

**HOWELL TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING**

3525 Byron Road  
Howell, MI 48855  
December 17, 2024  
6:30 pm

1. Call to Order
2. Roll Call:       ( ) Wayne Williams - Chair               ( ) Paul Pominville  
                      ( ) Robert Spaulding – Vice Chair   ( ) Chuck Frantjeskos  
                      ( ) Mike Newstead – Secretary  
                      ( ) Tim Boal – Board Rep.
3. Pledge of Allegiance
4. Approval of the Agenda:  
    Planning Commission Regular Meeting: December 17, 2024
5. Approval of the Minutes:  
    Regular Meeting November 19, 2024
6. Call to the Public:
7. Zoning Board of Appeals Report:
8. Township Board Report:
9. Ordinance Violation Report:
10. Scheduled Public Hearings:
11. Other Matters to be Reviewed by the Planning Commission:
12. Business Items
  - A. Old Business:
    1. Cornerstone Group, PC2024-16, Parcel # 4706-28-301-034. Final Site Plan Review
    2. Wellhead Protection Ordinance - Discussion
    3. ADU Ordinance - Discussion
  - B. New Business:
    1. Home Occupation Ordinance - Discussion
13. Call to the Public:
14. Adjournment

DRAFT

**HOWELL TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES**

3525 Byron Road Howell, MI 48855

November 19, 2024

6:30 P.M.

**MEMBERS PRESENT:**

Wayne Williams	Chair
Robert Spaulding	Vice Chair
Mike Newstead	Secretary
Matt Counts	Commissioner
Tim Boal	Commissioner
Chuck Frantjeskos	Commissioner

**MEMBERS ABSENT:**

Paul Pominville      Commissioner

**Also in Attendance:**

Township Planner Paul Montagno, Heritage Square engineer Kevin McDevitt and Zoning Administrator Jonathan Hohenstein

Chairman Williams called the meeting to order at 6:30 pm. The roll was called. Chairman Williams requested members rise for the Pledge of Allegiance.

**APPROVAL OF THE AGENDA:**

**Motion** by Boal, **Second** by Counts, **“Modification if we could replace or basically just switch number 11 and number 12, make business items or business number 11.”** Motion carried.

**APPROVAL OF THE MEETING MINUTES:**

October 22, 2024

**Motion** by Spaulding, **Second** by Frantjeskos, **“To approve the minutes.”** Motion carried.

**CALL TO THE PUBLIC:**

Curtis Hamilton, 1367 Crestwood: Spoke on the Wellhead Protection District and Mugg & Bopps

Sharon Lollo, 2650 Fisher Rd: Spoke on concern of rental ADUs

Julie Mullens, 3885 Mason Rd: Spoke on Wellhead Protection and opposition of Mugg & Bopps

Jenni Johnson, 273 S. Burkhart: Spoke on Wellhead Protection and opposition of Mugg & Bopps

Shane Fagan, 30 Santa Rosa: Spoke in favor of shipping containers and rental ADUs

**ZONING BOARD OF APPEALS REPORT:**

None

**TOWNSHIP BOARD REPORT:**

Draft minutes are included in the packet. Vice Chairman Spaulding questioned time frame for installation of sound system in the board room.

**ORDINANCE VIOLATION REPORT:**

Report is included in the packet. No questions.

**SCHEDULED PUBLIC HEARINGS:**

None

**BUSINESS ITEMS:**

A. Old Business

1. Heritage Square, PC2024-15, Parcel #4706-32-400-013. Final Site Plan Review for PUD, Phase 1- Single Family Residential. The Board has approved the site plan with conditions, but they are still ironing out details of the development agreement. Engineering report is in the packet for review. Chairman Williams questioned if traffic studies have been completed by the County Road Commission. Heritage Square engineer Kevin McDevitt gave an update on the project. David Straub from MI Homes gave an update on time frames of development for phase one and phase two. Phase one will be 48 home sites starting in Spring 2025 and Phase two would be the second development starting in Spring 2026. Planner Montagno gave his update on the project. Commissioner Boal questioned PUD agreement/type, single family vs multi-family entities, setbacks from Burkhard Road and REUs. Discussion followed. **Motion** by Spaulding, **Second** by Newstead, **“Approval for the final site plan review for Heritage Square PC2024-15, Parcel #4706-32-400-013 contingent upon the Planner’s conditions of and this is for phase one, that the applicant must update their open space calculations that demonstrates the amount of open space that is being provided part of the proposed phase one. The draft plan should be finalized by a licensed/ registered Engineer or Architect. Number three, consider modifications to landscaping plan to improve better suited plantings surrounding detention basins and that a PUD agreement shall be completed and executed between the applicant and the Township and for the applicant to provide sheet C-11.0 also subject to the engineer letter dated November 12, 2024, the Howell Area Fire Departments review dated October 2, 2024, the Livingston County Drain Commissioners review on an email dated September 27, 2024, and finally the Road Commission review comments in their letter dated November 6, 2024.”** Motion carried.
2. Storage Container Ordinance- Planner Montagno reported on the changes of the amendment to the accessory structure portion of the ordinance to allow for storage/cargo containers to be considered an accessory structure. Commissioner Counts questioned cargo container setbacks, placement, and permit requirements. Chairman Williams questioned roof overhangs regarding cargo containers. Commissioner Newstead questioned if permits for cargo containers will be required from the Building Department and cargo container limitations. Discussion followed. **Motion** by Boal, **Second** by Counts, **“Recommend approval of the draft language presented for the storage container accessory buildings with corrections added to the draft.”** Motion carried.
3. ADU Ordinance- Planner Montagno reported on the changes to the ADU ordinance. Commissioner Boal discussed concerns on how the Township would regulate detached rentals in single family residential backyards that would not be intended for family. Commissioner Newstead discussed concerns with ADUs that are detached. Commissioner Counts questioned if deed restrictions are in place then the ordinance is changed. Planner Montagno discussed other possible options for the ADU ordinance. Discussion followed. It was the consensus of the Commissioners to work on a family oriented ADU ordinance. **Motion** by Spaulding, **Second** by Newstead, **“To postpone action on ADU ordinance discussion.”** Motion carried.

- 4. Wellhead Protection Ordinance- Planner Montagno discussed what sections of the ordinance had changes or needed changes. Zoning Administrator Hohenstein will contact township attorney to be present for clarification/legal questions at the December meeting. Discussion followed. **Motion** by Counts, **Second** by Boal, **“To table the Wellhead Protection Ordinance until such a time that we have a redline copy.”** Motion carried.

B. New Business  
None

**OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:**

- A. Re-appointments for Members- Wayne Williams, Mike Newstead and Chuck Frantjeskos would like to remain on the Planning Commission. Re-appointments will go to the Board at the December meeting. Available seat for new Planning Commission member will be posted soon.
- B. Zoning Ordinance Section 14.19 Home Occupations- Board request to Review- Zoning Administrator Hohenstein discussed the Board’s request to have the Planning Commission review this ordinance to see if there are any changes, amendments or updates that need to be done. He discussed other options that were presented to the Board. Commissioner Boal disclosed that he is the neighbor to the member of the public that is requesting this ordinance to be reviewed. Commissioner Counts is concerned with changing the ordinance for one specific person and may fall under requirements of reviewing/updating all the Zoning Ordinances. Commissioner Spaulding questioned where the ordinance originated from. Planner Montagno informed members of the process to change all the Zoning Ordinances. Chairman Williams questioned storage containers in relevance to this ordinance. Planner Montagno discussed putting together information with questions to consider and examples of other municipality ordinances to discuss later and a proposal to update all Township ordinances. Discussion followed.

**NEW BUSINESS:**

None

**CALL TO THE PUBLIC:**

Curtis Hamilton: Spoke on Wellhead Protection Ordinance

Julie Mullens: Spoke on Ordinances

Jenni Johnson: Questioned if the Township attorney would be present at December meeting

**ADJOURNMENT:**

**Motion** by Spaulding, **Second** by Newstead, **“To adjourn.”** Motion carried. The meeting was adjourned at 9:15 P.M.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mike Newstead  
Planning Commission Secretary

\_\_\_\_\_  
Marnie Hebert  
Recording Secretary

**Draft****HOWELL TOWNSHIP REGULAR BOARD  
MEETING MINUTES**

3525 Byron Road Howell, MI 48855

December 9, 2024

6:30 P.M.

**MEMBERS PRESENT:**

Mike Coddington	Supervisor
Sue Daus	Clerk
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Tim Boal	Trustee
Shane Fagan	Trustee
Bob Wilson	Trustee

**MEMBERS ABSENT:****Also in Attendance:**

Eight people were in attendance.

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called. Supervisor Coddington requested members rise for the Pledge of Allegiance.

**CALL TO THE BOARD:**

None

**APPROVAL OF THE AGENDA:**

December 9, 2024

**Motion** by Hohenstein, **Second** by Boal, **“To approve the agenda as presented.”** Motion carried.**APPROVAL OF BOARD MEETING MINUTES:**

November 4, 2024

REGULAR BOARD MEETING MINUTES

**Motion** by Hohenstein, **Second** by Daus, **“Move to accept the regular meeting minutes from November 4<sup>th</sup> as presented.”** Motion carried.

CLOSED SESSION MEETING MINUTES

**Motion** by Hohenstein, **Second** by Counts, **“Move to accept the closed session meeting minutes from November 4<sup>th</sup> as presented.”** Motion carried.**CALL TO THE PUBLIC:**

Jeff Smith, 3774 Mason Rd - Thanked the public for the votes that he did receive for Trustee. Also, spoke on Oakland Tactical's and Howell-Mason LLC's lawsuits against the Township.

**UNFINISHED BUSINESS:**

A. Oakland Tactical v. Howell Township

Treasurer Hohenstein reported on the status of the Oakland Tactical v. Howell Township lawsuit. The U.S. Supreme has denied Oakland's request to hear the case. The Township attorney is preparing a summary for the board to be added to the next board packet.

B. Howell-Mason LLC v. Howell Township

Treasurer Hohenstein provided a brief update on this case and asked the board their preference as to whether they would like the court documents for Howell-Mason LLC to be continued to be added to future board packets.

C. Ordinance 289

Treasurer Hohenstein explained that ordinance 287 that amended ordinance 284 was recorded in error due to the ordinance numbers previously not being kept up to date. Therefore, the ordinance number 287 that was passed at the November Board meeting is now ordinance 289. Discussion followed. **Motion** by Counts, **Second** by Hohenstein **"To approve ordinance 289."** Roll call vote: Boal-yes, Counts-yes, Wilson-yes, Daus-yes, Fagan-yes, Hohenstein-yes, Coddington-yes. Motion carried 7-0.

D. Human Resources Committee – Shane Fagan's Letter to the Board

Tim Boal addressed questions and concerns that he had regarding Trustee Fagan's letter to the Human Resource Committee.

## **NEW BUSINESS**

A. Planning Commission Appointments

Treasurer Hohenstein reported that Wayne Williams, Mike Newstead, and Chuck Frantjeskos would like to continue on the Planning Commission Board for the three seats that are up for a 3-year term.

**Motion** by Counts, **Second** by Boal, **"To approve Planning Commission appointments as presented."** Motion carried.

B. Zoning Board of Appeals Appointments

Treasurer Hohenstein reported that Jim McEvoy would like to continue on as a ZBA member for the seat that is open for a 3-year term.

**Motion** by Counts, **Second** by Hohenstein, **"To approve Zoning Board of Appeals appointments as presented."** Motion carried.

C. Update Board Member Committee Assignments

Board discussed Township Board reappointments/reassignments.

**Motion** by Counts, **Second** by Hohenstein, **"To reappoint the Supervisor to all of the committees and additional board duties as presented."** Discussion followed. Motion carried.

**Motion** by Counts, **Second** by Fagan, **"To reassign the duties to the Clerk, all of the upper committees as presented."** Motion carried.

**Motion** by Counts, **Second** by Boal, **"To reappoint the Treasurer to the committees as presented."** Motion carried

**Motion** by Counts, **Second** by Hohenstein, **"To appoint Tim Boal as the Planning Commission Rep."** Discussion followed. Roll call vote: Hohenstein-yes, Counts-yes, Boal-yes, Wilson-no, Coddington-yes, Daus-yes, Fagan-no. Motion carried 5-2.

**Motion** by Hohenstein , **Second** by Daus, **“To reappoint Matt Counts to the MHOG Board and Fire Authority alternate.”** Motion carried.

**Motion** by Boal, **Second** by Counts, **“To appoint Jeff Smith if he’s willing to stay on Property.”** Motion carried, 2 dissented.

**Motion** by Boal, **Second** by Daus, **“To appoint Matt Counts as the Board Representative to ZBA.”** Motion carried.

**Motion** by Fagan, **Second** by Hohenstein, **“To remove Bob from the Planning Commission seat and to Appoint him to the Howell Area Parks and Recreation alternate, as well as the ZBA alternate seat.”** Motion carried.

**Motion** by Fagan, **Second** by Wilson, **“To appoint myself as the Planning Commission alternate.”** Motion carried.

D. Howell Schools Tax Collection Agreement

Treasurer Hohenstein explained the agreement between Howell Public Schools and Howell Township. **Motion** by Hohenstein, **Second** by Daus, **“To accept the agreement for the collection of the summer school property taxes to Howell Public Schools as presented.”** Motion carried.

E. LESA Tax Collection Agreement

**Motion** by Hohenstein, **Second** by Boal, **“To accept the summer tax collection agreement with LESA as presented.”** Motion carried.

**CALL TO THE PUBLIC:**

John Mills 1750 Oak Grove Rd. - Spoke on solar ordinances and sound ordinances.

Curt Hamilton 367 Crestwood Ln. – Spoke about the Howell-Mason lawsuit exhibits A-L, requesting those exhibits to be made available.

Doug Parks 1356 Mason Rd. – Spoke on rezoning his property, would like to build a barn for his landscaping business.

**REPORTS:**

A. SUPERVISOR:

Supervisor Coddington discussed the sound system and asked for the Board’s consensus on a new large TV for the Boardroom. **Motion** by Counts, **Second** by Wilson, **“To allocate funds for a TV and mount and installation not to exceed \$2,000.00.”** Motion carried.

B. TREASURER:

Treasurer Hohenstein reported that the winter tax bills have been mailed out.

C. CLERK:

Clerk Daus reported that the Clerk’s department is finishing up the paperwork and filing from the November election.

D. ZONING:

Treasurer Hohenstein discussed education opportunities for ZBA and Planning Commission members. **Motion** by Hohenstein, **Second** by Boal, **“Move to schedule the Rolls and Responsibilities program here at Howell Township with MSU Extension and allow any Planning Commission member, ZBA member, and Board member to attend the Good Governance series as presented.”** Motion Carried.

F. Assessors Report:

See Assessor Kilpela’s reports

G. FIRE AUTHORITY:

Supervisor Coddington reported on the Fire Authority

E. MHOG:

Trustee Counts reported on MHOG

F. PLANNING COMMISSION:

See draft minutes

G. ZONING BOARD OF APPEALS (ZBA):

No November meeting

H. WWTP:

Treasurer Hohenstein reported on the pump station for Union at Oak Grove needing to be brought up to specification for it to be turned over to the Township and three air release valves that need to be replaced. **Motion** by Hohenstein, **Second** by Daus, **“Move to accept the sewer project committees sewer projects as presented.”** Discussion followed. Motion carried.

I. HAPRA:

Clerk Daus reported on Rec the Halls and holiday activities. Resumes are being reviewed for the Deputy Director position.

J. PROPERTY COMMITTEE:

No report

K. PARK & RECREATION COMMITTEE: See information in the board packet regarding the environmental site assessments provided by WSP and ASTI. Discussion followed. **Motion** by Fagan, **Second** by Wilson, **“To table until the board can take more time to better understand the work that is being proposed.”** Discussion followed. Roll call vote: Counts-no, Daus-no, Coddington-no, Fagan-yes, Boal-no, Hohenstein-no, Wilson-yes. Motion did not pass 2-5. **Motion** by Boal, **Second** by Hohenstein, **“To accept the ASTI bid with their quoting of \$4,800.00 to determine if there is any contamination.”** Motion carried.

L. Shiawassee River Committee:

No report

**Motion** by Counts, **Second** by Hohenstein **“To enter into closed session, Burkhart Ridge v. Howell Township.”** Closed session began at 8:07 P.M. Motion carried.



**Motion** by Counts, **Second** by Hohenstein **“To enter back into open session.”** Open session began at 8:56 P.M. Motion carried.

**DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:**

**Motion** by Hohenstein, **Second** by Daus , **“Move to accept the disbursements as presented and any normal and customary payments for the month.”** Motion carried.

**ADJOURNMENT:** **Motion** by Daus, **Second** by Hohenstein, **“To adjourn at this time”** Motion carried. The meeting was adjourned at 8:57 P.M.

\_\_\_\_\_  
Sue Daus, Howell Township Clerk

\_\_\_\_\_  
Mike Coddington, Howell Township Supervisor

\_\_\_\_\_  
Tanya Davidson, Recording Secretary

# Monthly Permit List

## Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P24-183	SUPERIOR CUSTOM HOMES	4706-29-301-319	\$50.00	\$0.00
	<b>Work Description:</b> 10' x 12' trex deck with stairs			
P24-186	C & L WARD BROS CO INC	4706-33-400-024	\$75.00	\$0.00
	<b>Work Description:</b> Altering of the opening of 1 window in the home to accommodate a patio door using a new header along with replacing 2 windows			
P24-185	TERRAZA CONSTRUCTION LLC	1931 E MARR	\$10.00	\$0.00
	<b>Work Description:</b> Tear off and re-shingle roof.			
P24-182	RENEWAL BY ANDERSEN - Store 92	3335 W MARR RD	\$10.00	\$0.00
	<b>Work Description:</b> Replacing 10 windows			
P24-181	MCCURDY JOHN K	1370 MASON RD	\$10.00	\$0.00
	<b>Work Description:</b> Re-roof house - no structural changes			
P24-184	SUPERIOR CUSTOM HOMES	1013 STONEHEDGE DR	\$50.00	\$0.00
	<b>Work Description:</b> 10' x 12' trex deck with stairs			
P24-180	Freedom Forever Michigan LLC	2634 THISTLEWOOD DR	\$50.00	\$0.00
	<b>Work Description:</b> solar panel - roof installation			

<b>Total Permits For Type:</b>	<b>7</b>
<b>Total Fees For Type:</b>	<b>\$255.00</b>
<b>Total Const. Value For Type:</b>	<b>\$0.00</b>

<b>Grand Total Fees:</b>	<b>\$255.00</b>
<b>Grand Total Permits:</b>	<b>7.00</b>

# Code Enforcement List

12/02/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
70 HENDERSON RD <b>Complaint</b>	LESPERANCE CHRIS A	4706-24-301-017	12/02/2024	ANONYMOUS	OPEN - COMPLANT RECEIVE
Dumpster on site for months. Piles of debris on site and people dropping off garbage and adding to piles of debris.					

## Comments

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5704 CRANDALL RD <b>Complaint</b>	JEWETT RICHARD L &	4706-05-200-004	11/25/2024	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE
A person is living in an RV in the back of the property against Township Ordinance.					

## Comments

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# Code Enforcement List

12/02/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
1044 DURANT DR <b>Complaint</b>	EM TCK II LLC	4706-28-401-034	09/26/2024		OPEN - COMPLANT RECEIVE
Excessive blowing noise that can be heard in Jonathan's Landing with windows and doors closed.					
<b>Comments</b>					
9.25.24 - Complaint received. Site visit to 1044 Durant Drive and Jonathan's Landing. No noise was observed. Will return on Monday morning (when noise usually starts.)					
9.30.24 - Site visit to Jonathan's Landing. Verified noise as described. Site visit to 1044 Durant Drive. All doors locked. Letter sent to owner.					
10.31.24 - Received additional complaint about the noise level.					
11.6.24 - Site visit, noise present. Phone numbers for owner did not work. Emailed owner.					
11.14.24 - Spoke to owner, owner provided their recorded decibel readings, agreed to future date that I could be on-site and record readings alongside their reader.					
4141 W GRAND RIV <b>Complaint</b>	TONON CHIARINA S	4706-20-400-012	09/24/2024		OPEN - COMPLANT RECEIVE
House is neglected, building unsafe, junk in yard.					
<b>Comments</b>					
9.24.24 - Contacted Livingston County Building Department RE performing dangerous building inspection.					
10.3.24 - Received LCBD determination letter. Contacted Spicer RE Dangerous Buildings Hearing Officer availability. Spicer does not currently have availability to perform these duties.					
10.17.24 - Letter sent to owner.					

# Code Enforcement List

12/02/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
5407 OAK GROVE RD <b>Complaint</b>	RAMIREZ JUSTICE	4706-02-401-008	09/10/2024	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE
Garbage outside on the lawn surrounding the house and overflowing from the garage. Garbage is attracting vermin.					
<b>Comments</b>					
9.10.24 - Complaint received. Site visit completed. Letter sent to owner and to bank.					
10.8.24 - Site visit completed. No change in condition. Letter sent to owner and to bank.					
10.17.24 - Original certified letter to owner returned.					
10.21.24 - Letter posted on the house.					
11.6.24 - Site visit. Letter is no longer posted to the house. No change in condition.					
30 SANTA ROSA DR <b>Complaint</b>	FAGAN SHANE	4706-33-400-050	07/02/2024		OPEN - COMPLANT RECEIVE
Owner is operating a manufacturing business in the SFR zoning district.					
<b>Comments</b>					
7.2.24 - Reviewed information regarding Speakeasy Speed Shop. Not a permitted use in the SFR zoning district. Violation letter sent to owner.					
8.1.24 - Site visit completed. No observed business activity at site.					
9.4.24 - Site visit completed. Searched website and watched YouTube videos. Industrial use is continuing at this location in SFR Zoning district. Letter sent to owner.					
9.30.24 - Communication from owner received, attached. Owner is requesting Township Board to modify home occupation portion of Zoning Ordinance to allow this use in SFR Zoning. Enforcement action will pause until a decision has been made.					
10.16.24 - Ticket submitted to Court					
10.17.24 - Ticket presented to homeowner. Discussion with homeowners.					
11.14.24 - Ticket not paid. Owner has requested a formal hearing.					

# Code Enforcement List

12/02/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3265 W GRAND RIVER A <b>Complaint</b> Starting to add more parking on adjacent lot owned by MDOT without permits.	AMERICAN LEGION P	4706-28-200-010	05/21/2024		OPEN - COMPLANT RECEIVE
<b>Comments</b> 4.25.24 - Received call regarding work being done by American Legion. Site visit, verified work was underway. Contacted MDOT RE approval. 5.21.24 - Site visit completed, violation still present. Sent letter to American Legion. 6.18.24 - Site visit. More work has been completed including installing gravel in excavated area and a tent and fencing has been erected next to gravel area on MDOT property. Letter sent to American Legion. 8.1.24 - Site visit completed. Tent and fencing have been removed, large pile of dirt has been removed, additional gravel parking area still on MDOT property. 9.4.24 - Site visit completed. Violation still present. Posted Notice of Violation Ticket to front door, mailed a copy of the violation. Ticket #: 0202 9.4.24 - Phone conversation with Commander Laura Goldthwait. Requested letter explaining the violation and steps moving forward. Mailed to Legion, emailed to Laura, attached. 9.12.24 - Received correspondence from Legion's attorney denying all responsibility. Documents provided to Township's attorney. Township's attorney has contacted Legion's attorney. 10.8.24 - Site visit completed. Photos of Legion using the additional parking attached.					
3590 W GRAND RIV <b>Complaint</b> Zoning Violations:Outdoor storage without screening, setback issues, parking not hard surfaced, no sign permit.	HASLOCK PROPERTIE	4706-28-100-024	05/06/2024		OPEN - FIRST LETTER SENT
<b>Comments</b> 5.13.24 - Violation letter to Occupant returned. 5.20.24 - Received phone call from owner. Will be preparing a site plan to take before the Planning Commission for approval. 6.20.24 - Received phone call from owner, discussed site plan requirements. 9.4.24 - Sent letter to owner RE site plan progress. 9.12.24 - Spoke to owner, Engineer has site plans almost complete. Will submit for review in the near future.					

# Code Enforcement List

12/02/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
5057 WARNER RD <b>Complaint</b> LARGE AMOUNT OF JUNK AND LITTER IN THE YARD.	HARTER EDWARD H	4706-19-200-005	03/14/2022	PUBLIC/ EMAIL	OPEN - SECOND LETTER SEN
<b>Comments</b>					
4.17.2023 THERE IS MORE JUNK NOW THEN THERE WAS LAST MARCH OF 2022 OR JANUARY OF 2023.					
5.25.2023 I SPOKE WITH MR. HARTER HE IS STARTING TO CLEAN THE SITE UP, HE SAID THAT IT WILL TAKE SOME TIME TO GET IT ALL CLEANED UP. I WILL BEE CHECKING ON HIS PROGRESS EVERY FEW WEEKS TO MAKE SURE HE IS MAKING PROGRESS.					
6.29.2023 SOME PROGRESS HAS BEEN MADE. WILL CHECK BACK IN A COUPLE OF WEEKS.					
1.9.2024 did a site vist there has been no progress made on the clean up.					
1.11.2024 Finial letter sent.					
3.20.24 - Site visit. No remediation of issues has taken place. Photos attached.					
3.25.24 Spoke to owner. Owner is working on cleaning up the property, has dumpsters being delivered, scrap is in piles and ready to be taken to the scrap yard. Has requested 3 months to get the property cleaned up. Letter sent in confirmation of agreement. Scheduled visit for June 25th.					
4.23.24 - Site visit. Violation still present. Scheduled reinspection.					
5.20.24 - Site visit. Work has been started. Violation still present. Scheduled reinspection.					
6.18.24 - Site visit. Violation still present, no evidence of continued clean up activity. Will reinspect on June 25th as agreed.					
6.25.24 - Site visit. Minimal changes to site, violation still present. Letter sent to owner.					
8.1.24 - Site visit completed. Owner still working on clean-up.					
9.4.24 - Site visit completed, spoke to homeowner. Owner claims to have back of property nearly complete. Dumpster to be arriving next week, neighbors helping to remove scrap in the next few days.					
10.8.24 - Site visit completed. No evidence of activity. Final violation letter sent to owner.					
11.6.24 - Site visit completed. No evidence of activity. Will check property on 11.14.24 per letter.					
11.14.24 - Site visit completed. No evidence of activity. Ticket number 0204 issued. Ticket mailed to homeowner 11.18.24.					

**Records: 9**

Population: All Records

HOWELL TOWNSHIP  
Application for Site Plan Review  
3525 Byron Road Howell, MI 48855  
Phone: 517-546-2817 ext. 108  
Email: inspector@howelltownshipmi.org

File # PC2024-16

Parcel ID #: 4706-28-301-034 Date 10.24.24

Applicant Name Cornerstone Group Applicant Address 13757 12 mile

Phone 248 613 3752 Fax — Email TomCornerstone@gmail.com

Property Owner Name TOM Schroder

Phone (248) 613 3752 Fax — Email TomCornerstone@gmail.com

Please list all recipients to receive information and/or reports:

Name: Jim Witkowski Email Jim6wit@gmail.com

Name: \_\_\_\_\_ Email \_\_\_\_\_

Name: \_\_\_\_\_ Email \_\_\_\_\_

Location of Property TRANS west Industrial PARK Current Zoning Classification Industrial

Existing Use VACANT Proposed Use Industrial

Check One:

- Preliminary Site Plan Review (20.06)
- Final Site Plan Review (20.07)
- Temporary Use (14.34)
- Commercial/Industrial Development
- Subdivision/Site Plan Condo
- Multi-Family/Condo
- Planned Unit Development (PUD) Type: 1  2  3  4  5

Applicant needs to provide the following site plan drawings: twelve (12) full size copies, eight (8) - 11" x 17" copies, and an electronic set (either on an USB drive or provide an online link) for the preliminary site plan drawings. Drawings shall be submitted with an application for site plan review (20.06 a) thirty (30) days prior to the meeting.



The site plan is to contain the following information or the drawing submitted under the Land Use Permit can be utilized if it also contains the following information and is accurately drawn to scale:

- a. The date, north arrow and scale. The scale shall be not less than 1" = 20' for property under three (3) acres and at least 1" = 100' for those (3) acres or more.
- b. Statistical data including number of dwelling units, size of dwelling units, if any, and total gross acreage involved. In the case of a mobile home park, the size and location of each mobile home site shall be shown.
- c. The location and height of all existing and proposed structures on and within 100' of the subject property's boundary.
- d. All lot and/or property lines are to be shown and dimensioned, including building setback lines on corner lots.
- e. The location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, curbing, parking areas (show dimensions of a typical parking space), unloading areas and recreation areas.
- f. Vehicular traffic and pedestrian circulation features within and without the site.
- g. The location of all proposed landscaping, fences, or walls.
- h. Size and location of existing and proposed utilities, including proposed connection to public sewer or water supply system.
- i. A location map indicating the relationship of the site to the surrounding land uses.
- j. The location and pavement width and right-of-way width of all abutting roads, streets, alleys, or easements.
- k. Show properties and respective zoning abutting the subject property.
- l. The location and size of all surface water drainage facilities.
- m. Contour intervals shall be shown at a maximum of 2' intervals, with 1' intervals preferred for topographic features of the site.

By signing below the applicant understands and acknowledges the following statements:

- a. The Planning Commission has sixty (60) days from filing date to approve or deny site plan.
- b. Approval of preliminary site plan is valid for a period of one (1) year from date of approval.
- c. A one (1) year extension may be granted upon written request of the applicant and approval by the Planning Commission.
- d. Approval of preliminary site plan shall expire one year after approval of final site plan unless zoning permit has been obtained.
- e. Approval of the final site plan expires six (6) months after approval unless a land use permit application is applied for and granted.

- f. The final site plan approval shall expire one (1) year following the date of approval unless construction has begun on the property in accordance with the plan.
- g. Applicant may appeal the Planning Commission's ruling of the final site plan to the Board of Appeals within ten (10) days of the Planning Commission's decision on all matters except use of the land, use of buildings, or structures.
- h. The Planning Commission has sixty (60) days from the date of the Planning Commission meeting at which the final site plan was received to approve or deny the final site plan.
- i. Improvements not in conformance with the final site plan shall be deemed a violation of the ordinance and be subject to the penalties of the ordinance.
- j. Sewer system and water system tap in fees, if applicable, must be paid prior to issuance of a land use permit.

Applicant hereby deposes and says that all the above statements and information contained in this application and any statements submitted herewith or on the site plan are true and accurate.

*Thomas N. Schroder*  
 Owner Signature

THOMAS N SCHRODER  
 Print Name

Oct 30 24  
 Date

Subscribed and sworn to before me this 30<sup>th</sup> day of October, 2024.

*Audri Sommerfeld* Oakland County, Michigan  
 Notary Public

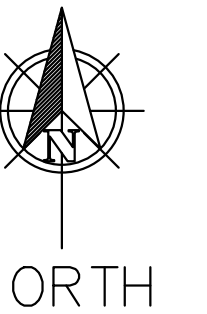
My Commission Expires: 01/17/2031.

**Audri Sommerfeld**  
**Notary Public, State of Michigan**  
**County of Washtenaw**  
**My Commission Expires 1/17/2031**  
 Acting in the County of Oakland

# SITE PLAN FOR PROPOSED STORAGE UNIT DEVELOPMENT PARCEL NO-06-26-301-034 HOWELL TOWNSHIP, MI

**CLIENT**

MR, TOM SCHROEDER  
CORNERSTONE GROUP  
8555 BOULDER SHORES DR  
SOUTH LYON, MI 48178 E:TOMCORNERSTONE@GMAIL.COM  
PH:(248) 613-3752



**ENGINEER**

**FAIRWAY ENGINEERING LLC**  
28525 BECK ROAD, SUITE 114 WIXOM, MICHIGAN 48393  
O:(248) 938-4902  
CONTACT: MR. MARK MAHAJAN  
P:(248) 214-5913

**SITE ADDRESS**

PARCEL NO-4706-28-301-034  
HOWELL TOWNSHIP, MI

**TAX ID NUMBER**

4706-28-301-034

**ZONING**

I - INDUSTRIAL

**LEGAL DESCRIPTION**

PART OF LOTS 2 AND 3 OF "TRANS-WEST INDUSTRIAL CENTER SOUTH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF PLATS ON PAGES 9 THROUGH 13 OF LIVINGSTON COUNTY RECORDS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33, T3N, R4E, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SECTION 33, T3N, R4E; THENCE S89°20'41"W, ALONG THE SOUTH LINE OF SAID SECTION 28 (AND THE NORTH LINE OF SAID SECTION 33) 1324.79 FEET; THENCE S00°49'12"E, 1474.80 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF I-96 EXPRESSWAY (LIMITED ACCESS HIGHWAY) AND INTERCHANGE "RAMP B"; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF I-96 EXPRESSWAY (LIMITED ACCESS HIGHWAY) AND INTERCHANGE "RAMP B" ON THE FOLLOWING TWO COURSES: 1) N73°26'35"W, 970.98 FEET, AND 2) NORTHWESTERLY 603.24 FEET ALONG THE ARC OF A CURVE RIGHT, WHICH HAS A CENTRAL ANGLE OF 06°08'34", A RADIUS OF 5626.58 FEET, AND A LONG CHORD BEARING N70°22'18"W, 602.95 FEET; THENCE CONTINUING ALONG SAID EXPRESSWAY AND INTERCHANGE "RAMP B" RIGHT OF WAY LINE ON THE FOLLOWING SEVEN (7) COURSES: 1) 1015.78 FEET ALONG THE ARC OF A CURVE RIGHT, WHICH HAS A CENTRAL ANGLE OF 10°20'37" AND A RADIUS OF 5626.58 FEET, AND A LONG CHORD BEARING N62°07'42"W, 1014.40 FEET, 2) N53°02'35"W (PREVIOUSLY RECORDED AS N52°42'57"W), 392.49 FEET, 3) N38°57'54"W (PREVIOUSLY RECORDED AS N38°54'07"W), 399.61 FEET, 4) N28°12'44"W (PREVIOUSLY RECORDED AS N28°08'56"W), 372.99 FEET, 5) N11°36'19"W (PREVIOUSLY RECORDED AS N12°08'31"W), 208.08 FEET, 6) N02°38'21"W (PREVIOUSLY RECORDED AS N02°48'05"W), 300.00 FEET AND 7) N18°02'31"E (PREVIOUSLY RECORDED AS N16°26'58"E), 237.01 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF M-59 HIGHWAY (LIMITED ACCESS HIGHWAY); THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE N37°34'39"E (PREVIOUSLY RECORDED AS N38°40'17"E), 275.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY OF M-59 HIGHWAY (LIMITED ACCESS HIGHWAY) N37°34'39"E (PREVIOUSLY RECORDED AS N38°40'17"E), 156.99 FEET; THENCE CONTINUING ALONG SAID LINE N46°39'00"E, 309.92 FEET; THENCE S45°25'58"E, 632.85 FEET; THENCE S01°29'40"E, 154.26 FEET; THENCE S89°05'54"W, ALONG THE NORTHERLY LINE OF AUSTIN COURT (66 FOOT WIDE RIGHT OF WAY) 162.35 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF AUSTIN COURT ON AN ARC LEFT, HAVING A LENGTH OF 223.32 FEET, A RADIUS OF 263.00 FEET, A CENTRAL ANGLE OF 48°39'06" AND A LONG CHORD BEARING S64°46'21"W, 216.67 FEET; THENCE N49°33'12"W, 548.83 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO AND TOGETHER WITH THE USE OF EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



**LAND DEVELOPMENT SUMMARY**

**WATER:**  
THE WATER SERVICE FOR THE PROPOSED BUILDING WILL BE EXTENDED FROM EXISTING WATER MAIN EXISTING ON THE SOUTH SIDE OF THE PROPERTY AT AUSTIN COURT.  
**STORM:**  
DRAINAGE FROM THE SITE WILL BE COLLECTED IN PROPOSED ON-SITE STORM SYSTEM AND CONNECTED TO EXISTING STORM CATCH BASIN LOCATED ON SOUTHWEST CORNER OF PROPERTY WITH WATER QUALITY UNIT.  
**SANITARY:**  
THE SANITARY SERVICE FOR THE PROPOSED BUILDING WILL BE CONNECTED TO EXISTING ON-SITE 6" SANITARY LEAD FROM EX.12" SANITARY SEWER LOCATED ON THE SOUTH SIDE OF SITE. CONTRACTOR TO VERIFY THE EXISTING LEAD.  
**WETLANDS:**  
THERE ARE NO WETLAND WITHIN THE PROJECT LIMITS.  
**FLOODPLAIN:**  
FEMA FIRM #26093C301D (9/17/2008) INDICATES THIS SITE DOES NOT HAVE ANY FLOOD HAZARD  
**SOIL EROSION:**  
A SOIL EROSION PERMIT FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER (LCDC) WILL BE REQUIRED.

**BASIS OF BEARINGS**

THE BASIS OF BEARING IS AT SE CORNER OF LOT 3 AND AUSTIN CT ( AS MONUMENTED ), SAID LINE BEARS DUE NORTH  
NOTE: BEARINGS ARE BASED ON THE PLAT OF "TRANS WEST SOUTH"

**BENCHMARK**

BENCH MARK-1  
SOUTHWEST CORNER OF SITE NEAR EX.STORM CATCH BASIN  
EX.SANITARY MANHOLE RIM: 911.88  
BENCHMARK-2  
SOUTH OF PROPERTY AND MIDDLE OF AUSTIN COURT  
EX.SANITARY MANHOLE RIM: 914.71

**SITE DATA**

SETBACKS REQUIRED	PROVIDED
FRONT 35 FT	FRONT 35 FT
SIDE 10 FT MIN(25 COMBINED)	SIDE 25 FT (COMBINED)
REAR 10 FT	REAR 10 FT

TAX ID NUMBER: 4706-28-301-034  
ZONING: I-(INDUSTRIAL)  
AREA OF DEVELOPMENT: 283,325 SQ FT (6.50 ACRE)  
BUILDING COVERAGE: 69767 SQ FT (1.60 ACRE)  
AREA OF PAVEMENT: 107,377 SQ FT (2.46 ACRE)  
TOTAL GRASS/LANDSCAPE AREA: 106,181 SQ FT ( 37.47% )  
TOTAL UNITS 57  
TOTAL PARKING PROVIDED- 123 SPOTS (INCLUDES 10 HANDICAP PARKING)

NOTE: ALL THE EXISTING UTILITIES ARE IN APPROXIMATE LOCATION.  
CONTRACTOR TO VERIFY PRIOR TO BEGIN THE CONSTRUCTION

NOTE: ELEVATION DATUM: NAVD88



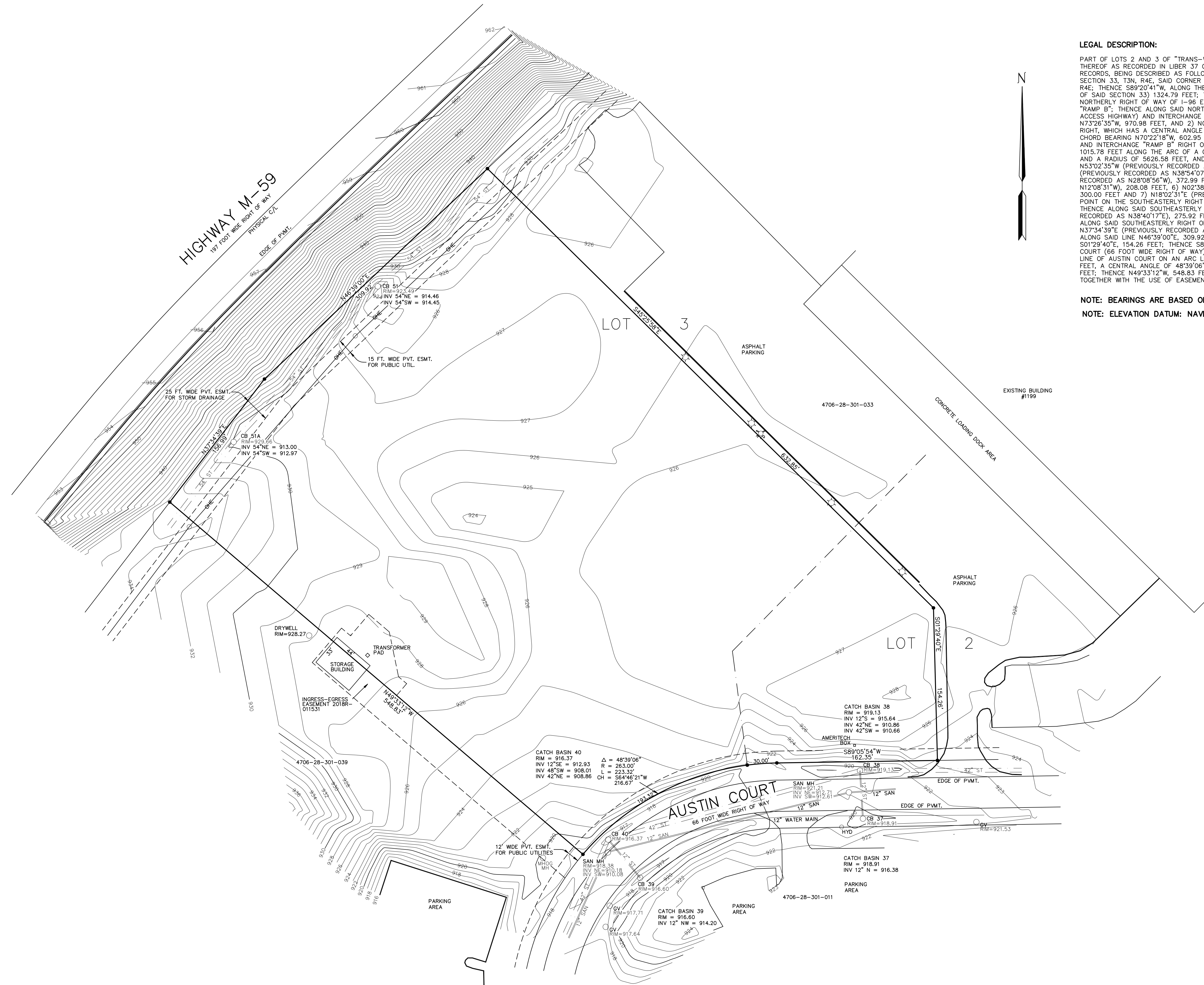
10/26/202

**SHEET INDEX**

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 PROPOSED SITE PLAN
- C-4 DIMENSION PLAN
- C-5 DETAILS SHEET
- LP-1 LANDSCAPE PLANTING PLAN
- LP-2 LANDSCAPE NOTE AND DETAILS
- PHOTOMETRIC SITE PLAN

DATE	ISSUE	BY	DATE	ISSUE	BY	PROJECT	FAIRWAY ENGINEERING LLC	DATE 6-20-24	CKD. BY	DATE	72 HOURS 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-487-7171 ( TOLL FREE )	COVER SHEET	JOB No. 24-1013
10/21/24	SITE PLAN REVISED PER CLIENT	MM				PROPOSED STORAGE UNIT DEVELOPMENT	LAND DEVELOPMENT - STRUCTURAL - GEOTECH 28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743 P:(248) 214-5913	AG					SHEET C-1
						PARCEL NO-4706-28-301-034 HOWELL TOWNSHIP, MI		MM					SHEET 1 OF 8
									28 T- 3-N, R- 4 -E.				

SKETCH OF TOPOGRAPHY  
PARCEL 4706-28-301-034



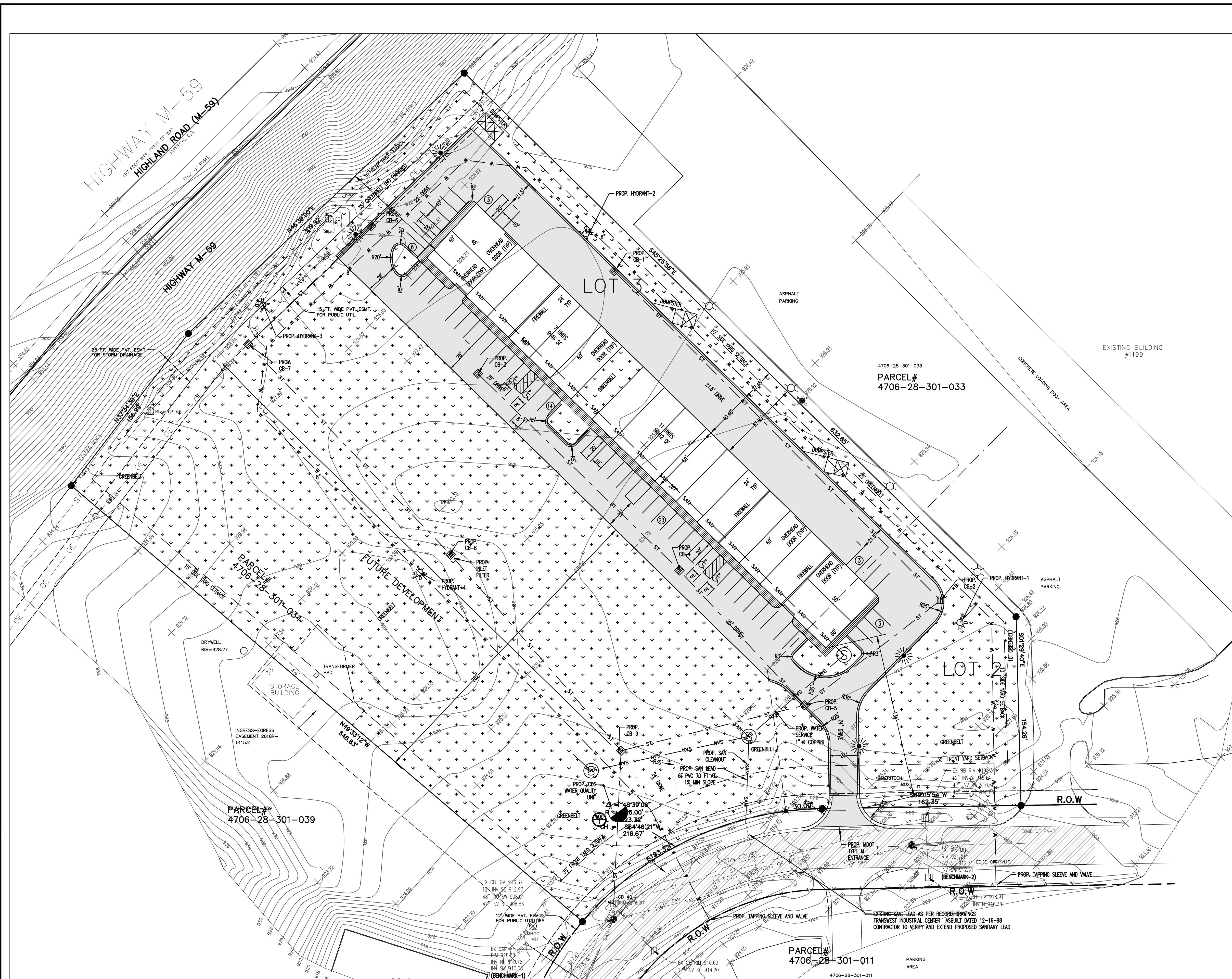
LEGAL DESCRIPTION:

PART OF LOTS 2 AND 3 OF "TRANS-WEST INDUSTRIAL CENTER SOUTH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF PLATS ON PAGES 9 THROUGH 13 OF LIVINGSTON COUNTY RECORDS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33, T3N, R4E, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SECTION 33, T3N, R4E; THENCE S89°20'41"W, ALONG THE SOUTH LINE OF SAID SECTION 28 (AND THE NORTH LINE OF SAID SECTION 33) 1324.79 FEET; THENCE S00°49'12"E, 1474.80 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF I-96 EXPRESSWAY (LIMITED ACCESS HIGHWAY) AND INTERCHANGE "RAMP B"; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF I-96 EXPRESSWAY (LIMITED ACCESS HIGHWAY) AND INTERCHANGE "RAMP B" ON THE FOLLOWING TWO COURSES: 1) N73°26'35"W, 970.98 FEET, AND 2) NORTHWESTERLY 603.24 FEET ALONG THE ARC OF A CURVE RIGHT, WHICH HAS A CENTRAL ANGLE OF 06°08'34", A RADIUS OF 5626.58 FEET, AND A LONG CHORD BEARING N70°22'18"W, 602.95 FEET; THENCE CONTINUING ALONG SAID EXPRESSWAY AND INTERCHANGE "RAMP B" RIGHT OF WAY LINE ON THE FOLLOWING SEVEN (7) COURSES: 1) 1015.78 FEET ALONG THE ARC OF A CURVE RIGHT, WHICH HAS A CENTRAL ANGLE OF 10°20'37" AND A RADIUS OF 5626.58 FEET, AND A LONG CHORD BEARING N62°07'42"W, 1014.40 FEET, 2) N53°02'35"W (PREVIOUSLY RECORDED AS N52°42'57"W), 392.49 FEET, 3) N38°57'54"W (PREVIOUSLY RECORDED AS N38°54'07"W), 399.61 FEET, 4) N28°12'44"W (PREVIOUSLY RECORDED AS N28°08'56"W), 372.99 FEET, 5) N11°36'19"W (PREVIOUSLY RECORDED AS N12°08'31"W), 208.08 FEET, 6) N02°38'21"W (PREVIOUSLY RECORDED AS N02°48'05"W), 300.00 FEET AND 7) N18°02'31"E (PREVIOUSLY RECORDED AS N16°26'58"E), 237.01 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF M-59 HIGHWAY (LIMITED ACCESS HIGHWAY); THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE N37°34'39"E (PREVIOUSLY RECORDED AS N38°40'17"E), 275.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY OF M-59 HIGHWAY (LIMITED ACCESS HIGHWAY) N37°34'39"E (PREVIOUSLY RECORDED AS N38°40'17"E), 156.99 FEET; THENCE CONTINUING ALONG SAID LINE N46°39'00"E, 309.92 FEET; THENCE S45°25'58"E, 632.85 FEET; THENCE S01°29'40"E, 154.26 FEET; THENCE S89°05'54"W, ALONG THE NORTHERLY LINE OF AUSTIN COURT (66 FOOT WIDE RIGHT OF WAY) 162.35 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF AUSTIN COURT ON AN ARC LEFT, HAVING A LENGTH OF 223.32 FEET, A RADIUS OF 263.00 FEET, A CENTRAL ANGLE OF 48°39'06" AND A LONG CHORD BEARING S64°46'21"W, 216.67 FEET; THENCE N49°33'12"W, 548.83 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO AND TOGETHER WITH THE USE OF EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

NOTE: BEARINGS ARE BASED ON THE PLAT OF "TRANS WEST SOUTH"  
NOTE: ELEVATION DATUM: NAVD88

JACK K. SMITH  
PROFESSIONAL SURVEYOR No. 35999

CLIENT: CORNERSTONE		SCALE: 1" = 50'
SECTION: 28	TOWN: 3 NORTH	RANGE: 4 EAST
HOWELL TOWNSHIP LIVINGSTON COUNTY, MICHIGAN		
DATE: 08-18-2024		CREW: JKS
BOOK NO. 22053	COMP: JKS	<b>GARLOCK-SMITH</b> PROFESSIONAL SURVEYORS 4655 OAK GROVE ROAD HOWELL, MICHIGAN 48855 (517) 546 - 3340 GARLOCKSMITH@COMCAST.NET
SHEET 1 OF 1	REV: 08-30-2024	

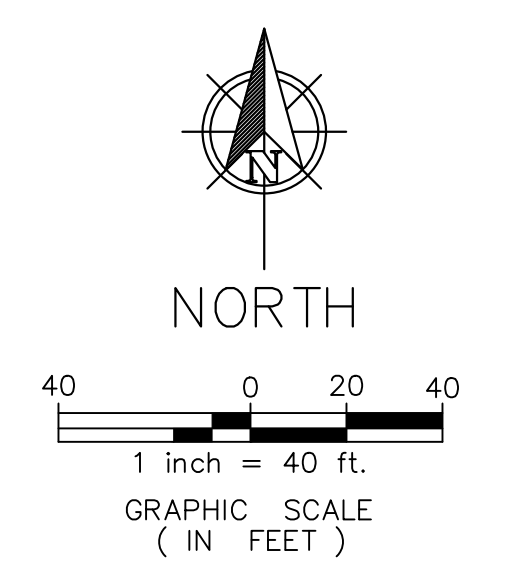


PROPOSED SITE PLAN  
SCALE: 1"=40'

NOTE: ALL THE EXISTING UTILITIES ARE IN APPROXIMATE LOCATION.  
CONTRACTOR TO VERIFY PRIOR TO BEGIN THE CONSTRUCTION

**LEGEND**

- — — — — PROPERTY LINE
- - - - - RIGHT OF WAY
- — — — — SECTION LINE
- — — — — SETBACK LINES
- — — — — ST
- — — — — EXIST STORM SEWER
- — — — — EXIST STORM SEWER STRUCTURE
- — — — — EXIST GRAVITY SEWER LINE
- — — — — EXIST SANITARY SEWER MANHOLE
- — — — — EXIST DOMESTIC WATER LINE
- — — — — EXIST HYDRANT
- — — — — EXIST OVERHEAD WIRES
- — — — — EXIST UTILITY POLE
- — — — — EXIST LIGHT POLE
- — — — — EXIST. HMA PAVEMENT
- — — — — BENCH MARK
- — — — — EXISTING GROUND ELEVATION
- — — — — EXISTING MAJOR CONTOUR
- — — — — EXISTING MINOR CONTOUR
- — — — — ST
- — — — — PROP. STORM SEWER
- — — — — PROP STORM SEWER STRUCTURE
- — — — — PROP. GRAVITY SEWER LINE
- — — — — PROP. DOMESTIC WATER LINE
- — — — — PROP. HYDRANT
- — — — — PROP. BUILDING
- — — — — PROP. HMA PAVEMENT
- — — — — PROP. UNDER GROUND ELECTRIC
- — — — — PROP. ELECTRIC LIGHT



**AVERAGE RUN-OFF CALCULATION "C"**

SITE AREA - 6.5042 ACRES  
 RUN-OFF COEFFICIENT "C" VALUES BASED ON FULL SITE DEVELOPMENT  
 0.90 - BUILDINGS  
 0.80 - PAVEMENT  
 0.20 - GRASS/LANDSCAPE  
 AVERAGE "C" VALUE CALCULATION BUILDING AREA - 1.6016 +/-  
 ACRES PAVEMENT AREA - 2.4650 +/-  
 ACRES GRASS/LANDSCAPE - 2.4376 +/-  
 ACRES BUILDING AREA - 1.6016/6.5062 X 0.90 = 0.2216  
 PAVEMENT AREA - 2.4650/6.5062 X 0.80 = 0.303191  
 GRASS LANDSCAPE - 2.4376/6.5062 X 0.20 = 0.074953  
 AVERAGE "C" VALUE = 0.5997  
 USE "C" VALUE OF 0.60 < 0.63 FROM OLD DEVELOPMENT PLAN PER LCDC  
 NO ONSITE STORM WATER DETENTION IS REQUIRED

**BENCHMARK**

BENCH MARK-1  
 SOUTHWEST CORNER OF SITE NEAR EX.STORM CATCH BASIN  
 EX.SANITARY MANHOLE RIM: 911.88  
  
 BENCHMARK-2  
 SOUTH OF PROPERTY AND MIDDLE OF AUSTIN COURT  
 EX.SANITARY MANHOLE RIM: 914.71

**SITE DATA**

SETBACKS REQUIRED: FRONT 35 FT, SIDE 10 FT MIN(25 COMBINED), REAR 10 FT  
 PROVIDED: FRONT 134 FT (MIN), SIDE 50.92 FT (MIN), REAR 88.16 FT (MIN)  
  
 TAX ID NUMBER: 4706-28-301-034  
 ZONING: I-(INDUSTRIAL)  
 AREA OF DEVELOPMENT: 283,325 SQ FT (6.50 ACRE)  
 BUILDING COVERAGE: 47,634.20 SQ FT (1.09 ACRE)  
 AREA OF PAVEMENT: 95,843 SQ FT (2.20 ACRE)  
 TOTAL GRASS/LANDSCAPE AREA: 131,518 SQ FT (3.01 ACRE) ( 46.27% )  
 TOTAL UNITS: 33  
 TOTAL PARKING PROVIDED- 98 SPOTS (INCLUDES 10 HANDICAP PARKING)

DATE	ISSUE	BY	DATE	ISSUE	BY
10/21/24	SITE PLAN REVISED PER CLIENT	MM			

PROJECT  
**PROPOSED STORAGE UNIT DEVELOPMENT**  
 PARCEL NO-4706-28-301-034  
 HOWELL TOWNSHIP, MI

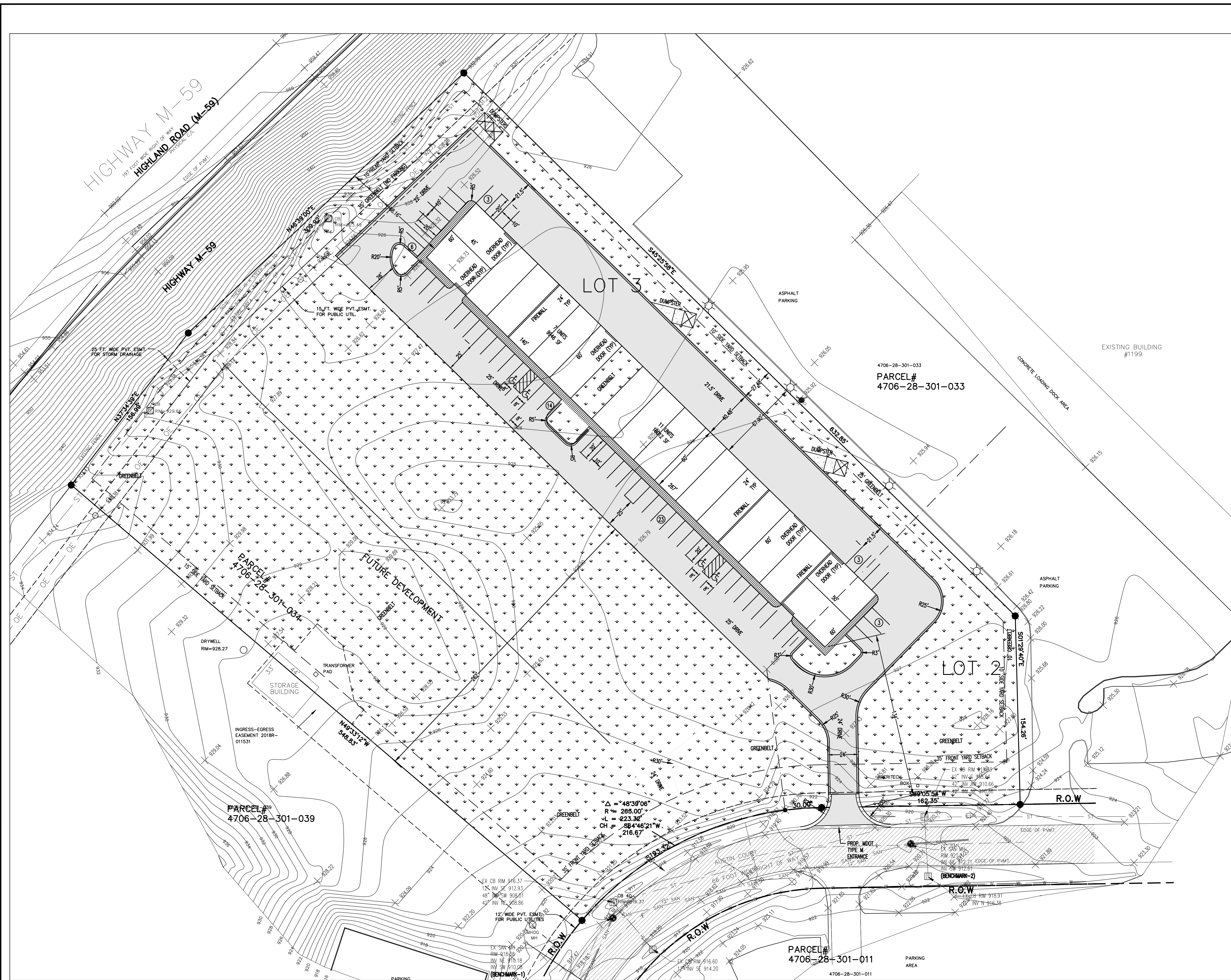
**FAIRWAY ENGINEERING LLC**  
 LAND DEVELOPMENT - STRUCTURAL - GEOTECH  
 28525 BECK ROAD, SUITE 114 WYOMING, MI 48393-4743  
 P:(248) 214-5913

DATE	6-20-24	CKD. BY	DATE
DRAWN	AG		
DESIGN	MM		
SECTION	28 T- 3-N, R- 4 -E.		



**PROPOSED SITE PLAN**

JOB No. 24-1013  
 SHEET C-3  
 SHEET 3 OF 8

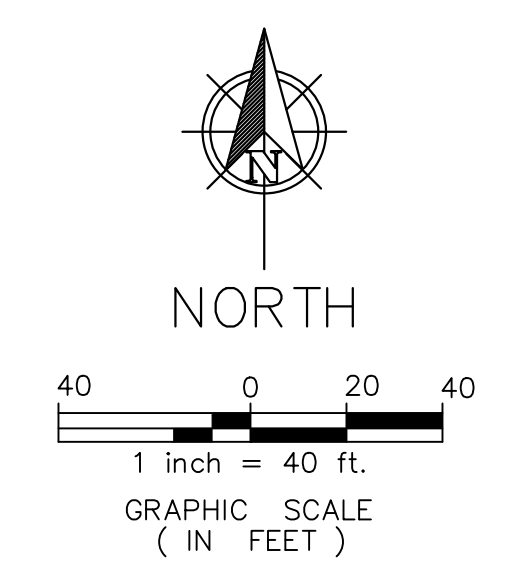


DIMENSION PLAN  
SCALE: 1"=40'

NOTE: ALL THE EXISTING UTILITIES ARE IN APPROXIMATE LOCATION.  
CONTRACTOR TO VERIFY PRIOR TO BEGIN THE CONSTRUCTION

LEGEND

- — — — — PROPERTY LINE
- - - - - RIGHT OF WAY
- - - - - SECTION LINE
- - - - - SETBACK LINES
- ST — — — — — EXIST STORM SEWER
- CO — — — — — EXIST STORM SEWER STRUCTURE
- SAN — — — — — EXIST GRAVITY SEWER LINE
- S — — — — — EXIST SANITARY SEWER MANHOLE
- W — — — — — EXIST DOMESTIC WATER LINE
- H — — — — — EXIST HYDRANT
- OE — — — — — EXIST OVERHEAD WIRES
- U — — — — — EXIST UTILITY POLE
- L — — — — — EXIST LIGHT POLE
- [Hatched Box] EXIST. HMA PAVEMENT
- ⊕ BENCH MARK
- 850 EXISTING GROUND ELEVATION
- 750 EXISTING MINOR CONTOUR
- ST — — — — — PROP. STORM SEWER
- CO — — — — — PROP STORM SEWER STRUCTURE
- SAN — — — — — PROP. GRAVITY SEWER LINE
- W — — — — — PROP. DOMESTIC WATER LINE
- H — — — — — PROP. HYDRANT
- [White Box] PROP. BUILDING
- [Grey Box] PROP. HMA PAVEMENT
- UE — — — — — PROP. UNDER GROUND ELECTRIC
- ⊙ PROP. ELECTRIC LIGHT



BENCHMARK

- BENCH MARK-1  
SOUTHWEST CORNER OF SITE NEAR EX.STORM CATCH BASIN  
EX.SANITARY MANHOLE RIM: 911.88
- BENCHMARK-2  
SOUTH OF PROPERTY AND MIDDLE OF AUSTIN COURT  
EX.SANITARY MANHOLE RIM: 914.71

DATE	ISSUE	BY	DATE	ISSUE	BY
10/21/24	SITE PLAN REVISED PER CLIENT	MM			

PROJECT  
**PROPOSED STORAGE UNIT DEVELOPMENT**  
PARCEL NO-4706-28-301-034  
HOWELL TOWNSHIP, MI

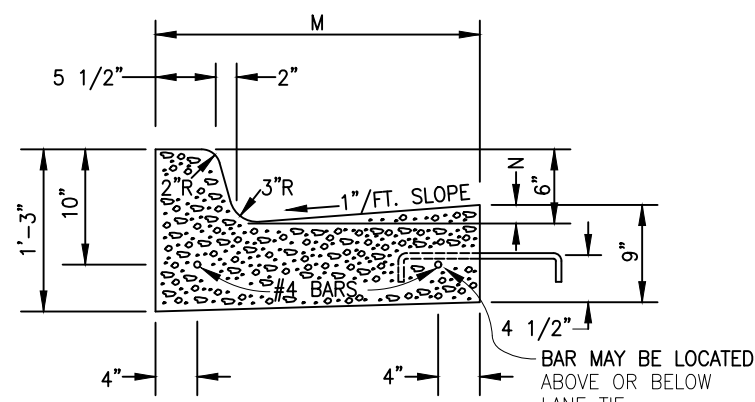
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LAND DEVELOPMENT - STRUCTURAL - GEOTECH  
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DATE	6-20-24	CKD. BY	DATE
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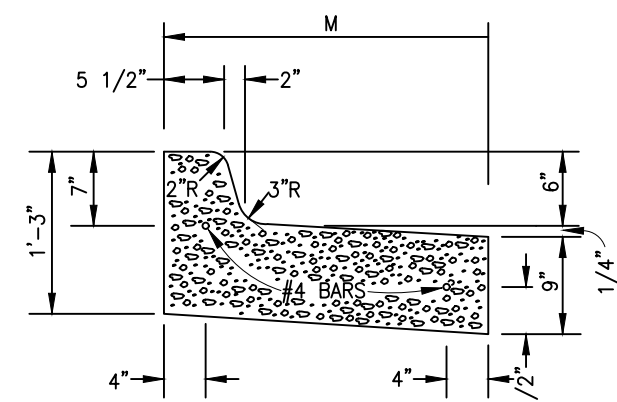
DIMENSION PLAN

JOB No. 24-1013  
SHEET C-4  
SHEET 4 OF 8



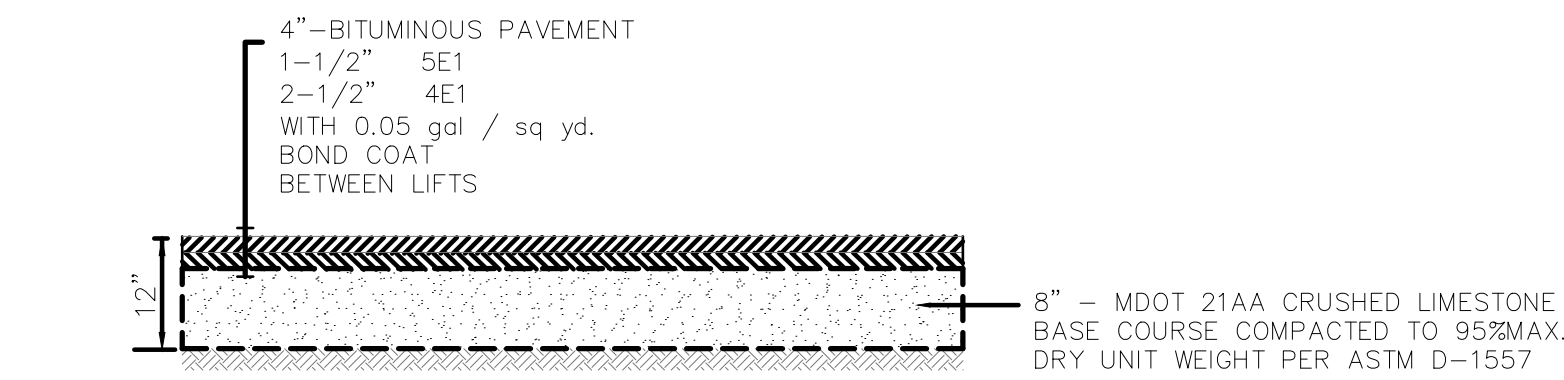
DETAIL	DIMENSIONS	LANE TIES	CONCRETE CU.YD./LIN.FT
C4	M 1'-6"	N 1 3/8"	OMITTED 0.0632

**CONCRETE CURB & GUTTER TYPE C**  
(REF. MDOT DETAIL II-300) (NO SCALE)

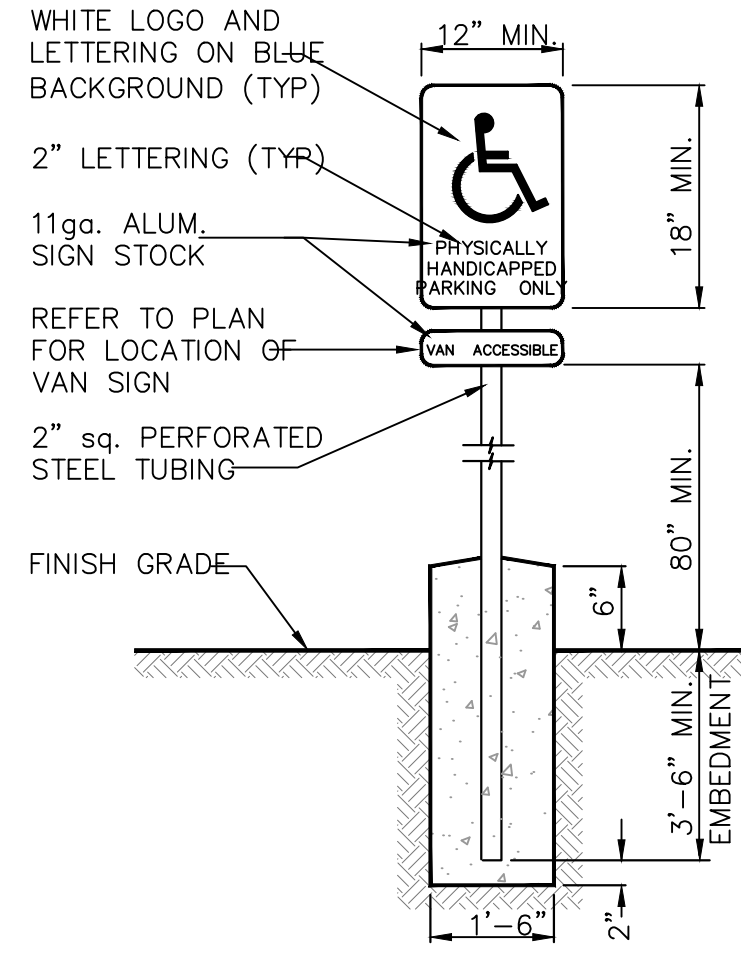


DETAIL	DIMENSIONS	LANE TIES	CONCRETE CU.YD./LIN.FT
C4	M 1'-6"	N 1 3/8"	OMITTED 0.0632

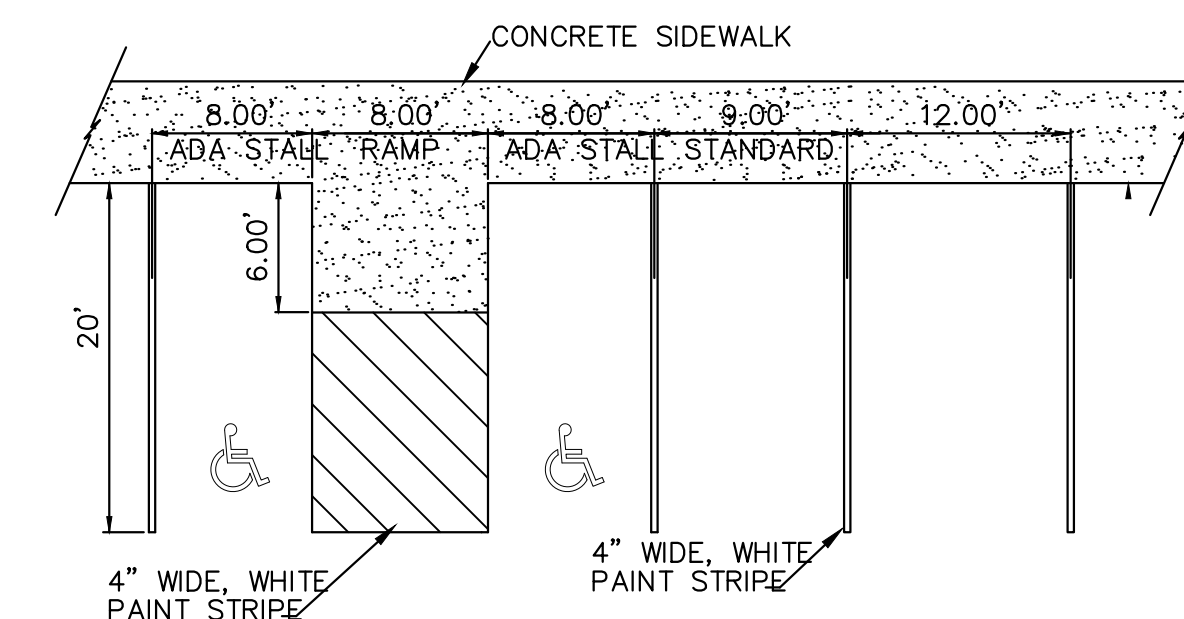
**MODIFIED TYPE C CURB**  
(REF. MDOT DETAIL II-300) (NO SCALE)



**PROPOSED ASPHALT PAVEMENT SECTION**  
NTS

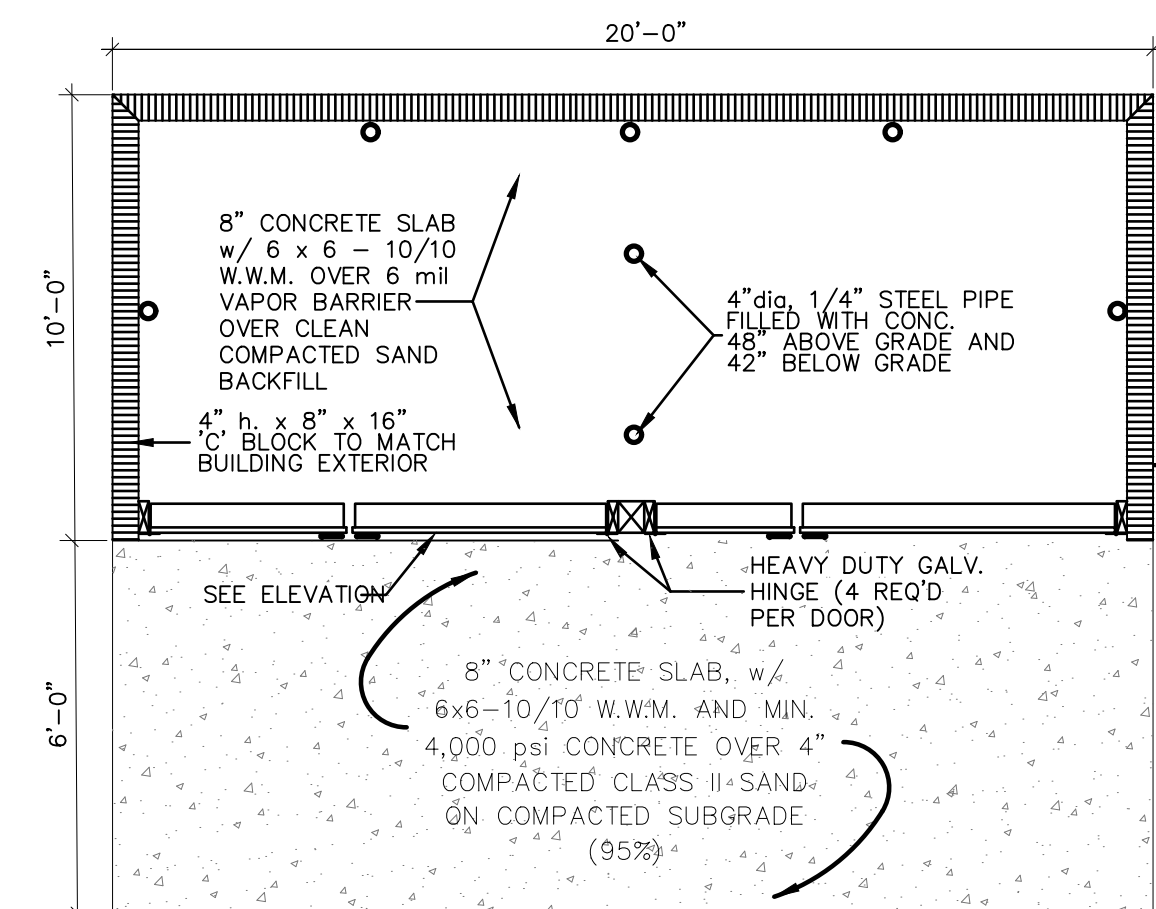


**DISABLED PARKING SIGN DETAIL**  
NTS

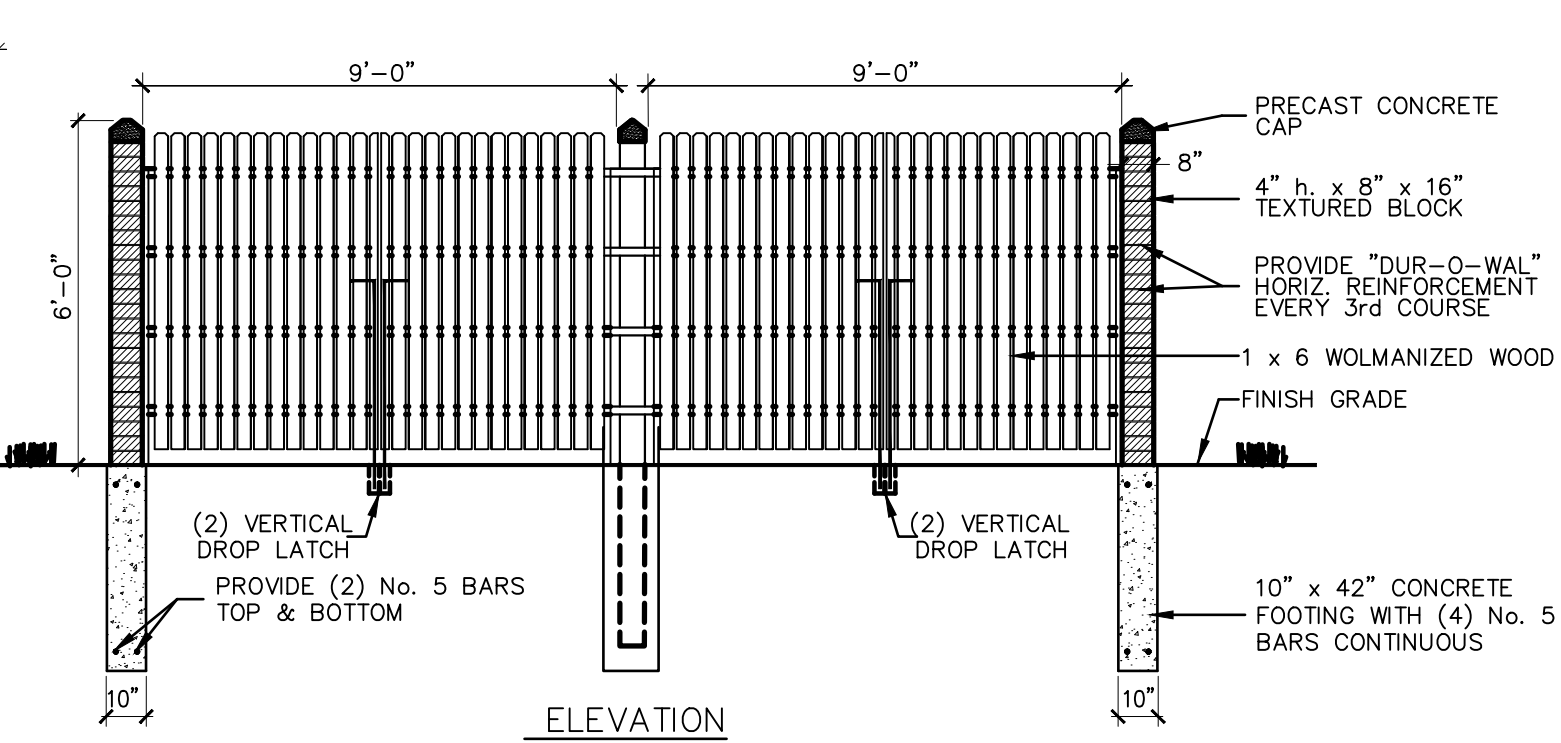


**TYPICAL PARKING STALL DIMENSIONS**  
NOT TO SCALE

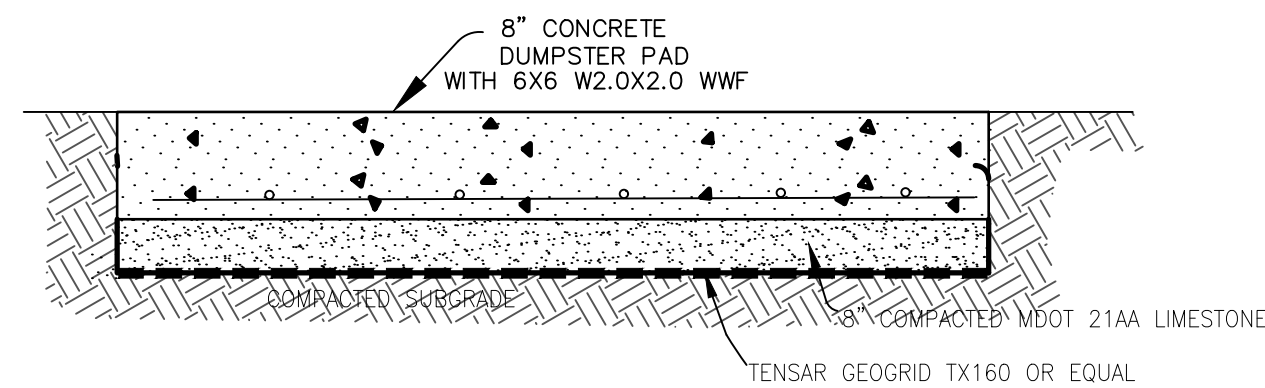
**6" CURB AT ISLANDS AND OTHER THAN OVERHANG PARKING SPACES**  
NTS



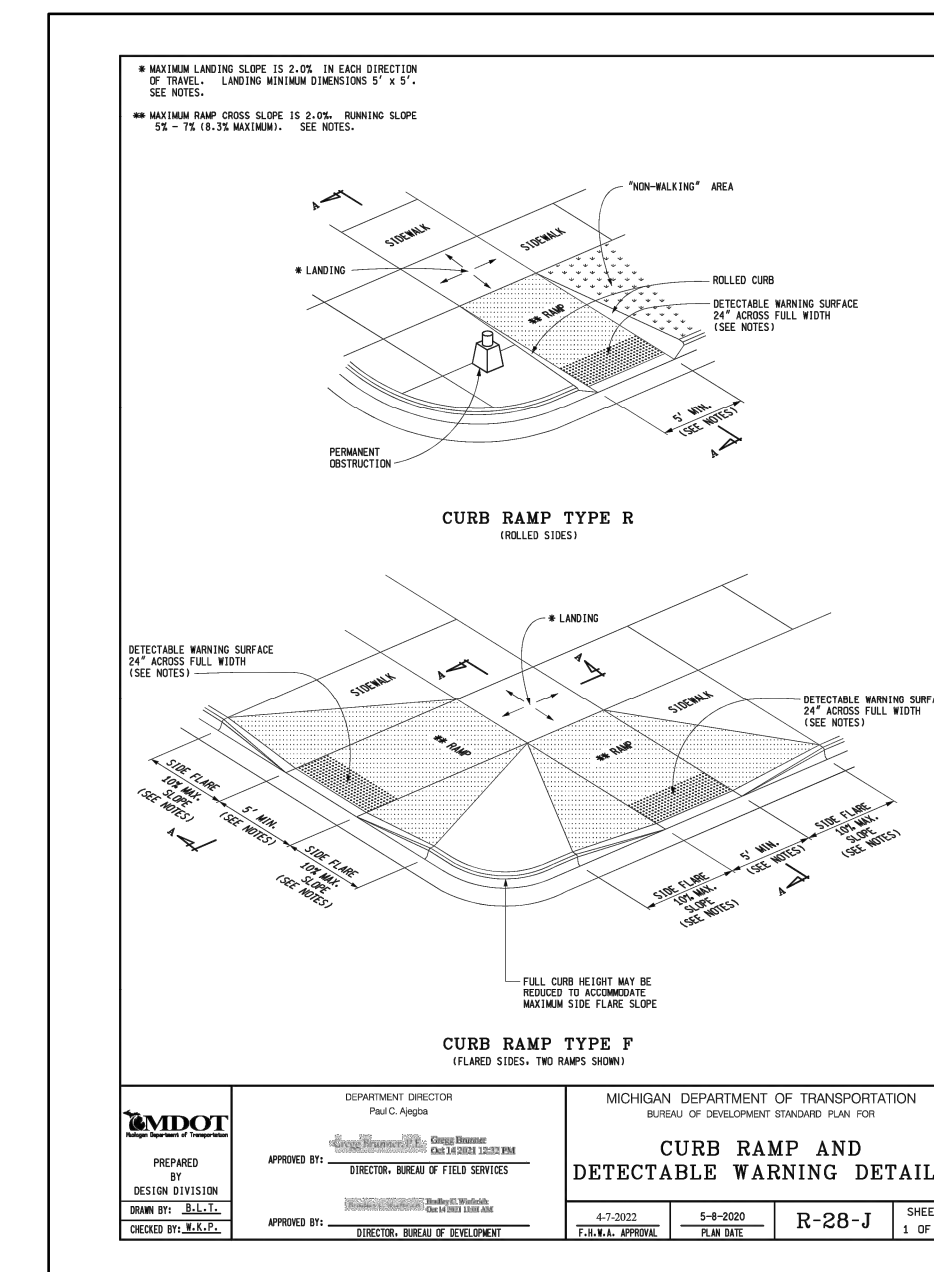
**DUMPSTER DETAIL**  
PLAN VIEW



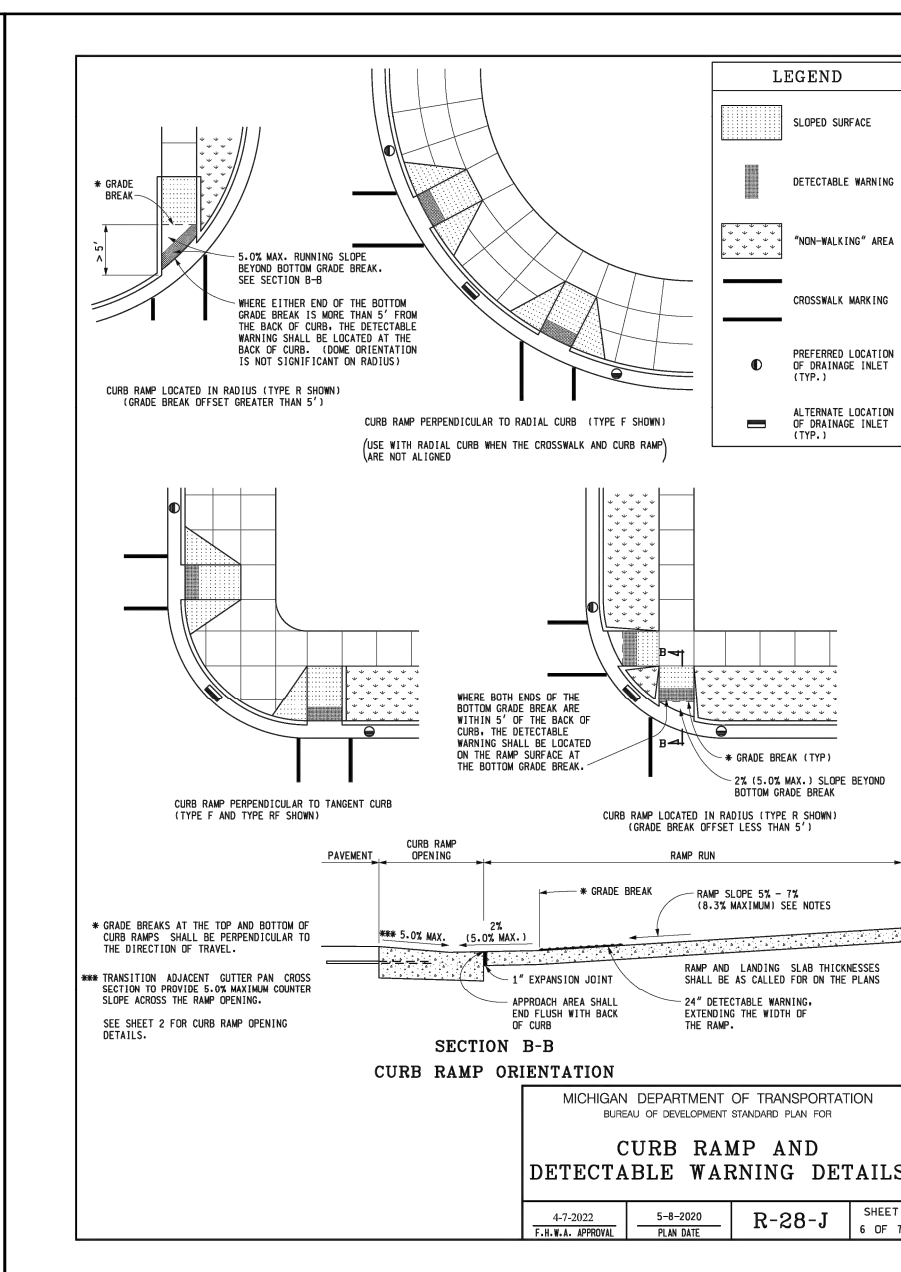
**PROPOSED DOUBLE DUMPSTER ENCLOSURE**  
NTS



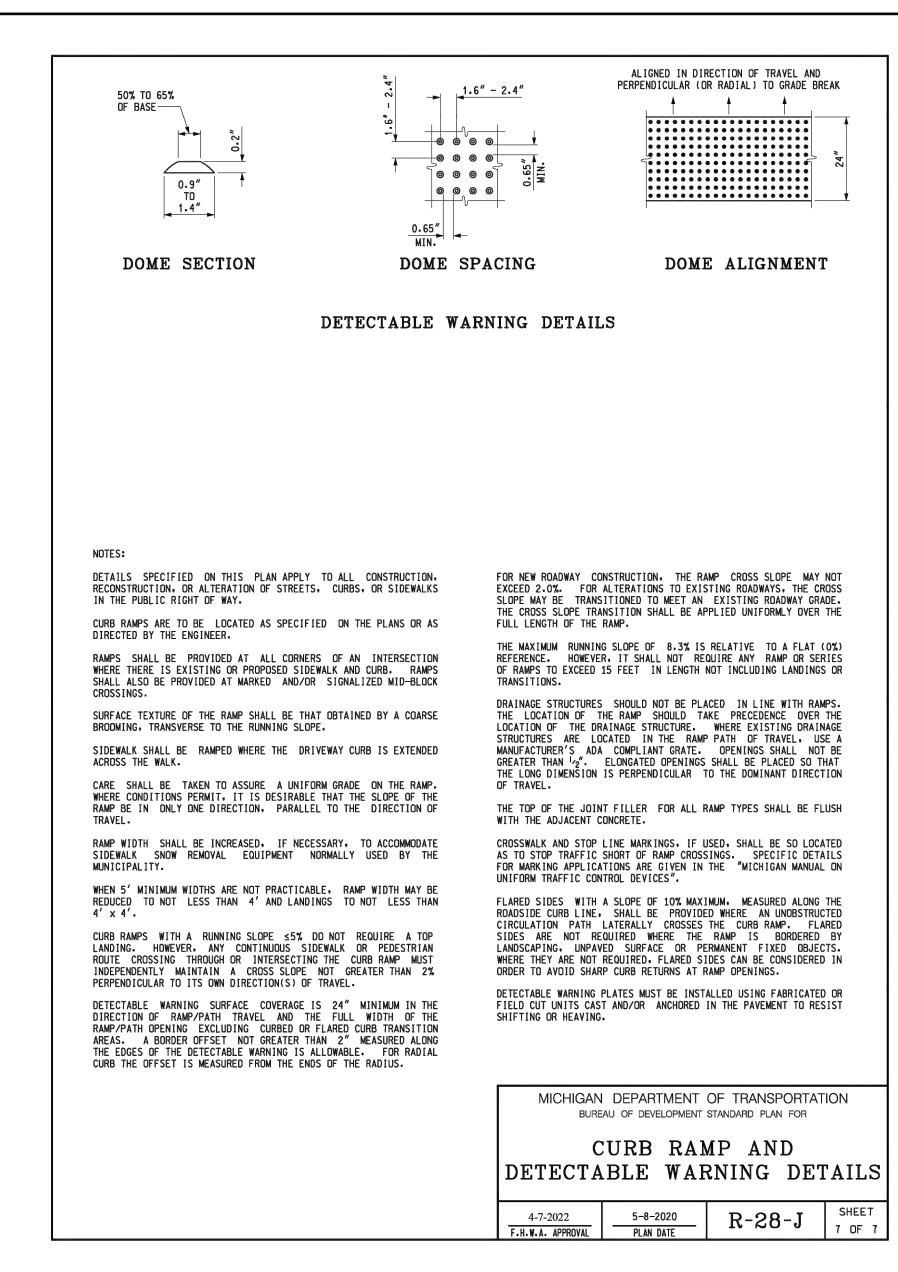
**8" THICK CONCRETE DUMPSTER PAD DETAIL**  
NOT TO SCALE



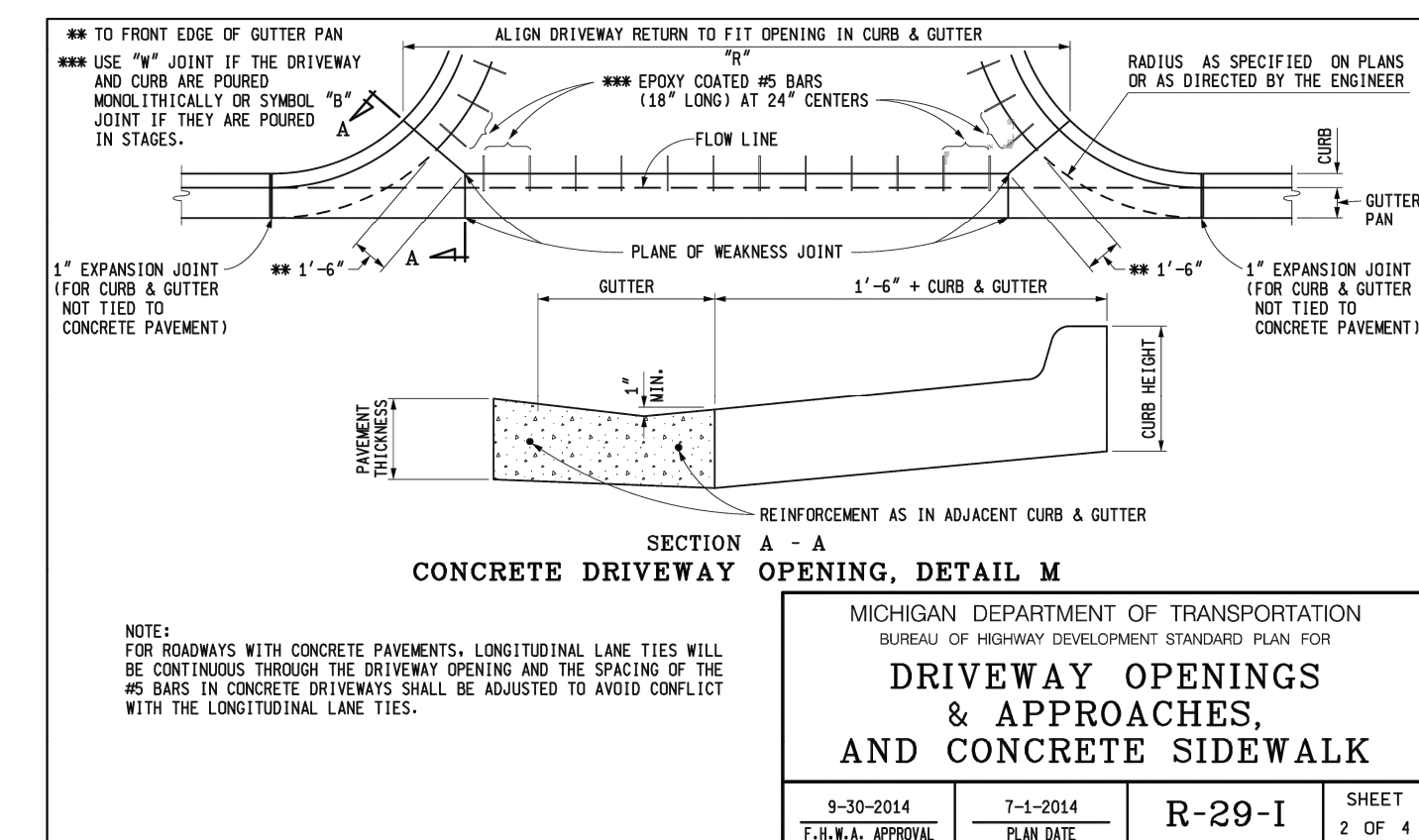
**CURB RAMP AND DETECTABLE WARNING DETAILS**  
R-28-J SHEET 1 OF 1



**CURB RAMP AND DETECTABLE WARNING DETAILS**  
R-28-J SHEET 2 OF 2



**DETECTABLE WARNING DETAILS**  
R-28-J SHEET 3 OF 3



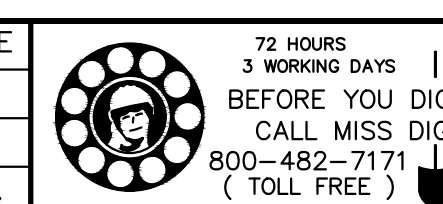
**CONCRETE DRIVEWAY OPENING, DETAIL M**  
MICHIGAN DEPARTMENT OF TRANSPORTATION  
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR  
**DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK**  
9-30-2014 7-1-2014  
T.J.K.L. APPROVAL PLAN DATE R-29-I SHEET 2 OF 4

DATE	ISSUE	BY	DATE	ISSUE	BY
10/21/24	SITE PLAN REVISED PER CLIENT	MM			

PROJECT  
**PROPOSED STORAGE UNIT DEVELOPMENT**  
PARCEL NO-4706-28-301-034  
HOWELL TOWNSHIP, MI

**FAIRWAY ENGINEERING LLC**  
LAND DEVELOPMENT - STRUCTURAL - GEOTECH  
28525 BECK ROAD, SUITE 114 WYOMI, MI 48393-4743  
P:(248) 214-5913

DATE	6-20-24	CKD. BY	DATE
DRAWN	AG		
DESIGN	MM		
SECTION	28 T- 3-N, R- 4-E.		



72 HOURS  
3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
800-452-7171  
(TOLL FREE)

DETAILS SHEET

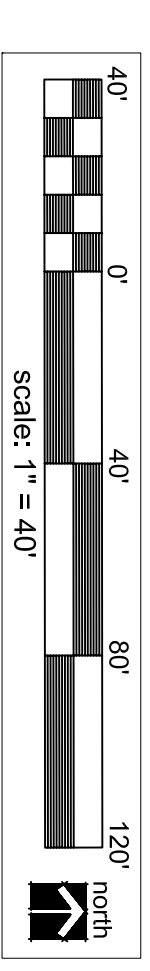
JOB No. 24-1013  
SHEET C-5  
SHEET 5 OF 8

KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>LANDSCAPING ADJACENT TO ROADS (Austin Court)</b>			
ALC	2 <i>Amelanchier laevis</i> 'Cumulus'	Cumulus Allegheny Serviceberry 2-1/2" cal. B&B	
AM	32 <i>Aronia melanocarpa</i> 'Iniquis Beauty'	Iniquis Beauty Black Chokeberry 24" ht., 3 gal. pot	
<b>LANDSCAPING ADJACENT TO ROADS (Highway M-59)</b>			
AGR	2 <i>Amelanchier laevis</i> 'Robin Hill'	Robin Hill Apple Serviceberry	8' - 10' ht. B&B
JCH	9 <i>Juniperus chinensis</i> 'Hetz Columnaris'	Hetz Columnaris Upright Juniper	4' ht. B&B
JVG	16 <i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Spreading Juniper	24" spr., 3 gal. pot
PAC	3 <i>Picea abies</i> 'Cupressina'	Cupressina Norway Spruce	6' ht. B&B
RA	38 <i>Rhus aromatica</i>	Fragrant Sumac	30" ht., 5 gal. pot
<b>GENERAL SITE PLANTING</b>			
JCH	20 <i>Juniperus chinensis</i> 'Hetz Columnaris'	Hetz Columnaris Upright Juniper	4' ht. B&B
PAC	3 <i>Picea abies</i> 'Cupressina'	Cupressina Norway Spruce	6' ht. B&B
QR	5 <i>Quercus rubra</i>	Red Oak	2-1/2" cal. B&B
<b>PARKING LOT LANDSCAPING</b>			
ALC	3 <i>Amelanchier laevis</i> 'Cumulus'	Cumulus Serviceberry	2" cal. B&B
ARA	1 <i>Acer rubrum</i> 'Armstrong Gold'	Armstrong Gold Red Maple	2-1/2" cal. B&B
LTA	1 <i>Liriodendron tulipifera</i> 'Arnold'	Arnold Tuliptree	2-1/2" cal. B&B
PFA	21 <i>Potentilla fruticosa</i> 'Fargo'	Dakota Sunspot Potentilla	24" ht., 3 gal. pot
EPM	51 <i>Echinacea purpureum</i> 'Magnus'	Magnus Purple Coneflower	1 gal. pot, 30" o.c.
HHR	110 <i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 30" o.c.

**LANDSCAPE CALCULATIONS:**

- LANDSCAPING ADJACENT TO ROADS**  
Austin Court (160 LF.)
- One (1) deciduous shade or evergreen tree / 40 LF. = 4 trees
  - One (1) ornamental tree / 100 LF. = 1.6 trees = 2 trees
  - Eight (8) shrubs / 40 LF. = 32 trees
- Highway M-59 (180 LF.)
- One (1) deciduous shade or evergreen tree / 40 LF. = 4.5 trees = 5 trees
  - One (1) ornamental tree / 100 LF. = 1.8 trees = 2 trees
  - Eight (8) shrubs / 40 LF. = 36 shrubs
- GENERAL SITE LANDSCAPING** (27,000 square feet)
- A mixture of evergreen and deciduous trees shall be planted at the rate of one (1) tree per 3,000 square feet or portion thereof for any unpaired open space area for which other landscape requirements do not apply
  - 65,814 sq. ft. of open space at one (1) tree per 3,000 sq. ft. equals 9 trees
- PARKING LOT PLANTING** (62 parking spaces)
- Twenty-five square feet (25 sq. ft.) of interior parking lot landscaping per parking space
  - 52 parking spaces times 25 square feet equals 1,300 square feet of interior parking lot landscaping
  - Interior parking lot landscaping provided equals 2,034 square feet

NOTE:  
\* See Sheet LP - 2: LANDSCAPE NOTES & DETAILS for landscape development notes, landscape planting details, and landscape construction details.



date: June 18, 2024  
revised:  
10-28-2024 Revise for Phase 1 only.



**LANDSCAPE PLAN FOR:**

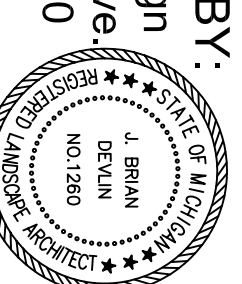
Fairway Engineering, L.L.C.  
28525 Beck Road, Suite 124  
Wixom, Michigan 48393  
(248) 938-4902

**PROJECT LOCATION:**

Storage Building  
Austin Court  
Howell Township,  
Michigan

**LANDSCAPE PLAN BY:**

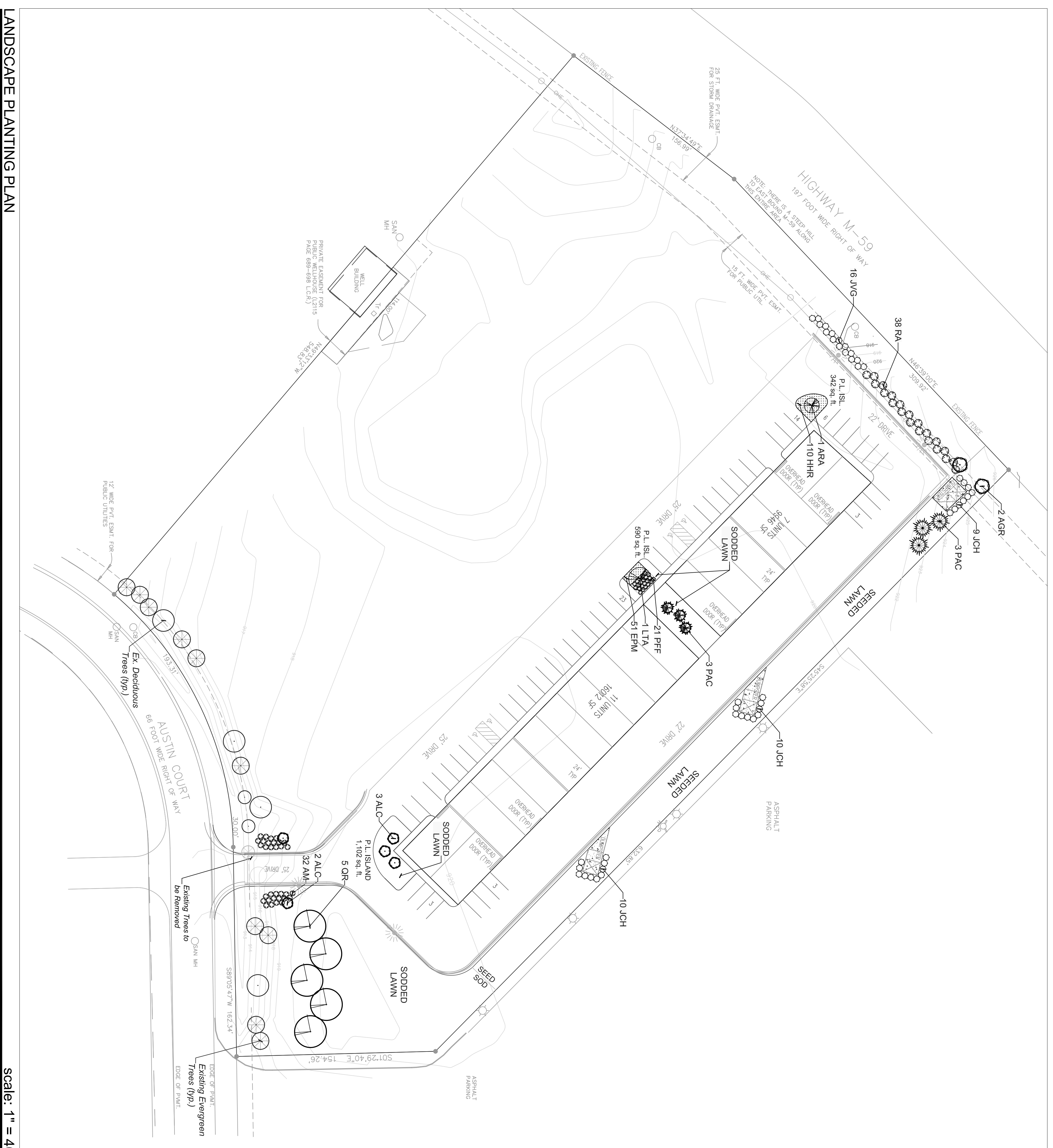
Nagy Devlin Land Design  
31736 West Chicago Ave.  
Livonia, Michigan 48150  
(734) 634-9208



*J. Brian Kopp*  
AUTOCAD SIGNATURE  
ORIGINAL IN BLUE

**LP - 1: LANDSCAPE PLANTING PLAN**

\* Base data provided by Fairway Engineering, L.L.C.



**LANDSCAPE PLANTING PLAN**

Scale: 1" = 40'



**LANDSCAPE DEVELOPMENT NOTES:**

**PLANTING**

1. Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by Howell Township, Michigan.
2. The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
3. The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
4. Plants designated "B&S" shall be balled and burlapped with firm balls of earth.
5. Dig shrub pits one foot (1') larger than the shrub rootball, two pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
6. The Contractor is responsible for planting the materials at the correct grades and spacing.
7. The plants shall be oriented to give the best appearance.
8. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and setting with water.
9. Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of four inches (4"). Only natural color shredded hardwood bark mulch will be accepted.
10. Remove all wire, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
11. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Do not apply tree paint to freshly cut wounds. Stubs between the retaining walls shall be allowed to grow together in a natural form.
12. Organic, table topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
13. All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil.
14. All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy. If such certificate is issued during the April thru September 30 period, the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31. Plantings shall thereafter be reasonably maintained, including permeance and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
15. Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs, and parking stalls:
  - a. Shade/Canopy Trees Three feet (3')
  - b. Ornamental/Flowering Trees Five feet (5')
  - c. Evergreen Trees Five feet (5')
  - d. Evergreen/Flowering Shrubs Four feet (4')
16. Backfill directly behind all curbs and along sidewalks and compact to the to of curbs or walk to support vehicle and pedestrian weight without settling.
17. All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated or all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches (4"-5") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth setting unless otherwise noted on the landscape plan.
18. Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner:
  - a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site;
  - b. Call the Township for an inspection prior to backfilling;
  - c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, and four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth setting, unless otherwise noted on the landscape plan.
19. If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth setting.
20. Edging shall consist of metal aluminum edging, spaced edge, or approved equivalent.

**MATERIAL**

1. Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be:
  - a. Nursery grown;
  - b. State Department of Agriculture inspected;
  - c. No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted);
  - d. Staked, wrapped, watered, and mulched according to the details provided; and e. Guaranteed for one (1) year.
2. Topsoil shall be friable, fertile soil of clay/loam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
3. The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Victoria/Gnome" @ fifty percent (50%), Chewy Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ fifteen percent (15%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
4. Sod shall be two (2) year old "Baron/Victoria/Gnome" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
5. Cobblestone mulch shall consist of geotextile between two inches (2"-4") in diameter six inches (6") deep with geotextile fabric beneath.
6. Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

**GENERAL**

1. Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location or utility lines.
2. The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
3. The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
4. All landscape areas including landscape berms, boulevard medians, and curb-side islands shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering. Provide a battery liner for irrigation systems in curb-side islands.
5. All written dimensions override scale dimensions on the plans.
6. Report all changes, substitutions, or deletions to the Owner's representative.
7. All bidders must inspect the site and report any discrepancies to the Owner's representative.
8. All specifications are subject to change due to existing conditions.
9. The Owner's representative reserves the right to approve all plant material.
10. All ground mounted mechanical units shall be screened on three (3) sides with living plant material.

**MAINTENANCE OF GENERAL LANDSCAPE AREAS**

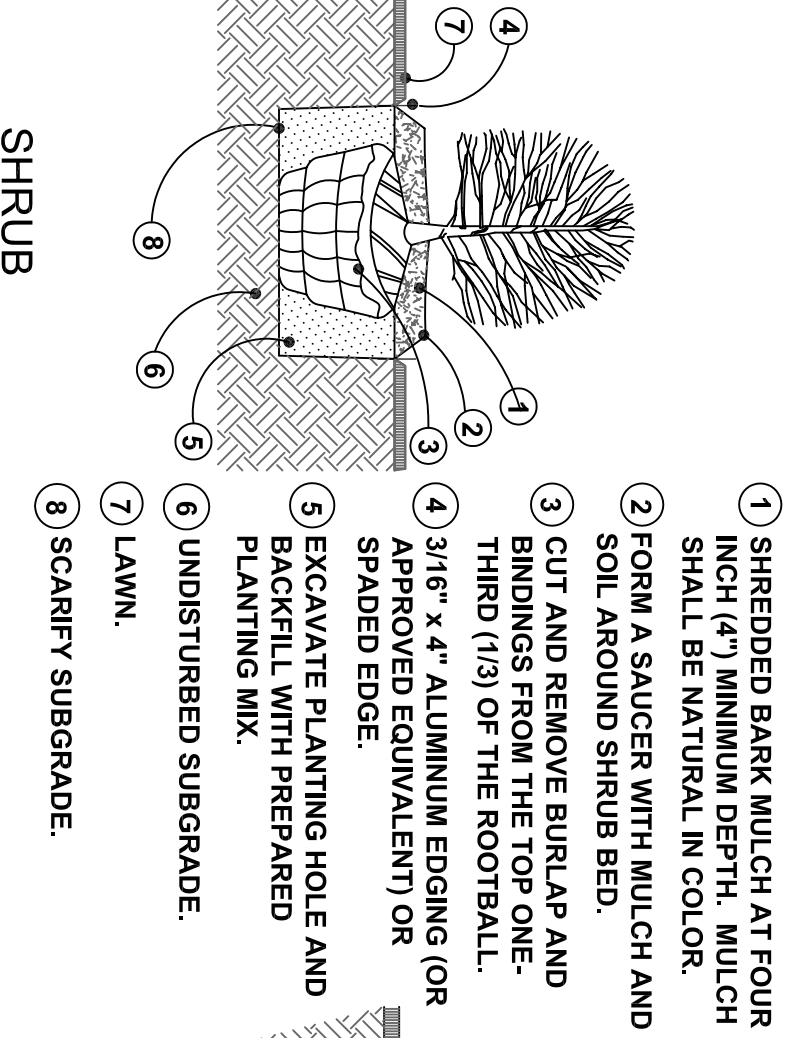
1. The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance. Free from refuse and debris.
2. The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
3. The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
4. All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
5. Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
6. All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
7. Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.

**GENERAL NOTES FOR ALL PLANTINGS:**

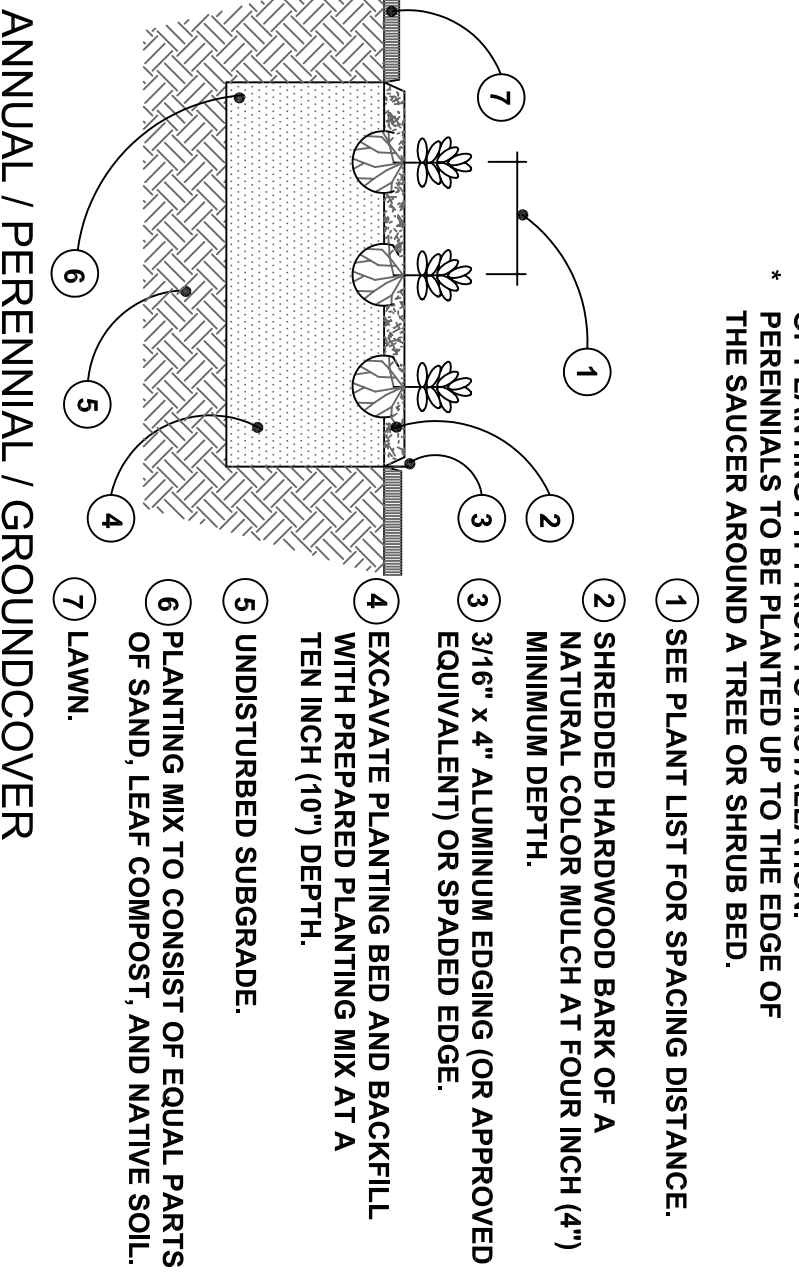
- DO NOT CUT CENTRAL LEADER.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
- CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

**NOTE:**

- \* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.

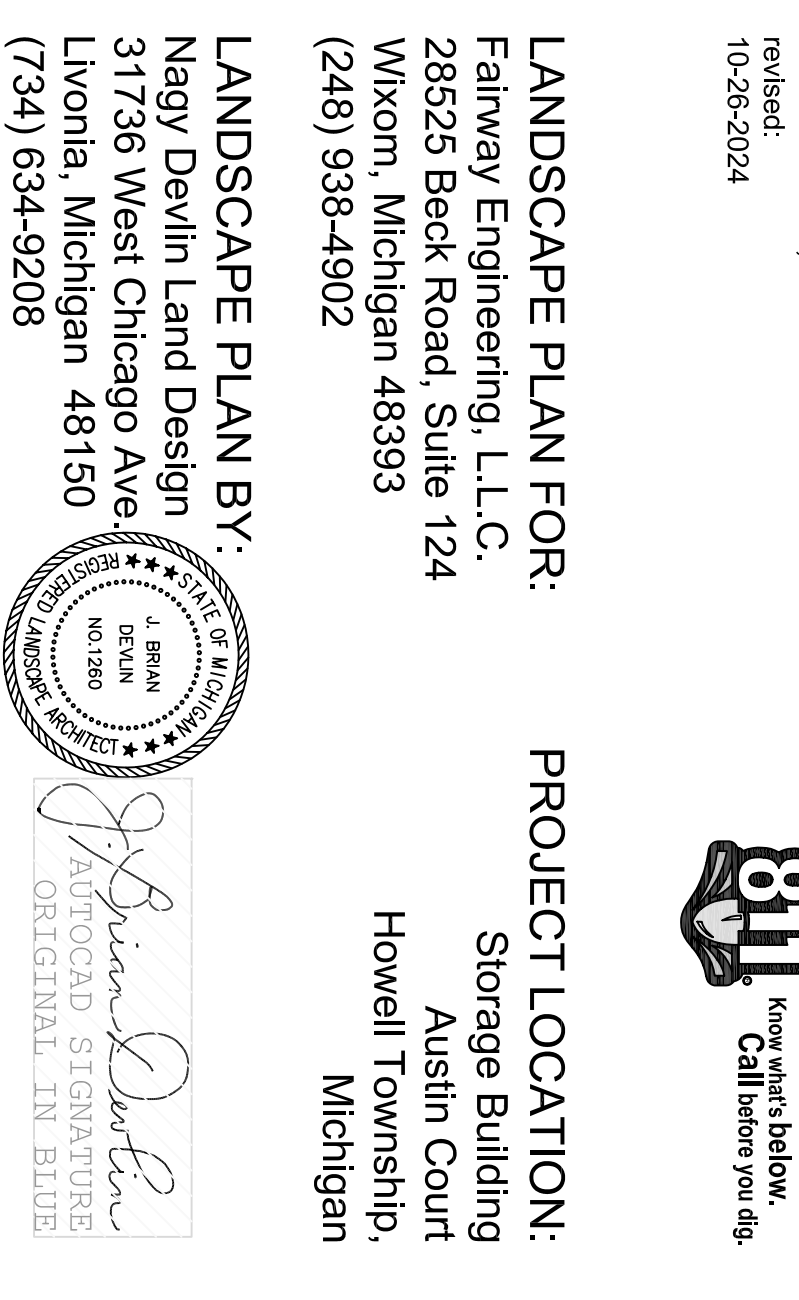


**SHRUB**

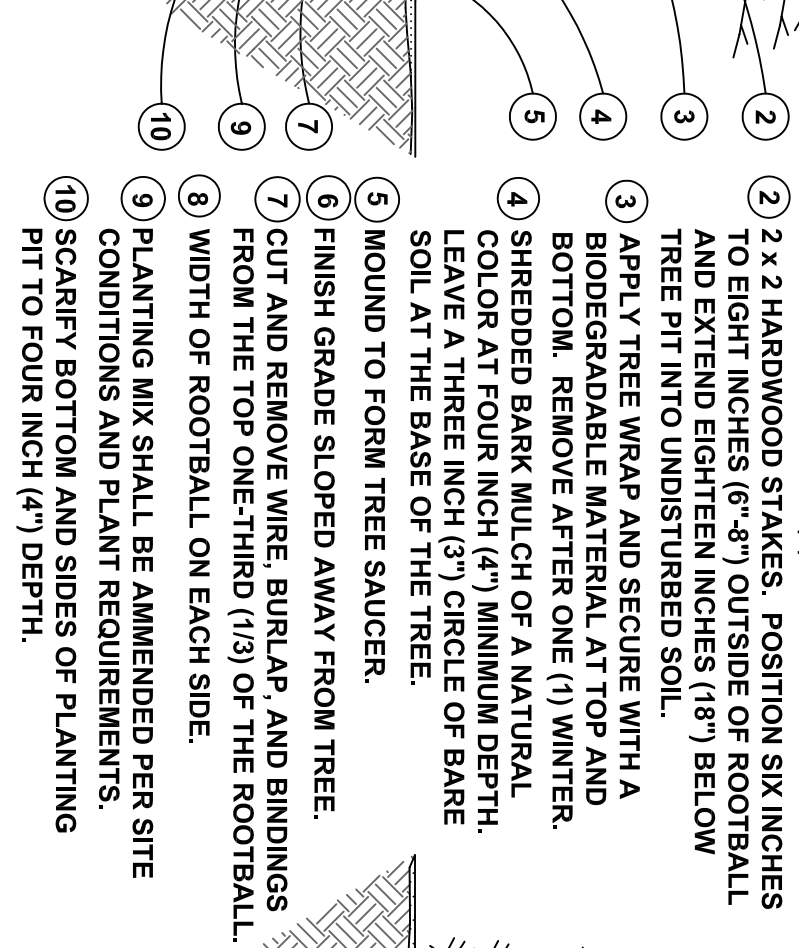


**ANNUAL / PERENNIAL / GROUNDCOVER**

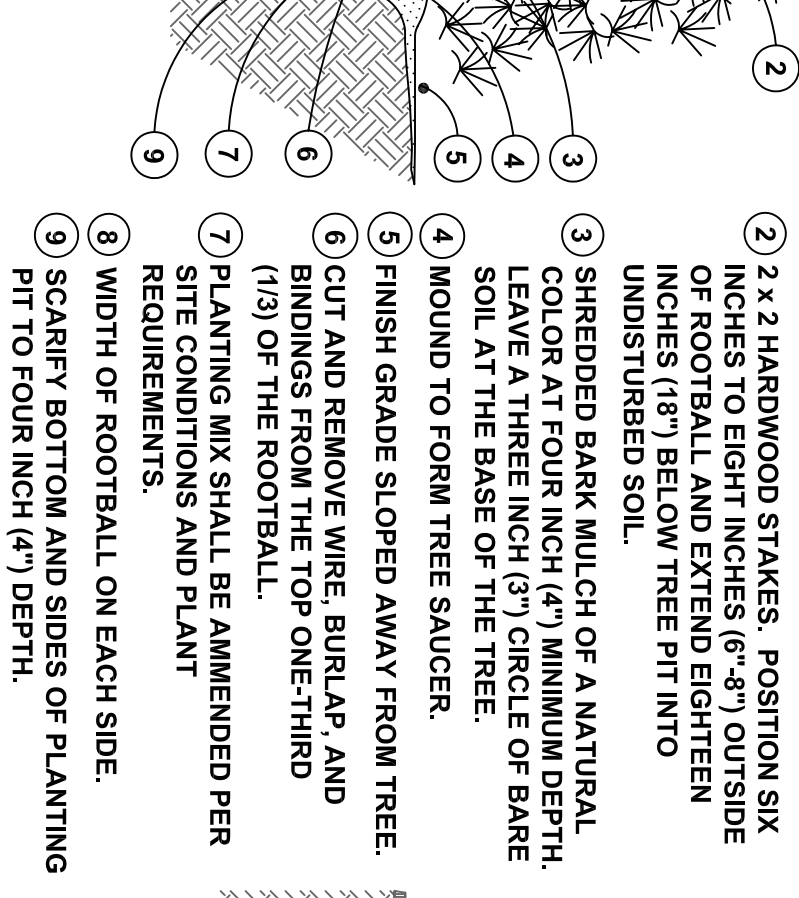
**SHRUB**



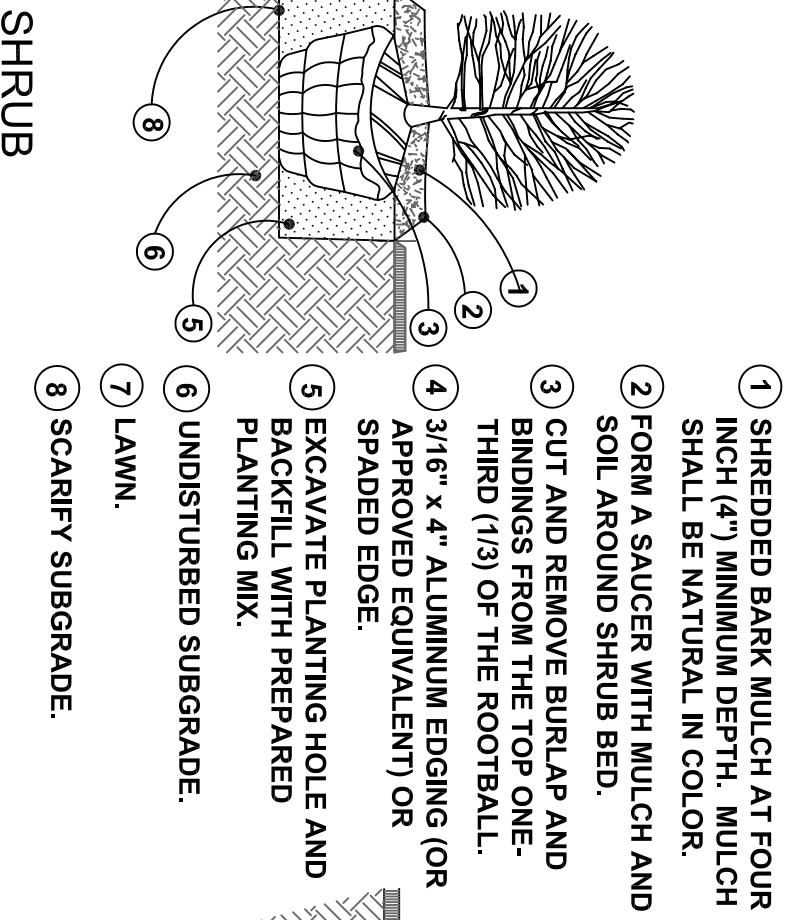
**DECIDUOUS TREE**



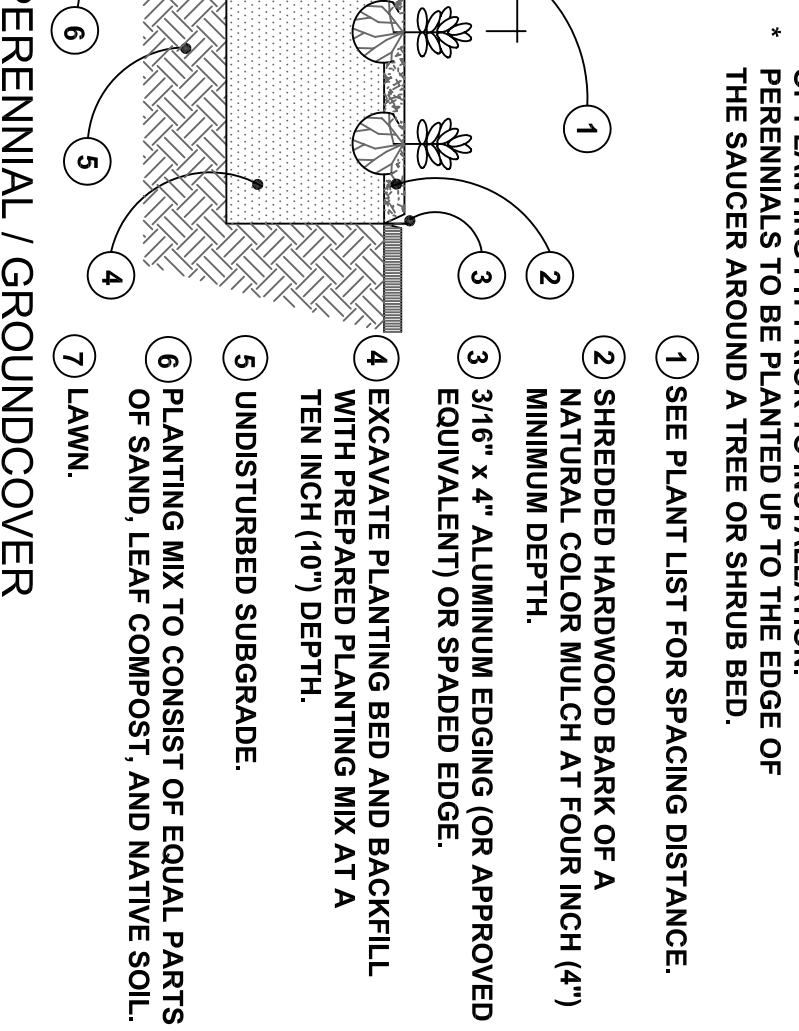
**EVERGREEN TREE**



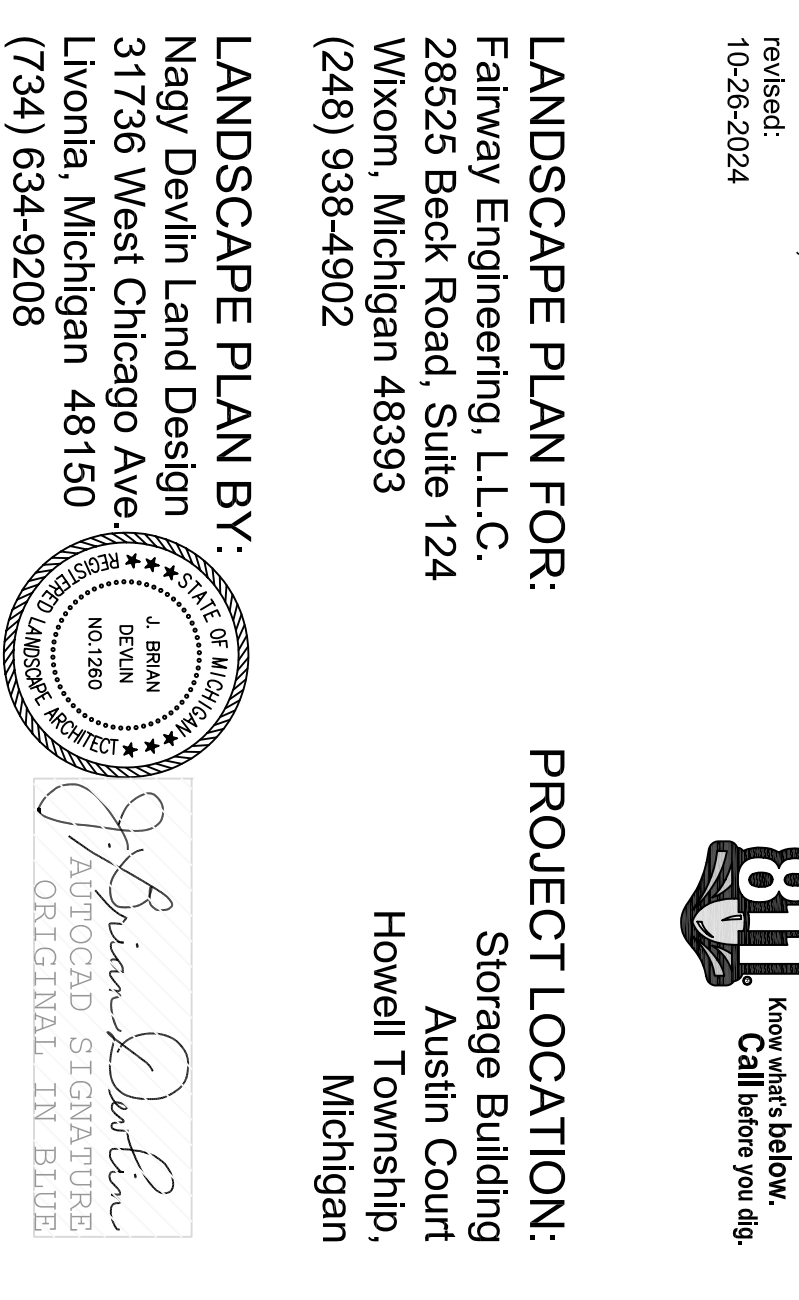
**SHRUB**



**ANNUAL / PERENNIAL / GROUNDCOVER**



**PARKING LOT ISLAND PLANTING DETAIL**



**PARKING LOT ISLAND PLANTING DETAIL**

not to scale

**NOTE:**

\* See Sheet LP - 1: LANDSCAPE PLANTING PLAN for overall landscape plan, plant list, and calculations for landscape requirements.

date: June 18, 2024

revised: 10-26-2024



**LANDSCAPE PLAN FOR:**

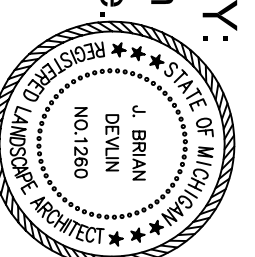
Fairway Engineering, L.L.C.  
28525 Beck Road, Suite 124  
Wixom, Michigan 48393  
(248) 938-4902

**PROJECT LOCATION:**

Storage Building  
Austin Court  
Howell Township,  
Michigan

**LANDSCAPE PLAN BY:**

Nagy Devin Land Design  
31736 West Chicago Ave  
Livonia, Michigan 48150  
(734) 634-9208



**PLANTING DETAILS**

not to scale

## D-Series Size 0 LED Area Luminaire



### Specifications

EPA: 0.44 ft<sup>2</sup> (0.04 m<sup>2</sup>)  
 Length: 26.18" (66.5 cm)  
 Width: 14.06" (35.7 cm)  
 Height H1: 2.26" (5.7 cm)  
 Height H2: 7.46" (18.9 cm)  
 Weight: 23 lbs (10.4 kg)

### Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.acuitybrands.com/designselect](http://www.acuitybrands.com/designselect). \*See ordering tree for details.

### Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBX0

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Mounting	Voltage	Shipped included
DSX0 LED	Forward optics (this section 70CRI only)	30K 3000K	70CRI	AFR Automotive front row	ISM Type II medium	MVOLT (120V-277V)	SPA Square pole mounting (4" drilling, 1.5" max. 50 pole)
	P1 P5	40K 4000K	70CRI	ITS Type II short	TS6 Type V low glare	XVOLT (277V-480V)	SPA Square pole mounting (4" drilling, 1.5" max. 50 pole)
	P2 P6	50K 5000K	70CRI	TSM Type II medium	TSW Type II wide	XVOLT (277V-480V)	SPA Square pole mounting (4" drilling, 1.5" max. 50 pole)
	P3 P7	50K 5000K	70CRI	ETM Type II medium	BL3 Type II backlight control	240 VAC	SPRS Square pole mounting (4" drilling, 1.5" max. 50 pole)
	P4	50K 5000K	70CRI	ETLC Type II low glare	BL4 Type IV backlight control	240 VAC	SPRS Square pole mounting (4" drilling, 1.5" max. 50 pole)
	P10*	27K 2700K	80CRI	TAM Type II medium	LECO Left corner cutoff	277 VAC	SPRNS Round pole mounting (4" drilling, 1.5" max. 50 pole)
	P11*	30K 3000K	80CRI	TALC Type II low glare	LECO Left corner cutoff	347 VAC	SPRNS Round pole mounting (4" drilling, 1.5" max. 50 pole)
	P12*	35K 3500K	80CRI	TFYM Forward throw medium	RCO Right corner cutoff	347 VAC	SPRNS Round pole mounting (4" drilling, 1.5" max. 50 pole)
	P13*	40K 4000K	80CRI			480 VAC	SPRNS Round pole mounting (4" drilling, 1.5" max. 50 pole)
	P14*	50K 5000K	80CRI			480 VAC	SPRNS Round pole mounting (4" drilling, 1.5" max. 50 pole)

Control options	Other options	Shipped installed	Finish (mount)
<b>Shipped installed</b> NLTAIR2 PIRHN Slight IR gas 2 enabled with bi-level motion / ambient sensor. 8-4" mounting height, ambient sensor enabled at 26".	<b>PER1</b> Screen pin receptor only (optional, ordered separately) **	<b>HS</b> Houseline shield (black finish standard) **	<b>DDKD</b> Dark bronze
<b>FR</b> High flow motion/ambient sensor. 8-4" mounting height, ambient sensor enabled at 26".	<b>BL30</b> Bi-level switched dimming 30% **	<b>L50</b> Left raised optic **	<b>DLBD</b> Black
<b>PER</b> Screen pin receptor only (optional, ordered separately) **	<b>BL50</b> Bi-level switched dimming 50% **	<b>ROO</b> Right raised optic **	<b>DNAD</b> Natural aluminum
<b>PERS</b> Five-pin receptor only (optional, ordered separately) **	<b>DMG</b> 0-10v dimming wires pulled outside fixture for use with an external control, ordered separately) **	<b>CEE</b> General Construction **	<b>DWHD</b> White
	<b>HA</b> 50°C ambient operation **	<b>HA</b> 50°C ambient operation **	<b>DDKD</b> Dark bronze
	<b>BAA</b> Bay Area/Amalco Act Compliant	<b>SI</b> Single Size (120, 277, 347V) **	<b>DLBD</b> Black
	<b>DF</b> Double face (208, 240, 480V) **	<b>DF</b> Double face (208, 240, 480V) **	<b>DNAD</b> Natural aluminum
	<b>ESGR</b> External Gas Shield (removable, field install required, matches housing finish)	<b>ESGR</b> External Gas Shield (removable, field install required, matches housing finish)	<b>DNWD</b> Textured white
	<b>BSDB</b> Bird Spikes (field install required)	<b>BSDB</b> Bird Spikes (field install required)	

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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## D-Series Size 1 LED Wall Luminaire



### Specifications

Width: 13-3/4" (34.9 cm)  
 Depth: 4" (10.2 cm)  
 Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)  
 Width: 13-3/4" (34.9 cm)  
 Depth: 4" (10.2 cm)  
 Height: 6-3/8" (16.2 cm)

### Introduction

The D-Series wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

### Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Mounting	Voltage	Shipped included	Shipped installed
DSXW1 LED	10 LEDs (low engine)	350 350mA	30K 3000K	T2S Type II Short	MVOLT-1	120V	FE Plastic/steel bracket	FE Plastic/steel, button type
	20 LEDs (low engine)	530 530mA	40K 4000K	T2M Type II Medium	MVOLT-2	120V	BBW Surface-mounted back box (for oval entry)	DMG 0-10v dimming wires pulled outside fixture for use with an external control, ordered separately
	20 LEDs (low engine)	700 700mA	50K 5000K	T2S Type II Short	MVOLT-2	120V	BBW Surface-mounted back box (for oval entry)	18P 18P motion/ambient light sensor, <15' mtg ht
	20 LEDs (low engine)	1000 1000mA (A)	AMBCP Amber phosphor converted	T2M Type II Medium	MVOLT-2	120V	BBW Surface-mounted back box (for oval entry)	18P 18P motion/ambient light sensor, 15-30' mtg ht
	20 LEDs (low engine)	1000 1000mA (A)	AMBCP Amber phosphor converted	T2M Type II Medium	MVOLT-2	120V	BBW Surface-mounted back box (for oval entry)	PIRHCIV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 18"
	20 LEDs (low engine)	1000 1000mA (A)	AMBCP Amber phosphor converted	T2M Type II Medium	MVOLT-2	120V	BBW Surface-mounted back box (for oval entry)	PIRHCIV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 18"
	20 LEDs (low engine)	1000 1000mA (A)	AMBCP Amber phosphor converted	T2M Type II Medium	MVOLT-2	120V	BBW Surface-mounted back box (for oval entry)	EDWC Emergency battery backup includes external component enclosure, LA (for 20 compliant)

Control options	Other options	Shipped installed	Finish (mount)
<b>DF</b> Double face (208, 240 or 480V) **	<b>DDKD</b> Dark bronze	<b>DDKD</b> Dark bronze	<b>DDKD</b> Dark bronze
<b>HS</b> Houseline shield **	<b>DLBD</b> Black	<b>DLBD</b> Black	<b>DLBD</b> Black
<b>SPD</b> Separate surge protection **	<b>DNAD</b> Natural aluminum	<b>DNAD</b> Natural aluminum	<b>DNAD</b> Natural aluminum
	<b>DWHD</b> White	<b>DWHD</b> White	<b>DWHD</b> White
	<b>DNWD</b> Textured white	<b>DNWD</b> Textured white	<b>DNWD</b> Textured white
	<b>DSSTD</b> Textured sandstone	<b>DSSTD</b> Textured sandstone	<b>DSSTD</b> Textured sandstone

Accessories	NOTES
DSXW1S1 Houseline shield (per luminaire)	1. 20C, 1000 is not available with PIR, PIRHCIV or PIRHCIVC.
DSXW1V1 Bird-deterrent spikes	2. MVOLT-2 driver operates on any line voltage from 120-277V (50/60Hz).
DSXW1S2 Bird-deterrent spikes	3. Single fuse (SP1) requires 120, 277 or 480 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
DSXW1S3 Bird-deterrent spikes	4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRHCIV.
DSXW1S4 Bird-deterrent spikes	5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
	6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRHCIV).
	7. Reference Motion Sensor table on page 3.
	8. Same as old E20C. Cold weather (20C) rated. Not compatible with conduct entry applications. Not available with BBW mounting option. Not available with housing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode (ES) files located on product page at <a href="http://www.lithonia.com">www.lithonia.com</a> .
	9. Not available with 20C.
	10. Not available with E20WC.
	11. Available with a separate accessory; see Accessories information.
	12. Not available with E20WC.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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### Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

### Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT [QUOTES@GASSERBUSH.COM](mailto:QUOTES@GASSERBUSH.COM) OR 734-266-6705.

### General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0".

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT [ASG@GASSERBUSH.COM](mailto:ASG@GASSERBUSH.COM) OR 734-266-6705



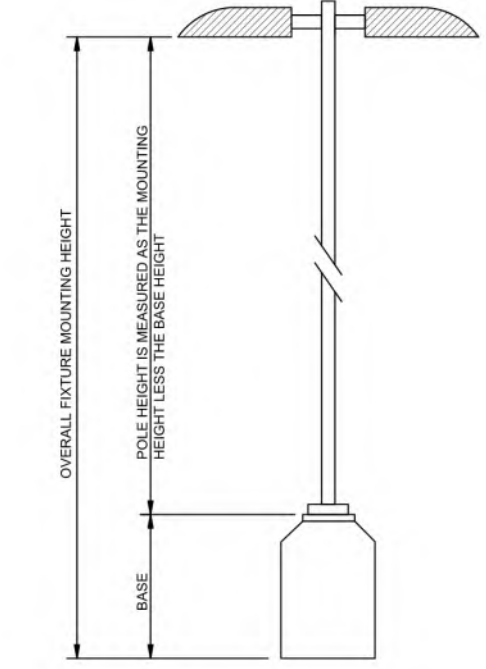
Plan View  
 Scale - 1" = 40ft

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PROPERTY LINE	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A	0.0:1
SITE CIRCULATION	+	1.2 fc	3.9 fc	0.2 fc	19.5:1	6.0:1	0.3:1
OVERALL	+	0.3 fc	3.9 fc	0.0 fc	N/A	N/A	0.1:1

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage	Mounting Height
A1		3	Lithonia Lighting	DSX0 LED P4 30K 70CRI BL4C	D-Series Size 0 Area Luminaire 14 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control	LED	8023	0.9	93.04	18'-0"
A2		1	Lithonia Lighting	DSX0 LED P4 30K 70CRI T4M	D-Series Size 0 Area Luminaire 14 Performance Package 3000K CCT 70 CRI Type 4 Medium	LED	10839	0.9	93.04	18'-0"
B		14	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE 14M OPTIC, 3000K, @ 700mA.	LED	4975	0.9	45.7	12'-0"

Designer  
 JD/KB  
 Date  
 6/14/2024  
 rev. 10/22/2024  
 Scale  
 Not to Scale  
 Drawing No.  
 #24-30536-V2  
 1 of 1

TRANSWEST-UNIT 3  
 PHOTOMETRIC SITE PLAN  
 GASSER BUSH ASSOCIATES  
 PREPARED FOR: FAIRWAY ENGINEERING  
 WWW.GASSERBUSH.COM





**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: December 11, 2024

## Site Plan Review For Howell Township, Michigan

<b>Applicant:</b>	Tom Schroeder
<b>Project Name:</b>	Cornerstone Group
<b>Plan Date:</b>	October 21, 2024
<b>Location:</b>	North side of Austen Ct. in Transwest
<b>Zoning:</b>	Industrial (I)
<b>Action Requested:</b>	Final Site Plan Approval

### PROJECT AND SITE DESCRIPTION

At the July 23, 2024 Howell Township Planning Commission meeting, the preliminary site plan dated June 20, 2024, which proposed the construction of a multi-unit facility located at the vacant parcel #06-28-301-034 was approved with conditions. The preliminary proposal included the construction of six (6) structures with a total of fifty-seven (57) units which include eight (8) 50'x60' units, twenty-six (26) 24'x60' units, and twenty-three (23) 15'x60' units.

The plan has been greatly reduced in scale. The revised plans dated October 21, 2024 now depict one (1) structure with a total of eighteen (18) units made up of two (2) 30'x45 units, two (2) 30'x50' units, and fourteen (14) 24'x60' units. Per the applicants account at the July Planning Commission meeting, the proposed units are to be used as a multi-tenant manufacturing facility.

A variety of individual uses are permitted in the Industrial District. These uses are listed in Section 13.02. Each new use that is established in any of the units should see zoning compliance approval before establishing such use to ensure it is permitted in the district. **Figure 1** shows an aerial image of the site on the next page.

**Figure 1. Aerial Image of Subject Site and Vicinity**



Source: NearMap

**Items to be Addressed:** Individual tenet uses must get zoning approval before commencing.

**NEIGHBORING ZONING, LAND USE AND MASTER PLAN**

Neighboring zoning designations are summarized in Table 1.

**Table 1. Zoning, Land Use and Master Plan Designations**

	<b>Zoning</b>	<b>Master Plan Designations</b>
<b>Subject Site</b>	IZ - Industrial Zone	IZ - Industrial Zone
<b>North</b>	W Highland Road Right-of-Way / HSC - Highway Service Commercial	W Highland Road Right-of-Way / HC - Highway Commercial
<b>South</b>	IZ - Industrial Zone	IZ - Industrial Zone
<b>East</b>	C & O Railway / IZ - Industrial Zone	C & O Railway / IZ - Industrial Zone
<b>West</b>	IZ - Industrial Zone	IZ - Industrial Zone

**Items to be Addressed:** None.

**AREA, WIDTH, HEIGHT, SETBACKS**

The following table summarizes the Placement, and Height Regulations for the site plan associated with the use. The proposed structures appear to meet all dimensional regulations of the zoning ordinance, except that the height of the buildings have not been provided.

**Table 2. Placement, and Height Regulations**

	<b>Required</b>	<b>Provided</b>
<b>Lot Area</b>	2 Acres	6.5 Acres
<b>Lot Width</b>	120 Feet	>200 Feet
<b>Front Setback</b>	35 Feet	134 Feet
<b>Side Setback</b>	10 Feet Minimum	51 feet
<b>Rear Setback</b>	50 Feet Minimum	88 Feet
<b>Lot Coverage</b>	75 % Max	16.7%
<b>Building Height</b>	70 Feet Max	Not Provided

*Items to be Addressed: Provide building height for proposed buildings.*

**BUILDING LOCATION AND SITE ARRANGEMENT**

The site for the proposed development is located on Austin Court and abuts M-59. The proposed structure is located along the eastern property line. The revised plans removed two (2) other buildings and have marked the area for future development. This has resulted in a decrease in the intensity of the proposed use. The applicant is not indicating that this is a phased development, but the layout would appear to allow for subsequent phases to be developed.

*Items to be Addressed: None.*

**PARKING, LOADING**

Initially, the applicant proposed one-hundred and twenty-three (123) parking spots including ten (10) handicap accessible parking spots for three (3) buildings. The site data on sheet C-3 of the revised plans dated October 21, 2024 indicate ninety-eight (98) parking spaces are provided for the thirty-three (33) proposed units. However, the only depict a total fifty-two (52) parking spaces including four (4) handicap accessible parking spaces.

Article XVII of the Howell Township Zoning Ordinance requires that permitted industrial uses provide one (1) space for each employee working during the largest working shift, or one (1) space for every 550 square feet of total floor space, whichever is greater. Table 3 located on the following page demonstrates the compliance with Section 18.02(G)(21).

**Table 2. Parking Requirements**

	Required	Provided
<b>Manufacturing, fabricating, or other related permitted industrial uses</b>	1 space per 550 s.f. 47,634 s.f. / 550 = 87 spaces	52 spaces

Currently, the site is deficient in parking spaces for the proposed use. With the provided total floor space, thirty-five (35) additional parking spaces are required to comply with Section 18.02(G)(21). However, the plans show discrepancies: the Cover Sheet lists 123 parking spaces, Sheet C-3 lists 98 parking spaces, Sheet LP-1 lists 52 parking spaces, and 52 parking spaces are depicted on the drawings. This inconsistency must be clarified by the applicant.

No loading space is provided, though one (1) space measuring ten (10) feet by fifty-five (55) feet is required.

**Items to be Addressed:** 1) The applicant shall provide additional parking spaces to meet the required total based on the square footage of the floor space. 2) The applicant shall amend the plans to ensure the total parking spaces are consistent across all documents. 3) Provide on loading space.

**FENCING**

Fencing is present along the northern property line that abuts Highway M-59. The applicant is not proposing any additional fencing.

**Items to be Addressed:** None.

**SITE ACCESS AND CIRCULATION**

Proposed access to the facility will be from Austin Court via a twenty-four (24) foot drive. The revised plans have removed the additional twenty-four (24) foot wide drive.

The applicant does not provide a refuse vehicle circulation or emergency vehicle circulation plan to demonstrate proper vehicular traffic flow. The applicant shall provide a circulation map with turning templates to demonstrate that trucks and fire apparatus can navigate the site.

We defer to Engineering and the Fire Chief for further consideration.

**Items to be Addressed:** 1) The applicant shall provide a circulation map with turning templates to demonstrate that trucks and fire apparatus can navigate the site.

**NATURAL FEATURES**

The site was part of the initial development for the Trans West Industrial development. We believe the site was cleared as part of the initial land balancing. Trees have grown on the site

since then. The site plan states that no wetlands are located within the project limits. The EGLE Wetlands Map Viewer displays a potential wetland as identified on NWI and MIRIS maps in the southwestern portion of the lot.

**Items to be Addressed:** None.

**LANDSCAPING**

The applicant has submitted a landscape plan, as detailed in the table below. However, we note discrepancies between the plantings provided and the requirements. According to Sheet LP-1, there is a deficit of 141 square feet of interior landscaping. Additionally, along the M-59 corridor, five (5) deciduous or evergreen trees are mandated.

Landscaped Area	Requirement	Factor	Required	Provided	Complies
Non-Residential Parcel	1 tree per 3,000 square feet	$65,814 / 3,000 = 22$ trees	22 trees	24 trees	Yes
Parking Lot	25 square feet of interior landscaping per parking space	87 parking spaces x 25 square feet = 2,175 square feet	2,175 square feet	2,034 square feet	No
Austin Court	1 deciduous or evergreen tree per 40 linear feet	$160$ linear feet / $40$ linear feet = 4 trees	4 trees	5 trees	Yes
	1 ornamental tree per 100 linear feet	$160$ linear feet / $100 = 1.6$ trees	2 trees	2 trees	Yes
	Min. of 8 shrubs per every 40 linear feet	$160$ linear feet / $40$ linear feet x 8 = 32 shrubs	32 shrubs	32 shrubs	Yes
Highway M-59	1 deciduous or evergreen tree per 40 linear feet	$180$ linear feet / $40$ linear feet = 4.5 trees	5 trees	0 trees	No
	1 ornamental tree per 100 linear feet	$180$ linear feet / $100$ linear feet = 1.8 trees	2 trees	2 trees	Yes
	Min. of 8 shrubs per every 40 linear feet	$180$ linear feet / $40$ linear feet x 8 = 36 shrubs	36 shrubs	37 shrubs	Yes

The current landscape plan does not include detailed information about the sixteen (16) existing trees shown along Austin Court. Specifications for these existing trees should be provided. Additionally, in the plant list on Sheet LP-1, the proposed *Acer rubrum* ‘Cumulus’ (Cumulus Allegheny Serviceberry) is listed with a caliper range of 2–2.5” B&B. This should be revised to confirm a minimum caliper of 2.5 inches.

**Items to be Addressed:** 1) The applicant must provide an additional 141 square feet of interior landscaping to meet the requirements. 2) The applicant must plant five (5) additional deciduous or evergreen trees along the M-59 corridor to comply with the landscaping requirements. 3) Provide details for existing trees along Austin Court. 4) Confirm a minimum caliper of 2.5 inches for the proposed Cumulus Allegheny Serviceberry.

## LIGHTING

A sufficient lighting plan has been provided. A photometric plan indicates that the light levels at property lines are acceptable. Planned lighting includes LED Wall Luminaire lights along the storage units and LED Area Luminaire which will be base mounted and located near the entrance(s) of the site. All lights appear to be permanent horizontal fixtures that will appropriately shield light from adjacent properties.

**Items to be Addressed:** None.

## SIGNS

Site plan does not indicate any signage proposed on the site.

If added, signs will require a separate permit from the Zoning Administrator. A sign application must be filed with the Zoning Administrator, at which time the zoning administrator will determine if the signs meet the requirements of the ordinance.

**Items to be Addressed:** None.

## FLOOR PLAN AND ELEVATIONS

Floor plan and elevation sheets have not been included in the revised site plan.

**Items to be Addressed:** Provide floor plan and elevation sheets for all proposed structures.

## TRASH ENCLOSURE

There are six (6) trash receptacles proposed at the site. Two (2) of which will be located within a double receptacle enclosure surrounded by a six (6) foot fence and appropriate landscape screening. The remaining two (2) trash receptacles will be separately placed along the east side of the parcel and are to be screened with appropriate landscaping.

It is unclear if the single trash receptacle will be truck-lifted which will require a six (6) foot high fence or man-lifted, which will require a four (4) foot high fence. The trash receptacles along the Eastern property line appear to be within the ten (10) foot side yard setback.



**Items to be Addressed:** 1) Provide trash enclosure details for the two (2) dumpsters along the eastern lot line. 2) Relocate trash receptacles along Eastern property line to avoid encroachment on the ten (10) foot side yard setback.

**RECOMMENDATIONS**

We recommend the following items be addressed before the Planning Commission takes action on the final site plan:

1. Individual tenet uses must get zoning approval before commencing.
2. Provide building height for all proposed structures.
3. Provide an additional thirty-five (35) parking spaces to meet Section 18.02(G)(21).
4. Amend plans to ensure the total number of parking spaces is consistent across all sheets.
5. Provide a loading space meeting the required dimensions (ten (10) feet x fifty-five (55) feet) or apply the requirements of a similar use.
6. Provide on loading space.
7. Submit a circulation map with turning templates to demonstrate proper navigation for trucks and fire apparatus.
8. Provide an additional one hundred forty-one (141) square feet of interior landscaping.
9. Plant five (5) additional deciduous or evergreen trees along the M-59 corridor.
10. Provide details for the sixteen (16) existing trees along Austin Court.
11. Confirm a minimum caliper of two and one-half (2.5) inches for the proposed Acer rubrum 'Cumulus' (Cumulus Allegheny Serviceberry).
12. Submit floor plan and elevation sheets for all proposed structures.
13. Provide trash enclosure details for the two (2) dumpsters along the eastern lot line.
14. Relocate trash receptacles along the eastern property line to avoid encroachment on the ten (10) foot side yard setback.

  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOC., INC.**  
**Paul Montagno, AICP**  
**Principal**

  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOC., INC.**  
**Grayson Moore**  
**Community Planner**

December 5, 2024

Jonathan Hohenstein  
Howell Township  
3525 Byron Road  
Howell, MI 48855

RE: Proposed Storage Unit Development (Transcontinental West)  
Parcel #06-28-301-034 Howell Township  
Preliminary Site Plan Review

Mr. Hohenstein,

We have received and reviewed Preliminary site plans for Transcontinental West. The plans were prepared by Fairway Engineering LLC and are dated October 21, 2024. Based on our review, we offer the following comments:

**General**

The existing site is a 6.5-acre vacant lot zoned Industrial (I) and is surrounded by Industrial parcels to the South, East and Northeast with M-59 to the Northwest. The proposed use of the site is office space and storage for small businesses. Warehouses and storage are permitted provided they are developed and operated primarily to serve the principal use by right in the Industrial District. We defer to the Planning Commission to make a determination on the acceptability of the intended use in this zoning district.

Setback requirements are correctly listed on the plan. Section 26.05 of the Howell Township Zoning Ordinance states that the setback requirement along M-59 is minimally 50-feet from all buildings and 20-feet for all other structures. There does not appear to be a conflict, the building has approximately 90 feet of clearance and the dumpster has 21 feet of clearance. There are 2 dumpsters are encroaching on the side yard setback to the northeast and should be relocated.

The height of the proposed buildings should be included on the plans

The plans include the names and address of the owners (Tom Schroeder, Cornerstone Group) and engineer who prepared the plans (Mark Mahajan, Fairway Engineering LLC).

The cover sheet includes a vicinity map. This map should include the following:

- Scale (1"=2000')
- North Arrow
- Parcel ID Numbers

A land use summary table should also be included on the cover sheet

The Tax ID number on sheet C-1, 4706-26-301-034, should be corrected to 4706-28-301-034

December 6, 2024  
2 of 4

A legal description is provided however the bearing and distances provided close withing the minimum ratio of 1 part to 5000.

The cover sheet has seal and signature of an Engineer licensed in the state of Michigan.

### **Grading and Drainage**

A topographical survey with 1-foot contours has been provided, including the 100' abutting the entire perimeter of the site.

Two benchmarks have been provided with datum NAVD88 clearly referenced.

The existing topography of the site generally slopes northeast.

The plans indicate that storm water will be collected by several catch basins within the curbed HMA parking area and discharged into an existing catch basing labeled CB 40. Stormwater ultimately outlets to a regional detention pond. For final site plan reviews calculations for allowable discharge to the existing storm sewer will be required as well as allowable discharge requirements to the existing regional storm pond. Storm sewer profiles will also be required for final site plans.

Proposed grading should be included on the plans.

All proposed utilities should have their pipe size and type labeled in plan view.

Due to lack of proposed grading, it is unclear how stormwater is being controlled in the unpaved portions of the site.

No SESC plan has been provided in this set of plans. Please provide details in final site plan review documents

### **Watermain**

A proposed watermain is looped around the perimeter of the site for fire suppression. There is no size or type of pipe indicated on the plans.

There is a 1-inch K Copper domestic water service noted on sheet C-3 that is not shown to be connected to the existing watermain and extends into the parcel to the northeast.

We defer further comments on the watermain the MHOG

### **Sanitary Sewer**

The proposed sanitary cleanout just north of the connection to the existing sanitary lead crossing Austin Court should be located at the deflection.

The sanitary lead should be moved out of the 1:1 influence of the building footprint and be accessible for cleanouts.

Sanitary structures should have a progressive numbering system.

December 6, 2024  
3 of 4

The length, size, type, class, and slope of pipe between structures should be indicated on the plans.

Sanitary profile sheets will be required for final site plans.

**Site Access and Paving**

No plan is provided for the turning patterns required by emergency vehicles (Fire Truck) or auxiliary vehicles (Garbage Truck).

**Landscaping**

A landscaping plan is provided. We defer to the Township planner for comment on the Landscaping plan.

**Lighting**

Building lighting and light poles are proposed and details are provided. A photometric plan was provided and shows that minimal light leaves the property in multiple locations. We defer all further comments on the lighting plan to the Township Planner.

**Easements**

There are several existing easements shown on the rear of the property and adjacent to the south parcel. Do not construct permanent features in existing easement locations.

December 6, 2024  
4 of 4

**Recommendations**

We would make the following recommendations for improvements prior to acceptance by the Township:

1. Review and approval of the plans by:
  - a. Howell Township Planner
  - b. Fire Marshal
  - c. Livingston County Drain Commissioner
  - d. MHOG
2. Adjust layout to ensure dumpster location is outside of the setback
3. Include a scale, north arrow on the vicinity map
4. Correct the Tax ID number listed on sheet C-1.
5. Included the proposed building height on the plans
6. Include proposed grading on the plans
7. Include the size and type of pipe of all existing and proposed utilities in plain view.
8. Provide Emergency Vehicle Circulation Plan Sheet
9. Provide SESC Control Plan and Details
10. Adjust layout to ensure sanitary leads are not in the influence of the building
11. Included progressive numbering system for the proposed sanitary structures.
12. Include Howell Township standard detail sheets (sanitary sewer)
13. Adjust the layout to avoid construction of permanent features in existing easements.
14. Include MHOG water main standard detail sheets (water main)
15. Provide copies of the recorded easements for Township Engineers review.

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

Sincerely,



**Adam C. Jacquain**  
Phone: (989) 598-6196  
Mailto: adamj@spicergroup.com



**John W. Bradley**  
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**SPICER GROUP, INC.**  
1595 W Lake Lansing Rd Suite 200  
East Lansing, MI 48823

CC: SGI File  
Jonathan Hohenstein, Howell Township Planner  
Ken Recker, Livingston County Chief Deputy Drain Commissioner  
Paul Montagno, Carlisle Wortman  
Bryan Hager, Howell Township Fire Inspector  
Greg Tatara, MHOG

**ARTICLE XXX  
WELLHEAD PROTECTION OVERLAY DISTRICT**

**Howell Township Zoning Ordinance  
Livingston County, Michigan**

**Draft Date 12/11/14/24**

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## ARTICLE XXX

### WELLHEAD PROTECTION OVERLAY DISTRICT

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#### Section 1 – STATEMENT OF PURPOSE

The purpose of the Wellhead Protection Overlay District is to provide supplemental developmental regulations in the designated wellhead protection zone so as to protect and preserve the surface and groundwater resources of Howell Township and the region from any use of land or buildings that may reduce the quality and/or quantity of water resources or pose a risk to drinking water. This Wellhead Protection Overlay District has been created in accordance with both the City of Howell's and Howell, Marion, Oceola & Genoa Sewer and Water Authority's (MHOG) **Wellhead Protection Plans** drafted by Wood Environment & Infrastructure Solutions, Inc. (Wood). This Wellhead Protection Overlay District was also created in conjunction with the City of Howell and Marion Township.

#### Section 2 – DEFINITIONS

As used in this Article, the following words and terms shall have the meaning specified, unless the context clearly indicates otherwise.

**Aquifer.** A geologic formation composed of rock or sand and gravel that contain significant amounts of potentially recoverable potable water.

**Best Management Practices.** Measures, either managerial or structural, that is determined to be the most effective, practical means of preventing or reducing pollution inputs to soils, surface water and ground water.

**Contamination.** The process of making impure, unclean, inferior, or unfit for use by the introduction of undesirable elements through the release of a hazardous substance, or the potential release of a discarded hazardous substance, in a quantity which is or may become injurious to the environment, or to the public health, safety, or welfare.

**Contingency Plans.** Detailed plans for control, containment, recovery, and clean up of hazardous materials released during fires, equipment failures, leaks and spills.

**Development.** The carrying out of any construction, reconstruction, alteration of the ground surface or structure or change of land use or intensity of use.

**Discharge.** Discharge includes, but is not limited to, any spilling, leaking, seeping, pouring, misapplying, emitting, emptying or dumping of any pollutants prohibited by law or regulation, which affects surface water and/or groundwater.

**Facility.** Any building, structure, or installation from which there may be a discharge of hazardous substances.

**Hazardous Materials.** A material which is defined in one or more of the following categories:

**A. Ignitable:** A gas, liquid or solid which may cause fires through friction, absorption of moisture, or which has low flash points. Examples: white phosphorous and gasoline.

- B. Carcinogenic:** A gas, liquid or solid, which is normally considered to be cancer causing. Examples: PCBs in some waste oils.
- C. Explosive:** A reactive gas, liquid or solid which will vigorously and energetically react uncontrollably if exposed to heat, shock, pressure or combinations thereof. Examples: dynamite, organic peroxides and ammonium nitrate.
- D. Highly Toxic:** A gas, liquid or solid so dangerous to humans as to afford an unusual hazard to life. Examples: parathion and chlorine gas.
- E. Moderately Toxic:** A gas, liquid or solid, which through repeated exposure or in a single large dose can be hazardous to humans. Example: atrazine.
- F. Corrosive:** Any material, whether acid or alkaline, which will cause severe damage to human tissue, or in case of leakage might damage or destroy other containers of hazardous materials and cause the release of their contents. Examples: battery acid and phosphoric acid.

**Impervious Surface.** Materials or structures on or above the ground that do not allow precipitation to infiltrate the underlying soil.

**Overlay District.** That area of the Township in which special requirements and restrictions are applied to land uses and activities to eliminate or minimize contamination of the aquifers supplying the City of Howell's and MHOG's municipal water wells.

**Primary Containment Facility.** A tank, pit, container, pipe, or vessel of first containment of a hazardous substance or material.

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**Regulated Substances.** A chemical or other material, which is or may become injurious to the public health, safety, or welfare, or the environment and shall include: 1. Substances for which there is a material safety data sheet (MSDS), as established by the United States Occupational Safety and Health Administration, and the MSDS cites possible health hazards for said substance; 2. Hazardous Waste, as defined by the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976, as amended; ~~3.~~, and as defined in Part III (Section 324.11103) of the Natural Resources and Environmental Protection Act, 1994 P.A. 451, as amended; 3. Hazardous Substance, as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) when the hazardous substance is the focus of remedial or removal action being conducted under CERCLA in accordance with the U.S. EPA regulations; 4. Radiological materials; 5. Biohazards; ~~and~~ 6. "Hazardous Materials" as defined in the NFPA 1, the International Fire Code Council, and categorized as a hazardous material under 49 CFR 172.101; and 7. "petroleum" as defined in Part 213 (Section 324.21303) of the Natural Resources and Environmental Protection Act, 1994 P.A.451, as amended.

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**Secondary Containment Facility.** A second tank, catchment, pit, pipe, or vessel that limits and contains liquid or chemical leaking or leaching from a primary containment area.

**Storage of Petroleum Products.** Bulk petroleum products such as gasoline and fuel oils, natural gas; mixed, manufactured, or liquified petroleum; waste oil and other petroleum fuels in above ground or below ground storage containers and tanks.

**Wellhead Protection Area.** The surface and subsurface area surrounding a public water supply well or well field through which contaminants, if discharged, are reasonably likely to move toward and reach the well or the well field. This area is also known as the zone of contribution (ZOC) which contributes groundwater to the well or well field. The Wellhead Protection Area for the City of Howell and MHOG are present in areas of the Township, and the boundaries of such are specifically set forth in **Figure 1 attached to this Ordinance.**

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### **Section 3 – SCOPE OF AUTHORITY**

The Wellhead Protection Overlay District is a mapped zoning district that imposes a set of requirements in addition to those of the underlying zoning district. In an area where an overlay district is established, the property is placed simultaneously in the two districts, and the property may be developed only under the applicable conditions and requirements of both districts. In the event there is a conflict between the requirements of the two districts, the requirements of the Wellhead Protection Overlay District shall prevail.

### **Section 4 – CREATION OF OVERLAY DISTRICT BOUNDARIES**

The Wellhead Protection Overlay District boundaries shall be established on the official Township Zoning Map. The Overlay District boundaries may be amended according to the Zoning Ordinance procedures in Article XXIII.

### **Section 5 – DISTRICT DELINEATION**

- A. The Wellhead Protection Overlay District is hereby established to include all lands within Howell Township, lying within the City of Howell's or MHOG's Wellhead Protection Areas, including recharge areas of groundwater aquifers and watershed areas that lie within the wellhead protection area which now or may in the future provide public water supply. If the wellhead protection area includes a portion of the parcel, the entire parcel shall be considered to be within the wellhead protection area. This area is set forth in Figure 1, and may thereafter be amended.
- B. Where the boundaries delineated are in doubt or in dispute, the burden of proof shall be upon the owner(s) of the land in question to show whether the property should be located in the District. At the request of the owner(s), the Township may engage the services of a qualified professional to determine more accurately the location and extent of an aquifer within the wellhead protection area. The Township shall charge the owner(s) for all or a part of the investigation. The Owner shall place the funds necessary into an escrow account at the Township to cover the necessary fees of the qualified professional. Such dispute shall be presented as an interpretation/appeal to the Zoning Board of Appeals.

### **Section 6 – SITE PLAN REVIEW REQUIREMENTS**

- A. **New or Expanded Uses and Structures.** All proposed new or expanded structures or uses within the Wellhead Protection Overlay District, except single family uses, shall be subject to site plan review, pursuant to Article XX, Section 20.06.
- B. **Existing Uses and Structures.** All land uses and activities existing prior to approval of the Wellhead Protection Overlay District must conform to the site plan review standards in this Article with respect to any new, expanded, or amendments to any approvals existing prior to adoption of the Wellhead Protection Overlay Ordinance.

- C. **Township Determination of No Hazard.** All new or expanded structures or uses subject to site plan review and special land use review shall be subject to a separate determination by the zoning body with authority to approve or deny the zoning request sought that the use of hazardous materials with any permitted use is not detrimental and does not pose an unreasonable risk have the potential to be detrimental to the Township's Wellhead Protection Area. Such determination will include consultation with the Township's engineer, MHOG, and any additional consultants with necessary subject matter expertise to assist the zoning body with authority to make such a determination.

### Section 7 – DATA REQUIREMENTS

The following data are required for site plan review in the Wellhead Protection Overlay District, in addition to the information required by Article XX, Section 20.06.

- A. **List of Regulated Substances.** A complete list of chemicals, pesticides, fuels, and other Regulated Substances to be used or stored on the premises. Businesses that use or store such Regulated Substances shall file a management plan with the Fire Chief. The management plan shall include the following, at minimum:
1. Provisions to protect against the discharge of Regulated Substances or wastes to the environment due to spillage, accidental damage, corrosion, leakage or vandalism, including spill containment and clean-up procedures.
  2. Provisions for indoor, secured storage of Regulated Substances and wastes with impervious floor surfaces.
  3. Evidence of compliance with the rules and regulations of the Michigan Department of the Environment Great Lakes and Energy (EGLE).
  4. Drainage recharge features and provisions to prevent loss of recharge.
  5. Provisions to control soil erosion and sedimentation, soil compaction, and to prevent seepage from sewer pipes.
  6. Material Safety Data Sheets.
- B. **Service Facilities and Structures.** Location of existing and proposed service facilities and structures, above and below ground, including:
1. General location of the site within the Wellhead Protection Overlay District.
  2. Areas to be used for the storage, loading/unloading, recycling, or disposal of Regulated Substances, including interior and exterior areas.
  3. Underground storage tank locations.
  4. Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store or transport storm water or wastewater. The point of discharge for all drains and pipes shall be specified on the site plan.
- C. **Water Resources.** Location of existing wetlands and watercourses, including ponds and streams on or within a quarter mile of the site.

- D. **Soils.** Soil characteristics of the site, at least to the detail provided by the Natural Resources Conservation Service.
- E. **Topography.** Existing topography of the site, with a maximum contour interval of two (2) feet.
- F. **Existing Contamination.** Delineation of areas on the site that are known or suspected to be contaminated, together with a report on the status of site clean-up.
- G. **EGLE Environmental Checklist.** Completion of the EGLE checklist [or similar list](#), indicating the types of environmental permits and approvals that may be needed for the project.

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## Section 8 – PERMITTED PRINCIPAL USES

The following uses shall be permitted in the Wellhead Protection Overlay District if permitted in the underlying zoning district, provided they comply with all applicable restrictions and standards specified in this Article:

- A. Single family residential uses.
- B. Residential accessory uses, including garages, driveways, private roads, utility rights-of-way, and on-site wastewater disposal systems (i.e., septic systems).
- C. Agricultural uses such as farming, grazing, and horticulture.
- D. Forestry and nursery uses.
- E. Outdoor recreation uses, including fishing, boating, and play areas.
- F. Conservation of water, plants, and wildlife, including wildlife management areas.
- G. Any of the above uses may include the subordinate use of Regulated Substances upon a final determination by a qualified professional that such Regulated Substances ~~will not pose an unreasonable risks not detrimental and does not have the potential to be detrimental~~ to the Township’s Wellhead Protection Area after consideration of the following standards with adequate data, information and evidence provided by the applicant:

~~1. Classification of the substance under 49 CFR 172.101.~~

~~2.1. Classification of the Regulated Substance under 49 CFR 172.101. The list shall include common name (trade name) of materials, chemical name (components), form (liquid, pressurized liquid, solid, gas, pressurized gas, etc.), maximum quantity on hand at any one time, and type of storage containers (above ground tank, underground tank, drums, cylinders, metal container, wooded or composition container, portable tank, etc.).~~

~~3.2. Amount of the regulated substance~~Regulated Substance proposed to be contained on the property.

~~4.3. Whether substances~~Regulated Substances for use in a motor vehicle will be used solely for the operation of a vehicle.

~~5.4. Whether the substance’s~~Regulated Substance’s storage and use is proposed for on-site air cooling or household appliances.

~~6.5. Whether the substance~~Regulated Substance will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance in terms of their uses, activities, processes, materials, equipment and conditions of operation, that will ~~not~~ be detrimental to the Wellhead Protection Area.

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## Section 9 – SPECIAL USES

The following uses may be permitted if allowed in the underlying zoning district subject to conditions specified for each use, review and recommendation by the Planning Commission and approval by the

Township Board, and subject further to any special conditions that are necessary to fulfill the purposes of this Ordinance, and the provisions set forth in Article XVI:

- A. Commercial, industrial, governmental or education uses which are allowed in the underlying district, and which are not prohibited in Section 11.
- B. Any enlargement, intensification, alteration, or change of use of an existing commercial, industrial, governmental or education use that complies with this Article.
- C. The rendering impervious of more than fifteen percent (15%) or 2,500 sq. ft. of any parcel, whichever is less, if allowed in the underlying zoning district, provided that a system for artificial recharge of precipitation to groundwater is developed, which shall not result in degradation of the groundwater.
- D. The mining or excavation for removal of earth, loam, sand, gravel and other soils or mineral resources, provided that such excavation shall not extend closer than five (5) feet above the historical high groundwater table (as determined from on-site monitoring wells and historical water fluctuation data compiled by the United States Geological Survey). One (1) or more monitoring wells shall be installed by the property owner to verify groundwater elevations. This sub-section shall not apply to excavations incidental to permitted uses, including but not limited to installation or maintenance of structural foundations, freshwater ponds, utility conduits or on-site sewage disposal.
  1. Upon completion of earth removal operations, all altered areas shall be restored with topsoil and vegetative plantings suitable to control erosion on the site.
  2. All fine materials, such as clays and silts, removed as part of the earth removal operation and leftover as by-products, shall be disposed of off-site to prevent damage to aquifer recharge characteristics.
- E. Fertilizers, pesticides, herbicides, lawn care chemicals, or other leachable materials provide that such materials are stored in accordance with the manufacturer's label instructions approved by the United States Environmental Protection Agency or the Michigan Department of Agriculture and that they are used in routine agricultural operations and applied under the "Generally Accepted Agricultural Management Practices" and all other necessary precautions are taken to minimize adverse impact on surface and groundwater.
- F. The storage of commercial fertilizers and soil conditioners provided such storage shall be within structures designed to prevent the generation and escape of contaminated run-off or leachate.
- G. ~~AH~~The use or storage of Regulated Substances upon a final determination that such Regulated Substances ~~will~~are not pose an unreasonable risk detrimental and do not have the potential to be detrimental to the Township's Wellhead Protection Area after consideration of the following standards with adequate data, information and evidence provided by the applicant:
  1. Classification of the Regulated Substance under 49 CFR 172.101. The list shall include common name (trade name) of materials, chemical name (components), form (liquid, pressurized liquid, solid, gas, pressurized gas, etc.), maximum quantity on hand at any one time, and type of storage containers (aboveground tank, underground tank, drums, cylinders, metal container, wooded or composition container, portable tank, etc.).

2. Amount of the Regulated Substance proposed to be contained on the property.
3. Whether Regulated Substances for use in a motor vehicle will be used solely for the operation of a vehicle.
4. Whether the Regulated Substance's storage and use is proposed for on-site air cooling or household appliances.
- ~~6.5.~~ Whether the Regulated Substance will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance in terms of their uses, activities, processes, materials, equipment and conditions of operation, that will not be detrimental to the Wellhead Protection Area.

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### Section 10 – CONDITIONS

In addition to Section 9, Special Uses shall comply with the following:

- A. The Township Board may grant Special Use approval only upon finding that the proposed use meets the following standards:
  1. In no way, during construction or thereafter, shall a project adversely affect the quality or quantity of water that is available in the Wellhead Protection Overlay District.
  2. The project shall be designed to avoid substantial disturbance of the soils, topography, drainage, vegetation and water-related natural characteristics of the site to be developed.
- B. The Township Board shall not approve a Special Use under this section unless the petitioner's application materials include, in the Board's opinion, sufficiently detailed, definite and credible information to support positive findings in relation to the standards of this section.

### Section 11 – PROHIBITED USES

The following uses are prohibited in the Wellhead Protection Overlay District:

- A. Business and industrial uses that generate, use, treat, process, store, or dispose of Regulated Substances, including, but not limited to metal plating, chemical manufacturing, wood preserving, and dry-cleaning factory, except for the following:
  1. Generators of a very small quantity of Regulated Substances (less than 20 kilograms or six (6) gallons per month), subject to Special Land Use review.
  - ~~3.2.~~ Treatment facilities or operations designed for the treatment of contaminated ground or surface waters, provided the facilities have been approved by EGLE.
- B. Business and industrial uses that dispose of processed wastewater on-site.
- C. Solid waste landfills, dumps, landfilling, spreading or storage of sludge or septage, with the exception of disposal of brush or stumps.

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- D. Storage of liquid petroleum products of any kind, except for the following:
1. Storage that is incidental to:
    - a. Normal household use and outdoor maintenance or the heating of a structure.
    - b. Use of emergency generators.
    - c. Treatment facilities or operations designed for the treatment of contaminated ground or surface waters, provided the facilities have been approved by EGLE.
  2. Replacement of storage tanks and systems for the keeping, dispensing or storing of gasoline, which existed at the time of adoption of this Article, provided that:
    - a. All such replacement storage tanks or systems shall be located underground as required by EGLE.
    - b. All such storage systems shall be protected by a secondary containment system as specified by EGLE.
    - c. The Fire Chief may deny an application for tank replacement or approve it subject to conditions if he/she determines that it would constitute a danger to public or private water supplies.
- E. Outdoor storage of salt, de-icing materials, pesticides, or herbicides and outside storage of Regulated Materials.
- F. Dumping or disposal on the ground, in water bodies, or in residential septic systems of any toxic chemical, including, but not limited to septic systems cleaners which contain toxic chemicals such as methylene chloride and 1-1-1 trichlorethane, or other household Regulated Substances.
- G. Stockpiling and disposal of snow or ice removed from highways and streets located outside of the Wellhead Protection Overlay District that contains sodium chloride, calcium chloride, chemically treated abrasives, or other chemicals used for snow and ice removal.
- H. Sewage disposal systems that are designed to receive more than 110 gallons of sewage per quarter acre per day or 440 gallons of sewage per acre per day, whichever is greater, provided that:
1. The replacement or repair of an existing system shall be exempted if it does not result in an increase in design capacity above the original design.
  2. In addition to meeting the above standards, all lots shall conform to any applicable minimum lot size requirements specified in Article III, Section 3.17 of the Zoning Ordinance.
  3. Any public utility owned and operated by Howell Township or owned by such entity and operated by any lessee or agent thereof, shall be exempted.
- I. Wastewater treatment facilities or operations, except the following:
1. The replacement or repair of an existing system will not result in a design capacity greater than the design capacity of the existing system.

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2. The replacement of an existing subsurface sewage disposal system with wastewater treatment facilities or operations will not result in a design capacity greater than the design capacity of the existing system.
3. Treatment facilities or operations designed for the treatment of contaminated ground or surface waters.

4. Any public utility owned and operated by Howell Township or owned by such entity and operated by any lessee or agent thereof, shall be exempted.

- J. Prohibited uses include all uses not expressly authorized in Section 8 and 9 of this article.

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## Section 12 – MISCELLANEOUS REQUIREMENTS

The following requirements shall apply to all uses in the Wellhead Protection Overlay District:

- A. **Drainage.** For commercial and industrial uses, run-off from impervious surfaces shall not be discharged directly to drains, streams, ponds, or other surface water bodies. Oil, grease and sediment traps shall be used to facilitate removal of contamination. Forebays/sediment basins and other requirements shall be adhered to per the Township Engineering Design Standards.
- B. **Discharge of Regulated Substances.** The property owner shall prevent the discharge of regulated substances.
  1. Upon discovery of a discharge within the Wellhead Protection Area, the owner of the property on which a discharge occurred, as well as the person responsible for the discharge if they are not the same, shall take appropriate reasonable actions to mitigate the potential impact of the discharge on the groundwater and remediate the discharge. Remediation shall be conducted in a timely manner and in accordance with applicable law. Waste generated during remediation of a Regulated Substance discharge must be managed in accordance with all applicable legal requirements. Storage of these materials for a period of greater than ninety (90) days must be reported to, and approved obtained from, the Township Supervisor or his/her designee.
  2. All discharges shall be documented in writing and mailed to the Township Supervisor or his/her designee within ten (10) business days of said incident. Initial discharge notification shall include, at a minimum, the following:
    - a. Location of the discharge (name, address, and phone).
    - b. Reporting party's name, address and phone (if different from above).
    - c. Emergency contact and phone.
    - d. Description of the nature of the incident, including date, time, location, and cause of the incident; type, concentration, and volume of substance(s) discharged.

- e. Map showing exact discharge location, and relevant site features (i.e. paved area, storm sewer catch basins/inlets, water features, etc.), scale, and north arrow.
  - f. All measures taken to clean up the discharge; and
  - g. All measures proposed to be taken to reduce and prevent any future discharge.
3. The Township Supervisor or his/her designee shall determine if and where any additional investigative work needs to be completed to assess the potential impact of the discharge. The owner or operator shall retain a copy of the written notice for at least three years.

**C. Well Abandonment.** All public and private wells, excluding wells used for licensed agricultural practices or fire suppression purposes, must be properly abandoned at the time of replacement or hook-up to a municipal water supply system except as may be modified providing that the well will be used only for irrigation purposes. The proper abandonment of wells is to be in accordance with the Livingston County Health Department's Sanitary Code and the Michigan Department of Environmental Quality Well Construction Unit.

- 1. Out of service water wells shall be sealed and abandoned in accordance with applicable requirements of the Michigan Department of Environmental Quality Well Construction Unit and the Livingston County Health Department.
- 2. Existing and abandoned wells shall be noted on any applicable site plan for new construction, reconstruction or expansion of any use or structure to ensure compliance with the requirements of this section.

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### **Section 13 – ENFORCEMENT**

- A. Whenever the Township Supervisor or his/her designee determines that a person has violated a provision of this Ordinance, the Township Supervisor or his/her designee may order compliance by issuing a written Notice of Violation to the responsible person/facility.
- B. If the Township Supervisor or his/her designee requires abatement of a violation and/or restoration of affected property, the notice shall set forth a deadline by which such action must be completed. Said notice may further advise that, should the violator fail to remediate or restore within the established deadline, the work could be performed by the Township, with the resulting expense thereof charged to the violator and the expenses may be assessed onto the property if the property owner is also the violator.

### **Section 14 – VARIANCE/APPEAL RIGHTS**

- A. If an owner of property within a Wellhead Protection Area believes the requirements of this ordinance impose an unreasonable burden on the use of the owner's property, the owner may seek a variance from the Howell Township Zoning Board of Appeals ("ZBA") in any appeal to the ZBA, the Township Consulting Engineer shall assist the ZBA for purposes of a variance request or of appeal rights. Such a request must be in writing with enough detail to allow the Township Consulting Engineer to assist the ZBA for purposes of a variance request or of appeal rights, to understand the situation and proposed variance. If the Township Consulting Engineer determines that additional information is needed, the request for additional information shall be made within

15 days of the owner's request. Within 30 days of the receipt of such additional information, or, if no such request is made, within 30 days of the owner's request, a hearing will be held in front of the ZBA. The ZBA shall grant, deny, or partially grant the request. A grant, partial or complete, may relieve the property owner from strict compliance with this Ordinance. Reasonable conditions may be imposed by the ZBA as part of such a grant. The ZBA shall be guided by the primary goal of protecting the Township's Wellhead Protection Area without creating undue hardship upon the property owners affected.

- B. Any person receiving a notice of violation may appeal the determination by submitting a written notice of appeal to the Howell Township Zoning Board of Appeals. The notice of appeal must be received by the Zoning Board of Appeals within 30 days from the date of the notice of violation, with enough detail to allow the Township's Consulting Engineer, as a staff representative to the ZBA, to understand the situation. Within 30 days of the receipt of such an appeal, the Township Consulting Engineer shall issue a written response to the appeal to the applicant and to the ZBA unless the Township Consulting Engineer has requested additional information, in which case the Township Consulting Engineer's response shall be issued within 30 days of receipt of the information. The Zoning Board of Appeals shall affirm, reverse, or modify the notice of violation being appealed.
- C. If the person who has made a variance request or an appeal of a notice of violation does not agree with the decision of the ZBA, said person may appeal the matter by filing an action in the Livingston County Circuit Court, which may affirm, reverse, or modify the decision being appealed. Such an appeal must be filed within 30 days of the decision of the ZBA or within the time period required by Michigan General Court Rules, whichever has the shortest appeal period.

## **Section 15 – ABATEMENT/REMEDIAL ACTIVITIES BY THE TOWNSHIP**

- A. The Township is authorized to take or contract with others to take reasonable and necessary abatement or remedial activities whenever the Township determines a violation of this Ordinance has occurred and that the responsible party cannot or will not timely correct the violation, or when no known responsible party exists. The responsible party shall reimburse the Township for all expenses thus incurred by the Township.
- B. If the Township desires the responsible party to reimburse it for the abatement activity expenses, the Township, shall within 90 days of the completion of such activities mail to that person a notice of claim outlining the expenses incurred, including reasonable administrative costs, and the amounts thereof. The person billed shall pay said sum in full within 30 days of receipt of the claim. If the person billed desires to object to all or some of the amount sought by the Township, said person may file, within the same 30-day period, a written objection so stating. The Township shall, within 30 days of its receipt of the objection, provide an opportunity for the objecting party to present facts or arguments supporting said objection. If the Township determines that some or the entire amount originally billed is appropriate, the person shall pay said sum within 30 days of receipt of that determination. If the amount due is not timely paid, the Township may cause the charges to become a special assessment against the property and shall constitute a lien on the property. In the alternative, the Township may attempt collection of the sum due by filing a civil lawsuit.

## **Section 16 – INJUNCTIVE RELIEF**

- A. If a person has violated or continues to violate the provisions of this Ordinance, the Township may petition the appropriate court for injunctive relief restraining the person from activities abatement or remediation.

### Section 17 – VIOLATIONS DEEMED A PUBLIC NUISANCE

- A. In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this Ordinance is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored at the violator’s expense, and/or a civil infraction to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken by the Township.

### Section 18 – CRIMINAL PROSECUTION

- A. Any violation of this Ordinance shall be considered a misdemeanor, punishable by a fine of not more than \$500.00 or imprisonment of not more than 90 days. Each day a violation exists shall be deemed a separate violation. A citation charging such a misdemeanor may be issued by the Township Supervisor, his or her designee, the Township’s Ordinance Enforcement Officer or the Sheriff’s Department.

### Section 19 – REMEDIES NOT EXCLUSIVE

- ~~A.~~ The remedies listed in this Ordinance are not exclusive of any other remedies available under any applicable federal, state, or local law and it is within the discretion of the Department to seek cumulative remedies.

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Howell Township Zoning Ordinance Proposed Text Amendment  
Accessory Dwelling Units  
Draft date: 12/6/24

**SECTION 1 MODIFY SECTION 2.02 TO INCLUDE DWELLING, ACCESSORY TO DEFINITIONS**

**Dwelling, Accessory (ADU):** A supplemental, smaller dwelling unit either developed within an existing single-family house such as a basement, attic, as an attached addition, or as a smaller detached accessory building only to be occupied by family members as defined in this ordinance.

**SECTION 3 MODIFY SECTION 14.10 ACCESSORY BUILDING AS DWELLING TO INCLUDE BASEMENT AS DWELLING AND ADDITIONAL REGULATIONS**

No building or structure on the same lot with a principal building shall be used for dwelling purposes, **except as follows:**

Accessory dwelling units (ADU's), except as otherwise permitted in this Ordinance, shall be subject to Section 14.07 and the following regulations:

- A. **Authorization:** No ADU shall be established prior to the issuance of a land use permit for the ADU. The applicant shall submit the following information for review to the Zoning Administrator:
  1. A plot plan showing the location of the proposed accessory dwelling unit, lot identification (address and property number), size of lot, dimension of lot lines, existing improvements on the lot, location of structures on adjacent lots, abutting streets, driveways, and parking areas.
  2. Sufficient architectural drawings or clear photographs to show the exterior building alterations proposed.
  3. Interior floor plans showing the floor area of the proposed accessory dwelling unit and the primary dwelling.
  4. An affidavit attesting to the familial relationship of the ADU occupant(s). Annual certification may be required to ensure compliance if there are changes to the occupancy status of the ADU.
  - 5.
- B. **Dimensions & Setbacks:** ADU's must meet lot dimensions and setbacks of the corresponding zoning district.
- C. **Lot Coverage:** ADU's shall adhere to the lot coverage requirements of the corresponding zoning district.
- D. **Floor Area:** The floor area of an ADU shall be no more than 1000 Square feet.
- E. **Amount of ADUs per Parcel:** No more than 1 ADU per parcel shall be constructed. ADUs are only permitted on lots with a single-family dwelling. ADUs are not permitted on parcels with existing duplexes/apartments.
- F. **Occupancy/Bedroom Requirements:** The ADU shall only be occupied by immediate family members, defined as parents, children, or dependents of the property owner.
- G. **Access:**
  1. ADUs are permitted to have up to two access points.
  2. Attached ADU may share a common entrance point with the principle building.

**Commented [PM1]:** A deed restriction recorded with the county registrar of deeds that indicates that the ADU shall not be rented. Additionally, the deed restriction shall indicate that it cannot be lifted without approval from the township.

**Commented [PM2R1]:** Not sure if this is legal, but the PC talked about a way to make sure if the house is sold that new owners know that this cant be a rental.

- H. **Design Characteristics:** The ADU shall be designated so that the appearance of the building will remain that of a single-family dwelling. The ADU shall not detract from the appearance of the lot as a place of one (1) residence and shall be aesthetically compatible in appearance with other single-family dwellings in the immediate area based on architectural design and exterior materials.
- I. **Driveway and Parking:** Shall provide a combined off-street parking for a minimum of four (4) automobiles for the parcel. An ADU shall not be permitted to have a separate driveway.
- J. **Lease Restrictions:** Leasing or renting an ADU is not permitted
- K. **Utilities:**
  - 1. An ADU shall be connected to potable water and sanitary facilities in compliance with the Livingston County Health Department.
- L. **Garage:** A garage may be erected to serve an ADU subject to the following requirements:
  - 1. An ADU garage shall be part of the same structure as the ADU
  - 2. An ADU garage shall be no greater than 450 square feet in gross floor area.
  - 3. An ADU garage shall be no higher than seventeen (17) feet as measured to the highest point of the roof. Shall be a maximum of one (1) story and at no time taller than the Principal Dwelling Unit.
  - 4. An ADU garage shall comply with the same setback standards as required for an ADU in the corresponding zoning district.
  - 5. No more than one (1) ADU garage shall be erected on a lot.
  - 6. At no time shall the garage be used as a dwelling.
- M. **Principal Dwelling Unit:**
  - 1. Must be owner occupied.
  - 2. The Principal Dwelling Unit and the ADU must share common water, septic, and electric facilities, in compliance with state and county codes.
  - 3. No basement structure shall be used for an ADU, unless a completed story is situated immediately above the basement structure and is used as an owner-occupied dwelling, apart from underground homes designed and built in accordance with the Construction Code in effect in the Township.
- N. **Detached ADU location:**
  - 1. Detached ADUs shall only be located in the rear yard, outside of rear and side setbacks with a minimum of 10 feet behind the Principal Dwelling Unit.
  - 2. Detached ADUs shall comply with all setback requirements for a principle structure.



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

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TO: Howell Township Planning Commission

FROM: Paul Montagno, AICP, Principal and Grayson Moore, Community Planner

DATE: December 11, 2024

RE: Evaluation of Home Occupation Ordinances

We were asked to review the section in the Zoning Ordinance related to home occupations and how it compares to other rural communities' ordinances that allow for and regulate home occupations. We have found that the Howell Ordinance has similar characteristics to other communities' ordinances. We found that the components of zoning ordinances that allow for home occupations include a definition, an indication of the districts in which the use is permitted, and a set of supplemental standards that regulate the use.

All definitions indicate that the home occupation must be clearly incidental to the primary use of the property as a residence. They often indicate that uses should be those that are "customarily" carried out in a home, such as dress making or instruction in crafts.

Typically, the home occupation sections allow for limited, low intensity use, and include regulations that are aimed at ensuring there is no external evidence that a commercial use is being carried on at the home. The goal is often explicitly stated that the use is not to change the residential character of the area or disturb neighbors. Elements of the ordinances we reviewed include:

- Limiting the size of the area dedicated to the home occupation to 20 or 25% of the principle residential structure.
- Regulation that all activity must be indoors.
- Prohibition of outdoor storage.
- Prohibition of external evidence that a home occupation is taking place.
- Limitation on the equipment used.
- Limitation on those employed by the home occupation to residence of the home. Some allow for one outside employee.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*  
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Principal*  
Richard K. Carlisle, *Past President/Senior Principal*



Home Occupation Memo  
12/11/24

- Restriction on disturbance to neighbors.
- Restrictions on traffic.

Attached to this memo we have provided the sections of the Howell Township's ordinance that defines and regulates home occupation, as well as some examples of home occupation ordinances from rural Michigan townships for your review and consideration.

If the Township intends to update the ordinance, we recommend that the Planning Commission start with a discussion of what their intentions are related to any proposed amendment. Guiding questions could include: What is the intent of the regulations? Does the ordinance currently achieve its intended purpose? Is there a problem with the current ordinance that requires amendments?

We look forward to discussing this subject with you and receiving further direction at the next meeting.

Sincerely,



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**CARLISLE/WORTMAN ASSOC., INC.**  
**Paul Montagno, AICP**  
**Principal**



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**CARLISLE/WORTMAN ASSOC., INC.**  
**Grayson Moore**  
**Community Planner**

## Sampel Home Occupation Ordinances

### Howell Township

#### Definition:

Home Occupation. Any use customarily conducted entirely within the dwelling and carried on by the inhabitants thereof, not involving employees other than members of the immediate family residing on the premises, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, does not change the character thereof, and which does not endanger the health, safety, and welfare of any other persons residing in that area by reasons of noise, noxious odors, unsanitary or unsightly conditions, fire hazards and the like, involved in or resulting from such occupation, professions or hobby. Providing further, that no article or service is sold or offered for sale on the premises, except as such as is produced by such occupation; that such occupation shall not require internal or external alterations of construction features, equipment, machinery, outdoor storage, or signs not customarily in residential areas

#### Permitted in:

Not specific so

#### Regulations:

Section 14.19 HOME OCCUPATIONS AND ON-SITE SALES. Home occupations shall be permitted in all residences in all districts and include such customary home occupations as small workshops and businesses: hairdressing, millinery, dressmaking, bookkeeping and accounting service, real estate and insurance sales; professional office for occupancy by not more than one (1) physician, surgeon, dentist, attorney, architect, engineer or similar recognized professional practitioner provided such home occupation shall satisfy the following conditions:

- A. The nonresidential use shall be only incidental to the primary residential use.
- B. The occupation shall utilize no more than twenty-five (25) percent of the ground floor area of the principal structure or an accessory structure not to exceed twenty-five (25) percent of the gross floor area of the principal structure.
- C. Only normal domestic or household equipment and equipment characteristic of small workshops, businesses and professional office shall be used to accommodate the home occupation.
- D. The home occupation shall involve no employees other than members of the immediate family residing on the premises except one non-resident employee shall be permitted per dwelling unit.
- E. All activities shall be carried on indoors. No outdoor activities or storage shall be permitted.

## Sampel Home Occupation Ordinances

- F. No alterations, additions, or changes to a principal or accessory structure which will change the residential character of the dwelling structure shall be permitted in order to accommodate or facilitate a home occupation.
- G. There shall be no external evidence of such occupations except a small announcement sign not to exceed two (2) square feet in area and attached to the principal or accessory structure.
- H. The permission for home occupations as provided herein is intended to secure flexibility in the application of the requirements of this Ordinance; but such permission is not intended to allow the essential residential character of Residential Districts, in terms of use and appearance, to be changed by the occurrence of home occupations.
- I. Garage sales, rummage sales, yard sales and similar activities may be conducted for no longer than three (3) days and no more than twice per calendar year on the same property.

**Additionally the ordinance includes regulations for a Home Business exclusively in the AR district as a special use.**

### **Section 4.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS**

Home Business. In those AR - Agricultural Residential areas of the Township which have direct access to Grand River Avenue, it is anticipated that Grand River Avenue will eventually be devoted primarily to commercial types of uses but also be subject to the existence of single family dwellings on parcels of property with sufficient size to accommodate a residence and a business that is operated by the owner of the single-family dwelling. It is the intent of this section to allow and provide for the gradual change in uses along Grand River Avenue from low density residential to high density residential or commercial and allow for certain home businesses. A home business shall be considered as a technical, personal or professional service, or other type of commercial enterprise as permitted under Section 9.02 (A or C) which business either takes place in a home or one of its accessory structures which is operated and carried on by the inhabitants thereof or with no more than one non-family employee which use is generally, but not necessarily, secondary to the use of the dwelling for dwelling purposes. Such use shall not significantly change the character of the properties adjacent to the subject parcel and it shall not endanger the health, safety, or welfare of any other persons residing in that area by reason of noise, obnoxious odors, unsanitary or unsightly conditions, fire hazards, and the like, involved in or resulting from such home business. Such home business shall be further subject to the requirements of Article XVI, "Special Uses", of this zoning ordinance and shall also be subject to the following conditions:

## Sampel Home Occupation Ordinances

- 1) There shall be no outside display or storage of goods or materials.
- 2) The home business shall involve no more than one non-family employee or other employee who is not an inhabitant of the dwelling on the premises.
- 3) Uses related to the repair of motor vehicles and/or heavy equipment shall be specifically excluded.
- 4) The home business shall be entitled to a small announcement sign which shall not exceed four (4) square feet in area.

### **Courtland Township**

#### Definition:

HOME OCCUPATION. An occupation or profession that is clearly a customary, incidental, and secondary use of a residential dwelling unit. Without limiting the foregoing, instruction in a craft or fine art given by an occupant of a single-family residence within (i) the residence itself; or (ii) a building accessory to that residence, if home occupations are permitted in accessory buildings in that zoning district, is a home occupation. (2-16-99) [Section 1.09, Home Occupation, amended 8/5/2020]

#### Permitted in:

R-R RURAL RESIDENTIAL DISTRICT

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

R-2 TWO FAMILY AND MULTIPLE FAMILY RESIDENTIAL DISTRICT

#### Regulations:

SECTION 2.15 HOME OCCUPATIONS. All home occupations shall be subject to the following restrictions and regulations:

- 1) The home occupation shall be conducted within the main and accessory buildings and only by a person resident in the building; except that not more than one person may be employed who is not a resident of the premises. In the R-1 and R-2 Districts the home occupation shall only be conducted in the main building; use of an accessory building is not permitted.
- 2) No motor other than electrically operated motors shall be used in conjunction with such home occupation. All motors and equipment used in the conduct of any home occupation shall be shielded so as not to cause radio or television interference, and shall comply with the Township noise ordinance. [Section 2.15.B amended 9/2/15]
- 3) There shall be no exterior alteration in the residential character of the premises in connection with such home occupation and no more than 20 percent of the living area of the dwelling shall be devoted to such home occupation.

## Sampel Home Occupation Ordinances

- 4) No merchandise or articles for sale shall be displayed for advertising purposes so as to be viewable from outside the main building and no sign or device relative to the sale of such merchandise shall be displayed on the premises.
- 5) All articles or materials used in connection with such home occupation shall be stored in the main and accessory buildings. No outside storage is permitted.
- 6) No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be provided off the street and not within the required front yard.
- 7) There shall be no sale of products or services except as are produced on the premises by such home occupation, except that products not produced on the premises that are incidental to services being performed as a part of the home occupation may be sold in limited quantities.

### **DeWitt Township**

Home occupation means an occupation customarily engaged in by residents in their own dwelling and incidental to the principal use, including the giving of instruction in a craft or fine arts within the residence, subject to regulations relating to noise, traffic, advertising, hours of operation, or other conditions that may relate to the use of residences.

#### Permitted in:

A, R-1, R-2, R-3, R-4, R-5, R-6

#### Regulations:

In the A and R-1 through R-6 districts, home occupations are permitted by right, provided that prior to commencing with a home occupation, an applicant shall submit a completed application form and an application fee, as established by resolution of the Township Board, to the Community Development Department for review and approval. Home occupations are subject to the following :

- A. A home occupation may be operated within a single-family dwelling, or in an accessory building incidental thereto, and only by the person, or persons, maintaining the dwelling, except that the use of accessory buildings shall be subject to the following conditions:
  1. The use of an accessory building shall not permit the total amount of space utilized for a home occupation on any given property to exceed the limits setforth in subsection G of this section.

## Sampel Home Occupation Ordinances

2. No part of any accessory building whether attached or detached shall be eligible for use for home occupation purposes if any part of that accessory structure is 50 feet or less from any part of a structure on an adjacent parcel which is used for residential dwelling purposes.
  3. No part of an accessory building may be used for home occupation purposes that generate any level of noise that is audible beyond property lines.
  4. A home occupation utilizing an accessory building shall not be permitted to be conducted therein prior to 7:00 a.m. or after 7:00 p.m.
  5. No outdoor storage of any equipment or materials incidental to a "home occupation" shall be permitted.
- B. A home occupation cannot have any employees or regular assistants that do not reside in the dwelling.
  - C. A home occupation operated within a dwelling or accessory building incidental thereto cannot have any exterior evidence, other than a permitted sign, to indicate that the structures are being used for other than residential dwelling or storage purposes.
  - D. A home occupation cannot involve the sale of goods or the provision of services which are not created (produced) or rendered by individuals residing in the dwelling on the premises.
  - E. Group dancing instruction, restaurants and the servicing, repair and/or testing of any type of internal combustion engine or any use authorized by ordinance by special use permit shall not be considered a home occupation unless specifically authorized by this Article.
  - F. A home occupation shall not create noise, dust, smoke, odor and/or fumes which are visible, audible or discernable beyond the property lines of the parcel on which it is conducted.
  - G. A home occupation cannot utilize an area in that dwelling and/or accessory building in excess of 20 percent of the gross floor area of the dwelling (attached garage excluded) and in no instance shall be in excess of 300 square feet.
  - H. No home occupation shall be permitted in any structure which, because of that use, renders the structure no longer in compliance with the state construction code unless said structure is brought into compliance with these codes as applicable to that use.
  - I. Medical marihuana primary caregiver. A primary caregiver, subject to the restrictions set forth in the definitions and requirements of the Michigan Medical Marihuana Act and the general rules of the Michigan Department of Public Health and this chapter may furnish and provide the services of a registered primary caregiver as a home occupation, subject to the following restrictions:

## Sampel Home Occupation Ordinances

1. The existing home occupation provisions of this section shall be applicable to this use. No signs or advertisements of any kind shall be permitted on the exterior of the property or structure.
2. A registered primary caregiver's marihuana growing operations shall be limited to the number of plants allowed by law subject to application for and issuance of a home occupation permit for such growing operation issued by the township.
3. A registered primary caregiver functioning as such from a dwelling shall not be located within any multiple-family dwelling or within a radius of 1,000 feet from any school, including child day care facilities, church or drug rehabilitation facility.
4. The use of a dwelling as a home occupation under this section shall be limited to one registered primary caregiver providing usable marihuana to not more than five qualifying patients; provided, however, that transfers of medical marihuana from the registered primary caregiver to his or her qualifying patient shall be accomplished only by the delivery of medical marihuana by the primary caregiver at the home of the qualifying patient.
5. Marihuana growing facilities shall be subject to mechanical, electrical and fire department inspections, and no permit for a growing operation as a home occupation shall issue until satisfactory completion of such inspections.
6. All medical marihuana, whether in plant form or "usable marihuana," shall be contained within the dwelling within a secure, enclosed, locked facility, accessible only by the registered primary caregiver or registered qualifying patient. The storage facility and marihuana shall be subject to periodic inspections by authorized township personnel.
7. There shall be no change in the exterior appearance of the dwelling.
8. Lighting for medical marihuana growing operations shall not be visible from the building exterior.
9. A qualifying patient list shall be kept current by the registered caregiver.

### **Green Oak Township**

#### Definition:

Home occupation means any use customarily conducted entirely within the dwelling and carried on by the inhabitants thereof, not involving employees other than members of the immediate family residing on the premises, which use is clearly incidental and secondary

## Sampel Home Occupation Ordinances

to the use of the dwelling for dwelling purposes, does not change the character thereof and does not endanger the health, safety, and welfare of any other person residing in that area by reason of noises, noxious odors, unsanitary or unsightly conditions, fire hazards, etc., involved in, or resulting from, such occupation, profession, or hobby; provided, further, that no article or service is sold or offered for sale on the premises, except as such as is produced by such occupation, and that such occupation shall not require internal or external alterations or construction features, equipment, machinery, outdoor storage, or signs not customarily in residential areas. Clinics, hospitals, barbershops, nurseries, day care centers, beauty parlors, tearooms, veterinarians' offices, tourist homes, animal hospitals, kennels, real estate offices, millinery shops, etc. shall not be deemed home occupations.

### Permitted in:

LA (Lake Area), R-1, R-2, R-2A, and R-3 residential single-family districts

### Regulations:

Home occupations which are clearly incidental to the principal residential use are permitted in any residential district. The following conditions for home occupations shall be met:

- 1) The home occupation shall utilize no more than twenty-five percent (25%) of the total floor area of any one (1) story of the residential structure used for such home occupation. (2) The home occupation shall involve no employees, other than members of the immediate family residing on the premises.
- 2) All home occupation activities shall be conducted indoors, except gardening.
- 3) No structural alterations or additions which will alter the residential character of the structure shall be permitted to accommodate a home occupation.
- 4) Only customary domestic or household equipment, or equipment judged by the Zoning Administrator or designee not to be injurious or a nuisance to the surrounding neighborhood, shall be permitted.
- 5) There shall be no external evidence of such occupation, except a small announcement sign not exceeding two (2) square feet and conforming to provisions of Article IX of this chapter, pertaining to signs, may be permitted.
- 6) No unrelated commodity shall be sold on the premises in connection with a home occupation.
- 7) No home occupation shall be permitted which is injurious to the general character of the residential district and which creates a congested or otherwise hazardous traffic or parking condition.



## Sampel Home Occupation Ordinances

### **Salem Township**

#### Definition:

Home Occupation: Any business, occupation or activity undertaken for compensation within a dwelling unit that is incidental and secondary to the use of the structure as a dwelling unit.

- a. Home Office: A type of home occupation in which work for compensation may include receiving or initiating telephone calls, mail, facsimiles or electronic-mail; preparing or maintaining business records; word or data processing; and similar activities.

#### Permitted in:

R-C, AR, ER, LR, SR, MR, MHP, HCD

#### Regulations:

Section 40.204 Home Occupations. Home occupations shall be subject to the following:

- A. Use Standards. Home occupations shall conform to the following requirements:
  1. The home occupation shall qualify for and receive all applicable local, state, and federal licenses, certificate, and permits.
  2. Home occupations shall be limited to single-family detached dwellings, and to other owner-occupied dwellings. The home occupation shall be conducted only within the dwelling or within an accessory structure on the parcel.
  3. A maximum of one (1) person other than members of the family residing on the premises shall be engaged in the home occupation.
  4. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes.
    - a. The total floor area used by the home occupation, whether the home occupation is conducted within the dwelling unit or within an accessory building on the same lot, shall not exceed twenty five percent (25%) of the floor area of the dwelling unit. Use Standards b.There shall be no change in the appearance of the structure or premises, or other visible evidence of the home occupation. External and internal alterations not customary for a single-family dwelling shall be prohibited.
  5. Traffic generated by a home occupation shall not be greater in volume and intensity than that normally expected within the neighborhood.
  6. Parking for the home occupation shall not exceed two (2) spaces. Such spaces shall not be located in any required yard, and shall be subject to the standards of Article 61.0 (Off-Street Parking and Loading Requirements).
  7. No signs shall be permitted for the home occupation, other than as permitted for a dwelling per Article 62.0 (Sign Regulations).

## Sampel Home Occupation Ordinances

8. The sale of commodities on the premises is not permitted.
  9. Exterior display and storage of equipment or materials associated with or resulting from a home occupation shall be prohibited.
  10. Customer or client visits, and deliveries associated with the home occupation shall be limited to between the hours of 7:00 a.m. and 8:00 p.m.
  11. Shall be carried out only by the inhabitants of the dwelling and not more than one non-resident employee.
  12. Except for Medical Marijuana pursuant to Subsection D.2(f) of this Section, only mechanical equipment typically used for household purposes and hobbies shall be used. The use of any equipment that negatively affects the insurance rating of the property is prohibited.
  13. Shall not create, constitute, or increase a nuisance or a noxious atmosphere.
- B. Permitted Home Occupations. The following uses shall be permitted as home occupations:
1. Home offices for such professionals as architects, doctors, brokers, engineers, insurance agents, lawyers, realtors, accountants, writers, salespersons, and similar occupations.
  2. Personal services, including beauty and barbershops (one-chair operations only) and animal grooming (provided there is no overnight keeping of animals).
  3. Home office for a massage therapist, subject to the standards of Section 5.309 (Therapeutic Massage).
  4. Music, dance, arts and crafts classes, and private tutoring and instruction for a maximum of five (5) pupils at any given time.
  5. Studios and workshops for artists, sculptors, musicians, and photographers; and for weaving, lapidary, jewelry making, cabinetry, woodworking, weaving, sewing, tailoring and similar crafts.
  6. Repair services, limited to watches and clocks, small appliances, computers, electronic devices, and similar small devices.
  7. Restoration of classic or antique motor vehicles, boats, and similar equipment, provided that such activities do not violate Section 40.204C (Prohibited Uses).
  8. A yard or garage sale for household or personal items of the principal residents of the dwelling shall be permitted as a temporary home occupation, provided that such activities shall not exceed a total of 15 days per calendar year.
  9. Medical marijuana use by a registered primary caregiver, operating in compliance with the Michigan Medical Marihuana Act General Rules, the Michigan Medical Marihuana Act of 2008, and the requirements of Section D below.

## Sampel Home Occupation Ordinances

10. Any home occupation not specifically listed may be approved by the Planning Commission with a conditional use permit, subject to the provisions of this Section and Article 63.0 (Conditional Uses).

C. Prohibited Uses. The following uses are expressly prohibited as a home occupation:

1. Motor vehicle service centers or repair stations, welding shops, and storage or dismantling yards.
2. Kennels and veterinary clinics.
3. Medical or dental clinics.
4. Retail sales of merchandise, and eating or drinking establishments.
5. Mortuary and funeral homes.
6. Adult and sexually oriented businesses.
7. Any use or process that creates noise, vibration, glare, fumes, odor, electrical interference, or similar nuisances to persons off the premises; or any use involving electrical equipment processes that create visual or audible interference with any radio or television receivers off the premises or which cause fluctuations in line voltages off the premises.
8. Any use involving outdoor display or storage of materials, goods, supplies, or equipment; or the use of machinery, equipment or facilities not commonly incidental or accessory to a residential dwelling.
9. Any use that would potentially create or exacerbate any hazard of fire, explosion, or radioactivity.
10. Uses similar to the above listed uses, or any use which would, in the determination of the Planning Commission, result in nuisance factors as defined by this Ordinance.