



A GREAT PLACE TO GROW

**HAMBURG TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 19, 2018 7:00 P.M.
HAMBURG TOWNSHIP HALL BUILDING
10405 MERRILL ROAD, HAMBURG, MICHIGAN**

- 1. CALL TO ORDER**
- 2. PLEDGE TO THE FLAG**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**

None

- 5. CALL TO THE PUBLIC**
- 6. OLD BUSINESS**

None

- 7. NEW BUSINESS**

- A. Special Use Permit (SUP18-002) and Site Plan Review (SPR 18-001)** applications to consider allowing a major agricultural commercial/tourism business on the 98-acre property at 5550 Strawberry Lake Road (TID 15-34-200-003). The proposed business will include a u-pick apple orchard, u-pick pumpkin patch, corn-maze, raised gardens, nature-based kid play area, hiking trail, a sign, a farm market retail/restaurant structure, a 300-person wedding barn, and other agricultural based amenities.

The project applicants are requesting that the Planning Commission allow the following waivers to the Agricultural Commercial/Tourism Business regulations, as permitted in Section 8.29.8 of the zoning ordinance:

- 1) The main sign is proposed to be 20 square feet and attached to the entry gate at 13 feet above grade where the regulations require that a non-residential sign in a residential district be either a wall or monument sign and be a maximum of 20 square feet in size. Monument signs are restricted to 6 feet in height.
- 2) A temporary sign (vinyl and attached to the front farm fence) is proposed to be approximately 15 square feet but may be allowed at any time during the year where the regulations allow a 20 square foot temporary signs to be up a maximum of 45 days.
- 3) The number of attendees of an event in the event barn shall be limited to 300 people where the regulations limit maximum number of attendees for an event to 150 persons, or the maximum occupancy of the space where the event is held, whichever is less (Section 8.29.7 (D)(3)), and the number of

events in the barn shall be limited to 30 events per calendar year where the regulations limit the maximum number of events to no more than 20 events per calendar year (Section 8.29.7.(D)(1)).

- 4) No yearly approval and review of the special land use permit shall be required where the regulations require yearly review of the special land use permit by the Zoning Administrator and if deemed necessary the Planning Commission (Section 8.29.7 (D)(7)).

8. ZONING ADMINISTRATOR'S REPORT

9. ADJOURNMENT



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P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

**Planning Commission
Hamburg Township
10405 Merrill Rd., P.O. Box 157
Hamburg Township, Michigan 48139
November 28, 2018
(moved from November 21, 2018 due to holiday)
7:00p.m.**

1. CALL TO ORDER:

Present: Goetz, Hamlin, Leabu, Menzies, Muck, Muir & Priebe

Absent: None

Also Present: Amy Steffens, Planning & Zoning Administrator; Scott Pacheco, Township Planner; Brittney Stein, Zoning Coordinator; John Jackson, McKenna Associates

2. PLEDGE TO THE FLAG:

3. APPROVAL OF THE AGENDA:

Motion by Menzies, supported by Priebe

To approve the agenda as presented

Voice vote: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

4. APPROVAL OF MINUTES:

a. September 19, 2018 Planning Commission Minutes

Motion by Muir, supported by Priebe

To approve the September 19, 2018 minutes as presented

Voice vote: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

5. CALL TO THE PUBLIC:

Chairman Goetz opened the call to the public for any item not on the agenda. Hearing no public comment, the call was closed.

6. OLD BUSINESS: None

7. NEW BUSINESS:

- A. Site Plan (SP18-005) and Special Use Permit Applications (SUP 18-001) to consider a 4,800 square foot addition to the existing 6,720 square foot shop building on the southeast corner of the property at 7750 East M-36 (4715-25- 200-065). The project is considered a major amendment to the Special Use Permit granted in 2014 which allowed CEI an architectural sheet metal and roofing company, to be located on the subject property because the proposed addition will increase the buildings usable floor area by more than twenty five percent (25%) (Section 3.5.8 (A)(1)). The proposed addition is also considered a major amendment to the original approved site plan the addition because the project is larger than 2,000 square feet. (Section 4.9.4 (B)(1)).

Kristine Cook, applicant, stated that CEI is a roofing and architectural sheet metal operation and is applying to add a 60'x80' addition to the existing warehouse. They had a special use permit granted 2014. The additional square footage is to house a larger composite panel machine that they would like to purchase. The additional square footage is only cold storage. It is going to have metal racks for storage of flat metal sheet. They need it for the increase inventory that they will need for the additional business the new machine will generate. It will be attached to the warehouse and accessible through an interior garage door, and access from the outside will be on the west side. It will extend the profile from the southeast corner 60 feet and 80 feet to the west. It is not the entire length of the warehouse. They would be moving the existing downward directional LED lights that are currently in place to the south side of the building and a couple more lighting features will be added to the west and east sides, again pointing downward. The east side access to the building along Hall Road will be enclosed. They have never used the Hall Road entrance as access. Therefore, they are asking for a revised Special Use Permit to allow them to continue to do what they have been doing for the past four years and permit them to add the square footage. They have read through the report which included a number of recommendations. Their only question relates to the motion sensor lighting. They currently have four light poles which are not motion sensor. The other exterior lighting is the flag, the sign and two downward directional lights at the front door which are flanked by walls, and the same on the door on the north side of the building facing M-36. If it needs to go on motion sensor after 11:00 p.m. then they can do that. They would like to have their sign and flag lit all night. The only other issue is the eight-foot wide bike path. As part of the original Special Use Permit, they were given five years to figure out the path because of the proximity of the trees and the MDOT right-of-way. They have had it staked, but this fall, they missed the window for the concrete but it will be installed in the spring of 2019. The question is if the lighting is going to go off at 11:00 p.m., it is going to be very dark for anyone using the path.

Township planner Pacheco asked if all of the lights are on after 11:00 p.m. Ms. Cook stated that they are set on timers and go on at dusk. Pacheco stated that was not addressed on the original permit, and we do have lighting requirements that the lighting be shut-off at 11:00 or at the end of the business day or put on a motion sensor. He stated that the Planning Commission can issue waivers for those lighting requirements under our ordinance.

Pacheco gave a project description. He stated that it does meet most of the development review standards. There were a few things under the lighting section that have been brought up. We did not receive a lighting report with the site plan. There are requirements for footcandles at the property line. Prior to issuance of a building permit, they would need to submit that report. He stated that we have not received any complaints regarding the existing lighting, however this building does extend further to the south and closer to the residences on Hall Road. They do have an eight-foot fence between the edge of the property and the building. A light study should be done to make sure that it meets the footcandle requirement at the property line. They will be adding two lights to the east side of the new building, which is the most concerning. The lights on the south and the interior west side are far from the property line. Pacheco gave a history of the property. In 2014 CEI moved into the building and was granted a Special Use Permit. As a condition of project approval, an 8-foot multi-use path was required to be installed along the north portion of the site. At that time they were not changing any of the exterior structures. In 2015 they added a cold-storage barn in the back of the lumber yard area which was approved through site plan review. They are now coming and asking for a 60'x80' addition being added on to an existing paved area. No new drainage will be created as a result of the project. They are replacing an existing machine with a new machine that can do more. There will not be a net increase of employees so the existing parking is all that is required. He described the existing surrounding uses. He stated that he is recommending five conditions. The only condition the applicant had concern with is the lighting recommendations.

Pacheco reviewed the five conditions:

- 1) The final site plan shall include a note that states “All outdoor lighting shall be turned off between 11:00pm and sunrise and that all light fixtures used for security purposes are to be on motion detection devices
- 2) Prior to issuance of a land use permit by the Zoning Department, a lighting study shall be submitted that shows that light within a site shall not exceed ten (10) footcandles or one (1) footcandle at any property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandles is permitted. The only exception is with gas station canopy and automobile dealership lighting, where a maximum of twenty (20) footcandles is permitted within the site but the above standards shall apply to intensity at the property line. He discussed the light study. It was stated that because of the 8-foot fence, hopefully the study should show 0 footcandles at the property line.
- 3) Prior to issuance of a building permit the building department will verify that all Federal and State requirements regarding handicapped parking, loading and access are met.
- 4) As a part of the project the Zoning Permit shall include the removal of the driveway approach off of Hall Road. Once the approach is removed the area shall be graded and landscaped to match the rest of the shoulder along Hall Road. There is an existing apron on Hall Road from where the lumber yard used as access. They have closed that off with an 8 foot fence but they left the apron and you cannot plant landscaping along the drainage ditch like the rest of the site.
- 5) Prior to issuance of a land use or building permit all local, county and state regulations will need to be reviewed and approved for this project. A list of the agencies that may be required to review this project including but are not limited to; the Livingston County Drain Commission, Road Commission, Building Department, Health Department, and Water Authority, and the Hamburg Township Utilities and Fire Departments. We do have a letter from the Fire Department that has two common requirements dealing with fire lane and knox box.

Pacheco stated that the project appears to meet all of the zoning requirements which he has outlined in his report and meets all of the Standards for Approval of the Special Use Permit and Standards for Site Plan Review and for the additional Approval Standards for the Village Center requirements.

Chairman Goetz opened the call to the public. Hearing no public comment, the call was closed.

Menzies stated that with the fence, you can barely see the lighting. He stated that after the study, he feels that they can keep the lights on and not have the motion sensors. He stated that there is adequate land and will not require any variances and would not require additional parking.

It was stated that the parking lot lights were existing. The applicant did not add any poles. Leabu stated that you have to have a light on the flag or the flag cannot fly. He stated that he does not have a problem with the architecture or roof line. However as it relates to the lights, he has a problem with the new lights on the south. There is a difference between the light hitting the ground and just a light that you can see. He would like to see the new lights on the south and the east be put on a motion sensor after 11:00 p.m. Furthermore, if that is done, then you don't really need a study. The new lights on the west side are not an issue because of the distance from the property line.

Muir asked if the soil erosion and sedimentation sign-off should be included as a condition. Pacheco stated that is covered by the Livingston County Drain Commission and would be required prior to the issuance of a building permit. It was stated that there is no new impervious surfaces.

The question was asked if the Commission can approve the plan versus recommending approval. Pacheco stated that this is Planning Commission approval because it is an amendment to an existing site plan. Our code allows the Commission to approve the amendment and Special Use Permit.

Motion by Priebe, supported by Leabu

The Planning Commission approves the Special Use Permit and Site Plan Amendments (SUP18-001 and SP18-005) to allow the new 4,800 square foot addition to be built on the south side of the existing shop

building at 7750 E- M-36 (TID15-25-200-065); because the project with the following recommended conditions will meet all the discretionary standards for Special Use Permits under Article 3 , Site Plan Review under Article 4, Projects within the Village Center Area under Article 7 as described at this hearing and as presented in the November 28, 2018 Staff Report.

Conditions of Approval:

- 1) The final site plan shall include a note that states “all new outside lights on the east and south side used for security purposes shall be on motion detection devices.”
- 2) Prior to issuance of a building permit the building department will verify that all Federal and State requirements regarding handicapped parking, loading and access are met.
- 3) As a part of the project, the Zoning Permit shall include the removal of the driveway approach off of Hall Road. Once the approach is removed the area shall be graded and landscaped to match the rest of the shoulder along Hall Road.
- 4) Prior to issuance of a land use or building permit all local, county and state regulations will need to be reviewed and approved for this project. A list of the agencies that may be required to review this project including but are not limited to: the Livingston County Drain Commission, Road Commission, Building Department, Health Department, and Water Authority; and the Hamburg Township Utilities and Fire Departments.

Voice vote: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

- B. Preliminary Site Plan Application for an Open Space Planned Unit Development (OSPUD 18-001) to allow construction a 154 unit single family housing development on the properties at 4715-14-400-008 (8.5 Acres) and 4715-23-100-002 (77.19 Acres). This development proposes a mix of property sizes and types that will be clustered on the site in order to help preserve the existing wetlands and other sensitive areas of the site.

Mr. Rob Wagner, Civil Engineer from Midwestern Consulting stated that they have been working on this project for almost a year. He stated that the developer is Winans Lake Development. He introduced Ted Hirsh, Project Engineer. He stated that Todd Hallet from TK Design Associates is the architect, King & McGregor delineated the wetlands and the habitat species study and G2 Consulting Group did the geotechnical investigation.

Mr. Wagner presented a slide presentation which included:

Site Location – 92.5 acre site on Winans Lake Road east of Chilson Rd. west of Hamburg Road.

Define the Project – Clustered Single Family Residential with definable benefits to the community, interconnected open space for a cohesive neighborhood with active and passive recreation facilities and features. They are proposing to preserve wetlands and woodlands, consistent with the Township Master Plan which encourages open space communities.

Site Analysis – Gill Lake and the Huron River and preserving quality woodlands. They are not proposing to fill in any wetlands and proposing walking paths along the woodlands and access points to the river.

Master Plan – Future Land Use shows medium density with surrounding high density to the west.

Zoning Map – Existing zoning is Waterfront residential with Natural River zoning along the south end of the property.

Water's Edge Layout – Mr. Wagner stated that they came in back in February, and at that time they proposed a permanent connection at Huron Highlands and at Lake Crest. However, after hearing the opposition, they changed the plan to an emergency access only, to Huron Highlands as which the Fire Department has approved. They are proposing access onto Winans Lake and their site distance has been approved by Livingston County.

Private Roadways – They are proposing 20 foot alleys to minimize the amount of pavement and 26 foot wide roads to meet the Fire Code

Open Space Calculation – They are proposing 56% open space when 40% is required by the Open Space ordinance. 25% is required to be upland and they have 89% of the open space as upland.

Utilities-Water – Mr. Wagner stated that during their pump tests, they did affect some neighboring wells. They could pump at a lower rate and get a permit from the DEQ for the community well. The developer has decided to pursue a public water main which is currently located next to the Hamburg Professional Center which would be

brought to the site. That would be in accordance with the Township's Utilities Master Plan for water and would also benefit future development.

Exemplary Project Items – They would be preserving natural features, providing natural river walking path, observation gathering points along the trail and overlook, three points of access to the Huron River for kayaks, canoes and paddle boats, three parks along Gill Lake, Gill Lake look-out area, and optional dock, not for motor boats but kayaks and canoes. They are preserving 3.68 acres of forest and adding a walking path through it. Extending three million dollars worth of water main to the site. Their storm water best management practices include infiltration, possible permeable parking areas next to the river. They will be providing more detention than the ordinance or the Livingston County Drain Commissioner requires.

Exemplary Project Items 2 – They are proposing a public sanitary sewer and forced main. Instead of proposing grinder pumps at every home, they are proposing a lift station. With the tap fees, the Township would see \$390,000 worth of fees and \$462,000 water. They are proposing a diverse mixture of housing options and lot sizes. They are proposing 150 foot transition buffer around the development with a small exception. There are a number of community amenities including two fountains, large gazebo, pickle ball courts, picnic tables and benches throughout the site. There are a parks with dog waste stations and extensive landscaping along Huron River Highland and Winans Lake

Justification of Density – They are asking for a density bonus. There was a project recently approved with a 100 density bonus. They are seeking a 95% bonus and feel that their project is more exemplary than that one. He further reviewed the project features as well as the benefit to the homeowners to have reduced insurance rates because of the fire hydrants. He stated that the 56% open space calculates to 1/3 of an acre per unit and 4.2 miles of path ways or 140 feet of path per unit. They are proposing 43 acres of community park area or ¼ acre per unit. They have 25 acres of preserved woodlands or .15 acres per unit. They have mixed home typeology. Density allows opportunity for these unique design features. He showed the density bonus calculation.

Socio-Economics – The developer is not selling this as an empty-nester community, but that may be just who will buy it and may have disposable income to spend here. This is a \$50 million project that may take 5-10 years to build. They believe that when communities such as this are constructed, it actually increases neighbor's property values because the sales price will impact neighbors.

Todd Hallet of TK Design, a residential design firm out of South Lyon, stated that they have been commissioned to design the houses for Water's Edge. He presented a slide show presentation which included:

Inspiration – Community, lifestyle & retreat. They wanted to provide a retreat to go home to as opposed to just going to a house. They are targeting empty nesters and active adults, not necessarily young families. They are not restrictive, but that is who they are seeking. They have to make the site affordable and make it a leisure site that is walkable and provide recreation not just for people in the development, but the entire community. The homes and property are maintenance free. The association would take care of the house on the outside as well as the yards. They also want to provide social connectivity and the ability to walk around the site and talk to neighbors. He further reviewed the site features. They are providing a variety of different lot sizes and units. He reviewed the park features. He reviewed the home placement and design. He discussed the area at the river. He stated that they are not touching one tree along the river and plan to keep it as a natural barrier. They are trying to keep it as untouched as possible while still allowing the community to enjoy it by providing walking paths. The idea is connectivity whereby people can walk to this site and have access to the special things that make the site exemplary. He further discussed access to Gill Lake.

Home Design - They want to create designs in line with what they see in Hamburg. The style is craftsman, farmhouse and costal look, primarily one-story but also two-story. He stated that the open-space ordinance looks for innovation and greater flexibility in design. They feel like this is a very unique idea. The site will provide private roads and alleys. They want to put two fronts on the same home so it looks great from both the alley and the road. This will allow consistent aesthetic throughout the whole site. He provided some examples.

Lot Orientation – He provided an example of a high-density subdivision. He stated that they want to make sure that everyone who lives on the perimeter will see long views and vistas all the way around the site. He provided a sample lot diagram.

Open Space Community Ordinance: 1) Assuring permanent preservation of open space and other natural resources. He reviewed the open space throughout the site. 2) Provide recreational facilities within reasonable distance of residents in the development. He discussed the interconnection of their recreation/parks. 3) Allowing

innovation and greater flexibility in design. He discussed the two-front concept. He stated that they are working on defining that. They want everyone throughout the site to both look good and see the vistas. 4) Ensuring compatibility of design and use between neighboring properties. He stated that there are no neighboring properties that have this connectivity or open space properties, but they can make the architecture in context. 5) Encouraging a less sprawling type of development thus preserving open space. This site is the opposite of sprawl. He stated that this is the most interconnected site he has ever seen.

Mr. Hallet thanked the Commission and respectfully requested that the request be tabled to give them time to respond to the review.

John Jackson of McKenna, Planning Consultant, stated that the Township has had the open space option in their ordinance since 1992. It is an incentive based zoning approach. If a developer uses the option, they get a density bonus in exchange for providing a benefit to the Township. Since 1992, the vast majority of benefit provided by developments is the preservation of open space. That was the primary objective of the township. The Township has been recognized nationally for being innovative and creative in how they achieve objectives of the Master Plan and preserving the things that define the township, the natural features, open space, views, river areas, etc. The Township's Master Plan recognizes that we need a product that would appeal to empty nesters. As a result, we started to introduce alternative types of housing. As an option, developers can develop Elder Cottage Housing Option (ECHO). These are smaller homes clustered together at higher density. We have one of those developments, and that option has been in the ordinance for over 20 years. Another option is providing accessory dwelling units and yet we have very few. We don't have a lot of options for people who want to age in place nor do we have a lot of options for young families who want to move out here. We also don't have many options that appeal to young professionals. It is a goal of the Township to provide a greater range of housing options. People were not taking advantage of the open space option either. Now we are in a position to look at that approach to provide an alternative housing. The demographics show that the number of seniors and empty nesters is growing drastically. The ordinance allows the Planning Commission and Township Board to grant modifications to the zoning standards that result in an increase in density to encourage these types of housing. That is one of the first things we discussed with the developer. We are looking for multiple types of homes on multiple size lots. We are continuing to work with the developer and we are not there yet. We have identified a number of areas the developer still needs to work on. We have met with the developer to try to get them to a project that is acceptable to the Township. There have been a lot improvements since we first met and a lot of progress has been made. They have asked for more time to respond to the review letter.

Chairman Goetz opened the public hearing and asked that anyone wishing to speak should limit their comments to three minutes.

A number of residents spoke regarding the project:

Michelle Ormanian, 9497 Huron Rapids Drive, stated that she would like to correct the statement that Huron River Highlands is high density. It is not. It is medium density residential with water front as the lots are zoned Waterfront Residential and Natural Riverfront Residential. She presented a petition opposing the proposed 154 high-density housing development. They represent 552 property owners. She stated that the proposal is not consistent with the Hamburg Township Master Plan and not consistent with the Township Zoning Ordinance. The property is zoned for medium density housing with a maximum of 79 dwelling units. She further discussed their opposition and concern over the proper lot size, width and setbacks required. She discussed their calculation of the density bonus and other concerns about density. They demand that the Township Board and Planning Commission uphold its Master Plan and enforce its zoning ordinance.

Charles Simpson, 6182 Oak Valley, presented a petition by 162 residents of Huron River Highlands representing 89 of the 93 homes opposing a plan making the two cul-de-sacs becoming cut-through roads from the proposed high-density development. He stated that these roads are not consistent with the Township's Master Plan or Zoning Ordinance. He further discussed the Master Plan and the recently approved developments. He discussed the impact of traffic from the proposed development. He stated that the proposed development is detached condominiums.

Judy Urban, 8720 Tamarack Drive, stated that she likes the efforts that the developer has made to save the perimeters, ponds, etc. She stated that she does not think that trying to mix the single family and senior housing is going to work. Seniors do not want to live next to homes with families and children. We need to be concerned about the density, beauty and quality.

Lynn Riehl, 5842 Winans Drive, stated that she has lived here for 26 years. All she has heard about is the quality of life for the people who move into this subdivision. What about the quality of life for the rest of them? The traffic on Winans Lake Road is terrible and this development will only increase it and cause more trouble. They don't want to see the fountains, etc. What they care about is the wildlife and what they see now. She stated that she understands why Huron River Highlands does not want access through their subdivision, but that means it is all going to go through Winans Lake Road. She cannot see any benefit to the community.

Ellen Babas, 5476 Arapaho, stated that she is not a neighbor to this development, however she is a resident who is opposed to the development partially because of the traffic. She questioned how many empty-nesters and baby boomers are going to be able to afford these homes. Further, she stated that she can see promises similar to those we have received before and not realized.

Simon Ren, 8790 Hendricks Drive, stated that he has driven by this area for the past 25 years. He is in favor of the development. It is quite appropriate. Something is going to go there and this looks as good as anything we can expect. To him this is medium to low density with ½ acre lots.

Jeff Yeakey, 9305 Huron Rapids Drive, stated that he has been a resident in the area for 48 years. He lives at the cul-de-sac where they want to bring in the driveway. At the time he bought his house, he did his due diligence and talked to neighbors as well as the owner of the 100 acre parcel. For many years it has been leased to farmers. He looked at the Master Plan and knew that the worst thing that could happen would be medium density similar to Huron River Highlands. If this goes in, he will have a steel gate at the end of his drive-way and the "busy area" including the pickle ball courts in his backyard.

Jim Clement, 9361 Silver Maple, stated that it is not the intent of the open space ordinance to trump the existing zoning. He would like to see if they have tried to consider a conventional site, and if not explain why they did not. There is no mandate about who can buy there so it is just another subdivision and not worthy of changing the character of that area. He stated that there is already vacant land elsewhere for this type of high-density development. He discussed the vacant property next to the fire station designated for senior living. He discussed the purchase price and economics of the site. He stated that he went through the same due diligence when he purchased his home. He does not think this is a bad development, but does not feel that this is the place for it.

Mike Angell, 9017 Buckhorn Lane, stated that his subdivision is directly across from the proposed grand entrance. They have a small subdivision at a medium density setting. Across the street from his subdivision is a 95 acre producing farm with wildlife, etc. Although they would like to see it remain a farm, they don't expect that. They expect to have a development there, but let's make it reasonable and consistent with what is around it and in Hamburg. He does not want to live in Canton or that environment. It is not a good fit, and if you think that it is, then take out ½ of the lots and make it the density that it's rated for. Further, if not for the residents of Huron River Highlands, he would not have known that this was proposed.

Ron Brandt, 9429 Huron Rapids Dive, stated that if this goes through, we are going to be setting a precedent. He stated that he lives approximately 10 homes from a pickle ball court, and he can hear them playing from his home.

Bob Finn, 8610 Tamarack, stated that he is opposed to this development for environmental and economic reasons. He stated that the river has been designated by both the Township and the DNR as a natural river and with that designation comes certain restrictions. He reviewed those restrictions. The whole development will impact the river and violates the ideals the Township wants to uphold. He stated that the idea of a PUD is to cluster the homes to maintain natural features. This development clusters the homes, but almost doubles the number of homes allowed and clusters it around as if it were not an open space PUD. He expressed his concern over the increase in impervious surfaces and runoff draining into the river and Gill Lake. He expressed his concern over the increase in traffic and air

pollution, leakage from cars, etc. This is going to be costly to the township with other infrastructure costs and Township services that the tax increase will not cover adequately.

Diane Henry, 8024 Branch Drive, stated that the Huron River highly impacts her property. They flooded in February and May this year. She is wondering what type of flood mitigation plan will be put in place. She further stated that the river is contaminated to the point that you cannot fish in it anymore.

Jerry Bennett, 8820 Hendricks, stated that according to the Township numbers, this is not 95 acres, but rather 85 acres. He asked if there will be turn lanes installed.

Kevin Guthrie, 9421 Huron Rapids Drive, stated that he agrees with a lot of the points made by the residents. He questioned the home prices. He stated that ideal senior housing is close to shopping and hospitals. He questioned what is going to happen if the market doesn't sustain and people do not buy these homes.

Mark Latendriesse, 9175 Eagle Run Drive, stated that he and his wife are opposed to the proposed high-density development. The property is zoned for medium density. He stated that this type of development is seen in large communities such as Novi, Canton and Ann Arbor who have the infrastructure to handle it. Hamburg Township does not. He discussed the number of people using the amenities. He discussed Winans Lake Road not being able to be widened to handle the additional traffic. He stated that he believes this developer has no vested interest in our community. Long-term repercussions may occur as a result of this development. One example is the current residents suffering as a result of the testing of the wells. He stated that he demands that the Township stand firm in developing this property as medium density and use the open space ordinance as intended.

Ron Medere, 5846 Winans View Ct., stated that when he was looking for his home and found Winans Woods, he saw what a true open space subdivision was and thought that it is something that exemplifies what we should be proud of. The Township 2011 Master Plan sites the criteria for a development and what the guidelines are for open space, which is not intended to ignore zoning. This developer has decided that he does not need to follow that. They are not opposed to development, but they are opposed to impact to natural resources and density. He further discussed the 2020 Master Plan meetings where there was resounding opposition to this type of development.

Robin Huhn, 6736 Winans Lake Road, stated that his home is next to this development. When they purchased their home, they knew that Winans Lake had a fair amount of traffic and they knew that this property was for sale and would be developed. They are concerned about the possible placement of a house next to theirs. They are concerned about the additional road noise and additional lights that will result in the homes.

Lorraine LaValley, 6701 Winans Lake Road, stated that her family has lived here since 1978. Looking at the plan, it appears that the road will be directly across from their home. This is a main artery to the expressway. She discussed the current traffic and stated that there are already two large developments on Winans Lake in Green Oak. She further questioned one entrance with that number of homes. There are too many homes for this property, and at the very least, it needs two entrances.

Mike Mcquire, 9110 Eagle Run, stated that his family moved here from Ann Arbor for two reasons, one being the school district and number two was the less crowded, more rural setting. They knew that the farm someday would be developed, but they were hoping for something similar to Eagle Run with big lots and less homes.

Katherine Lipp, 9463 Huron Heights Drive, stated that she moved out here from high-density Oak Park for the rural character of the area and natural resources, not only the river but also open spaces for the wildlife. She would expect that the Township to uphold the medium-density zoning, and if you don't she would expect there to be a statement to the public why these people's concerns are overridden and the high-density proposal would need to be approved.

Catherine Burke, 5890 Winans View Ct., stated that she is a senior and widow who lives in a home that is too big. Although it is a beautiful development, she does not feel that Hamburg is the place.

Austin Ormanian, 9497 Huron Rapids Drive, stated that clearly this is important to a lot of people and should be taken into consideration. There are places that have homes like this in Canton, Livonia, etc. He discussed the development in Brighton and the progression and precedent from one development to the next. He stated that they knew this would not stay a field forever. The only thing they are asking is to make it reasonable. Why does it have to be doubling the amount of houses. The infrastructure is not there to handle the number of people. He does not feel that this should be tabled. There should be some type of acknowledgement or sense of direction for this.

Mary Anne Britton, 6167 Cowell Road, stated that the developer has mentioned 55 foot lots, but they don't say how many houses. There are many questions that have not yet been answered. The Planning Commission and Board should take into consideration how many people are here.

Chairman Goetz closed the public hearing.

Commissioner Hamlin questioned the correct size of the parcel. It was stated that there are actually two parcels. Hamlin asked if Huron River Drive was a County Road. It was stated that it is a County Road and it would be up to them to approve a connection.

Hamlin questioned the calculation of the density bonus. He stated that his understanding of the ordinance is the same as the first speaker.

Commissioner Muir stated that he was part of the group that did the site walk, and does agree that it is a beautiful piece of property. They spent a lot of time identifying sections that should not be changed. Where we are is determining what is going to make this an exemplary PUD.

Commissioner Priebe stated that there seems to be a lot of comparison between this and Regency Village. She is not seeing the same trade-off with this particular development. The density seems excessive.

Commissioner Leabu stated that he has visited the site a couple times. Our ordinance makes you protect the natural river area. Originally, they wanted to build in that area and we said no you cannot build anything within 100 feet to the top of the bluff. He is glad to see that people realize that it is not going to be left a corn field. The question is density. He has lived on Winans Lake for 40 years. He does not think the concept is wrong, there is a need for it. The average lake front lot in Hamburg is ¼ acre. He discussed the sewers that were added around the lakes. Because of our ordinance, this will have to have sewers which is good for the environment. He further stated that this is some of the best architecture he has seen. He stated that if you read the Planner's letter, there is work to be done.

Commissioner Menzies stated that there are some discrepancies and some concerns, which is why project should be tabled. You are not going to stop development, but you can control it, and that is why we are here. He stated that in a parallel plan you would see bigger lots, but they would be "cookie cutter" lots and it would look like Canton. They would be on the river and they would be on the lake.

Commissioner Muck stated that he would echo the other commissioners. He is torn on this development. The Planner did an excellent job outlining the concerns. It is clear that there are too many questions and he commends the developer for recognizing that and saying we need to go back to the table and work with the Planner and staff. We have all heard the residents loud and clear.

Commissioner Leabu stated that a lot of prep work has been done to get to this point. It was stated that over 1500 trees have been tagged.

Planner Jackson stated that they will be meeting with the developer very shortly. Chairman Goetz stated that the density needs to be looked at very closely.

Motion by Muck, supported by Hamlin

To table Preliminary Site Plan Application for an Open Space Planned Unit Development (OSPUD 18-001)

Voice vote: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

8. ZONING ADMINISTRATOR'S REPORT:

Planning & Zoning Administrator Steffens stated that the Commissioners have received a letter from the Livingston County Planning Department regarding the adoption of the Livingston County 2018 Master Plan. She would encourage the Commission to go on their site and look at the plan. It is nicely done, and Hamburg Township is mentioned multiple times throughout the plan as being an example of planning best practices.

Steffens stated that the 2019 dates are in your folder. The Commission does not need to take action unless you choose to. The meetings are the third dates of every month assuming there is an agenda.

Motion by Muir, supported by Priebe

To approve the 2019 Planning Commission meeting dates

Voice vote: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

Steffens stated that there is a December 5th presentation of the Livingston County Transit Plan at the Livingston County Emergency Management Building in Howell.

Steffens stated that in February we will again hold our joint meeting with the Township Board, Planning Commission, ZBA and Parks and Recreation. A date has not yet been set, but if there are topics you would like on the agenda, please let her know in the next few weeks. It is a year in review so you will see a list of all the permits, variances, site plan reviews, etc. from 2018 and then going forward what staff has identified as being things we need to work on.

Steffens stated that there is also a Livingston County Transit Plan survey that takes just a couple minutes to complete. They are trying to get a handle on what we see as the transit needs in Livingston County.

9. ADJOURNMENT:

Motion by Menzies, supported by Priebe

To adjourn the meeting

Voice vote: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

The Regular Meeting of the Planning Commission was adjourned at 9:42 p.m.

Respectfully submitted,

Julie C. Durkin
Recording Secretary

The minutes were approved
As presented/Corrected: _____

Fred Goetz, Chairperson

PHONE: 810-231-1000
FAX: 810-231-4295



P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139-0157



To: Planning Commissioners
From: Scott Pacheco, AICP
Hamburg Township
Planning and Zoning Director
Date: December 19, 2018
Agenda Item: 7A
Project address: 5550 Strawberry Lake Road
(TID# 15-34-200-003)

Description: **Special Use Permit (SUP 18-002) and Site Plan Amendments (SP 18-001)**
Public Hearing to consider allowing a major agricultural commercial/tourism business on the 98-acre property at 5550 Strawberry Lake Road.

Owner: Scott and Lauren Tharp

PROJECT DESCRIPTION:

The proposed project will be a major agricultural commercial/tourism business on the 98-acre property at 5550 Strawberry Lake Road (TID 15-34-200-003). The proposed business will include a u-pick apple orchard, u-pick pumpkin patch, corn-maze, raised gardens, nature-based kid play area, hiking trail, a sign, a farm market building where donuts and ice cream will also be provided along with other items, a 300-person wedding barn, and other agricultural based amenities.

Major agricultural/ tourism businesses are allowed in the Low Density Rural Residential Zoning District (RAA) with approval of a Special Use Permit (Section 7.5.1 (B)) and compliance the regulations in Section 8.29 of the zoning ordinance. Section 8.29.8 provides the Planning Commission with the ability to waive or modify any of the regulations in Section 8.29, provided certain criteria are met. The project applicants are requesting that the Planning Commission allow the following waivers to the Agricultural Commercial/Tourism Business regulations:

- 1) The main sign is proposed to be 20 square feet and attached to the entry gate at 13 feet above grade where the regulations require that a non-residential sign in a residential district

be either a wall or monument sign and be a maximum of 20 square feet in size. Monument signs are restricted to 6 feet in height.

- 2) A temporary sign (vinyl and attached to the front farm fence) is proposed to be approximately 15 square feet but may be allowed at any time during the year where the regulations allow a 20 square foot temporary signs to be up a maximum of 45 days.
- 3) The number of attendees of an event in the event barn shall be limited to 300 people where the regulations limit maximum number of attendees for an event to 150 persons, or the maximum occupancy of the space where the event is held, whichever is less (Section 8.29.7 (D)(3)), and the number of events in the barn shall be limited to 30 events per calendar year where the regulations limit the maximum number of events to no more than 20 events per calendar year (Section 8.29.7.(D)(1)).
- 4) No yearly approval and review of the special land use permit shall be required where the regulations require yearly review of the special land use permit by the Zoning Administrator and if deemed necessary the Planning Commission (Section 8.29.7 (D)(7)).

ZONING ANALYSIS:

The below table summarizes all the zoning regulations that apply for the proposed project

Table 1
Development Review Compliance Table

Criteria/Regulation	Required Regulations	by Proposed Project	Status
RAA Setbacks:			
Front Yard:	30'	30'	✓
Rear Yard:	35'	>1000'	✓
(W)Minimum Side:	20'	585'	✓
(E)Minimum Side:	20'	100'	✓
Number of Stories/ Height	2.5 story/ 35 feet	1 story/17 feet	✓
Lot Size:	2 acres	98 acres	✓
Lot Coverage:			
Building:	20% of Lot Size	<20%	✓
Total Impermeable:	20% of Lot Size	<20%	✓
Section 8.29 Agricultural Commercial/ Tourism Business Regulations:			
8.29.5 Supplemental Regulations – All Agricultural Commercial/Tourism Business Types. The following supplemental regulations are required for all Major and Minor Agricultural Commercial/Tourism Business Type uses in 8.29.3 and 8.29.4:			
A. Must be an accessory use to a residential use of the property.			
B. Buffer plantings may be required along the property line where there is an abutting residentially zoned			✓

Criteria/Regulation	Required by Regulations	Proposed Project	Status
	property. Greenbelt transition strips are intended to screen views of the proposed operation from the adjacent home or property. Buffer plantings shall meet the standards of Section 9.4.6 Greenbelts and Buffer Zones.		✓
C.	Must provide off-street parking to accommodate use as outlined in Article 10 Off Street Parking and Loading.		
1.	Parking facilities may be located on a grass or gravel area for seasonal uses such as farm markets, u-pick operations, and agricultural mazes.		✓
2.	All parking areas shall be defined by either gravel, cut lawn, sand, or other visible marking.		✓
3.	All parking areas shall be located in such a manner to avoid traffic hazards associated with entering and exiting the public roadway.		✓
4.	Paved or unpaved parking areas shall not be located in required setbacks or buffer areas.		✓
5.	Paved or gravel parking areas must meet all storm water management design and landscape screening requirements as set forth in this Zoning Ordinance.		See engineering comments
D.	<u>Hours of operation shall be limited to between 8:00 am and 11 pm. No amplified music shall be allowed after 10 pm; setup and cleanup of the event and workers and attendees to the event shall not arrive or leave the site before or after the hours of operation.</u>		Shall be noted on site plan
E.	Signs must meet the regulations for the zoning district. (Article 18)		Requested Waiver
F.	All other local, state, and federal regulations apply.		
8.29.7 Supplemental Regulations – Major Agricultural Commercial/Tourism Business Types.			See Suggested Condition
A.	Minimum lot area of 40 acres		✓
B.	All uses permitted by this section shall be accessed on a public Arterial roadway within the Township with the condition that the increase in traffic shall not		✓

Criteria/Regulation	Required by Regulations	Proposed Project	Status
	create a nuisance, to nearby residents by way of traffic or noise or increase the public cost in maintaining the roadway.		
C.	A one hundred (100)-foot open buffer shall be provided on all sides between the nearest location of the activity to the nearest adjacent residential property. Agricultural Commercial/Tourism Business activities shall not be allowed within this buffer area. Where possible, crops shall remain within this buffer area to help maintain the agricultural character of the site.		✓
D.	Agricultural Commercial/Tourism Business that hold weddings, outdoor and indoor concerts and other events with attendance greater than 40 people shall meet the following regulations:		
	1. Maximum duration: No more than 20 events shall be allowed on a site per calendar year.		Requesting waiver
	2. <u>Noise: Events shall be required to meet the regulations of the Hamburg Township Noise Ordinance.</u>		Shall be noted on site plan
	3. Number of Attendees: Events shall be limited to a maximum of 150 persons, or the maximum occupancy of the space where the event is held, whichever is less.		Requesting Waiver
	4. Distance to neighboring structures: If an event is held outdoors all temporary structures and outdoor venues shall meet the open buffer setback listed above.		✓
	5. <u>Clean-Up. Adequate site and surrounding area clean-up shall be done within 48 hours following the event.</u>		Shall be noted on site plan
	6. Lighting. All exterior lighting shall be so installed that the surface of the source of light shall not be visible from the nearest residential district boundary and it shall be so arranged to reflect light away from any residential use. In no case shall any lighting become a nuisance as regulated in the Township Nuisance Ordinance. Lighting shall meet the applicable requirements under section 9.11 Outdoor Lighting.		(see Lighting)
	7. Yearly Approval: In addition to the initial Special Land Use Permit, the owners of the establishment shall submit a land use permit		Requesting waivers

Criteria/Regulation	Required by Regulations	Proposed Project	Status
	<p>application on a yearly basis which includes the following information for the Zoning Administrator to review. Should the Zoning Administrator deem necessary, the yearly application may be sent to the Planning Commission for consideration.</p> <ul style="list-style-type: none"> a. A list of the approximate dates that the venue will be used for events including the type of event, b. A plot plan that depicts the location of all event venues, bathroom facilities, parking, drop off areas, and any other information deemed by the Zoning Administrator to be necessary in the review of the project, c. The name and phone number of a contact person that will be at the events. d. A signed agreement with the property owner of any land to be used for off-site parking. e. Any of the requirements in a-d above may be altered, as necessary, to meet the requirements of the special use permit process. (Hamburg Zoning Ordinance, section 3.5). 		
<p>Section 8.29 Agricultural Commercial/ Tourism Business</p> <p>The following are the regulations of section 8.29 that the applicant has requested the Planning Commission grant a waiver from in bold followed by what the applicant has proposed:</p> <p>1) Signs must meet the regulations for the zoning district under Article 18;</p> <p>The code allows a commercial uses on a residential properties to have one permanent, 20 square foot, monument sign no greater than 6 feet in height. The applicant has proposed one permanent, 20 square foot sign to hang off a rustic post and beam entry feature at 13 feet in height.</p> <p>The code allows 20 square foot of temporary signage to be up a maximum of 45 days per calendar year. The applicant has proposed a 15 square foot temporary sign (vinyl and attached to the front farm fence) to be allowed at any time during the year without restrictions.</p>			

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>2) Agricultural Commercial/Tourism Business that hold weddings, outdoor and indoor concerts and other events with attendance greater than 40 people shall meet the following regulations: Maximum duration: No more than 20 events shall be allowed on a site per calendar year.</p> <p>The code allows for no more than 20 events per calendar year. The applicants have requested that they be allowed to hold 30 events per year.</p>			
<p>3) Agricultural Commercial/Tourism Business that hold weddings, outdoor and indoor concerts and other events with attendance greater than 40 people shall meet the following regulations: Number of Attendees: Events shall be limited to a maximum of 150 persons, or the maximum occupancy of the space where the event is held, whichever is less.</p> <p>The code allows a maximum attendance of 150 persons per event. The applicants have requested a maximum attendance of 300 persons per event.</p>			
<p>4) Agricultural Commercial/Tourism Business that hold weddings, outdoor and indoor concerts and other events with attendance greater than 40 people shall meet the following regulations: Yearly Approval: In addition to the initial Special Land Use Permit, the owners of the establishment shall submit a land use permit application on a yearly basis which includes the following information for the Zoning Administrator to review. Should the Zoning Administrator deem necessary, the yearly application may be sent to the Planning Commission for consideration.</p> <p>a) A list of the approximate dates that the venue will be used for events including the type of event,</p> <p>b) A plot plan that depicts the location of all event venues, bathroom facilities, parking, drop off areas, and any other information deemed by the Zoning Administrator to be necessary in the review of the project,</p> <p>c) The name and phone number of a contact person that will be at the events.</p> <p>d) A signed agreement with the property owner of any land to be used for off-site parking.</p> <p>e) Any of the requirements in a-d above may be altered, as necessary, to meet the requirements of the special use permit process. (Hamburg Zoning Ordinance, section 3.5).</p> <p>The code requires that a yearly review of the project be conducted by the Zoning Administrator to make sure the project is following their approval requirements. This is done through the submittal of a yearly Land Use Permit. The applicants have requested no yearly review of the project be conducted.</p>			

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>Section 8.29.8 Planning Commission Waivers</p> <p>The Planning Commission is allowed to waive the regulations of section 8.29 if the project as proposed meets the standards in section 8.29.8 Planning Commission Waiver. The following are the applicable standards in Bold followed by staff analysis of the project.</p> <p>A. The applicant provides all requested information and pays all applicable application and review fees, to be determined by the Township Board Fee Schedule.</p> <p>The applicant has submitted examples photos of the type of building that will be used for the Wedding Barn and the size of the wedding barn 60 feet by 100 feet. Staff suggests that the use and design of the wedding barn be reviewed and a decision be made on the use. If the Planning Commission approves the use and the design for the wedding barn, the official plans can be reviewed by staff prior to final approval of a land use permit for this building.. The design shall meet all the zoning district regulations and shall look similar to the photos submitted. .</p> <p>It appears that there is adequate information for the Planning Commission to make a determination on this project.</p> <p>B. The proposed Commercial/ Agricultural Tourism Business does not endanger the public health, safety, and welfare of the community.</p> <p>The Agricultural Commercial/Tourism Business proposed will be required to have approvals of all necessary state and federal agencies prior to issuance of a building permit. Some of the agency approvals required include but are not limited to Livingston County Health Department, Livingston County Drain Commission, Livingston County Road Commission, Livingston County Building Department, and the Hamburg Township Fire Department.</p> <p>Because of the large size of the site, the location of the more intense uses to the interior of the site and the extensive area for off street parking; it does not appear that the proposed business or the required waivers would endanger the public health, safety, and welfare of the community.</p> <p>C. A Commercial/ Agricultural Tourism Business that meets the required regulations of this Article would not meet the needs of the use on the subject site.</p> <p>The applicants have requested the proposed waivers from the regulations on the size, number and yearly review of the events based on the fact that the property where the proposed use will be located is very large approximately 98 acres based on the assessors records and the proposed wedding barn will be over 500 feet from a property line on the site and even farther from an adjacent neighbor.</p>			

Criteria/Regulation	Required Regulations	by Proposed Project	Status
<p>More events per year with more people in attendance will likely make the project more profitable but it is unclear if the required number and size of event will not meet the needs of the project.</p> <p>Hamburg Township has restricted the Sunset Cove bed and breakfast to twenty, 150 person, events per year and has not yet received a request to increase the number or size of these events. As noted the site in which this bed and breakfast is located is much smaller than this site.</p> <p>D. The Commercial/ Agricultural Tourism Business utilizes a well thought out layout, high quality materials and design. The subject site lot is large. The layout of the proposed business and uses is well thought out; with the more intensive uses including the parking areas, market building, farm center, and wedding barn towards the middle of the site surrounded by existing vegetation and less intense uses; including the u-pick apple orchard, the corn maze and the existing home. At a minimum there is a 100' buffer of existing landscaping is located between these less intense uses and the property lines.</p> <p>The materials and designs of the structure and other equipment appears to be high quality. However, there is no design for the proposed wedding barn.</p> <p>E. The Commercial/ Agricultural Tourism Business shall be in harmony and consistent with the architecture of the surrounding building and relate to the features of these building in terms of location, scale, size, color, lettering, materials, and texture. The proposed sign has a rural design that will blend well with the existing neighborhood along Strawberry Road.</p> <p>The proposed building (farm market and wedding barn) will have a rural design and appearance, the other proposed structures (split rail fencing, play equipment, lights, and animal enclosures) will also have a rural design and appearance and will relate to the architecture of the surrounding buildings.</p> <p>F. The Commercial/ Agricultural Tourism Business shall be consistent with the character of the surrounding area. The sign and building designs will be consistent with the character of the surrounding area; however, I am concerned that the requested higher use of the property for events (30 per year and 300 people per event) may not be consistent with the character of the surrounding area; because of the greater traffic impacts on the roadway and the greater noise and other impacts that may be created for the adjacent property owners.</p> <p>If the Planning Commission wishes to approve this agricultural</p>			

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>commercial/tourism business at this location. Staff suggestion approving the business without the waivers to the three regulations for the wedding barn and events venue requested by the applicant.</p> <p>Once the project is complete, has been open and is established within the neighborhood the applicant can at that time come back and request an amendment to the SUP to increase the number of event allowed per year and the maximum number of attendees at an event. This will allow the township the ability to observe the uses and determine if the size and number of event is appropriate at the site prior to increasing these regulations.</p> <p>G. The Commercial/ Agricultural Tourism Business shall not be a nuisance to any residential uses. See analysis under standard F. above. Expanding the number and size of the event allowed on the site may create a nuisance to the surrounding residential uses.</p> <p>The sign as designed will have a rural appearance and does not appear that it will be a nuisance to the surrounding residential uses.</p> <p><u>Staff Recommendation:</u> <u>If the Planning Commission approved this project staff would suggest denying the waivers to allow weddings, outdoor and indoor concerts and other events to exceed the required number of event per year of 20, to exceed the maximum attendance of 150 persons and the waiver of the yearly review and approving the waiver to the sign regulations under section 8.29.5 (E). Staff would suggest approval of the waivers for the proposed signs.</u></p>			
Section 9.4 Landscape Standards: Greenbelts, Screening, and Plant Materials			
9.4.5 Existing Plant Material.			
<p>A. Consideration of Existing Elements in the Landscape Design. In instances where healthy plant material exists on a site prior to its development, the Planning Commission may permit substitution of such plant material in place of the requirements set forth in this Section.</p> <p>B. Preservation of Existing Plant Material. Site plans shall show all existing trees which are located in the portions of the site that will be built upon or otherwise altered, and are six (6) inches or greater in caliper, measured twelve (12) inches above grade.</p> <p>Trees shall be labeled "To Be Removed" or "To Be Saved" on the site plan. If existing plant material is labeled "To Be Saved" on the site plan, protective measures should be implemented, such as the placement of a tree guard at the dripline around each tree. No vehicle or other construction equipment shall be parked or stored within the dripline of any tree or other</p>			

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>plant material intended to be saved.</p> <p>Staff Suggestion: <u>If the Planning Commission approved this project staff would suggest that the following be made a condition of approval, the existing vegetation within the 100' buffer will be preserved.</u></p>			
<p>9.4.6 (E) Required Buffer Zone 20 feet 6 foot high continuous wall or required berm</p> <p>1 canopy tree, 1 evergreen tree and 4 shrubs per each thirty (30) linear feet along the property line, rounded upward.</p> <p>Note: The Planning Commission may waive or reduce the above requirement if equivalent screening is provided by existing or planned parks, parkways, recreation areas, or by existing woodlands on the lot, and topographic or other natural conditions. Existing quality trees (hickory, oak, maple, ash) with a caliper at least eight (8) inches shall count as two (2) trees toward the above requirements.</p>			<p>✓ Can be waived by the Planning Commission. (see note)</p> <p>Existing vegetation exists between the use and the adjacent properties. ✓</p>
<p>Landscaping Staff Analysis: The project site is large and surrounded on all side by existing heavy vegetation. The property owners have started to remove many of the trees that would need to be removed as a part of this project or to plant an apple orchard or other agricultural field on this site, if this project is not approved. There is a minimum buffer of 100' between any of the proposed uses and the adjacent properties. It appears that the existing landscaping on the site should be adequate to screen the proposed use from the surrounding properties.</p>			
<p>Section 9.11 Outdoor Lighting: The proposal includes 21 lights; 6 parking lot lights, 4 in the parking area near the roadway and 2 in the parking area by the wedding barn; 12 driveway lights that will be located along the commercial gravel driveway between Strawberry Lake Road and the wedding barn; and 3 wall mounted lights on the Farm Market building.</p> <p>A clear plan showing the location of the lights was not submitted. Staff has created a plan showing the approximate location of these lights. Lights marked P and Parking Lot Lights, lights marked D are Driveway lights and lights marked B are</p>			

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>lights Mounted to the Buildings. (Exhibit E)</p> <p>The parking lots lights and the driveway lights will have a rural design similar to the light fixtures shown in item 7 A in the General Information packet submitted by the applicant (Exhibit B). However the parking lot lights will be mounted on 15 foot poles and the driveway lights will be mounted on 12 foot poles and will not be mounted on 25 foot poles as stated in the general information section 7 Lighting. The wall mounted building lights will also utilize a rural design similar to the light fixtures shown in item 7 B of the General Information packet submitted by the applicant (Exhibit B).</p>			
<p>Section 9.11.4</p> <ol style="list-style-type: none"> <p>1. Exterior lighting shall be fully shielded and directed downward toward the Earths surface, away from residential uses, roads, glass, water or other reflective materials which would create excessive off-site glare or incident rays.</p> <p>The exact light fixtures have not yet been chosen for the proposed lighting</p> <p>The final site plan shall include a note that states all light fixtures shall be fully shielded and must be directed downward toward the earth or building.</p> <p>2. The Zoning Administrator and/or Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare and the proposed fixtures will improve the appearance of the site.</p> <p>The exact light fixtures have not yet been chosen for the proposed lighting.</p> <p>The final site plan shall include a note that states that the proposed lights shall be designed so there is no off-site glare.</p> <p>3. Lights on poles shall not be taller than the building whose area they illuminate nor taller than fifteen (15) feet whichever is shorter. Lights on poles may exceed fifteen (15) feet up to twenty (20) feet if the fixtures are located a minimum of seventy-five (75) feet from any planned, zoned or used residential areas.</p> <p>The lights proposed as a part of this project will not be on poles greater than 15 feet in height.</p> <p>The final site plan shall include a note that states no lights shall be installed on pole greater than 15 feet in height.</p> <p>4. Lighting shall not be of a flashing, moving or intermittent type.</p> <p>None of the proposed lighting is flashing, moving or intermittent.</p> <p>5. Except where used for security purposes, all outdoor lighting fixtures, existing or hereafter installed and maintained shall be turned off between 11:00 p.m. and sunrise, except when used for commercial and</p> 			

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>industrial uses, such as in sales, assembly and repair areas, where such use is open for business after 11:00 p.m. but only for so long as such use open for business. Businesses with light fixtures used for security purposes are encouraged to use a motion detection devise which is directed to detect motion within the property.</p> <p>The final site plan shall include a note that states all outdoor lighting shall be turned off between 11:00 pm and sunrise and that all light fixtures used for security purposes are to be on motion detection devises.</p> <p>6. Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.</p> <p>The exact light fixtures have not yet been chosen for the proposed lighting.</p> <p>The final site plan shall include a note that states all outdoor lighting must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level</p> <p>7. The intensity of light within a site shall not exceed ten (10) footcandles or one (1) footcandle at any property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandles is permitted. The only exception is with gas station canopy and automobile dealership lighting, where a maximum of twenty (20) footcandles is permitted within the site but the above standards shall apply to intensity at the property line.</p> <p>Prior to issuance of a land use permit the applicant shall submit a light study that shows this standard is met.</p> <p>Lighting Recommended Conditions:</p> <p><u>If the Planning Commission approved this project staff suggest that the following be made conditions of project approval:</u></p> <p>1) <u>The final site plan shall include the following notes and prior to issuance of a land use permit the zoning department shall verify that the lighting complies with these notes:</u></p> <p>a) <u>all light fixtures shall be fully shielded and must be directed downward toward the earth or building.</u></p> <p>b) <u>the proposed lights shall be designed so there is no off-site glare</u></p> <p>c) <u>no lights shall be installed on pole greater than 15 feet in height.</u></p> <p>d) <u>all outdoor lighting shall be turned off between 11:00 pm and sunrise and that all light fixtures used for security purposes are to be on motion detection devises.</u></p> <p>e) <u>all outdoor lighting must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground</u></p>			

Criteria/Regulation	Required Regulations	by Proposed Project	Status
<p><u>level</u></p> <p>2) <u>Prior to issuance of a land use permit by the Zoning Department a lighting study shall be completed that shows that light within a site shall not exceed ten (10) footcandles or one (1) footcandle at the property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandles is permitted.</u></p>			
<p>Section 10.3. Parking Space Requirements: The regulations for parking are located in Article 10 of the zoning ordinance. Because the use of this site is so specific and non-conventional there are not any parking requirements that meet this project exactly. The following are the requirements in the regulations for the most similar uses:</p>			
<p>Regular Parking Stalls Market Building (1400 sq ft) Retail stores,</p>	<p>One (1) parking space for each 150 sq. ft. of floor area excluding auto parking space within or on the building.</p>		✓
<p>Establishment for sale and consumption inside a building of food or refreshments</p>	<p>One (1) parking space for each four (4) patron seat, plus one (1) parking</p>		✓
<p>Wedding Barn (300 people) Auditoriums (other than incidental to schools), lodge halls, or buildings of similar uses without fixed seats</p>	<p>One (1) parking space for each six (6) persons permitted in such edifice as determined in the capacity limitations, thereof, by the Fire Marshall. Warehouses</p>	<p>50 Parking Spaces Required</p>	✓
<p>Loading Spaces</p>	<p>Commercial Buildings over</p>	<p>The gravel roadway to</p>	✓

Criteria/Regulation	Required Regulations	by Proposed Project	Status
7. Federal and State requirements regarding handicapped parking and access shall apply.			
<p>Parking: Staff Analysis The project proposes a total of 147 parking spaces; 64 spaces in the main lot off of strawberry lake road off the east entrance, 32 overflow spaces in an arear off the west entrance to the site, and 51 spaces by the wedding barn. All of the spaces are currently proposed on grassy areas and will be defined by mowing and rail road ties.</p> <p>Staff Suggestion: <u>If the Planning Commission approved this project staff suggest that prior to issuance of a building permit the building department will verify that all Federal and State requirements regarding handicapped parking, loading and access are met.</u></p>			

STANDARDS FOR APPROVAL:

Section 3.5.3. Basis of Determinations Special Use Permit Review

- A. Compatibility with the Master Plan: Will be harmonious and in accordance with the general objectives or any specific objectives of the Hamburg Township Master Plan.**

The agricultural commercial/tourism business is compatible with the master plan because they are rural in nature and they allow for the preservation of farm activities in Hamburg Township

- B. Compatibility with Surrounding Area: Will able designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will not change the essential character of the area, and will not be hazardous or disturbing to existing or future nearby uses. In determining whether a special land use will be compatible and not create a significant detrimental impact, as compared to the impacts of permitted uses, consideration shall be given to the degree of impact the special land use may have on adjacent property, as compared with the expected value to the community. The following types of impacts shall be considered:**

- 1. Use activities, processes, materials, equipment or conditions of operation;**
- 2. vehicular circulation and parking areas;**
- 3. outdoor activity, storage and work areas;**
- 4. hours of operation;**
- 5. production of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light;**
- 6. impacts on adjacent property values; and**
- 7. the relative ease by which the impacts above will be mitigated.**

The subject site lot is very large at approximately 98 acres. The layout of the proposed business is well thought out; with the more intensive uses including the parking areas, market building, farm center, and wedding barn towards the middle

of the site. There will be existing vegetation and less intense uses; including the u-pick apple orchard, the corn maze and the existing home, surrounding the interior uses and at a minimum there will be a 100' buffer of existing landscaping located between these less intense uses and the nearest property lines.

The materials and designs of the structure and other equipment appear to be high quality and designed to have a rural farmhouse appearance that will blend well with the architecture of the homes in the area.

To reduce the impacts of the use on the surrounding area staff would suggestion that if the Planning Commission wishes to approve this agricultural commercial/tourism business at this location that the number of events, the number of attendees per event and the yearly review of the project meet the requirements of Section 8.29.

If in the future, once the project is complete and has been open, the applicant can at that time come back and request an amendment to the SUP to increase the number of event allowed per year and the maximum number of attendees at an event. This will allow the township the ability to observe the uses and determine if the size and number of events is appropriate at the subject site prior to increasing these regulations.

C. Improvement to the Immediate Vicinity: Will be an improvement in relation to property in the immediate vicinity and to the Township as a whole.

It appears that the proposed project will fill a need for Hamburg Township residence and the surrounding community. The improvements to this site appear to be designed with a rural farm house appearance and of high quality materials that will blend with the improvements in the immediate vicinity.

D. Impact of Traffic on the Street System: The location and design of the proposed special land use shall minimize the negative impact on the street system in consideration of items such as vehicle trip generation (i.e. volumes), types of traffic, access location and design, circulation and parking design, street and bridge capacity, traffic operations at proposed access points, and traffic operations at nearby intersections and access points. The Township may require submittal of a traffic impact study to ensure compliance with this standard. Such a traffic study shall be in accordance with standard practices and procedures, and prepared by a qualified traffic professional. The Township may require mitigation to maintain traffic operations at a level that is consistent with other types of permitted uses in the district. Route and operational restrictions (such as hours, cleaning of dust, or debris) may be established for construction traffic to minimize negative impacts.

The proposed use is located on Strawberry Lake Road this roadway is a paved arterial roadway and can handle traffic amounts greater than other smaller roads within the township.

A driveway permit from the Livingston County Road Commission will be required for the new commercial driveway access on this site. The preliminary review from the LCRC (Exhibit G) states that the proposed driveway location could meet the

LCRC requirements for a commercial driveway approach once the clear vision areas are established. Establishing the clear vision areas would require removal of some of the existing trees and shrubs along the roadway near the driveway approach.

To reduce the impacts of the use on the street system staff would suggestion that if the Planning Commission wishes to approve this agricultural commercial/tourism business at this location that the number of events, the number of attendees per event and the yearly review of the project meet the requirements of Section 8.29.

If in the future, once the project is established with the smaller number and size of event, the applicants may still wish to expand the number and size of the event on the property. If that is the case they can apply for an amendment to the Special Use Permit. Waiting to increase the size and number of events on the property provides the township with the ability to observe the uses and determine if the size and number of event is appropriate at the site prior to allowing an increase in the regulations. A traffic study may be required at that time to make sure the greater size does not create extensive impacts on the street systems within the Township.

- E. Impact on the Overall Environment:** The proposed special land use shall not have an unacceptable significant adverse effect on the quality of the natural environment in comparison to the impacts associated with typical permitted uses. The Planning Commission may require a quantitative comparison of the impacts of typical permitted uses and the special land use to assist in making this determination (such as an overlay of conceptual development plans, on a natural features map, illustrating other site development options to demonstrate the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant environmental problem, mitigation shall be provided to alleviate the impacts associated with the environmental problem, mitigations shall be provided to alleviate the impacts associated with the requested use.

The proposed project does require the removal of many trees; however the farming of this property witch is an allowed use in this district would more than likely require the removal of many more trees from this site than the proposed use.

The proposed project minimizes the impacts on the storm water and drainage on the site by minimizing the impervious surfaces by using a gravel driveway and mowed grass parking areas.

- F. Public Services Impact:** Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility, will not create excessive additional public costs and will not be detrimental to the economic welfare of the Township. Public facilities shall include, but not be limited to: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, water and sewage facilities, and schools.

Please review the Township's Engineer, Utilities Department and Fire Department reviews of this project. Because the proposed buildings on the site and part of this

project are greater than 400 feet from the sewer line along Strawberry Lake Road, hook up to sewer is not required.

- G. Compliance with Zoning Ordinance Standards: Will be consistent with the intent and purposes of this Ordinance and be designed, constructed, operated, and maintained to meet the stated intent of the zoning district.**

Please see the “*Table 1 Development Review Compliance Table*” on pages 2-13 for analysis on the project compliance and consistency with the intent and purpose of the Township’s Zoning Ordinance.

Section 4.4.3. Standards for Site Plan Review.

- A. The proposed development conforms to all provisions of the Zoning Ordinances.**

Please see the “*Table 1 Development Review Compliance Table*” on pages 2-13 for analysis on the project compliance and consistency with the intent and purpose of the Township’s Zoning Ordinance.

- B. All required information has been provided.**

The applicant has submitted examples photos of the type of building that will be used for the Wedding Barn the size of the wedding barn 60 feet by 100 feet. Staff suggests that the use of the wedding barn be reviewed and a decision be made on the use. If the planning commission approves the use the design for the wedding barn should be reviewed by staff prior to final approval of a land use permit for this building.. The design shall meet all the zoning district regulations and shall look similar to the photos submitted. .

It appears that there is adequate information for the Planning Commission to make a determination on this project.

- C. The movement of vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.**

Most of the parking for the uses other than the wedding barn will be at the front of the site so there will not be a lot of vehicles moving through this site on a normal day. It appears that the site will be safe and convenient for pedestrian traffic.

Staff Suggestion:

If the Planning Commission approved this project staff suggest that prior to issuance of a building permit the building department will verify that all Federal and State requirements ADA requirements are met.

- D. The proposed development will be harmonious with existing and future uses in the immediate area and the community.**

See analysis under standard B on page 14 above.

- E. The proposed development provides the necessary infrastructure improvements, such as roads, drainage, pedestrian facilities and utilities, to serve the site, and be adequately coordinated with the current and future use of adjacent properties.**

The proposed building will be over 400 feet from the sewer line that runs along Strawberry Lake Road so the Township Regulation do not require these building be hooked up to the sewer line. However, it is suggested by the Township Engineer that because of the proposed use that it be hook up. The applicant has received preliminary approval of the driveway location for the commercial use of the site. There are no existing trails in the area to connect to.

Staff Suggestion

If the Planning Commission approved this project staff suggests that prior to issuance of the land use permit for the wedding barn a storm water plan shall be submitted and approved by the Township Engineer.

- F. The applicable requirements of Township, County and State agencies are met regarding grading and surface drainage and for the design and construction of storm sewers, storm water holding facilities, water mains, and sanitary sewers.**

To limit the impact of the project on the surface drainage and storm water runoff there is very little new impervious area used. The parking areas will be mowed grassy areas and the roadway will be a gravel driveway. The only areas that will add impervious areas to the site are the footprints of the wedding barn and farm market building and the concrete patio in front of the farm market building.

Suggested Conditions:

Prior to issuance of a land use or building permit all local, county and state regulations will need to be reviewed and approved for this project. A list of the agencies that may be required to review this project including but are not limited to: the Livingston County Drain Commission, Road Commission, Building Department, and Health Department, and the Hamburg Township Engineer, Utilities and Fire Departments.

- G. 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, and woodlands.**

The subject site is large and the nature of the project is to maintain a rural agricultural appearance to the property. Trees will be removed but only when necessary to create the uses area. The area of the property that will not be used for the agricultural commercial/tourism business will remain as it exists.

- H. The proposed development shall respect the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.**

The proposed project has utilized the site to reduce the amount of grading that will be needed. The areas used for the Parking Area, Farm Center, and Corn Maze has been located on the flat areas of the site. No grading plan has been provided for the project so it appears that less than 50 cubic feet of grading will be necessary to create this project.

Staff Suggestion:

If more than 50 cubic feet of grading will need to be done on this project the grading shall be minimized and can be approved by staff as long as the grading plan respects the natural topography of the site to the maximum extent possible. Staff can require the plan be review by the Planning Commission if needed.

I. The proposed development will not cause soil erosion or sedimentation.

As a part of the Building Permit process the Livingston County Drain Commission (LCDC) will require a soil erosion or sedimentation control permit prior to issuance of a building permit.

J. Landscaping, including trees, shrubs and other vegetative material is provided to maintain, improve and/or restore the aesthetic quality of the site.

The project does not proposed any new landscaping. However because of the location and size of the property and the abundance of existing vegetation that will remain on the site, it does not appear that additional landscaping will be needed to restore the aesthetic quality of the site.

K. Conformance to the adopted Hamburg Township Engineering and Design Standards. (Amended 3/10/87)

Please see the attached Comments for the Township Engineer (Exhibit I).

Staff Suggestion:

If the Planning Commission approved this project staff suggests that prior to issuance of the land use permit for the wedding barn a storm water plan shall approved by the Township Engineer.

L. All proposed commercial, office, industrial, institutional and multiple family development shall utilize quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously into the streetscape and meet the objectives the Township Master Plan. New buildings, additions and renovations shall be designed to preserve or complement the design character of existing development provide visual harmony between old and new buildings, and create a positive image for the Township's various commercial shopping nodes. Commercial, office, industrial, institutional and multiple family architecture shall be reviewed by the Planning Commission under the following criteria:

- 1. Buildings shall front towards and relate to the public street. Buildings shall be located to create a define streetscape through uniform setbacks and proper relationship to adjacent structures. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roof line shapes and rhythm. Buildings within the area designated on the M-36 Corridor Plan/Master Plan as the "Hamburg Village" shall be compatible with the historic character of the unincorporated place commonly referred to as the "Old Hamburg Village."**
Because of the nature and location of the proposed agricultural commercial/tourism business the farm market building and wedding barn are designed and located on the site to interact with other improvements on the site

and do not face the roadway. There are not other commercial buildings in the area.

2. **Building materials and colors shall relate well and be harmonious with the surrounding area. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape. For any side of a principal building facing a public or private street, at least fifty percent (50%) of the facade shall be constructed of, or covered with, the following materials:**

- a. **Brick;**
- b. **Fluted or scored concrete block;**
- c. **Cut stone;**
- d. **Vinyl siding;**
- e. **Wood siding;**
- f. **Glass; or,**
- g. **Other materials similar to the above as determined by the Planning Commission.**

The farm market building will be a 1408 square foot building with a 256 square foot front porch on it. The building is designed with a rural farm building appearance and utilizes board and baton siding and a large overhang for the porch.

The wedding barn will be a 6000 square foot building and will have a western horse barn appearance with a taller center area with lean too area on either side. These barn also utilize the board and baton siding.

The colors of these building will be red or natural wood color.

3. **Buildings shall possess architectural variety, but enhance the overall cohesive community character. Buildings shall provide architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked roof lines.**

These building are designed to have a farm type appearance which will enhance the overall cohesive community character of the area.

4. **Building walls over 100 feet in length shall be broken up with a combination of the following: varying building lines, windows, architectural accents and trees.**

No building walls will be over 100 feet in length.

5. **Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.**

The proposed building entrances utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.

6. **Where the rear facade of a building will be visible from a residential zoning district, or the rear of the site will be used for public access or**

parking, such rear facade shall be constructed to a finished quality comparable to the front facade.

The rear façade of the proposed building will not be visible from the surrounding properties. However the construction and finishes on the rear facades of the proposed building will remain high quality.

- 7. Signs, landscaping, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with other nearby developments. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian plazas and/or pedestrian furniture.**

The proposed sign, fencing, play equipment, and other improvements that are proposed as a part of this project all have a farm type theme and appearance. All of the improvements are proposed to be built out of high quality materials.

RECOMMENDATION:

The Planning Commission should review the project and (approve/deny) the Special Use Permit and make a recommendation to (approve/deny) the site plan to the Township Board for the agricultural commercial/tourism business at 5550 Strawberry Lake Road. In the review of the project the Planning Commission should consider if the project meets the discretionary standards listed above.

EXAMPLE MOTIONS:

Approval

The Planning Commission approves the Special Use Permit (SUP18-002) and recommends approval of the Site Plan (SP18-001) to the Township Board to allow a major agricultural commercial/tourism business on the 98-acre property at 5550 Strawberry Lake Road; because the project with the following recommended conditions will meet all the discretionary standards for Special Use Permits under Article 3 and Site Plan Review under Article 4 as described at this hearing and as presented in the December 19, 2018 Staff Report. The waiver to regulations in 8.29 to allow the sign to be 13 feet in height 6 feet in height and

Suggested Conditions of Approval

1. Township Board approval of the Site Plan is required in order for the Special Use Permit approval to be affective.
2. The site plan shall include the following notes:
 - a. Hours of operation shall be limited to between 8:00 am and 11 pm. No amplified music shall be allowed after 10 pm; setup and cleanup of the event and workers and attendees to the event shall not arrive or leave the site before or after the hours of operation.
 - b. Events shall be required to meet the regulations of the Hamburg Township Noise Ordinance.
 - c. Adequate site and surrounding area clean-up shall be done within 48 hours following the event.
3. The site plan shall include the following notes and prior to issuance of a land use permit the zoning department shall verify that the lighting complies with these notes:
 - a. all light fixtures shall be fully shielded and must be directed downward toward the earth or building.

- b. the proposed lights shall be designed so there is no off-site glare
 - c. no lights shall be installed on pole greater than 15 feet in height.
 - d. all outdoor lighting shall be turned off between 11:00 pm and sunrise and that all light fixtures used for security purposes are to be on motion detection devises.
 - e. all outdoor lighting must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level
- 4. Prior to issuance of a land use permit by the Zoning Department a lighting study shall be completed that shows that light within a site shall not exceed ten (10) footcandles or one (1) footcandle at the property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandles is permitted.
- 5. Prior to issuance of a land use or building permit all local, county and state regulations will need to be reviewed and approved for this project. A list of the agencies that may be required to review this project including but are not limited to; the Livingston County Drain Commission, Road Commission, Building Department, and Health Department, and the Hamburg Township Engineer, Utilities and Fire Departments.
 - a. In addition to any other review from the building department, the building department shall also verify that all Federal and State requirements regarding handicapped parking, loading and access are met and that all other ADA requirements are met on the site.
- 6. Prior to issuance of a land use permit for the wedding barn the following will be needed:
 - a. A storm water plan for the wedding barn and associated improvement will need to be approved by the Township Engineer.
 - b. The design of the wedding barn shall be reviewed by zoning staff and shall meet all the zoning district regulations have a similar design to the photos submitted at the December 19, 2018 Planning Commission hearing.
- 7. If more than 50 cubic feet of grading will need to be done on this project a grading permit and plan shall be required. The grading shall be minimized and can be approved by staff as long as the grading plan respects the natural topography of the site to the maximum extent possible. If Staff is not comfortable approving the plan because of its scope it can be sent back to the Planning Commission for review as an amendment to the Special Use Permit.

Denial Motion: (Planning Commission fills in the standards that the project does not meet)

The Planning Commission denies the Special Use Permit and recommends denial of Site Plan Amendments (SUP18-002 and SP18-001) to allow a major agricultural commercial/tourism business on the 98-acre property at 5550 Strawberry Lake Road; because the project will not meet discretionary standards for Special Use Permits under Article 3 Section 3. __ __ __ __, and __ __ __ __, or Site Plan Review under Article 4 Section 4. __ __ __ __ (__ __ __ __, __ __ __ __, and __ __ __ __), or for Projects within the Village Center Area under Article 7, Section 7.7.9.1 (__ __ __ __, __ __ __ __, and __ __ __ __) as described at this hearing tonight and as presented in the November 28, 2018 Staff Report.

Exhibits:

- Exhibit A: Application (applicant)
- Exhibit B: General Information Packet (applicant)
- Exhibit C: Wedding Barn Specifics (applicant)
- Exhibit D: Plans for the New Farm Market Building 11X17 (applicant)

Exhibit E: Plan showing the proposed light location 11X17 (planning staff)
Exhibit F: Site Plan 24X36 (applicant)
Exhibit G: Preliminary Driveway Review (LCRC)
Exhibit H: Plans for Entry Sign (applicant)
Exhibit I: Hamburg Township Engineering Review (engineering consultant)
Exhibit J: Hamburg Township Utilities Review (utilities staff)



FAX 810-231-4295
PHONE 810-231-1000

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

SITE PLAN APPROVAL APPLICATION

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.

Application fees and review fees are required at the time of application.

In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:** ☐ Open Space ☐ Echo ☐ Residential ☐ Condominium
☒ Commercial ☐ Industrial ☐ PUD ☐ Hardship PUD
2. **TYPE OF APPLICATION:** ☒ Preliminary Site Plan ☐ Optional Conceptual Site Plan Review by Planning Commission
☐ Final Site Plan ☐ Combined – Preliminary/Final Site Plan
☐ Site Plan Amendment (less than 25% area of site being changed) ☐ Site Plan Amendment (26% or more or site being changed)

3. **PROJECT NAME:** Strawberry Creek Farm Submittal Date: 11-13-18

4. **PROJECT ADDRESS:** 5550 Strawberry Lake Rd. Hamburg, MI

Tax Code Numbers: 15 - 34-200-003 15 - _____ 15 - _____
15 - _____ 15 - _____ 15 - _____

☐ Metes & Bounds Parcel ☐ Subdivision _____ Lot Numbers: _____

Zoning District Classification: R4A Floodplain Classification: _____

Number of Lots Proposed: _____ Acreage of Project: 100 acres (+/-)

5. **PROJECT DESCRIPTION:** Seasonal Farm Market / Cider Mill and Wedding Barn

Exh A

6. **OWNER/PROPRIETOR INFORMATION:**

Name: Scott + Lauren Tharp Phone Number(s): 248-921-2839
 Email: laurentharp@gmail.com Address: 5550 Strawberry Lake Rd.
 City: Hamburg State: MI Zip: 48189

7. **APPLICANT:**

Name: Same as above Phone Number(s): _____
 Email: _____ Address: _____
 City: _____ State: _____ Zip: _____

8. **DESIGNER INFORMATION:**

Name: Same as above Phone Number(s): _____
 Email: _____ Address: _____
 City: _____ State: _____ Zip: _____

9. **SPECIAL USE PERMIT:**

Is a Special Use Permit required for this project? ☐ No ☒ Yes

IF YES, Attach Special Use Permit Application Form with this site plan review application form

APPLICANT CERTIFICATION:

I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE: Scott + Lauren Tharp DATE: 11-15-18

*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

PRELIMINARY & FINAL SITE PLAN CHECKLIST

Each preliminary & Final Site Plan submitted for review shall provide the following information at the time of application.

☒ **A. General Information**

- ☒ 1. Name and address of the proprietor and proof of ownership, developer, and registered engineer, registered surveyor, registered architect, registered landscape architect, or registered community planner who prepared the site plan.
- ☒ 2. Date of plan preparation, north arrow, and scale of plan, which shall not be greater than one inch equals twenty feet (1" = 20') nor less than one inch equals two hundred feet (1" = 200').
- ☒ 3. Full legal description of parcel and dimensions of all lot and property lines showing the relationship to abutting properties, and in which district the subject property and abutting properties are located.
- ☒ 4. Area map showing the relationship of the parcel to the surrounding area within one-half mile.
- ☒ 5. The location and description of all existing structures within one hundred feet (100') of the parcel.

☒ **B. Physical Information**

- ☒ 1. Proposed plans for site grading, surface drainage, water supply and sewage disposal.
- ☒ 2. The location of existing and proposed landscaping, buffer areas, fences, or walls on the parcel.
- ☒ 3. Existing and proposed structure information including the following:
 - a. Footprint location, dimensions and setbacks.
 - b. Finished floor and grade line elevations.
 - c. Elevations drawings that illustrate building design, size, height, windows and doors, and describe construction materials. Elevations shall be provided for all sides visible from an existing or proposed public street or a residential zoning district.
 - d. The Planning Commission may require a color rendering of the building elevation required in paragraph c.
 - e. Proposed materials and colors shall be specified on the site plan. Color chips or samples shall also be submitted at or prior to the Planning Commission meeting to review the site plan. These elevations, colors and materials shall be considered part of the approved site plan.
- ☒ 4. The location and dimensions of all existing and proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel.
- ☒ 5. The location, dimensions, and numbers of off-street parking and loading spaces.

☒ 6. Location of existing and proposed service facilities above and below ground, including:

- a. Well sites.
- b. Septic systems and other wastewater treatment systems. The location of the septic tank and drain field (soil absorption system) should be clearly distinguished.
- c. Chemical and fuel storage tanks and containers.
- d. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
- e. Water mains, hydrants, pump houses, standpipes, and building services and sizes.
- f. Sanitary sewers and pumping stations.
- g. Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways and other facilities, including calculations for sizes.
- h. Location of all easements.

☒ 7. Any other pertinent physical features.

C. Natural Features

☒ 1. Map of existing topography at two-foot (2') contour intervals with existing surface drainage indicated.

☒ 2. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Livingston County, Michigan."

☒ 3. On parcels of more than one acre, existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.

☒ 4. Location of existing drainage courses, including lakes, ponds, rivers and streams, and all elevations.

☒ 5. Location of existing wetlands, delineated under the requirements of section 3.6, Wetland Determination. A Michigan Department of Natural Resources (MDNR) permit shall be required for activities in a regulated wetland or an inland lake or stream. A copy of any correspondence with and applications to the MDNR shall be submitted with the site plan application. The Planning Commission shall not grant final site plan approval until all necessary permits have been obtained.

☒ 6. Location of natural resource features, including woodlands and areas with slopes greater than 10 percent (one foot of vertical elevation for every 10 feet of horizontal distance).

☒ 7. Location of the required 50 foot natural features setback.

- ☒ 8. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent feasible, with the development not substantially reducing the natural retention of storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on or off site.
- ☒ 9. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or groundwater quality.
- ☒ 10. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges or polluting materials to the surface of the ground, groundwater, or nearby water bodies.

D. Natural Features Impact Statement. The purpose of a Natural Features Impact Statement (NFIS) is to provide the Township with information regarding the impact of a proposed project on the physical, natural, social, and economic environment of the community. A complete report shall be required with all site plan applications. The Zoning Administrator (ZA) has the discretion to modify this requirement based on the specific application. When required the report will be reviewed by the ZA and Hamburg Environmental Review Board (HERB). The HERB may issue an Advisory Report to the Zoning Administrator for review by the Planning Commission. Contained in the Advisory Report will be a summary of the NFIS and appropriate comments and recommendations. The Advisory Report and the required site walk will be used to assist Zoning Ordinance Hamburg Township, Livingston County, Michigan, the Township Board and Planning Commission. The written NFIS will include the following information:

- ☐ 1. Name (s) and address (es) of person(s) responsible for preparation of the impact assessment and a brief statement of any relevant qualifications. The HERB may recommend a qualified individual to prepare the NFIS if deemed appropriate.
- ☐ 2. An impact assessment checklist on a form provided by the Township shall be completed and placed at the beginning of the document.
- ☐ 3. Map (s) and a written description/analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 50 feet of the property. An aerial photograph or drawing may be used to delineate these areas.
- ☐ 4. Description of existing natural features: A description of the environmental characteristics of the site prior to development shall be provide in the form of written documentation and a site inventory map identifying the location of natural features consistent with subparagraph C of this section. In addition, dominant tree species shall be listed and all species greater than 16 inches caliper or greater. As defined in Article 2.00, natural features include but are not limited to: topography, soils, geology, ground water, wetlands, watercourses, plants and animals (including aquatic species), habitat, and scenery.
- ☐ 5. Impact on natural features: A written description of the impact on the identified existing natural features shall be provided. The report shall also provide a natural features protection plan, which identifies on a map the natural features potentially affected. Where disturbance of natural features both during and after construction is proposed, a written analysis of alternative plans, which were considered, shall be provided to justify the proposed plan. The HERB may recommend a

mitigation plan be required which will describe how disturbed natural features were relocated or replace. (See Article 2.00 for complete definition of terms)

- ☐ 6. Impact on storm water management: Description of natural drainage patterns and soil infiltration and unsaturated soil capacity. A description of changes to site drainage and storm water management facilities to be installed in compliance with the Township Storm Water Ordinance. Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.
- ☐ 7. Special Provisions: Provide a general description of any existing deed restrictions, protective covenants, master deed or association bylaws as they relate to the protection of natural features. Zoning Ordinance Hamburg Township, Livingston County, Michigan
- ☐ 8. Information Sources: A list of all sources of information contained in the NFIS, if any shall be provided.
- ☐ 9. Previous Submittals: Any impact assessment previously submitted relative to the site and proposed development, which fulfills the above requirements (and contains accurate information of the site) may be submitted as the required Impact Assessment.



Hamburg Township

a great place to grow

FAX 810-231-4295
PHONE 810-231-1000

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

Special Use Permit Application

(FEE \$750+\$3,000 Escrow Review)

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Special Use Permit Application.

The undersigned hereby makes application for a Special Use Permit for:

Proposed Use:

Seasonal farm market/cider mill and
wedding barn

To be located at:

5550 Strawberry Lake Rd.
Hamburg, MI

Tax Parcel ID Number: 15-34-200-003

By signing this Special Use Application, I/we hereby certify and agree that all use for which this application is made will conform to the date and information submitted with this application and all ordinances affecting Hamburg Township, Livingston County, Michigan.

I/we further agree that any deviation from the date submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township Planning Commission may impose in granting this permit shall constitute a violation of the Ordinance and invalidate the permit granted.

Owner: Scott & Lauren Tharp

Address: 5550 Strawberry Lake Rd.
Hamburg, MI

Phone: 248-921-2839

Signature: Scott Tharp Lauren Tharp Date: 11-15-18

Designer: same as above

Address:

Phone:

Signature: Date:

Basis for Determination

Please supply any supporting evidence and/or details as may be appropriate when answering each question. Use extra sheets if necessary.

1. Will the special use be harmonious with and in accordance with the general or any specific objectives of the Hamburg Township Master Plan? ☒ Yes [] No

If no detail variations from the Master Plan:

The farm will be a family friendly environments that adds value to Hamburg Township - a great place to grow!

2. Will the special use be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity? ☒ Yes [] No

If no please detail your answer:

Will this special use change this character of the area? ☒ Yes [] No

If yes state how the area's character would be changed:

The property will be restored to show the natural beauty and allow residents and visitors to have a family-friendly farm experience.

3. Will the special use be hazardous or disturbing to existing or future nearby uses? [] Yes ☒ No

If yes state how this special use would be hazardous or disturbing:

4. Will the special use be an improvement in relation to property in the immediate vicinity and to the community as a whole? (Please give details supporting your answer.) ☒ Yes [] No

The rural character will be maintained and the community will have a place to experience seasonal farm fun.

5. Will the special use be served adequately by essential public facilities and services? ☒ Yes [] No

If no what persons or agencies responsible for the establishment of the proposed use will provide adequately any such services or facility? (Give responsible party and service to be provided by each party.)

6. Will the special use create excessive additional requirements at public cost? ☐ Yes ☒ No If yes please state what additional requirements will be needed:

How will the special use affect the economic welfare of this Township?

The farm will bring a new destination for residents and people in neighboring communities and hopefully boost the economy in Hamburg Twp.

7. Will this special use be consistent with the intent and purposes of the Hamburg Township Zoning Ordinance?

☒ Yes ☐ No

If no please state reasons:

.....

For Office Use Only

Date of public hearing set by the Hamburg Township Planning Commission: _____

This Special Use Permit was:

☐ Denied by the Hamburg Township Planning Commission for the following reason (s):

☐ Approved by the Hamburg Township Planning Commission on: _____

Special Conditions:

Fred Goetz
Planning Commission Chairman



Exh B

Strawberry Creek Farm aims to provide visitors of all ages with an authentic family-friendly farm experience while maintaining the rural character and open space of Hamburg Township.

Strawberry Creek Farm will be made up of a seasonal farm market/cider mill as well as a wedding barn that will operate on weekends throughout the year.

General Information:

***Indicates a change from the current language of the txt (Supplemental Regulations 8.29) and needs approval of Planning Commission.*

1. Ownership of the property:
Scott and Lauren Tharp
5550 Strawberry Lake RD.
Hamburg TWP, MI
15-34-200-003
2. Months (season) of operation:
 - a. Farm: June- December
 - i. June-August: U-pick apple orchard, local fresh produce & ice cream
 - ii. September- October: Cider, donuts, pumpkins, mums, cornstalks
 - iii. November- December: Christmas trees, hot cocoa
 - b. Wedding Barn: Weekends throughout the year
3. Hours of operation:
 - a. Farm: 10am-10pm (hours may vary depending on season)
 - b. Wedding Barn: until 11pm, no amplified music after 10
4. Anticipated number of retail customers:
 - a. Cider Mill- Unknown number of customers, heaviest traffic on fall weekends
 - b. Wedding Barn- Up to 300 guests
5. Maintenance plan for disposal:
 - a. Waste water disposal for the Donut Hut and Wedding Barn to be discharged to proper septic system per LCHD standards
 - b. Trash collection is to be in typical small or residential dumpster

6. Any proposed signs:**

- a. *Post and Beam Entrance* with "Strawberry Creek Farm" hanging from top beam. Dimensions 15' high x 13' wide (see attached sketch)
- b. *Seasonal vinyl sign* hanging on farm fence to display current offerings (approximately 3'x5')

Example:



7. Lighting:

- a. Outdoor lights for farm center and wedding barn:
Outdoor, downward facing lights will be mounted 25' high to ensure safety to our guests while keeping light pollution at a minimum. Please see site plan for general placement of lights.

Example:



- b. Outdoor lights on Donut Hut:

- i. Outdoor decorative lights will be placed on the Donut Hut/Farm Market at each door. Example:



- ii. One sign light to illuminate sign on Donut Hut. Example:



8. Maximum number of employees at one time:
 - a. 8 employees at one time, will vary depending on season and demand
9. Restroom facilities:
 - a. Cider Mill-Portable toilets will be provided for guest use. Restroom for staff will be provided in the Donut Hut/Farm Market.
 - b. Wedding Barn- Restrooms will be provided in wedding barn for guests
10. Parking/Traffic flow:
 - a. Entrance to the farm and exit from the farm will be in two separate locations, approximately 375 feet apart. This will help with safety and traffic flow.
 - b. Parking facilities will be located on grassy area and will be defined by cut lawn and railroad ties.
11. Landscaping:
 - a. 100' buffer will be kept wooded
 - b. Mature trees will remain on Strawberry Lake RD to preserve the appearance and character of the landscape.
 - c. Farm Center and parking will be grass with mature trees preserved
 - d. Pumpkin patch, apple orchard and corn maze will add to the landscaping and environment of the farm.
12. Fences:
 - a. A three-rail farm fence will be placed along Strawberry Lake RD.
 - b. A split rail fence will border the Farm Center.
13. Season tent may be allowed to help with sheltered area for picnic tables.
14. Special Use Permit: **
 - a. *The special land use permit for Strawberry Creek Farm (Cider Mill/Farm Market and Wedding Barn) should be granted for the life of the business, without further review of the Planning Commission and without the possibility of the special use permit being revoked due to complaints by neighbors.*

Donut Hut/Farm Market Menu and Sales Items:

Summer:

- Seasonal local fresh produce
- Jams, honey, mixes, popcorn, salsa
- Ice Cream
- Seasonal gifts/decor

Fall:

- Cider, Cider Slush and Hot Cider
- Donuts
- Popcorn
- Coffee
- Pies
- Jams, honey, mixes, popcorn, salsa
- Seasonal gifts/décor

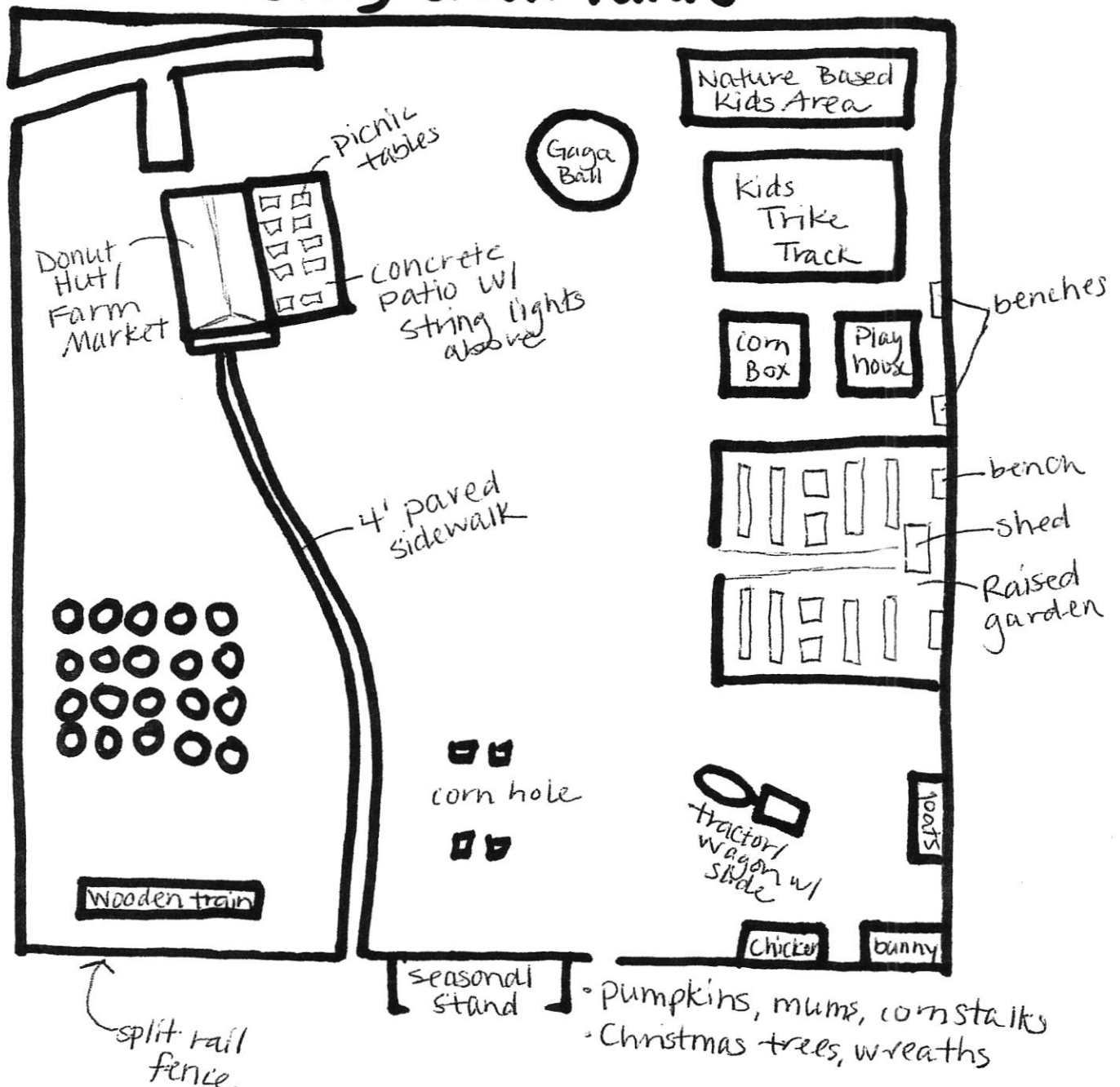
Winter:

- Cider, Hot Cider
- Coffee
- Donuts
- Cookies
- Popcorn
- Jams, honey, mixes, popcorn, salsa
- Seasonal gifts/decor

Farm Center:

The farm center will be a common gathering space that consists of the Donut Hut/Farm Market, kids play area, raised bed garden, picnic table area, petting farm and open space. Below is a map with the tentative layout of the farm center. Please find a picture example of each area of the farm center on the following pages.

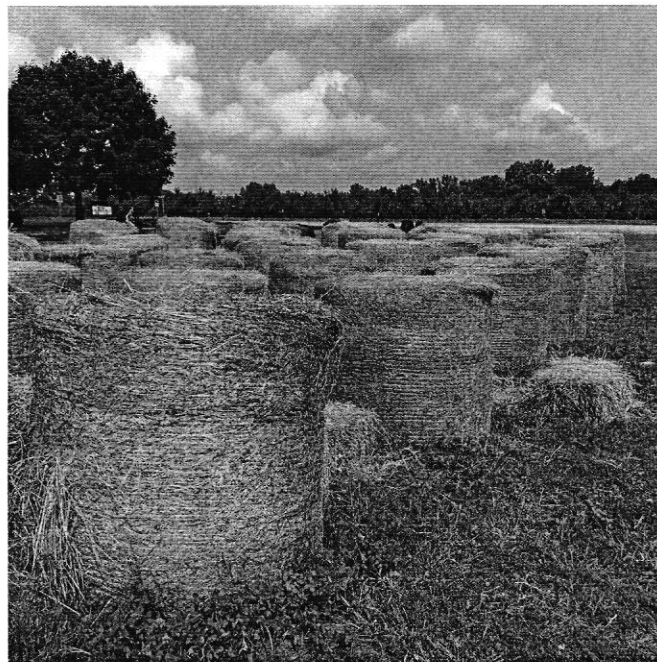
Strawberry Creek Farm



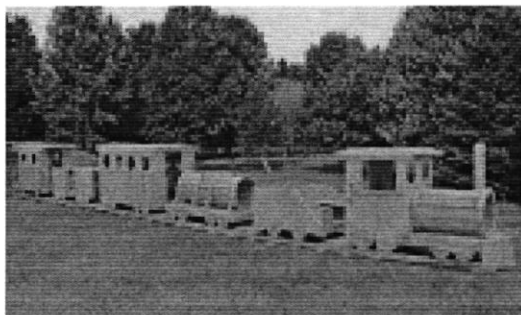
Concrete patio with string lights above:



Haybale Maze:



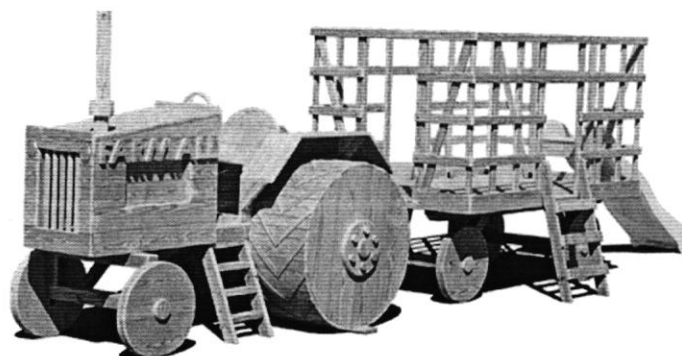
Wooden Train:



Corn Hole:



Tractor and wagon:



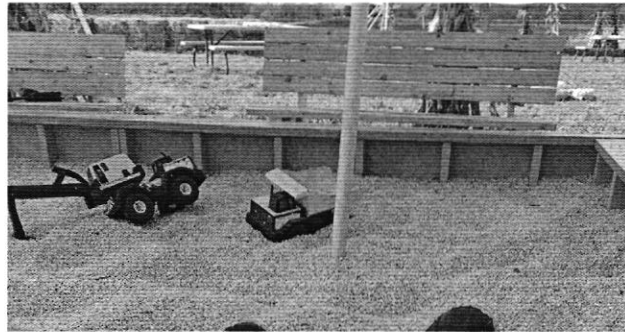
Animals (chickens, bunnies and goats):



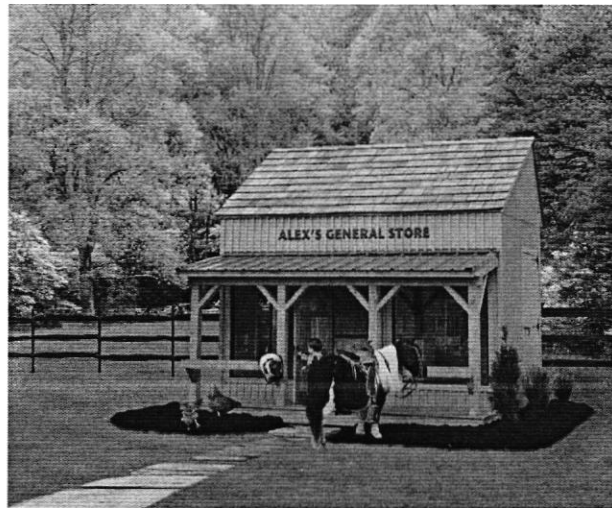
Raised Garden:



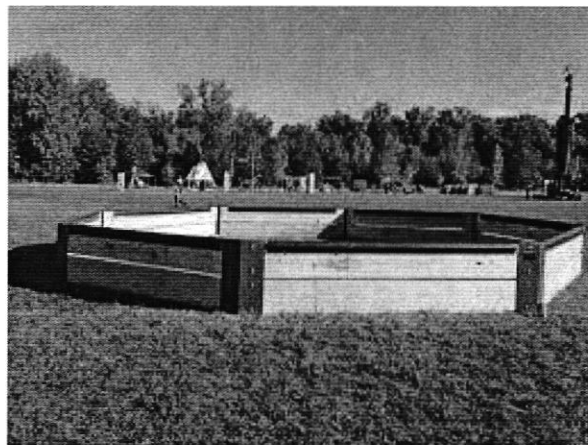
Corn Box:



Play house:



Gaga Ball:



Nature Based Kids Area:



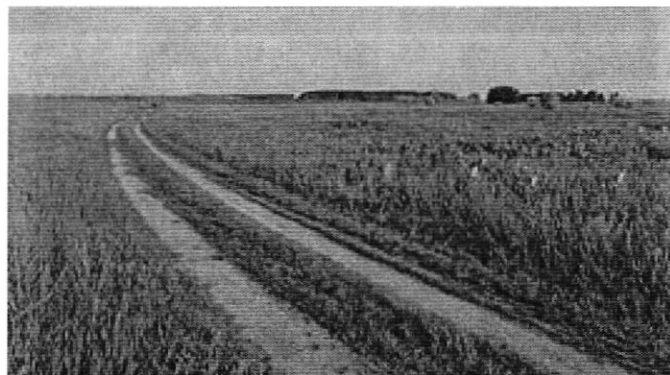
Kids Trike Track



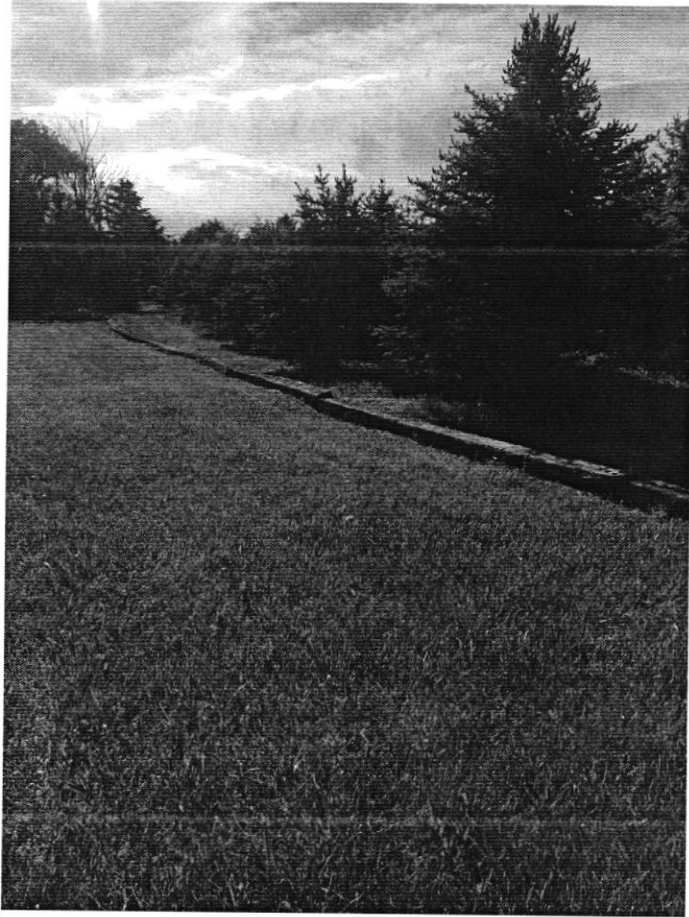
Hiking path:



Tractor and wagon path:



Parking:



Wedding Barn:

Approximate size: 60x100

***Indicates a change from the current language of the txt (Supplemental Regulations 8.29) and needs approval of Planning Commission.*

Timing: Allow 2 years from approval to begin building the wedding barn with a one-year extension (if needed) provided by the Planning Commission.**

Rational for changes: The language for "weddings, outdoor and indoor concerts and other events with attendance greater than 40 people" was constructed from "Bed and Breakfast Inn Development Standards" (Section 8.24) which requires a minimum lot of 2 acres and requires outdoor venues to be at least 200 feet from an adjacent residential structure. Strawberry Creek Farm is over 100 acres and the wedding barn will be at least 500 feet from all property lines and much further from any adjacent residential structure. Due to the vast difference in acreage and distance from neighboring structures, we are requesting more events per year (30) and a higher number of attendees (300).

1. Maximum duration: No more than 30 events per year. **
2. Noise: Events shall be required to meet the regulations of the Hamburg Township Noise Ordinance.
3. Number of Attendees: Events shall be limited to a maximum of 300 persons or the maximum occupancy of the space where the event is held, whichever is less. **
4. Distance to neighboring structures: If an event is held outdoors, all temporary structures and outdoor venues shall meet the open buffer setback listed above.
5. Clean up: Adequate site and surrounding area clean up shall be done within 48 hours following the event.
6. Lighting: All exterior lighting shall be so installed that the surface of the source of light shall not be visible from the nearest residential district boundary and it shall be so arranged to reflect light away from any residential use. In no case shall any lighting become a nuisance as regulated in the Township Nuisance Ordinance. Lighting shall meet the applicable requirements under section 9.11 Outdoor Lighting
7. Use of accessory buildings may be used as part of the wedding package (example: a separate place for the bridal party to get dressed). **
8. Special Use Permit: **
 - a. The special land use permit for Strawberry Creek Farm (Cider Mill/Farm Market and Wedding Barn) should be granted for the life of the business, without further review of the Planning Commission and without the possibility of the special use permit being revoked due to complaints by neighbors.

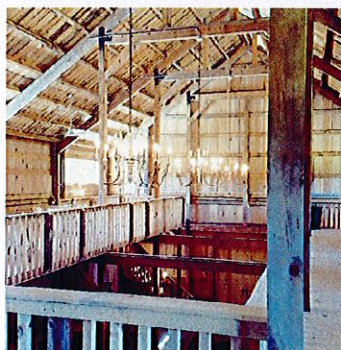
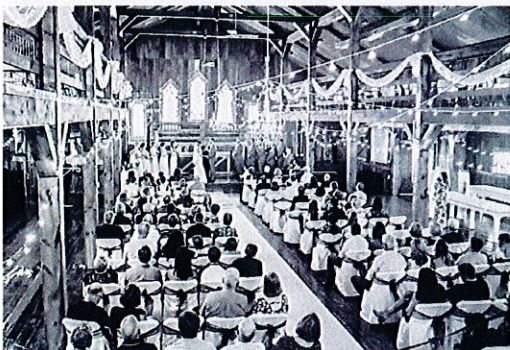
Wedding Barn Specifics:

Approximate Size: 60 x 80

Style: Commercial Great Plains Western Horse Barn

Center Isle with lean-to's on each side.

Center isle will have vaulted ceiling with loft seating on both sides. See attached pictures.



Exh C

NEW FARM MARKET FOR: SCOTT & LAUREN THARP 734-308-0282

PROJECT LOCATION
5550 STRAWBERRY LAKE ROAD
HAMBURG TOWNSHIP
LIVINGSTON COUNTY
STATE OF MICHIGAN

INDEX TO DRAWINGS

1	COVER SHEET AND SHEET INDEX
2	PROPOSED FOUNDATION PLAN
3	PROPOSED FLOORPLAN
4	PROPOSED ROOF FRAMING PLAN
5	PROPOSED EXTERIOR ELEVATIONS
6	SECTION AND DETAIL DRAWINGS
7	PROPOSED ELECTRICAL/LIGHTING PLAN
8	REFLECTED CEILING PLAN
9	H.V.A.C. PLAN
10	PLUMBING PLAN

GENERAL NOTES

GENERAL

All work is to be done in accordance with all applicable federal, state, local, and other codes, rules, and regulations. In case of conflict, the most stringent requirement shall apply.

Contractor shall be responsible for obtaining all necessary permits and inspections.

Contractor shall provide all temporary utilities required for completion of the work.

Contractor shall maintain the immediate construction site in a safe, secure, and clean manner.

Material or construction procedures which are prohibited by law or shall cause a hazardous effect to the natural environment or to the health of any person on the site during construction and/or during occupancy shall not be used in this project.

Do not store or transport any materials or equipment on the site or in the project area.

Discrepancies shown on the drawings shall be resolved by the Architect. Discrepancies shown on the drawings shall be resolved by the Architect. Discrepancies shown on the drawings shall be resolved by the Architect.

If general notes conflict with any details or notes on the plans, or in the specifications, the strictest provision shall govern.

PERMITS

All work shall be in full compliance with all applicable national, state, and local codes, ordinances, and standards.

Obtain and submit all necessary permits and approvals for the general layout of the proposed system required. The Contractor shall field verify existing conditions and shall coordinate the actual mechanical system layout with the work of other trades and field conditions.

UTILITIES

All work shall be in full compliance with all applicable national, state, and local codes, ordinances, and standards.

All work shall comply with requirements of ASHRAE 90.1, National Electrical Code, and applicable standards.

Drawings and plans are conceptual in nature and indicate only the general layout of the proposed system required. The Contractor shall field verify existing conditions and shall coordinate the actual mechanical system layout with the work of other trades and field conditions.

FOUNDATION NOTES

A soils investigation by a qualified and licensed soils engineer must be provided for each building footprint prior to construction. In addition, a site permit application, each report shall include the following:

a) Adequacy of bearing capacity and recommendations for improvement, if required.

b) Water drainage and hydrostatic pressure analysis including recommendations for relief of any adverse conditions.

If there is a conflict between the soils investigation and information on the construction documents, the most stringent shall control. The contractor shall provide minimum footing depth shall be 3'-0" below finished grade.

Remove all fill and organic materials from areas to receive foundations and footings. Remove debris per soils engineer's recommendations.

All reinforcing bars, dowels and ties shall conform to A.S.T.M. A615 Grade 60. Reinforcing steel shall be continuous and shall have a minimum 36 bar diameter. All laps shall be lapped or welded. All lap joints shall be lapped.

Provide temporary bracing as required to provide the stability of the structure during construction.

Provide all state approved earth retaining walls and all retaining walls shall be constructed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction.

Waterproof or coat, block and poured concrete walls at any below grade conditions unless directed otherwise by the soils engineer.

SOILS

Footings shall be constructed on soil bearing capacity of 2500 psf or less. If soil bearing capacity is less than 2500 psf, contact engineer for recommendations.

FOUNDATIONS

See Foundation Notes.

SEWER PIPES

Provide sewer pipes in accordance with requirements for sewer pipes and manholes by code.

LOADING DOCKS

Refer to structural drawings for loading dock details.

TRUSSES

All wood trusses shall be designed, manufactured and installed in accordance with ASCE 10 and T&E standards and specifications.

Truss manufacturer shall be responsible for a truss design including grade, order, members, bearing, bracing, and anchors for trusses.

Truss framing shall be shown on plans for general reference and to indicate bearing locations. Manufacturer shall notify architect of bearing points and any other details prior to construction.

All roof framing shall be placed per manufacturer's recommendations or as required by code.

Truss manufacturer shall provide complete shop drawings to the Architect/Engineer prior to fabrication. All trusses shall be fabricated without any lap joints or field joints.

FRAMING MATERIALS

Refer to structural notes, drawings and details for additional framing notes.

All wood construction shall be in accordance with the "Timber Construction Manual" by the American Institute of Timber Construction, latest edition.

All prefabricated wood framing products shall be assembled per manufacturer's recommendations and literature. No nails shall be cut or split into such members unless approved by manufacturer. Framing and bracing shall be per manufacturer's literature.

Steel bracing shall be square pipe or steel plate, 1/2" or better. Steel (non-bearing angle), square pipe, steel plate, 1/2" or better, angle, gusset, and bracing. Steel bracing shall be 1/2" or better, angle, gusset, and bracing.

Provide bracing and bracing at each end of wood trusses, gables, and other areas where required.

Wall plates, non-structural blocking, bracing, etc., shall be 2" x 4" or better.

Trusses shall be constructed in 1/2" increments. Trusses shall be constructed in 1/2" increments. Trusses shall be constructed in 1/2" increments.

Do not cut trusses in field. Trusses shall be cut in field by field cut trusses.

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GLAZING WALLS

Provide 2" x 4" solid blocking at 16" o.c. on 2" x 4" edge boards between exterior walls and trusses for 2" x 4" blocking under all exterior framing.

Provide solid blocking at 16" o.c. on 2" x 4" blocking under all exterior framing.

Provide solid blocking at 16" o.c. on 2" x 4" blocking under all exterior framing.

STAIRS

Stairs shall be provided in at least one (1) of each of the two (2) levels of the building.

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Provide the appropriate safety glass in accordance with all applicable building codes and standards.

Glazing in glass doors and glass walls shall be in accordance with all applicable building codes and standards.

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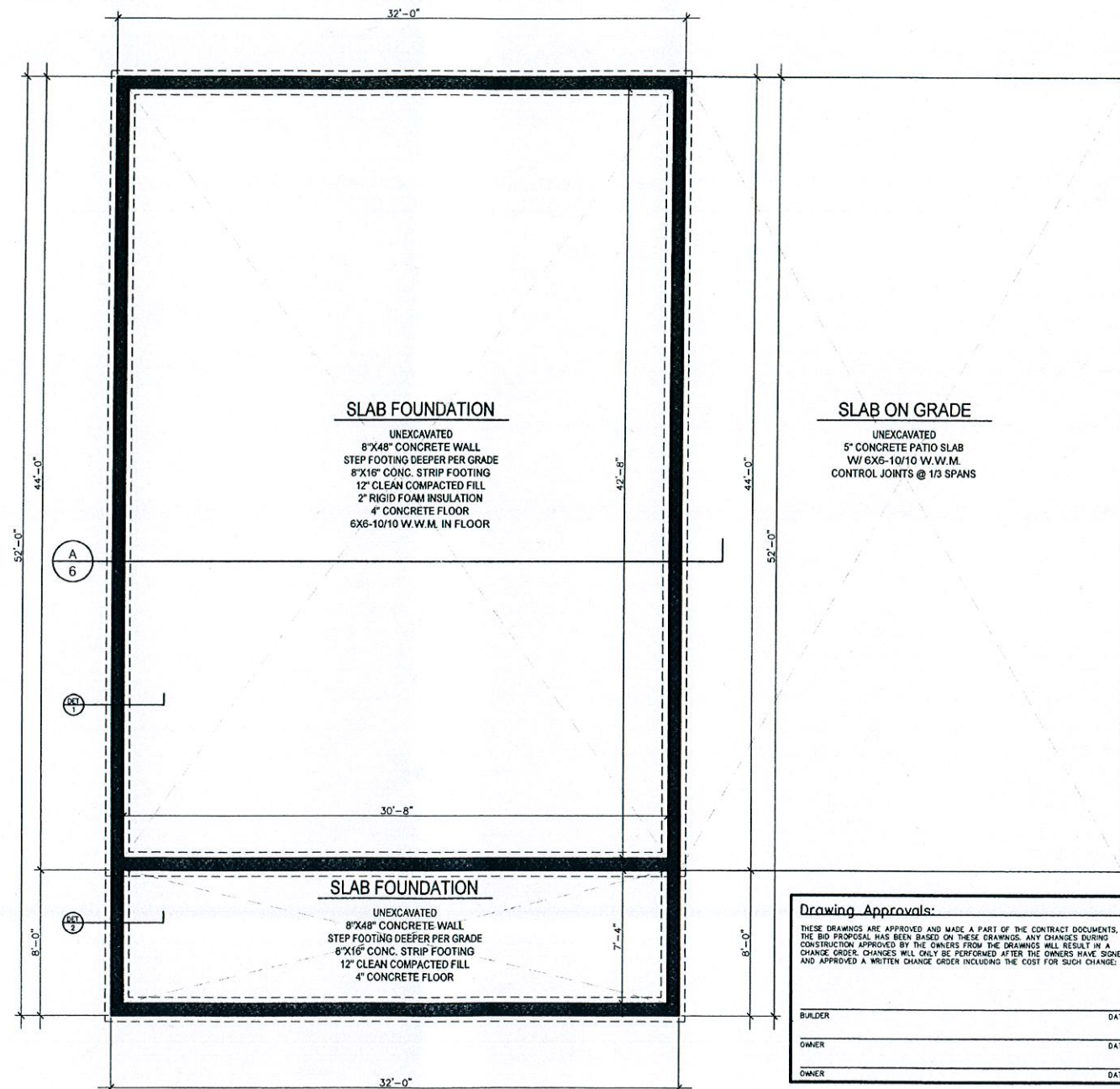


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PROPOSED NEW FARM MARKET
SCOTT & LAUREN THARP
THARP FARM MARKET

drawn by	da
TH	11/17
checked by	dal
J.R.	11/15
drawing number	18032
project path	
sheet number	1 of 11

DO NOT SCALE DRAWINGS. IF ANY DIMENSION IS IN QUESTION, CONTACT DESIGNER BEFORE PROCEEDING WITH ANY WORK.
CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORTING ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
EVERY ATTEMPT HAS BEEN MADE TO PRODUCE DRAWINGS WHICH ARE ACCURATE.
"CUSTOM HOME DESIGN" ASSUMES NO LIABILITY FOR ANY STRUCTURE BUILT USING THESE PLANS.



Foundation Plan

SCALE: 1/4" = 1'-0"

Drawing Approvals:

THESE DRAWINGS ARE APPROVED AND MADE A PART OF THE CONTRACT DOCUMENTS. THE BID PROPOSAL HAS BEEN BASED ON THESE DRAWINGS. ANY CHANGES DURING CONSTRUCTION APPROVED BY THE OWNERS FROM THE DRAWINGS WILL RESULT IN A CHANGE ORDER. CHANGES WILL ONLY BE PERFORMED AFTER THE OWNERS HAVE SIGNED AND APPROVED A WRITTEN CHANGE ORDER INCLUDING THE COST FOR SUCH CHANGE.

BUILDER	DATE
OWNER	DATE
OWNER	DATE

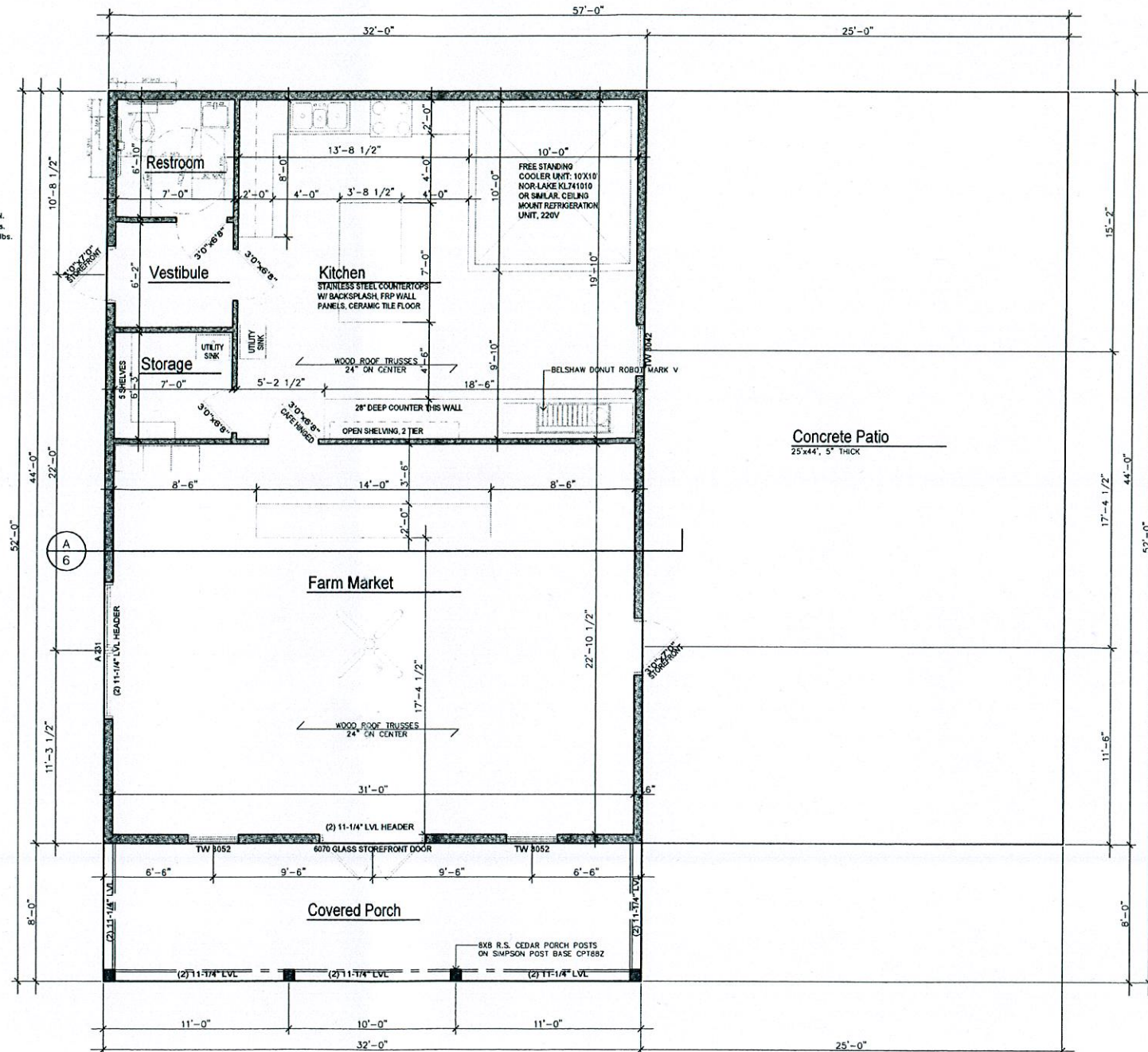


TH	8/7/16	date
Permit/Construction Set		
revisions		
by		

PROPOSED NEW FARM MARKET
SCOTT & LAUREN THARP
THARP FARM MARKET
5550 STRAWBERRY LAKE ROAD, HAMBURG MI

drawn by	date
TH	11/1/2018
checked by	date
JLR	11/5/2018
drawing number	
18032	
project path	
sheet number	
2 of 10	

NOTE:
 ALL INTERIOR WALLS TO BE 2X4 STUD WALLS
 UNLESS OTHERWISE NOTED
 ALL WINDOWS TO BE BY 'ANDERSEN'
 UNLESS OTHERWISE NOTED
 ALL EXTERIOR WINDOW AND DOOR HEADERS TO
 BE 2X12'S UNLESS OTHERWISE NOTED.
 ALL TRUSS AND JOIST HANGERS AND OTHER
 FASTENERS TO BE BY 'SIMPSON' OR APPROVED
 EQUAL FOR LOADS AS NOTED AND NOTED
 ALL ROOF TRUSSES TO BE DESIGNED AND
 FABRICATED BY 'BEAR TRUSS CO.'
 DESIGN LOADS: LIVE LOAD DEFLECTION FLR. = L/540 MIN.
 FLOOR: 40 lbs.-LL, 10 lbs.-D.L. 5 lbs.-D.L. TOT. = 55 lbs.
 ROOF: 30 lbs.-LL, 10 lbs.-D.L. 7 lbs.-D.L. TOT. = 47 lbs.
 DO NOT SCALE DRAWINGS. IF ANY DIMENSION IS IN
 QUESTION, CONTACT DESIGNER BEFORE PROCEEDING
 WITH ANY WORK.
 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL
 EXISTING CONDITIONS AND DIMENSIONS AND REPORTING
 ANY DISCREPANCIES TO THE DESIGNER BEFORE
 PROCEEDING WITH ANY WORK.
 EVERY ATTEMPT HAS BEEN MADE TO PRODUCE
 DRAWINGS WHICH ARE ACCURATE.
 'CUSTOM HOME DESIGN' ASSUMES NO LIABILITY
 FOR ANY STRUCTURE BUILT USING THESE PLANS.



Floorplan
 SCALE: 1/4" = 1'-0"



TH	8/1/16	date
Permit/Construction Set		
revisions		

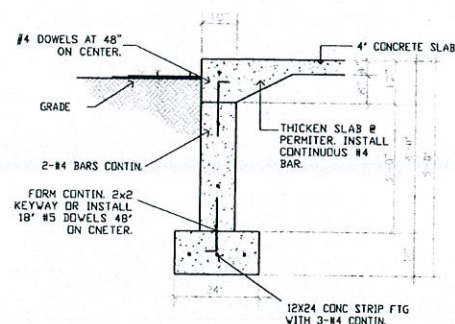
PROPOSED NEW FARM MARKET
 SCOTT & LAUREN THARP
 THARP FARM MARKET
 5550 STRAWBERRY LAKE ROAD, HAMBURG MI

drawn by	date
TH	11/1/2016
checked by	date
JLR	11/5/2016
drawing number	
18032	
project path	
sheet number	
3 of 10	

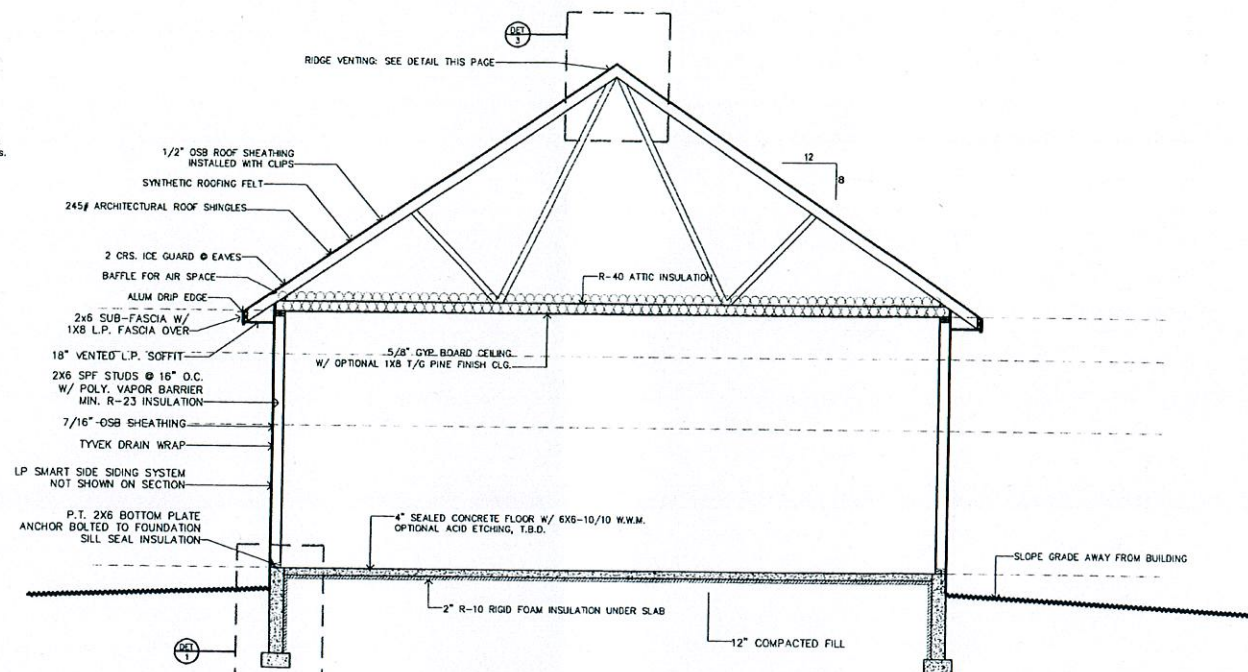
Diagram illustrating the nail placement for a multi-ply LVL girder. The diagram shows a vertical section of the girder with horizontal lines representing the plies. Arrows indicate the following specifications:


- MULTI-PLY LVL/GIRDER
- NAILS PER MANUFACTURER SCHEDULES
- NAIL FROM BOTH SIDES (pointing to two locations)

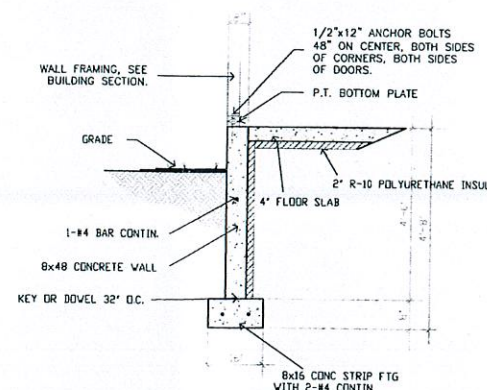
Nailing Detail
SCALE: NONE



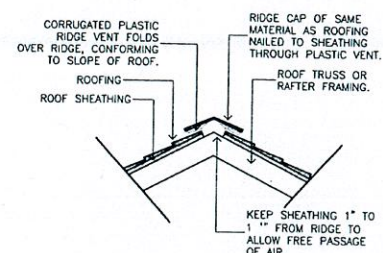
Foundation Detail





 Building Section
 SCALE: $1/4" = 1'-0"$



Foundation Detail



Roof Venting Detail
SCALE: 1/2" = 1'-0"

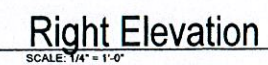
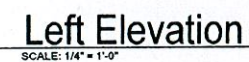
 **RIPSTRA & SCHEPPELMAN, INC.**
CIVIL ENGINEERING - LAND SURVEYING
2535 SPRING ARBOR ROAD
JACKSON, MI 49203
Office 517-789-9998
Fax 517-789-6065
www.ripstra-scheppelman.com

Office 517-789-9898
Fax 517-789-6065

[illegible]

PROPOSED NEW FARM MARKET
SCOTT & LAUREN THARP
THARP FARM MARKET
5550 STRAWBERRY LAKE ROAD, HAMBURG MI

drawn by	date
TH	11/1/2018
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5	of 10



ROOFING SPECIFICATIONS

ROOFING MATERIAL SHALL BE AS FOLLOWS

SHINGLES TO BE LANDMARK, 25 YEAR
LANOWATER ARCHITECTURAL FIBERGLASS ROOF
SHINGLES

ROOF SLOPING FIELD SHALL BE SMOOTH SURFACE,
ASYMPTOTIC SATURATED, 18 ROOF RENDING

CAVETS TO BE DRESS TWO COMPLETE COR 13/60
OF ALL ROOF EDGES

METAL DRIP RAILING TO BE PROVIDED ON
ALL RAKES AND EAVES

INSTALL METAL FLASHING AT ALL POINTS
REQUIRED BY AUTHORITY OF CONDITIONS

ALL WORK TO BE PERFORMED BY A SKILLED TRADESMAN
APPLYING ACCEPTED INDUSTRY STANDARDS FOR THE
PROPER INSTALLATION OF ROOFING MATERIALS AND
ALL RELATED ACCESSORIES

LEAVE WORK AREA CLEAN AND IN GOOD APPEARANCE.
REMOVE ALL DEBRIS OF MATERIALS, PACKAGING
MATERIALS AND GROUNDWORK FROM SUBSURROUNDING
AREA

**METAL GUTTERS AND DOWNSPOUTS
SPECIFICATIONS**

METAL GUTTERS AND DOWNSPOUTS SHALL BE AS FOLLOWS

GUTTER MATERIALS SHALL BE ALUMINUM, 30 GAUGE THICK
COATED WITH POLYESTER POWDER COATING OF THE
SELECTED COLOR

DOWNSPOUTS SHALL BE RECTANGULAR IN PROFILE,
30 GAUGE THICK COATED WITH POLYESTER POWDER
COATING OF THE SELECTED COLOR

FABRICATE AND INSTALL GUTTERS, SPLASH GUARDS,
AND DOWNSPOUTS AS REQUIRED BY LOCAL GOVERNMENT
ORDINANCES AND STANDARDS

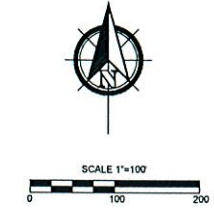
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18032	
project path	
sheet number	
6	of 10

SITE PLAN FOR
STRAWBERRY CREEK FARMS
HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



LOCATION MAP
SCALE: 1" = 1500'

DEVELOPER:
SCOTT THARP
5555 STRAWBERRY LAKE ROAD
WHITMORE LAKE, MI 48189
248-921-2839

SHEET INDEX
51 SITE PLAN
1 of 2 PHOTOMETRIC PLAN
2 of 2 PHOTOMETRIC PLAN

PARCEL LEGAL DESCRIPTION (TAX I.D. 15-34-200-003):
ALL THAT PART OF THE WEST 100 ACRES OF THE NE 1/4 OF SECTION 34, T1N, R5E, EXCEPTING THEREFROM ALL THAT PART LYING NORTH AND WEST OF STRAWBERRY LAKE ROAD.

- GENERAL NOTES:**
- EXISTING ZONING - RAA
SETBACKS = FRONT -30 FT. (100 FT BUFFER ZONE ALONG ALL BORDERING PROPERTIES WILL REMAIN WOODED)
REAR -35 FT.
SIDE -20 FT.
 - SEASONAL FARM MARKET AND DONUT HUT (JUNE-DECEMBER) WITH PUMPKIN PATCH, CORN MAZE AND APPLE ORCHARD (NO ANNUAL PERMIT REQUIRED). ALSO, A WEDDING BARN (ANNUAL PERMIT REQUIRED). UNDER ARTICLE 8.00 SUPPLEMENTAL REGULATIONS- MAJOR AGRICULTURAL COMMERCIAL/TOURISM BUSINESS.
 - WASTE WATER DISPOSAL FOR THE DONUT HUT & WEDDING BARN TO BE DISCHARGED TO PROPOSED SEPTIC SYSTEM PER LCHD STANDARDS.
 - WATER SUPPLY FOR THE DONUT HUT TO BE PROVIDED BY AN ON-SITE WELL PER LCHD STANDARDS.
 - OFF STREET PARKING WILL BE LOCATED ON THE GRASSY AREAS AS SHOWN.
 - TRASH COLLECTION IS TO BE IN TYPICAL SMALL OR RESIDENTIAL DUMPSTER.
 - THE SITE IS WOODED AND TREE CLEARING WILL BE DONE TO ALLOW PLACEMENT OF THE PUMPKINS, CORN, AND APPLE TREES. AREAS NOT USED FOR AGRICULTURE WILL BE KEPT WOODED.
 - NO GRADING IS PROPOSED AND ANY EARTH DISTURBANCE WILL BE ASSOCIATED WITH INSTALLATION OF THE CONC. SLABS FOR THE BUILDINGS AND TREE CLEARING.
 - LIGHTING WILL BE BUILDING MOUNTED NEAR THE BUILDING AND POLE MOUNTED NEAR THE WEDDING CHAPEL PATH AND FARM CENTER.
 - FARM CENTER WILL CONSIST OF FARM MARKET/DONUT HUT, PICNIC TABLES AND KIDS PLAY AREA.
 - HIKING PATH- MOWED AND CLEARED 8-FOOT PATHWAY. PICTURE BELOW.
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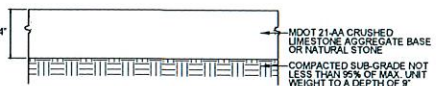
STORM WATER NOTE:
NO STORM WATER SYSTEM IS PROPOSED DUE TO THE PROPOSED IMPROVEMENTS BEING IN A NATURAL STATE. THE PROPOSED BUILDINGS SHALL HAVE THEIR DOWNSPOUT DRAINAGE DIRECTED UNDERGROUND. THE GRAVEL DRIVE WILL NOT HAVE DITCHES AND WILL BE INSTALLED AT OR NEAR EXISTING GRADE.



CLEARED & MOWED HIKING PATH



TRACTOR PATH



20 FT WIDE GRAVEL DRIVE
CROSS-SECTION

Consulting Civil Engineers
"Engineering A Better Michigan"

Powell Engineering & Associates, LLC
4705 Concession Drive, White Lake, Michigan 48183
P: 248.714.8892 info@powelleng.com

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1-800-482-7171

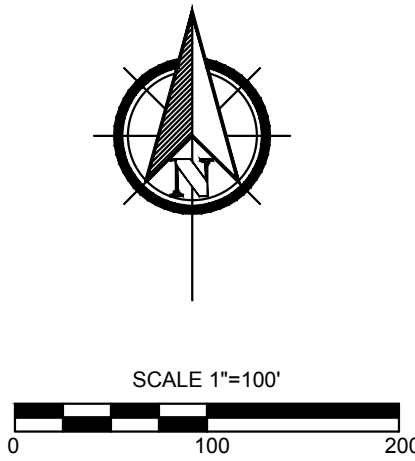
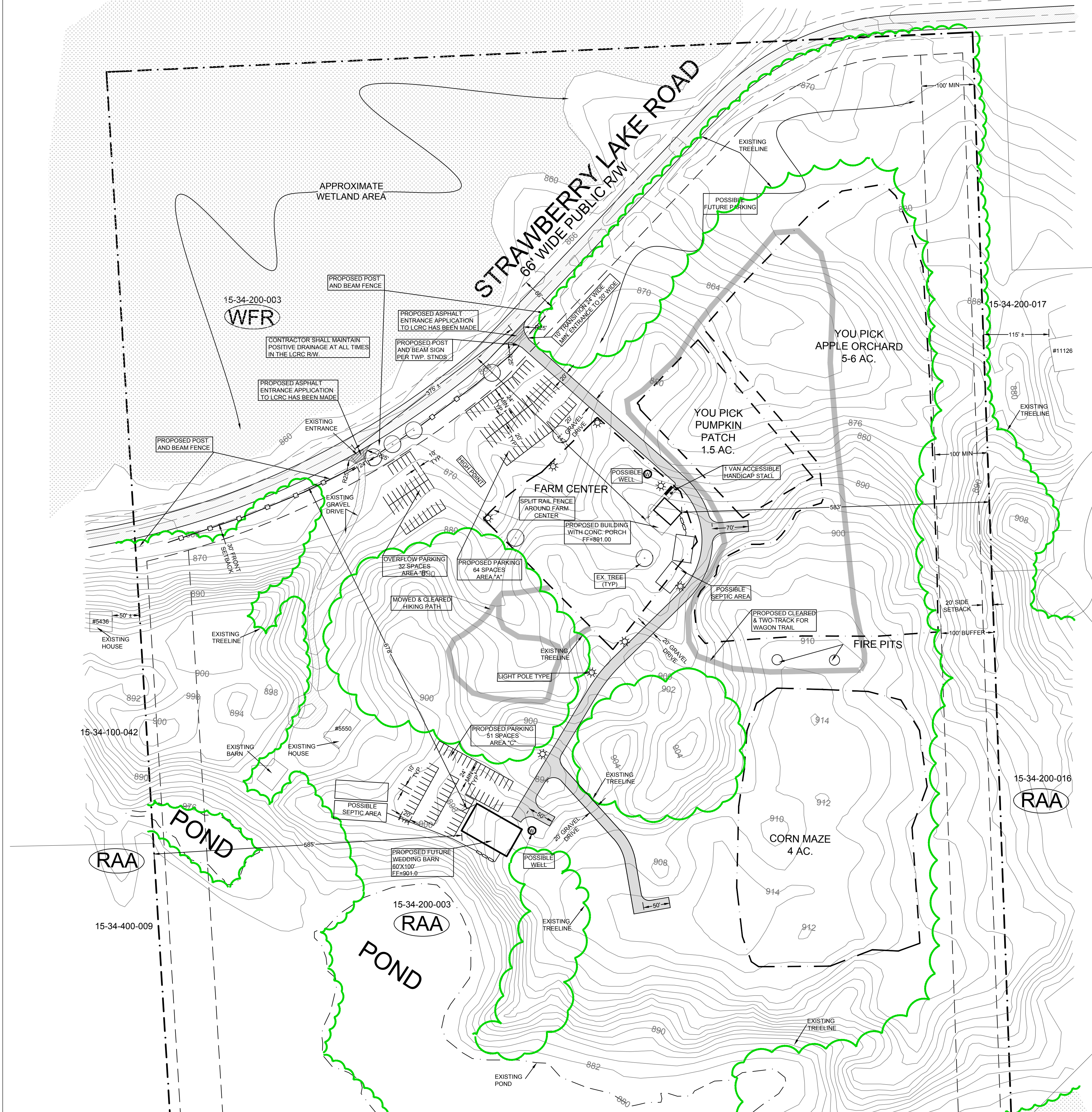
**STRAWBERRY CREEK FARMS
& FALL ADVENTURE CENTER**
SITE PLAN
HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MI

ISSUE DATES

SITE PLAN	05-08-18
PER TWP	9-26-18
SITE PLAN	10-1-18
SITE PLAN	10-26-18

DRAWN BBS
DESIGNED BBS
APPROVED MCP
P.E. JOB No. 17-932
SCALE AS SHOWN
1
SITE PLAN

SITE PLAN FOR
STRAWBERRY CREEK FARMS
HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



DEVELOPER:
SCOTT THARP
5550 STRAWBERRY LAKE ROAD
WHITMORE LAKE, MI 48189
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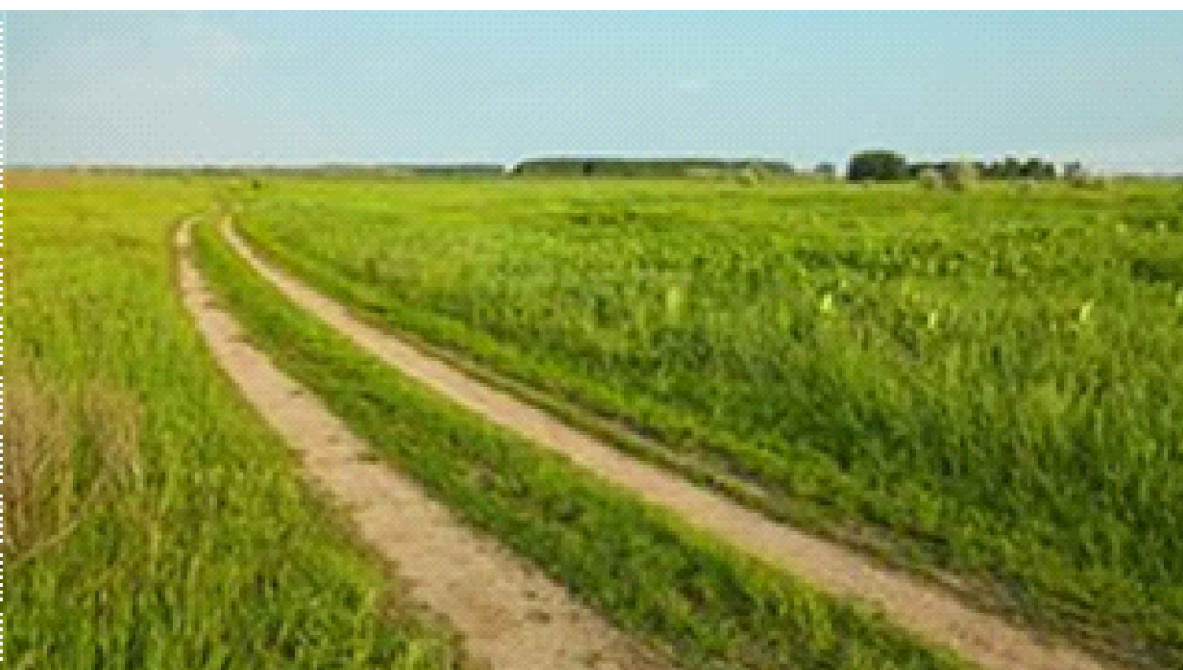
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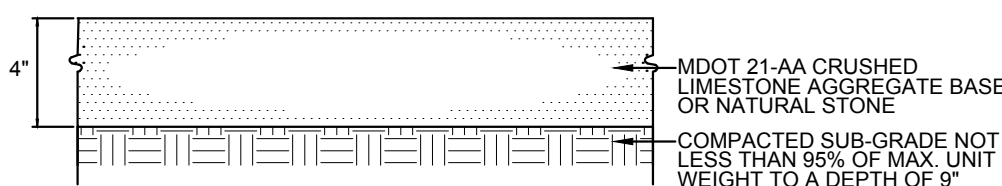
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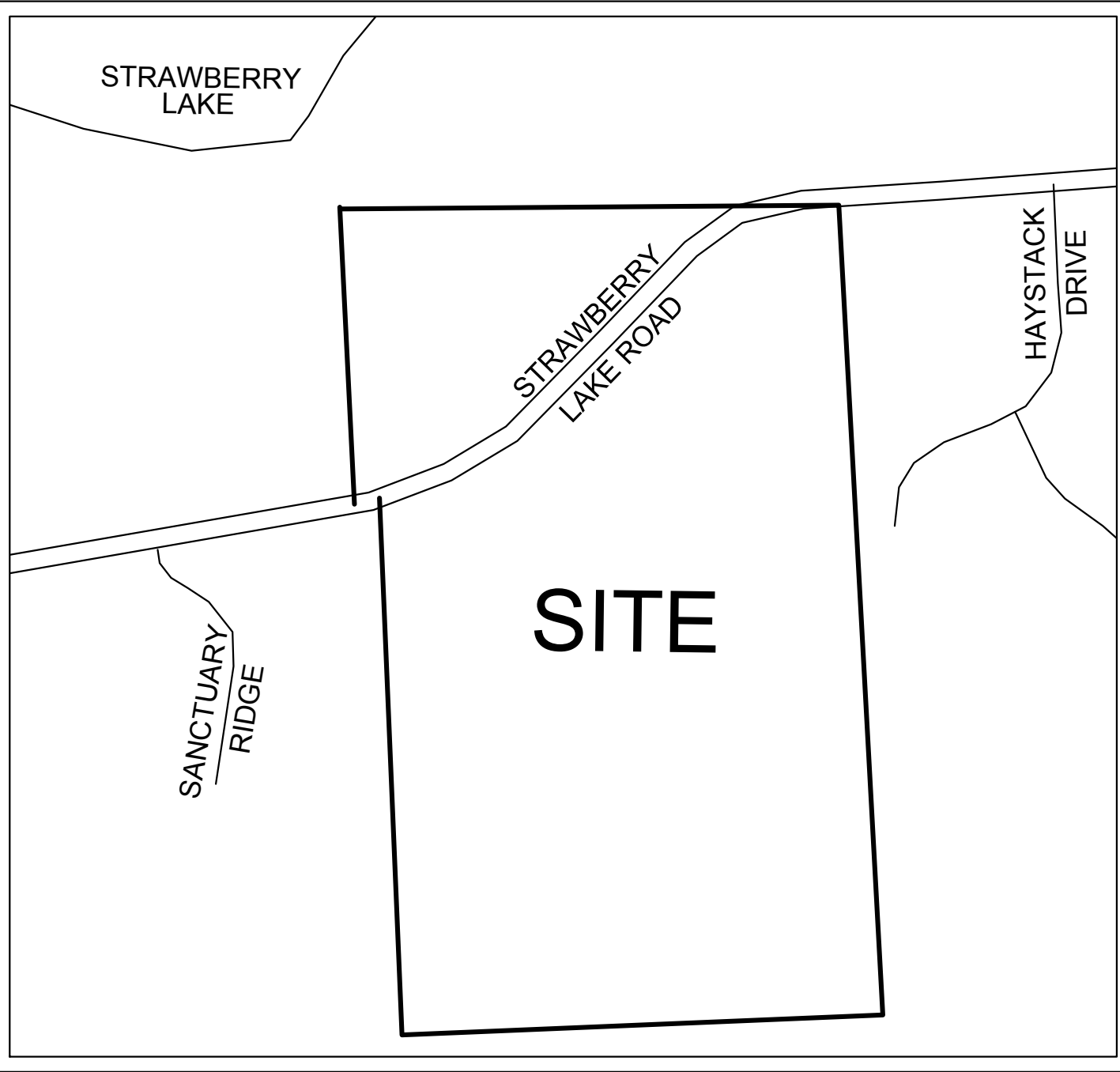
CLEARED & MOWED HIKING PATH



TRACTOR PATH



20 FT WIDE GRAVEL DRIVE
CROSS-SECTION



LOCATION MAP
SCALE: 1" = 1500'

Consulting Civil Engineers
"Engineering A Better Michigan"

Powell Engineering & Associates, LLC
4700 Cornerstone Drive, White Lake, Michigan 48383
P: 248.714.9895 help@powelleng.net

Powell Engineering & Associates, LLC
CONSULTING CIVIL ENGINEERS

NOTE: AS AN AID TO THE CONTRACTOR, THE ENGINEER HAS SHOWN THE LOCATION OF EXISTING UTILITIES AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD SURVEY AND/OR AVAILABLE RECORDS. THE OWNER AND ENGINEER DOES NOT GUARANTEE THE LOCATION, DEPTH, OR TYPE OF UTILITIES. THE USER MAY NOT BE ENLIGHTENED BY THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND TYPE OF UTILITIES. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND TYPE OF UTILITIES. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND TYPE OF UTILITIES.

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**STRAWBERRY CREEK FARMS
& FALL ADVENTURE CENTER**
SITE PLAN
HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MI

ISSUE DATES

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SITE PLAN	10-25-18

DRAWN BBB
DESIGNED BBB
APPROVED MCP
P.E. JOB No. 17-532
SCALE AS SHOWN
1
SITE PLAN



LIVINGSTON COUNTY ROAD COMMISSION
LAND SPLIT / SIGHT DISTANCE REVIEW

****NOTE: THIS IS NOT A
DRIVEWAY PERMIT.****

Review Number 1807-014

Property Owner and Applicant Information

Owner: Scott & Lauren Tharp
Street Address: 5550 Strawberry Lake Road
City, State, ZIP: Hamburg, MI 48189
Day Phone: (734) 308-0282 Fax:
Applicant:
Company:
Address:
City, State:
Applicant Phone: Applicant Fax:

Location

Township: Hamburg Section: 34
Development: Strawberry Creek Farm
Approach Type: Commercial
Speed Limit (if posted):
Speed Factors (if any): 35 MPH Advisory to the East

Roadway On: Strawberry Lake Road Side of Street: South

Field Measurements

Location of existing property corners from nearest crossroad: -87 and 1836 feet West of Pine Bluff

Parcel	Property/ Easement Corners	Access Point(s)	Sight Distance Req. Std	Min	Sight Distance Measured	Sight Distance Comply	Clear Vision Comply	Neighbor Consent Required	Approve
Existing		1400	875	600	812 East 790 West	Yes	No	No	No
Proposed Commercial		1019	875	600	720 East 740 West	Yes	No	No	No

Comments:

The existing residential driveway and the proposed driveway locations could meet our requirements for a commercial driveway approach once the clear vision area is established. Trees and shrubs need to be removed both east and west of the approaches. To the west, the clear vision area will be needed on the north side of the road. See the LCRC booklet for more information.

Inspection Date: 12/7/2018

Inspector:

Sonny Newton
Sonny Newton

Ex 5 G



The values listed as standard represent the minimum requirements for sight distance where existing roadway and site characteristics allow. Where conditions do not allow for the standard, the driveway shall be located in the best location, maximizing sight distance as close to the standard as possible. A permit will not be issued where the minimum allowable sight distance, based on speed conditions, cannot be achieved. In some instances, the Livingston County Road Commission may reduce the sight distance requirements where conditions limit vehicle speeds in the vicinity of the proposed approach.

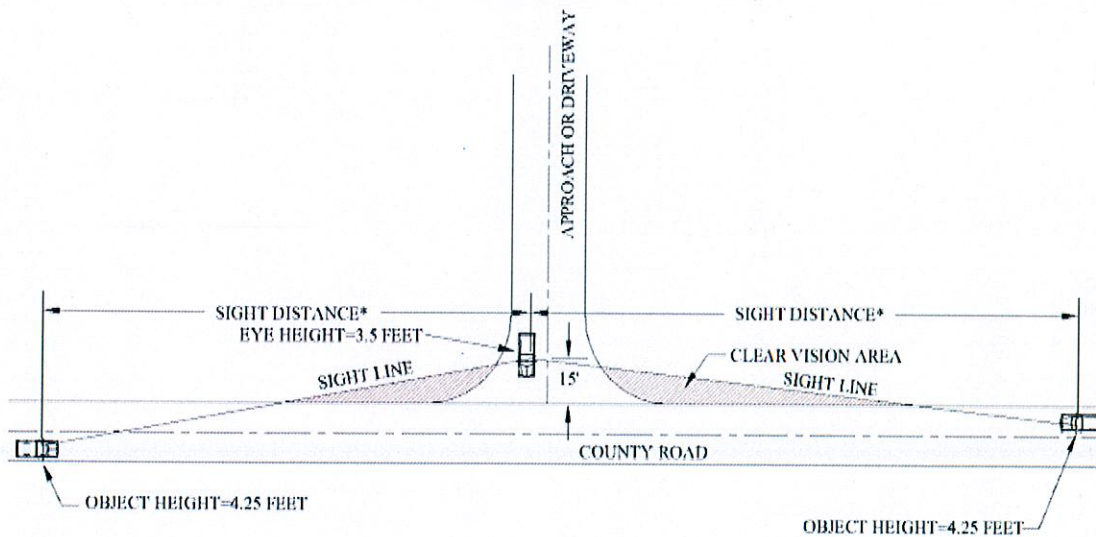
On gravel roads that do not have a posted speed limit, commercial driveway approaches shall meet the 45-mph requirements for sight distance.

On roadways serving through traffic that have a 25-mph prima facie limit posted, commercial driveway approaches shall meet the value listed as standard for sight distance.

Sight distance shall be measured on the edge of the roadway at the center of the approach, using an eye height of 3.5 feet above the road edge and sighting a target 4.25 feet high along the center of each lane on the road. A portion of the target being sighted shall be continuously in view for the required sight distance values. Further, the approach should be located to provide as much of the target in view as possible. The approach should also be located to maximize the view of oncoming traffic for a motorist on the existing county road preparing to turn left at the driveway.

The same sight distance required at the edge of the road shall be continuously provided, along the center of the approach, to a point 15 feet off the edge of the road. The Road Commission may reduce this requirement to a point not less than 10 feet off the edge of the road, depending on site-specific conditions.

A clear vision area, as shown in Figure 2, shall be provided prior to construction and use of any commercial driveway approach entering onto a roadway under the jurisdiction of the Livingston County Road Commission. To provide for adequate vision, all obstructions must be removed within the clear vision area. The property owner shall maintain the clear vision area in perpetuity.

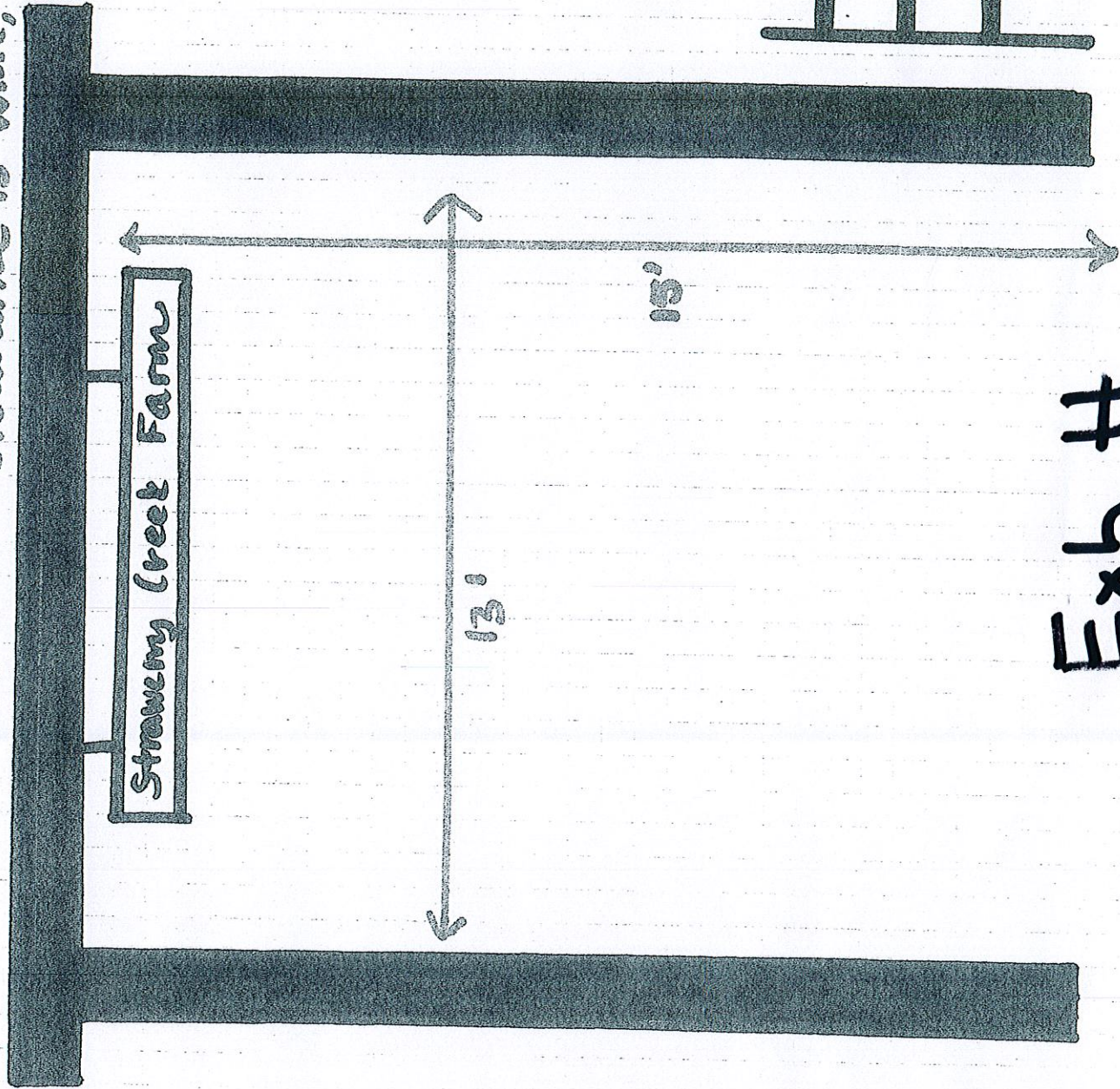


Note: On multilane highways, clear vision shall be provided to the center of each lane in both directions of travel.

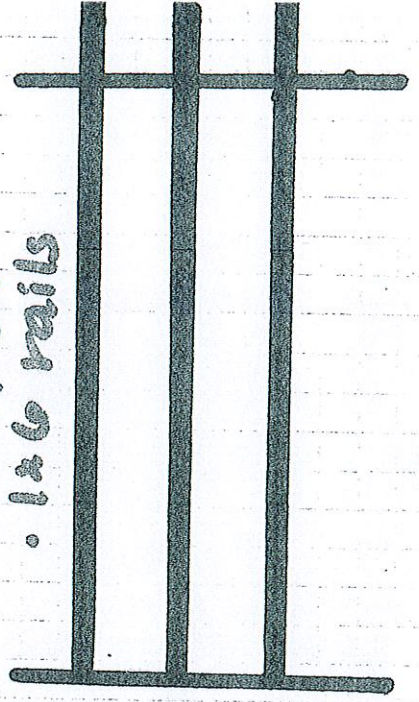
Figure 2. Clear vision requirement for commercial driveways.

Post and Beam Entrance

- 10 x 10 posts
- clearance 13' wide, 15' high



- 3 rail farm fence
- 4x4 posts
- 1x6 rails



Ex 4 #

December 12, 2018

Ms. Amy Steffens
Hamburg Township
10405 Merrill Rd
P.O. Box 157
Hamburg, MI 48193

Re: Strawberry Creek Farms
Preliminary Site Plan Review

Dear Ms. Steffens

We have received plans for the Strawberry Creek Farms & Fall Adventure Center, dated October 25, 2018 and prepared by Powell Engineering. It is our understanding the improvements will be completed in stages, with the farm stand/ donut hut initially constructed, and the wedding barn constructed in the future.

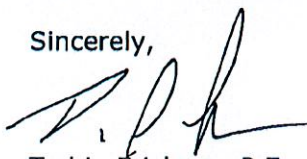
We offer the following comments for your consideration.

1. Both the proposed farm stand/ donut hut and future wedding barn are located greater than 400 feet from the existing force main, thus the property owner is not required to connect based on the sewer ordinance. However, due to the proposed uses, we suggest the Township consider requiring connection.
2. The petitioner is not proposing to provide a storm water management system for the improvements. Based on the relatively low impervious area (~2500 sf) for the initial building and porch, and keeping much of the site natural, we offer no objection to that approach.
3. At such time the wedding barn is constructed, the Township should consider requiring a storm water management system.
4. At minimum, the following additional permits will be required:
 - a. Soil Erosion and Sediment Control
 - b. MDOT (in process)
 - c. Livingston County Health Department for well and or septic

In summary, we offer no objection to the approval of the site plan.

If you have any questions, please contact me at (734) 657-4925.

Sincerely,



Ted L. Erickson, P.E.
Principal

Exh I