

Leslie Lechner-Salemi
Chair

James Ensign
Vice-Chair

Commissioners

Roberta Cocco, Mayor
Scott Dzurka, Vice Mayor
Heather Hanover
Mark Holden
Melvin Renfrow
Wendy Ward
Eric Harger

Dave J. Kudwa, P.E.
Community
Development Director



**CITY OF ST. JOHNS
PLANNING COMMISSION**

MEETING AGENDA

MEETING DATE: DECEMBER 7th, 2022

The St. Johns Planning Commission will hold a regular meeting on December 7th, 2022 at 5:30 pm in the 2nd Floor Commissioner Chambers located at the Clinton County Courthouse, 100 E. State Street, St. Johns, MI. (Please use Cass St. Entrance.)

AGENDA

1. **Call to Order (5:30 pm)**
2. **Approval of Agenda (5:30 pm – 5:32 pm)**
3. **Public comment for non-agenda items (5:32 pm – 5:35 pm)**
4. **Old Business**
 - A. **October 12th, 2022 meeting minutes**
(5:35 pm – 5:37 pm) (ACTION ITEM)
5. **New Business**
 - A. **Special Land Use / Site Plan Review request – 510 N. Lansing Street**
(Presenter: Chris Khorey, AICP, McKenna & Associates)
(5:37 pm – 6:15 pm) (ACTION ITEM)
6. **Planning Commissioner comments (6:15 pm – 6:17 pm)**
7. **Adjournment (6:17 pm)**

Leslie Lechner-Salemi
Chair

James Ensign
Vice-Chair

Commissioners

Eric Hufnagel, Mayor
Jean Ruestman, Vice Mayor
Heather Hanover
Mark Holden
Melvin Renfrow
Wendy Ward
Eric Harger

Dave J. Kudwa, P.E.
Community
Development Director



**CITY OF ST. JOHNS
PLANNING COMMISSION**

**OCTOBER 12th, 2022
REGULAR MEETING MINUTES**

1. CALL TO ORDER

The meeting of the St. Johns Planning Commission was called to order by Chairperson Salemi at 5:30 p.m.

Members Present: Salemi, Hufnagel, Ruestman, Hanover, Holden, Ward

Staff Present: Dave J. Kudwa, Chris Khorey

Others Present: Jeff Simpson, Kelly Havens

2. APPROVAL OF AGENDA

A. A motion was made by Commissioner Ward and supported by Commissioner Holden to approve the agenda as presented.

Yes: Salemi, Hufnagel, Ruestman, Hanover, Holden, Ward

Nay: None

Motion carried

3. PUBLIC COMMENT ON AGENDA / NON-AGENDA ITEMS

None

4. OLD BUSINESS

A. A motion was made by Commissioner Ward and supported by Commissioner Holden to approve the July 13th, 2022 meeting minutes as presented.

Yes: Salemi, Hufnagel, Ruestman, Hanover, Holden, Ward

Nay: None

Motion carried

5. NEW BUSINESS

A. Zoning ordinance update – Keeping of Animals – Chickens

The planning commission discussed amending the zoning ordinance to allow residents to keep chickens. The planning commission discussed chicken coop and run size, setbacks from property lines and residences, odor, allowable zoning districts, and lot size.

A motion was made by Vice Mayor Ruestman and supported by Commissioner Hanover to adopt the Keeping of Animals ordinance language as amended.

Yes: Salemi, Hufnagel, Ruestman, Hanover, Holden, Ward

Nay: None

Motion carried

6. PLANNING COMMISSIONER COMMENTS

None

7. ADJOURNMENT

A motion was made by Commissioner Hanover and supported by Commissioner Ward to adjourn the meeting at 6:50 pm.

Yes: Salemi, Hufnagel, Ruestman, Hanover, Holden, Ward

Nay: None

Motion carried



MCKENNA

November 29, 2022

Planning Commission
City of St. Johns
100 E. State Street, Suite 1100
St. Johns, Michigan 48879

Subject: 510 N. Lansing Avenue Special Use Review

Dear Commissioners,

As requested, we have reviewed the request for a Special Use Permit at 510 N. Lansing Avenue. The applicant proposes to renovate the existing building to contain the following uses:

- Small Engine Repair
- Showroom
- Residential Units

The building is zoned MU Mixed Use District. Section 155.161 allows up to two dwelling units on the property by right. The Showroom and Small Engine Repair uses would fall under Section 155.162.C (“Business offices of a public utility, transportation, advertising, real estate, insurance, commercial, or industrial establishment”), and therefore can be approved by Special Use Permit.

Section 155.199 allows the approval of dwelling units below the minimum size by Special Use Permit. However, the applicant has not requested approval under that section. Therefore, any dwelling units will be required to be at least 500 square feet in area, unless another approval is granted later on.

There are two buildings on the site. Both were constructed for businesses, and the applicant has stated that no exterior alterations are proposed. The applicant has not revised the site plan that was previously approved for the site in 2015, and has re-submitted that plan for approval along with the requested Special Uses. As noted in our Site Plan letter, exterior improvements will be required to meet zoning requirements – specifically the parking requirement.

Our comments regarding the criteria for approving the Special Use. Our comments on the physical site design and whether the Site Plan should be approved are under separate cover.

Special Use Criteria. In order to be approved, the City Commission, upon recommendation of the Planning Commission, must determine that the proposed uses meet the standards of Section 155.258, which are the general standards applicable to all Special Uses. Section 155.258 includes the following criteria:

- a) Will be harmonious with and in accordance with the community development plan. In order to be considered “harmonious and in accordance”, the Special Use proposal must:**



- **Be consistent with the City’s goals for Land Use, Neighborhoods, Transportation, and Sustainability as articulated in Chapter 3 of the City of St. Johns Master Plan.** The relevant pages of the Master Plan are attached for reference.

This proposal advances Land Use Goals 1, 4, and 5, and is neutral on Goal 2 (which is specifically related to the core downtown) and Goal 3 (which is specifically about the Federal Mogul/FC Mason site).

It also advances Neighborhood Goals 1, while being neutral about Goals 2, 3, and 4 (which are more specific to housing and historic preservation).

With regard to Transportation goals, it is neutral on all goals.

The proposal is also neutral on the specific Sustainability goals, though it advances the City’s broader Sustainability goal of creating jobs in the core of the City to reduce commute times and improve walkability.

- **Positively promote the vision described for the Community Character Area that the use will be located in, as described in Chapter 4 of the City of St. Johns Master Plan.**

The proposed use is located in the “Downtown Edge” Community Character Area, which describes the appropriate land uses as follows:

Uses that can serve as a transition between the downtown and the neighborhoods are encouraged. Uses should be a mix of commercial, professional offices, residential, technology, and civic. The goal of this area is to allow existing uses to continue while creating an opportunity for different types of uses in the future if sites are redeveloped.

The proposed small engine repair and showroom uses are consistent with that vision, especially given the character of the building, which is more conducive to quasi-industrial and large-format businesses than it is offices or retail.

- **Not hinder the implementation of the Mobility Plan for the street(s) it is adjacent to, as described in Chapter 6 of the City of St. Johns Master Plan.**

The building has been used for business uses in the past, and the uses requested under the Special Use permit will not substantially increase traffic or harm pedestrian safety on Lansing Avenue or Steel Street.

- b) **Will be designed, constructed, operated, and maintained so as to be safe, harmonious and appropriate in appearance with the existing or intended character of the general vicinity. Factors affecting this standard include noise, lighting, parking, traffic, garbage, large gatherings of people, water runoff, neighborhood character, heat island effect, and other similar off-site impacts of a use.**



The footprint and height of the building will not change. However, we are somewhat concerned about the noise emanating from the small engine repair business. The applicant should address how any noise will be mitigated.

Our site plan comments address specific physical development issues like lighting, parking, garbage, etc.

- c) **Will be a substantial improvement to property in the immediate vicinity and an economic asset to the community as a whole. “Substantial improvement” and “economic asset” shall mean that the proposed use will clearly generate more economic activity, tax revenue, jobs, housing units, and/or spinoff development than the site would generate without the approved Special Use. In evaluating this criteria, the City Commission shall compare the site to its current state at the time of application, not to hypothetical alternative developments other than the proposed Special Use.**

The Mixed Use district is limited in the businesses that it allows by right. Special Use permits have been approved in the past to allow businesses on this particular site, and others like it, in order to promote economic development. We would support the Planning Commission viewing this standard in a similar light for this application.

- d) **Will be served adequately, based on the anticipated needs of the use in question, by existing public facilities and services, such as highways, streets, police and fire protection, drainage structures, parking lots, refuse disposal, water and sewer utilities, non-motorized pathways/sidewalks, communications infrastructure, public transportation, waste removal, and schools. The City Commission may also require upgrades to public services directly related to the proposal as a condition of Special Use approval.**

Businesses of a similar scale have operated on this site previously, and have not negatively impacted public facilities and services so the impact on highways, streets, drainage, water/sewer, sidewalks communications, Blue Bus, waste removal, and schools will be minimal. See Criteria F for an analysis of the impact on parking.

We will defer to the police and fire departments regarding the impact on those services.

- e) **Will be consistent with the Purpose and Intent of allowing Special Uses (see Section 155.255) and the Purpose and Intent of the Zoning District the Special Use is located within.**

The purpose and intent of allowing Special Uses is:

“The special use permit process is based on the concept that some uses are appropriate in a zoning district only under certain circumstances and with specific conditions. The special use permit review process allows the city to review a proposed use, determine if it is appropriate in the location proposed



and what conditions are required to be placed on the use to ensure it's compatibility with other uses in the area.”

The City specifically designated a wide variety of businesses as Special Uses in the MU District, in recognition of the diverse land use character that exists within that district. This particular parcel has long been home to businesses, and the two uses proposed are not incompatible with the surroundings.

The purpose and intent of the MU Zoning District is:

“The MU District is intended to cover an area north of the railroad right-of-way near the CBD. It is intended to serve as a buffer between the residential uses to the north and the commercial and industrial uses to the south and east.”

Lansing Avenue specifically includes a number of commercial buildings and empty lots that create a transition from the core downtown to the residential neighborhoods to the north and west. The proposed Special Uses are appropriate in that context.

- f) **Will be served by adequate, safe, and efficient parking. “Adequate, safe, and efficient parking” shall mean not only meeting the requirements of Section 155.342, but also ensuring that the parking for the use does not burden nearby uses, does not create safety hazards for motorists, cyclists, or pedestrians, does not take up excessive land that could be used for more productive purposes, and does not create a blight on the historic character and charm of the City.**

The parking requirement for the proposed uses is as follows. This requirement assumes that the residential uses would be 500 square feet each, and that the remaining space (which totals 4,092 square feet in the two buildings combined) would be used for the showroom/small engine repair.

The two Special Uses both fall under the following parking standard, which has a requirement of one space per 200 square feet of floor area.

Furniture and appliance stores, motor vehicle sales, machinery sales, personal service shops, household equipment or furniture repair shops, clothing and shoe repair or service shops, and hardware stores

- 2 Residential Units x 2 Spaces per Unit = 4 spaces
- 4,092 square feet of commercial space / 200 square feet = 21 parking spaces.

The total requirement would be 25 parking spaces. The submitted plan shows only 9 parking spaces. Additional striped spaces must be added.

- g) **Comply with the applicable design standards outlined for the specific proposed use in Sections 155.415 through 155.448 of this chapter.”**

There are no additional standards for the proposed uses.



RECOMMENDATION

At the December 7 meeting, we recommend that the Planning Commission discuss the potential for noise from the small engine repair use, and any necessary mitigation measures.

If that issue is addressed sufficiently, in the opinion of the Planning Commission, then we recommend that the Planning Commission recommend approval the City Commission, conditioned on Site Plan Approval.

Please let us know if you have any questions.

Respectfully submitted,
McKENNA

Christopher Khorey, AICP
Senior Principal Planner



MCKENNA

November 29, 2022

Planning Commission
City of St. Johns
100 E. State Street, Suite 1100
St. Johns, Michigan 48879

Subject: 510 N. Lansing Avenue Site Plan Review

Dear Commissioners,

As requested, we have reviewed the request for a Special Use Permit at 510 N. Lansing Avenue. The applicant proposes to renovate the existing building to contain the following uses:

- Small Engine Repair
- Showroom
- Residential Units

The building is zoned MU Mixed Use District. Section 155.161 allows up to two dwelling units on the property by right. The Showroom and Small Engine Repair uses would fall under Section 155.162.C (“Business offices of a public utility, transportation, advertising, real estate, insurance, commercial, or industrial establishment”), and therefore can be approved by Special Use Permit.

Section 155.199 allows the approval of dwelling units below the minimum size by Special Use Permit. However, the applicant has not requested approval under that section. Therefore, any dwelling units will be required to be at least 500 square feet in area, unless another approval is granted later on.

There are two buildings on the site. Both were constructed for businesses, and the applicant has stated that no exterior alterations are proposed. The applicant has not revised the site plan that was previously approved for the site in 2015, and has re-submitted that plan for approval along with the requested Special Uses. As noted in our Site Plan letter, exterior improvements will be required to meet zoning requirements – specifically the parking requirement.

Our comments regarding the criteria for approving the Site Plan. Our comments on the Special Use Approval are under separate cover.

Site Plan (Physical Characteristics). Following are our comments on the submitted site plan. The applicant has submitted the same site plan that was approved in 2015. However, the change in use necessitates several alterations to the site, as detailed below.

- a. Dimensional Standards.** The lot is a corner lot. The definition of “Front Yard” in Section 155.044 states that “In the case of a corner lot, the front yard will be one of the two sides of the lot fronting on a street that is designated as the front yard by the property owner at the time of applying for a zoning permit.” During the 2015 site plan approval, Lansing Avenue was denoted as the front yard, and Steel Street was considered a side yard. We have evaluated the site with those designations in mind.

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Standard Type	Ordinance Requirement (MU)	510 N. Lansing Conditions (North Building)	510 N. Lansing Conditions (South Building)	Ordinance Compliance
Minimum Lot Area	7,000 square feet	19,698 square feet		Yes
Minimum Lot Width	75 feet	134 feet		Yes
Minimum Front Yard Setback	10 feet	31.9 feet	35 feet	Yes
Minimum Side Yard Setback	10 feet	20 feet (north/Steel Street) >10 feet (south)	>10 feet (north/Steel Street) 28.7 feet (south)	Yes
Minimum Rear Yard Setback	20 feet	>20 feet	>20 feet	Yes
Maximum Building Height	30 feet	?	?	?
Maximum Lot Coverage	60%			
Maximum Residential Density	1 unit per 4,000 square feet	1 unit per 9,849 square feet (proposed)		Yes

The height of the buildings must be submitted, even though they are not changing. The previous site plan approval was conducted when the property was zoned I-1, and there is no height limitation in the I-1 district. If either building is taller than 30 feet, it will be considered a legal non-conformity, which is not a barrier to the use of the building for the proposed special uses, but would create restrictions on alterations or expansions of the building.

2) Parking, Loading, and Access.

a. **Number of Spaces.** As noted above, the site will be required to have the following number of parking spaces.

- 2 Residential Units x 2 Spaces per Unit = 4 spaces
- 4,092 square feet of commercial space / 200 square feet = 21 parking spaces.
- **TOTAL REQUIREMENT: 25 spaces**

The current site only has nine striped parking spaces. There is room for additional spaces, though possibly not enough room for 21 of them. The applicant may need to seek a variance or increase the



size of the residential uses (thus lowering the square footage of commercial space and with it, the parking requirement).

- b. Barrier-Free Spaces. At least one parking space out of every 25 must be barrier-free (i.e. reserved for people with disabilities).** With 21 required parking spaces, one barrier-free space is required. The 2015 site plan shows the required barrier-free space.
- c. Dimensions.** The parking spaces on the 2015 site plan meet the dimensional requirements in the Zoning Ordinance.

The layout of the parking spaces violates Section 155.343.B, which reads “each space shall be accessible separately from a street; each parking area shall be so designed and marked as to provide for orderly and safe movement and storage of vehicles.” However, Section 155.343.J states that the Planning Commission can modify the standards of Section 155.343 “when a demonstrated need is documented by the applicant and the Planning Commission determines that the proposed alternative complies with the intent of this chapter.”

The Planning Commission approved the layout of the spaces in 2015. Once the applicant submits a design with the required number of parking spaces, the Planning Commission should evaluate that layout against the standards of Section 155.343.B, though similar factors to the 2015 approval (such as the small size of the lot) may allow the Commission to approve a design that does not meet the letter of Section 155.343.B.

- d. Paving and Striping.** The parking lot is paved as required in Section 155.343.E.
 - e. Loading Spaces.** No loading spaces are required given that the proposal includes fewer than 5,000 square feet of commercial space.
- 3) Landscaping.** The following landscaping is required. However, Section 155.296 states that the City may determine, during the Site Plan process, that “conditions unique to a parcel” prevent strict compliance with the letter of landscaping regulations, and allow alternate designs.

- a. Buffer Zone.** Section 155.297 requires a buffer zone between commercial uses (including those on mixed use sites with a residential component) and residential uses. The buffer zone may be a 6 foot tall wall, a 6 foot tall berm, or one tree and four shrubs per 25 feet of property line. The 2015 site plan shows 13 trees along the south property line (1 per 11.3 feet) and 13 trees along the (1 per 10.3 feet). There is one tree in the corner that we have counted for both property lines. There are no shrubs on the plan.
There are existing trees on the site, but they do not match the plan. There are seven trees along the south property line (1 per 21 feet) and a cluster of trees on the east side of the site, though it is not clear exactly how many trees there are in that area, and some may be on the lots to the east, and thus would not count as buffer landscaping.

By our reading of the Ordinance, no buffer zone is required along the south property line, because it abuts an empty lot that is zoned MU, and not a residential use. So no changes to the landscaping on the south side of the site are required.



Additionally, the building at 301 Steel Street is not a residential use, so no landscaping is required along that property line.

505 Ottawa Avenue, on the other hand, is a residential use, and a buffer zone is required. The property line between 510 Lansing and 505 Ottawa is 100 feet long, for a requirement of four trees and 16 shrubs. There are trees in the vicinity of the property line, and we recommend that the Planning Commission consider them acceptable buffering, unless presented with evidence by the owner or occupant of 505 Ottawa that additional buffering is needed.

b. Parking Lot Landscaping.

- i. **Buffer Zone.** Parking lots add an additional requirement to the buffer zones – a 48 inch high continuous screen of hedge, wall, or berm. In 2015, it appears that this requirement was waived, for the same reasons that the parking configuration was approved. In order to fit 21 spaces on the lot, this requirement will likely have to be waived again. However, that determination should be made after the design with 21 parking spaces is submitted and its impact on 505 Ottawa is analyzed.
- ii. **Parking Lot Trees and Islands.** Parking lots with more than 16 spaces are required to have one tree per 8 spaces, each within an island of at least 150 square feet. A 21 space parking lot would require 3 trees/islands. There is almost no way that is possible on this site, given the constraints, and we recommend that the Planning Commission waive this standard.

- c. Right-of-Way Landscaping.** Along the right-of-way, 1 tree is required for every 30 feet of frontage. The tree can be planted in the public right-of-way with the permission of the City. There is currently one tree on the Lansing Avenue frontage and zero trees on Steel Street.

Steel Street does not have a grass “verge” in the right-of-way, because parking spaces in that area are accessed directly from the street. We recommend that no trees be required along Steel Street to ensure those parking spaces can remain in tact.

Lansing Avenue has a grass verge. The 137 feet of frontage trigger a requirement for 5 trees, but realistically there is only room for 1-2 more, in addition to the one existing tree. Further, there are power lines running along the frontage. We recommend that the single tree be considered acceptable.

- d. Landscaping Adjacent to Buildings.** Ornamental landscaping is required along the perimeter of buildings. However, there is limited space for landscaping alongside the buildings, and we recommend that this requirement be waived, as it was in 2015.

- 4) Lighting.** No spec sheets for the existing light fixtures and no photometric plan have been submitted, so we cannot determine whether the existing lighting meets the requirements of Section 155.191. Spec sheets for all existing and proposed light fixtures, as well as a photometric plan, must be submitted.



- 5) **Trash Receptacles.** There is an existing dumpster pad on the northeast corner of the site containing a dumpster. The dumpster is acceptable as is, but its location and the need for garbage truck access should be taken into account when evaluating the design of the 21 space parking lot.
- 6) **Signage.** No signage has been submitted. Signage may be approved separately through the sign permit process with the City administration.

RECOMMENDATION

We recommend that the Site Plan Approval be tabled until the applicant submits a new design showing the following:

- The required 21 parking spaces.
- A photometric plan and spec sheets for the light fixtures.
- The impact of increasing the number of parking spaces on the landscaping, dumpster, and other aspects of the site.

Please let us know if you have any questions.

Respectfully submitted,
McKENNA

Christopher Khorey, AICP
Senior Principal Planner

Leslie Lechner-Salemi
Chair

Mark Holden
Vice-Chair

Commissioners

Dana Beaman, Mayor
Heather Hanover, City Commission
Helen Kus, Bingham Township
Keith Peterson
Bob Bellgowan
Tim Black
James Ensign

Dave J. Kudwa, P.E.
Community
Development Director



**CITY OF ST. JOHNS
PLANNING COMMISSION**

MEETING AGENDA

MEETING DATE: OCTOBER 1st, 2015

The St. Johns Planning Commission will hold a regular meeting on October 1st, 2015 at 6:00 pm in the 2nd Floor Commissioner Chambers at the Clinton County Courthouse, 100 E. State Street, St. Johns, MI. (Please use Cass St. Entrance.)

AGENDA

- 1. Call to Order**
 - 2. Public Comment for Non-Agenda Items**
 - 3. Old Business**
 - A. Approval of Planning Commission Minutes from the September 3rd, 2015 regular meeting. (ACTION REQUIRED)
 - 4. New Business**
 - A. Site Plan Review – Servpro expansion 510 N. Lansing Street (ACTION REQUIRED)
 - 5. Adjournment**
-

Leslie Lechner-Salemi
Chair

Mark Holden
Vice-Chair

Commissioners

Dana Beaman, Mayor
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Helen Kus, Bingham Township
Keith Peterson
Tim Black
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Community
Development Director



**CITY OF ST. JOHNS
PLANNING COMMISSION**

**SEPTEMBER 3RD, 2015
REGULAR MEETING MINUTES**

1. CALL TO ORDER

The meeting of the St. Johns Planning Commission was called to order by the Planning Commission Chair, Leslie Lechner-Salemi, at 5:58 p.m.

Members Present: Holden, Ensign, Lechner-Salemi, Peterson, Black

Staff Present: Dave J. Kudwa (Deputy City Manager)

Others Present: Matthew Pisko (The Project Collaborative), Stephen Webster (The Project Collaborative), Ryan Johnson (Kroger), Adam Crane (Kroger), Anthony Graziano (3700 Lehman Road)

2. OLD BUSINESS

A. Approval of minutes for the July 9th, 2015 regular meeting.

A motion was made by Mr. Holden supported by Mr. Ensign, to approve the minutes of the July 9th, 2015 regular meeting as amended.

Yes: Holden, Ensign, Lechner-Salemi, Peterson, Black

Nay: None

Motion carried

3. NEW BUSINESS

A. Kroger Fueling Station - Special Use Permit – 908 S. BR US-27

City staff presented the special land use conditions that are required to be met for the approval of a fueling station in the general commercial (GC) zoning district. In general, the standards for approval review the impact of this development on the existing uses in the area. The Planning Commission reviewed utilities, traffic movements, lighting, and the proposed cross-connection with the existing Kroger store. After reviewing these items, the Planning Commission made the following recommendation:

Motion to Approve:

The Planning Commission approves the petition for a special land use for a new Kroger Fueling Center at 908 S. BR US 27 as described in the petition based on the following reasoning:

1. The seven (7) standards of approval as outlined in Section 155.258 and as detailed in the staff report has been met.

A motion was made by Mr. Black, supported by Mr. Holden, to approve the special use permit.

Yes: Holden, Ensign, Lechner-Salemi, Peterson, Black

Nay: None

Motion carried.

B. Kroger Fueling Station – Site plan review – 908 S. BR US-27

City staff presented the project to the Planning Commission and discussed the pre-application meeting with Kroger and their representative, The Project Collaborative. Staff mentioned that Kroger had made significant modifications to the site plan to accommodate requests made by City staff regarding traffic. Specifically, Kroger eliminated the existing north entrance off of BR US-27 and widened the south entrance. They also rotated the fueling stations and added additional parking on the west side of the site for the Kroger grocery store. Staff discussed the importance of these changes along with the proposed cross-connection with the existing store and the proposed sidewalk along BR US-27.

The Planning Commission asked about the maintenance of the raingarden and what portion of the site would contribute storm water to the detention facility. The applicant stated that the storm water runoff from the building/canopy and a small portion of the site would be routed to the raingarden. Staff discussed the need for a vegetative maintenance agreement and stated that the city attorney would draft a copy for the applicant to sign.

Staff inquired about the extent of outdoor retail sales and the applicant's representative discussed six (6) specific locations for reach-in cabinets, nesting cages and pallet cages as shown on the plan. The applicant stated that it was not Kroger's intent to have any outdoor retail sales outside of the areas as shown on the plan.

Motion to Approve:

It is recommended that the City Commission approve the petition for a new Kroger's Fueling Center at 908 S. BR US 27 as described in the petition based on the following reasoning:

1. The seventeen (17) standards of approval as outlined in Section 151.281 and as detailed in the staff report has been met. In addition, the standards as set forth under Section 155.281 (Site Plan Review), Section 155.295 - Section 155.304 (Landscape Standards) and Section 155.340 – Section 155.345 (Off Street Parking and Loading/Unloading Area Requirements) have been or can be met subject to the conditions set forth below.
2.
 - A. All landscaping to meet the height and caliper requirements and delineated in Section 155.300 .
 - B. A letter of credit or performance bond equal to the cost of the site improvements.
 - C. A signed maintenance agreement for all landscape vegetation and rain garden maintenance.

A motion was made by Mr. Holden supported by Mr. Black, to approve the site plan as presented.

Yes: Holden, Ensign, Lechner-Salemi, Peterson, Black

Nay: None

Motion carried

4. ADJOURNMENT

A. A motion was made by Mr. Black, supported by Mr. Holden, to adjourn the meeting.

Yes: Holden, Ensign, Lechner-Salemi, Peterson, Black

Nay: None

Motion carried.

The meeting was adjourned at 6:46 p.m.

Dave J. Kudwa, Recording Secretary

Leslie Lechner-Salemi
Chair

Mark Holden
Vice-Chair

Commissioners

Dana Beaman, Mayor
Heather Hanover, City Commission
Helen Kus, Bingham Township
Keith Peterson
Tim Black
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Dave J. Kudwa, P.E.
Community
Development Director



**CITY OF ST. JOHNS
PLANNING COMMISSION**

SITE PLAN REVIEW

**PROPOSED SERVPRO EXPANSION
510 N. LANSING STREET, CITY OF ST. JOHNS**



SEPTEMBER 24TH, 2015

1. **Application**

Applicant:	Servpro
Applicant Address	510 N. Lansing Street St. Johns, MI
Property Owner:	T & P Property Management, LLC
Owner Address	14022 Maier Drive Lake Odessa, MI
Proposal Location:	510 N. Lansing Street
Current Zoning District:	I-1, Industrial (High Performance Standards)
Comprehensive Plan:	The Industrial classification includes manufacturing, assembling, and fabricating facilities; warehouses, heavy auto repair, and non-manufacturing uses which are industrial in nature. Industrial uses were found in three primary locations within the City of St. Johns. To the north, the industrial uses are located just behind the commercial strip of Business US-27, on Kuntz Street, Zeeb Drive, Tolles Drive, and Technical Drive in the City's Industrial Park. The Future Land Use Map includes land that contains existing and future industrial development areas.
Site Plan Provider:	Spicer Group

*100 East State Street, P.O. Box 477, St. Johns, Michigan 48879-0477
(989) 224-8944 Fax (989) 224-2204
E-mail: dkudwa@ci.saint-johns.mi.us*

2. **Development Proposal**

Property Location 510 N. Lansing Street

2.1. **Dimensions-**

- a) **Shape** - The petitioned property is regular in shape.
- b) **Size** - The petitioned parcel has an area equal to 0.45 acres.
- c) **Frontage** – The property has approximately 134 L.F. of frontage along Lansing Street and 148 L.F. along Steel Street.

2.2. **Zoning/Use** - The petitioned property is currently zoned I-1, Industrial (High Performance) and is currently used as a manufacturing facility.

2.3. **Legal Description** - A legal description has been provided.

2.4. **Topography** - The existing developed area does not have any significant topographic features.

2.5. **Vegetation** – The site is partially developed with a building and concrete driveway along Steel Street. The rest of the site is well vegetated.

2.6. **Wetlands** – There are no wetlands located on this site.

2.7. **Zoning/Land Use Pattern** -

North: Property to the north of the petitioned area is zoned R-2 (Medium Density Residential).

South: Property immediately to the south of the petitioned area is zoned MU (Mixed Use)

West: Property to the west of the petitioned area is zoned R-2 (Medium Density Residential).

East: Property immediately to the east of the petitioned area is zoned I-1 (Industrial High Performance).

2.8. **Street and Traffic Conditions** – Lansing Street and Steel Street are considered all-weather roads. All access drives within the development are considered private.

2.9. **Public Facilities and Services-**

- a) **Sanitary Sewer** - The petitioned property is serviced by public sewer.
- b) **Water** - The petitioned property is serviced by public water.
- c) **Storm Drainage** – Given the flat topography, it is difficult to determine the existing flow pattern but we assume the storm drains on Lansing Street and Steel Street provide surface drainage as needed.
- d) **Fire** - The petitioned property is located in the service district of the City of St. Johns Fire Department.

3. **Information Required:** The following items are information requirements under Section 151.281 (Site Plan Review), Section 155.295 - Section 155.304 (Landscape Standards) and Section 155.340 – Section 155.345 (Off Street Parking and Loading/Unloading Area Requirements) are found to be missing or deficient on the submitted plan.

- a) None at this time.

4. **Site Plan Evaluation:** Per Section 151.281 of the City code:

- a) **Zoning:**

North: Property to the north of the petitioned area is zoned R-2 (Medium Density Residential).

South: Property immediately to the south of the petitioned area is zoned MU (Mixed Use)

West: Property to the west of the petitioned area is zoned R-2 (Medium Density Residential).

East: Property immediately to the east of the petitioned area is zoned I-1 (Industrial High Performance).

(MEETS STANDARDS FOR APPROVAL)

- b) Vehicular Traffic and Pedestrian Circulation: The property has public right-of-way access from Steel Street and Lansing Street.

(MEETS STANDARDS FOR APPROVAL)

- c) Public Utilities:

Water: Public water main and hydrants are available along Steel Street and Lansing Street. No new water services are proposed for this project.

(MEETS STANDARDS FOR APPROVAL)

Public sanitary sewer is available along Steel Street and Lansing Street. No new services are proposed for this project.

(MEETS STANDARDS FOR APPROVAL)

Storm Water: The proposed site improvements will increase the amount of impervious area. The project is proposing a new detention basin to service the additional storm water runoff. An underdrain is being proposed in the new basin to limit the amount of standing water.

(MEETS STANDARDS FOR APPROVAL)

- d) Solid Waste Disposal Facilities: A new dumpster is being proposed on the northeast corner of the site.

(MEETS STANDARDS FOR APPROVAL)

- e) Building Setbacks: Given the I-1 zoning district the building setbacks are as follows: front yard (35 feet), side yard (20 feet) and rear yard (35 feet). The front yard for this development is considered to be off of Lansing Street and the proposed setback is approximately 31.2 feet which matches the existing building setback. The side yard setback off of Steel Street is slightly less than the requirement but no building improvements are being proposed for that area. The project meets the other setback requirements.

- f) **(MEETS STANDARDS FOR APPROVAL / REQUIRES DISCUSSION)**

- g) Height and Dimension of all Structures: The building heights in the I-1 district are not restricted. The proposed building will be generally one (1) story.

(MEETS STANDARDS FOR APPROVAL)

- h) Site Topography: The ordinance requires that the applicant show contours on 2' intervals. The applicant has met this requirement and the proposed site topography is acceptable. No significant topography changes are anticipated.

(MEETS STANDARDS FOR APPROVAL)

- i) Wetlands: No wetlands have been delineated on this site.

(MEETS STANDARDS FOR APPROVAL)

- j) On-Site Soil Limitations: There are no known on-site soil restrictions that would impede the proposed site plan from moving forward. Parkhill Loam is the predominant soil type for this area.

(MEETS STANDARDS FOR APPROVAL)

- k) Statistical Data: Total Gross Acreage = 0.45 acres. There is no maximum requirement for lot coverage in the I-1 District.

(MEETS STANDARDS FOR APPROVAL)

- l) Lot Dimensions: There is no minimum lot area in the I-1 district.

(MEETS STANDARDS FOR APPROVAL)

- m) Off-Street Parking: Section 155.340 – Section 155.345 of the zoning ordinance states that 1 space is required per 600 sq. ft. of manufacturing area. Using this calculation with a total, proposed building area of approximately 5,092 sq. ft. requires would 9 spaces. The site plan is showing 9 spaces.

(MEETS STANDARDS FOR APPROVAL)

- n) Designation of Fire Lanes: No fire lanes are shown on the plans.

(MEETS STANDARDS FOR APPROVAL)

- o) Landscaping, Fencing & Walls: Section 155.295 - Section 155.304 (Landscape Standards) provides for landscaping as a buffer zone between zoning districts (Buffering), along roadways (Greenbelt), between buildings and in parking lots (Parking).

Buffering Requirements:

Property zoning & use north of the project: R-2, Residential (Req: 2 trees & 4 shrubs / 25 feet)
(Given 148 feet of frontage: 12 trees/24 shrubs)
(Provided: 0 trees/ 0 shrubs)

Given no improvements to this area, staff agrees with the recommendation but the Planning Commission should discuss.

Property zoning & use east of the project: I-1, Residential Use (Req: 2 trees & 4 shrubs / 25 feet)
(Given 134 feet of frontage: 12 trees/24 shrubs)
(Provided: 13 trees/ 0 shrubs / landscaping berm)

Staff agrees with the proposal but the Planning Commission should discuss the tree spacing and if there is any additional need for low level screening.

Property zoning & use south of the project: MU, Vacant (Req: 2 trees & 4 shrubs / 25 feet)
(Given 148 feet of frontage: 12 trees/24 shrubs)
(Provided: 13 trees/ 0 shrubs / landscaping berm)

Staff agrees with the proposal but the Planning Commission should discuss the tree spacing and if there is any additional need for low level screening.

Property zoning & use west of the project: R-2, Residential (Req: 2 trees & 4 shrubs / 25 feet)
(Given 134 feet of frontage: 12 trees/24 shrubs)
(Provided: 0 trees/ 0 shrubs)

The Planning Commission should discuss the need for buffering along the Lansing Street corridor and the need to screen this use from adjacent neighbors. Staff generally agrees with the development proposal and feels any landscaping in this area should be covered under the greenbelt requirements.

(DISCUSSION SUGGESTED)

Greenbelt Requirements: This property has approximately 134 feet of frontage along Lansing Street and 148 feet along Steel Street. The requirement states that one deciduous canopy tree needs to be installed for every 30 feet of road frontage. This would bring the total number of trees to 10. The site has one existing tree and none have been provided as a part of this application.

(DOES NOT MEET STANDARDS FOR APPROVAL / DISCUSSION SUGGESTED)

Parking Lots: Per Article 10, Section 5.1003 the proposed site improvement needs to provide 1 canopy tree per 8 spaces. The site plan is showing 9 parking spaces therefore two (2) trees are required to be placed in the parking lot envelope. The Planning Commission should discuss the landscape plan as it addresses this section of the ordinance.

(DISCUSSION SUGGESTED)

- p) Signage: No signage is being proposed as a part of this sign plan approval.

(MEETS STANDARDS FOR APPROVAL)

- q) Existing & Proposed Easements: All utilities are private, therefore no easements are needed.

(MEETS STANDARDS FOR APPROVAL)

- r) Outdoor Storage or Activity Areas: Outdoor storage is not proposed as a part of this submittal but the Planning Commission should discuss the need for outdoor storage with the applicant.

(DISCUSSION SUGGESTED)

- s) Secondary Containment for Hazardous Materials

(NOT APPLICABLE TO THIS SITE PLAN)

Site Lighting: The project is proposing to add three, 150 watt wall-packs. Staff believes this will meet the standards of the ordinance but a lighting plan has not been submitted for review.

(MEETS STANDARDS FOR APPROVAL / ADDITIONAL INFORMATION REQUESTED)

- t) Elevations: Building elevations have not been provided for your review & comment. The Planning Commission should discuss the aesthetic compatibility of the industrial development with the existing uses in the area.

(DISCUSSION SUGGESTED)

- u) Location Map: A location map has been provided.

(MEETS STANDARDS FOR APPROVAL)

- v) Drive & Parking Lot Cross-Section Detail: The applicant is proposing a new driveway and parking area. The Planning Commission should discuss the surface type proposed for these improvements.

(DISCUSSION SUGGESTED)

- w) Floor Plan: A floor plan has not been submitted with this packet.

(APPLICABLE BUT NOT REQUIRED FOR SITE PLAN APPROVAL)

- x) Additional Information Required from the Planning Commission or City Commission:
y) Additional Agency / Governmental Comments

Clinton County Drain Commissioner: None of this time.

Michigan Department of Transportation: None at this time.

Fire Department: None at this time.

Mid-Michigan Health Department: None at this time.

Any applicable State and Federal Statutes: None at this time.

5. Recommendation

The Planning Commission must formulate a recommendation to the City Commissioner's based upon the "Standards for Site Plan Approval" as outlined in Section 151.281 of the City Code. Staff has provided a discussion of the relevant issues concerning the findings of fact and provides the following three (3) motions for the Planning Commission to consider.

Motion to Approve:

It is recommended that the City Commission approve the petition for the Servpro building expansion at 510 N. Lansing Street as described in the petition based on the following reasoning:

1. The seventeen (17) standards of approval as outlined in Section 151.281 and as detailed in the staff report has been met. In addition, the standards as set forth under Section 155.281 (Site Plan Review), Section 155.295 -

Section 155.304 (Landscape Standards) and Section 155.340 – Section 155.345 (Off Street Parking and Loading/Unloading Area Requirements) have been or can be met subject to the conditions set forth below. **The Planning Commission should discuss the criteria in detail and note in the motion how the seventeen (17) standards for approval have been satisfied.**

2. A. All landscaping to meet the height and caliper requirements and delineated in Section 155.300 .
- B. A letter of credit or performance bond equal to the cost of the site improvements.
- C. A signed maintenance agreement for all landscape vegetation and storm water maintenance facilities.

Motion to Deny:

It is recommended that the City Commission deny the petition for the Servpro building expansion at 510 N. Lansing Street as described in the petition based on the following reasoning:

1. The seventeen (17) standards of approval as outlined in Section 151.281 and as detailed in the staff report has not been met. In addition, the standards as set forth under Section 155.281 (Site Plan Review), Section 155.295 - Section 155.304 (Landscape Standards) and Section 155.340 – Section 155.345 (Off Street Parking and Loading/Unloading Area Requirements) cannot be met. **The Planning Commission should discuss the criteria in detail and note in the motion how the seventeen (17) standards for approval have not been satisfied.**
2. Additional reasoning as presented by the Planning Commission.

Motion to Postpone Action:

It is recommended that the City Commission postpone the petition for the Servpro building expansion at 510 N. Lansing Street as described in the petition based on the following reasoning:

1. The seventeen (17) standards of approval as outlined in Section 151.281 and as detailed in the staff report has not been met and additional information is required. In addition, the standards as set forth under Section 155.281 (Site Plan Review), Section 155.295 - Section 155.304 (Landscape Standards) and Section 155.340 – Section 155.345 (Off Street Parking and Loading/Unloading Area Requirements) have not been met subject to the conditions set forth below. **The Planning Commission should discuss the criteria in detail and note in the motion how the seventeen (17) standards for approval have not been satisfied but could be met with additional information from the applicant.**
2. Additional reasoning as presented by the Planning Commission.



SOUTH PROPERTY LINE – FACING EAST OFF LANSING STREET



NORTH PROPERTY LINE – FACING SOUTHWEST OFF STEEL STREET



SOUTH PROPERTY LINE – FACING NORTH OFF OF ADJACENT PROPERTY



NORTHWEST PROPERTY CORNER – FACING EAST OFF LANSING STREET

*100 East State Street, P.O. Box 477, St. Johns, Michigan 48879-0477
(989) 224-8944 Fax (989) 224-2204
E-mail: dkudwa@ci.saint-johns.mi.us*



SOUTHEAST PROPERTY CORNER – FACING EAST



LANSCAPING ON NORTHEAST PROPERTY CORNER

**NOTICE
CITY OF ST. JOHNS
PLANNING COMMISSION MEETING
PUBLIC HEARING**

OCTOBER 1st, 2015

The St. Johns Planning Commission will hold a public hearing at 6:00 pm on October 1st, 2015 in the 2nd Floor County Commissioner Chambers at the Clinton County Courthouse, 100 E. State Street, St. Johns, MI. (Please use Cass St. Entrance.)

The Commission will hold the following public hearings:

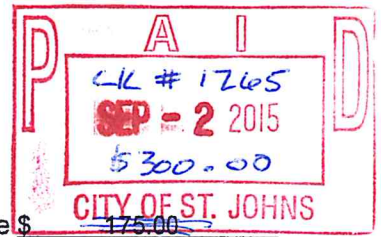
SITE PLAN REVIEW (510 N. LANSING STREET)

Purpose: Review site plan for a proposed accessory building
Property Address: 510 N. Lansing Street
Current Zoning: I-1 (Industrial)
Tax I.D. #: 19-300-500-000-003-00

Dave J. Kudwa, P.E.
Community Development Director

Notice: People with disabilities needing accommodations for effective participation in the meeting should contact the City Clerk at (989) 224-8944 at least two (2) working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

***NOTE: A pre-submittal meeting with City staff is recommended.**
CITY OF ST. JOHNS
APPLICATION
SITE PLAN REVIEW - (please print)



Tax Roll Number 19-300- Date 9/2/15 Fee \$ 175.00

Property Address 510 N. LAWSONG

Owner T+P Property Management Applicant TERRY KELLY

Street 14022 MAIER DR. Street 14024 MAIER DR.

City, State, Zip LAKE ODESSA, ME 48849 City, State, Zip LAKE ODESSA, ME 48849

Phone Number 616-723-2255 Phone Number 616-723-2255

Twenty-one (21) copies of the preliminary site plan drawn to acceptable scale (1" = 50' maximum), must be submitted with application. The following information to be submitted with, or shown on, the site plan:

NOTE: An application is not considered "filed" unless complete application meets the technical requirements as follows:

SITE PLAN REVIEW CHECKLIST

OWNERSHIP

- Provide proof of ownership (deed, land contracts, etc.).
- List all the parties having legal interest in the site.
- Provide legal description for site.

ZONING (General)

- Show existing zoning of the site, as well as zoning of abutting properties.
- If special use permits, variances, etc., are required – have applications been filed? Special use permits can be applied for at the same time as site plan. Variances must be granted prior to site plan approval.
- If special studies (environmental assessments, traffic studies, engineering reviews, etc.), are required, have they been completed and submitted with the site plan?

PROPOSED IMPROVEMENTS

- Streets – show right-of-way plus any required off-site improvements (by-pass, deceleration lanes, etc.). Show street extensions.
- Curb cuts – show quantity and location, alignment with existing driveways across the street and on adjacent properties. Show details such as throat width, curb radii, and slope.
- Utilities – show public sanitary sewer, water and storm drainage systems. Indicate service line connection sizes. Show utility extensions. Indicate existing and proposed usages. Basis of design required including fire flow requirements.
- Show location and distance to nearest fire hydrant.
- Private – show gas, electric, cable, etc.

INTRA-AGENCY APPROVALS

- Obtain soil erosion permits from County.
- Obtain approval from County Drain Commissioner.
- Obtain permit from MDOT if on State Highways.

MAN-MADE FEATURES

___ Show all structures, roads, and other physical improvements.

NATURAL FEATURES

___ Show existing and proposed grades at two foot intervals.

___ Show any wetlands, storm water retention areas, including water courses and man-made drainage ways.

___ If on-site soils place limitations on development, provide documentation.

ZONING (Standards)

___ Show square footage for both lot & buildings. Also specify building heights.

___ Show setbacks, lot dimensions, lot coverage, and open space. All streets must indicate North direction. Provide calculations to support net development area and usable open space when applicable.

___ Parking – quantity, dimensions, lay-out, fire lanes, circulation, and barrier-free. Show pedestrian and vehicular conflicts.

___ Show off-street loading/unloading areas.

___ Landscaping – show street trees and buffer zones. Show fencing and screening.

___ Signage – location and dimensions.

___ Show sidewalks, as well as barrier free access.

___ Easements – existing and proposed.

MISCELLANEOUS

___ Solid waste disposal – show location. Indicate storage or use of hazardous materials.

___ Show lighting plan as well as impact on adjacent properties.

___ Indicate how the proposed development will “fit” with neighboring properties. Show compatibility in land use and residential densities. List or show aesthetics of the site. Provide building elevations showing construction materials.

___ Indicate any phasing plans of proposed development.

___ Legal documents – have documents prepared for easements, surety agreements, etc.

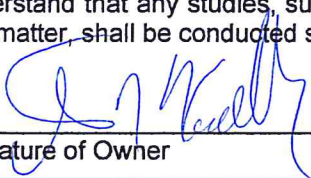
___ Provide existing and proposed employee or occupancy numbers.

___ Indicate total proposed maximum occupancy for customers.


___ Indicate Standard Industrial Code (SIC).

Contact the Zoning Administrator or City Engineer, at (517) 224-8944 for further information or questions.

I/we the undersigned hereby certify that all the information submitted with this request is correct and accurate to the best of my/our knowledge. I/we agree that I/we are solely responsible for providing this information accurately and in its entirety. I/we agree that failure to provide this information is grounds for denial of this request. I/we understand that any studies, surveys, or additional documentation that may be necessary to reach a decision on this matter shall be conducted solely at my expense.



Signature of Owner



Signature of Applicant

GENERAL NOTES

SITE WORK

CONTRACTOR SHALL CALL "MISS DIG" 811 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY CONSTRUCTION FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES. THE EXISTING UTILITIES ON THESE DRAWINGS HAVE BEEN SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND NOTIFY THE ENGINEER WHERE POSSIBLE CONFLICT EXISTS PRIOR TO BEGINNING CONSTRUCTION.

PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE APPROPRIATE MUNICIPALITIES. CONSTRUCTION PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE MUNICIPALITIES. ALL DRIVES AND APPROACHES SHALL BE CONSTRUCTED ACCORDING TO REQUIREMENTS OF THE APPROPRIATE GOVERNING AUTHORITY.

ALL TRENCHED CONSTRUCTION UNDER GRAVEL, PAVED SURFACES OR UTILITIES SHALL BE BACKFILLED WITH CLASS II SAND OR OTHER APPROVED GRANULAR MATERIAL IN 12" LAYERS AND COMPACTED TO 95% OF ITS MAXIMUM UNIT WEIGHT.

UNPAVED AREAS SHALL BE SMOOTHLY GRADED AND THE SURFACE STABILIZED BY SEEDING OR OTHERWISE. THE MAXIMUM DESIRABLE SLOPE IS 3 HORIZONTAL TO 1 VERTICAL UNLESS NOTED OTHERWISE.

CONTRACTOR SHALL SAWCUT PAVEMENT AND CURB & GUTTER FOR A CLEAN EDGE TO INSTALL PROPOSED PAVEMENT AND CURB & GUTTER.

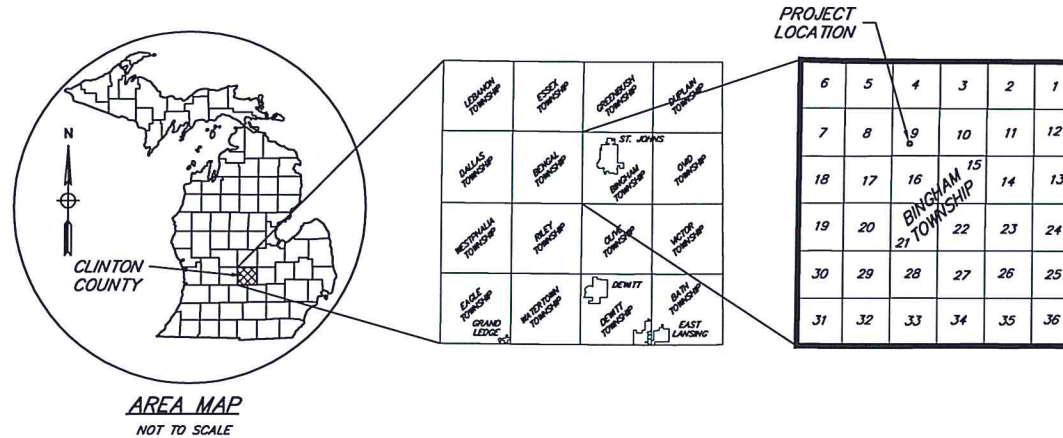
CONTRACTOR IS RESPONSIBLE TO MAINTAIN POSITIVE DRAINAGE PATTERN TO ENSURE NO PONDING OF WATER ON ADJACENT EXISTING AND PROPOSED PAVED SURFACES.

DIMENSIONS SHOWN ARE GIVEN TO THE BACK OF CURBS AND FACE OF BUILDINGS UNLESS NOTED OTHERWISE.

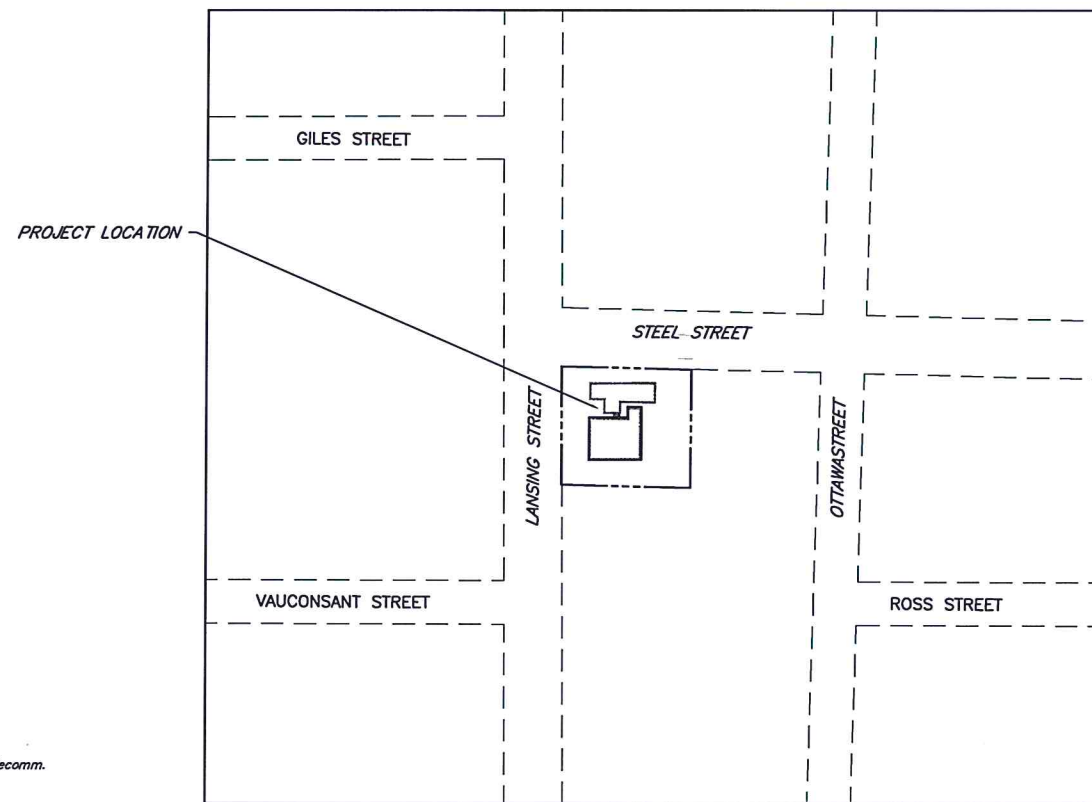
SERVPRO BUILDING & SITE ADDITION

T & P PROPERTY MANAGEMENT
14022 MAIER DRIVE
LAKE ODESSA, MI 48849

PLAN INDEX		
FILE NO.	DESCRIPTION	NO.
JD-1407-1	COVER & TITLE SHEET	C1.1
JD-1407-2	SITE & S.E.S.C. PLAN	C2.1
JD-1407-3	GRADING & UTILITY PLAN	C3.1
JD-1407-4	LIGHTING & LANDSCAPING PLAN	C4.1



AREA MAP
NOT TO SCALE



LOCATION MAP
SCALE: 1" = 100'

SECTION 9, T.7 N.-R.2 W.,
CITY OF ST. JOHNS
CLINTON COUNTY, MICHIGAN

EXISTING ITEMS LEGEND

- - MANHOLE
- ⊗ - CATCHBASIN
- ⊠ - CURB CATCHBASIN
- ⊕ - FIRE HYDRANT
- ⊙ - GAS VALVE
- ⊖ - WATER VALVE
- ⊗ - POWER POLE
- - TELEPHONE POLE
- ⊕ - POWER AND TELEPHONE POLE
- ⊙ - LIGHT POLE
- ⊕ - GUY ANCHOR AND POLE
- ⊠ - CABLE TV PEDESTAL
- ⊙ - TELEPHONE PEDESTAL
- ⊠ - ELECTRICAL PEDESTAL
- ⊠ - TRANSFORMER
- - - - - CONTOUR
- * - FENCE
- ⚡ - SPRINKLER
- ⊠ - RAILROAD SIGNAL
- ⊠ - ANTENNA
- ⊠ - SATELLITE DISH
- ⊠ - AIR CONDITIONING UNIT
- ⊠ - SOIL BORING
- ⊠ - SURVEY CORNER
- ⊠ - STUMP
- ⊠ - WETLANDS
- ⊠ - PINE
- ⊠ - BUSH
- ⊠ - TREE
- ⊠ - MAIL BOX
- + - SIGN

PROPOSED ITEMS LEGEND

- - MANHOLE
- ⊗ - CATCHBASIN
- ⊕ - FIRE HYDRANT
- ⊙ - WATER VALVE
- ⊕ - BARRIER FREE PARKING
- ⊕ - EXTERIOR LIGHTS
- ⇒ - DRAINAGE FLOW
- ⇒ - SPOT ELEVATION LABELS
- - - - - WATER MAIN
- - - - - SANITARY SEWER
- - - - - STORM SEWER
- - - - - ELECTRICAL SERVICE
- - - - - TELEPHONE SERVICE
- - - - - GAS SERVICE
- - - - - RIDGE LINE
- - - - - STANDARD PAN CURB & GUTTER
- - - - - REVERSE PAN CURB & GUTTER
- - - - - GUTTER TRANSITION
- - - - - SIDEWALK RAMP
- - - - - CONTOUR

ABBREVIATIONS

- BIT = BITUMINOUS
- BM = BENCH MARK
- BRW = BOTTOM RETAINING WALL
- CB = CATCH BASIN
- CF = CUBIC FEET
- CL = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- CSP = CORRUGATED STEEL PIPE
- CONC = CONCRETE
- DIP = DUCTILE IRON PIPE
- ELEC = ELECTRIC
- ELEV = ELEVATION
- ESMT = EASEMENT
- EX OR EXIST = EXISTING
- FF = FINISH FLOOR
- FS = FINISH SURFACE
- FG = FINISH GRADE
- G = GUTTER
- HYD = HYDRANT
- INV = INVERT
- MH = MANHOLE
- MIN = MINIMUM
- NFL = NOT FIELD LOCATED
- NTS = NOT TO SCALE
- PROP = PROPOSED
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- SAN = SANITARY
- SB = SOIL BORING
- STA = STATION
- STM = STORM
- SWR = SEWER
- TC = TOP OF CURB
- TELE = TELEPHONE
- TRW = TOP OF RETAINING WALL
- TW = TOP OF WALK
- WM = WATER MAIN

FOR UTILITIES CONTACT

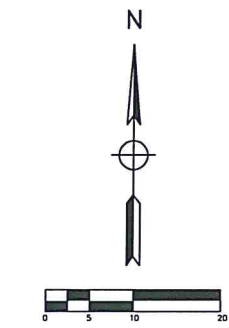
- WATER AND SEWER**
City of St. Johns
Albert Sodman
100 E. State St.
St. Johns, MI 48879
TEL 989-224-8944
- GAS SERVICE**
Consumers Energy
Lansing Operations Center
530 W. Willow
Lansing, MI 48909
TEL 889-267-9444
- ELECTRIC SERVICE**
Consumers Energy
Marie Corzo
4000 Clay Ave SW
Grand Rapids, MI 49548
TEL 616-530-4474
- ELECTRIC SERVICE**
Tri-County Electric
Chris Jensen
7973 E. Grand River
Portland, MI 48875
TEL 800-848-9333
- TELEPHONE SERVICE**
VERIZON
224 W. Exchange
Owosso, MI 48867
TEL 989-776-4070
- CABLE SERVICES**
Charter Communications
Eric Rust
737 W. Main St.
Owosso, MI 48867
TEL 989-233-9162
- CABLE SERVICES**
Great Lakes Commnet Inc.
Carol Thelen
1515 Turf Lane
East Lansing, MI 48823
TEL 517-664-1600
- CABLE SERVICES**
Mid Michigan's Network Educ. Telecomm.
Dave Childs
1131 E. Center St., Box 310
Ithaca, MI 48847-0310
TEL 989-875-5101

BY	MARK	REVISIONS	DATE
<p>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</p> <p>T & P PROPERTY MGMT. L.L.C. 510 N. LANSING STREET ST. JOHNS, MI 48879</p> <p>COVER & TITLE SHEET</p>			
<p>Spicer group</p>		<p>ST. JOHNS OFFICE 1400 Zeeb Drive SE Johns, MI 48879 989-224-2355 Fax 989-224-2357 www.SpicerGroup.com</p>	
DE. BY: RLB	CH. BY:	PROJECT NO.	
DR. BY: RLB	APP. BY:	122859SG2015	
STDS.	SHEET	OF	
DATE	SEPT. 4, 2015	FILE NO.	C
SCALE	1" = 100'	FILE NO.	JD-1424-1

499201 (12/26/05)CAD_187PropertyMgmtCAD_019CAD.DWG - 1500.dwg - JD-1424-1_COVER_9/21/2015 4:01:15 PM updown, PDF-XChange for Acrobat (Pro, 2408), 1:1

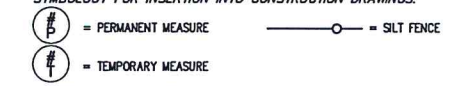
EROSION AND SEDIMENT CONTROL MEASURES

KEY	SESC MEASURE	SYMBOL	WHERE USED
1	SEEDING		When bare soil is exposed, temporarily or permanently, to erode forces from wind or water on flat areas, mild slopes, graded waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
2	MULCH		On flat areas, mild slopes, graded waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles when areas are subject to raindrop impact, and erode forces from wind or water.
26	DUST CONTROL		As a temporary measure on exposed and unstabilized areas that must be protected from wind or water erosion.
41	CATCH BASIN		Where surface water accumulates and needs an outlet or an open drain discharges to a stream or drain of erode velocities. With an enclosed drain system to provide an inlet and a sump.
60	STORM DRAIN INLET PROTECTION		Around the entrance to a newly constructed catch basin or an inlet that will capture runoff from an earth change activity.
61	SILT FENCE		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.



DETAILED DRAWINGS AND SPECIFICATIONS ARE LOCATED IN THE MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SOIL EROSION AND SEDIMENTATION CONTROL AUTHORIZED PUBLIC AGENCY PROCEDURES MANUAL.

SYMBOLY FOR INSERTION INTO CONSTRUCTION DRAWINGS:



Contractor shall conform to Soil Erosion and Sedimentation Control Act, Part 91 of Public Act 451 of 1994, as amended. All catch basins, on the site and adjacent to the site, shall be covered with cloth filters for Soil Erosion and Sedimentation Control.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CLINTON COUNTY DRAIN COMMISSIONER'S OFFICE.
- EROSION AND ANY SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
- CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAS BEEN ACCOMPLISHED AND APPROVED BY THE AGENCY WITH JURISDICTION.
- IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDING AREAS WITH UNWEATHERED SMALL GRAIN STRAW OR HAY SPREAD UNIFORMLY AT THE RATE OF 1 - 1 1/2 TO 2 TONS PER ACRE. ANCHOR MULCH WITH DISC-TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE AGENCY WITH JURISDICTION.
- ALL MUD, DIRT, AND DEBRIS TRACKED OR SPILLED ONTO EXISTING ROADS FROM THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGES HAVE BEEN COMPLETED WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES. TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE ESTABLISHED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED ALL DRAIN BANKS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITHIN FIVE CALENDAR DAYS AND SOO PEGGED IN PLACE.
- PARTICULAR CARE SHOULD BE TAKEN WHEN WORKING ALONG THE PERIMETER OF THE SITE. IN NO EVENT SHALL WORK AREA EXTEND BEYOND THE LIMITS INDICATED ON THE PLANS.
- SHOULD IT BE NECESSARY FOR THE CONTRACTOR TO DEWATER THE GROUND IN THE COURSE OF CONSTRUCTING THE PROPOSED UTILITY, THE CONTRACTOR SHALL CONSTRUCT A TEMPORARY SOIL EROSION CONTROL DEVICE IN A MANNER THAT WILL FILTER ALL DISCHARGED WATER FROM THE DEWATERING OPERATION IN NO INSTANCE SHALL THE DEWATERING DISCHARGE BE PERMITTED TO FLOW UNFILTERED FROM THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL CONTROL THE DUST ON THE SITE DURING THE LIFE OF THE CONTRACT, IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF THE COMMUNITY THIS DUST CONTROL SHALL BE ACCOMPLISHED BY THE APPLICATION OF A POSITIVE DUST PICK-UP METHOD WITH WATER ON HARD SURFACES. SUCH DUST CONTROL MATERIALS SHALL BE APPLIED AS OFTEN AS IS NECESSARY IN THE OPINION OF THE COMMUNITY TO CONTROL THE DUST.
- SHOULD THE SOIL EROSION CONTROL REQUIREMENTS BE NEGLECTED OR NOT ADEQUATELY FOLLOWED, THE COMMUNITY MAY REQUIRE THE CONTRACTOR TO CEASE CONSTRUCTION OPERATIONS AND TO APPLY HIS ENTIRE FORCE TO MEET THE REQUIREMENTS BEFORE PROCEEDING FURTHER WITH THE PROJECT.
- ALL WORK CONNECTED WITH SOIL EROSION AND SEDIMENTATION CONTROL, EITHER TEMPORARY OR PERMANENT, AS REQUIRED BY THE SOIL EROSION CONTROL PERMIT, IS TO BE IMPLEMENTED DURING CONSTRUCTION.
- DUST CONTROL, SEE KEY 26T, USE WATER AS A TEMPORARY CONTROL FOR DUST.
- STREET SWEEPING IS REQUIRED AT THE END OF EACH WORK DAY OR MORE FREQUENTLY TO ELIMINATE TRACKING OF SOIL ON ALL PUBLIC ROADS.

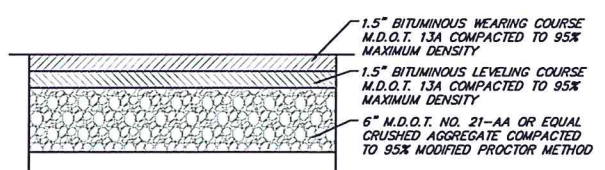
SEQUENCE OF CONSTRUCTION - SESC:

- INSTALL ALL TEMPORARY SOIL EROSION CONTROL MEASURES PRIOR TO DISTURBING ANY EARTH ON THE SITE.
- STABILIZE SLOPES STEEPER THAN 1 ON 4, CHANNELS AND SWALES WITHIN 7 DAYS OF EARTH DISTURBANCE. INSTALL PERMANENT STABILIZATION MEASURES WITHIN 5 DAYS OF FINAL GRADING.
- DURING STORM SEWER INSTALLATION, ALL NEWLY CONSTRUCTED DRAINAGE STRUCTURES SHALL BE PROTECTED WITH A DRAINAGE STRUCTURE FILTER. THIS WORK WILL BE INCLUDED IN THE DRAINAGE STRUCTURE COST.
- INSTALL TOPSOIL, AND HYDROSEED ON DISTURBED RIGHT-OF-WAY WITHIN 5 DAYS OF COMPLETING UTILITY INSTALLATION.
- PLACE RPPRAP WITHIN 24 HOURS OF PLACING END SECTIONS OR OTHER DRAINAGE OUTLETS.
- CLEAN ALL ACCUMULATED SEDIMENT FROM CATCHBASINS, SEWERS AND PAVEMENT AREAS AS REQUIRED FOLLOWING COMPLETION OF CONSTRUCTION.
- THE EXACT SCHEDULE OF SOIL EROSION AND SEDIMENTATION CONTROL EVENTS (WITH DAY AND/OR DATES OF THE VARIOUS ACTIVITIES) SHALL BE SUBMITTED TO CLINTON COUNTY BY THE CONTRACTOR, FOR REVIEW AND APPROVAL, PRIOR TO OBTAINING A PERMIT.

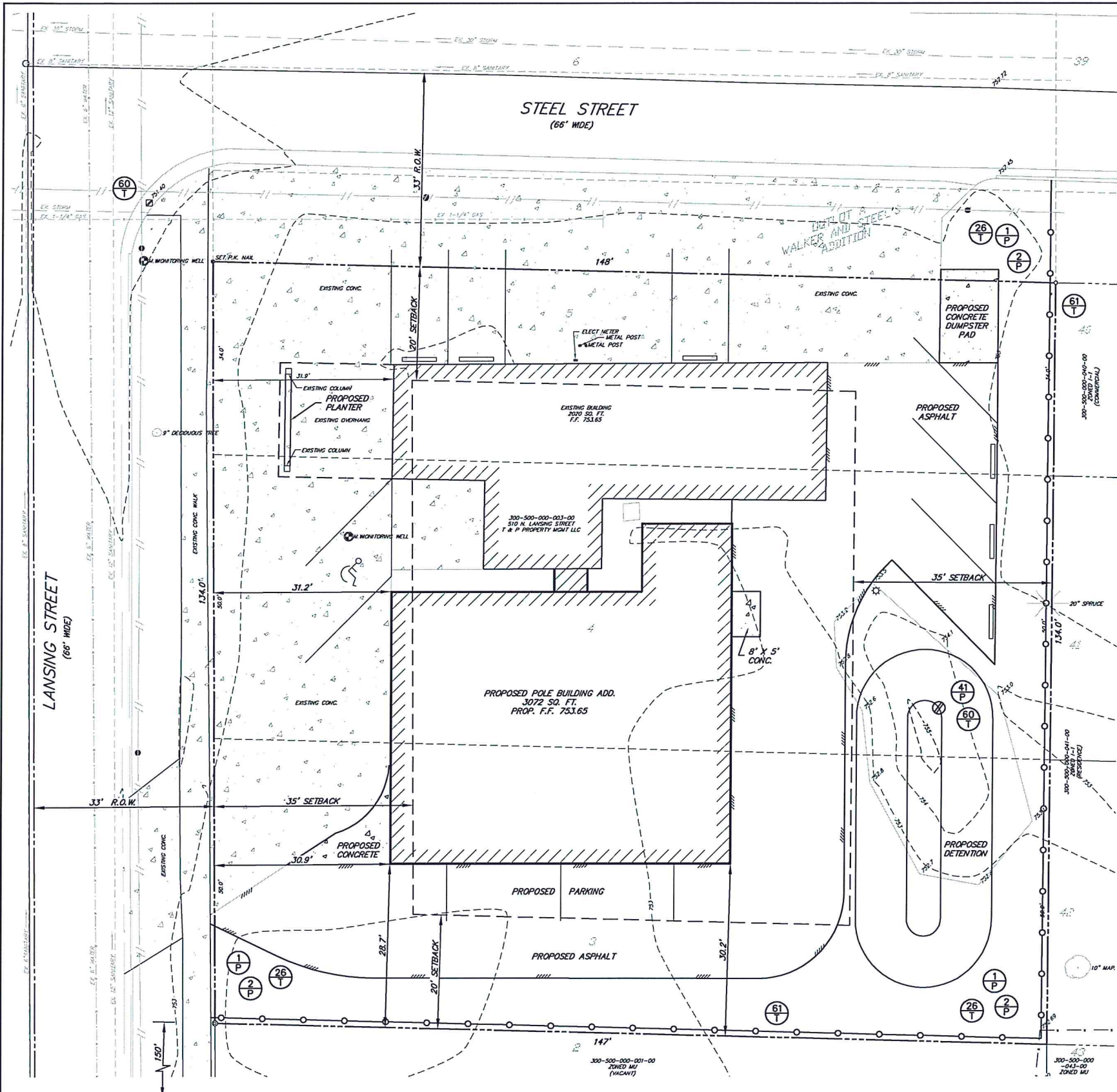
TIMING SEQUENCE

OPERATION	SCHEDULE
TEMPORARY CONTROL MEASURES	_____
STRIPPING/STOCKPILING OF SOIL	_____
ROUGH GRADING/SEDIMENTATION CONTROL	_____
STORM UTILITIES	_____
PERMANENT CONTROL MEASURE	_____
SITE CONSTRUCTION	_____
FINISH GRADING	_____

* SCHEDULE TO BE FILLED OUT BY CONTRACTOR/PERMITEE.



STANDARD ASPHALT PAVEMENT
NOT TO SCALE



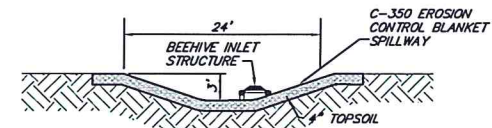
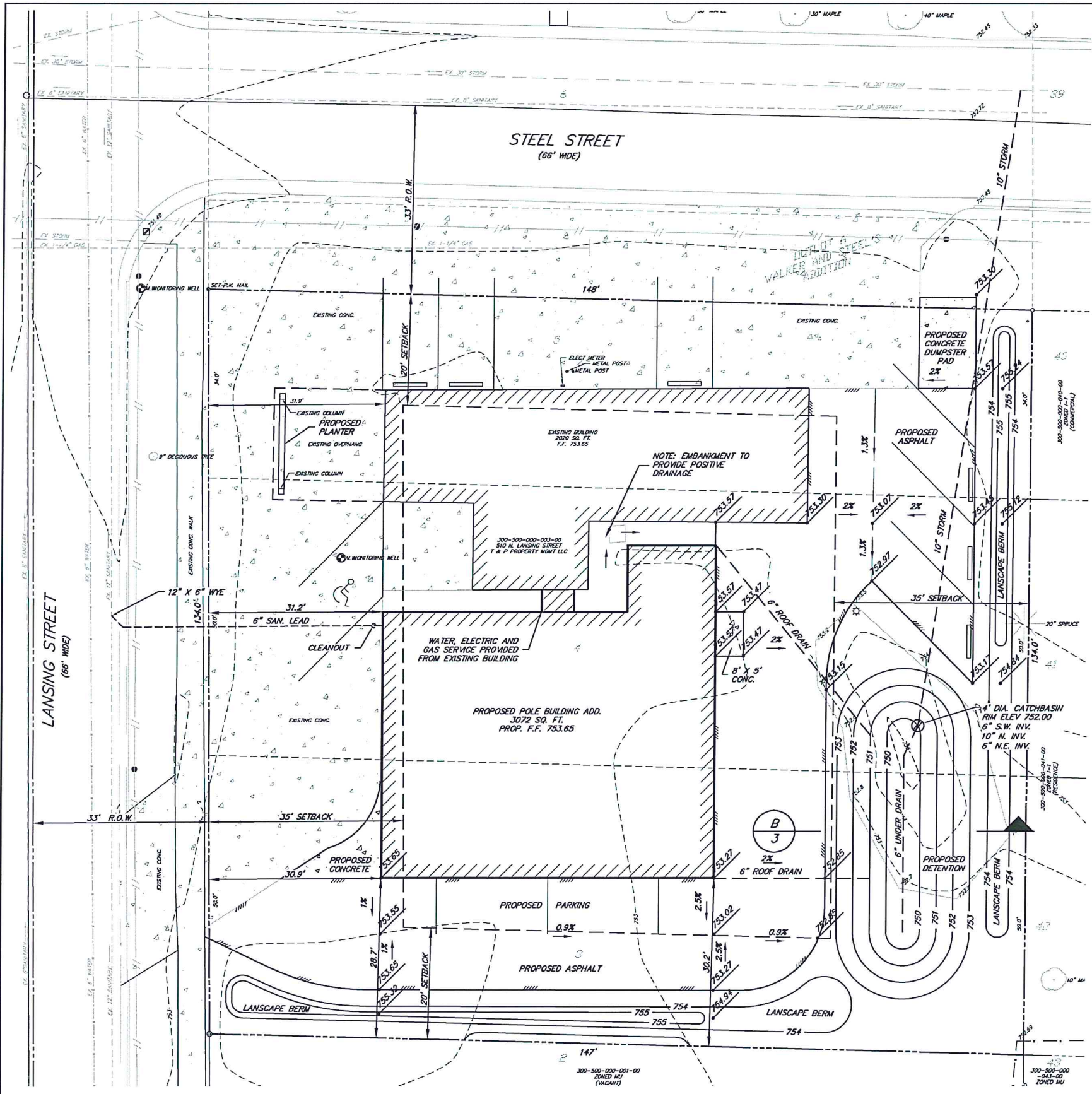
LEGAL DESCRIPTION
TOTAL PARKING SPACES REQUIRED:
A parcel of land in the Southwest 1/4 of the Section 9, T. 7 N. - R. 2 W., City of St. Johns, Clinton County, Michigan, described as follows: Lots 3, 4 and the South 34 feet of Lot 5, Plot of Walker & Steel's Subdivision, City of St. Johns, Clinton County, Michigan, According to the recorded plat thereof, as recorded in Liber 46 of Deeds, Page 336, Clinton County Records, containing 0.449 acres, more or less. Subject to any easements of record.

PARCEL DATA
0.449 ACRES
TAX #300-500-000-003-00
ZONED I-1 - INDUSTRIAL HIGH PERFORMANCE STANDARDS
LOT SIZE: 0.45 ACRES (19,760.50 SQ. FT.)

PARKING
TOTAL PARKING SPACES REQUIRED:
ONE SPACE PER EMPLOYEE OF THE LARGEST WORKING SHIFT PLUS FIVE VISITOR SPACES, OR ONE (1) FOR EVERY SIX HUNDRED (600) SQUARE FEET OF GROSS FLOOR AREA OF BUILDING, WHICHEVER BASES PROVIDES THE GREATER PARKING ACCOMMODATIONS.
3 EMPLOYEES + 5 VISITORS = 8 SPACES
ONE (1) FOR EVERY 600 SQ FT - 5,092 SF/600 = 9 SPACES
PARKING SPACES REQUIRED = 8 SPACES OR 9 SPACES
PARKING SPACES PROVIDED = 9 SPACES

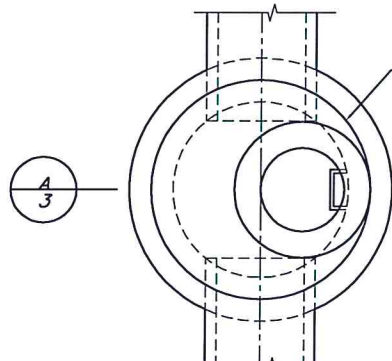
NOTE
DISTANCE TO NEAREST FIRE HYDRANT:
150' FROM SOUTH LINE OF SUBJECT PARCEL TO HYDRANT LOCATED ON SOUTHEAST QUAD. OF INTERSECTION OF VAUCONSAINT STREET AND LANSING STREET.

BY	MARK	REVISIONS	DATE
THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.			
T & P PROPERTY MGMT. L.L.C. 510 N. LANSING STREET ST. JOHNS, MI 48879			
SITE PLAN & SESC PLAN			
Spicer group		ST. JOHNS OFFICE 1400 Zeeb Drive St. Johns, MI 48879 Tel. 989-224-2353 Fax 989-224-2357 www.SpicerGroup.com	
DE. BY: RLB	CH. BY:	PROJECT NO.	
DR. BY: RLB	APP. BY:	122859SG2015	
STDS.	SHEET	OF	
DATE	SEPT, 4, 2015	FILE NO.	JD-1424-2
SCALE	1" = 10'	C	



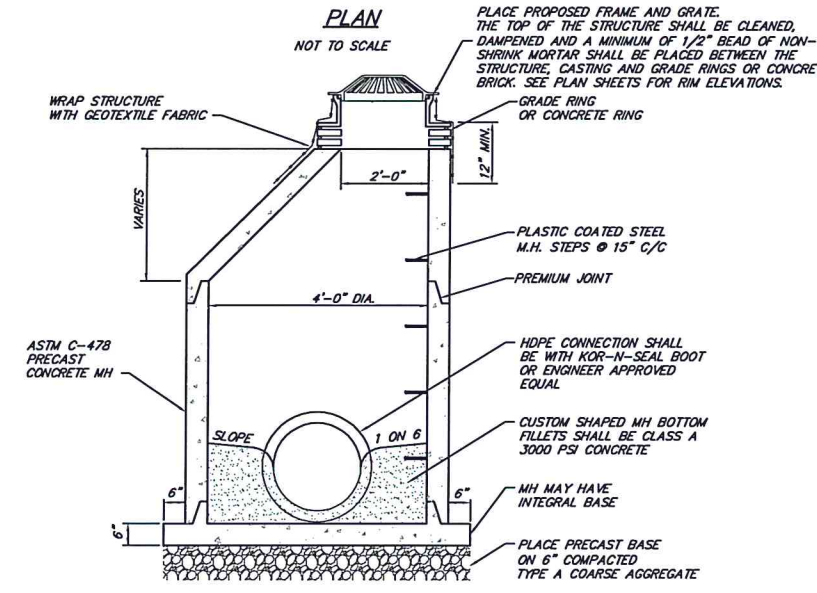
B-3
TYPICAL DETENTION
CROSS SECTION

- CONSTRUCTION NOTES**
- 1 STORM SEWER - REINFORCED CONC. PIPE (CLASS III), TONGUE AND GROOVE PIPE W/PREMIUM WATER PROOF JOINTS USING A NEOPRENE "O" RING, ASTM C-443.
 - 2 STORM DRAIN LINE FOR ROOF CONDUCTOR CONNECTIONS - SDR-35, PVC, BELL END W/ RUBBER RINGS, ASTM D3034.
 - 3 INSTALL 4" DIA. CONC. CATCH BASIN.
 - 4 INSTALL 6" SDR 35 SANITARY LEAD.



A-3
PLAN
NOT TO SCALE

NOTE:
ALL MH/CB ARE TO BE
BACKFILLED WITH MDOT CLASS II
GRANULAR MATERIAL COMPACTED
TO 95% OF ITS MAXIMUM DRY DENSITY.

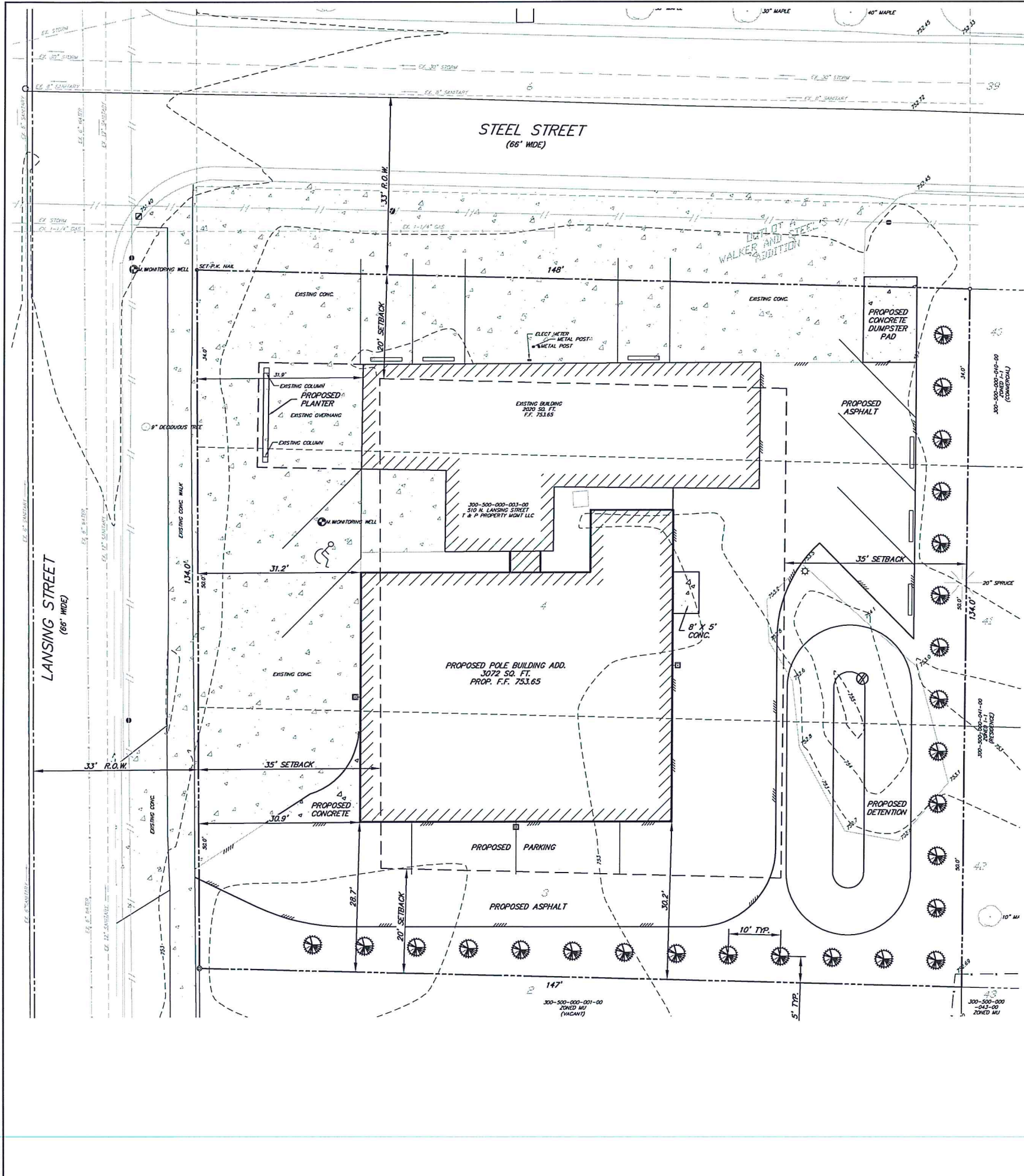


A-3
SECTION
NOT TO SCALE
4'-8' DIA. STORM MANHOLE

NOTE: MH/CB SHALL HAVE MIN. 3' SUMP
WITH NO FLOW CHANNEL

BY	MARK	REVISIONS	DATE
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<p>ST. JOHNS OFFICE 1400 Zeeb Drive St. Johns, MI 48879 Tel. 989-224-2355 Fax. 989-224-2357 www.SpicerGroup.com</p>		<p>PROJECT NO. 122859SG2015</p>	
<p>DE. BY: RLB CH. BY: DR. BY: RLB APP. BY:</p>		<p>SHEET OF C</p>	
<p>DATE SEPT. 4, 2015 SCALE 1" = 10'</p>		<p>FILE NO. JD-1424-3</p>	

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LANDSCAPING SCHEDULE					
TAG	SCIENTIFIC NAME	COMMON NAME	CONDITION	SIZE	QTY.
PD	<i>Picea glauca 'Densata'</i>	Black Hills Spruce	B&B	6' ht.	25

LIGHTING LEGEND				
SYMBOL	NO. REQ'D	MOUNTING HEIGHT	DESCRIPTION	MODEL (OR APPROVED EQUAL)
☐	3	25 FT.	150 WATT METAL HALIDE	LITHONIA LIGHTING-THRIC, WALL-PAK, CUTOFF, DARK BRONZE OR EQUAL

EXISTING LANDSCAPE LEGEND

- * EVERGREEN TREE
- SHRUB
- DECIDUOUS TREE
- TREE LINE

PROPOSED LANDSCAPE LEGEND

- DECIDUOUS TREE
- ⊗ ORNAMENTAL TREE
- ⊗ EVERGREEN TREE
- * SHRUB

TREE PLANTING GENERAL NOTES:

GUY TREES AS FOLLOWS:
 < 3" TREES USE SMALL DUCKBILL ANCHOR.
 3"-5" TREES USE MEDIUM DUCKBILL ANCHOR.
 > 5" TREES USE LARGE DUCKBILL ANCHOR.

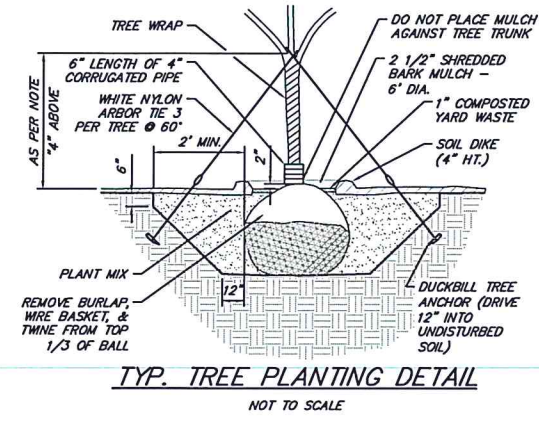
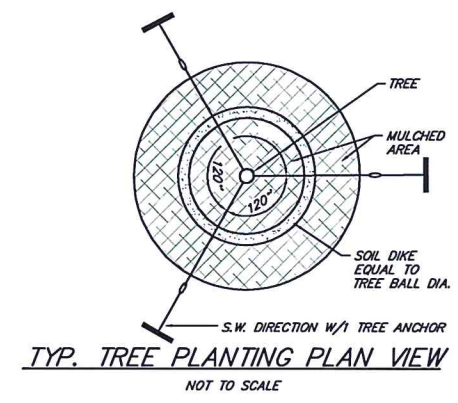
PRUNE TO THIN & SHAPE CANOPY. REMOVE BROKEN, CROSSING, AND WEAK BRANCHES.

SET TOP OF BALL TO 2" ABOVE FINISH GRADE OF SURROUNDING SOIL.

STAYS OR GUYS TO BE SET ABOVE FIRST BRANCH OR 50% OF TREE HT., WHICHEVER IS GREATER.

EVERGREEN TREES TO BE GUYED AT 2/3 OF TREE HT.

ANCHORS TO EXTEND 12" INTO UNDISTURBED SOIL.



BY	MARK	REVISIONS	DATE

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LIGHTING & LANDSCAPE PLAN

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 DR. BY: *RLB* APP. BY: *RLB*

STDS. SHEET OF **C**
 DATE **SEPT, 4, 2015** FILE NO. **JD-1424-4**
 SCALE **1" = 10'**

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