

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

REGULAR MEETING
October 27, 2020
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: October 27, 2020 Regular Meeting

APPROVAL OF MINUTES FROM: September 22, 2020 Regular Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING: None

New BUSINESS:

- 1) SPR#02-20 Vern Brockway 1388 Lucy Road Industrial zoning parcel
4710-01-400-005
- 2) Set public hearing for TXT#01-19 Short Term Rentals for November 24, 2020
- 3) Set public hearing for TXT#02-19 Signs for Home Occupation/Based Business for November 24, 2020
- 4) Set public hearing for TXT#01-20 Site Plan/Private Road changes for Development Standards for
November 24, 2020
- 5) Set public hearing for TXT#02-20 Accessory Structure for November 24, 2020

Old BUSINESS:

- 1) Master Plan status

Correspondence and Updates and Discussion:

Handout from Bob 'Is out Love Affair with the Single-Family Home Over?'

CALL TO THE PUBLIC:

ADJOURNMENT:

*Approved by: _____
Larry Grunn, *Chairperson*

Date: _____

MARION TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
September 22, 2020 / 7:30PM

DRAFT

MEMBERS PRESENT: Larry Grunn, Chairperson; Bob Hanvey; Cheryl Range, Secretary; Bruce Powelson, Vice Chairman; James Andersen

OTHERS PRESENT: Dave Hamann, Zoning Administrator; Melissa, Carlisle Wortman

MEMBERS ABSENT: None

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Cheryl motioned to approve the agenda for the September 22, 2020 Planning Commission meeting. Jim seconded.
MOTION CARRIED

APPROVAL OF MINUTES

Approval of the Regular Meeting Minutes for August 25, 2020.

Jim motioned to approve the minutes. Bruce seconded. **MOTION CARRIED**

CALL TO THE PUBLIC

No response.

PUBLIC HEARING

1) RZN#01-20 Public Hearing to Rezone Parcel 4710-02-200-008 from Highway Service to Urban Residential at 725 Mason Road

Gary McCririe, representing Dean Killingbeck, the owner of the property at 725 Mason, presented his application request to rezone the parcel and reviewed the requirements from Section 20.05 of the zoning ordinance, items 2 a thru e. The Carlisle Wortman representative went over John Enos's review of the request and recommended approval. No comments from the public were heard and Larry closed the public hearing.

NEW BUSINESS

1) RZN#01-20 Request to Rezone Parcel 4710-02-200-008 from Highway Service to Urban Residential at 725 Mason Road

Questions regarding the mobile home park that surrounds the parcel and the history of businesses that operated out of this address in the past, as well as the list from the Michigan Department of Licensing, were discussed. Applicant explained that the owner wishes to sell the house and property, but is having a hard time doing so because mortgage companies will not finance a mortgage for the house because of the way it is zoned.

Cheryl made a motion to approve the request to rezone 725 Mason Road parcel code 4710-02-200-008 from Highway Service to Urban Residential and to forward this request to Livingston County Planning for review and comment. Jim seconded. **MOTION CARRIED**

2) Workshop Discussion of ZBA cases and variances from the September Meeting

Larry brought the commissioners up-to-date on the cases that were heard at the ZBA meeting on September 14 and that all were given variances. The variances were in the area of flag lots and cul-de-sacs. Discussion on these and other items, including the changes required for the Engineering Development Standards, were discussed. The suggestion to have a joint meeting with the board members from the ZBA and the Planning Commission would be a good idea to discuss the need to modify the zoning ordinance regarding these variances that were granted.

OLD BUSINESS

1) TXT#01-19 Short-Term Rentals Discussion Continued

Discussion on the status of this item ensued and the commissioners were brought up-to-date on the status of the Triangle Lake situation. Larry mentioned the article in the Legal section of the MTA magazine regarding Short-Term Rentals and several of the commissioners did not have access to the article. Larry suggested Dave send the commissioners a copy of the article to have for the next meeting.

Cheryl made a motion to table this item until October 27, 2020 meeting. Jim Seconded. **MOTION CARRIED**

CORRESPONDENCE AND UPDATES AND DISCUSSION

Bob mentioned the Lucy Road ZBA case for the City of Howell and that it was going to Circuit Court.

CALL TO THE PUBLIC

Les Andersen commented on the Joint Meeting idea and talked about ZBA training being required

ADJOURNMENT

Cheryl made a motion to adjourn the meeting at 9:14pm. Jim seconded. **MOTION CARRIED**

Is Our Love Affair with the Single-Family Home Over?

BY: [Alan Ehrenhalt](#) | October 20, 2020

"A man is not a whole and complete man," Walt Whitman believed, "unless he owns a house and the ground it stands on."

Whitman wrote those words in 1856, and I have no doubt that most of his readers believed it, and most Americans have clung to that belief ever since. But is that creed losing its relevance in the 21st century? Are we evolving new societal attitudes that will gradually move us out of our infatuation with the single-family home and into a new notion of shelter more appropriate to the social upheavals of the present moment?

Like many complex current questions, this one seems to imply an equally difficult one that's hard to escape: What is it that the millennials really want? If most of them are truly disillusioned with detached-house living, then it would seem to follow that the developers and the society at large will follow their lead.

And there is some fragmentary evidence that this immense cohort of 64 million people is in fact looking for some new rules of residence. They aren't buying houses in the same numbers as the previous generation. They aren't buying cars or even learning to drive with the same enthusiasm that defined the baby boomers and Generation X.

There are many plausible explanations for that, not least the Great Recession of a decade ago and now the uncertainties of the coronavirus. But in general, there is reason to believe that millions of millennials have a greater fondness for experiences than for physical possessions that past generations craved. That has obvious implications for American housing choices. And it could have more important implications for our efforts to deal with a massive national housing shortage.

Of course, it is plausible that once the virus abates, young people in their 20s and 30s will develop the same attachment to spacious lots and car-dependent suburban homes that their predecessors developed. It is very much an open question.

Diana Lind believes she has some answers. A longtime journalist and urban policy scholar in Philadelphia, she is the author of a new book, *Brave New Home*, that treats the single-family residence as a relic of a bygone time. She's provocative and engaging, and she raises a multitude of interesting scenarios.

Her fundamental argument is consistent. "Millennials," she says, "are looking at their lives for their present value and their ability to bring joy and connect with people." The detached suburban home isn't high on their agenda. To satisfy millennial desires, in her view, "we need to actively transition our policies away from home ownership and single-family homes."

BUT WHAT WILL WE TRANSITION TOWARD? Lind suggests a whole array of options and experiments, some of them already being tried.

First on her list is "co-living," the association of urban residents in a multi-unit dwelling that offers them not only common rooms and common dining but, in many cases, happy hours, gym classes, even kibbutz-style shared child-rearing. "There is an open invitation," Lind writes, "to connect with people in common spaces." One such project, *ALTA+* in the New York borough of Queens, provides its residents with a huge gym, a lap pool and a yoga studio. The apartments themselves are small,

and the sleeping takes place in fold-up Murphy beds, which Lind describes as the physical symbol of co-living arrangements.

A common work and play space in a co-living apartment building in Long Island City, N.Y. (Photo courtesy of ALTA+)

There is no mistaking Lind's enthusiasm for this kind of experiment. "While co-living might seem like a sub-culture," she says, "it is quickly turning into a widespread phenomenon and real estate asset class. ... Developers are thinking that co-living could be as popular in the future as luxury apartments have been in the last two decades."

But could it? How many people actually would like to live this way? My guess is not very many, and especially not many families with children. This is housing for young and unattached people, and pretty affluent ones at that. In one co-living establishment in lower Manhattan, a studio apartment costs \$3,000 a month. No doubt the rent would be cheaper in most of the country, but it is hard to see these ventures doing much to solve the nation's acute shortage of places for middle-class families to live in. To her credit, Lind admits this. "For co-living to meet its claims of revolutionizing how we live," she writes, "it can't just be for rich yuppies." But that's the way it may turn out.

If co-living isn't more than a niche answer, then how about just a heavy downsizing, a profusion of apartments or detached homes of 500 square feet or less, marketed to singles, couples and small families. Lind is into this one too. "Small is the new big," she asserts hopefully, "minimalism the new luxury."

Even if we can create a substantial number of homes this small, however, they will have a serious image problem to overcome. "For all the talk of tiny homes being the new lifestyle choices," Lind admits, "the reality is that many are traditional mobile homes in disguise." Of course, they could be marketed as bungalows rather than trailers, but it's not clear how many millennials this would convince. In one recent year, just 2 percent of the homes sold in New York City and San Francisco, where the housing shortage is most acute, were under 500 square feet in size. It's not clear when, or whether, that number will grow substantially.

If co-living and tiny homes can solve a piece of the housing dilemma, it will be an extremely small piece. What else might there be? Well, we can encourage people to add ADUs — accessory dwelling units — to the backyards or garages behind their detached single-family homes. Zoning laws up to now have discouraged ADUs, but those laws are changing in quite a few states. In California, Lind reports, "there is a genuine frenzy ... to build ADUs. Just 257 were approved in 2016; two years later, the number was up to more than 4,000."

Unfortunately, there is a lesson in the ADU experience up in Vancouver, British Columbia, which has launched perhaps the most extensive ADU experiment anywhere. Between 2010 and 2016, about 2,000 of these units were built in the city. But as you might guess, there's a catch, and Lind is too responsible a journalist not to report it. "In many cases," she concedes, "these homes aren't geared toward low- or even moderate-income households. Rather, they're posh and profitable rentals, Airbnbs, or extra housing for visitors or relatives." That's often the case in the U.S. as well: An ADU in San Francisco can cost \$500,000 to build.

An accessory dwelling unit located over a garage. (Photo: Flickr/Creative Common, Radcliffe Dacanay)

IN THE END, no matter how innovative these projects might be, they run into a daunting problem of scale. [A study by Freddie Mac](#) earlier this year estimated that the United States faces a housing shortage of roughly 2.5 million units. We can't make much of a dent in that with co-living, tiny houses or accessory dwelling units, even if millennials develop a taste for them. None will solve the housing

crisis, even if they become, as Lind predicts, an attractive niche market for a substantial cohort of young people.

Nor is there much good to report in the steps cities and states have made to alleviate the housing shortage over the past decade or so. Many local governments have enacted mandatory inclusionary zoning — developers of new projects have to set aside a certain percentage of the units for low- and moderate-income families. The trouble here is that if you set the mandate too high, the builders just won't build. So they usually are allowed to contribute money into an affordable-housing fund rather than abide by the mandate. This has produced little affordable housing in most of the places that have tried it.

Then, perhaps most dramatically, there are zoning reforms that make it illegal for a community to require new homes to be conventional detached single-family dwellings. Minneapolis did this in 2018, to significant national acclaim. Now any homeowner or developer in the city can construct a duplex or a triplex apartment building almost anywhere they want. It's a reasonable thing to do. But there isn't much evidence so far that it will produce a large amount of additional housing. In the first year after Minneapolis changed its zoning law, according to the Niskanen Center think tank, three triplexes were approved in the city.

So is there anything we might do to deal with the problem at an effective scale? Well, maybe. The California Legislature has been arguing for nearly four years now over a proposal by state Sen. Scott Wiener that would require communities to allow four- and five-story apartment buildings within half a mile of transit stations.

Wiener's bill has been amended numerous times, and I'm not going to try and parse the details here. But the main points are clear. The bill could provide *lots* of housing — thousands of units in the state's most populous metropolitan areas. It would not be a boutique experiment. The major criticism — one reason it hasn't become law — is based on the fear that it would add too much housing for the affluent and not enough for the poor.

Maybe so. But what really matters is the need to produce large numbers of new units, and to do it soon — and not to bicker endlessly about which income cohort gets what percentage of the new supply. New housing will ease the shortage no matter whom it's built for; even adding luxury apartments will eventually open up more for those further down the economic ladder.

The California proposal will also test whether millennials actually want what so many of them say they want: urban living in dense surroundings with amenities in walking distance and a reduced dependence on cars. If that's in fact what most of this generation is looking for, there may be a way to give it to them and do something meaningful about the housing crisis at the same time.

This article was printed from: <https://www.governing.com/assessments/Is-Our-Love-Affair-with-the-Single-Family-Home-Over.html>

ZONING ORDINANCE TEXT AMENDMENTS

CASE #	ARTICLE	SECTION	STATUS	PROPOSED CHANGE	PH Public Hear	ADOPTED Adopted
TXT # TBD	XVII	17.33	Ag/Tour	On hold but needs rework		
TXT #04-17	X	10.01B16 8.01B3 Definitions	Landscape Contractor's Operation contract C/W	LI district rgsst Board chg Plant Nursery, RTF Nursery Only	2/27/18 10/22/19	2/28/20
TXT #05-17	XVII	17.34 9.01D.11 Definitions	Outside Vehicle Storage contract C/W	SU 17.34 rgsst (Board) HS district	2/27/18	10/25/19
TXT # 06-17	VI	6.07 6.22	Accessory Structures LCBD	roof pitch for AG engineered structures +calculation no bldg code, zoning issue	4/18/18 4/18/18	6/30/18 6/30/18
GO #01-17	GO	G11-97	Land Div GO	revise with 6.19B,6.15A	N/R	
GO #02-17	GO	tbd	Nuisance	rgsst(Board)	BOT	1/12/20
GO #03-17	GO	tbd	Noise	rgsst(Board)	BOT	Nuisance GO
GO #04-17	GO	tbd	Motor Braking GO	rgsst(Board) send to Board(10/24/17)	BOT	Nuisance GO
GO #	GO	tbd	combine Lake & Boat GO Cemetery GO Park & Rec	cover all lakes add fines for vandalism still needed? Add moral conduct	N/R N/R N/R	
TXT #07-17	III	Definitions 6.11 18.02 Splits	Lots per Parent Parcel Land Balancing/clearing nonconforming Acc Structure	in 10/24/17 packet in 10/24/17 packet in 10/24/17 packet in 10/24/17 packet	discuss	ongoing
TXT #	VI	6.14	Home Occupation Class I	add application in first paragraph	dropped	

TXT#02-20 Amendment

Definitions Section 3.02 ADD

Cargo Containers. Standardized reusable receptacles that are:

1. Originally designed for or used in the parking, shipping, movement or transportation of freight, articles, goods or commodities; and or
2. Originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport “portable site storage containers” having a similar appearance to and similar characteristics of cargo containers.

Portable Temporary Storage Container (PSC): A box-like container typically delivered by truck, used to temporarily store household or other goods and items. A PSC does not include a truck trailer, or other part of a motor vehicle, nor any type of wheeled vehicle or conveyance except when attached to a truck for delivery and removal.

ARTICLE VI: GENERAL PROVISIONS

Section 6.07 Accessory Uses and Structures ADD

Accessory buildings, structures and uses are permitted only in connection with and on the same lot with a principal building, structure or use, provided such buildings, structures and uses are incidental to the principal building or use and does not include any activity conducted as a living quarters, except for farms or other uses otherwise permitted in this Ordinance that may be permitted on a separate lot in conjunction with the permitted activity, and shall be subject to the following regulations:

1.

Zoning districts	Lot Size Based on Gross Lot Area	Maximum Square Footage of all Accessory Structures
All single family residential districts	All parcels equal to or less than 1 acre in size	1,300 square feet
All single family residential districts	All parcels that are greater than 1 acre	These sizes are based on a .030 x parcel size calculation

2. An accessory structure, including carports which are attached to the principal building, shall comply in all respects with the requirements of this ordinance applicable to the principal building. Any covered or roofed structure, as an attachment between the accessory structure or carport and the main building, shall be considered a part of the main building, but shall not be considered habitable floor area.
3. Accessory buildings shall not be erected or allowed in any front yard, except for parcels larger than five acres providing no accessory building or structure is located closer than one hundred feet to the front property line or closer to the front property line than a principal building on any adjacent parcel of land or lot, whichever is greater.
4. Accessory buildings may be allowed in side yards providing they meet the minimum setbacks for the district in which it is located.
5. The maximum height for accessory buildings located on any parcels of land containing one acre of land or less or on any platted subdivision lot or site condominium building site shall not exceed thirty-five feet.

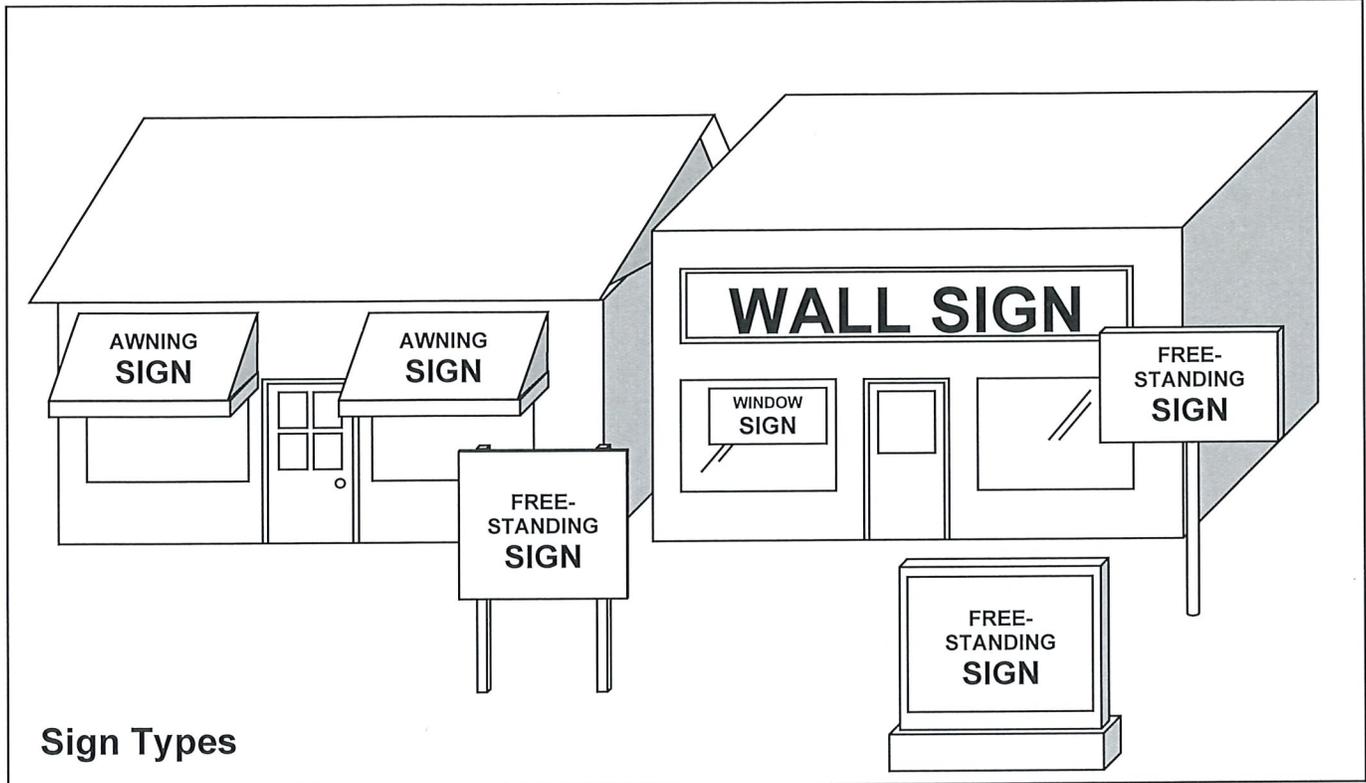
6. Accessory structures shall meet the minimum setbacks for the district in which it is located.
7. No accessory structure shall receive a certificate of zoning compliance prior to the principal structure receiving a certificate of zoning compliance.
8. No accessory structure shall be constructed prior to the approval of land use permit and the issuance of a building permit.
9. Accessory structures under two-hundred (200) square feet do not require a land use permit or building permit **and are limited to three per parcel and must be behind the primary structure and screened from the public right-of-way.** Accessory structures under 200 square feet and with a height no more than ten (10) feet above grade shall maintain a minimum five (5) foot side yard setback & five (5) foot rear yard setback. Accessory structures two-hundred (200) square feet and over and/or more than ten (10) feet above grade must meet the setback requirements of the zoning district in which they are located.
10. In no instance shall any accessory building be located within a dedicated easement right-of-way.
11. An accessory building shall not project within the front yard when it is located on a corner lot except as provided in item 3 above.
12. Accessory structures **greater than two-hundred (200) square feet** shall have a minimum 4:12 roof pitch, except engineered steel structures may have minimum 3:12.
- 13. The use of cargo containers for storage shall only be permitted in HS and LI Districts, subject to the following:**
 - a) Containers shall be restricted to a location behind the front face of the building**
 - b) Containers shall not be stacked above the height of a single container**
 - c) Container storage areas that are visible from the public right-of-way or abut residentially zoned or used properties shall be screened in accordance with the standards set forth in this ordinance**

ARTICLE XV: SIGNAGE**Section 15.05 Schedule of Sign Regulations**

The schedule provided below summarizes the quantity, maximum area, maximum height, and minimum setback from existing road rights-of-way permitted for signage requiring a permit under this Section. Detailed requirements for the signs listed below are provided under subsections 15.06 and 15.07. Wherever conflict exists between the following schedule and the standards of those subsections, those subsections shall prevail.

Sign	Number	Max. Area	Max. Height	Min. Setback
<i>Signs in Residential Districts (Sec. 15.06)</i>				
Agricultural Product Signs	1	20 s.f.	4 ft.	15 ft.
Farm Signs	1	32 s.f.	6 ft. ¹	15 ft.
Home Occupation & Home-Based Business Wall Sign, or	1	4 s.f.	4 ft.	n/a
Home Occupation & Home-Based Business Freestanding Sign	1	6 s.f.	4 ft.	15 ft.
Non-Profit Organization Signs	1	32 s.f.	6 ft.	15 ft.
Residential Development Entranceway Signs	2/entrance	20 s.f.	6 ft.	15 ft.
Temporary Construction Signs	1/frontage	32 s.f.	6 ft.	15 ft.
<i>Signs in Non-residential Districts (Section 15.07)</i>				
Awning and Canopy Signs	N/A	25% of surface ²	n/a	per district
Free-Standing Signs	1/frontage	½ s.f. per foot of frontage ³	6 ft.	15 ft.
Gasoline Price Signs	1	20 s.f.	6 ft.	15 ft.
Marquee Signs	1/frontage	1½ s.f. per foot of building frontage	per district	per district
Menu Board Signs	2	60 s.f.	6 ft.	15 ft.
Office or Industrial Development Entranceway Signs	2/entrance	36 s.f.	6 ft.	15 ft.
Temporary Construction Signs	1/frontage	32 s.f.	6 ft.	15 ft.
Time/Temperature/Stock Market Signs	1/frontage	N/A ⁴	6 ft. ¹	15 ft. ¹
Wall Signs	1/frontage ⁵	1 s.f. per foot of building frontage ⁶	see below	n/a
Window Signs	N/A	25% of window area	n/a	n/a

1. If sign is free-standing.
2. Such signs shall be counted in determining compliance with maximum permitted area of wall signage.
3. Not to exceed 32 s.f., unless premises contain multiple tenants, in which case 4 s.f. may be added per additional tenant, up to a maximum of 64 s.f.
4. Such signs shall not be counted in determining compliance with wall or free-standing sign area requirements.
5. Or one per tenant having individual public access.
6. Not to exceed 60 s.f., unless such signs are set back at least 150 ft., in which case such signs shall not exceed 200 s.f.



Section 15.06 Signs in Residential Districts

The following signs shall be allowed in the RR, SR, UR, ERS#1, and ERS#2 zoning districts, subject to permit approval in accordance with Section 4.03 and the following standards. Such signs shall only pertain to permitted or special land uses or a legally nonconforming non residential use, and shall be located upon the same property to which the sign relates, unless otherwise provided herein.

- A. Agricultural Product Signs: In the RR district, one sign advertising agricultural and/or horticultural products grown on the premises shall be permitted in conjunction with a temporary roadside stand. The sign shall not exceed twenty (20) square feet in area, four (4) feet in height nor be located closer than fifteen (15) feet to any property line. The sign shall be erected not more than two weeks prior to opening of sales and removed within one (1) week of the end of sales.
- B. Farm Signs: Signs in the RR district displaying the name of farm, not to exceed thirty-two (32) square feet in area and six (6) feet in height if freestanding. One (1) such sign shall be permitted per farm, in addition to the home occupation sign permitted under item C below. Such a sign may be indirectly illuminated, provided that all lighting equipment for these signs shall be designed to illuminate the sign only and shall not interfere with driver visibility or cause glare on adjoining properties.
- C. Home Occupation/ Based Business Signs: one (1) wall sign per parcel containing a permitted use, not exceeding four (4) square feet in area. Such signs may not be illuminated and must be consistent with the residential character of the neighborhood in which they are to be located. ~~Within the Rural Residential (RR) district, one (1) freestanding sign may be substituted for a wall sign. Free standing signs shall not exceed six (6) square feet in area or four (4) feet in height and shall be located no closer to the right-of-way (ROW) line than one-half (1/2) the required front yard, than fifteen (15') feet from the road right-of-way (ROW).~~
- D. Non-Profit Organization Signs: Permanent, free-standing signs identifying churches, schools, museums, libraries or other non-profit institutions, at a rate of one (1) sign per parcel, with a minimum setback from the street right-of-way of fifteen (15) feet, which does not exceed thirty-two (32) square feet in area and six (6) feet in height.

- E. Residential Development Entranceway Signs: Permanent freestanding signs or signs affixed to decorative walls or fences identifying the entrances of residential developments such as subdivisions, apartment complexes, condominium communities, senior housing complexes, mobile home parks and similar residential uses, at a rate of two (2) per entranceway not to exceed a total of two (2), with a minimum setback from the street right-of-way of fifteen (15) feet, and not exceeding twenty (20) square feet in area and six (6) feet in height. Where such sign is placed upon a decorative wall or fence, the area of the sign shall be computed by measuring the area of the envelope required to enclose the lettering, graphics and border, if any, not the entire decorative wall or fence.
- F. Temporary Construction Signs: Temporary signs which advertise the construction of new residential subdivisions or similar permitted development, not to exceed thirty-two (32) square feet in area and six (6) feet in height. Such signs shall be removed immediately after the last available lot, home site or parcel is sold.

TXT#01-19 Short Term Rentals

ARTICLE III Definitions

ADD to 3.02

Short Term Rental: The renting of a dwelling unit usually furnished for a period of twenty-eight or more consecutive calendar days by the same renter. Short Term Rental does not include a bed and breakfast permitted and operated in accordance within this Ordinance.

Article VIII

ADD to 8.01.B item 8

8. Short Term Rentals

ADD to 8.02.B item 7

7. Short Term Rentals

TXT#01-20 Clean up from Development Standards

ARTICLE XVIII: SITE PLAN REQUIREMENTS

ADD:

Refer to Marion Township Development Standards Policy Document for Site Plan Requirements.

DELETE:

~~Section 18.01 Purpose~~

~~It is the purpose of this Section to specify standards and data requirements, which shall be followed in the preparation of site plans as required by this Ordinance. It is also the purpose of this Section to ensure that:~~

- ~~A. The proposed use will not be injurious to the surrounding neighborhood and protects the general health, safety, welfare and character of the Township;~~
- ~~B. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, soils, groundwater and woodlands; and~~
- ~~C. Landscaping, including grass, trees, shrubs and other vegetation is provided to maintain and improve the aesthetic quality of the site and area.~~

~~Section 18.02 Approval of Site Plan Required~~

~~A final site plan shall be reviewed by the Planning Commission who shall then provide a recommendation of approval, approval with conditions, or denial, to the Township Board of Trustees. The Township Board of Trustees must approve or approve with conditions the final site plan prior to the establishment of any new land use, change of use, addition to an existing use, or the erection of any structure in any zoning district. Individual single-family structures erected within a single lot, parcel or building envelope shall not require site plan review.~~

- ~~A. The Township shall not issue a land balancing permit until the final site plan has been approved by the Township Board of Trustees and is in effect.~~
- ~~B. No grading, removal of trees or other vegetation, landfilling, land balancing, or construction of improvements shall commence for any development that requires site plan approval until a final site plan is approved and is in effect, except as otherwise provided in this Article.~~

~~Section 18.03 Preliminary Site Plan~~

- ~~A. **Application.** Any applicant may submit a request for preliminary site plan review by filing with the Zoning Administrator completed forms, payment of the review fee required herein, and twelve (12) copies of the preliminary site plan drawing(s) **plus 1 electronic PDF format copy**, and six (6) 11 x 17 inch color aerial photographs of the site area and surrounding areas showing overlaying property lines and the proposed site layout at a scale ten times that used for the site plan, and one (1) 24 x 36 inch presentation aerial photograph, at least twenty-one (21) days prior to the next ~~2~~ scheduled Planning Commission meeting. The Administrator, upon receipt of the application, **shall transmit only complete submittals of the preliminary site plan to the Planning Commission reviewers.** The purpose of such preliminary review is to confirm general compliance with Township standards as well as to suggest changes, if necessary, for final site plan approval.~~

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~~B. **Information Required.** Site plans shall consist of an overall plan for the entire development. Sheet size shall be at least 24" x 36" with plan view drawn to a scale of no greater than 1" = 50' for property less than three (3) acres or no greater than 1" = 100' for property three (3) or more acres. A preliminary site plan submitted for review shall contain all of the following information **required in the Marion Township Engineering Standards** in a clear and legible format.~~

General Information

- ~~1. Name of the proposed development.~~
- ~~2. Name, address, phone, fax number and/or email of applicant(s), property owner(s), engineer(s), architect(s), and landscape architect(s).~~
- ~~3. A written narrative of the proposed use(s) of the property. For other than residential uses, including factors that potentially impact the proposed development may have on the surrounding area.~~
- ~~4. One (1) presentation quality aerial photograph with adjacent property information and features including, though not limited to, the following: land use(s), property owner(s), sidwell number(s), location of adjacent buildings, driveways, streets, existing and proposed lot lines, building lines, structures, and parking areas on the parcel and within one hundred (100) feet of the site.~~
- ~~5. Date of plan preparation, including revision dates.~~
- ~~6. Complete legal description of the site.~~
- ~~7. Professional seal of a registered architect, engineer, surveyor, landscape architect, or a planner.~~
- ~~8. Vicinity map drawn at a scale of 1" = 2,000'.~~
- ~~9. Dimensions and gross acreage of the site.~~
- ~~10. Zoning classification of petitioner's parcel and all abutting parcels and demonstration of compliance with lot area, width, coverage, and setback requirements.~~
- ~~11. Scale and north arrow on each plan sheet.~~
- ~~12. Existing natural features and man-made features to be retained or removed.~~
- ~~13. Adjacent property information and features including, though not limited to, the following: land use(s), property owner(s), sidwell number(s), zoning classification, location of adjacent buildings, driveways, streets.~~
- ~~14. Existing and proposed lot lines, building lines, structures, parking areas, etc., on the parcel and within one hundred (100) feet of the site.~~
- ~~15. Proposed construction phasing.~~
- ~~16. Identification of variances that may be required.~~

Physical Features

- ~~1. Location, size, and dimension of proposed buildings/structures, including floor area, finished floor elevation, number of floors, height, number and type of dwelling units (where applicable).~~
- ~~2. Location of existing and proposed private and public roads and access drives, including general alignment, right-of-way or easement, surface type, and width.~~
- ~~3. Location, size, and dimension of the following existing and proposed site features: water main, wells, detention and forebay basins, private utilities, utility poles, and public and private easements.~~
- ~~4. Location, size, and dimension of existing and proposed storm sewer, culverts, ditches, and public and private storm sewer easements.~~
- ~~5. Location, size, and dimension of existing and proposed sanitary sewer, septic fields, reserve septic fields (including reserve fields), sewage disposal facilities, and public and private sanitary sewer easements.~~
- ~~6. Location of all existing and proposed parking, including dimensions of spaces, maneuvering lanes, and surface type, where applicable.~~

Natural Features

- ~~1. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service, Soil Survey of Livingston County, Michigan.~~
- ~~2. Existing topography with a maximum contour interval of two (2) feet for the site and beyond the site for a distance of one hundred (100) feet in all directions. Final grading plan, showing finished contours at a maximum interval of two (2) feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.~~
- ~~3. Location of existing wetlands, drainage courses, floodplains, and associated bodies of water, within one hundred (100) feet of the site, and their elevations.~~
- ~~4. Location of existing woodlands delineated with symbolic lines tracing the spread of the outermost branches and shall be described as to the general sizes and kinds of trees contained.~~
- ~~5. Location of natural resource features, including, but not limited to, woodlands and areas with slopes greater than eighteen percent (18%) incline.~~

Additional Requirements for Residential Developments

- ~~1. Density calculations by type of unit.~~
- ~~2. Designation of units by type and number of units in each building.~~
- ~~3. Amount, type, and location of common open space, including general and limited common elements within a site condominium, and any recreational amenities (i.e., playground equipment).~~

~~C. **Planning Commission Action.** The Planning Commission shall recommend to the Township Board of Trustees approval, approval with conditions or denial of the preliminary site plan. If the~~

~~preliminary site plan requires extensive revisions to meet Township requirements, the Planning Commission may recommend denial of the preliminary site plan. The Planning Commission shall set forth the reason for its action in the record of the meeting at which action is taken.~~

- ~~1. The Planning Commission recommendation of the preliminary site plan shall be forwarded to the Township Board of Trustees for its review.~~
- ~~2. If the preliminary site plan is recommended for denial or approval with conditions, the applicant may address all the conditions and submit the revised preliminary site plan to the Zoning Administrator for further action by the Planning Commission. The applicant may choose to proceed to the Township Board for review of the preliminary site plan.~~

~~D. **Board of Trustees Action.** The Township Board of Trustees shall review the preliminary site plan and approve, approve with conditions, or deny the preliminary site plan.~~

- ~~1. If the Board of Trustees approves the preliminary site plan, the applicant may submit a final site plan to the Zoning Administrator in accordance with the provisions herein.~~
- ~~2. If the preliminary site plan is approved with conditions, the applicant shall address all the conditions and submit a revised site plan to the Zoning Administrator. Upon a determination by the Township's Engineer and Planner that all the conditions have been satisfied, the plan shall be forwarded to the Planning Commission for final site plan review.~~
- ~~3. If the preliminary site plan is denied by the Township Board, the applicant may submit an alternative preliminary site plan to the Zoning Administrator for review by the Planning Commission in accordance with the provisions herein.~~

~~E. **Effect of Approval.** Approval or approval with conditions of a preliminary site plan by the Township Board of Trustees shall indicate general acceptance of the use and the proposed layout of buildings, streets and drives, parking areas, other facilities and overall character of the proposed development. The Zoning Administrator or duly appointed agent shall, within ten (10) days of the date of approval of the preliminary site plan by the Board of Trustees, transmit a written certification of such approval to the applicant.~~

~~F. **Expiration of Approval.** Approval of a preliminary site plan by the Board of Trustees shall be valid for a period of one (1) year from the date of approval and shall expire and be of no effect unless a completed application for a final site plan approval with all necessary supporting information is filed with the Zoning Administrator within that time period.~~

Section 18.04 Final Site Plan

~~A. **Application.** The applicant shall submit to the Zoning Administrator twelve (12) copies of a final site plan as well as other data and exhibits hereinafter required, the review fee required herein, and a completed application form. The Zoning Administrator, upon receipt of the application, **shall transmit only complete submittals of the final site plan drawing(s) to the Planning Commission prior to its next regular meeting.**~~

~~B. **Information Required.** Site plans shall consist of an overall plan for the entire development. Sheet size shall be at least 24" x 36" with plan view drawn to a scale of no greater than 1" = 50' for property less than three (3) acres or no greater than 1" = 100' for property three (3) or more acres. A final site plan submitted for review and approval shall contain all of the information **required in the Marion Township Engineering Standards** required for the preliminary site plan **and final site plan** in addition to the following data presented in a clear and legible format.~~

Physical Features

1. ~~Location of existing and proposed centerline, edge of roadway, approach radii at intersections, and pavement cross-sections for public and/or private roads on-site or abutting the site. Acceleration, deceleration, passing lanes, approaches and curb and gutter shall also be shown.~~
2. ~~Existing and proposed location, width, and approach radii of access drives, driveways, sidewalks, pathways, and curb and gutter. Pavement cross sections shall be provided for each.~~
3. ~~Existing and proposed off-street parking with calculations of the number of parking spaces required and provided.~~
4. ~~Location of existing storage tanks. This may include, but not be limited to, information on the following:~~
 - ~~Chemical and fuel storage tanks and containers;~~
 - ~~Water supply facilities;~~
 - ~~Sanitary sewage disposal facilities;~~
 - ~~Storm water control facilities and structures; and~~
 - ~~Location of all easements.~~
5. ~~Location, size/dimension of existing and proposed fire hydrants, water service and fire suppression leads, and public and private water main easements. (All proposed water mains must meet the standards of the Marion, Howell, Ocala, Genoa (MHOG) Water Authority.)~~
6. ~~Grading and overflow route for proposed and existing detention and forebay basins and public and private drainage easements. Calculations shall be included and indicate that the detention and forebay areas meet the Livingston County Drain Commission standards.~~
7. ~~A note shall indicate the ultimate outlet for storm water runoff (County Drain, creek, or river).~~
8. ~~Location of all building structures with setback and yard dimensions.~~
9. ~~Dimensioned floor plans and typical elevation views for all buildings, where applicable.~~
10. ~~Proposed exterior lighting locations, typical detail, and illumination pattern.~~
11. ~~Location and description of all existing and proposed landscaping, berms, fencing, retaining walls, and quantity and size of all proposed landscaping.~~
12. ~~Trash receptacle pad location, area, method of screening, pavement type and cross-section.~~
13. ~~Location, area, depth, and method of screening of transformer pads, compressors, air conditioners, generators, refrigeration units, and similar equipment, where applicable.~~
14. ~~Entrance detail(s) including traffic control and monument sign locations and size.~~

~~15. Designation of fire lanes.~~

~~16. Proposed grading and how it shall tie into existing grading, and the limits of clearing and grading. Elevations shall be provided at, though not limited to: top of curb and/or edge of pavement, edge of walk/pathway, top and bottom of retaining wall, property corners, finished floor, storm structures, and detention and forebay high water.~~

~~17. Location of existing and proposed ground, wall, or directional signs, and details of all proposed signs.~~

~~18. Any other pertinent physical features.~~

~~Additional Requirements for Commercial and Industrial Developments~~

~~1. Loading/unloading areas.~~

~~2. Total and useable floor area.~~

~~3. Number of employees in peak usage.~~

~~C. **Standards for Review.** In reviewing the final site plan, the Planning Commission and Township Board shall determine whether the plan meets the following specifications and standards:~~

~~1. The plan conforms to the approved preliminary site plan and with all Zoning Ordinance regulations.~~

~~2. All required information is provided.~~

~~3. There is a proper relationship between major thoroughfares and proposed service drives, driveways and parking areas. Proper access to all portions of the site and all sides of any structure is provided. All structures or groups of structures shall be so arranged as to permit emergency vehicle access by some practical means.~~

~~4. Site plans shall fully conform to the Livingston County Drain Commission standards.~~

~~5. Wastewater treatment systems, including on-site septic systems, will be located to minimize any potential degradation of surface water or groundwater quality and meet County and State standards.~~

~~6. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby water bodies in accordance with County and State standards, where applicable.~~

~~7. The proposed use is in compliance with all Township Ordinances and any other applicable laws.~~

~~D. **Planning Commission Action.** The Planning Commission shall recommend to the Township Board of Trustees approval, approval with conditions, or denial of the **final site plan within ninety (90) days after the final site plan is first reviewed by the Planning Commission.** This time limit may be extended upon agreement between the applicant and the Planning Commission. The Planning Commission may suggest modifications in the proposed final site plan as are needed to gain Planning Commission recommendation for approval. All engineering drawings and plans shall be reviewed by the township's engineer, planner, attorney, Howell Area~~

Fire Authority, and appropriate Livingston County and state agencies before a final site plan may be recommended for approval, approval with conditions, or denial by the Planning Commission.

- E. ~~**Effect of Approval.**~~ A recommendation of approval advances the final site plan to the Township Board of Trustees for its review and action. Upon approval of a final site plan by the Township Board of Trustees, the applicant may apply for a land balancing/land use permit in accordance with the terms of the approved final site plan and any other Township requirements.
- F. ~~**Expiration of Approval.**~~ Approval of a final site plan shall expire and be of no effect one (1) year following the date of approval unless construction has begun on the property in conformance with the approved final site plan.

~~Section 18.05 Combining Preliminary and Final Site Plans~~

~~An applicant may, at their discretion and risk, request to combine a preliminary and final site plan in one (1) application for approval. **Only applications for Revised Site Plan Review will be considered for Combining.**~~ In such a situation, the portion of the review process concerning preliminary site plan application and review may be waived by the Planning Commission. The Planning Commission shall have the authority to require submittal of a preliminary site plan separate from a final site plan where, in its opinion, the complexity and/or scale of the site for the proposed development so warrant.

~~Section 18.06 Conformity to Approved Site Plans~~

Property, which is the subject of an approved final site plan, must be developed in strict compliance with the approved final site plan and any amendments thereto which have been approved by the Township Board of Trustees. If construction does not conform to the approved final site plan, the approval shall be revoked. Upon revocation of such approval, all construction activities shall immediately cease upon the site, other than actions taken to correct the violation. ~~**For residential developments, no land use permit for dwellings shall be issued until the first course of blacktop, by development phase if applicable, and landscaping has been installed.**~~ The required landscaping shall include, but not be limited to, greenbelts, entrance(s), detention/retention basins, and buffers as shown on the approved final site plan.

~~Section 18.07 Amendment of Approved Site Plan~~

The Zoning Administrator shall have the authority to determine if a proposed change requires an amendment to an approved final site plan. The Zoning Administrator may approve minor changes in an approved final site plan, provided that a revised final site plan drawing(s) be submitted showing such minor changes, for purposes of record. An approved final site plan may be amended upon re-application including any fees required and in accordance with the procedure herein for a final site plan.

~~Section 18.08 Construction Plan Review~~

Following approval of the final site plan by the Township Board of Trustees, ~~the applicant shall submit to the Zoning Administrator two (2) copies of construction plans as well as any other data and exhibits hereinafter required.~~ The construction plans shall be consistent with the approved final site plan but shall provide greater detail in accordance with the Marion Township Engineering Standards. Approval of the construction plans by appropriate authorities is required prior to beginning construction. ~~**Final ASBUILT's will be require to be submitted for final record to the Marion Township Zoning Administrator for master file retention.**~~

~~Section 18.09 Construction Observation~~

Marion Township or its designated representative will provide observation on all proposed public utilities

and improvements, as well as limited construction observation of private improvements. The requirements for construction observation and final project closure shall be in accordance with the Marion Township Development Standards, as amended.

Section 18.10—Modification of Plan During Construction

All improvements shall conform to the final site plan. It shall be the responsibility of the applicant to notify the Zoning Administrator of any such changes prior to such change being made. Any changes which result in a **material alteration** of the approved final site plan shall require resubmittal of a site plan, which shows the proposed changes, to the Planning Commission including any fees determined by the Township Board of Trustees. The Planning Commission or Township Board of Trustees may require the applicant to correct the changes so as to conform to the approved final site plan.

Section 18.11—Phasing of Development

The applicant may, at their discretion, divide the proposed development into two (2) or more phases. In such case, the preliminary site plan shall cover the entire property involved and shall clearly indicate the location, size, and character of each phase. A site plan for each phase shall be submitted in accordance with the procedure herein for a final site plan including any fees required.

Section 18.12—Appeals

No decision or condition related to a site plan approval shall be taken to the Zoning Board of Appeals.

Section 18.13—Fees

The Marion Township Board shall establish by resolution a fee schedule to defray costs, which may include but not be limited to inspection, plan review, administration, and enforcement of this section. Before final approval, any costs incurred by the Township shall be paid by the applicant. The applicant may also be required to post a cash Escrow Account according to Section 4.07 of the Marion Township Zoning Ordinance.

TXT#01-20 Clean up from Development Standards

ARTICLE VI: GENERAL PROVISIONS

Section 6.19 Access Controls

Move A to Development Standards

A. **Curb Cuts and Driveways:** Curb cuts and driveways shall be located only upon the approval of the Livingston County Road Commission and appropriate state authorities as required by law; provided, however, such approval shall not be given where such curb cuts and driveways shall cause an unreasonable increase in traffic hazards, including but not limited to allowing adequate sight distance for ingress and egress.

1. All plans for buildings to be erected, altered, moved or reconstructed, and use of premises within the Township shall contain a plan for the proposed driveway access to the premises. The Zoning Administrator prior to the issuance of a building permit shall approve said plan. No such plan shall be approved unless such driveway access is onto a dedicated public street or an approved private road. The Zoning Administrator shall refer to appropriate Livingston County Road Commission standards during his review. Driveways shall, at a minimum, meet the following standards:
 - a. Culverts shall be installed in line with and on the same grade as the road ditch.
 - b. Driveways shall intersect an existing public street or private road in a generally perpendicular manner.
 - c. No portion of the driveway entrance within the right-of-way shall have a grade of greater than ten (10) percent—one (1) foot vertical rise in ten (10) feet of horizontal distance.
 - d. The driveway shall meet the sight distance and clear vision standards of the Livingston County Road Commission.
 - e. Residential driveways shall be a minimum of fifty (50) feet from the nearest right-of-way line of an intersecting road or street.
 - f. Driveways shall be designed to minimize runoff and erosion.
2. ~~No more than one (1) driveway shall be allowed per parcel.~~
3. New driveways shall align with existing or planned driveways, crossovers, turn lanes or other access features. This shall only be required if the resulting alignment provides safe access and if all requirements of this Ordinance and the Livingston County Road Commission are met.
4. The location of new driveways shall conform to road improvement plans or corridor plans that have been adopted by the Township or Livingston County Road Commission or Michigan Department of Transportation.

~~5. No driveway shall serve more than one (1) dwelling.~~

Keep B in ZO

B. **Lots to Have Access:** All parcels or lots hereinafter created in the Township shall have frontage on a public street, or an approved private road, and take their lot access from such frontage so as to provide safe, convenient access for fire protection, other emergency vehicles, and any required off-street parking. Except that corner lots shall take their access from an approved private road or approved public street in a platted subdivision or condominium project. Wherever a corner lot exists at the intersection of two (2) major thoroughfares, then access shall be taken from the

thoroughfare presenting the least hazard in the opinion of the Livingston County Road Commission.

~~Prior to obtaining a land use permit for a new parcel or lot created on a private road that was in existence prior to the effective date of this ordinance, the Township may initiate an inspection of the private road in accordance with General Ordinance No. 07-03, Pre-existing, Non-conforming Private Roads.~~

~~C. **Clear Vision Zone:** Livingston County Road Commission Rules shall apply to all private roads in the Township.~~

Section 6.20 Private Roads Serving Single-Family, Multiple-Family and Commercial Developments

A. **Purpose and Intent:** Unobstructed, safe and continuous vehicular access to parcels is necessary to promote the health, safety and welfare of the citizens of Marion Township by ensuring that police, fire, and emergency services can safely and quickly enter and exit private property at all times. It is the intent of this Ordinance to allow for development of private roadways. Marion Township requires that all new private roads meet the Livingston County Road Commission Standards. Marion Township does not guarantee that the roads may become public at a later date. The decision to accept roads as public will be made by the Livingston County Road Commission.

Move B to Development Standards

B. Permit Application

1. **Requirements.** The application and plans for a private road shall include the following information:
 - a. Survey that provides the legal description(s) of all the parcel(s) and any and all easements that exist on the subject property. If applicable, the names and addresses of all the lot or parcel owners served or to be served by the private road shall also be provided.
 - b. A vicinity map of a minimum scale of one inch equals two thousand feet (1" = 2,000'), showing the location of the private road in the Township, any access roads and cross streets, road names, a scale, and a north arrow.
 - c. Existing topography at two (2) foot contour intervals for the portions of the site sufficient to determine drainage from the private road easement to a suitable storm water outlet.
 - d. Proposed improvements (including but not limited to, roads, sewers, and ditches) shown in plan and profile indicating all materials, grades, dimensions, and bearings. The plans shall also show all existing and proposed grades, the location of all existing and proposed drainage facilities, the location of existing and/or proposed utilities and structures, other structures, physical or natural conditions existing adjacent to such improvements, and any connections to existing public and private roads.
 - e. Soil borings within the proposed route of the road. Tree coverage and wetland areas within one hundred (100) feet of either side of the proposed route.
 - f. Location of existing buildings on the lots or parcels being served or intended to be served by the private road, as well as any existing buildings or structures in or adjacent to any proposed road easement.
 - g. Plans shall show the existing or proposed location of private utilities and

easements, such as gas, telephone, and electric.

- h. Document from Marion Township assessor verifying two or more land divisions are available.
- i. A complete copy of the road maintenance agreement(s) and road easement agreement(s) regarding the maintenance and improvements of the right-of-way and roadway. The road maintenance agreement shall, at a minimum, provide for:
 - i. A method of initiating and financing of such road in order to keep the road up to Township specifications as set forth in this amendment.
 - ii. A workable method of apportioning the costs of maintenance and improvements to current and future users.
 - iii. A notice that if repairs and maintenance are not made, the Marion Township Board may bring the road up to established Township standards as set forth in this amendment and assess owners of parcels on the private road for the improvements, plus an administrative fee.
 - iv. A notice that no public funds of the Township of Marion are to be used to build, repair, or maintain the private road.

Furthermore, said road maintenance agreements shall be in such form as to be recordable with the County Register of Deeds and shall specifically address the liability and responsibility of the parties to said agreement to maintain the private road pursuant to the specifications of this section, including, but not limited to, the responsibility of removing snow from said private roads. The recorded road easement and maintenance agreement, which shall run with the land, shall also inform subsequent purchasers that the road is private and may never be maintained or accepted by the Livingston County Road Commission.

- j. A complete statement of all the terms and conditions of the proposed road easement and road maintenance agreement, which shall also provide for:
 - i. Easements to the public for purposes of emergency and other public vehicles and for whatever public utility services are necessary.
 - ii. A provision that the owners of any and all of the property using the road shall refrain from prohibiting, restricting, limiting or in any manner interfering with normal ingress and egress and use by any of the other owners. Normal ingress and egress and use shall include use by family, guests, invitees, vendors, tradesman, delivery persons, and others bound to or returning from any of the properties and having a need to use the road.
- k. Appropriate deed restrictions and/or master deed provisions shall provide for free and clear vehicular access for emergency service vehicles on all private roads.
- l. Upon approval of the road easement and road maintenance agreement, it shall be recorded at the Livingston County Register of Deeds and a copy of the recorded agreement shall be filed with the Township Clerk. The Township shall not issue a land use permit for any dwelling unit until it has received a copy of the recorded, approved agreement.

~~C. **Road Design Requirements:** Private roads shall meet or exceed the following standards and the design requirements set forth in the current Livingston County Road Commission Plat & Street Development Specifications.~~

~~NOTE: Any dwelling unit whose only means of ingress or egress is via the private road shall be considered in the number of dwelling units allowed.~~

~~1. **Dead end roads shall terminate with a cul-de-sac that meets or exceeds standards in the current Livingston County Road Commission Plat & Street Development Specifications and the following:**~~

~~a. **Any cul-de-sac shall terminate at the property line except when precluded by a natural barrier or when the cul-de-sac terminates at the last available building envelope, lot or parcel that fronts upon the cul-de-sac.**~~

~~b. **Frontage measurements along a cul-de-sac shall be measured along the tangent of the front setback line between the side lot lines. See diagram 3-8.**~~

~~c. **Not more than four (4) principal buildings shall have frontage on a cul-de-sac.**~~

~~d. **Any lot located on a cul-de-sac shall have its side lot lines designated to be radial to the front property line or right-of-way line on either public or private roads, except where such lot lines would create unusual, inconvenient, or irregular lot shapes.**~~

D. **Dedication of Rights-of-Way or Easements:** While not required to be dedicated to the public, no structure or land use activity shall be established within approved rights-of-way or easements. All plans, as submitted for approval, must show the private road easement including a legal description.

E. **Connection to County Roads:** Construction authorization from the Livingston County Road Commission is required for connection to County roads. When applicable, a permit is also required from the County under the Soil Erosion and Sedimentation Control Act, PA 347 of 1972. At the discretion of the Township Board, a proposed private road that otherwise meets the requirements of this Ordinance may be disapproved unless it connects to another private road or a County road when necessary to provide safe traffic flow and emergency vehicle access. No lots or units shall be permitted driveway access from a road that is not an interior road of the plat, condominium, or development.

F. **Application Procedure:** Application for road construction shall not be made without evidence of an approved land division. The applicant shall prepare and provide twelve (12) sets of a plot plan, site plan, or construction plan, pursuant to the application and design requirements of this Ordinance. All of the required information shall also be submitted twenty-one (21) days prior to the meeting date to which the applicant requests consideration by the Marion Township Zoning Administrator. The Zoning Administrator shall submit the private road site plan to the Livingston County Road Commission and Township Engineer for review and comment as necessary. The proposed road maintenance agreement and road easement agreement shall be sent to the Zoning Administrator who shall then forward to the Township Attorney for review and comment.

G. **Application Review and Approval or Rejection**

1. The reports of the Livingston County Road Commission, Township Attorney, Township Engineer, the application, and all supporting data shall be forwarded to and reviewed by the Planning Commission which shall make a recommendation to the Township Board who shall be responsible for granting final approval for the private road.

2. If the private road application is approved, construction authorization will be issued by the Zoning Administrator. Following approval of a private road application no new private road construction permit(s) will be issued without an approved amendment to the site plan or the private road application, as the case may be, in compliance with the zoning ordinance in effect at the time the land use permit is requested. If the private road application is rejected, the reasons for the rejection as well as any requirements that must be met in order to obtain approval shall be given in writing to the applicant.
3. The Zoning Administrator will arrange for inspections by the Township Engineer during construction of, and upon completion of the private road. The costs of inspection, including the compensation of the Marion Township Engineer or designated official shall be paid by the applicant prior to the issuance of the certificate of completion.

H. **Variances:** The Zoning Board of Appeals shall not grant a variance from road design requirements found in the Livingston County Road Commission Plat & Street Development Specifications until the Planning Commission has provided a recommendation on the variance being requested based upon the nine (9) criteria listed below. The Planning Commission and Zoning Board of Appeals shall consider the following criteria prior to making their recommendation and decision, respectively.

1. Anticipated traffic flows will not overburden the proposed roadway design.
2. Unusual topographic conditions constrain roadway design.
3. Roadway design will preserve natural features on the site.
4. Stub road connections do not exist nor are such connections feasible.
5. The Planning Commission shall make reference to the specific criteria met in their recommendation to the Zoning Board of Appeals.
6. That a variance or exemption is required in order to comply with conflicting County or State laws, rules, or regulations.
7. That there are such special circumstances or conditions affecting said property that strict application of the provisions of this Ordinance would clearly be impractical or unreasonable. This may include topographic, vegetative, or drainage conditions.
8. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
9. That such variance or exemption will not be contrary to the intent and purpose of this Ordinance, the Master Plan, or the Zoning Ordinance.

I. **Failure to Perform:** Failure by the applicant to begin construction of the private road according to approved plans on file with the Township within one (1) year from the date of approval shall void the approval and a new plan shall be required by the Township subject to any changes made herein or subject to any changes made by the Livingston County Road Commission or the design requirements set forth in the current Livingston County Road Commission Plat & Street Development Specifications.

J. **Issuance of Land Use Permit for Structures on Private Roads:** No land use permit shall be issued for a structure on any private road until such private road is given final approval by the Township Board. Should the applicant desire to obtain a land use permit prior to final completion and Board approval of the approved private road, as a condition to the granting of any permit under this Ordinance, the Township Board may require that the applicant deposit with the

Township Clerk a sum of money, bank letter of credit or certified check, in an amount sufficient to guarantee that the applicant shall perform the terms and conditions of the permit, including the application of a final course of asphalt and payment of any required fees. Upon completion of all road improvements required by this Ordinance, any unused portion of the deposit shall be refunded to the applicant. Regardless of the amount of money deposited with the Township, the actual cost to complete all of the road improvements remains the responsibility of the proprietor or its surety agent.

- K. **Posting of Private Roads:** Regulatory signs shall be positioned and installed in accordance with the Michigan Manual of Uniform Traffic Control Devices on all private roads where such private road intersects public streets. All other signs with the private road shall be identified on the site plan and be in accordance with the Michigan Manual of Uniform Traffic Control Devices, unless the Planning Commission approves another type of design for consistency with the character of the development. Street name signs shall be provided at all intersections. Private road name signs shall contrast in terms of color with public street name signs, and shall clearly indicate the private road is private.

The sign shall be paid for, posted, and thereafter maintained by the property owner's association or developer.

- L. **Notice of Easements:** All purchasers of property where a private road provides access to the premises shall, prior to closing of the sale, receive from the seller a notice of easement, in recordable form, substantially conforming to the following:

"This parcel of land has private road access across a permanent sixty-six (66) foot easement which is a matter of record and a part of the deed. This notice is to make Purchaser aware that this parcel of land has egress and ingress over this easement only. Neither the County nor Township has any responsibility for maintenance or upkeep of any improvement across this easement. This is the responsibility of the owners of record. The United States mail service and the local school district are not required to traverse this private improvement and may provide service only to the closest public access. (Maintenance of Private Roads Act, PA 139 of 1972, as amended.)"

- M. **Fees:** The Marion Township Board shall establish by resolution a fee schedule to defray costs, which may include but not be limited to inspection, plan review, administration, and enforcement of this section. Before final approval, any costs incurred by the Township shall be paid by the applicant.

Section 6.25 Sidewalks in Residential/Commercial Developments

The Planning Commission may require the development of sidewalks in any residential (single-family or multiple-family) or commercial development subject to the following conditions:

- A. ~~Sidewalks shall be constructed of concrete with a minimum width of five (5) feet and a minimum depth of four (4) inches and six (6) inches of reinforced concrete at driveway crossing points.~~
- B. ~~Sidewalks are to be constructed within the road right-of-way or easement one (1) foot from the right-of-way or easement line.~~

Section 6.26 Street Lighting in Residential, Commercial and Industrial Developments

The Planning Commission may require the placement of streetlights in any residential, commercial or industrial development. Streetlights, for the purpose of this Section, may consist of poles or standards from which a light fixture is attached for the purpose of lighting a public right-of-way and/or private road easement.

MARION TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

Date: July 2, 2020 SPR # 02-20
Parcel I.D. Number: 4710-01-400-005

Property Owner(s) Name (Print or Type):
VERN BROCKWAY
Mailing Address (Print or Type):
6523 OAK GROVE ROAD
City, State, ZIP (Print or Type):
HOWELL, MICH 48855
Phone (Print or Type):
517-202-0913

Applicant(s) Name (Print or Type):
SAME
Mailing Address (Print or Type):
SAME
City, State, ZIP (Print or Type):
SAME
Phone (Print or Type):
SAME

Name of Proposed Development: VERN BROCKWAY
Location of Proposed Development (address): 1382 Lucy Road
N E S W Side of WEST SIDE Lucy Road WEST Road between
DEAD END ROAD and _____ 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):
TAKE DOWN OLD BUILDINGS PUT UP NEW

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: [Signature]
Applicant(s) Signature (if other than owner): [Signature]
Date: July 2, 2020

DO NOT WRITE BELOW THIS LINE – TOWNSHIP USE ONLY

Date Received: 7-6-2020 Received By: DH Application Fee: 1000

PRELIMINARY SITE PLAN REVIEW

5000 FSCROW

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: _____

Date Received: _____ Received By: _____ Application Fee: _____

CONSTRUCTION PLAN REVIEW

Township Engineer: Yes ___ No ___

Other reviewers: _____

Pre-Construction Meeting: _____

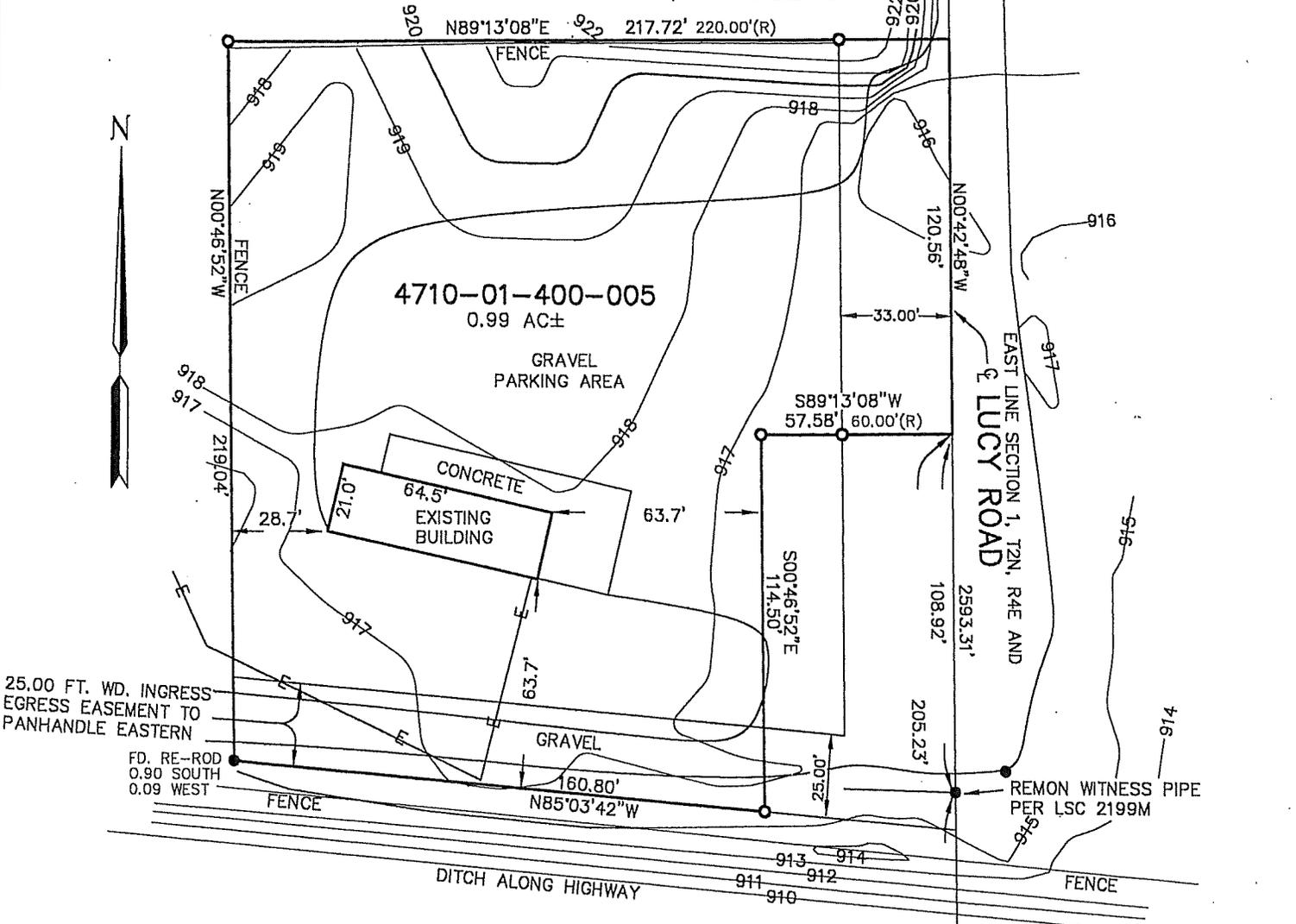
APPROVED

Date: _____

AS BUILTS Submitted for Township File Date: _____ Reviewed by: _____

CERTIFICATE OF SURVEY

EAST 1/4 CORNER SECTION 1
 T2N, R4E, MARION TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN
 FOUND REMON PIPE & BRASS CAP
 S45°W 49.46' NAIL NW/S 12" WALNUT
 S45°E 60.39' NAIL W/S UTIL. POLE
 N30°E 116.22' NAIL E/S UTIL. POLE
 S80°W 42.22' C/L S'LY STEEL POST
 N80°W 46.51' C/L N'LY STEEL POST



LEGEND

- = SET 1/2" STEEL REROD WITH CAP : JKS 35999
- = FOUND CORNER MARKER
- x— = FENCELINE
- (R) = PREVIOUSLY RECORDED DIMENSION

SOUTHWEST CORNER SECTION 6
 T2N, R5E, GENOA TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN
 FOUND REMON WITNESS PIPES
 PER LSC #2199M (NOTE: IT
 APPEARS THAT THE "X" THAT
 MARKED A-03 HAS BEEN
 REMOVED BY CONSTRUCTION

SOUTHEAST CORNER SECTION 1
 T2N, R4E, MARION TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN
 CLS #396 (NOT FIELD LOCATED)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED ON 06/17/2020 AND THAT THE

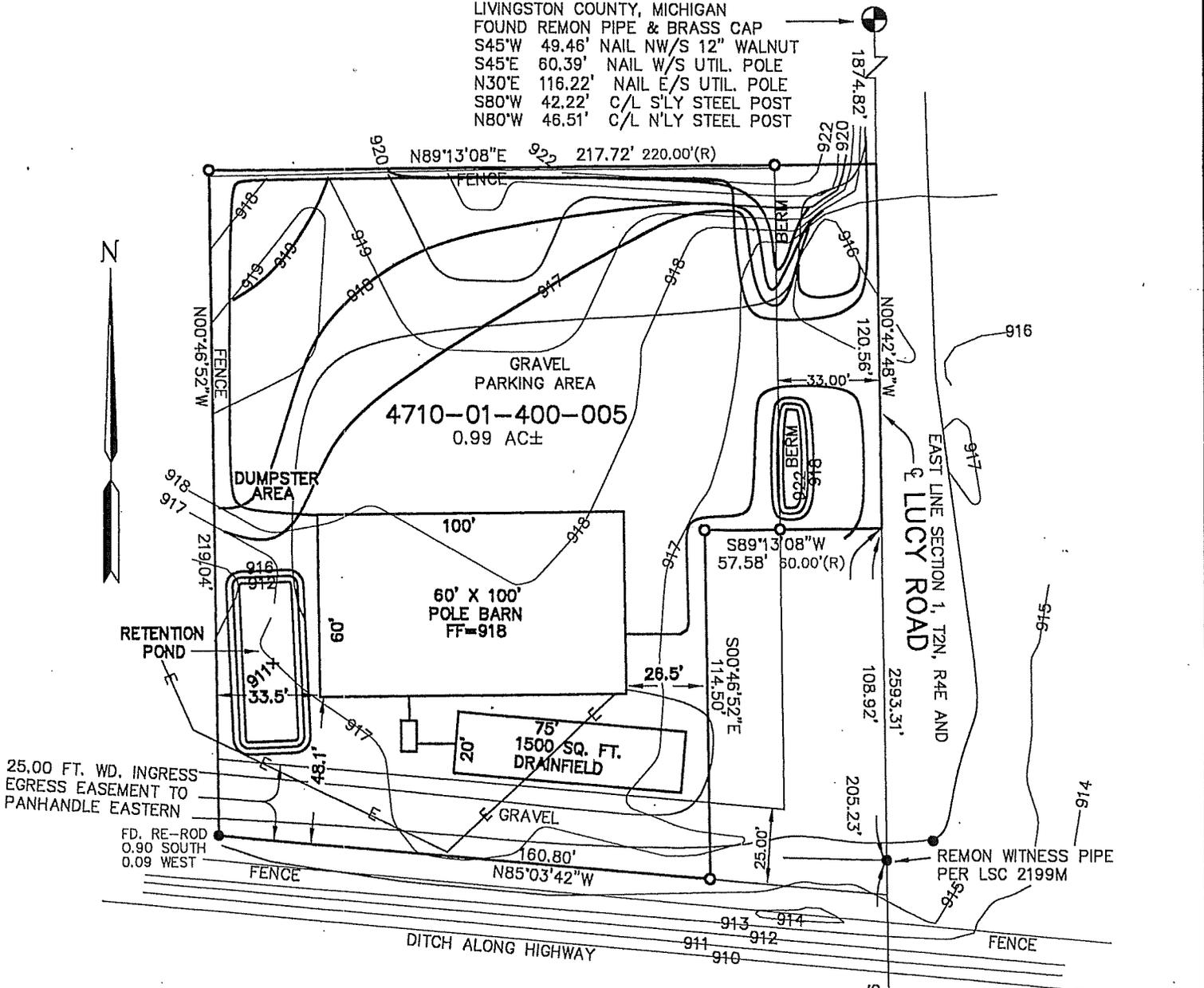
LEGAL DESCRIPTION:

4710-01-400-005

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE N00°42'48"W 392.70 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE SOUTHWEST CORNER OF SECTION 6, T2N, R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE CONTINUING N00°42'48"W 205.23 FEET ALONG SAID EAST LINE AND ALONG THE CENTER LINE OF LUCY ROAD FOR A PLACE OF BEGINNING; THENCE S89°13'08"W 57.58 FEET (PREVIOUSLY RECORDED AS 60.00 FEET); THENCE S00°46'52"E 114.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY I-96; THENCE N85°03'42"W 160.80 FEET ALONG SAID NORTHERLY LINE; THENCE N00°46'52"W 219.04 FEET; THENCE N89°13'08"E 217.72 FEET TO A POINT ON SAID EAST LINE AND CENTER LINE; THENCE S00°42'48"E 120.56 FEET ALONG SAID EAST LINE AND CENTER LINE OF LUCY ROAD TO THE PLACE OF BEGINNING. BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 1, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN CONTAINING 0.99 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EASTERLY 33.00 FEET THEREOF, AS IS OCCUPIED BY LUCY ROAD, ALSO BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 25.00 FEET THEREOF, ALSO BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PROPOSED NEW BUILDING

EAST 1/4 CORNER SECTION 1
 T2N, R4E, MARION TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN
 FOUND REMON PIPE & BRASS CAP
 S45°W 49.46' NAIL NW/S 12" WALNUT
 S45°E 60.39' NAIL W/S UTIL. POLE
 N30°E 116.22' NAIL E/S UTIL. POLE
 S80°W 42.22' C/L S'LY STEEL POST
 N80°W 46.51' C/L N'LY STEEL POST



LEGEND

- = SET 1/2" STEEL REROD WITH CAP : JKS 35999
- = FOUND CORNER MARKER
- X— = FENCELINE
- (R) = PREVIOUSLY RECORDED DIMENSION

SOUTHWEST CORNER SECTION 6
 T2N, R5E, GENOA TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN
 FOUND REMON WITNESS PIPES
 PER LSC #2199M (NOTE: IT
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 MARKED A-03 HAS BEEN
 REMOVED BY CONSTRUCTION)

SOUTHEAST CORNER SECTION 1
 T2N, R4E, MARION TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN
 CLS #396 (NOT FIELD LOCATED)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED ON 06/17/2020, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN LIMITS ACCEPTED BY THE PRACTICE FOR MICHIGAN PROFESSIONAL SURVEYORS AND THAT ALL OF THE REQUIREMENTS OF ACT NO. 137, P.A. 1979 (AS AMENDED) HAVE BEEN



October 1, 2020

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

RE: 1382 Lucy Road
Preliminary Site Plan Review

Dear Mr. Hamann,

We have received and reviewed the site plan for the development of 1382 Lucy Road. The plans were prepared by Monument Engineering Group Associates on behalf of Vern Brockway and are dated September 25, 2020. We offer the following comments:

General

The existing site is a partially wooded lot with a large gravel parking area with an existing pole barn. A gravel drive runs through the south part of the property. The plan proposes removing the current 1,355 sq.ft. pole barn and replacing it with a larger 6,000 sq.ft. one as well as installing a retention pond and septic tank and drain field. The site is zoned Light Industrial District (LI) and is surrounded by the City of Howell to the north and east and Suburb parcels to the west, and I-96 to the south. The proposed use is unknown. A narrative of the proposed land use should be included in the plans.

The lot is 1 acre which is less than the 4.0 acres required for this zoning. The frontage is 120 ft which is less than the 330 ft required for this zoning. None of the proposed setbacks meet the setback requirements. Variances will be required.

A vicinity map is shown on the cover page, but without a scale. A quality aerial photograph should be added into the plans with adjacent property information and features. Information and existing features should be included for properties within 100 ft of the site. In addition, information pertaining to soil type, wetlands, and floodplains, as well as other information list in the Marion Township Site Plan Procedure Summary should be included for the site and areas within 100 ft of the site.

The legal description should read "thence south 89 degrees 11 minutes 50 seconds west 60.0 feet" in the second to last bearing and length description, for the legal description to close within acceptable limits.

The plans will need a professional seal of a registered architect, surveyor, landscape architect, or a planner.

Water Service

There is one proposed well on the site and is approximately 65 feet away from the septic tank. Dimensions of the well have not been provided. The well needs to be approved by Livingston County Health Department. There are no existing or proposed hydrants on or near the site. We defer to the Fire Marshal for further comment and approval.

October 1, 2020

2 of 3

Sanitary Service

A septic tank with a 1,500 sq. ft. drain field is proposed. No proposed piping is shown on the plans. The septic system requires the approval of Livingston County Health Department.

Stormwater and Grading

The existing topography of the site generally slopes north to south. A proposed grading plan was not provided in the plans.

A retention pond is proposed on the west side of the site with a sediment forebay on the northwest corner of the site. There are no inlets or outlets shown on the plans. The site should drain entirely to the retention basin either by overland sheet flow, swales, or storm sewer. Calculations were provided for a detention pond, but not a retention pond. The storage volume of the retention pond must be capable of storing two inches of runoff from the entire tributary area. The slope of the retention pond is 1:3, which will require the retention pond to be fenced off at all sides. We defer to Livingston County Drain Commissioner for further comment on the design of the retention basin.

Pavement

A gravel and concrete parking lot is proposed for this site. Near the northeast area of the site will be five (5) gravel parking spaces and near the southeast area of the proposed building will be three (3) parking spaces, one accessible parking space, and one access aisle. Dimensions of the parking spaces are 9 feet wide and 20 feet in length. The accessible parking space is 11 feet wide and the access aisle is 5 feet wide. A 293 square-foot concrete dumpster pad is proposed on the east side of the forebay. We defer to the Township Planner for further comment on the parking area.

The site proposed a new gravel entrance and parking lot with 4 concrete parking spaces and a concrete apron in front of the building. None of the materials were specified and no cross sections were provided. We defer to Livingston County Road Commission for further comment and approval.

Landscaping and Lighting

No landscaping or lighting is proposed for this site. We defer to the Township Planner for further comment on the landscaping and lighting plan.

Recommendation

We recommend the Township withhold approval, pending the following items and our subsequent review:

1. Plans should be reviewed and approved by:
 - a. Fire Marshal
 - b. Township Planner
 - c. Livingston County Drain Commissioner
 - d. Livingston County Road Commission
 - e. Livingston County Health Department
2. A narrative of the proposed land use must be added into the plans.
3. An aerial photograph with adjacent property information and features must be added into the plans.

October 1, 2020
3 of 3

4. Correct the legal description.
5. Plans need a professional seal.
6. Vicinity map needs a scale.
7. Details on the proposed barn should be provided.
8. Grading plan should be added to the plans.
9. Calculate for retention pond and not a detention pond.

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

Sincerely,



Brian Han
Design Engineer
Phone: (248) 846-3470
Mailto: brian.han@spicergroup.com



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

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

CC: SGI File
Livingston County Road Commission
Livingston County Health Department
Ken Recker, Livingston County Chief Deputy Drain Commissioner
Monument Engineering Group Associates
Vern Brockway



Carlisle | Wortman
ASSOCIATES, INC.

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

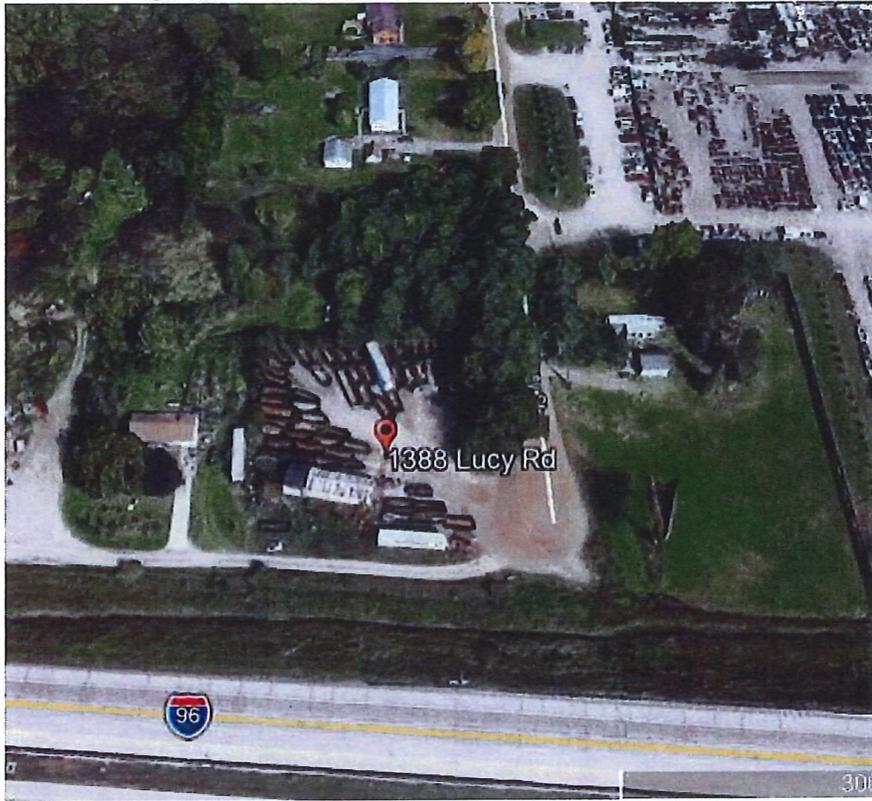
**Preliminary Site Plan Review
For
Marion Township, Michigan**

Applicant: Vern Brockway
Project Name: 1388 Lucy Road
Plan Date: September 25, 2020
Location: Lucy Road (Approximately .99 acres)
Zoning: LI: Light Industrial
Action Requested: Site Plan Approval
Required Information: Noted in Review

PROJECT AND SITE DESCRIPTION

The applicant, Vern Brockway is planning a major renovation to their site located at 1388 Lucy Road. Specifically, an approximately 1,354 square foot building will be removed and replaced with a larger 6,000 square foot repair shop and office building. Storage containers (Based on the latest aerial photo), mature trees, gravel parking and the existing poor condition building make up most of the site. As part of the project, access will be more clearly defined with a new drive on Lucy Road, stormwater basins will be constructed, and a drain field for septic service will be installed. No building elevations, landscaping, screening, lighting or signage have been provided.

Figure 1 – Aerial Image of Site and Surroundings



Items to be addressed: *None.*

SURROUNDING ZONING AND LAND USE

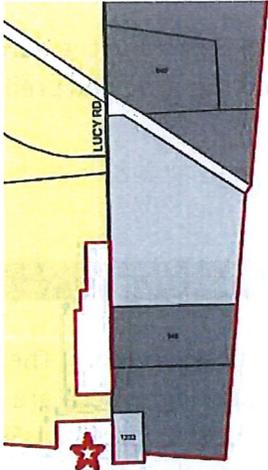
Table 1 – Surrounding Zoning and Land Use

Direction	Zoning	Use
North	City of Howell - Residential	Wooded
South	I-96 MDOT	Highway
East	City of Howell - Industrial	Salvage Yard
West	Residential	Home?

Marion Township Zoning Map



City of Howell Zoning Map



Items to be addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The proposed use is a permitted use in the Light Industrial District. The applicant is proposing to dress up the site with a new repair shop, office and other improvements.

Table 2 – Required and Provided Dimensions of the Proposed Pole Barn

	Required	Provided	Compliance
Minimum Lot Area	4 acres	.99 acres*	✓
Minimum Frontage	330 feet	120 feet*	✓
Setbacks:			
Front Yard (Building)	100 feet	75 feet	Variance Required
Side Yard	80 feet	72 feet	Variance Required
Rear Yard	80 feet	49 feet	Variance Required
Lot Coverage	40%	15%	✓
Maximum Height	40 feet	<40 feet	✓

We note that the existing parcel and lot frontage is legally non-conforming*, however bulk regulation items need to be addressed via a variance by the ZBA. The plan indicates the front setback being measured from the Lucy Road ROW to the parking lot, we read required front setback is from the property line. If so, the front setback meets ordinance requirements.

Items to be addressed: 1.) Clarify necessary variances. 2.) Receive variances for relaxation of bulk regulations.

NATURAL RESOURCES

Significant natural features are shown on the plan and the aerial photo indicates mature trees on the northern boundary. These are shown on the provided preliminary plan and they are proposed to be removed.

Items to be addressed: None.

PARKING AND LOADING

A large gravel parking area exists on site and will remain. The plan indicates that the use for the new building will be repair and eight (8) parking spaces are proposed along with one (1) ADA accessible space located on concrete. A dumpster location is also shown in the northwest corner of the site. The dumpster will be enclosed. Based on the square footages of office and repair shop space we find this amount reasonable based on Ordinance requirements.

Items to be addressed: None.

SITE ACCESS AND CIRCULATION

No sidewalks exist within the site, or along its perimeter. Due to the site's location and lack of "walkable" parcels within proximity, visitation is likely achieved using a vehicle and sidewalks are not necessary. A proposed new driveway will require Livingston County Road Commission approval. The Fire Department should review access to the proposed new building along with their ability to fight a fire on site. Truck turning templates have been provided on the plan indicating the ability of a large truck to circulate on site.

Items to be addressed: 1.) Livingston County Road Commission approval of driveway. 2.) Fire Department review and approval.

BUILDING LOCATION AND SITE ARRANGEMENT

The new proposed building is more centrally located on the site and allows for more reasonable circulation.

Items to be addressed: None.

LANDSCAPING AND SCREENING

No landscaping plan is provided. The plan indicates that landscaping will consist of grass, ground cover and mulch. This should be provided and includes and not limited to screening of adjacent uses. The applicant should review Section 6.13 of the Ordinance for direction on required landscaping. Unless waived or modified by the Planning Commission a variance will be necessary to allow a ten (10') foot landscape buffer rather than the required twenty-five (25) foot buffer.

The Planning Commission may wish to consider waiving or modifying landscape requirements for this site due to the location and adjacent land uses. We are of the opinion the applicant is significantly improving the

Items to be addressed: 1.) Clarify need for landscaping and buffering. 2.) Unless waived by the Planning Commission at final site plan review provide landscape plan per Ordinance requirements.

ESSENTIAL FACILITIES AND SERVICES

A well is shown just south of the driveway access. A septic tank and drain field are also shown on the plan. Livingston County Environmental Health will be required to review and approve the septic system. The Livingston County Drain Commissioner will be required to review and approve the stormwater system. A retention pond is shown but no outlet is shown. The Township Engineer will do a detailed review of infrastructure during the final site plan review phase.

Items to be addressed: 1.) Livingston County Environmental Health Department approval of septic system. 2.) Township Engineer review and approval of all proposed infrastructure. 3.) Livingston County Drain Commission review and approval of stormwater system.

LIGHTING

The applicant should indicate any existing or proposed lighting within the site. We expect wall mounted lights for security and safety purposes will be installed. We suspect no parking lot lighting will be installed. Any proposed lighting can be provided during final site plan review.

Items to be addressed: Provide at final site plan review information regarding existing or proposed lighting.

RECOMMENDATIONS

We would recommend the Planning Commission consider the following issues in deciding on the submitted preliminary site plan. We would recommend approval of the preliminary site plan as submitted. We look forward to clean up and improvement of the site.

1. Provide at final site plan review information such as lighting, building elevations and landscaping.
2. Unless waived by the Planning Commission at final site plan review provide landscape plan per Ordinance requirements.
3. Livingston County Environmental Health Department approval of septic system.
4. Township Engineer review and approval of all proposed infrastructure.
5. Livingston County Drain Commission review and approval of stormwater system.
6. Livingston County Road Commission approval of driveway location.
7. Fire Department review and approval.
8. Receive variances for relaxation of bulk regulations.



Carlisle | Wortman
ASSOCIATES, INC.

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

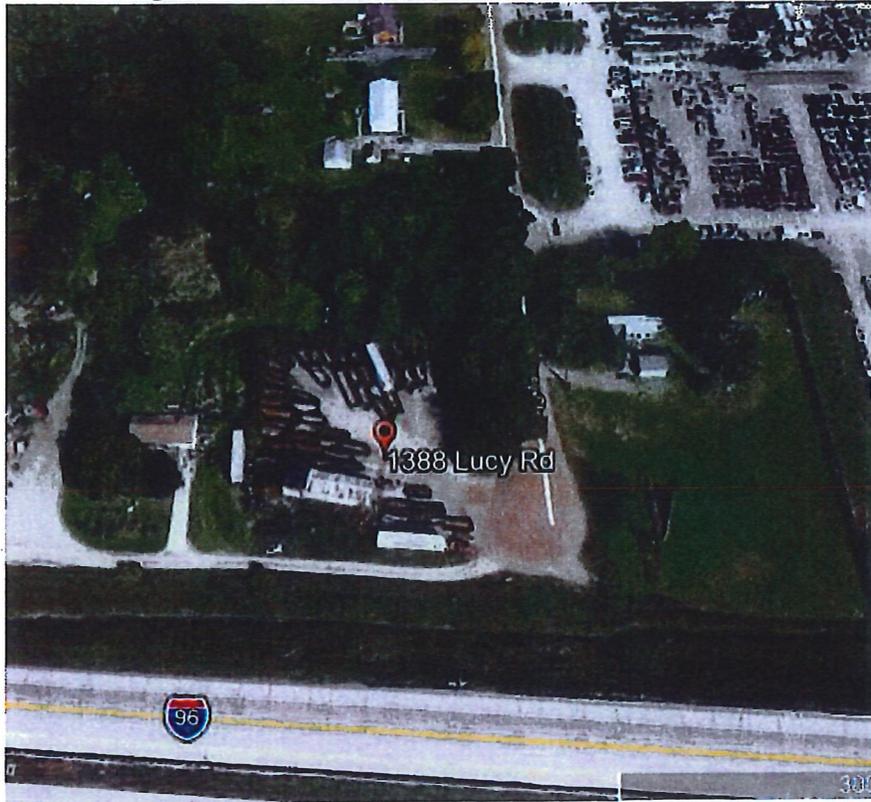
**Preliminary Site Plan Review
For
Marion Township, Michigan**

Applicant:	Vern Brockway
Project Name:	1388 Lucy Road
Plan Date:	June 22, 2020
Location:	Lucy Road (Approximately .99 acres)
Zoning:	LI: Light Industrial
Action Requested:	Site Plan Approval
Required Information:	Noted in Review

PROJECT AND SITE DESCRIPTION

The applicant, Vern Brockway is planning a major renovation to their site located at 1388 Lucy Road. Specifically, an approximately 1,354 square foot building will be removed and replaced with a larger 6,000 square foot building. Storage containers (Based on the latest aerial photo), mature trees, gravel parking and the existing poor condition building make up most of the site. As part of the project, access will be more clearly defined with a new drive on Lucy Road, stormwater basins will be constructed, and a 1,500 square foot drain field for septic service will be installed. No building elevations, landscaping, screening, lighting, clear parking area, signage, bulk regulations, or use of the building have been provided. A very general plan was submitted in July, missing several items as required by Article XVIII Site Plan Requirements and more specifically Section 18.03 indicating information required for a preliminary site plan. The applicant has now provided via this plan a more professional and reasonable plan.

Figure 1 – Aerial Image of Site and Surroundings



Items to be addressed: *None.*

SURROUNDING ZONING AND LAND USE

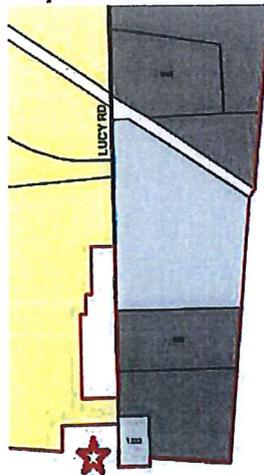
Table 1 – Surrounding Zoning and Land Use

Direction	Zoning	Use
North	City of Howell - Residential	Wooded
South	I-96 MDOT	Highway
East	City of Howell - Industrial	Salvage Yard
West	Residential	Home?

Marion Township Zoning Map



City of Howell Zoning Map



Items to be addressed: Provide zoning of parcel and surrounding zoning on plan.

AREA, WIDTH, HEIGHT, SETBACKS

The proposed use is a permitted use in the Light Industrial District. The applicant is proposing to dress up the site with a new warehouse and other improvements.

Table 2 – Required and Provided Dimensions of the Proposed Pole Barn

	Required	Provided	Compliance
Minimum Lot Area	4 acres	.99 acres*	✓
Minimum Frontage	330 feet	120 feet*	✓
Setbacks:			
Front Yard (Building)	100 feet	75 feet	Variance Required
Side Yard	80 feet	72 feet	Variance Required
Rear Yard	40 feet	49 feet	✓
Lot Coverage	40%	15%	✓
Maximum Height	40 feet	<40 feet	✓

We note that the existing parcel and lot frontage is legally non-conforming*, however bulk regulation items need to be addressed via a variance by the ZBA. The plan indicates the front setback being measured from the Lucy Road ROW to the parking lot, we read required front setback is from the property line. If so, the front setback meets ordinance requirements. ?

Items to be addressed: Receive variances for relaxation of bulk regulations.

NATURAL RESOURCES

No significant natural features are shown on the plan; however, the aerial photo indicates mature trees on the northern boundary. These are shown on the provided preliminary plan.

Items to be addressed: Clarify any preservation of existing vegetation.

PARKING AND LOADING

A large gravel parking area exists on site and will remain. The plan indicates that the use for the new building will be repair and eight (8) parking spaces are proposed along with one ADA accessible space located on concrete. A dumpster location is also shown in the northwest corner of the site. The dumpster will be enclosed. Based on the square footages of office and repair shop space we find this amount reasonable based on Ordinance requirements.

Items to be addressed: None.

SITE ACCESS AND CIRCULATION

No sidewalks exist within the site, or along its perimeter. Due to the site's location and lack of "walkable" parcels within proximity, visitation is likely achieved using a vehicle and sidewalks are not necessary. A proposed new driveway will require Livingston County Road Commission approval. The Fire Department should review access to the proposed new building along with their ability to fight a fire on site.

Items to be addressed: 1.) Livingston County Road Commission approval of driveway. 2.) Fire Department review and approval.

BUILDING LOCATION AND SITE ARRANGEMENT

The new proposed building is more centrally located on the site and allows for more reasonable circulation.

Items to be addressed: None.

LANDSCAPING AND SCREENING

No landscaping plan is provided. This should be provided and includes and not limited to screening of adjacent uses. The applicant should review Section 6.13 of the Ordinance for direction on required landscaping. While we do not expect any major buffering requirements due to the surrounding land uses, open space and parking lot landscaping will be required.

Items to be addressed: At final site plan review provide landscape plan per Ordinance requirements.

ESSENTIAL FACILITIES AND SERVICES

A well is shown just south of the driveway access. A septic tank and drain field are also shown on the plan. Livingston County Environmental Health will be required to review and approve the septic system. The Livingston County Drain Commissioner will be required to review and approve the stormwater system. A retention pond is shown but no outlet is shown. The Township Engineer will do a detailed review of infrastructure during the final site plan review phase.

Items to be addressed: 1.) Livingston County Environmental Health Department approval of septic system. 2.) Township Engineer review and approval of all proposed infrastructure. 3.) Livingston County Drain Commission review and approval of stormwater system.

LIGHTING

The applicant should indicate any existing or proposed lighting within the site. We expect wall mounted lights for security and safety purposes will be installed. We suspect no parking lot lighting will be installed. Any proposed lighting can be provided during final site plan review.

Items to be addressed: *Provide at final site plan review information regarding existing or proposed lighting.*

RECOMMENDATIONS

We would recommend the Planning Commission consider the following issues in deciding on the submitted preliminary site plan. We would recommend approval of the preliminary site plan as submitted. We look forward to clean up and improvement of the site with this plan. The Planning Commission may wish to consider combining the preliminary and final site plan with the inclusion of several items indicated in this review.

1. Provide zoning of parcel and surrounding zoning on plan.
2. Provide at final site plan review information regarding existing or proposed lighting.
3. Livingston County Environmental Health Department approval of septic system.
4. Township Engineer review and approval of all proposed infrastructure.
5. Livingston County Drain Commission review and approval of stormwater system.
6. At final site plan review provide landscape plan per Ordinance requirements.
7. Livingston County Road Commission approval of driveway.
8. Fire Department review and approval.
9. Clarify any preservation of existing vegetation.
10. Receive variances for relaxation of bulk regulations.

C-20

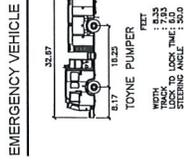
DATE: 8/15/2020
PROJECT NO: 20-102
SCALE: 1" = 20'
DRAWN BY: SJK, BK
CHECK BY: JJP

VEHICLE CIRCULATION PLAN
1388 LUCY ROAD
PART OF SE 1/4 OF SEC. 1, T2N-R4E
MARION TOWNSHIP, LAMINGTON COUNTY, MICHIGAN

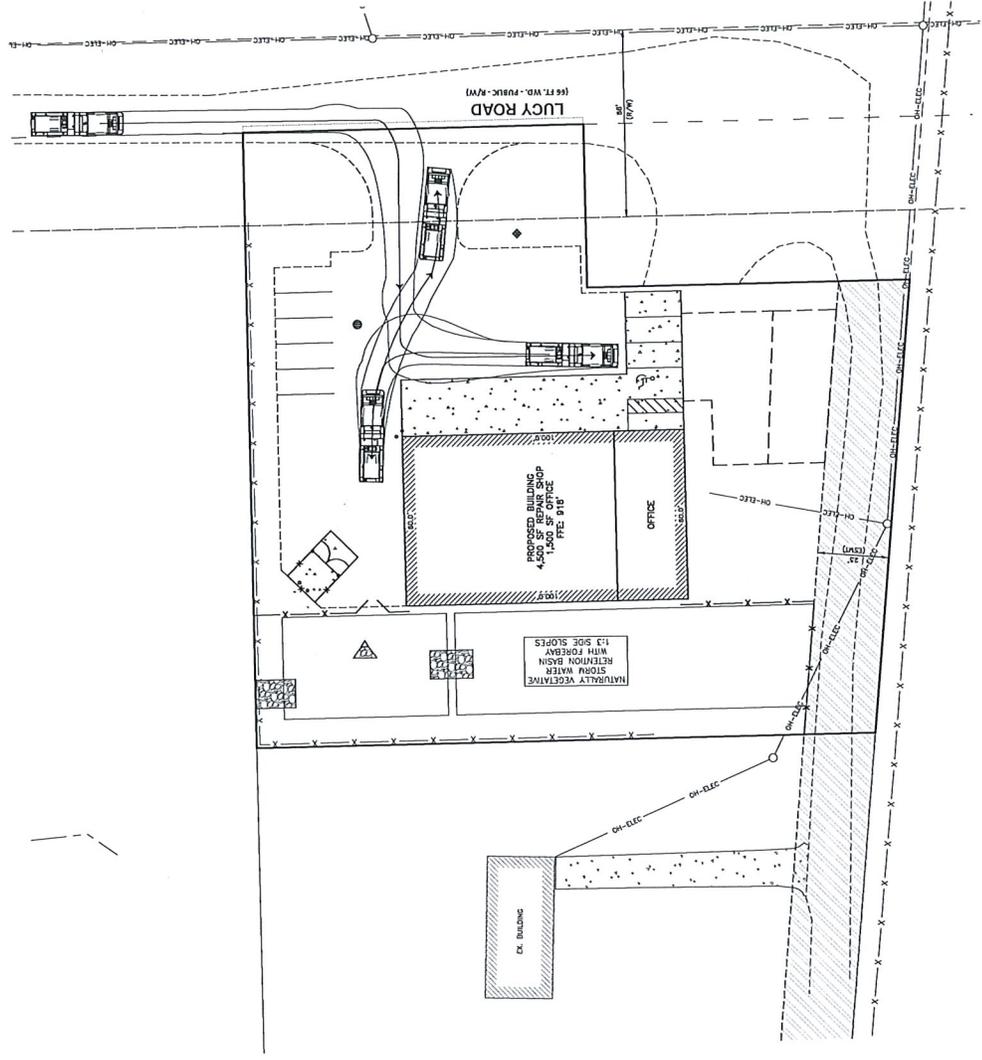
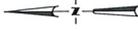
CLIENT: VERN BROCKMAY
8533 OAK CROWE ROAD
HOWELL, MI 48855

CALL MISO DDD
1-800-487-7371
MICHIGAN SOCIETY OF PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2021

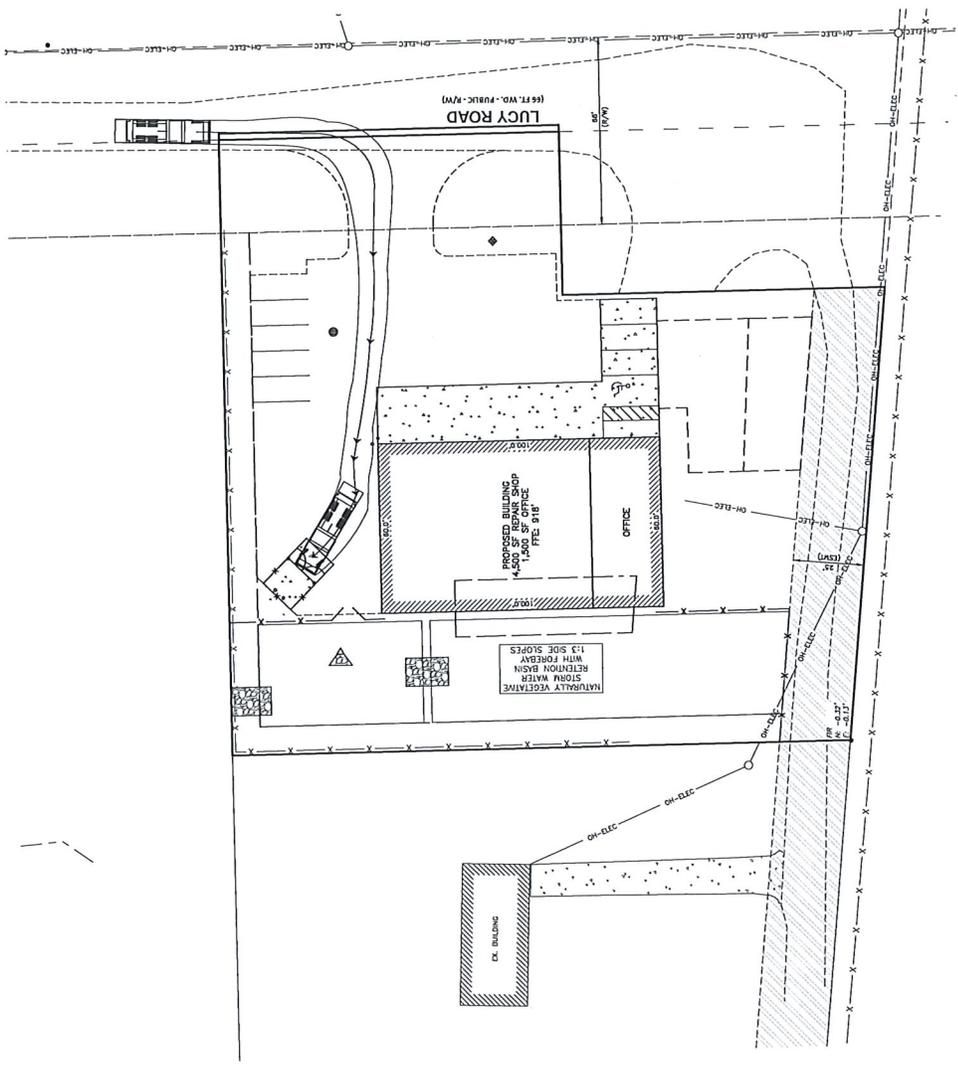
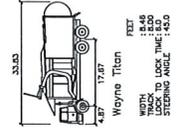
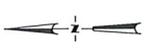
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MICHIGAN ASSOCIATION OF PROFESSIONAL ENGINEERS



1388 LUCY ROAD
EMERGENCY VEHICLE
CIRCULATION PLAN



1388 LUCY ROAD
REFUSE VEHICLE
CIRCULATION PLAN



ANN ARBOR ENGINEERS & ARCHITECTS ASSOCIATES, INC. **MEGA** MEMBER ENGINEERS

200 NUTMEG DRIVE
ANN ARBOR, MI 48106
PHONE: 734.769.1100
WWW.AEAASOCIATES.COM
SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS CONCERN

Wayne Tlien
TRAFFIC ENGINEER
LICENSE NO. 14800
LUCY ROAD, ANN ARBOR, MI 48106
STEELE ROAD, ANN ARBOR, MI 48106

Professional Engineer Seal for Wayne Tlien, License No. 14800, State of Michigan.

CLIENT :
VERN BROCKWAY
8022 OAK GROVE ROAD
HOWELL, MI 48855

1388 LUCY ROAD
PART OF SE 1/4 OF SEC. 1, 12N-R4E
MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

DATE	8/21/2020
PROJECT PLAN	
PLAN QUANTITIES/REVISIONS	
ORIGINAL ISSUE DATE	8/25/2020
PROJECT NO.	20-102
SCALE	1" = 20'
DRAWN BY	BN, DM
CHECKED BY	WT

C-21

STORM WATER MANAGEMENT CALCULATION

1388 LUCY ROAD

CLIENT :
 VERN BROCKWAY
 8533 OAK GROVE ROAD
 HOWELL, MI 48855

STORM WATER MANAGEMENT
 1388 LUCY ROAD
 PART OF SE 1/4 OF SEC. 1, T2N-R4E
 MARION TOWNSHIP, LAMINGTON COUNTY, MICHIGAN

DATE: 8/13/2020
 PLAN SHEETS/REVIEWS:
 ORIGINAL ISSUE DATE: 9/25/2018
 PROJECT: 16-20-102
 SCALE: N/A
 FIELD: 1" = 100'
 DRAWN BY: BIL, SK, AN
 CHECK BY: JAP

C-9.1

REQUIRED VOLUME SUMMARY

FIRST FLUSH VOLUME $V_{FF} = 1.115 \times A \times C = 724 \text{ CF}$

BANK FULL FLOOD VOLUME $V_{BF} = 8.168 \times A \times C = 3,253 \text{ CF}$

100-YEAR VOLUME $V_{100} = 4,231 \text{ CF}$

BACK TO BACK 100-YEAR VOLUME $V_{B2B} = 8,501 \text{ CF}$

SEDIMENTATION VOLUME $V_{SED} = 5\% \times V_{100} = 425 \text{ CF}$

REQUIRED VOLUME SUMMARY ADJUSTED FOR SEDIMENTATION VOLUME

PROVIDED SEDIMENTATION VOLUME $V_{SED} = 3,177 \text{ CF}$

ADJUSTED BANK FULL FLOOD VOLUME $V_{BF} = 75 \text{ CF}$

ADJUSTED BACK TO BACK 100-YEAR VOLUME $V_{B2B} = 5,324 \text{ CF}$

STORAGE ELEVATIONS

FIRST FLUSH (CAPTURED BY FOREBAY)

ELEVATION 1 = 913.00 VOLUME 1 = 371
 ELEVATION 2 = 914.00 VOLUME 2 = 724

PF ELEVATION (Z1F) = 913.22

BANKFULL ADJUSTED

ELEVATION 1 = 913.00 VOLUME 1 = 1,184
 ELEVATION 2 = 914.00 VOLUME 2 = 2,760

BF ELEVATION (Z1BF) = 912.30

ADJUSTED BACK TO BACK 100-YEAR VOLUME

ELEVATION 1 = 915.00 VOLUME 1 = 5,097
 ELEVATION 2 = 916.00 VOLUME 2 = 8,257

100 ELEVATION (Z100)

SEDIMENTATION

ELEVATION 1 = 913.00 VOLUME 1 = 371
 ELEVATION 2 = 914.00 VOLUME 2 = 425

SED ELEVATION (Z1SE) = 913.15

COMPOUND RUNOFF COEFFICIENT

AREA (SF)	AREA (AC)	C	A x C
36,677	0.83		
0	0.00		
2,873	0.66	0.60	1,724
2,586	0.59	0.80	2,069
8,751	0.20	0.65	5,688
18,452	0.42	0.25	4,613
TOTALS	36,677		17,384

COMPOUND C = TOTAL A x C / CONTRIBUTING AREA = 17,384 / 36,677 = 0.48

SITE INFO

OVERALL SLOPE = 0.80 AC
 ALLOWABLE DISCHARGE RATE (D4) = 0.20 CFS/AC
 COMPOUND RUNOFF COEFFICIENT (C) = 0.48

LAMINGTON COUNTY DETENTION METHOD

Retention Basin (A)	Design Constant (K1) A x C x C	Retention Time (min)	Volume (cu ft)
1	0.35	15	1,115
2	0.35	15	1,115
3	0.35	15	1,115
4	0.35	15	1,115
5	0.35	15	1,115
6	0.35	15	1,115
TOTAL	2.10	90	6,690

PROPOSED SEDIMENTATION BASIN VOLUME

ELEVATION (FT)	AVG. AREA (SQ FT)	INC. VOLUME (CF)	AVG. AREA (SQ FT)	INC. VOLUME (CF)
911	0	0	911	0
912	84	84	912	574
913	287	287	913	1,270
914	563	563	914	1,938
915	1,094	1,094	915	2,729
916	1,560	1,332	916	3,591.4743
917	2,087	1,823	917	4,527

PROPOSED RETENTION BASIN VOLUME

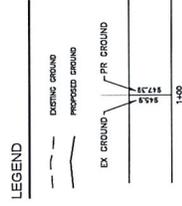
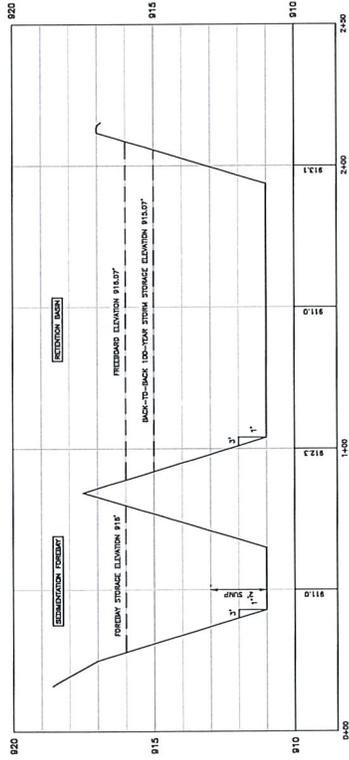
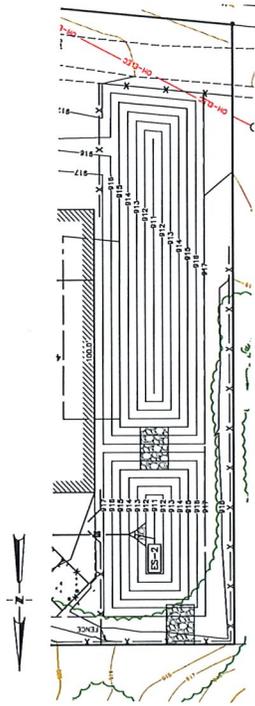
ELEVATION (FT)	AVG. AREA (SQ FT)	INC. VOLUME (CF)	AVG. AREA (SQ FT)	INC. VOLUME (CF)
911	0	0	911	0
912	168	168	912	1,148
913	407	407	913	1,579
914	719	719	914	2,748
915	1,094	1,094	915	3,160
916	1,560	1,332	916	4,059
917	2,087	1,823	917	4,527

STORM WATER MANAGEMENT CALCULATION

Duration (Minutes)	Flow Rate (cfs)	Volume (cu ft)
5	9.17	45.85
10	7.85	78.5
15	7.14	107.1
20	6.51	130.2
25	6.00	150.0
30	5.50	165.0
35	5.00	175.0
40	4.50	180.0
45	4.00	180.0
50	3.50	175.0
55	3.00	165.0
60	2.50	150.0
65	2.00	130.0
70	1.50	105.0
75	1.00	75.0
80	0.50	45.0
85	0.25	22.5
90	0.125	11.25
TOTAL	1.34	1,788.52

1388 LUCY ROAD
**STORM WATER MANAGEMENT
 RETENTION BASIN DETAILS**

RETENTION BASIN PLAN & PROFILE



280 VETERAN DRIVE
 ANN ARBOR, MI 48106
 (734) 769-1100
 WWW.BROCKWAYENGINEERS.COM
 SUPPORT LOCAL VETERANS AND
 SMALL BUSINESSES

CLIENT:
 VERN BROCKWAY
 8523 OM GROVE ROAD
 HOWELL, MI 48853

PROJECT:
 1388 LUCY ROAD
 PART OF SE 1/4 OF SEC. 1, T2N-R4E
 MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

DATE: 9/12/2020
 PLAN SHEETS/REVIEWS

CONCEPT PLAN
 ORIGINAL ISSUE DATE: 9/12/2020

PROJECT NO: 20-102
 SCALE: N/A

DATE: 9/12/2020
 DRAWN BY: SK, AN
 CHECK BY: DP

C-9.2

NOT FOR CONSTRUCTION

GRADING AND EARTHWORK SPECIFICATIONS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL GRADING AND EARTHWORK... 2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

BITUMINOUS PAVING SPECIFICATIONS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL BITUMINOUS PAVING... 2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS, CONTINUED

- 26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE CURB, SIDEWALK AND PAVEMENT... 27. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 28. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 29. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS, CONTINUED

- 30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE CURB, SIDEWALK AND PAVEMENT... 31. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 32. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 33. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

TRAFFIC LANE AND PARKING LOT MARKING

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL TRAFFIC LANE AND PARKING LOT MARKING... 2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE CURB, SIDEWALK AND PAVEMENT... 2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

TRAFFIC LANE AND PARKING LOT MARKING

- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL TRAFFIC LANE AND PARKING LOT MARKING... 6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS, CONTINUED

- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE CURB, SIDEWALK AND PAVEMENT... 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS

- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE CURB, SIDEWALK AND PAVEMENT... 14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS, CONTINUED

- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE CURB, SIDEWALK AND PAVEMENT... 18. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 20. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS, CONTINUED

- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE CURB, SIDEWALK AND PAVEMENT... 22. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 23. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 24. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS

- 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE CURB, SIDEWALK AND PAVEMENT... 26. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 27. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 28. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS, CONTINUED

- 29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE CURB, SIDEWALK AND PAVEMENT... 30. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 31. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 32. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS, CONTINUED

- 33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE CURB, SIDEWALK AND PAVEMENT... 34. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 35. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 36. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS

- 37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE CURB, SIDEWALK AND PAVEMENT... 38. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 39. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 40. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...

CONCRETE CURB, SIDEWALK AND PAVEMENT SPECIFICATIONS, CONTINUED

- 41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE CURB, SIDEWALK AND PAVEMENT... 42. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 43. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE... 44. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE...



Alan V. Berman
Professional Engineer
State of Michigan
License No. 131231-112

Client: VERN BROWWAY
8323 Oak Grove Road
Howell, MI 48833

Specifications
1388 LUCY ROAD
PART OF SE 1/4 OF SEC. 1, T2N-R4E
MARION TOWNSHIP, LANSING COUNTY, MICHIGAN

Table with 2 columns: Item, Description. Includes items for Plan, Scale, Date, and Project.

Project No. 20-102
Scale: N/A
Date: 9/29/2020

C-12.1
Drawing by: B.V.
Checked by: B.V.
Date: 9/29/2020