

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
June 3, 2015 at 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189**

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **CALL TO THE PUBLIC**
6. **CORRESPONDENCE**
7. **REPORTS**
 - A. **Board of Trustees Report**
 - B. **ZBA**
 - C. **Staff Report**
 - D. **Planning Consultant Report**
8. **PUBLIC HEARINGS**
 - A. **Zoning Ordinance Text Change** – Proposed text change to the Enterprise Service District to amend the permitted uses (Section 36-563) to include single family dwellings and accessory buildings and structures. Section 36-565 F was added to allow single family homes within the ES district to adhere to the dimensional standards of Section 36-218 (SR-1, Single Family Residential District Regulations and Standards).
 - B. **Official Zoning Map Amendment** – Twelve parcels along Main Street and in the Horseshoe Lake area near Main Street are proposed to be reclassified from their current ES - Enterprise Service and/or AR - Agriculture zoning to SR1 - Single Family Residential. The reclassification is in compliance with the Northfield Township Master Plan.
 - C. **Site Plan Review Manual** – Section 36-866(b) Final Site Plan Procedure outlines the process for filing a site plan application with the Township referencing the Township Site Plan Manual. Proposed amendments to the Northfield Township Site Plan Manual include: updating new Municode reference numbers, adding language indicating the Planning Commission reviews the application materials and full plan set, updating Township contact information.
9. **OLD BUSINESS**
 - A. **Citizen Survey/Master Plan** – report on status
10. **NEW BUSINESS**
 - A. **JPC #150002 – O'Donnell Electric**
11. **MINUTES:** May 20, 2015 Workshop Meeting
12. **POLICY REVIEW AND DISCUSSION**
13. **CALL TO THE PUBLIC**
14. **COMMENTS FROM THE COMMISSIONERS**

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

15. **ANNOUNCEMENT:** Next Regular Meeting – June 17, 2015
16. **ADJOURNMENT**

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

8350 Main Street, Whitmore Lake, MI 48189-0576
Website: www.twp.northfield.mi.us

Telephone: (734) 449-5000

Fax: (734) 449 –0123

Northfield Township

Notice of Public Hearings

The following public hearings will be held at 7:00 P.M. Wednesday, June 3, 2015, at the Northfield Township Offices, 8350 Main Street, Second Floor, Whitmore Lake, Michigan, 48189, for the purpose of receiving public comment on amendments to the Northfield Township Zoning Ordinance (proposed text and map changes). The following is a summary of the proposed public hearings to be held. The complete documents may be examined at the Northfield Township Offices between 8:00am and 4:00pm. Written comments regarding the proposed amendments should be directed to the Northfield Township Planning Commission Chairperson at Northfield Township 8350 Main Street, Whitmore Lake, MI 48189.

1. Article XX ES, Enterprise Service District

Proposed zoning text change to amend the permitted uses (Section 36-563) to include single family dwellings and accessory buildings and structures.

Section 36-565 F. was added to allow single family homes within the ES district to adhere to the dimensional standards of Section 36-218 (SR-1, Single Family Residential District Regulations and Standards).

2. Amendment to the Official Zoning Map

The following properties will be reclassified from their current zoning ES, Enterprise Service and AR, Agricultural to SR-1, Single-Family residential:

- B-02-08-360-010 20 Schrum Dr.
- B-02-08-360-011 9 Greenland St.
- B-02-08-368-003 12 Greenland St.
- B-02-08-368-018 8100 Main St.
- B-02-08-368-999 Vacant – Main St.
- B-02-08-368-017 8082 Main St.
- B-02-08-368-016 59 Lakeview Ave.
- B-02-08-368-008 Vacant – Lakeview Ave.
- B-02-08-368-009 Vacant – Main St.
- B-02-08-368-014 Vacant – Main St.
- B-02-08-368-013 Vacant – Main St.
- B-02-08-368-012 8027 Main St.

The proposed SR-1, Single-Family Residential designation is in compliance with the Northfield Township Master Plan.

3. Section 36-866 Final Site Plan Procedure

Section 36-866(b) outlines the process for filing a site plan application with the Township referencing the Township Site Plan Manual. Proposed amendments to the Northfield Township Site Plan Manual include:

- Updating new Municode reference numbers.
- Adding language indicating the Planning Commission reviews the application materials and full plan set.
- Updating Township contact information.

In compliance with the American with Disabilities Act, accommodations can be made available with a seven day advanced notice. Individuals with disabilities requiring auxiliary aids or services should contact Northfield Township by calling the Northfield Township Clerk at (734)449-2880, ext. 14.

Angela Westover, Clerk
Northfield Township

Newspaper legalads@mlive.com

Date of Publication May 17, 2015

ARTICLE XX
ES - ENTERPRISE SERVICE DISTRICT

Section 36-562 PURPOSE

- (a) It is recognized by this Ordinance that the value to the public of designating certain areas of the Township for a compatible mixture of business/service uses is represented in the employment opportunities to the citizens and the resultant economic benefits to the Township. These uses are characterized by an insignificant amount of such nuisance factors as noise, heat, glare, and emission of air pollutants.
- (b) This district has been located within the Township to permit the development of this compatible mixture of business uses, to protect the adjacent residential property against the encroachment of incompatible uses, and to lessen congestion on public street and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with these activities and the purpose of this district, have been excluded. This district is intended for uses which may have a functional and/or economic relationship to Commercial and Industrial zoning districts but not clearly definable as either. Common points of ingress and egress between adjacent parcels are encouraged.

Section 36-563 PERMITTED USES

The following building and structures and uses of parcels, lots, buildings and structures are permitted within this district, provided that materials and equipment to be used in the principal business and products resulting from the principal business shall be stored entirely within completely enclosed buildings:

(1) Single family dwelling and any use, building or structure accessory thereto.

~~(1)~~(2) Offices of architects, engineers, surveyors, and similar professionals, provided that no trucks, drillings, rigs, and similar vehicles shall be stored on the premises and provided that no materials or field equipment shall be stored outdoors on the premises.

~~(2)~~(3) Executive, administrative, legal, accounting, insurance, real estate and similar offices at a scale that will not generate off-street parking resulting in excessive traffic generated from the use which would be incompatible with the purpose of this district.

- ~~(3)~~(4) A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery.
- ~~(4)~~(5) Public buildings.
- ~~(5)~~(6) Primary and secondary schools.
- ~~(6)~~(7) Minor automotive repair facilities, subject to the requirements of Section 36-712.
- ~~(7)~~(8) Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.
- ~~(8)~~(9) Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies.
- ~~(9)~~(10) Printing, lithographic, blueprinting and similar uses.
- ~~(10)~~(11) Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.
- ~~(11)~~(12) Personal services including barber shop and beauty salon, medical and dental clinics, music studios, banks and saving and loan associations, (without drive in facilities), and other similar uses.
- ~~(12)~~(13) A sign, only in accordance with the regulations specified in Article XXVI.
- ~~(13)~~(14) An accessory use, building or structure.

Section 36-564 CONDITIONAL USES

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in Article XXVII.

- (1) Automotive service station, including minor repair service, subject to the requirements of Section 36-712.
- (2) Warehousing and material distribution centers, provided all products and materials are enclosed within a building.
- (3) Mini-Warehousing, subject to the requirements of Section 36-736.
- (4) Hospitals.

- (5) Convalescent Centers.
- (6) A dwelling unit combined with an office, provided that the proprietor of the office resides in the dwelling unit.

Section 36-565 REGULATIONS AND STANDARDS

- (1) LOT AREA - No building or structure shall be established on any lot less than one (1) acre in area, except where a lot is served with a central sanitary sewerage system, in which case there shall be provided a minimum lot area of twenty thousand (20,000) square feet.
- (2) LOT WIDTH - The minimum lot width for lots served with a central sanitary sewerage system shall be eight (80) feet. Where a lot is not so served, the minimum lot width shall be one hundred and fifty (150) feet.
- (3) LOT COVERAGE - The maximum lot coverage shall not exceed twenty-five (25%) percent.
- (4) YARD AND SETBACK REQUIREMENTS
 - a. Front Yard: thirty (30) feet.
 - b. Side Yards: least width of either yard shall not be less than fifteen (15) feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than thirty (30) feet.
 - c. Rear Yard: not less than thirty-five (35) feet.
 - d. The above requirements shall apply to every lot, building or structure.
- (5) HEIGHT - Except as is otherwise provided in this Ordinance, no building shall exceed a height of forty-five (45) feet.

(6) SINGLE-FAMILY DWELLINGS – Single-family dwellings within the ES district must adhere to the dimensional standards in Section 36-218.

(7) OUTDOOR STORAGE - No outdoor storage of materials and equipment is permitted within this district. All such materials, equipment, and products for any permitted principal or conditional use within this district shall be stored entirely within completely enclosed buildings.

(8) TRANSITION STRIPS

1. On every lot in the district which abuts a lot in a recreation-conservation, agricultural, and residential district there shall be provided a transition strip. Such transition strip shall be not less than fifteen (15) feet in width, shall be provided along every lot line, except a front lot line, which abuts a lot in such districts, shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this district is improved, with a screen, wall or hedge not less than four (4) feet nor more than eight (8) feet in height.
2. A use or structure on any lot in this district fronting a public road, street or right-of-way shall provide in addition to and as an integral part of any site development on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

(9) Required Off-Street Parking - As required in Article XXV.

~~(6)~~(10) Required Site Plan Review - As required in Article XXVIII.

(11) Supplemental Regulations - As required in Article XXIV.

Northfield Township

8350 Main Street, Whitmore Lake, MI 48189
Phone (734) 449-2880 FAX (734) 449-0123

May 12, 2015

Property Owner

INSERT ADDRESS

Whitmore Lake, MI 48189

RE: NOTICE OF PUBLIC HEARING TO REZONE PROPERTY

Dear Property Owner,

During recent changes to the Zoning Ordinance text and map, it has come to the Township's attention that your property currently contains one or both of the following zoning districts: ES, Enterprise Service and/or AR, Agriculture. We propose to rezone your property exclusively to SR-1, Single Family Residential in an effort to eliminate split zoning occurrences and bring your property into conformance with the Township Master Plan.

Your property and the surrounding properties are residential in nature. In addition, the Northfield Township Master Plan depicts this area as MDR, Medium Density Residential.

The following public hearing notice regarding the rezoning of your property will be published in the newspaper as required by the Michigan Zoning Enabling Act, as amended on May 17, 2015.

Amendment to the Official Zoning Map

The following public hearing will be held at 7:00 P.M. Wednesday, June 3, 2015, at the Northfield Township Offices, 8350 Main Street, Second Floor, Whitmore Lake, Michigan, 48189, for the purpose of receiving public comment on amendments to the Northfield Township Zoning Ordinance (proposed text and map changes). The following is a summary of the proposed public hearings to be held. The complete documents may be examined at the Northfield Township Offices between 8:00am and 4:00pm. Written comments regarding the proposed amendments should be directed to the Northfield Township Planning Commission Chairperson at Northfield Township 8350 Main Street, Whitmore Lake, MI 48189.

The following properties will be reclassified from their current zoning ES, Enterprise Service and AR, Agricultural to SR-1, Single-Family residential:

- B-02-08-360-010 20 Schrum Dr.

- B-02-08-360-011 9 Greenland St.
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- B-02-08-368-013 Vacant – Main St.
- B-02-08-368-012 8027 Main St.

The proposed SR-1, Single-Family Residential designation is in compliance with the Northfield Township Master Plan.

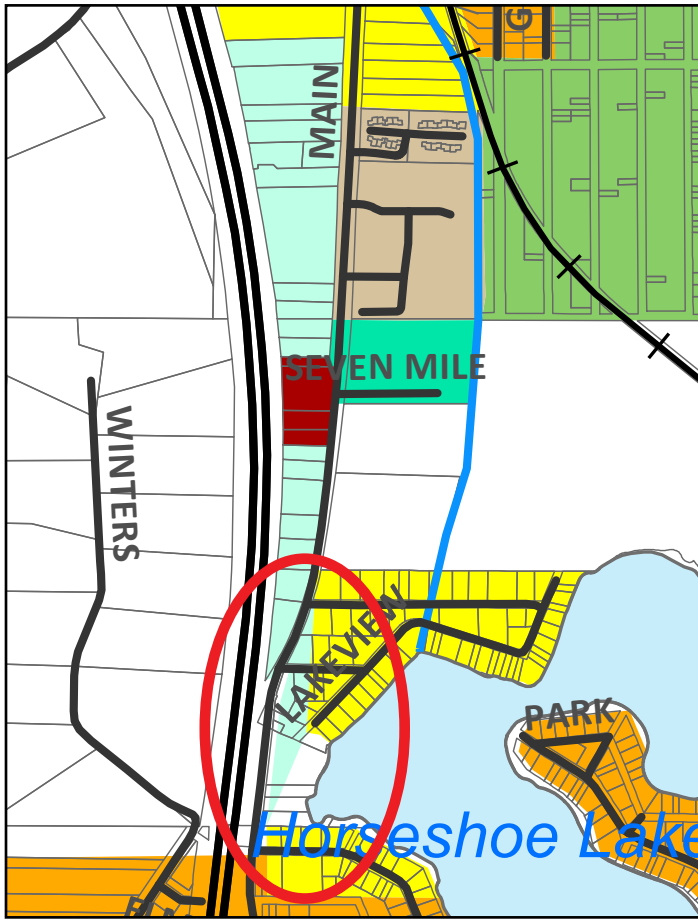
A map of the properties to be rezoned is attached as a supplement to this correspondence.

Please contact the Township with questions or comments as directed in the body of the notice.

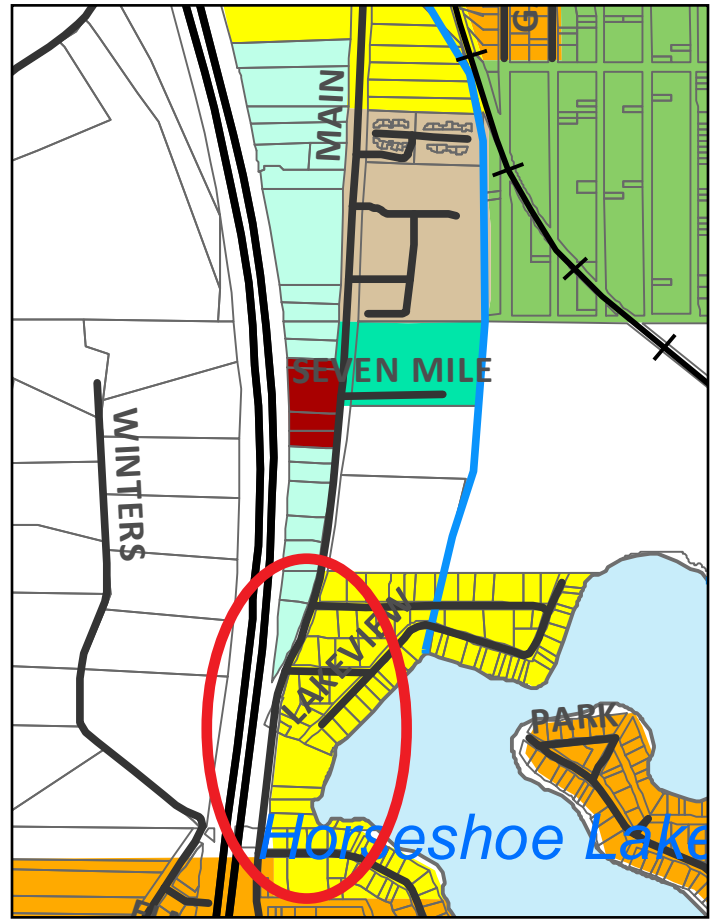
Sincerely,

Marlene Chockley
Planning Commission Chairperson

EXISTING

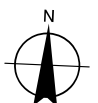


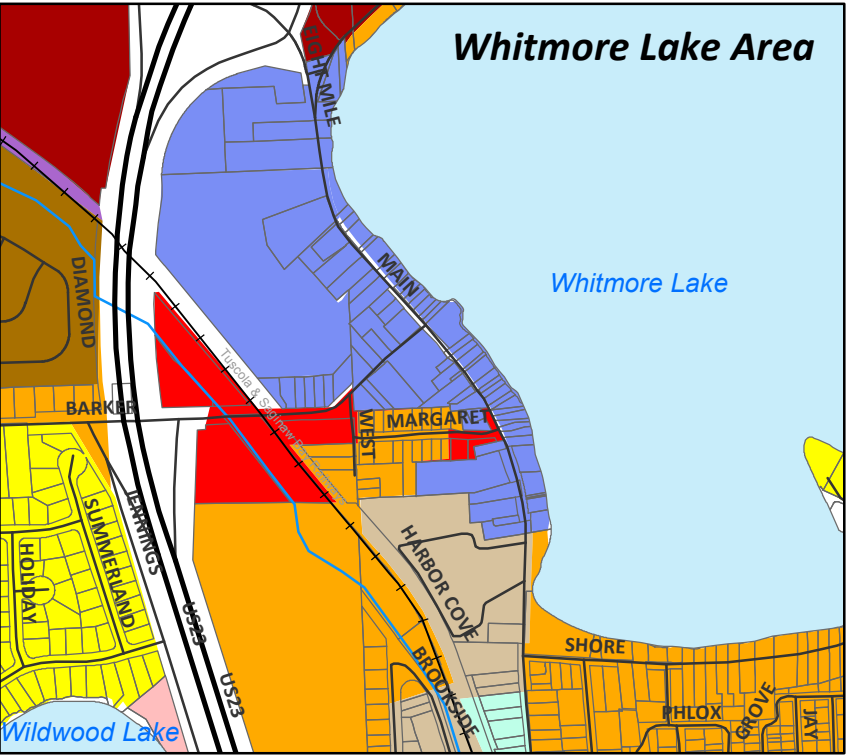
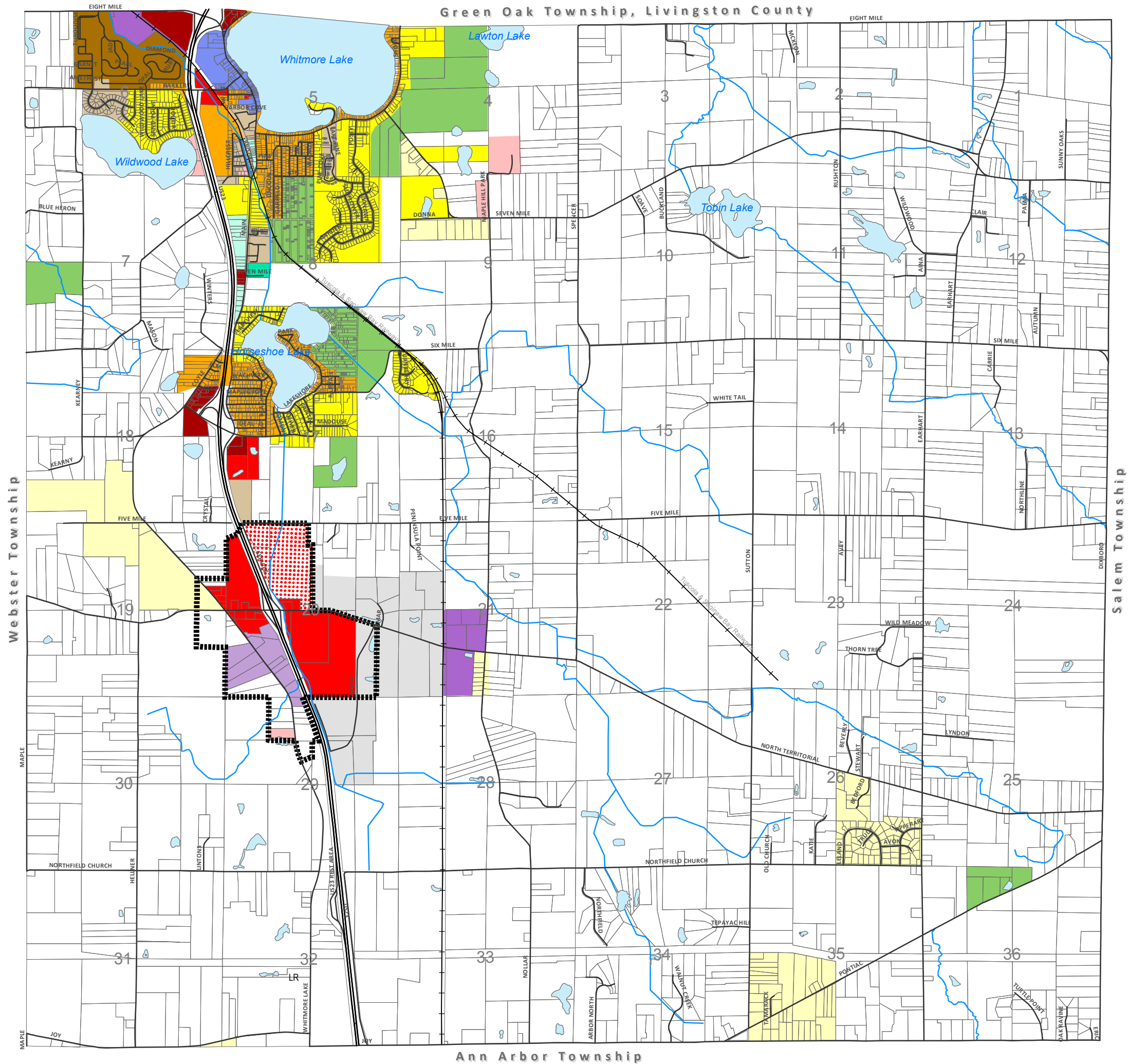
PROPOSED



DRAFT ZONING DISTRICTS MAP

*Northfield Township
Washtenaw County, Michigan*

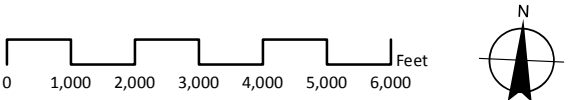


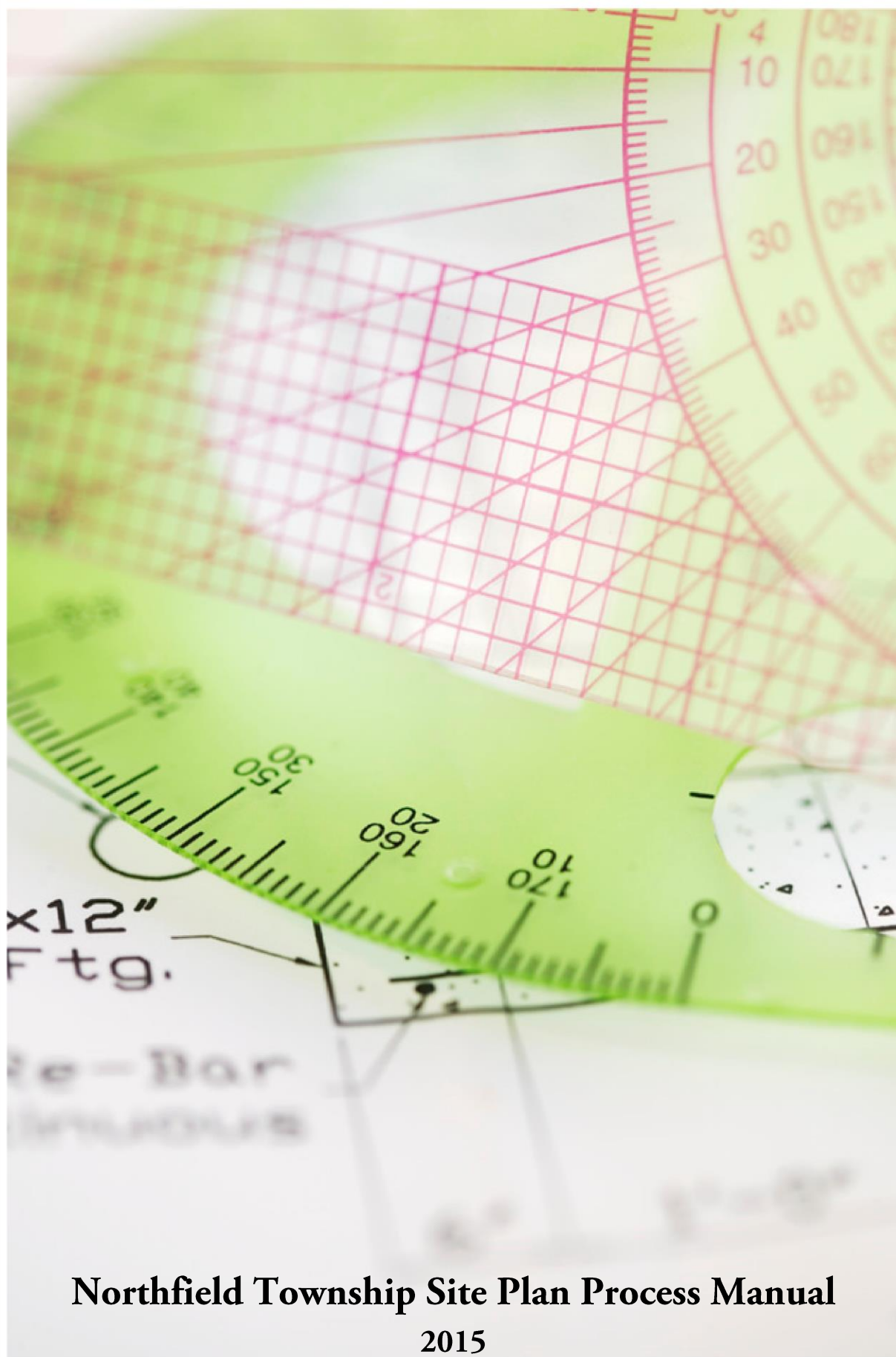


- | | |
|----------------------------------|--|
| AR - Agriculture | GI - General Industrial |
| LR - Low Density Residential | RTM - Research/Technology/Manufacturing |
| SR1 - Single-Family Residential | ES - Enterprise Service |
| SR2 - Single-Family Residential | PUD - Planned Unit Development |
| MR - Multiple Family Residential | PSC - Planned Shopping Center |
| MHP - Mobile Home Park | RC - Recreation Conservation |
| LC - Local Commercial | WLD-DD - Whitmore Lake Downtown |
| GC - General Commercial | WLD-NV - Whitmore Lake North Village |
| HC - Highway Commercial | WLD-W - Whitmore Lake Waterfront |
| LI - Limited Industrial | Whitmore Lake/North Territorial Overlay District |

DRAFT ZONING DISTRICTS MAP

Northfield Township
Washtenaw County, Michigan





Northfield Township Site Plan Process Manual
2015

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Overview

The Township of Northfield utilizes the Site Plan Process as a tool to ensure the highest quality of site design, engineering efficiency, building architecture and landscape development. In implementing this process, the Township endeavors to protect the interests of all parties involved.

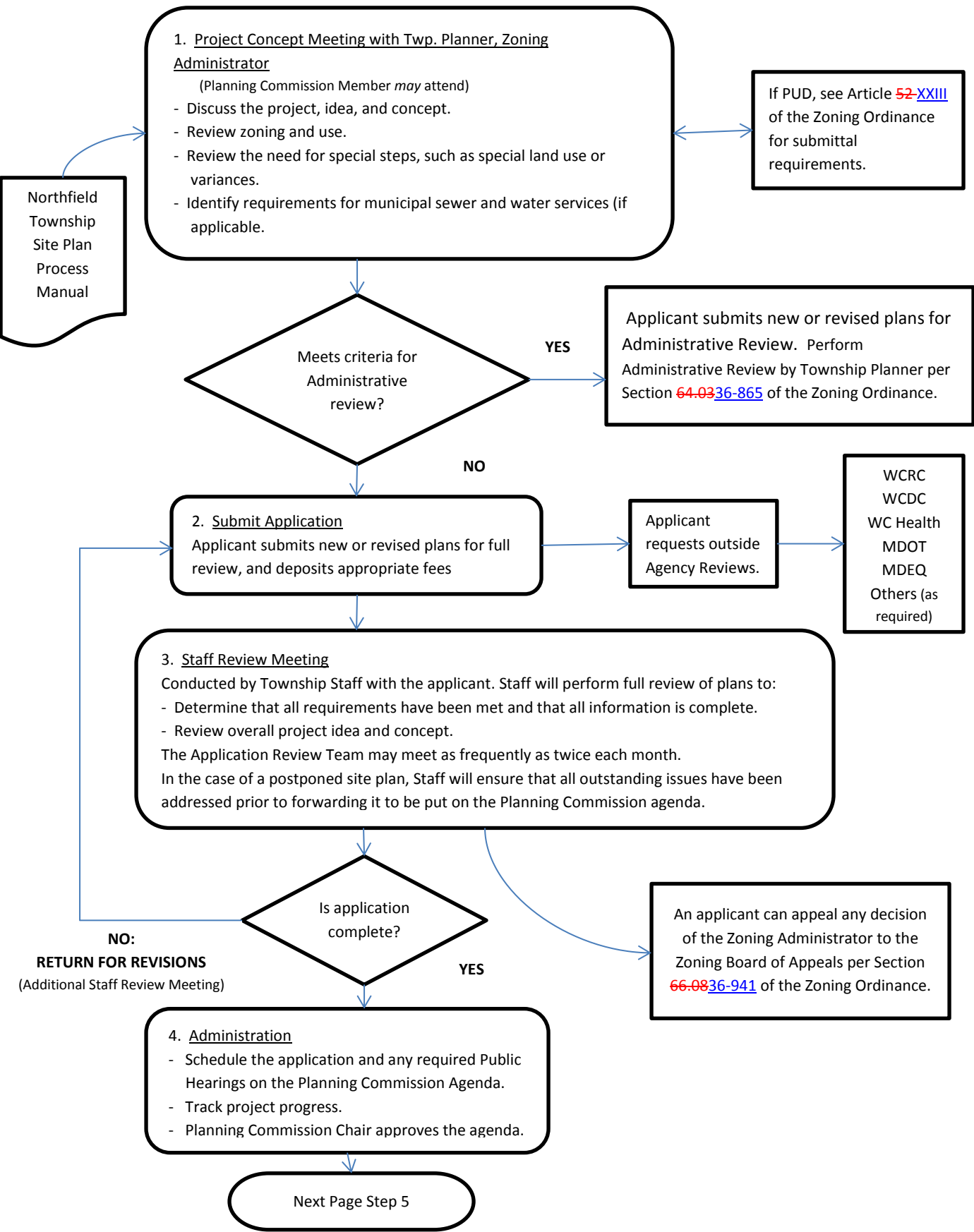
The purpose of the Site Plan Process Manual is to provide a step by step guide through the administration of the site plan process in Northfield Township.

A description of the usual submission requirements is included as a guide for applicants wishing to submit site plans. Please note that these requirements may vary based on site specific circumstances.

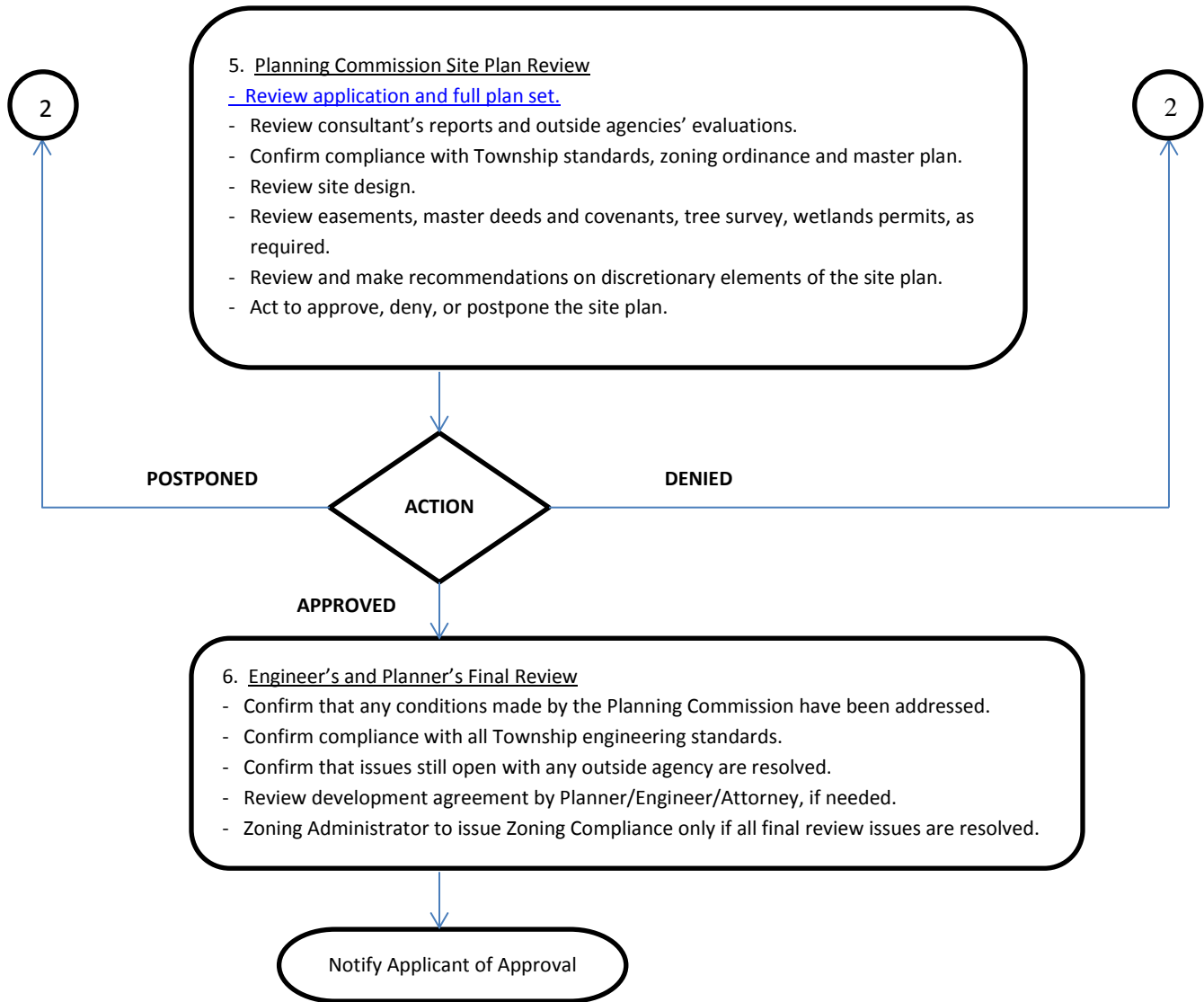
Applicants should review the Site Plan Process Manual thoroughly (along with other relevant documents) to reduce the amount of time spent on plan revisions and to fully understand Northfield Township requirements.

It should be recognized that this Site Plan Manual does not supersede or preempt any part of Article ~~64~~XXVIII, Site Plan Review, of the Northfield Township Zoning Ordinance. It is the responsibility of the applicant to review Article ~~64~~XXVIII.

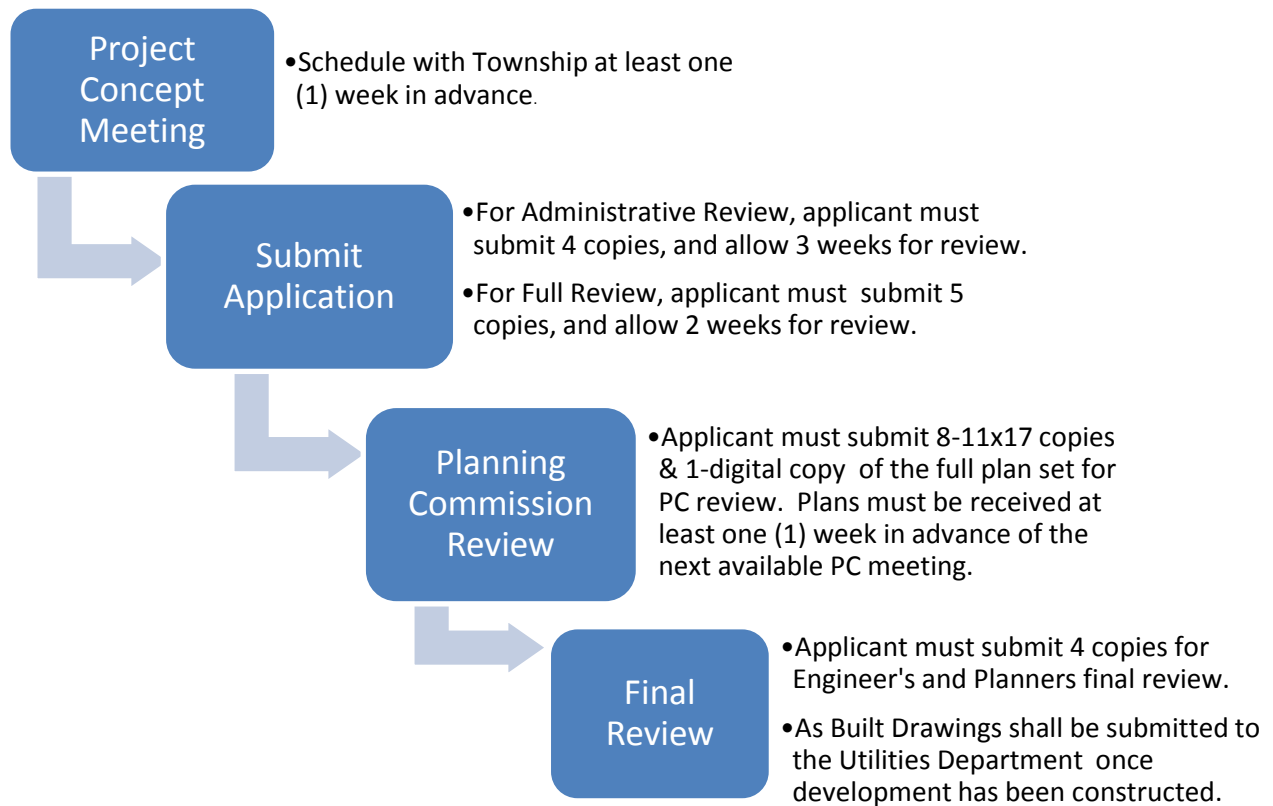
Flowchart



Flowchart (continued)



Timeline



Project Concept Meeting with Township Planner & Zoning Administrator

Applicants shall present and discuss a concept site plan with the Township Planner before submitting a formal Site Plan application.

The Concept Meeting will:

1. Identify the Applicant's contact information for all future communications.
2. Familiarize the Applicant with policy and procedural matters.
3. Identify other approvals or permits required from outside agencies.
4. Allow the Applicant and Township Staff to discuss the proposal and to revise the site plan concept and/or application, if needed, prior to submission.
5. Review submission requirements, zoning, landscaping, engineering and architectural design issues.
6. Identify relevant historical, cultural and physical land features.

The Concept Meeting Form in Appendix 2 shall be completed during the Concept Meeting by Township Staff.

Submit Application

Proposed site plans will be reviewed using one of the following three (3) processes:

1. Site Plan Review (Section ~~64.04~~36-866 of the Township Zoning Ordinance).

Also, all applicable information contained in Appendices 3 & 4 in this manual must be provided on the proposed plan.

- a. Site Plan Review and approval is required for all proposed uses and/or structures within the Township except for detached single-family dwellings and farm buildings.
- b. Site Plan Review and approval is required for existing uses and/or structures, except detached single-family dwellings and farm buildings, where an alteration to the existing use or structure would result in one of the following:
 - 1) An increase or reduction of the floor area of a structure or land area occupied by the use.
 - 2) A change of use, even if the change of use is permitted in the subject zoning district.
 - 3) A variance from the provisions of this Ordinance, regardless of its size.

If it is determined by the Township Zoning Administrator that a Site Plan Review is required, the applicant must complete and submit a Site Plan Application to the Township.

2. Administrative Review (Section ~~64.03~~36-865 of the Township Zoning Ordinance).

The Zoning Administrator may review site plans without submission to the Planning Commission in the following cases:

- a. Expansion or reduction of an existing, conforming structure or use that is five percent (5%) of the existing square footage or two thousand (2,000) square feet whichever is less.
- b. Provision for additional parking, loading/unloading spaces, and landscape improvements as required by the Zoning Ordinance.

3. Amendment to an Approved Site Plan (Section ~~64.07~~36-869 of the Township Zoning Ordinance).

A site plan may be amended upon application and in accordance with the provisions and procedures provided in Section 64.04 of the Northfield Township Zoning Ordinance. Site Plans amended in order to be brought into compliance with the requirements of governmental agencies or authorities other than Northfield Township, are subject to the provisions of the Ordinance. The Township Zoning Administrator shall have the authority to determine if a proposed change is substantive and therefore requires an amendment to the approved site plan.

Staff Review Meeting

The application review is conducted by the Application Review Team together with the applicant and will:

1. Determine that all requirements have been met and that all information is complete, including the additional requirements of Appendices 3 & 4 attached herein.
2. Review the overall idea and concept of the development.
3. Review the need for special steps, such as special land use or variances.
4. Identify requirements for municipal sewer and water services.

The Application Review Team may meet as frequently as twice each month and shall include any combination of the following staff members as necessary for the review of the project:

- Township Zoning Administrator
- Township Utilities Director
- Township Planner
- Various County Agencies, as needed
- Township Engineer

Administration

After the Application Review Team agrees that the application is administratively complete, the Township Staff will:

1. Schedule the application on the Planning Commission's meeting agenda.
2. Track project progress.
3. Assemble outside agency reviews including: WCRC, WCDC, WC Health, MDOT, MEDQ, and others as required.

Note: The Planning Commission Chair approves the agenda.

Planning Commission Site Plan Review

The Northfield Township Planning Commission will [review the full plan set and application materials to:](#)

1. Confirm compliance with Township standards, Zoning Ordinance and Master Plan.
2. Review site design.
3. Review easements, master deeds and covenants, tree surveys and wetlands permits.
4. Review and make recommendations on discretionary elements on the site plan as permitted by the Northfield Township Zoning Ordinance.
5. Review [Township Engineer's, Township Planner's, Fire Chief's and](#) outside agencies' evaluations.
6. Take action on the pending site plan. The Planning Commission may approve, table for future review, or deny each site plan request.

Engineer's and Planner's Final Plan Review

After Planning Commission approval, the applicant shall provide all site plan information previously submitted and all applicable information as required in Appendix 5 of this manual.

The Engineer's and Planner's final review will:

1. Confirm compliance with all Township engineering standards.
2. Confirm that issues still open with any outside agency are resolved.
3. Review development agreement by Planner/Engineer/Attorney.

Please note that all final review issues will have to be resolved before Zoning Compliance can be obtained.

Once the Engineer and Planner have reviewed and approved the final plans, four (4) copies of the approved plans will be signed and placed on file/distributed.

APPENDIX 1 – SITE PLAN APPLICATION

NORTHFIELD TOWNSHIP

SITE PLAN REVIEW APPLICATION

PROJECT NAME:**PROJECT ADDRESS:****Applicant Information:**

Name:

Address:

Phone:

Email:

Owner Information:

Name:

Address:

Phone:

Email:

If the applicant is not the property owner, then a statement from the owner **MUST** be attached authorizing the application.

Proof of ownership **OR** Statement if applicant is not owner is attached. ☐

If applicant is not the owner, describe applicant's interest in the property

PROPERTY DESCRIPTION

Legal Description: ☐ Attached ☐ On Site Plan

Parcel ID(s):**Description of Proposed Use:****Total Acreage of Site:****Total Floor Area:**

Existing:

Proposed:

Height of Structure(s) (in stories & feet):

Sanitary Facilities: ☐ Sewer ☐ Septic

Water: ☐ Municipal ☐ Private Well

Zoning Classification(s):

☐ RC ☐ AR ☐ LR ☐ SR1 ☐ SR2 ☐ MR ☐ VC ☐ LC ☐ GC ☐ ES ☐ HC ☐ GI ☐ LI ☐ Other _____

SITE PLAN REVIEW OPTIONS

Administrative Site Plan Review:

- ☐ Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area
- ☐ Additional parking, loading / unloading spaces and landscape improvements

Site Plan Review:

- ☐ New Construction
- ☐ Building Addition

Development Plan Review:

- ☐ Planned Unit Development
- ☐ Planned Residential Development
- ☐ Site Condominium Plan

Amendment to Approved Site Plan or Development Plan:

- ☐ Site Plan
- ☐ Development Plan

Site or Development Plan Review in conjunction with: ☐ Rezoning Request ☐ Special Land Use Request

Application # _____

AUTHORIZED SIGNATURE

I hereby state that all of the above statements and all of the accompanying information are true and correct.

Applicant's Signature: _____ Date: _____

FOR OFFICE USE ONLY

Application Received Date: _____

Planning Commission Received Date: _____

Planning Commission Action: ☐ Approved Date: _____ ☐ Denied Date: _____

Expiration Date: _____

Fee Received: ☐ Cash ☐ Check # _____

APPENDIX 2 – CONCEPT MEETING FORM / MEETING CONTACT LIST

NORTHFIELD TOWNSHIP

CONCEPT MEETING FORM

PROJECT NAME:

Applicant Contact Information:

Name:

Address:

Phone:

Facsimile:

Email:

MEETING AGENDA

The following items should be discussed during the project concept meeting. This form should be completed during the project concept meeting and distributed to all parties.

Review of policy and procedural matters including scheduling.

☐

Review required outside agency reviews and approvals.

☐

Review all submission requirements including the Northfield Township Site Plan Process Manual and all checklists.

☐

Review of the concept plan including any general zoning, landscaping, engineering and architectural design issues.

☐

Identify relevant historic, cultural and physical land features.

☐

Indicate to the applicant if a second project concept meeting will be required prior to apply for full site plan approval.

☐

AUTHORIZING SIGNATURES

By signing below I attest to the fact that each of the above items was discussed at the project concept meeting:

Applicant: _____

Date: _____

Township Staff: _____

Date: _____

Please attach the project concept meeting sign-in sheet to this form.

NORTHFIELD TOWNSHIP

CONCEPT MEETING CONTACT LIST

PROJECT NAME:

Meeting Date:

APPLICANT / OWNER / REPRESENTATIVES

	Name	Phone	Email
1.			
2.			
3.			
4.			
5.			
6.			
7.			

TOWNSHIP STAFF

1.			
2.			
3.			
4.			
5.			
6.			
7.			

The above persons attended the concept meeting for the project listed above.

Applicant: _____

Date: _____

Township Staff: _____

Date: _____

Please attach to the the project concept meeting form.

APPENDIX 3 – SITE PLAN REVIEW CHECKLIST

NORTHFIELD TOWNSHIP

SITE PLAN REVIEW CHECKLIST

PROJECT NAME:

A Site Plan submitted for review and approval shall contain all of the following data prior to its submission to the Planning Commission for review and recommendation as provided in Article ~~64~~XXVIII. Site plans shall consist of an overall plan for the entire development.

Five (5) full size plan sets shall be submitted of at least 24" x 36". In addition to the five (5) full size plan sets, ten (10) reduced plan sets of 12" x 18" shall be submitted for review, with the required review fee and application forms.

The following minimum information shall be included on all site plans submitted to Northfield Township:

GENERAL INFORMATION

Contact Info	Development Team information including Proprietors', Applicants', and Owners' names, addresses and telephone numbers.	<input type="checkbox"/>
Title Block	Name, address and telephone number of the site plan preparer, project name, and date (month, day, year) including revisions.	<input type="checkbox"/>
Location Map	A location map drawn at a scale of 1"=2,000' with north point, and indicating the proximity of the site to major roads and intersections.	<input type="checkbox"/>
Scale / North Point	Plans shall be drawn to a scale not greater than 1"=20' nor less than 1"=200'. A north arrow shall be indicated on all pages.	<input type="checkbox"/>
Legal Description	A legal description and certified survey of all subject parcels. Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon the boundary survey prepared by a registered surveyor and shall correlate to the legal description.	<input type="checkbox"/>
	General description of deed restrictions, if any.	<input type="checkbox"/>
Professional Seal	The plans shall be sealed by a registered architect, engineer, landscape architect or planner.	<input type="checkbox"/>
Existing Features to include:	Existing lot lines, building lines, structures, parking areas, etc., on the parcel(s), and within 100 feet of the site.	<input type="checkbox"/>
	Existing and proposed lot line dimensions and lot area.	
	Existing buildings, structures, and other improvements, including drives, utility poles and towers, easements, pipelines, excavations, ditches (elevations and drainage directions), bridges, culverts. Provide a clear indication of improvements to remain or be removed.	<input type="checkbox"/>
	Centerline and existing and proposed right-of-way lines of any street.	<input type="checkbox"/>
	Owner, use and zoning classification and land use of petitioner's parcel(s) and all abutting parcels. Location and outline of buildings, drives, parking lots, and other improvements on adjacent properties.	<input type="checkbox"/>
	Gross and net acreage figures; total ground floor area and lot coverage (percent); floor area ratio.	<input type="checkbox"/>
	Proximity to major thoroughfares and section corners.	<input type="checkbox"/>

PHYSICAL FEATURES

Structures	Location and exterior dimensions of proposed buildings and structures, with the location to be referenced to property lines or to a common base point; all required setbacks; distances between buildings; height in feet and stories; finished floor elevations and contact grade elevations.	<input type="checkbox"/>
Streets / Drives	Name, right-of-way, location and alignment of all proposed streets and drives; rights-of-way; surface type and width; location and typical detail of curbs; turning lanes with details; location, width, surface elevations and grades of all entries and exits; curve radii.	<input type="checkbox"/>
	Right-of-way expansion where applicable; reservation or dedication of right-of-way to be clearly noted.	<input type="checkbox"/>

	Designation of fire lanes.	<input type="checkbox"/>
Parking	Location and dimensions of proposed parking lots; parking calculations; number of spaces in each lot; dimensions of spaces and aisles; angle of spaces; drainage pattern; surface type.	<input type="checkbox"/>
Landscaping	Landscape plan showing location and size of plant materials of all existing and proposed plant materials.	<input type="checkbox"/>
	Location and description of all existing and proposed landscaping berms, fencing and walls.	<input type="checkbox"/>
	Location and size of proposed improvements of open spaces and recreation areas, and maintenance provisions for such areas.	<input type="checkbox"/>
	Location and type of proposed screens and fences; height, typical elevation and vertical selection of screens, showing materials and dimensions.	<input type="checkbox"/>
Pathways	Location, width and surface of proposed sidewalks and pedestrian ways.	<input type="checkbox"/>
Trash Receptacles	Location of existing and proposed outdoor trash container enclosures; size, typical elevation and vertical section of enclosures; showing materials and dimensions.	<input type="checkbox"/>
Exterior Lighting	A lighting plan prepared in accordance with Section 60-34 36-728	<input type="checkbox"/>
Signs	Location, dimensions, area and height of proposed signs.	<input type="checkbox"/>
Service Facilities	Location of existing and proposed service facilities above and below ground, including: <ol style="list-style-type: none"> 1. Well sites; 2. Septic systems and other wastewater treatment systems. The location of the septic tank and drain field (soil absorption system) should be clearly distinguished; 3. Chemical and fuel storage tanks and containers; 4. Storage, loading and disposal areas for chemicals, hazardous substances, salt and fuels; 5. Water mains, hydrants, pump houses, standpipes and building; 6. Sanitary sewers and pumping stations (General Information); 7. Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways and other facilities, including calculations for sizes (General Information); and 8. Location of all easements. 	<input type="checkbox"/>
Historic Places	Historic structures as identified by the State of Michigan and/or National Registry of Historic Places pursuant to U.S. Department of the Interior review.	<input type="checkbox"/>
Other	Any other pertinent physical features.	<input type="checkbox"/>
NATURAL FEATURES		
General	Existing natural features such as trees, wooded areas, streams, marshes, ponds and other wetlands. A clear indication of all natural features to remain and to be removed shall be provided.	<input type="checkbox"/>
Soil	Soil characteristics of the parcel(s) to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Washtenaw County, Michigan"	<input type="checkbox"/>
	A description of measures to control soil erosion and sedimentation during grading and construction operations until a permanent ground cover is established. Such plan shall be approved by the County Soil Erosion and Sedimentation Control Agent.	<input type="checkbox"/>
	Location of proposed retaining walls; dimensions and materials of same; fill materials; typical vertical sections; restoration of adjacent properties, where applicable.	<input type="checkbox"/>
Topography	Existing topography with a maximum contour interval of two (2) feet. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated.	<input type="checkbox"/>
	A grading plan showing finished contours at a maximum interval of two (2) feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading. All finished contour lines are to be connected to existing contour lines at or before the property lines.	<input type="checkbox"/>
Wetlands / Drainage	Location of existing drainage courses and associated bodies of water, on and off-site, and their elevations.	<input type="checkbox"/>

	Location of existing wetlands, regardless of whether State regulated or not.	<input type="checkbox"/>
	Location of flood plains pursuant to Township FEMA maps.	<input type="checkbox"/>
	Township groundwater recharge areas as they relate to the plan.	<input type="checkbox"/>
Woodlands	Groups of trees shall be shown by an approximate outline of the total canopy; individual deciduous trees of six (6) inch diameter or larger and individual evergreen trees six (6) feet in height or higher, where not a part of a group of trees, shall be accurately located on the site plan.	<input type="checkbox"/>
	Listing of rare or endangered species of flora or fauna, as identified by the State of Michigan and/or the Michigan Natural Feature Inventory (MNFI).	<input type="checkbox"/>
	A tree replacement plan in accordance with Section 60.2636-723 F-and H.	<input type="checkbox"/>
Natural Features Impact Statement	When at least one (1) natural feature is determined to exist on-site, a Natural Features Impact Statement in accordance with Section 60.2636-723 B.4. must be provided.	<input type="checkbox"/>
ADDITIONAL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS		
	Dwelling unit density, lot area per dwelling unit, and a complete schedule of the number, size and type of dwelling units.	<input type="checkbox"/>
	Designation of units by type and number of units in each building.	<input type="checkbox"/>
	Carport locations and details where proposed	<input type="checkbox"/>
	Specific amount, location and type of facilities in all existing and proposed recreation areas.	<input type="checkbox"/>
	Details of any community buildings and fencing of swimming pool(s) if proposed.	<input type="checkbox"/>
ADDITIONAL REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENTS		
	Loading / unloading areas.	<input type="checkbox"/>
	Gross and usable floor area.	<input type="checkbox"/>
	Number of employees in peak usage.	<input type="checkbox"/>

APPENDIX 4 – LANDSCAPE PLAN REVIEW CHECKLIST

NORTHFIELD TOWNSHIP

LANDSCAPE PLAN REVIEW CHECKLIST

PROJECT NAME:

A separate detailed landscape plan shall be submitted as part of the site plan review process. On sites of greater than one (1) acre, landscape plans shall be prepared and sealed by a registered landscape architect licensed in the State of Michigan.

The landscape plan shall be included as a part of the overall site plan and shall meet the submittal requirements outlined in the Northfield Township Site Plan Review Checklist. The checklist provided below is only a general guide to the detailed requirements of Section ~~60.25~~36-722 of the Northfield Township Zoning Ordinance. The applicant must meet the detailed standards of Section ~~60.25~~36-722 as a part of any site plan submittal.

The landscape plan shall include, but not necessarily be limited to, the following items as detailed in Section ~~60.25~~36-722 of the Northfield Township Zoning Ordinance.

LANDSCAPE PLAN INFORMATION

1.	Existing and proposed topography, by contours, correlated with the grading plan.	<input type="checkbox"/>
2.	Location, type, size and condition of existing plant material to be saved, moved, or removed; proposed means of protecting existing plant materials during construction.	<input type="checkbox"/>
3.	Location of proposed plant materials; a planting list of proposed materials, showing sizes, height, botanical and common names, spacing, and root type (bare root or balled and burlapped).	<input type="checkbox"/>
4.	Location of all proposed improvements as shown on the site plan.	<input type="checkbox"/>
5.	Sections, elevations, plans and details of landscape elements, such as berms, walls, ponds, retaining walls and tree wells.	<input type="checkbox"/>
6.	Proposed planting dates.	<input type="checkbox"/>
7.	Irrigation system plan for watering and draining landscape areas.	<input type="checkbox"/>
8.	Planting and staking details, in text or graphic form, explaining the method of installation, type and depth of mulch, and any special planning requirements.	<input type="checkbox"/>
9.	Typical straight cross-section including slope, height and width of berms.	<input type="checkbox"/>
10.	Buffering between land uses and adjacent to existing natural features.	<input type="checkbox"/>
11.	Parking lot landscaping.	<input type="checkbox"/>
12.	Subdivision and site condominium landscaping.	<input type="checkbox"/>
13.	General site landscaping.	<input type="checkbox"/>
14.	Refuse container screening.	<input type="checkbox"/>
15.	Miscellaneous landscape requirements.	<input type="checkbox"/>

APPENDIX 5 – CONSTRUCTION / ENGINEERING PLANS CHECKLIST

NORTHFIELD TOWNSHIP

DETAILED CONSTRUCTION AND ENGINEERING PLANS REVIEW CHECKLIST

PROJECT NAME:

After a site plan has been approved, the following minimum information shall be included on all detailed construction and engineering plans submitted to Northfield Township.

The design of storm sewers, stormwater facilities, roads, parking lots, driveways, water mains, sanitary sewers and other site improvements must meet the design and construction standards of Northfield Township and other appropriate agencies.

CONSTRUCTION AND ENGINEERING PLAN INFORMATION

1.	Layout, size of lines, inverts, hydrants, drainage flow patterns, location of manholes and catch basins for proposed sanitary sewer, water and storm drainage utilities.	<input type="checkbox"/>
2.	Location and size of retention ponds and degrees of slope of sides of ponds.	<input type="checkbox"/>
3.	Calculations for size of storm drainage facilities.	<input type="checkbox"/>
4.	Location of electricity and telephone poles and wires.	<input type="checkbox"/>
5.	Location and size of underground tanks where applicable.	<input type="checkbox"/>
6.	Location and size of outdoor incinerators.	<input type="checkbox"/>
7.	Location and size of wells, septic tanks and drain fields, where applicable.	<input type="checkbox"/>
8.	Name, location, alignment and right-of-way of existing and proposed streets and drives on or adjacent to the property; surface type and width; spot elevations of street surface, including elevations at intersections with streets and drives of the proposed development.	<input type="checkbox"/>
9.	Typical cross-sections of all proposed streets and drives showing surface, base and sub-base materials, dimensions and slopes.	<input type="checkbox"/>
10.	Location and dimensions of existing and proposed parking lots; drainage patterns; and typical cross-sections showing surface, base and sub-base materials.	<input type="checkbox"/>
11.	Location, width and surface of all proposed sidewalks and pedestrian ways; typical cross-sections showing surface, base and sub-base materials.	<input type="checkbox"/>
12.	Right-of-way reservation or dedication is to be clearly noted. Dedication of right-of-way shall be executed or provisions made.	<input type="checkbox"/>
13.	Other requirements:	
14.	Comments:	

APPENDIX 6 – ZONING COMPLIANCE APPLICATION / INSPECTION REPORT FORM

NORTHFIELD TOWNSHIP**ZONING COMPLIANCE APPLICATION / CERTIFICATION**

Zoning Compliance is required prior to new construction or alterations to an existing structure. Zoning Compliance is required prior to occupancy.

This application must be accompanied by two (2) copies of scale site plans meeting the information requirements of the Zoning Administrator.

Applications for zoning compliance certificates shall be deemed abandoned six (6) months after the date of filing unless diligently pursued or a building permit or certificate of occupancy is issued.

Any certificate shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after commencement of work.

PROJECT NAME:

PROJECT ADDRESS:

PARCEL ID(S):

Applicant Information:

Name:

Address:

Phone:

Email:

Owner Information:

Name:

Address:

Phone:

Email:

If application is made by other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.

Proof of ownership **OR** Affidavit if applicant is not owner is attached. ☐

If applicant is not the owner, describe applicant's interest in the property.

PROPERTY DESCRIPTION

Description of Proposed Use:

Sanitary Facilities: ☐ Sewer Sewer Tap Permit # _____ ☐ Septic WCHD Permit # _____

Zoning Classification(s):

☐ RC ☐ AR ☐ LR ☐ SR1 ☐ SR2 ☐ MR ☐ VC ☐ LC ☐ GC ☐ ES ☐ HC ☐ GI ☐ LI ☐ Other _____

Type of Construction / Alteration:

Project Start Date:

Project Completion Date:

PC / ZBA Case #(s): _____ **Action:** _____ **Date:** _____

AUTHORIZED SIGNATURE

In the case of a false statement or misrepresentation of fact in the application or on the plans on which the certificate is based, any zoning compliance certificate issued thereto shall be null and void.

I hereby acknowledge the above facts and those on the attached site sketch and prints to be true to the best of my

Application # _____

knowledge and state that said construction and/or occupancy of the structure and/or site shall occur in accordance with this certificate. Further, I agree to give permission for officials of Northfield Township, Washtenaw County and the State of Michigan to enter the property for the purposes of inspection.

Applicant's Signature: _____ Date: _____

FOR OFFICE USE ONLY**Application Received Date:****Existing Legal Non-Conformities:**

Zoning Compliance Certificate: ☐ Approved Date: _____ ☐ Approved as Noted Date: _____

Comments / Reasons for Denial:

☐ Denied Date: _____

Zoning Administrator's Signature: _____ Date: _____

Inspection Date: _____

ZC# _____

NORTHFIELD TOWNSHIP**FINAL ZONING COMPLIANCE CHECKLIST****PROJECT NAME:****PROJECT ADDRESS:****AREA OF CONCERN****LANDSCAPING**

Complies

Does Not
Comply

N/A

1.	Greenbelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Parking lot islands, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Site landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Foundation plantings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Dumpster screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Comments:			

PAVEMENT

7.	Base course	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Final course	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Striping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Aisle width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Number of spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Comments:			

LIGHTING

13.	Number of fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Type of fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Comments:			

SIGNS

16.	Number of signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	Size and area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comments:			

Inspection Date: _____

ZC# _____

ENGINEERING COMMENTS:

UTILITIES COMMENTS:

☐ Connection fees paid

FIRE CHIEF'S COMMENTS:

ACCESS:

OTHER CONDITIONS OF APPROVAL:

Inspected By: _____



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: March 18, 2015

Revised: May 5, 2015

Site Plan Review For Northfield Township, Michigan

Applicant:	O'Donnell Electric
Project Name:	O'Donnell Electric
Plan Date:	March 27, 2015
Location:	8505 Main Street
Zoning:	ES – Enterprise Service
Action Requested:	Site Plan Approval.
Required Information:	Deficiencies noted in body of review.

PROJECT AND SITE DESCRIPTION

The applicant proposes to construct a 5,200 s.f. (100-foot by 52-foot) storage building at their facility at 8505 Main Street. The building will be used for storage for the existing electrical contractor business. The property is approximately 0.713 acres (31,068 s.f.) in area. Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies is listed as a permitted use in the ES, Enterprise Service District. Due to the size of the proposed addition full site plan review is required.

AREA, WIDTH, HEIGHT, SETBACKS

The following dimensional requirements of the ES district apply:

	<u>Required</u>	<u>Provided</u>	<u>Compliant</u>
Lot Area	1 acre	0.713 acres	Existing Condition
Lot Width	80 feet	100 feet	Complies
<u>Setbacks</u>			
Front	85 feet	50.33 feet	Existing Condition
Side	20 feet	North - 10.67 feet South – 30 feet	North – Existing Condition South - Complies
Rear	35 feet	35 feet	Complies
Lot Coverage	25%	23.2%	Complies
Building Height	45 feet	16 feet	Complies

The lot area, front and north side setback requirements cannot be met due to existing non-conformities on the subject site. The proposed structure will not create or increase any non-conformity.

Items to be Addressed: None.

NATURAL RESOURCES

As provided on Sheet C2, ten (10) trees will be removed to accommodate the proposed storage structure totaling 42.8 inches of DbH to be removed. Replacement trees (Sheet L902) total 46.5 inches of DbH meeting the standards of Section 36-723(f)(3)(b).

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

As noted above, the proposed building location is acceptable and meets ordinance standards. The proposed location of the storage appears logical in relation to the rest of the site.

Items to be Addressed: None.

PARKING, LOADING

Section 61.04 requires contractor's establishments to provide one (1) space for each employee and one (1) space for each vehicle stored on the premises. The site data information provided on the cover sheet indicates five (5) employees and two (2) vehicles will be stored on-site. Eleven (11) spaces (including one (1) barrier-free space) have been provided.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

A new curbed drive approach is proposed from Main Street, and will require review by the Township Engineer and approval from the Washtenaw County Road Commission.

Items to be Addressed: *Township Engineer review and Washtenaw County Road Commission approval of the curbed drive approach.*

LANDSCAPING

A landscape plan has been provided demonstrating five (5) Red Maple trees on either side of the driveway (within the front yard) and an additional tree west of the parking spaces. Additional shrub and perennial plantings have been added to the existing building foundation adding aesthetic value to the site. Additional trees have also been provided along the north (side) elevation of the existing office structure.

A new dumpster pad and enclosure is proposed west of the existing building. The exterior material is noted as cedar stained fencing. Garbage truck turning radius has been provided as well.

Items to be Addressed: *None.*

LIGHTING

Sheet E.P.101 of the plan set indicates two (2) new pole-mounted fixtures (15 feet in height), four (4) building-mounted fixtures, and two (2) flood-light fixtures (for existing sign). For sites with less than 100 parking spaces a maximum fixture height of 16 feet is permitted.

As provided, illumination levels are appropriate. Initially, we were concerned, with the flood lighting proposed for the existing sign. However, the applicant has noted the flood light fixture includes four-side shields to control the light emitted from the fixture in order to provide compliance with the requirements of Section 36-728.

Items to be Addressed: *None.*

SIGNS

No new signs are proposed.

Items to be Addressed: *None.*

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations have been provided in the plan set. The proposed storage barn will have an open floor plan and the exterior materials include metal siding and roofing.

Items to be Addressed: *Provide floor plans and building elevations.*

VARIANCES


None requested or required.

Items to be Addressed: *None.*


RECOMMENDATIONS

We recommend the O'Donnell Electric Accessory Building Site Plan be approved with the following contingent requirement:

1. Township Engineer review and Washtenaw County Road Commission approval of the curbed drive approach.



CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Associate

#271-1411

cc: O'Donnell Electric, 8505 Main Street, Whitmore Lake, MI 48189
Nowak + Fraus Engineers, 46777 Woodward Avenue, Pontiac, MI 48342
Fusco, Shaffer + Pappas, 550 E. Nine Mile Road, Ferndale, MI 48220

May 13, 2015

Northfield Township
Building & Zoning Department
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Regarding: **O'Donnell Electric**
Site Plan Review No. 2
OHM Job No. 0151-15-1031

We have reviewed the site plan material, dated April 24, 2015 and received by this office on May 1, 2015, for proposed site improvements to the O'Donnell Electric, LLC. property located at 8505 Main Street. Plans were reviewed according to Township guidelines and engineering standards. A brief description of the project, followed by our comments, is provided below.

The applicant is requesting site plan approval for a proposed storage building to occupy 5,200 square feet of the existing site, a reconstruction of the existing parking lot and drive approach, and a detention basin and rain garden for stormwater management.

Utilities

1. The location of the existing sanitary sewer service lead shall be shown on the plans.
2. The existing site is served by public sanitary sewer and currently has one (1) REU assigned to the property. According to the Northfield Township Utilities Ordinance Unit Factor Table, the closest unit factor based on the proposed building use appears to be Office Building, which is assigned 0.4 REU per 1,000 square feet. We understand that the proposed storage building addition does not include a new sanitary sewer service and would therefore not require any additional REU assignment. Considering the existing building size (1,990 square feet) and proposed building use we recommend that the Township maintain the current REU assignment of one (1) REU.

Stormwater Management

1. A stormwater narrative shall be provided to clarify the design and intent of the site stormwater management and conveyance system.
2. A drainage area map showing the extents of any runoff onto property shall be shown on the plans.
3. The majority of the existing site drainage appears to flow toward the southwest corner of the property and into the US-23 corridor. The proposed conveyance system directs stormwater to the east side of the site and includes two separate and direct connections into the Washtenaw County Road Commission (WCRC) storm sewer system and right-of-way (ROW). This will require review and approval by the WCRC and the stormwater release rate will be required to meet pre-development conditions.
4. The proposed detention basin has no proposed outlet structure and relies on the perforated underground pipe to convey drainage directly into the Main Street (County) drainage system without a controlled outlet structure. This will also review and approval by the WCRC and may require a more controlled outlet to meet their discharge requirements.
5. From the site grades provided, it appears that the majority of the parking lot drains into the overland rip-rap spillway and is not treated through the rain garden. This spillway does not appear to provide any stormwater detention and serves only to convey runoff toward the east side of the site and out into the Main Street (County) drainage system.



6. The proposed 6-inch corrugated underdrain alignment comes within close proximity (2 feet) of the existing building's northwest corner. Additionally it comes within approximately 2 feet of an existing sanitary sewer cleanout and gas meter on the north side of the existing building. This pipe should be realigned to provide better clearance from building corners and other utilities.
7. We note that proposed stormwater improvements should strive to achieve a design in conformance with the Washtenaw County Water Resources Commissioner's Office (WCWRC) standards. Calculations for detention shall follow the Rules of the WCWRC.
8. Soil information for the site shall be shown on the plans.

Permits and Other Agency Approvals

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. Before construction plan approval can be issued, the applicant must submit all necessary permits/approvals, including but not limited to the following agencies:

- Washtenaw County Road Commission (WCRC) for the work within the Main Street ROW and storm sewer connection.
- Washtenaw County Water Resources Commissioner's Office (WCWRC) for soil erosion and sedimentation control.
- Northfield Township Building Department.
- Northfield Township Fire Department approval for fire code compliance.

Conclusion and Recommendations

Based on our review of the information submitted and our comments above, we do not recommend site plan approval at this time. The above-mentioned comments will be discussed during the Township Staff Review Meeting. We recommend that these comments be addressed prior to submitting a site plan to the Planning Commission for their consideration. Please note that additional comments may be generated on future reviews based upon the material presented.

Please feel free to contact Jacob Rushlow at (734) 466-4517 or jacob.rushlow@ohm-advisors.com if you have any questions or concerns regarding this review.

Sincerely,

OHM ADVISORS

Jacob Rushlow, P.E.
Township Engineer

cc: Howard Fink, Township Manager (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Mary Bird, Northfield Township (via e-mail)
Kurt Weiland, Building/Zoning Official (via e-mail)
Marlene Chockley, Planning Commission Chair (via e-mail)
Tim Hardesty, Wastewater Superintendent (via e-mail)
Doug Lewan, Carlisle/Wortman Associates (via e-mail)
Jim O'Donnell, O'Donnell Electric, LLC. (via e-mail)
Kevin Koets, Fusco, Shaffer & Pappas, Inc. (via e-mail)
Mike Peterson, Nowak & Fraus (via e-mail)
File

May 29, 2015

Northfield Township
Building & Zoning Department
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Regarding: **O'Donnell Electric**
Site Plan Review No. 3
OHM Job No. 0151-15-1031

We have reviewed the site plan material, dated May 19, 2015 and received by this office on May 21, 2015, for proposed site improvements to the O'Donnell Electric, LLC. property located at 8505 Main Street. Plans were reviewed according to Township guidelines and engineering standards. A brief description of the project, followed by our comments, is provided below.

The applicant is requesting site plan approval for a proposed storage building to occupy 5,200 square feet of the existing site, a reconstruction of the existing parking lot and drive approach, and a detention basin and rain garden for stormwater management.

Paving/Grading/Access

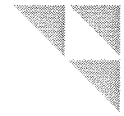
1. It is recommended that the applicant curb the entire parking lot (excluding the edge along the building) to ensure sufficient conveyance of surface drainage into the proposed spillways. Overland flow over the edge of pavement without the use of proper conveyance (i.e. curb and spillways) may result in erosion issues and undermining of the pavement edge.
2. It is recommended that the proposed spillways shall conform to the specifications of MDOT construction detail R-35-C.
3. An additional spillway shall be provided on the southwest corner the pavement area to ensure proper conveyance of surface drainage into the proposed rain garden.

Utilities

1. The existing site is served by private water well and public sanitary sewer and currently has one (1) REU assigned to the property. According to the Northfield Township Utilities Ordinance Unit Factor Table, the closest unit factor based on the proposed building use appears to be Office Building, which is assigned 0.4 REU per 1,000 square feet. We understand that the proposed storage building addition does not include a new sanitary sewer service and would therefore not require any additional REU assignment. Considering the existing building size (1,990 square feet) and proposed building use we recommend that the Township maintain the current REU assignment of one (1) REU.

Stormwater Management

1. An emergency overflow is required for the detention point and the proposed locations shall be shown on the plans.
2. The note stating that the trench drain shall connect to the existing catch basin in the northeast corner of the site shall be clarified to show how this will be done or removed from the plans if not applicable.
3. Roof drains, if applicable and their discharge location into the stormwater management system shall be shown on the plans.



4. The majority of the existing site drainage appears to flow toward the southwest corner of the property and into the US-23 corridor. The proposed conveyance system directs stormwater to the east side of the site and includes a direct connection into the Washtenaw County Road Commission (WCRC) storm sewer system and right-of-way (ROW). This will require review and approval by the WCRC and the stormwater release rate will be required to meet pre-development conditions.
5. We note that proposed stormwater improvements should strive to achieve a design in conformance with the Washtenaw County Water Resources Commissioner's Office (WCWRC) standards. Calculations for detention shall follow the most recent Rules of the WCWRC. Infiltration test results shall be provided with the plans or as a supplementary document.

Permits and Other Agency Approvals

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. Before construction plan approval can be issued, the applicant must submit all necessary permits/approvals, including but not limited to the following agencies:

- Washtenaw County Road Commission (WCRC) for the work within the Main Street ROW and storm sewer connection.
- Washtenaw County Water Resources Commissioner's Office (WCWRC) for soil erosion and sedimentation control.
- Northfield Township Building Department.
- Northfield Township Fire Department approval for fire code compliance.

Conclusion and Recommendations

As submitted, the site plan appears to be in substantial compliance with the Northfield Township requirements. We take no exception to the proposed site plan and recommend the Planning Commission consider approval of the site plan conditional upon the above mentioned comments being addressed administratively.

Please feel free to contact Jacob Rushlow at (734) 466-4517 or jacob.rushlow@ohm-advisors.com if you have any questions or concerns regarding this review.

Sincerely,

OHM ADVISORS

Jacob Rushlow, P.E.
Township Engineer

cc: Howard Fink, Township Manager (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Mary Bird, Northfield Township (via e-mail)
Kurt Weiland, Building/Zoning Official (via e-mail)
Marlene Chockley, Planning Commission Chair (via e-mail)
Tim Hardesty, Wastewater Superintendent (via e-mail)
Doug Lewan, Carlisle/Wortman Associates (via e-mail)
Jim O'Donnell, O'Donnell Electric, LLC. (via e-mail)
Kevin Koets, Fusco, Shaffer & Pappas, Inc. (via e-mail)
Mike Peterson, Nowak & Fraus (via e-mail)
File

RECEIVED

FEB 23 2015

Application # _____

NORTHFIELD TOWNSHIP		NORTHFIELD TOWNSHIP	
SITE PLAN REVIEW APPLICATION			
PROJECT NAME: O'DONNELL ELECTRIC			
PROJECT ADDRESS: 8505 MAIN STREET, NORTHFIELD TWP. MI 48189			
Applicant Information: O'DONNELL ELECTRIC, LLC		Owner Information: VALENTINE ROAD PROPERTIES, LLC	
Name: JIM O'DONNELL, JR.		Name: JIM O'DONNELL, JR.	
Address: 8262 WOODS TRAIL, WHITMORE LAKE, MI		Address: 4875 WALSH ROAD, WHITMORE LAKE, MI	
Phone: 734-459-4455		Phone: 734-812-3094	
Email: JIM@ODONNELLELECTRIC.NET		Email: JIM@ODONNELLELECTRIC.NET	
If the applicant is not the property owner, then a statement from the owner MUST be attached authorizing the application.			
Proof of ownership OR Statement if applicant is not owner is attached. <input type="checkbox"/>			
If applicant is not the owner, describe applicant's interest in the property Applicant is both owner of property & lessee of building on site.			
PROPERTY DESCRIPTION			
Legal Description: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> On Site Plan		Parcel ID(s): B-02-08-250-D16	
Description of Proposed Use: THE SITE WILL BE USED BY O'DONNELL ELECTRIC, LLC FOR THEIR BUSINESS OFFICE, LOCATED IN THE EXISTING BUILDING, AND THE PROPOSED POLE BARN WILL BE USED AS STORAGE.			
Total Acreage of Site: 0.713 Acres or 31,068 S.F.		Total Floor Area: Existing: 1990 Proposed: 5,200 - POLE BARN - STORAGE	
Height of Structure(s) (in stories & feet): EXISTING BLDG - 1 STORY - 16 FT. PROPOSED POLE BARN - 1 STORY - 16 FT.		Sanitary Facilities: <input type="checkbox"/> Sewer <input type="checkbox"/> Septic Water: <input type="checkbox"/> Municipal <input type="checkbox"/> Private Well	
Zoning Classification(s): <input type="checkbox"/> RC <input type="checkbox"/> AR <input type="checkbox"/> LR <input type="checkbox"/> SR1 <input type="checkbox"/> SR2 <input type="checkbox"/> MR <input type="checkbox"/> VC <input type="checkbox"/> LC <input type="checkbox"/> GC <input checked="" type="checkbox"/> ES <input type="checkbox"/> HC <input type="checkbox"/> GI <input type="checkbox"/> LI <input type="checkbox"/> Other _____			
SITE PLAN REVIEW OPTIONS			
Administrative Site Plan Review: <input type="checkbox"/> Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area <input type="checkbox"/> Additional parking, loading / unloading spaces and landscape improvements		Site Plan Review: <input checked="" type="checkbox"/> New Construction POLE BARN w/ EXISTING BLDG TO REMAIN. <input type="checkbox"/> Building Addition	
Development Plan Review: <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Planned Residential Development <input type="checkbox"/> Site Condominium Plan		Amendment to Approved Site Plan or Development Plan: <input type="checkbox"/> Site Plan <input type="checkbox"/> Development Plan	
Site or Development Plan Review in conjunction with: <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Special Land Use Request			

Application # _____

AUTHORIZED SIGNATURE	
I hereby state that all of the above statements and all of the accompanying information are true and correct.	
Applicant's Signature: <u>James P. O'Connell</u>	Date: <u>2-16-2015</u>
FOR OFFICE USE ONLY	
Application Received Date: _____	Planning Commission Received Date: _____
Planning Commission Action: <input type="checkbox"/> Approved Date: _____ <input type="checkbox"/> Denied Date: _____	
Expiration Date: _____	
Fee Received: <input type="checkbox"/> Cash <input type="checkbox"/> Check # _____	



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

May 18, 2015

**Northfield Township
Building & Zoning Department**
8350 Main Street, Suite
A Whitmore Lake,
Michigan 48189

RECEIVED
MAY 28 2015
NORTHFIELD TOWNSHIP

Regarding: **O'Donnell Electric**
 Site Plan Review No. 2
 OHM Job No. 0151-15-1031
 NFE #1160

We are in receipt of comments made by the Township's engineering consultant, OHM Advisors. We have discussed the comments with OHM and have made revisions to the attached plans in accordance with those comments and conversation. We offer the following in conjunction with the attached plans.

Utilities

1. The location of the existing sanitary sewer service lead shall be shown on the plans.

Tim Hardesty, Waste Water Superintendent has been contacted. There are no written records existing on the location of the sanitary lead into this site. A note has been added to the plan noting the site contractor is to verify the depth and location of the sanitary lead prior to beginning construction on the site. The site contractor is to contact the project architect and project engineer if a conflict exists between the proposed improvements and the existing sanitary lead.

2. The existing site is served by public sanitary sewer and currently has one (1) REU assigned to the property. According to the Northfield Township Utilities Ordinance Unit Factor Table, the closest unit factor based on the proposed building use appears to be Office Building, which is assigned 0.4 REU per 1,000 square feet. We understand that the proposed storage building addition does not include a new sanitary sewer service and would therefore not require any additional REU assignment. Considering the existing building size (1,990 square feet) and proposed building use we recommend that the Township maintain the current REU assignment of one (1) REU.

No Action needed.

Storm Water Management

1. A storm water narrative shall be provided to clarify the design and intent of the site storm water management and conveyance system.

A storm water narrative has been added to the plans. The narrative explains what is intended with the proposed storm water management plan.

NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342-5032

WWW.NOWAKFRAUS.COM

VOICE: 248.332.7931
FAX: 248.332.8257

2. A drainage area map showing the extents of any runoff onto property shall be shown on the plans.

A drainage area map was inadvertently not included as part of the site plan submittal and was to be included as part of the engineering submittal. The drainage area map has been included as part of this submittal.

3. The majority of the existing site drainage appears to flow toward the southwest corner of the property and into the US-23 corridor. The proposed conveyance system directs storm water to the east side of the site and includes two separate and direct connections into the Washtenaw County Road Commission (WCRC) storm sewer system and right-of-way (ROW). This will require review and approval by the WCRC and the storm water release rate will be required to meet pre-development conditions.

Plans will be forwarded to the WCRC once site plan approval has been provided. In a previous conversation with road commission staff, it was indicated that we were to send in plans upon site plan approval.

The release rate of storm water has been calculated at pre-development conditions. The proposed 3" diameter pipe is the smallest diameter recommended. As indicated in the storm water management narrative (plans) the intent is to percolate water into the ground. The soils, based on the soils map support this design endeavor.

4. The proposed detention basin has no proposed outlet structure and relies on the perforated underground pipe to convey drainage directly into the Main Street (County) drainage system without a controlled outlet structure. This will also review and approval by the WCRC and may require a more controlled outlet to meet their discharge requirements.

An outlet control structure has been added to the plan.

5. From the site grades provided, it appears that the majority of the parking lot drains into the overlaid rip-rap spillway and is not treated through the rain garden. This spillway does not appear to provide any storm water detention and serves only to convey runoff toward the east side of the site and out into the Main Street (County) drainage system.

There is some storage provided in the rip-rap spillway. The configuration of the rock lined channel and subsequent proposed grades is dictated by the adjacent property. Further, the outlet from this feature is restricted by a 3" diameter pipe. Adjustments have been made to the grading to direct storm water into the rain garden area.

NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342-5032

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5. The proposed 6-inch corrugated underdrain alignment comes within close proximity (2 feet) of the existing building's northwest corner. Additionally it comes within approximately 2 feet of an existing sanitary sewer cleanout and gas meter on the north side of the existing building. This pipe should be realigned to provide better clearance from building corners and other utilities.

The underdrain and system have been reconfigured.

6. We note that proposed storm water improvements should strive to achieve a design in conformance with the Washtenaw County Water Resources Commissioner's Office (WCWRC) standards. Calculations for detention shall follow the Rules of the WCWRC.

The storm water management system proposed strives to achieve conformance with the new requirements of the WCWRC. The system implements Best Management Practices utilizing rain gardens and ground water infiltration.

7. Soil information for the site shall be shown on the plans.

Soils information has been provided.

Permits and Other Agency Approvals

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. Before construction plan approval can be issued, the applicant must submit all necessary permits/approvals, including but not limited to the following agencies:


Washtenaw County Road Commission (WCRC) for the work within the Main Street ROW and storm sewer connection.
Washtenaw County Water Resources Commissioner's Office (WCWRC) for soil erosion and sedimentation control.
Northfield Township Building Department.
Northfield Township Fire Department approval for fire code compliance.

Upon site plan approval, the permits noted above will be submitted to the respective agencies and departments. This will be done in conjunction with the engineering plans.

If there are any questions, please call or e-mail us.

Respectfully,

Nowak and Fraus Engineers


Michael D. Peterson, P.E.

NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342-5032

WWW.NOWAKFRAUS.COM

VOICE: 248.332.7931
FAX: 248.332.8257

SITE PLAN APPROVAL PACKAGE FOR
8505 MAIN STREET
O'DONNELL ELECTRIC, LLC.

WHITMORE LAKE

MICHIGAN

LIST OF DRAWINGS

CIVIL ENGINEERING	
C1	BOUNDARY, TOPOGRAPHIC, TREE SURVEY
C2	DEMOLITION PLAN
C3	PAVING & GRADING PLAN
C4	RETENTION & EROSION PLAN
C5	SOIL EROSION & DRAINAGE AREA PLAN
ARCHITECTURAL	
A.901	ARCHITECTURAL SITE PLAN & SITE DETAILS
L.902	LANDSCAPE SITE PLAN & DETAILS
A.101	POLE BARN FLOOR PLAN & ELEVATIONS
ELECTRICAL	
E.P.101	ELECTRICAL SITE PLAN & DETAILS
E.901	SITE LIGHTING FUTURE CUTS
E.902	SITE LIGHTING FUTURE CUTS

DEVELOPMENT TEAM

OWNER
O'DONNELL ELECTRIC, LLC
8505 MAIN STREET
WHITMORE LAKE, MICHIGAN 48189

CIVIL ENGINEER
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
248.332.7931

ARCHITECT
FUSCO, SHAFER & PAPPAS, INC.
550 E. NINE MILE ROAD
FERNDALE, MICHIGAN 48220
248.543.4100

ELECTRICAL ENGINEER
TAC ASSOCIATES, LLC
4321 EAST CAMDEN ROAD
OSSEO, MICHIGAN 49266
517.254.4789

SUMMARY TABLE

SITE DATA	
LOT SIZE	6.713 ACRES (31,068 SF)
ZONING	E3 (RESIDENTIAL SUBSIDIARY DEVELOPMENT)
PARKING REQUIRED:	
EXISTING BUILDING - PROFESSIONAL AND BUSINESS OFFICES	
1 SPACE/200 SQ. FT. OF GROSS FLOOR AREA	
1,900 CSF = 200 = 10 SPACES	
11 EXISTING SPACES ON EXISTING NON-CONFORMING LOT	10 SPACES REQUIRED
PROPOSED ACCESSORY BUILDING - POLE BARN (STORAGE)	
1 PARKING SPACE FOR EACH 2,000 SF OF GROSS FLOOR AREA	
5,000 CSF / 2,000	3 SPACES REQUIRED
1 PARKING SPACE FOR EACH VEHICLE STORE ON PREMISES - N/A	0 SPACES REQUIRED
1 PARKING SPACE FOR EMERGENCY - N/A	0 SPACES REQUIRED
TOTAL	13 SPACES REQUIRED
TOTAL PARKING PROVIDED ON SITE	
(CAN PROVIDE LAND BANK PARKING, IF REQUIRED)	
11 SPACES	
* NUMBER OF EMPLOYEES WILL BE 4 OFFICE EMPLOYEES AND 1 SHOP EMPLOYEE	
+ 2 VEHICLES WILL BE STORED ON SITE	
SETBACKS FOR ENTERPRISE SERVICE DISTRICT	
REQUIRED	PROPOSED
FRONT (EAST)	85'-0"
SIDE (NORTH)	50'-0" (EXIST. NO CHANGE)
SIDE (SOUTH)	10'-0" (EXIST. NO CHANGE)
REAR (WEST)	35'-0"
LOT COVERAGE FOR ENTERPRISE SERVICE DISTRICT	
MINIMUM ALLOWABLE	25.0%
EXISTING (EXISTING BUILDING TO REMAIN)	6.3%
PROPOSED (PROPOSED POLE BARN)	16.6%
TOTAL PROPOSED LOT COVERAGE	21.1%
BUILDING DATA	
GROSS BUILDING AREA	
EXISTING BUILDING	1,990 SF
PROPOSED BUILDING	5,530 SF
GROSS BUILDING AREA TOTAL	7,720 SF
BUILDING HEIGHT	
ALLOWABLE	48'-0" (2-STORY)
EXISTING	16'-0" (1-STORY)
PROPOSED	16'-0" (1-STORY)

RECEIVED

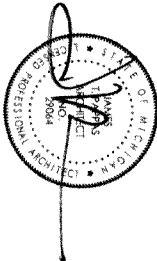
MAY 28 2015

NORTHFIELD TOWNSHIP



FUSCO, SHAFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

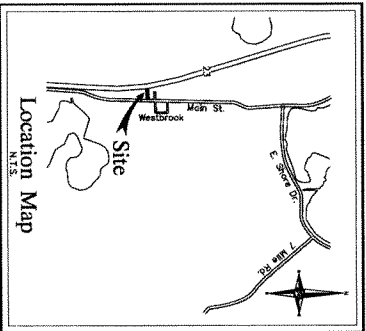
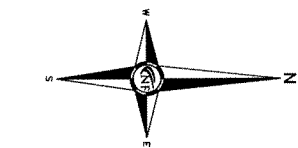
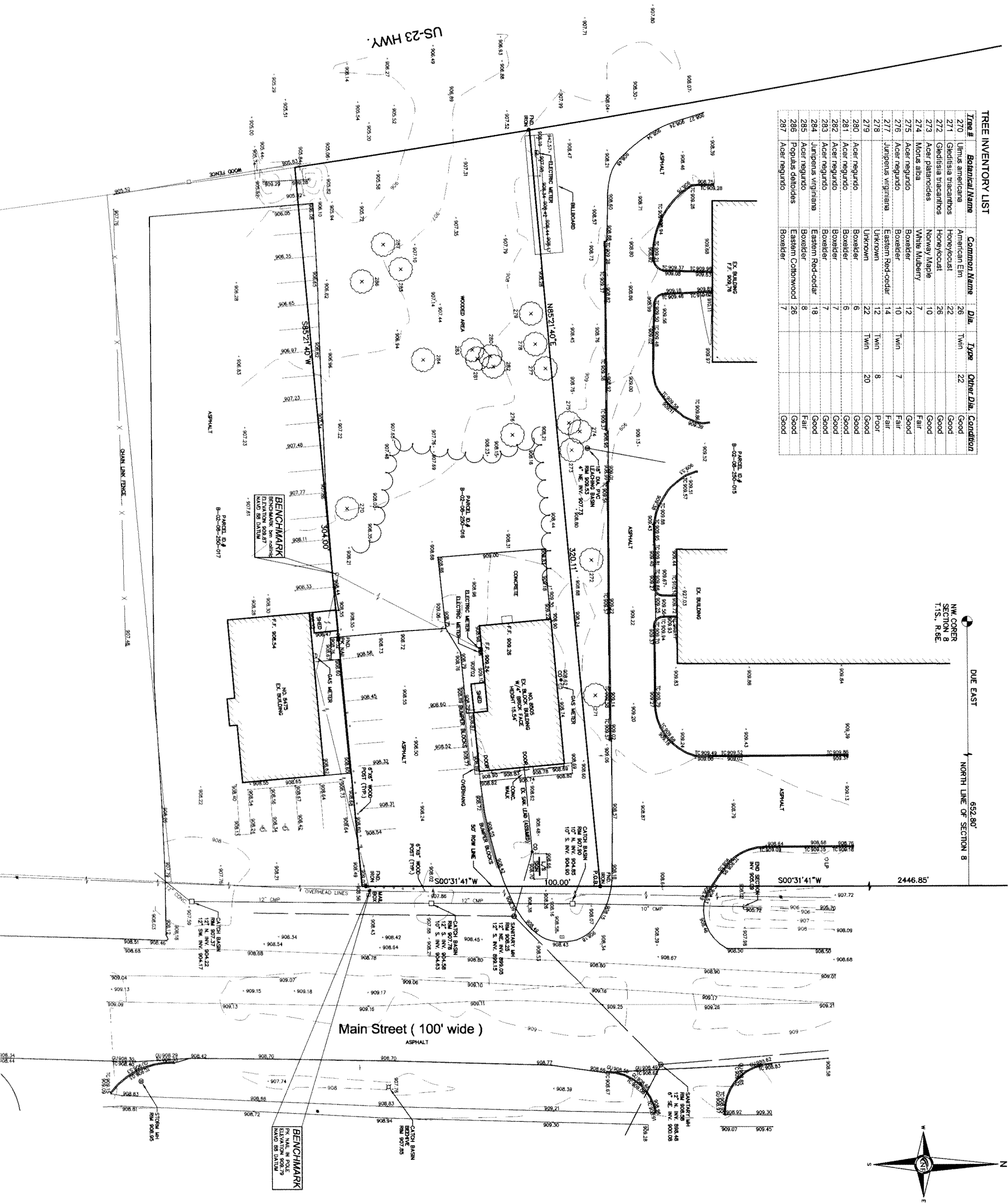
COPYRIGHT 2015 - FUSCO, SHAFER & PAPPAS, INC.



CODE DATA

BUILDING CODE: MICHIGAN REHABILITATION CODE
USE GROUP: FOR EXISTING BUILDINGS, 2012
CONSTRUCTION TYPE: D (REINFORCED CONCRETE)

TREE INVENTORY LIST				
Tree #	Botanical Name	Common Name	Dia.	Type
270	Ulmus americana	American Elm	26	Twin
271	Gleditsia triacanthos	Honeylocust	22	Good
272	Gleditsia triacanthos	Honeylocust	26	Good
273	Acer platanoides	Norway Maple	10	Good
274	Morus alba	White Mulberry	7	Fair
275	Acer negundo	Boxelder	12	Good
276	Acer negundo	Boxelder	10	Fair
277	Juniperus virginiana	Eastern Red-cedar	14	Fair
278	Juniperus virginiana	Unknown	12	Poor
279	Acer negundo	Boxelder	22	Twin
280	Acer negundo	Boxelder	6	Good
281	Acer negundo	Boxelder	6	Good
282	Acer negundo	Boxelder	7	Good
283	Acer negundo	Boxelder	7	Good
284	Juniperus virginiana	Eastern Red-cedar	18	Good
285	Acer negundo	Boxelder	8	Fair
286	Populus deltoides	Eastern Cottonwood	26	Good
287	Acer negundo	Boxelder	7	Good



ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOVAK & PAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257

SEAL

PROJECT
8505 Main Street,
Whitmore Lake, MI

CLIENT
O'Donnell Electric
8262 Woods Trail
Whitmore Lake, MI 48198
Contact: Jim O'Donnell, Jr.
Phone: (734) 812-3094

PROJECT LOCATION
Part of the W. 1/2
of the NW. 1/4
of Section 8
T.1S., R.6E.
Whitmore Lake,
Washtenaw County, MI

SHEET
Boundary / Topographic /
Tree Survey

811
Know what's below
Call before you dig.

REVISIONS

DRAWN BY:

DESIGNED BY:

APPROVED BY:

DATE:

SCALE: 1" = 20'

NEE JOB NO. 1160 SHEET NO. C1

LEGAL DESCRIPTION

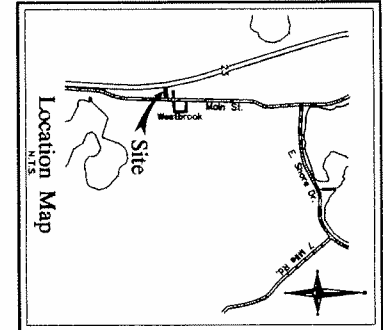
Part of the NW. 1/4 of Section 8, T.1S., R.6E., Whitmore Lake, Washtenaw County, Michigan, containing approximately 31.00 acres, more or less, as shown on the attached plat, and as more fully described in the plat of the same, recorded in the Public Records of Washtenaw County, Michigan, at the office of the County Clerk, on the 12th day of March, 1994, and as more fully described in the plat of the same, recorded in the Public Records of Washtenaw County, Michigan, at the office of the County Clerk, on the 12th day of March, 1994, and as more fully described in the plat of the same, recorded in the Public Records of Washtenaw County, Michigan, at the office of the County Clerk, on the 12th day of March, 1994.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL RECORDS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR ACCURACY OF LOCATION.
THIS SURVEY WAS NOT MADE FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THE PROPERTY OWNED BY THE OWNER.

LEGEND

- EXISTING SANITARY SEWER
- EXISTING SAN. CLEAN OUT
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R.Y. CATCH BASIN
- EXISTING POWER CABLES
- OVERHEAD LINES
- LIGHT POLE
- EXISTING GAS MAIN



ENGINEERS
CIVIL ENGINEERS
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PROJECT
8505 Main Street,
Whitmore Lake, MI

CLIENT
O'Donnell Electric
8262 Woods Trail
Whitmore Lake, MI 48198
Contact: Jim O'Donnell, Jr.
Phone: (734) 812-3094

PROJECT LOCATION
Part of the W. 1/2
of the NW. 1/4
of Section 8
T.1S., R.6E.
Whitmore Lake,
Washtenaw County, MI

SHEET
Soil Erosion /
Drainage Area Plan



REVISIONS
05-18-15: Issued for Review

DRAWN BY:
M. Peterson

APPROVED BY:
M. Peterson

DATE:
03-27-2015

SCALE:
1" = 20'

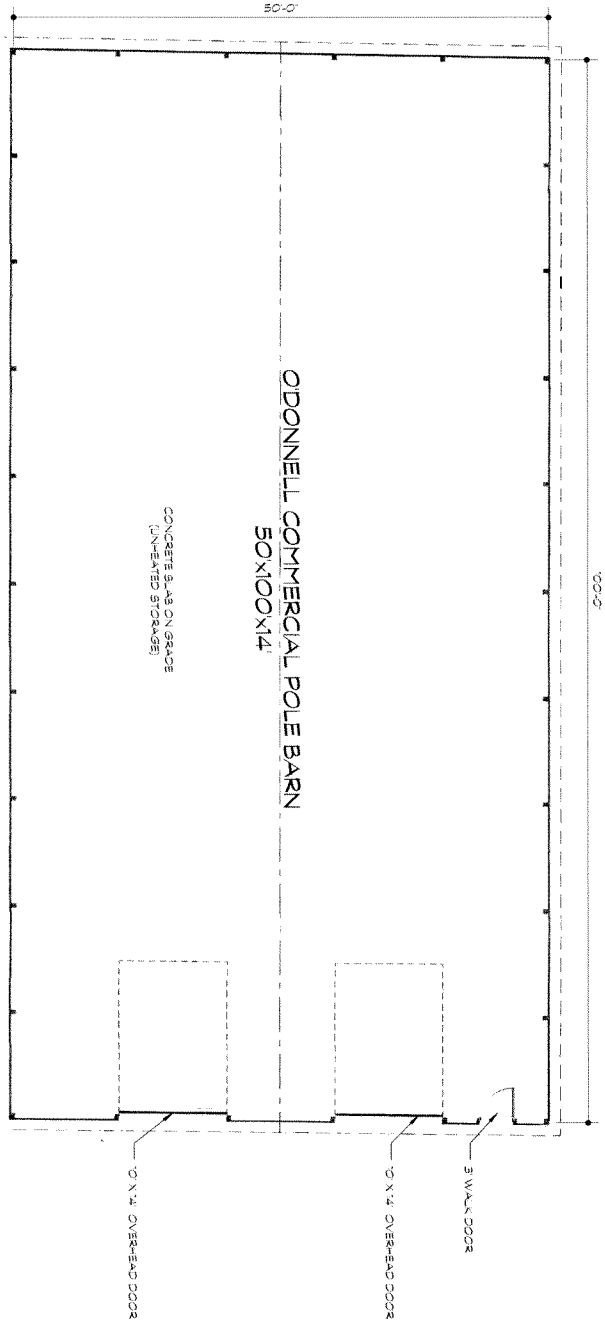
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C5

NOTES

REFER TO THE WAC SOIL EROSION AND SEDIMENTATION CONTROL DETAIL SHEET FOR ALL ADDITIONAL NOTES & DETAILS (TYP)
A DISTANCE OF 10' TO THE NEAREST BODY OF WATER, HORSESHOE LAKE, SHALL BE MAINTAINED.
THE TOTAL AREA OF EARTH DISTURBANCE IS 0.77 ACRES.
A SOIL EROSION PERMIT IS REQUIRED FROM THE WASHTENAW COUNTY WATER RESOURCES COMMISSION.

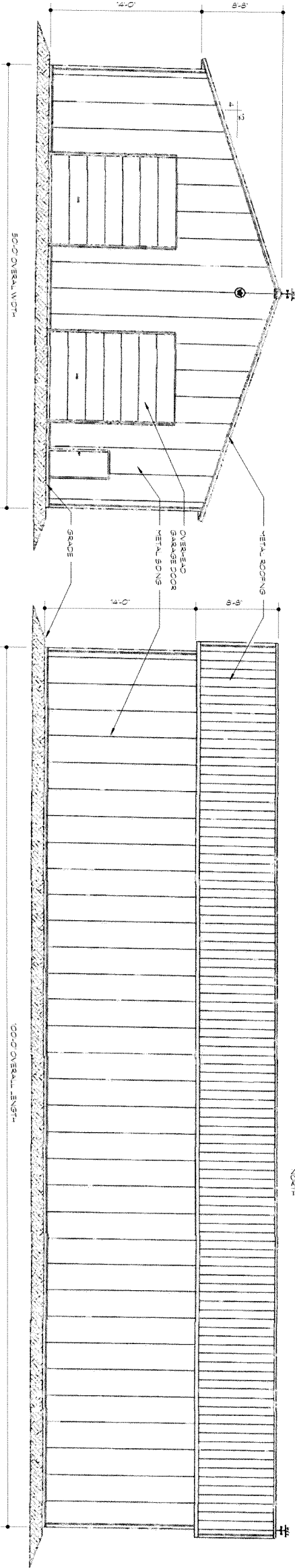
SOIL DATA

THIS SITE CONSISTS OF:
1. 0.77 ACRES OF
2. 1.0" TO 1.5" DEEP
3. 1.5" TO 2.0" DEEP
4. 2.0" TO 2.5" DEEP
5. 2.5" TO 3.0" DEEP
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117. 58.5" TO 59.0" DEEP
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119. 59.5" TO 60.0" DEEP
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121. 60.5" TO 61.0" DEEP
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139. 69.5" TO 70.0" DEEP
140. 70.0" TO 70.5" DEEP
141. 70.5" TO 71.0" DEEP
142. 71.0" TO 71.5" DEEP
143. 71.5" TO 72.0" DEEP
144. 72.0" TO 72.5" DEEP
145. 72.5" TO 73.0" DEEP
146. 73.0" TO 73.5" DEEP
147. 73.5" TO 74.0" DEEP
148. 74.0" TO 74.5" DEEP
149. 74.5" TO 75.0" DEEP
150. 75.0" TO 75.5" DEEP
151. 75.5" TO 76.0" DEEP
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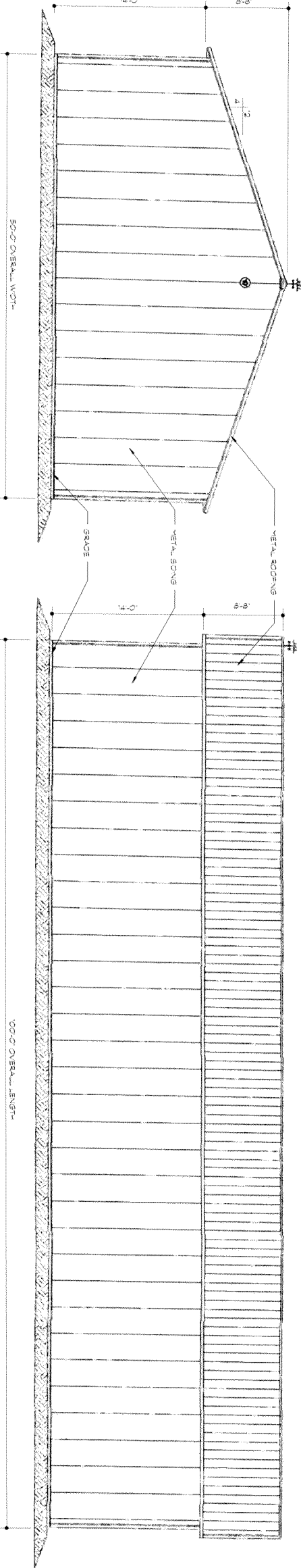


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A-07
SCALE: 3/8" = 1'-0" SCALE

CONCEPT FLOOR PLAN - POLE BARN



EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

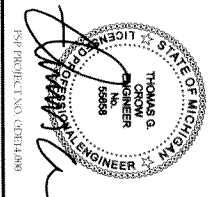
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A-07
SCALE: 3/8" = 1'-0" SCALE

CONCEPT ELEVATIONS - POLE BARN

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DATE	05.01.15	REVISION	4
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SITE PLAN APPROVAL FOR
8505 MAIN STREET
O'DONNELL ELECTRIC, LLC.
WHITMORE LAKE MICHIGAN

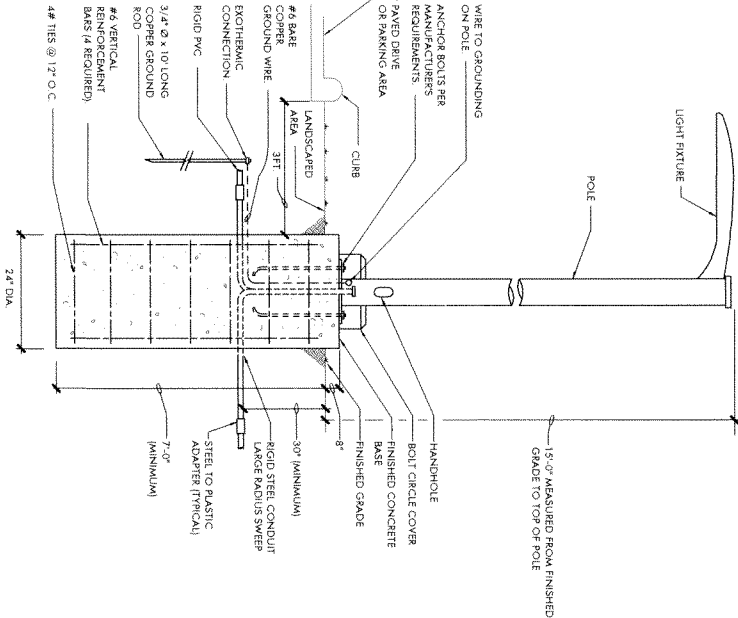
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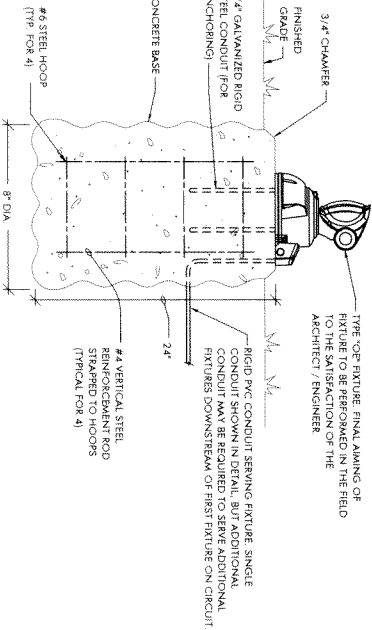
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DRAWING NUMBER

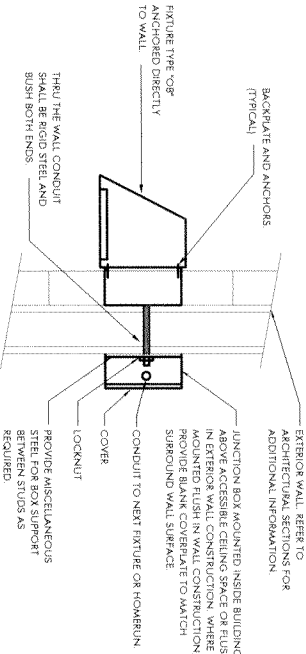
E.P.101



BASE DETAIL "A"
NO SCALE
BASE DETAIL TYPICAL FOR ALL POLE MOUNTED FIXTURES INSTALLED IN LANDSCAPED AREAS.

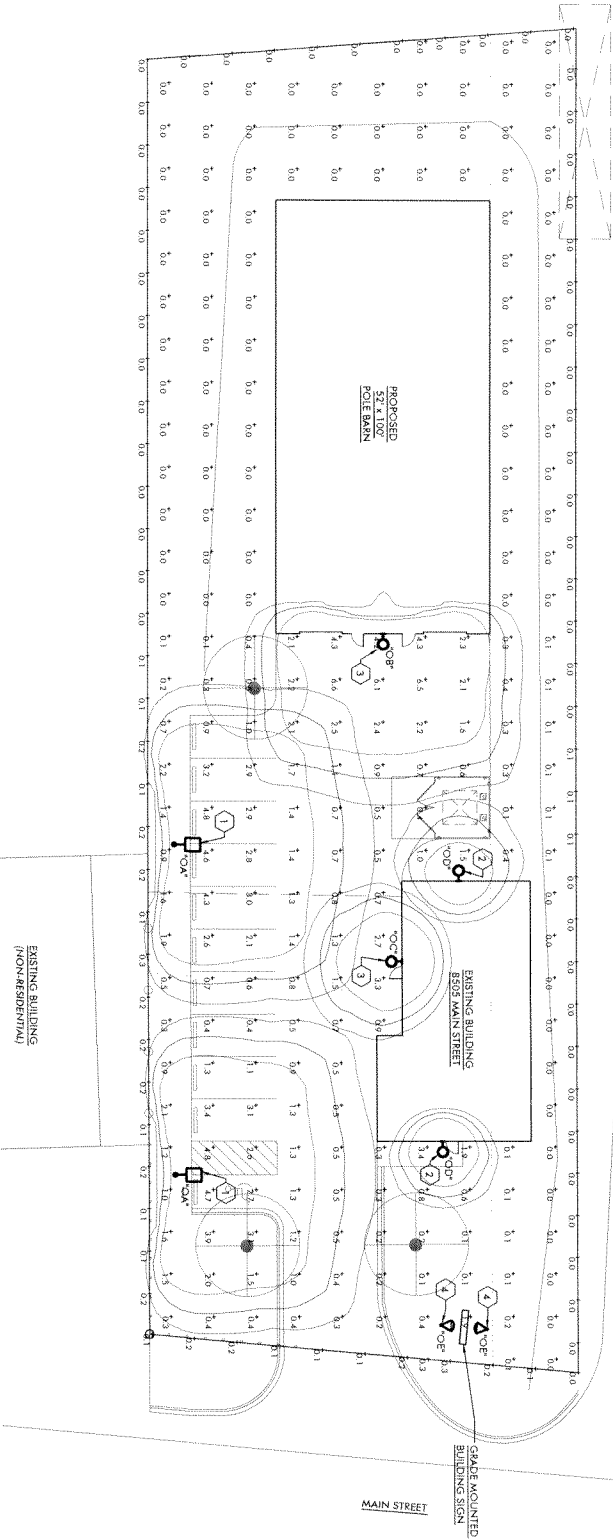


TYPE "OE" BUILDING SIGN LIGHT FIXTURE BASE DETAIL
NO SCALE



FIXTURE TYPE "OB" MOUNTING DETAIL (SECTION)
NO SCALE
DETAIL TYPICAL FOR FIXTURE TYPES "OE", "OF" AND "OF"

NOTE: FIXTURE SHAPE CONNECTED IN THE ABOVE DETAIL IS INTENDED TO REPRESENT THE GENERAL SHAPE OF THE SPECIFIED FIXTURE. REFER TO THE LIGHTING FIXTURE SCHEDULE AND ASSOCIATED CUT SHEET FOR AN EXACT DESCRIPTION AND REPRESENTATION OF THE SPECIFIED FIXTURE.



1 SITE PLAN - POINT-BY-POINT LIGHTING PHOTOMETRY
SCALE: 1" = 20'-0"
LIGHTING DESIGNED IN ACCORDANCE WITH THE NORTHFIELD TOWNSHIP ZONING ORDINANCE SECTION 60.31 "EXTERIOR LIGHTING STANDARDS"

- SITE PLAN GENERAL NOTES:**
- REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION REGARDING PROPOSED WALKWAYS, PATIOS AND OTHER RENOVATION WORK ASSOCIATED WITH THE PROJECT.
 - REFER TO SHEETS E 901 AND E 902 FOR LIGHTING FIXTURE CUT SHEETS.

- KEY NOTES:**
- REFER TO BASE DETAIL "A" ON THIS SHEET.
 - WALL MOUNTED FULL CUTOFF TYPE LIGHT FIXTURE MOUNTED AT 8'-0" ABOVE FINISHED GRADE, MEASURED TO BOTTOM OF FIXTURE. REFER TO TYPICAL MOUNTING DETAIL ON THIS SHEET.
 - WALL MOUNTED FULL CUTOFF TYPE LIGHT FIXTURE MOUNTED AT 12'-0" ABOVE FINISHED GRADE, MEASURED TO THE BOTTOM OF THE FIXTURE. REFER TO TYPICAL MOUNTING DETAIL ON THIS SHEET.
 - GRADE MOUNTED, FULLY ADJUSTABLE, GRASSY AREAS, UTILIZE FLOOD LIGHT FIXTURE TO ILLUMINATE GRADE MOUNTED BUILDING SIGN. REFER TO BASE DETAIL "A" ON THIS SHEET.

Luminaire Schedule		Total Lamp Lumens		LUF		Description	
Symbol	Qty	Label	Arrangement	Single	Multiple	Single	Multiple
●	2	NA	SINGLE	0.920	0.920	ASE-ETC-AMB-05-ETL-350-51X (350ma)	
○	1	OC	SINGLE	N/A	0.920	SEC-ETC-AMB-05-ETL-350-51X (350ma)	
○	1	OC	SINGLE	N/A	0.920	KTOR-2A	
○	2	OC	SINGLE	N/A	0.920	KTOR-2A	
○	2	OC	SINGLE	3400	0.750	PHI-30-MP-AMB-HWF	

Point-by-Point Lighting Photometry Calculation Summary		Calc Type		Units		Avg		Max		Min		Avg/Min		Max/Min	
Label	Building Sign Side, 1	Label	Building Sign Side, 2	Label	Building Sign Side, 1	Label	Building Sign Side, 2	Label	Building Sign Side, 1	Label	Building Sign Side, 2	Label	Building Sign Side, 1	Label	Building Sign Side, 2
Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line
Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line	Property Line

Luminaire Location Summary		X		Y		Z		Orient		Tilt	
LumNo	Label	LumNo	Label	LumNo	Label	LumNo	Label	LumNo	Label	LumNo	Label
1	OA	1	OA	1	OA	1	OA	1	OA	1	OA
2	OB	2	OB	2	OB	2	OB	2	OB	2	OB
3	OC	3	OC	3	OC	3	OC	3	OC	3	OC
4	OD	4	OD	4	OD	4	OD	4	OD	4	OD
5	OA	5	OA	5	OA	5	OA	5	OA	5	OA
6	OD	6	OD	6	OD	6	OD	6	OD	6	OD
7	OE	7	OE	7	OE	7	OE	7	OE	7	OE
8	OE	8	OE	8	OE	8	OE	8	OE	8	OE

NOTE:
ALL SITE LIGHTING POLES PROPOSED FOR INSTALLATION ON THIS PROJECT ARE MOUNTED AT A MAXIMUM ELEVATION OF 15'-0" ABOVE FINISHED GRADE. ON A CONCRETE BASE. NOTE THAT SELECT FIXTURES ARE MOUNTED AT A LOWER HEIGHT AS INDICATED IN THE ABOVE SCHEDULE. REFER TO BASE DETAILS ON THIS SHEET FOR ADDITIONAL INFORMATION.

ARE-EDG-4MB/4MP-DIA

TYPE: COB

Product Description

Our new product family represents our latest development. Luminaire series are designed to provide a wide range of lighting solutions for various applications. The ARE-EDG-4MB/4MP-DIA series is designed for use in commercial and industrial environments. It features a high-power LED chip and a high-quality lens, providing excellent light output and long life.

Performance Summary

• High Power LED Chip
• High Quality Lens
• High Light Output
• Long Life
• High Efficiency
• High Reliability
• High Safety

Accessories

• High Power LED Chip
• High Quality Lens
• High Light Output
• Long Life
• High Efficiency
• High Reliability
• High Safety

LED Chip	Power (W)	Light Output (lm)	Life (hrs)	Efficiency (lm/W)	Reliability (%)	Safety (%)
1	10	1000	50,000	100	99.9	99.9
2	20	2000	50,000	100	99.9	99.9
3	30	3000	50,000	100	99.9	99.9
4	40	4000	50,000	100	99.9	99.9
5	50	5000	50,000	100	99.9	99.9

Ordering Information



BAILEY TECHNOLOGY
T: (800) 238-6800 F: (202) 504-5415
www.baileytechnology.com

CREE

SEC-EDG-4M/4MB-WM

TYPE: COB

Product Description

Our new product family represents our latest development. Luminaire series are designed to provide a wide range of lighting solutions for various applications. The SEC-EDG-4M/4MB-WM series is designed for use in commercial and industrial environments. It features a high-power LED chip and a high-quality lens, providing excellent light output and long life.

Performance Summary

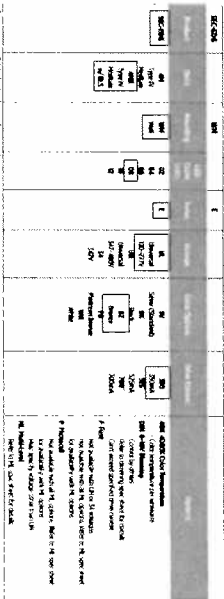
• High Power LED Chip
• High Quality Lens
• High Light Output
• Long Life
• High Efficiency
• High Reliability
• High Safety

Accessories

• High Power LED Chip
• High Quality Lens
• High Light Output
• Long Life
• High Efficiency
• High Reliability
• High Safety

LED Chip	Power (W)	Light Output (lm)	Life (hrs)	Efficiency (lm/W)	Reliability (%)	Safety (%)
1	10	1000	50,000	100	99.9	99.9
2	20	2000	50,000	100	99.9	99.9
3	30	3000	50,000	100	99.9	99.9
4	40	4000	50,000	100	99.9	99.9
5	50	5000	50,000	100	99.9	99.9

Ordering Information



BAILEY TECHNOLOGY
T: (800) 238-6800 F: (202) 504-5415
www.baileytechnology.com

CREE

LUMARK

TYPE: COB

Product Description

Our new product family represents our latest development. Luminaire series are designed to provide a wide range of lighting solutions for various applications. The LUMARK series is designed for use in commercial and industrial environments. It features a high-power LED chip and a high-quality lens, providing excellent light output and long life.

Performance Summary

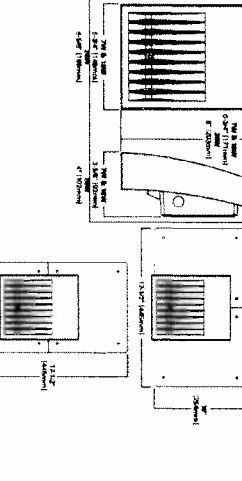
• High Power LED Chip
• High Quality Lens
• High Light Output
• Long Life
• High Efficiency
• High Reliability
• High Safety

Accessories

• High Power LED Chip
• High Quality Lens
• High Light Output
• Long Life
• High Efficiency
• High Reliability
• High Safety

LED Chip	Power (W)	Light Output (lm)	Life (hrs)	Efficiency (lm/W)	Reliability (%)	Safety (%)
1	10	1000	50,000	100	99.9	99.9
2	20	2000	50,000	100	99.9	99.9
3	30	3000	50,000	100	99.9	99.9
4	40	4000	50,000	100	99.9	99.9
5	50	5000	50,000	100	99.9	99.9

Ordering Information



Cooper Lighting
T: (800) 238-6800 F: (202) 504-5415
www.cooperlighting.com

CROSSFOUR LED

FUSCO SHAFER & PAPPAS, INC.

ARCHITECTS AND PLANNERS

1415 E. SINE MUE ROAD
ANN ARBOR, MI 48106
PHONE: 734.551.1000 FAX: 734.551.4141

TAC ASSOCIATES, LLC
Consulting Engineers
4321 East Cadillac Road
Ann Arbor, MI 48106
Phone: 734.769.4400
Fax: 734.769.4401

SITE PLAN APPROVAL FOR
8505 MAIN STREET
O'DONNELL ELECTRIC, LLC.
WHITMORE LAKE
MICHIGAN

STATE OF MICHIGAN
JONAS A. O'DONNELL
Professional Engineer
No. 10000
1415 E. SINE MUE ROAD
ANN ARBOR, MI 48106

Cooper Lighting
T: (800) 238-6800 F: (202) 504-5415
www.cooperlighting.com

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting May 20, 2015

1. CALL TO ORDER

The meeting was called to order by Chair Marlene Chockley at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Roll call:	
Janet Chick	Present
Marlene Chockley	Present
Brad Cousino	Present
Kenneth Dignan	Absent with notice
Sam Iaquinto	Absent with notice
Larry Roman	Present
Mark Stanalajczo	Absent with notice

Also present:
Township Manager Howard Fink
Planning Consultant Douglas Lewan,
Carlisle/Wortman Associates
Mary Bird, Assessing & Building Assistant
Recording Secretary Lisa Lemble
Members of the Community

4. APPROVAL OF AGENDA

Chockley suggesting moving the approval of minutes to precede New Business.

- **Motion:** Roman moved, Chick supported, that the agenda be adopted as amended.
Motion carried 4—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

Green Infrastructure Workshop. Lenore Zelenock, 1440 Six Mile Road, thanked the Commission for holding this session.

Master Plan/Growth. Craig Warburton, 450 W. Joy Road, read from the Planning Commission Annual Report of 2013 which noted that the recently completed Master Plan called for policies to avoid leapfrogging of development and to encourage compact development that would bring in tax revenue from a variety of sources. He said the Township should be very proud of the current Master Plan.

David Perry, 9411 Earhart Road, said he is concerned this meeting might be a charade to cover the fact that the good work done by the Township on the Master Plan is being cast aside. He said most residents are not paying attention to what is going on in the Township, noting that only about a dozen people are present for the Green Infrastructure Workshop.

Joanne Pierson, 5756 Earhart Road, said it is startling to her that three of the seven Commission members are not present for this workshop because the residents present take it very seriously.

Sally Lewis, 6015 Sutton Road, said she has been a member of Northfield Neighbors (NN) since it was formed. She said she is proof that members of that group are not all young newcomers to the Township. She said the NN are responsible community members who are in favor of responsible growth. She said she has been remiss in speaking on growth issues, and she asked the Commission to look at the existing Master Plan before looking to change it.

Laurie Nelson Daniels, 8082 Mason, said her family moved here to escape congestion and crime, and it saddens her that they are looking for a new home because of efforts to tear down the Master Plan.

Jennifer DeLisle, 7441 Spencer Road, said she agrees with everything previous speakers have said, and noted that they are from throughout the Township. She said rather than the constant accusation that only some rural residents are in favor of keeping the current Master Plan, it seems more likely that it is a special interest group from the downtown area that is in favor of changing it. She asked that the Commission fight the good fight.

6. CORRESPONDENCE

None.

7. REPORTS

7A. Board of Trustees

Chick reported that the Board:

- Approved Special Event permits for the 4th of July Fireworks and Parade.
- Accepted Mary Kendall's resignation.
- Approved the proposal from Cobalt Community Research for a community survey.

7B. ZBA

No meeting has been held since the last Commission meeting.

7C. Staff Report

Nothing to report.

7D. Planning Consultant

Lewan reported:

- On May 8th a meeting was held regarding Steel Trucking's reuse of the Carter Lumber Site.
- Adams Outdoor Advertising is looking at two possible locations for a new billboard; one would be permitted by ordinance and the other would require some kind of rezoning, but no application has been submitted.
- On May 15th a pre-application meeting was held with the Bobber Down restaurant owners regarding improvements and a small addition which would require a ZBA variance. Application may not be made for some time, but when it is it can probably be reviewed administratively.
- The Nowatzke project is working its way through the permitting process and his office is making sure all conditions of approval are being met. He will let the Commission know when final engineering approval is given.
- O'Donnell Electric is asking about putting an addition on their building. Plans have been reviewed and a proposal may be on the June 3rd Planning Commission agenda.
- Al Dente Pasta has submitted a site plan for a proposal that is slightly different than one submitted a few years ago. This might be on the June 3rd meeting.
- A public hearing is scheduled on June 3rd for text changes to the ES zoning district and the site plan review manual.

8. PUBLIC HEARINGS

None.

9. OLD BUSINESS

None.

10. MINUTES

April 15, 2015, Regular Meeting

Chockley made four minor corrections.

- **Motion:** Chick moved, Roman supported, that the minutes of the May 6, 2015, regular meeting be approved as corrected, and to dispense with the reading. **Motion carried 7—0 on a voice vote.**

11. NEW BUSINESS

10A. Green Infrastructure Vision Workshop.

Kris Olsson, Watershed Ecologist with the Huron River Watershed Council (HRWC), said the Council is a coalition of local governments and individuals established in 1965. She gave a slide show presentation and made comments including:

- Green infrastructure—wetlands, woodlands, forest—provide services to people as do governments.
- 31% of Northfield Township's landscape is intact natural areas, but only 5% of those are publicly owned. Only 5% of the Township has impervious surfaces.
- Northfield Township is home to 9 animals and 16 plants that are threatened, endangered, and special concern species.
- Natural areas filter and cool runoff water, provide the water supply for the entire Township (groundwater recharge), provide storm and food protection and erosion control, store and cycle nutrients, pollinate crops, regulate the climate, and provide recreation, scenery, biodiversity, and clean air.
- Prior to development there is little water runoff because it is absorbed by the plant material and ground, but post-development runoff increases.
- When less than 10% of an area is impervious surface rivers have low banks with natural buffers, and provide good habitat and cool and clean water. With between 10% and 25% impervious surface banks are undercut and higher, there is visible sediment, less diverse habitat and warmer water. With over 25% impervious surface banks are steeply eroded, there is very little buffer and habitat, and the water is warm and of irregular flow.
- Since European settlement about 50% of wetlands have been lost and SEMCOG predicts that about 40% of the remaining open space is projected to be developed in southeast Michigan in the next 20 years. Master Plans and zoning ordinance buildouts show little designated natural areas. Almost all natural areas are in private ownership and are designated for some kind of use.
- The current Master Plan encourages higher density development in some areas, while calling for lower density in most areas.
- To keep the ecosystem in Northfield Township healthy higher density should be encouraged where infrastructure already exists, and natural areas should be preserved so they can continue to provide ecological services.

**Northfield Township Planning Commission
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
March 4, 2015**

- A Bioreserve Map of Northfield Township was prepared using existing tools (maps, aerials), and bioreserve sites were ranked by 15 criteria.
- Field Assessments can be requested and are done by trained volunteers to get more information about the natural area and to help conservancies protect the most important land. This can be done for any property of at least 3-5 acres. Several have been done in Northfield Township.
- Individuals and communities can design higher density neighborhoods, live in a walkable community, plant trees and native plants, keep water on their land, control stormwater runoff, keep natural lands natural, and permanently preserve larger, intact, natural lands.
- Green infrastructure networks consist of hubs, sites, and links.
- These projects are going on all over the state.
- The Watershed Council can provide a review of the Township's zoning ordinance and Master plan and make recommendations for changes to work within this green infrastructure.
- Land acquisition, open space conservation, buffers around lakes and along waterways, and education are tools to preserve green infrastructure. In urban environments, green infrastructure can include green roofs, trees, rain gardens, swales, etc.

Olsson said she would get her presentation posted on the Township's website, provided instruction to those present for the evening's workshop activities, and described possible next steps. She made comments and answered questions, including:

- She will provide information to the Township from the evening's workshop, and the community will then decide which items to work on.
- There is a lot of information about doing ecological restoration, including on the HRWC website. After the HRWC does a field assessment

of someone's property, the owner is put in touch with environmental consultants. The City of Ann Arbor, Michigan Wild Ones, and Stewardship Network have websites with information. Ducks Unlimited has some funding for work on farmland, and the Department of Natural Resources has a cost-sharing habitat wildlife program.

- The Township's Master Plan already has a lot of this information in it, and it is a great resource for the Township.
- Groundwater recharge areas shown on maps are based on soils, water table, and geological information, and they can be shown on the map that will be developed during the workshop.
- There are a variety of resources available from many government entities to help develop and implement green infrastructure plans.
- Open space is defined differently by different people. She thinks of them as a combination of natural areas and farmland. It is important to define terms and goals.
- Both the Township and the State have wetlands ordinances, and these ordinances usually require permits to be issued before wetlands are disturbed.

Olsson conducted a visioning session involving participants reviewing various maps of the Township and identifying green infrastructure areas which continued after the meeting was adjourned.

13. ANNOUNCEMENT OF NEXT MEETING

June 3, 2015, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

14. ADJOURNMENT

Chockley adjourned at 8:25 P.M.

Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;

Wording added is underlined.

Adopted on _____, 2015.

Marlene Chockley, Chair

Mark Stanalajczo, Secretary

Official minutes of all meetings are available on the Township's website at
<http://www.twp-northfield.org/government/>

Draft