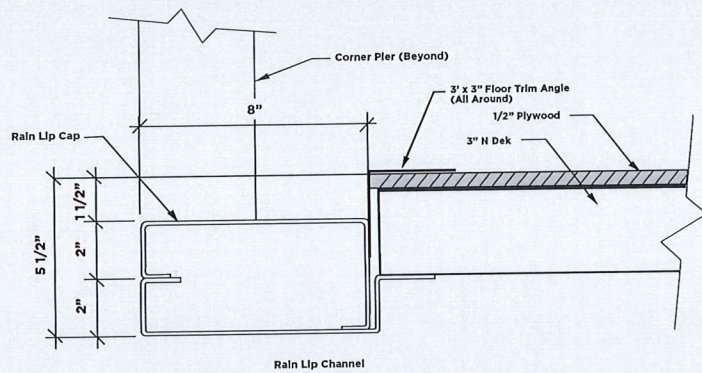
BENEFITS:

- MASS offers the same look and benefits of traditional storage
- Able to quickly generate additional income
- Easily movable by a 5,000 lb. forklift with extended forks
- Utilizes easy-to-operate roll up doors which require virtually no maintenance
- Secure and convenient for storage renters
- Built with special features to reduce moisture
- Easy to expand to accommodate growth
- Adaptable to odd-sized lots or slightly sloping land/driveways
- Standard building permits may not be required (check local ordinances)
- Economical—increased rental income with minimal investment
- Classified as equipment, MASS units can be depreciated over seven years
- Are often allowed where containers are restricted due to design and aesthetics

Various configurations available, including single units and lockers



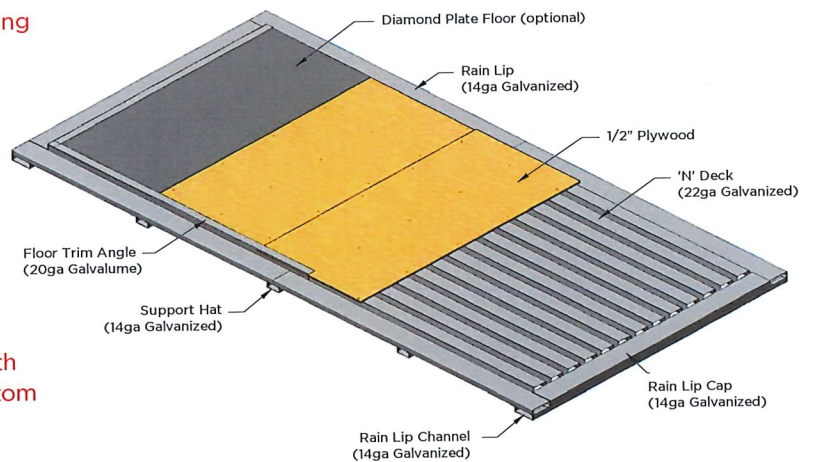
① Weather Ledge Detail (Side Wall Section)
3" = 1'-0"



② Weather Ledge Detail (End Wall Section)
3" = 1'-0"

FEATURES:

- Configurable mix on a 10' x 20' or custom size platform
- Sturdy construction featuring all galvanized steel framing
- Continuous 22-gauge galvanized 'N' deck base with plywood flooring (option for diamond plate)
- 125 psf floor load
- Can be anchored to asphalt, wired for electricity
- Uses standard 26-gauge doors in 36 color options
- Standard 30 pound snow load (optional up to 50 pounds)
- Rain lip and elevated floor reduce moisture
- Roofing system is 24 gauge vertical standing seam with Drip Stop condensation barrier factory applied to bottom of roofing panels
- Skid panel outside the doors offer a non-slip entry
- Units are built close to the ground for easier access



Micro Self-Storage System



TBS TRACHTE
Building Systems

800-356-5824 • trachte.com • tbs@trachte.com

Micro Self-Storage System

Trachte's new floor system is stronger and more versatile than previous designs. A 3/4" plywood is installed over a steel structure which is engineered with a 125 pound floor load. This loading conforms to all codes in North America.



The floor system is leveled by using leveling feet when installing the structure.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.



On the high side you will have the leveling feet screwed in completely which makes the step up roughly 6".



On the low side you will unscrew the leveling feet to make sure the unit is level. There is 6" of play in the leveling feet.

Micro Self-Storage System

This photo illustrates the interior construction of each unit in the micro system.



The micro units can have a fake door on the end wall as shown. The Iced White micro system has Iced White trim and Sunset Orange doors.



For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Micro Self-Storage System



These units are installed in a former Walmart parking lot. The micro units are Iced White with Patriot Red doors with Royal Blue gutters and Iced White downspouts.



The micro storage units can be installed up against existing buildings. This micro system features Cream Beige units with Sunset Orange doors. *This photo represents special eave trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824

Micro Self-Storage System

Micro units allow for flexibility in adding additional rentable storage. This facility added micro units to fill in around the existing storage buildings.



This project features micro systems with Iced White walls and Garnet doors. Units are placed on asphalt to expand rentable square footage of existing facility.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Micro Self-Storage System



These systems are positioned on the property line to maximize available space. *This photo represents special eave trim.



This Slate Gray micro has Evergreen Green doors and trims. *This photo represents special eave trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824



This Iced White micro has Patriot Red doors and our standard Iced White eave trim.

www.trachte.com

Important items to consider when you are looking at buying Trachte's Micro Storage units

1. It is recommended to get city approval for the units. The city may have separate restrictions on these units.
2. The units will conform to the snow load and the floor load for your site. The units will not conform to the wind load unless the units are anchored to the ground.
 - a. To get anchoring information Trachte will need to know if the area is gravel, asphalt or concrete. We will also need to have a soil test to know the soil bearing capacity.
 - b. Trachte will not install any of the anchoring systems. This has to be hired out by a local contractor.
3. The units will also have a 6" gap of space between every unit so you will want to take this into consideration when you are taking your measurement on how many units will fit into a given area.
4. Talk to you Regional Manager about any other issues you have and Trachte will help you decide if these units are right for you.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System



1/4":12" to 1/2":12" Pitch Buildings



Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch

20' wide Iced White building with Royal Blue doors. False doors are installed on the sidewall, which prevents the ribbed panel from being shown.



30' wide Classic Beige building with Evergreen doors.



For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



30' wide Classic Beige building with Matte Black doors. Note: The building has rolling steps.



20' wide Classic Beige building with Cedar Red gutters and rake trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824

Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch

Iced White building with
Royal Blue doors, gutters,
downspouts and trim.



A view of the same
building, closer up.



For more information and details on Trachte self-storage systems,
please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch



40' wide Classic Beige building with Iced White doors and Garnet gutters, downspouts and trim.



55' wide Classic Beige building with Evergreen doors.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824

Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch



Cream Beige building with Iced White doors and trim.
Note: The swing door on the end wall is for ADA compliance. (American Disability Act)



30' wide Cream Beige building with Garnet doors and trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch



30' wide Iced White building with Evergreen doors and trim.



Classic Beige building with Evergreen doors, gutters, and trim. Note: The downspouts are Classic Beige to match the building.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824

Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch

This building has the center section raised to 14' to allow taller boat/campers into the unit.

The building is Slate Gray with Garnet doors and Continental Brown trim.



The higher building section lines up with the driveway for more backing up space.



For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch



This building, slate gray with cedar red doors and trim, features a lean to roof over smaller units. In back, the building is wider with a gable roof over taller units.



Aerial view of the site. Galvalume roofs are standard. A colored roof is available for an additional cost.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824

Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch



A lean-to building with
Garnet doors on the
high and low sides.



A lean-to building with
Evergreen doors only on
the high side.

For more information and details on Trachte self-storage systems,
please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



This 100' wide building has a 3' wains coat of brick. The building is Classic Beige and the doors, gutters and trim are Evergreen.



This 50' wide building is Cream Beige with Iced White doors and trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

800.356.5824

Variable Roof Pitch Self-Storage System 1/4":12" to 1/2":12" Pitch

An unusual building that is notched out every 10' to maximize rentable square footage on a triangular lot.



200' wide building that provides a high percentage of building coverage. The building will have four hallways and the interior units will all be climate-controlled.



For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.