

Leslie Lechner-Salemi
Chair

James Ensign
Vice-Chair

Commissioners

Eric Hufnagel, *Mayor*
Heather Hanover, *City Commissioner*
Alysha Chant, *Bingham Township*
Keith Peterson
Mark Holden
Melvin Renfrow
Wendy Ward



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

CITY OF ST. JOHNS PLANNING COMMISSION

MEETING AGENDA

MEETING DATE: DECEMBER 9TH, 2020

The St. Johns Planning Commission will hold a public hearing at 5:30 pm on December 9th, 2020. In order to maintain compliance with social distancing guidelines and in compliance with the Open Meetings Act, the meeting will be held virtually using an online video call platform.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/840075925>

You can also dial in using your phone
(For supported devices, tap a one-touch number below to join instantly)
United States (Toll Free): 1 866 899 4679
- One-touch: <tel:+18668994679,,840075925#>

Access Code: 840-075-925

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 – 5:33 pm)**
4. **Old Business**
 - A. **November 18th, 2020 meeting minutes review**
(5:33 pm – 5:34 pm) (ACTION ITEM)
 - B. **UPDATE: Redevelopment Ready Community program**
(Presenter: City Staff)
(5:34 pm – 5:40 pm) (DISCUSSION ONLY)
 - C. **UPDATE: R-2/R-3 zoning ordinance changes**
(Presenter: City Staff)
(5:40 pm – 5:45 pm) (DISCUSSION ONLY)

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

5. New Business

A. Special land use / final site plan review – 1835 S. US-127 BR – Indoor mini-storage

(Presenter: City Staff)

(5:45 pm – 6:05 pm) (ACTION ITEM)

B. Special land use / preliminary site plan review – 907/917 N. US 127 BR – Storage facility

(Presenter: City Staff)

(6:05 pm – 6:30 pm) (DISCUSSION ONLY)

6. Adjournment (6:30 pm)

Leslie Lechner-Salemi
Chair

James Ensign
Vice-Chair

Commissioners

Eric Hufnagel, *Mayor*
Heather Hanover, *City Commission*
Alysha Chant, *Bingham Township*
Keith Peterson
Mark Holden
Melvin Renfrow
Wendy Ward



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

**CITY OF ST. JOHNS
PLANNING COMMISSION**

**NOVEMBER 18th, 2020
REGULAR MEETING MINUTES**

1. CALL TO ORDER

The meeting of the St. Johns Planning Commission was called to order by Mrs. Leslie Salemi at 5:35 p.m.

Members Present: Salemi, Ensign, Hufnagel, Hanover, Holden, Renfrow

Staff Present: Dave J. Kudwa, Jonathan Bowman

Others Present: Chris Khorey (McKenna & Associates)

2. APPROVAL OF AGENDA

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

Yes: Salemi, Ensign, Hufnagel, Hanover, Holden, Renfrow
Nay: None

Motion carried

3. PUBLIC COMMENT ON AGENDA / NON-AGENDA ITEMS

None

4. OLD BUSINESS

A. A motion was made by Ms. Ward and supported by Mr. Holden to approve the minutes as presented.

Yes: Salemi, Ensign, Hufnagel, Hanover, Holden, Renfrow
Nay: None

Motion carried

B. Redevelopment Ready Community program – update

Mr. Jonathan Bowman, community development intern, gave an update on the Redevelopment Ready Community certification. City staff is currently working to complete the marketing and community prosperity sections of the certification.

Update only, no official action taken

C. Updated permitted land uses & special land uses for the central business district

The planning commission continued discussion on the permitted and special land uses in the central business district. City staff stated that the next step would be for the PSD/DDA board to comment on this list.

Update only, no official action taken

D. Review CBD/R-2/R-3 allowable unit density

City staff along with McKenna & Associates continued to discuss the need to review the residential unit density and size requirements in the CBD/R-2/R-3 district. The new method focuses on using lot size to determine unit density.

Update only, no official action taken

E. Public Engagement Plan – CBD/R-2/R-3 zoning changes

Mr. Jonathan Bowman presented a new public engagement plan for the abovementioned zoning ordinance changes and asked the planning commission to comment.

A motion was made by Mr. Renfrow and supported by Ms. Ward to recommend that the city commission approve the public engagement plan as presented.

Yes: Salemi, Ensign, Hufnagel, Hanover, Holden, Renfrow

Nay: None

Motion carried

4. NEW BUSINESS

A. Fence height review - Sparrow Clinton Hospital

City staff presented that Sparrow Clinton Hospital was proposing to install new, ground-level, mechanical equipment along the east side of their building. They were requesting permission to install an eight-foot high, white, vinyl fence as a screen.

A motion was made by Mr. Ensign and supported by Ms. Ward to approve the eight-foot fence height.

Yes: Salemi, Ensign, Hufnagel, Hanover, Holden, Renfrow

Nay: None

Motion carried

5. PLANNING COMMISSIONER COMMENTS

None

6. ADJOURNMENT

A motion was made by Ms. Ward and supported by Mr. Ensign to adjourn the meeting at 6:33 pm.

Yes: Salemi, Ensign, Hufnagel, Hanover, Holden, Renfrow

Nay: None

Motion carried

City of St. Johns Marketing Strategy



Engaging, distinctive, vibrant, and collaborative are the four key areas of focus for the St. Johns marketing strategy. These areas each cover overall goals, strategies, and tools from the 2021-2025 Master Plan. By utilizing these ideas and involving a diverse group of stakeholders the aim is to share with the region the treasure that is the City of St. Johns.

ENGAGING

- Overall Goal:**
- Utilize social media, city website, and other tools to actively engage with the community
- Stakeholders:**
- Residents & Businesses
 - Municipal Leadership

- Fundamental Strategies:**
- Information is openly shared using a variety of avenues
 - Public input is garnered frequently in new/engaging ways
 - Feedback and communication are essential

- Tools to Accomplish Strategy:**
- City Website
 - Social Media (Facebook Page)
 - Newsletters
 - Board & Commission Meetings
 - Public Input Surveys

DISTINCTIVE

- Overall Goal:**
- Focus on placemaking to create a unique environment following the brand "Where Up North Begins"
- Stakeholders:**
- Municipal & Business Leadership
 - Visitors & Travelers

- Fundamental Concepts:**
- Beautification and façade improvements are beneficial in all commercial districts
 - Tourism is an asset by using our historic charm, small town culture, location, and festivals

- Tools to Accomplish Strategy:**
- Wayfinding Signage
 - City Events/Festivals
 - Tourism Plan
 - Commercial District Beautification
 - Community Branding Efforts

VIBRANT

- Overall Goal:**
- Business growth/attraction, new community spaces, and developing neighborhoods
- Stakeholders:**
- Developers & Businesses
 - Residents & Artists

- Fundamental Concepts:**
- City accommodation for a strong/diverse business community
 - Art and placemaking are vital
 - Neighborhood growth and higher density developments are needed
 - Enhancement of economic viability

- Tools to Accomplish Strategy:**
- Creating attractive corridors
 - Identity for all neighborhoods with a well-mixed housing stock
 - Connected transportation system including streets, sidewalks, public transit, and bike routes

COLLABORATIVE

- Overall Goal:**
- Partnerships with community focused organizations such as PSD-DDA, Chamber of Commerce, etc.
- Stakeholders:**
- Municipal Leadership & Businesses
 - Residents & Community Orgs.

- Fundamental Concepts:**
- Success is dependent upon collaboration between core community organizations
 - There are new and unique methods for collaboration which can benefit all groups

- Tools to Accomplish Strategy:**
- City staff and leadership attendance of community organization meetings
 - Open dialogue between key organizations

City of St. Johns, Michigan
DRAFT Resolution – December 3, 2020

An Ordinance amending the Zoning Ordinance for the City of St. Johns to revise the permitted residential uses in the R-2 and R-3 districts, and the consolidated the R-3L and R-3H districts into a single R-3 district.

The St. Johns City Commission hereby ordains that the following changes shall be made to Chapter 155 of the St. Johns Code of Ordinance, commonly know as the Zoning Ordinance.

SECTION 1. Section 155.040 shall be replaced with the following text:

The R-2 District is applied to those areas within the city which are particularly suitable for a higher population density by virtue of location, present development, availability of public services, or traffic facilities. It is the purpose of the district to achieve the same character, stability, and soundness of residential environment as intended for achievement by the regulations in the low density residential district, but to allow higher density consistent with the historic development pattern of the neighborhoods.

SECTION 2. Section 155.041.A shall be replaced with the following text:

A) Residential dwelling units, as follows:

- 1) On lots of less than 0.1 acres in area: No more than 1 dwelling unit.
- 2) On lots between 0.1 and 0.3 acres in area: Up to 2 dwelling units.
- 3) On lots between 0.3 and 0.4 acres in area: Up to 3 dwelling units.
- 4) On lots over 0.4 acres in area: Up to 4 dwelling units.

SECTION 3. Sections 155.042 E, F, and G shall be repealed in their entirety.

SECTION 4. New Sections 155.043.C-D shall be added, including the following text.

- C) There shall be no more than one principal building on any given lot. All dwelling units on a given lot must be located within the principal building.
- D) All dwelling units must be connected to public water and sewer service in compliance with all regulations of the City applying to connections to those services.

SECTION 5. Section 155.050 shall be replaced by the following text:

It is the purpose of the R-3 District to achieve the same character, stability and soundness of residential environment as intended for achievement by the regulations in the medium density residential district. The only essential difference between the R-2 and R-3 Districts is that a higher density of population is permitted and a wider variety of building types will be permitted as a matter of right in the R-3 District. The district is applied to those areas within the city which are particularly suited for higher population density because of their central location, present high-density development, and high degree of public services and transportation facilities available.

SECTION 6. Section 155.051.A shall be replaced with the following text:

A) Residential dwelling units, as follows:

- 1) On lots of less than 0.1 acres in area: No more than 1 dwelling unit.
- 2) On lots between 0.1 and 0.3 acres in area: Up to 2 dwelling units.
- 3) On lots between 0.3 and 0.4 acres in area: Up to 3 dwelling units.
- 4) On lots between 0.4 acres and 1 acre in area: Up to 4 dwelling units.
- 5) On over 1 acre in area: 1 Dwelling Unit per 0.1 acres of lot area.

SECTION 7. A new Sections 155.053.C shall be added, including the following text.

- C) All dwelling units must be connected to public water and sewer service in compliance with all regulations of the City applying to connections to those services.

SECTION 8. Sections 155.060, 155.061, 155.062, and 155.063 shall be repealed in their entirety, and shall be designated as “Reserved.”

SECTION 9. The definition of “Residential” in Section 155.003 shall be replaced by the following text:

RESIDENTIAL. Means any designated residential zoning district by the City of St. Johns Zoning Chapter, including R-1, R-2, R-3, and R-MH.

SECTION 10. In the chart in Section 155.170, the minimum lot area per dwelling unit in the R-3L district shall be changed from 4,000 square feet to 4,356 square feet.

SECTION 11. In the chart in Section 155.170, the R-3H district and all regulations applicable to the R-3H district shall be removed.

SECTION 12. Section 155.011 shall be replaced by the following text:

R-1 District	Low Density Residential
R-2 District	Medium Density Residential
R-3 District	Multi-Family Residential
R-MH District	Mobile Home Residential
CBD District	Central Business
MC District	Municipal Center
GC District	General Commercial Business
I-1 District	Industrial, High Performance Standards
I-2 District	Industrial, Liberal Performance Standards
O District	Offices
P District	Parking
T District	Transitional
MU District	Mixed Uses

SECTION 13. All references to the R-3H District in the following Sections shall be removed: 155.415, 155.419, 155.425, 155.426, 155.432, 155.435, 155.443, and 155.444.

SECTION 14. All references to the R-3H District in the following Sections shall be removed: 155.415, 155.419, 155.425, 155.426, 155.432, 155.435, 155.443, and 155.444.

SECTION 15. Sections 155.442 shall be repealed in its entirety, and shall be designated as “Reserved.”

SECTION 16. Throughout Chapter 155, all references to the “R-3L” district shall be replaced by the “R-3” District.

SECTION 17. Repealer Clause

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 18. Savings Clause

This Ordinance shall in no manner affect pending litigation, either civil or criminal, founded or growing out of any Ordinance, Resolution, Order or parts hereof, hereby repealed, and this Ordinance shall in no manner affect any rights, claims, privileges, immunities or causes of action of the City, or other person, either criminal or civil, that may have already occurred, accrued or grown out of any Ordinance, Resolution, Order or policy, or any part thereof, hereby repealed.

SECTION 19. Validity and Severability

Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

SECTION 20. Effective Date

This Ordinance shall be effective seven (7) days from and after its adoption by the City of St. Johns City Council and after its publication.

Eric Hufnagel, Mayor

Mindy Seavey, City Clerk

Leslie Lechner-Salemi
Chair

James Ensign
Vice-Chair

Commissioners

Eric Hufnagel, *Mayor*
Heather Hanover, *City Commission*
Alysha Chant, *Bingham Township*
Keith Peterson
Mark Holden
Melvin Renfrow
Wendy Ward



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

**CITY OF ST. JOHNS
PLANNING COMMISSION**

SPECIAL LAND USE/SITE PLAN REVIEW

**STORAGE FACILITY
909/917 S. US 127 BR
CITY OF ST. JOHNS**

DECEMBER 9TH, 2020

1. **Application**

Applicant: Jansen Robert / GWYN LLC

Applicant Address 909/917 S. US 127 BR
St. Johns, MI

Property Owner: Jansen Robert / GWYN LLC

Owner Address 909/917 S. US 127 BR
St. Johns, MI

Proposal Location: 909/917 S. US 127 BR

Current Zoning District: GC, General Commercial

Comprehensive Plan: The General Commercial (GC) district includes all commercial operations within the City, excluding those located in the Central Business District. Commercial uses were primarily contained in two areas of St. Johns. They are the areas of commercial development located at the north and south ends of the City, on US-27. This is reflective of the newer automobile driven commercial trends. These trends demand multiple services catered to the automobile, and other forms of commerce to be easily accessible by the automobile. This results in linear, single-story development of commercial strips along major thoroughfares. Due to the nature of this development, it is a large consumer of land. There is also commercial development on the east and west ends of M-21. The commercial

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

district of the City contains 126.60 acres (137.11 acres with 2012 update), and is the fourth largest user of land.

Site Plan Provider: Arens Architecture

2. **Development Proposal**

Property Location – 909/917 S. US 127 BR

2.1. **Dimensions-**

- a) **Shape** - The petitioned property is irregular in shape.
- b) **Size** - The petitioned parcels have an area equal to 1.44 acres.
- c) **Frontage** – The property has approximately 414 L.F. of frontage along US 127 BR and 242 L.F. along Oakland Street.

2.2. **Zoning/Use** - The petitioned property is currently zoned GC, General Commercial, and is currently vacant.

2.3. **Legal Description** - A legal description has been provided on the preliminary site plan and depicts the property boundary.

2.4. **Topography** - The existing developed area is relatively level with limited topographic features.

2.5. **Vegetation** – The site is vacant and is 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 GC (General Commercial)

South: Property immediately to the south of the petitioned area is zoned GC (General Commercial)

West: Property to the west of the petitioned area is zoned R1 (Low density residential)

East: Property to the east of the petitioned area is zoned GC (General Commercial)

2.8. **Street and Traffic Conditions** – US 127 BR is an all-weather road.

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** – The site is serviced by public storm sewer infrastructure and an adequate outlet for storm water management is available.
- d) **Fire** - The petitioned property is located in the service district of the City of St. Johns Fire Department.

3. **Special Land Use – Conclusions and Findings**

- a) The following conclusions are based on Section 155.258 of the Zoning Ordinance, as amended, which outlines the general standards of review to formalize a basis of determination in order to protect the public health, safety and welfare of the community:

***1. “The proposed land use, activities, processes, materials, equipment and conditions of operation will be harmonious with and in accordance with the general objectives of the community development plan.*”**

The proposed storage facility use will not be detrimental to the public welfare, persons or property by reason of excessive noise, fumes, dust, glare, traffic or objectionable odors. The proposal is consistent with the surrounding commercial uses and is a good transitional use for the site given the US 127 BR corridor and residential uses in the area. We do not anticipate any significant traffic, noise, lighting, or safety issues associated with this development.

We also feel that given the site limitations imposed by the underground utilities that a multi-building, storage facility provides the development flexibility necessary to maximize the parcel and create the highest and best use.

2. The proposed land use 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, traffic and other similar off-site impacts of a use.

We believe the proposed storage facility is harmonious with the surrounding uses and will act as a buffer for the US 127 BR corridor. We anticipate limited traffic and noise and feel a strategically located berm along Oakland Street will further enhance the site lines from the residential area. Also, the drive entrance to this facility will be located on US 127 BR therefore limiting increased traffic on Oakland Street.

3. The proposed land use will be a substantial improvement to property in the immediate vicinity and an economic asset to the community as a whole.

The storage facility will be an improvement to the property and an economic asset to the community.

4. The proposed land use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, utilities and schools.

The proposed development and use of the property are not anticipated to have an adverse impact on the abovementioned city services.

5. The proposed land use will not create excessive additional requirements at public cost for public facilities and services.

The proposed development and use of property are not anticipated to require any additional public funding for city services.

6. The proposed land use will be consistent with the intent, purpose and requirements of this chapter.

The proposed storage facility appears to be consistent with the goals, objectives and policies of the City Comprehensive Land Use Plan and meets the intent of the Special Uses Authorized by Special Use Permit section of the City Code.

7. The proposed land use will comply with the design standards outlined for specific uses is Section 155.415 – Section 155.448 of this chapter.

Staff will verify that all standards set forth in the Ordinance will be complied with prior to the issuance of construction or occupancy permits.

Section 155.447 STORAGE FACILITIES; (Ordinance update is needed)

Storage facilities with outdoor storage are permitted by special use permit in the I-2 (also allowed in General Commercial district) Districts provided:

- (A) Minimum parcel area for the entire development is four acres. This site is 1.44 acres.
- (B) Access to the facility shall be from a city major street. We would actually propose access off of US 127 BR and not off of Oakland Street.
- (C) All outdoor storage areas shall be appropriately screened from surrounding property, as determined by the Planning Commission.
- (D) Maximum building height shall be 14 feet.
- (E) Side and rear setbacks shall be a minimum of 20 feet when adjacent to a residential district. The setback shall include any fencing surrounding the storage areas. The setback area shall be landscaped with trees, shrubbery and lawn to create a visual barrier between the facility and the adjacent residential lots.
- (F) Parking for the storage leasing office and a caretakers residence shall be as outlined under this chapters parking regulations. A ten-foot-wide parking strip shall be required in front of each row of storage units and a 12-foot-wide travel lane provided between buildings

4. **Recommendation - Special use permit**

The Planning Commission must formulate a decision based upon the “Standards for Approval” as outlined in Section 155.258 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 Planning Commission approve the petition for a special land use allowing a storage facility located at 909/917 N. US 127 BR 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. **The Planning Commission should discuss the criteria in detail and note in the motion how the seven (7) standards for approval have been satisfied.**

Motion to Deny:

It is recommended that the Planning Commission deny the petition for a special land use allowing a storage facility located at 909/917 N. US 127 BR 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 not been met. **The Planning Commission should discuss the criteria in detail and note in the motion how the seven (7) 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 Planning Commission postpone the petition for a special land use allowing a storage facility located at 909/917 N. US 127 BR 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 not been met and additional information is required. **The Planning Commission should**

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

discuss the criteria in detail and note in the motion how the seven (7) 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

5. Site Plan Evaluation: Per Article 9, Section 5.905

a) Zoning:

North: Property to the north of the petitioned area is zoned GC (General Commercial)

East: Property to the east of the petitioned area is zoned GC (General Commercial)

West: Property to the west of the petitioned area is zoned R1 (Low density residential)

South: Property immediately to the south of the petitioned area is zoned GC (General Commercial)

(MEETS STANDARDS FOR APPROVAL)

b) Vehicular Traffic and Pedestrian Circulation: The property has public right-of-way access from US 127 BR and Oakland Street.

(MEETS STANDARDS FOR APPROVAL)

c) Public Utilities:

Water: Public water main and hydrants are available on US 127 BR. No additional water infrastructure is required for this project.

(MEETS STANDARDS FOR APPROVAL)

Sanitary Sewer: This site has an existing sanitary sewer service and no significant improvements are required.

(MEETS STANDARDS FOR APPROVAL)

Storm Water: The proposed site improvements will significantly increase the amount of impervious area. The city is working with the applicant on the proposed storm water management facility. The intent of the storm water management facility is to direct a significant portion of the roof, drive, and parking lot runoff to the greenspace area located on the west side of the parcel.

(MEETS STANDARDS FOR APPROVAL)

Solid Waste Disposal Facilities: A dumpster is not being proposed as a part of this project.

(MEETS STANDARDS FOR APPROVAL)

d) Building Setbacks: Given the GC zoning district the building setbacks are as follows: front yard (25 feet), no side yard or rear yard setbacks are required. The front yard for this development is considered to be off of US 127 BR.

(MEETS STANDARDS FOR APPROVAL)

e) Height and Dimension of all Structures: The building heights in the GC district are restricted to 35 feet or 2.5 stories. The proposed building will generally be one story with a height less than 12 feet.

(MEETS STANDARDS FOR APPROVAL)

f) Site Topography: The ordinance requires that the applicant show contours on two-foot intervals. The applicant has met this requirement. The site topography is flat and no significant topography changes are anticipated.

(MEETS STANDARDS FOR APPROVAL)

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

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

(MEETS STANDARDS FOR APPROVAL)

- h) 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)

- i) Statistical Data: Total Gross Acreage = 1.44 acres. The maximum requirement for lot coverage in the GC District is 70%. The proposed building addition will bring the total lot coverage to approximately 70%.

(MEETS STANDARDS FOR APPROVAL)

- j) Lot Dimensions: The minimum lot width in the GC district is 100 feet and the minimum lot area is 10,000 sq. ft. This project easily meets both of these requirements given the 1.44-acre parcel and 656 feet of road frontage along Oakland Street and US 127 BR.

(MEETS STANDARDS FOR APPROVAL)

- k) Off-Street Parking: Per Article 13 of the zoning ordinance one space needs to be provided per 1000 square feet of building area.

(MEETS STANDARDS FOR APPROVAL)

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

(MEETS STANDARDS FOR APPROVAL)

- m) Landscaping, Fencing & Walls: Article 10 provides for landscaping as a buffer zone between zoning districts (Buffering), along roadways (Greenbelt), between buildings (Principal Structures) and in parking lots (Parking).

Buffering Requirements:

Property zoning & use north of project:

General Commercial / Residential: (Req: 2 trees & 4 shrubs / 25 feet)
(Given 242 foot frontage: 20 trees/40 shrubs)
(Provided on plans:)

Property zoning & use west of project:

Residential: (Req: 2 trees & 4 shrubs / 25 feet)
(Given 240 foot frontage: 20 trees/40 shrubs)
(Provided on plans:)

Property zoning south of project:

General Commercial: (Req: 2 trees & 4 shrubs / 25 feet)
(Given 160 foot frontage: 14 trees/28 shrubs)
(Provided on plans:)

(DISCUSSION SUGGESTED)

Greenbelt Requirements: This property has approximately 414 feet of frontage along US 127 BR and 242 feet along Oakland Street. Since US 127 BR does not fall under the city's jurisdiction, only the Oakland Street requirement will be considered. The requirement states that one deciduous canopy tree needs to be installed per every 30 feet of road frontage. This would bring the total number of trees to eight (8). The site plan shows eight proposed trees.

(MEETS STANDARDS FOR APPROVAL)

Parking Lots: Since no parking is being proposed, no additional plantings will be required.

(MEETS STANDS FOR APPROVAL)

Principal Structures: Per Section 155.302, principal structure landscaping shall be provided adjacent to or within close proximity to the perimeter of the principal structure. Landscape design is encouraged to face or be visible from public thoroughfares and principal structures on public access ways. The area of required landscape is equal to 10% of the total ground floor square footage of the proposed principal structure.

Staff feels that given the storage use that the principal landscaping requirement should be waived.

(STAFF RECOMMENDS THAT A WAIVER BE GRANTED FOR THIS ITEM)

- n) Signage: *No sign plan has been submitted for review*

(MEETS STANDARDS FOR APPROVAL)

- o) Existing & Proposed Easements: *An easement will be required for all proposed utilities.*

(MEETS STANDARDS FOR APPROVAL)

- p) Outdoor Storage or Activity Areas: Outdoor storage is a use permitted by right in the general commercial district. No outdoor storage is planned for this site.

(MEETS STANDARDS FOR APPROVAL)

- q) Secondary Containment for Hazardous Materials

(NOT APPLICABLE)

Site Lighting: The site lighting generally is limited to building mounted fixtures with the addition of three proposed pole mounted lights near US 127 BR. The city has not reviewed a site illumination plan.

(MEETS STANDARDS FOR APPROVAL)

- r) Elevations: Building elevations have been provided for your review & comment. The Planning Commission should discuss the aesthetic compatibility of the commercial development with the existing uses in the area.

(MEETS STANDARDS FOR APPROVAL)

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

(MEETS STANDARDS FOR APPROVAL)

- t) Drive & Parking Lot Cross-Section Detail:

(NOT INCLUDED)

- u) Floor Plan: A floor plan has been submitted with this packet.

(MEETS STANDARDS FOR APPROVAL)

- v) Additional Information Required from the Planning Commission or City Commission:

- w) Additional Agency / Governmental Comments

Clinton County Drain Commissioner: None at this time.

Michigan Department of Transportation: None at this time.

Fire Department: Meets approval, no further comments.

Police Department: Meets approval, no further comments.

Mid-Michigan Health Department: None at this time.

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

5. Recommendation

100 East State Street, P.O. Box 477, St. Johns, Michigan 48879-0477
(989) 224-8944 Fax (989) 224-2204
E-mail: dkudwa@stjohnsmi.com

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 storage facility located at 909/917 N. US 127 BR as described in the petition based on the following reasoning:

2. 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.**
3.
 - 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.
 - D. An easement for the storm sewer

Motion to Deny:

It is recommended that the City Commission deny the petition for the storage facility located at 909/917 N. US 127 BR as described in the petition based on the following reasoning:

3. 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.**
4. Additional reasoning as presented by the Planning Commission.

Motion to Postpone Action:

It is recommended that the City Commission postpone the petition for the storage facility located at 909/917 N. US 127 BR 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.



Photo facing northwest – from US 127 BR corridor



Photo facing west – from US 127 BR corridor (north side)

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



Photo facing west – from US 127 BR corridor (south side)



Photo facing east – from Oakland Street (north side)

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

PARCEL #
909 N US127: 300-370-000-055-00
917 N US127: 300-370-000-019-00

LEGAL DESCRIPTION
909 N US127: ORCHARD GLEN SUB. OUTLOT A OF RE-PLAT THEREOF AND A PART OF S 1/2 OF NW 1/4, SEC 9, T7N- R2W. CITY OF ST. JOHNS T7N R2W.
917 N US127: LOT 19 OR RE-PLAT THEREOF & A PART OF NW1/4 OF SEC 9, ORCHARD GLEN SUB. CITY OF ST. JOHNS T7N R2W

LOT AREA
909 N US127: 30.659 SF / 0.70 ACRES
917 N US127: 29.466 SF / 0.68 ACRES
ZONING DISTRICT GC

SITE DEVELOPMENT STANDARDS

SETBACKS
- STREET: 25' MIN. REQD. / 25'-4" (EAST), 25'-2" (NORTH) PROPOSED
- SIDE: NONE REQD. EXCEPT WHERE ADJACENT RESIDENTIAL DISTRICT (10' REQD.) / 25'-3" (SOUTH)
- REAR: NONE REQD. EXCEPT WHERE ADJACENT RESIDENTIAL DISTRICT (SETBACK TO MEET ADJACENT RESIDENTIAL DISTRICT SETBACK OF 35') / 35'-1 1/2" (MIN.) PROPOSED
LOT COVERAGE
- 70% MAXIMUM COVERAGE (IMPERVIOUS AREA) ALLOWED
→ 60,125 SF SITE x .70 = 42,088 SF ALLOWED / 33,391 SF IMPERVIOUS AREA PROPOSED (12,250 SF BUILDING + 6,427 SF ASPHALT + 14,714 SF GRAVEL/STONE)

BUILDING HEIGHT
- 35' / 2.5 STORIES MAX. ALLOWED / XX'-X" / 1 STORY PROPOSED
PARKING
- NOT APPLICABLE (SELF-STORAGE BUILDING USE DOES NOT REQUIRE PARKING ON SITE)
GREEN BELT
- 8' MIN. GREEN BELT W/ ONE DECIDUOUS CANOPY TREE / 30' OF FRONTAGE REQD. WITHIN OR ADJACENT R.O.W. ALONG PUBLIC STREETS (MAY INCLUDE SIDEWALKS, SIGNS, DRIVEWAYS & ESSENTIAL SERVICES)...640.3LF /30 = 21 TREES REQD. / 38'-8" GREEN BELT PROPOSED W/ (21) NEW DECIDUOUS TREES (TOTAL).

EXISTING TREE CREDIT
- EXIST. TREES TO BE PRESERVED WITHIN DEVELOPED PORTION OF SITE SHALL BE CONSIDERED FOR CREDIT TOWARD REQUIRED TREES ON SITE AS FOLLOWS:
- TREES W/ 12" + DIA. TRUNK = 3 TREES
- TREES W/ 8" - 11.99" DIA. TRUNK = 2 TREES
- TREES W/ 2.5" - 7.99" DIA. TRUNK = 1 TREE
(0) EXIST. TREES TO BE PRESERVED WITHIN GREEN BELT/R.O.W. (CREDIT = 0 TREES)
LOADING, TRASH & STORAGE AREAS
- LOADING, TRASH & STORAGE AREAS TO BE SCREENED FROM VIEW FROM STREET OR RESIDENTIAL AREAS BY OPAQUE WALL OR FENCE 6' MIN. IN HEIGHT. / 6' OPAQUE FENCE PROPOSED ALONG WEST EDGE OF SITE ADJACENT RESIDENTIAL AREA

PRINCIPAL STRUCTURE LANDSCAPING
- LANDSCAPING REQD. ADJACENT TO OR WITHIN CLOSE PROXIMITY TO PRINCIPAL (INDUSTRIAL) STRUCTURE ≥ 5% OF TOTAL GROUND FLOOR AREA OF STRUCTURE. DECIDUOUS TREES & LARGE EVERGREENS EXCLUDED.
- SHREDDED HARDWOOD, BARK MULCH, STONE, OR VEGETATIVE GROUND COVER TO BE UTILIZED WITHIN REQUIRED LANDSCAPE AREAS (NO GRASS OR SOO).
- AREA CALCULATIONS BASED ON LIMITS OF LANDSCAPE BEDS. 2/3 OF BED TO BE OCCUPIED BY MATURE PLANTS.
- 12,250 SF STRUCTURE GROUND FLOOR X .05 = 613 SF LANDSCAPING REQD. / 873 SF LANDSCAPING PROPOSED

SIGNAGE
- WALL SIGNS OR WINDOW SIGNS (NOT PROJECTING OVER ROOF LINE OR EXTENDING BEYOND EDGE OF WALL) OF ≤ 20% OF BUILDING HEIGHT ALLOWED. TOTAL AREA OF SIGNS TO BE ≤ 20% OF BUILDING FACADE OR WINDOWS.
- ONE CANOPY OR MARQUE SIGN (NOT PROJECTING OVER ROOF LINE) OF ≤ 20% OF AREA OF CANOPY, FACADE OR MARQUE ALLOWED.
- ONE FREESTANDING SIGN, ≤ 30 FT. HIGH OR 50 SF IN AREA ALLOWED (W/ CLEAR SPACE OF 8' MIN. BELOW).
- SIGNAGE LIGHTING, IF PROVIDED, SHALL BE DOWNWARD FACING LIGHT SOURCE, AND/OR SHIELDED. CANOPY SIGNS SHALL NOT BE INTERNALLY ILLUMINATED.

LIGHTING
- LIGHTING OF HORIZONTAL SURFACES TO BE VIA FULL CUTOFF FIXTURES AIMED STRAIGHT DOWN
- LIGHTING OF NON-HORIZONTAL SURFACES TO BE VIA SHIELDED FIXTURES AIMED SO AS TO CONFINED LIGHT TO FOCUS AREA & NOT OFF PROPERTY OR SKYWARD
- ILLUMINATION PROJECTED ONTO A RESIDENTIAL USE SHALL AT NO TIME EXCEED 0.1 FOOTCANDLE
- ILLUMINATION PROJECTED ONTO A NON-RESIDENTIAL USE SHALL AT NO TIME EXCEED 1.0 FOOTCANDLE
- FIXTURES NOT TO BE MOUNTED OVER 20' ABOVE GRADE
- LIGHT POLES TO BE 5' MIN. OUTSIDE PAVED AREAS OR ON 30" MIN. HEIGHT CONCRETE PEDESTALS

CALL 72 HRS (3 WORKING DAYS)
MISSDIG811
BEFORE YOU DIG!



VICINITY MAP
N.T.S.

NOTE: FINAL LANDSCAPING DESIGN TO BE DESIGN-BUILD BY LANDSCAPE CONTRACTOR.

NOTE: FINAL GRADING TO BE DETERMINED ON SITE.

GENERAL NOTES

1. THIS PLAN BASED ON SURVEY PERFORMED BY SPICER GROUP. SURVEY DATE: NOVEMBER 17, 2020.
2. CONTRACTOR TO FIELD VERIFY BUILDING LOCATION AND ELEVATION OF FLOOR HEIGHTS WITH OWNER ON SITE.
3. THIS PLAN IS NOT AN OFFICIAL SURVEY AND IS NOT TO BE USED FOR LEGAL DOCUMENTATION OF IMPROVEMENT LOCATIONS OR PROPERTY BOUNDARIES. THIS PLAN IS ONLY INTENDED TO CONVEY PROPOSED CONSTRUCTION/SITE IMPROVEMENTS.

LEGEND

- | | | | |
|---|-------------------------------|-----------|-------------------------------|
| ○ | EXIST. DECIDUOUS TREE | -- XXX -- | EXIST. GRADE CONTOUR |
| ⊙ | PROPOSED DECIDUOUS TREE | — XXX — | PROPOSED GRADE CONTOUR |
| ○ | PROPOSED DECIDUOUS BUSH | + XXX.XX | PROPOSED GRADE SPOT ELEVATION |
| ✱ | EXIST. EVERGREEN TREE OR BUSH | — STS — | PROPOSED STORM DRAIN/SEWER |
| ○ | INLET PROTECTION | — GTF — | GEOTEXTILE FABRIC SILT FENCE |

STORAGE UNITS

10'x10' UNITS - 22
10'x15' UNITS - 39
10'x20' UNITS - 21
TOTAL = 82

WHITTEMORE ST (N BUS. 127)

1 SITE PLAN
1" = 20'

SOIL EROSION CONTROL NOTES

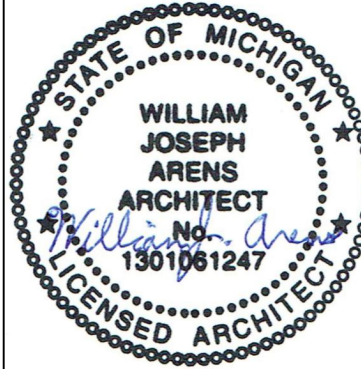
1. ALL SOIL EROSION AND SEDIMENTATION CONTROL (SESC) MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS. CONTRACTOR TO VERIFY REQUIREMENTS.
2. ANY EROSION OR SEDIMENT FROM WORK ON SITE SHALL BE CONTAINED ON SITE AND NOT BE ALLOWED TO COLLECT OR MIGRATE TO OTHER AREAS VIA WATERWAYS OR OTHER CONVEYANCES.
3. ALL CONSTRUCTION TRAFFIC SHALL TAKE REASONABLE MEASURES TO PREVENT TRACKING OF SOIL OFF SITE.
4. DUST CONTROL SHALL BE EXERCISED AT ALL TIMES WITHIN THE PROPERTY. SPRINKLING MAY BE A SUITABLE MEASURE TO CONTROL DUST AS WELL AS SOIL STABILIZATION, WHERE REQUIRED.
5. SEDIMENT AT CATCH BASINS AND OTHER INLETS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE CLEANED WITHIN 5 DAYS OF STORM EVENTS.
6. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT EROSION CONTROL (SEEDING, MULCH, ETC.) WITHIN 5 DAYS OF FINAL GRADING.

7. CONSTRUCTION ACCESS ROUTE SHALL BE AS SHOWN/NOTED ON PLAN.
8. EXISTING PAVED AREAS TO REMAIN, INCLUDING SIDEWALKS AND STREETS ADJACENT PROJECT AND PAVED AREAS ON SITE, SHALL BE KEPT FREE OF SEDIMENT & DEBRIS. ADJACENT STREET(S) AND SIDEWALK(S) TO BE CLEANED DAILY WHENEVER SOIL TRACKED ONTO PAVED SURFACES.
9. WEATHER AND UNFORESEEN DELAYS MAY RESULT IN EXTENSIONS OR DELAY OF SESC CONTROL MEASURE INSTALLATION. IF SO, TEMPORARY MEASURES SHALL BE EMPLOYED TO PREVENT OFF SITE TRANSFER.
10. SITE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL SESC MEASURES IN A TIMELY FASHION.
11. STORMWATER RUNOFF SHALL BE PREVENTED FROM DEPOSITING SILT INTO STORMWATER COLLECTION SYSTEM AND IMPACTING ANY ADJACENT OR DOWNSTREAM PROPERTIES.

12. ALL TEMPORARY SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO EARTH DISTURBANCE ACTIVITY AND REMAIN UNTIL PERMANENT EROSION CONTROL MEASURES INSTALLED. CHECK EFFECTIVENESS OF SESC MEASURES AND CONTROLS DAILY AND ADJUST AS REQUIRED.
13. WHERE REQUIRED, ROLLED EROSION CONTROL MATTING, SOD OR APPROVED MULCHING SHALL BE INSTALLED FOR STABILIZATION. WHERE GRADE SLOPE EXCEEDS 3:1, STRAW AND EROSION CONTROL MATTING TO BE INSTALLED.
14. ALL TOP SOIL STOCKPILING SHALL BE CONTAINED WITHIN AREA PROTECTED BY SILT FENCE.
15. SEE SEQUENCE OF SESC CONSTRUCTION NOTES FOR MORE INFO.

ARENS ARCHITECTURE
913 E HERBISON DR
DEWITT, MI 48820
517-668-5015
WWW.ARENSARCH.COM

COPYRIGHT: ARENS ARCHITECTURE
THIS DOCUMENT IS SUBJECT TO PROTECTION UNDER THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT. THIS DOCUMENT AND THE IDEAS AND DESIGN CONCEPTS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, CANNOT BE REPRODUCED, COPIED, OR REPRODUCED FOR THIS OR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.
NOTICE OF COOPERATION
RELEASE OF THIS DOCUMENT CONTemplates FURTHER COOPERATION BETWEEN THE OWNER, CONTRACTOR AND ARCHITECT. ANY AMBIGUITY, DISCREPANCY, OMISSION OR ERROR IN THIS DOCUMENT OR RELATED SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. FAILURE TO COOPERATE OR NOTICE TO THE ARCHITECT SHALL RELIEVE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THIS DOCUMENT OR RELATED SPECIFICATIONS WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE ARCHITECT OF RESPONSIBILITY FOR ALL RELATED CONSEQUENCES. SEE GENERAL NOTES IF PROVIDED FOR ADDITIONAL INFORMATION.



MID MICHIGAN STORAGE
SELF STORAGE FACILITY
909 & 917 N US127
ST JOHNS, MI 48879

PROJECT NO.: 20031
DATE: 11/25/20

REVISIONS:		
NO.	DATE	DESCRIPTION

SHEET NO.:
A001

**SAMPLE ONLY - DESIGN DOES NOT REFLECT ACTUAL
BUILDING CONFIGURATION/SIZE TO BE CONSTRUCTED.**



PROPOSED COLOR SCHEME - GREY/RED
(FINAL FINISH SELECTION T.B.D.)

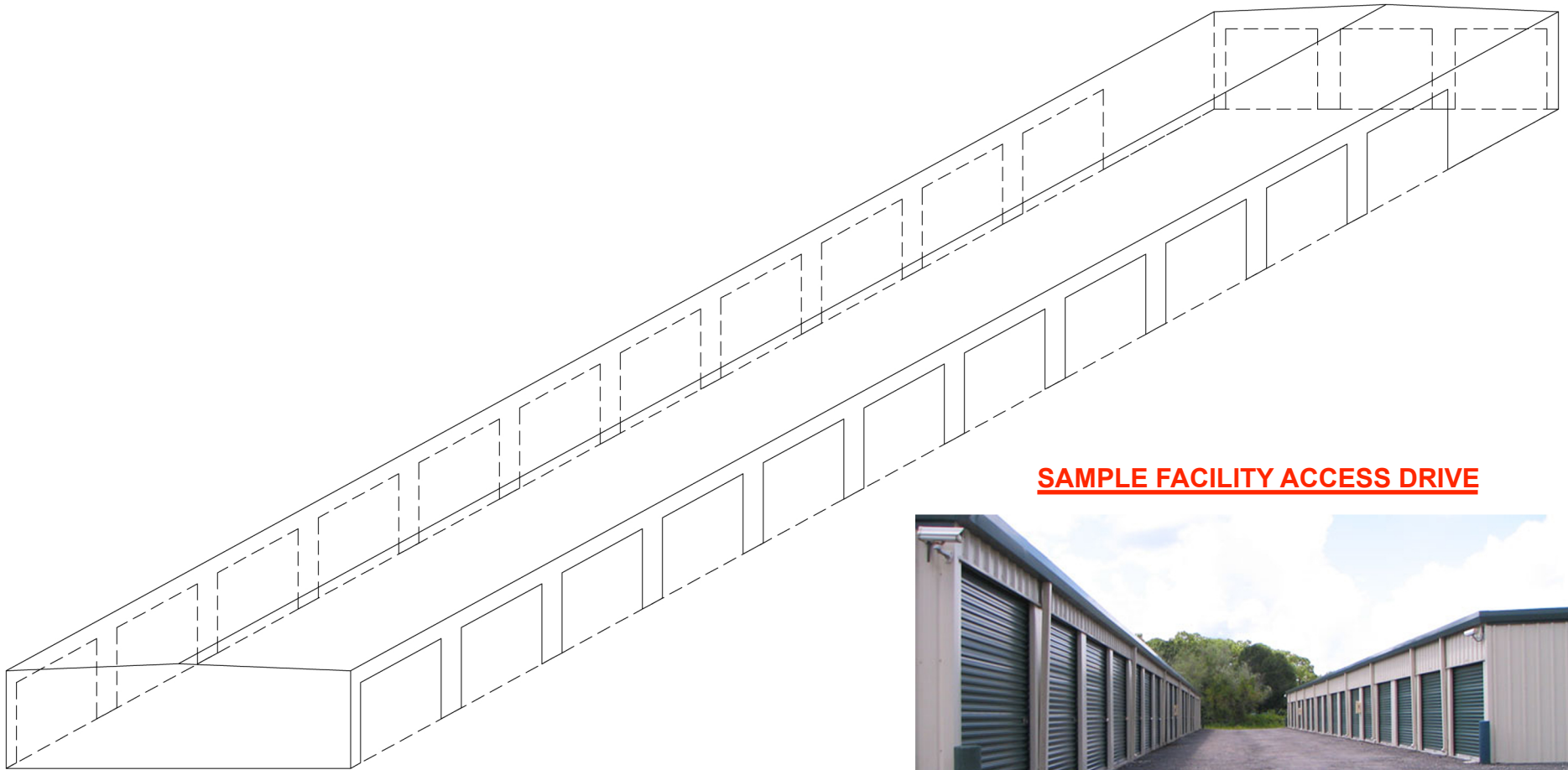


SAMPLE SINGLE-LOAD STORAGE BUILDING

SAMPLE FACILITY LAYOUT



**SAMPLE ONLY - DESIGN DOES NOT REFLECT ACTUAL
BUILDING CONFIGURATION/SIZE TO BE CONSTRUCTED.**



SAMPLE DOUBLE-LOAD STORAGE BUILDING

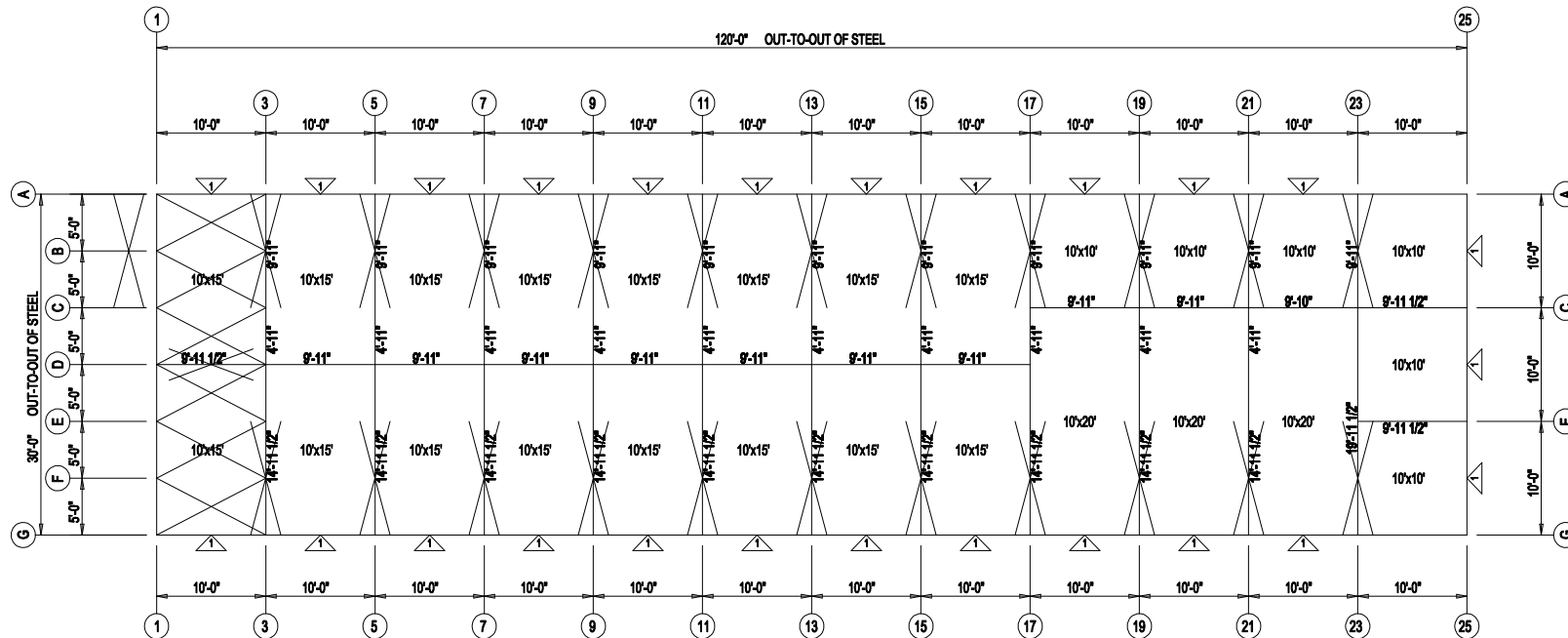
SAMPLE FACILITY ACCESS DRIVE



DOOR SCHEDULE

▽ ID	QUAN	DESCRIPTION	COLOR
1	25	8070 Opening Only	NEED COLOR

**SAMPLE ONLY - DESIGN DOES NOT REFLECT ACTUAL
BUILDING CONFIGURATION/SIZE TO BE CONSTRUCTED.**



SAMPLE DOUBLE-LOAD STORAGE BUILDING PLAN

ISSUE	DATE	DESCRIPTION	BY	CKD	DSN	<div>HERITAGE BUILDING SYSTEMS <small>Established 1979</small></div> <div>2612 GRIBBLE STREET NORTH LITTLE ROCK, AR 72114 1-800-643-5555</div>
			DS	CH	DR	
						PROJECT: PLEASE ENTER INFO IN ALL CAPS CUSTOMER: PLEASE ENTER INFO IN ALL CAPS LOCATION: SHIP TO ADDRESS
						OWNER: CONTACT PERSON
						CAD DS
						DATE 8/14/20
						SCALE N.T.S.
						PHASE
						BUILDING ID
						JOB NUMBER JOB NUMBER
						SHEET NUMBER E1
						ISSUE

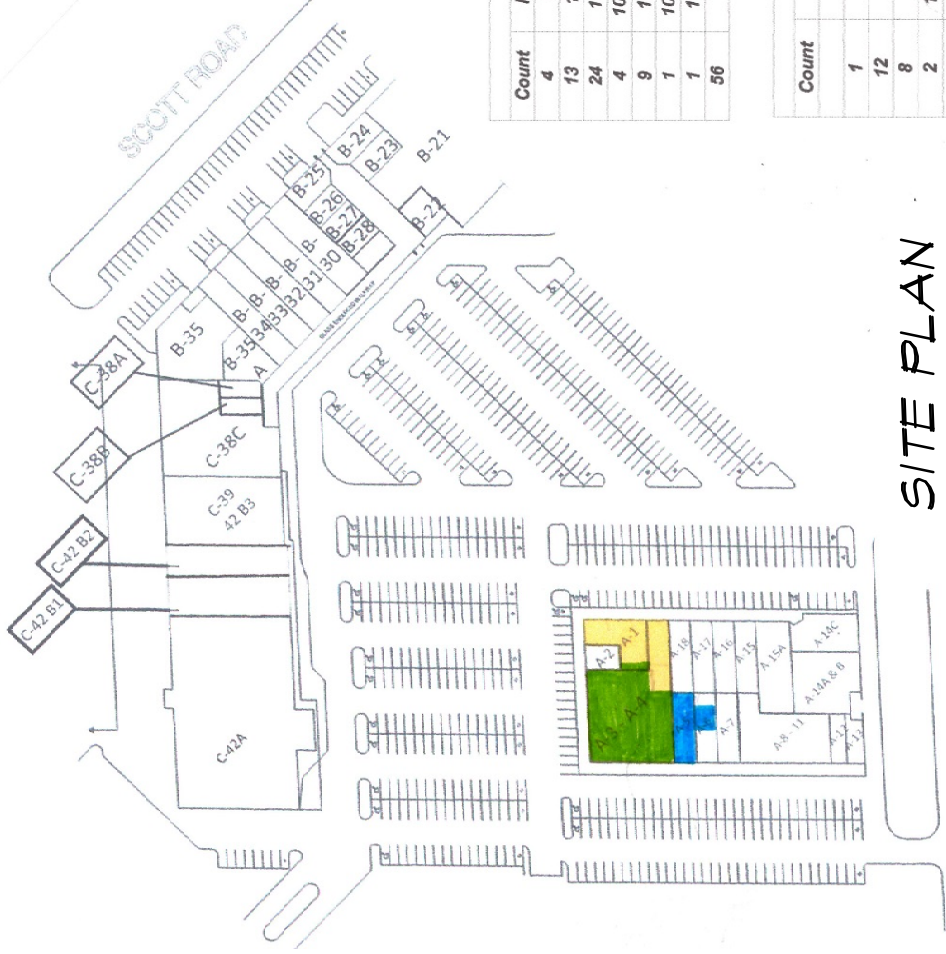


ROCKWOOD DESIGN, P.C.

15517 WINCHESTER CIRCLE
GRAND HAVEN, MI 49417

PETER B. HOLZ ARCHITECT

PH: 517-290-6180
PETE@ROCKWOOD3.COM WWW.ROCKWOOD3.COM



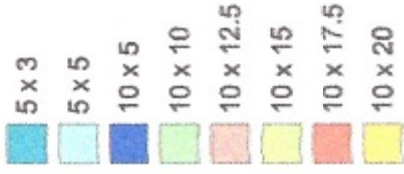
SITE PLAN

Bldg 1 Unit Mix Schedule				
Count	Name	Rent As	%	Yield
4	5 x 5	100	7%	1.28%
13	10 x 5	650	23%	8.34%
24	10 x 10	2400	43%	30.79%
4	10 x 12.5	500	7%	6.41%
9	10 x 15	1350	16%	17.32%
1	10 x 17.5	175	2%	2.24%
1	10 x 20	200	2%	2.57%
56		5375	100%	68.95%

Bldg 2 Unit Mix Schedule				
Count	Name	Rent As	%	Yield
1	5 x 3	15	4%	0.76%
12	5 x 5	300	48%	15.16%
8	10 x 5	400	32%	20.21%
2	10 x 12.5	250	8%	12.63%
1	10 x 15	150	4%	7.58%
1	10 x 17.5	175	4%	8.84%
25		1290	100%	65.18%



UNIT SIZE KEY



PRELIMINARY PLAN



SUPPLEMENTAL INFORMATION
FOR SPECIAL USE PERMIT
PREPARED 11/18/20

Leslie Lechner-Salemi
Chair

James Ensign
Vice-Chair

Commissioners

Eric Hufnagel, Mayor
Heather Hanover, City Commission
Alysha Chant, Bingham Township
Keith Peterson
Melvin Renfrow
Wendy Ward
Mark Holden



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

**CITY OF ST. JOHNS
PLANNING COMMISSION**

SPECIAL USE PERMIT / SITE PLAN REVIEW

**STORAGE FACILITY
1835 S. US 127 BR**

December 9TH, 2020

1. Application

Applicant: Peter Holz

Applicant Address 15517 Winchester Circle
Grand Haven, MI 49417

Property Owner: Kyle Hemingway

Owner Address 525 W. Warwick Dr. Ste A
Alma, MI 48801

Proposal Location: 1835 S. US 127 BR

Current Zoning District: GC, General Commercial

Comprehensive Plan: The General Commercial (GC) district includes all commercial operations within the City, excluding those located in the Central Business District. Commercial uses were primarily contained in two areas of St. Johns. They are the areas of commercial development located at the north and south ends of the City, on US-27. This is reflective of the newer automobile driven commercial trends. These trends demand multiple services catered to the automobile, and other forms of commerce to be easily accessible by the automobile. This results in linear, single-story development of commercial strips along major thoroughfares. Due to the nature of this development, it is a large consumer of land. There is also commercial development on the east and west ends of M-21. The commercial district of the City contains 126.60 acres (137.11 acres with 2012 update) and is the fourth largest user of land.

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 – existing conditions

- 2.1. **Property Location** - The property is located at 1835 S. US 127 BR.
- 2.2. **Dimensions-**
 - a) **Shape** - The petitioned property is irregular in shape.
 - b) **Size** - The petitioned property is approximately 11.25 acres.
 - c) **Frontage** – The property has approximately 484 L.F. of frontage along US 127 BR, 212 L.F along Sturgis Street, and 329 L.F along Scott Road.
- 2.3. **Zoning/Use** - The petitioned property is currently zoned GC, General Commercial, and is currently vacant.
- 2.4. **Legal Description** - COM at E 1/4 COR SEC 16 T7N R2W City of St. Johns, TH S 832.14 FT ALG TH E LN of SEC, TH W 50 FT to WLY ROW LN of Scott Rd, TH W 620 FT, S 98.94 FT, N 45 Deg W 485.71 FT, N 45 Deg E 499.17 FT, N 138.32 FT, E 215 FT, S 52 Deg E 554.82 FT to Beg Split 2002 From # 300-410-000-020-00
- 2.5. **Topography** - The existing developed area is relatively level with limited topographic features.
- 2.6. **Vegetation** – There is limited on-site vegetation. The site is largely a vacant parking lot with existing building.
- 2.7. **Wetlands** - There are no wetlands located on this site.
- 2.8. **Zoning/Land Use Pattern** –

North: Property adjacent to the north of the petitioned area is zoned GC (General Commercial) and R3 (Multi-Family Residential). Property directly north of Sturgis Street is zoned (R1 (Low Density Residential)).

South: Property immediately to the south of the petitioned area is zoned GC (General Commercial).

West: Property immediately to the south of the petitioned area is zoned GC (General Commercial).

East: Property adjacent to the east of the petitioned area is zoned GC (General Commercial). Property east of Scott Road is zoned R1 (Low Density Residential) and MC (Municipal).
- 2.9. **Street and Traffic Conditions-** US 127 BR is an all-weather road.
- 2.10. **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** - The petitioned property is serviced by public storm drainage.
 - d) **Fire** - The petitioned property is located in the service district of the City of St. Johns.

3. Special Land Use – Conclusions and Findings

- a) The following conclusions are based on Section 155.258 of the Zoning Ordinance, as amended, which outlines the general standards of review to formalize a basis of determination in order to protect the public health, safety and welfare of the community:

1. “The proposed land use, activities, processes, materials, equipment and conditions of operation will be harmonious with and in accordance with the general objectives of the community development plan.

The proposed storage facility will not be detrimental to the public welfare, persons or property by reason of excessive noise, fumes, dust, glare, traffic or objectionable odors. The proposal is consistent

with the surrounding commercial uses. We do not anticipate any significant traffic, noise, or safety issues associated with this development.

2. The proposed land use 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, traffic and other similar off-site impacts of a use.

We believe the proposed storage facility is harmonious with the surrounding uses. The proposed changes to the property are all interior and thus will not change the existing building characteristics. The main entrance to the property is on US 127 BR and the nature of the use will not change traffic patterns.

3. The proposed land use will be a substantial improvement to property in the immediate vicinity and an economic asset to the community as a whole.

The storage facility will be an improvement to the property and will be an economic asset to the community.

4. The proposed land use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, utilities and schools.

The proposed development and use of the property are not anticipated to have an adverse impact on the abovementioned City services.

5. The proposed land use will not create excessive additional requirements at public cost for public facilities and services.

The proposed development and use of the property are not anticipated to require any additional public funding for City services.

6. The proposed land use will be consistent with the intent, purpose and requirements of this chapter.

The proposed storage facility appears to be consistent with the goals, objectives and policies of the City Comprehensive Land Use Plan and meets the intent of the Special Uses Authorized by Special Use Permit section of the City Code.

7. The proposed land use will comply with the design standards outlined for specific uses is Section 155.415 – Section 155.448 of this chapter.

Staff will verify that all standards set forth in the Ordinance will be complied with prior to the issuance of construction or occupancy permits.

Section 155.447 STORAGE FACILITIES; (Ordinance update is needed)

Storage facilities with outdoor storage are permitted by special use permit in the I-2 (also allowed in General Commercial district) Districts provided:

- (A) Minimum parcel area for the entire development is four acres. This site is 11.25 acres.
- (B) Access to the facility shall be from a city major street. The existing access is off of US 127 BR, Sturgis Street, and Scott Road.
- (C) All outdoor storage areas shall be appropriately screened from surrounding property, as determined by the Planning Commission. N/A as storage is indoor.

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

- (D) Maximum building height shall be 14 feet. **N/A building is existing.**
- (E) Side and rear setbacks shall be a minimum of 20 feet when adjacent to a residential district. The setback shall include any fencing surrounding the storage areas. The setback area shall be landscaped with trees, shrubbery and lawn to create a visual barrier between the facility and the adjacent residential lots. **N/A building is existing.**
- (F) Parking for the storage leasing office and a caretakers residence shall be as outlined under this chapters parking regulations. A ten-foot-wide parking strip shall be required in front of each row of storage units and a 12-foot-wide travel lane provided between buildings. **Existing parking is sufficient.**

4. **Recommendation - Special use permit**

The Planning Commission must formulate a decision based upon the “Standards for Approval” as outlined in Section 155.258 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 Planning Commission approve the petition for a special land use allowing a storage facility at 1835 S. US 127 BR 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. **The Planning Commission should discuss the criteria in detail and note in the motion how the seven (7) standards for approval have been satisfied.**

Motion to Deny:

It is recommended that the Planning Commission deny the petition for a special land use allowing a storage facility at 1835 S. US 127 BR 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 not been met. **The Planning Commission should discuss the criteria in detail and note in the motion how the seven (7) 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 Planning Commission postpone the petition for a special land use allowing a storage facility at 1835 S. US 127 BR 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 not been met and additional information is required. **The Planning Commission should discuss the criteria in detail and note in the motion how the seven (7) 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.

5. **Site Plan Evaluation:** Per Section 155.279 (Site Plan Requirements)

a) **Zoning:**

*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*

North: Property adjacent to the north of the petitioned area is zoned GC (General Commercial) and R3 (Multi-Family Residential). Property directly north of Sturgis Street is zoned (R1 (Low Density Residential)).

South: Property immediately to the south of the petitioned area is zoned GC (General Commercial).

West: Property immediately to the south of the petitioned area is zoned GC (General Commercial).

East: Property adjacent to the east of the petitioned area is zoned GC (General Commercial). Property east of Scott Road is zoned R1 (Low Density Residential) and MC (Municipal).

(MEETS STANDARDS FOR APPROVAL)

- b) Vehicular Traffic and Pedestrian Circulation: The property has public right-of-way access from US 127 BR, Sturgis Street, and Scott Road.

(MEETS STANDARDS FOR APPROVAL)

- c) Public Utilities:

Water: Public water main and hydrants are available on US 127 BR. No additional water infrastructure is required for this project.

(MEETS STANDARDS FOR APPROVAL)

Sanitary Sewer: This site has existing sanitary sewer service and no significant improvements are required.

(MEETS STANDARDS FOR APPROVAL)

Storm Water: This site will not be making exterior changes. Existing storm water management will be sufficient and no significant improvements are required.

(MEETS STANDARDS FOR APPROVAL)

Solid Waste Disposal Facilities: No additional solid waste management facilities are proposed for this site.

MEETS STANDARDS FOR APPROVAL

- d) Building Setbacks: Given the GC zoning district the building setbacks are as follows: front yard (25 feet), no side yard or rear yard setbacks are required. The front yard for this development is considered to be off of US 127 BR. The building is existing.

(NOT APPLICABLE) – EXISTING BUILDING

Height and Dimension of all Structures: The building heights in the GC district are restricted to 35 feet or 2.5 stories. The building is existing.

(NOT APPLICABLE) – EXISTING BUILDING

- e) Site Topography: The ordinance requires that the applicant show contours on two-foot intervals. The applicant has met this requirement. The site topography is flat and no significant topography changes are anticipated.

(MEETS STANDARDS FOR APPROVAL)

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

(NOT APPLICABLE)

- g) On-Site Soil Limitations: There are no known on-site soil restrictions that would impede the proposed site plan from moving forward. Conover loam and Metamora-Capac sandy loams are the predominant soil types for this area.

(MEETS STANDARDS FOR APPROVAL)

- h) Statistical Data: Total Gross Acreage = 11.25 acres. The maximum requirement for lot coverage in the GC District is 70%. The existing lot coverage is estimated between 95%-100%. For this redevelopment, the building is existing and only interior improvements are being made. No exterior improvements are required.
(MEETS STANDARDS FOR APPROVAL)
- i) Lot Dimensions: The minimum lot width in the GC district is 100 feet and the minimum lot area is 10,000 sq. ft. This project easily meets both of these requirements given the 11.25-acre parcel and 1026 feet of road frontage along US 127 BR, Sturgis Street, and Scott Road.
(MEETS STANDARDS FOR APPROVAL)
- j) Off-Street Parking: Per Article 13 of the zoning ordinance one space needs to be provided per 1000 square feet of building area. The existing parking lot is more than sufficient to cover this.
(MEETS STANDARDS FOR APPROVAL)
- k) Designation of Fire Lanes: No fire lanes are shown on the plans.
(MEETS STANDARDS FOR APPROVAL)
- l) Landscaping, Fencing & Walls: Article 10 provides for landscaping as a buffer zone between zoning districts (Buffering), along roadways (Greenbelt), between buildings (Principal Structures) and in parking lots (Parking).
Buffering Requirements:

Property zoning & use north of project:

Property zoning & use west of project:

Property zoning south of project:

Greenbelt Requirements:

Parking Lots:

Principal Structures:

(NOT APPLICABLE)-THIS IS A REDEVELOPMNET WITHIN AN EXISTING BUILDING AND LANDSCAPING IS NOT REQUIRED
- m) Signage: The applicant has not provided a sign plan for this project.
(MEETS STANDARDS FOR APPROVAL)
- n) Existing & Proposed Easements: No easements are needed.
(MEETS STANDARDS FOR APPROVAL)
- o) Outdoor Storage or Activity Areas: No outdoor storage is planned for this project.
(NOT APPLICABLE)
- p) Secondary Containment for Hazardous Materials
(NOT APPLICABLE)
- q) Site Lighting: No additional site illumination is planned.
(MEETS STANDARDS FOR APPROVAL)
- r) Elevations: This is a redevelopment for an existing building.
(NOT APPLICABLE)

- s) Location Map: A location map has been provided.
(MEETS STANDARDS FOR APPROVAL)
- t) Drive & Parking Lot Cross-Section Detail: Not included in submitted documentation.
(NOT APPLICABLE)-PARKING LOT IS EXISTING
- u) Floor Plan: Floor plans are included.
(MEETS STANDARDS FOR APPROVAL)
- v) Additional Information Required from the Planning Commission or City Commission:
- w) Additional Agency / Governmental Comments
Clinton County Drain Commissioner: None at this time.
Michigan Department of Transportation: None at this time.
Fire Department: Meets approval, no further comments.
Police Department: Meets approval, no further comments.
Mid-Michigan Health Department: None at this time.
Any applicable State and Federal Statutes: None at this time.

6. Recommendations

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 storage facility at 1835 S. US 127 BR 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), Section 155.191 Exterior/Interior Lighting, Section 55 Drainage Service, 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. Conditions
3. Waivers
 - a. Site plan review item – 5L (landscaping)

Motion to Deny:

It is recommended that the City Commission deny the petition for the storage facility at 1835 S. US 127 BR 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), Section 155.191 Exterior/Interior Lighting, Section 55 Drainage

*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*

Service, 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 storage facility at 1835 S. US 127 BR 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), Section 155.191 Exterior/Interior Lighting, Section 55 Drainage Service, 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.

Photo Facing West



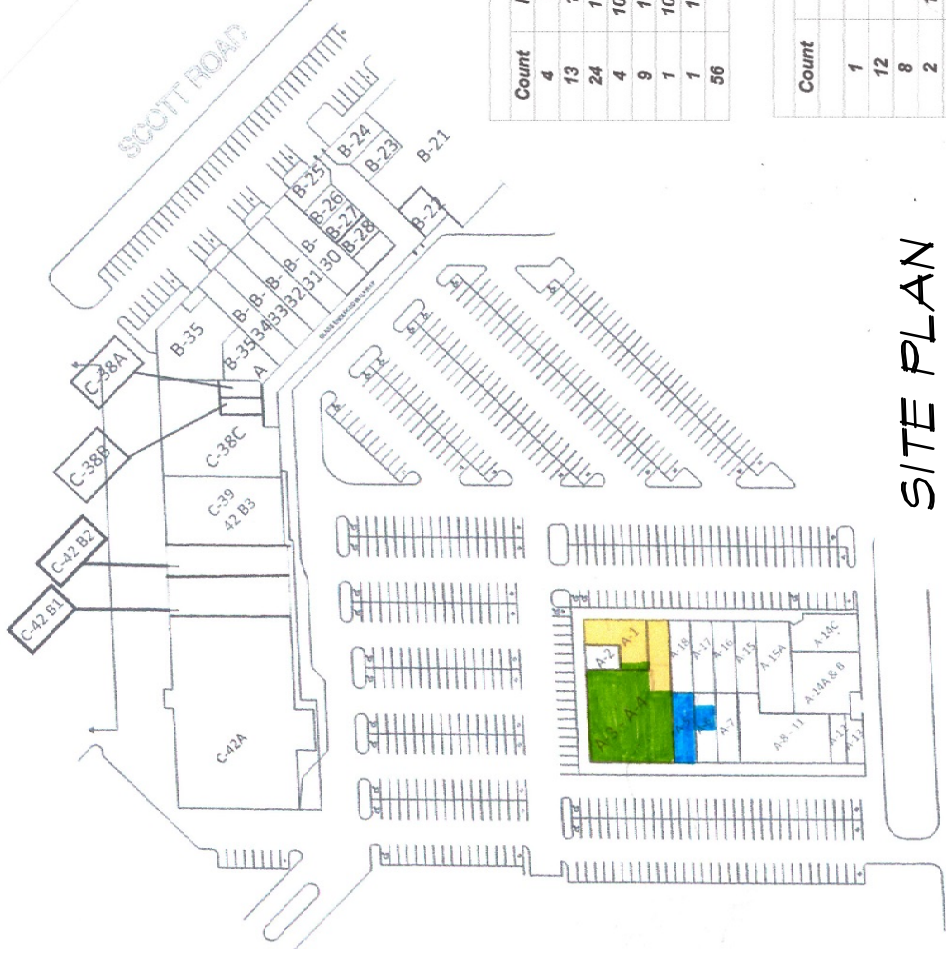


ROCKWOOD DESIGN, P.C.

15517 WINCHESTER CIRCLE
GRAND HAVEN, MI 49417

PETER B. HOLZ ARCHITECT

PH: 517-290-6180
PETE@ROCKWOOD3.COM WWW.ROCKWOOD3.COM



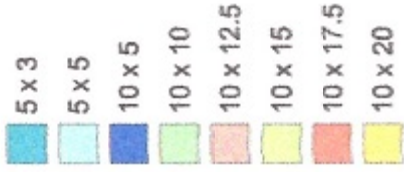
SITE PLAN

Bldg 1 Unit Mix Schedule				
Count	Name	Rent As	%	Yield
4	5 x 5	100	7%	1.28%
13	10 x 5	650	23%	8.34%
24	10 x 10	2400	43%	30.79%
4	10 x 12.5	500	7%	6.41%
9	10 x 15	1350	16%	17.32%
1	10 x 17.5	175	2%	2.24%
1	10 x 20	200	2%	2.57%
56		5375	100%	68.95%

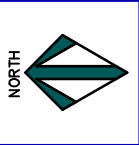
Bldg 2 Unit Mix Schedule				
Count	Name	Rent As	%	Yield
1	5 x 3	15	4%	0.76%
12	5 x 5	300	48%	15.16%
8	10 x 5	400	32%	20.21%
2	10 x 12.5	250	8%	12.63%
1	10 x 15	150	4%	7.58%
1	10 x 17.5	175	4%	8.84%
25		1290	100%	65.18%



UNIT SIZE KEY



PRELIMINARY PLAN



SUPPLEMENTAL INFORMATION
FOR SPECIAL USE PERMIT
PREPARED 11/18/20