



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334  
269-216-5220 Fax 375-7180 TDD 375-7198  
www.oshtemo.org

**NOTICE  
OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION**

**Work Session  
Thursday, June 28, 2018  
6:00 p.m.  
AGENDA**

1. Call to Order
2. Public Comment on Non-Agenda Items
3. Zoning Ordinance Re-Organization
  - a. Re-Organized Code – Update from Staff
  - b. Agritourism
4. Any Other Business
5. Adjournment

**Regular Meeting  
7:00 p.m.  
AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes: June 14, 2018
6. **PUBLIC HEARING:** Special Exception Use/Site Plan – Residential Condominium Development

Consideration of an application from Greg Watts of Prime Homes for the development of a residential condominium on approximately 4.28 acres of a 10.25-acre vacant parcel located at 8<sup>th</sup> Street and Glendora Lane in the R-3: Residence District. Parcel No. 3905-24-220-110.

**TABLED FROM THE JUNE 14, 2018 AGENDA**

7. Old Business
8. Any Other Business
9. Planning Commissioner Comments
10. Adjournment

**Policy for Public Comment**  
**Township Board Regular Meetings, Planning Commission & ZBA Meetings**

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

- a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.
- b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be board discussion prior to call for a motion.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment or Citizen Comment on Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 5/9/2000)  
(revised 5/14/2013)

**Policy for Public Comment**  
**6:00 p.m. "Public Comment"/Portion of Township Board Meetings**

At the commencement of the meeting, the Supervisor shall poll the members of the public who are present to determine how many persons wish to make comments. The Supervisor shall allocate maximum comment time among persons so identified based upon the total number of persons indicating their wish to make public comments, but no longer than ten (10) minutes per person. Special permission to extend the maximum comment time may be granted in advance by the Supervisor based upon the topic of discussion.

While this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 2/27/2001)  
(revised 5/14/2013)



June 21, 2018

**Mtg Date:** June 28, 2018  
**To:** Planning Commission  
**From:** Julie Johnston, AICP  
**Subject:** Agritourism

To assist with the continued discussion on Agritourism, I have removed the regulations from the larger Special and Conditional Land Use document previously used by the Planning Commission for this review and provided the attached stand-alone document. With the Planning Commission's decision to re-codify the entire Zoning Ordinance under the new organizational format, we can work on these individual changes to the code as priorities determine.

The attached document has the new language recommended by the Planning Commission from previous reviews of the draft Ordinance in **bold** type. In addition, at the May meeting there was some consensus to consider a Category 3 Agritourism to allow special events and activities on properties that don't necessarily generate an agricultural product. This new information has also been provided.

Thank You.

## Definitions

**Agribusiness:** Any business catering exclusively to agricultural production, which may include, but is not limited to, supplying services or goods (such as feed or supplies) to producers of marketable agricultural products like greenhouses, nurseries, and farm cooperatives.

**Agritourism:** An agriculturally based operation or activity that brings public to a working farm for the purpose of enjoyment, education, or active involvement in the farm operation. Agritourism enterprises are further classified as follows:

1. **Agritourism, Category 1:** An agritourism enterprise limited to u-pick fruits and vegetable operations, direct on-farm product sales, and farm markets.
2. **Agritourism, Category 2:** An agritourism enterprise that includes education, entertainment, agricultural related uses and products, and limited non-agricultural related uses and products including: educational tours; historical agricultural exhibits; educational classes, lectures and seminars; petting farms, animal display and pony rides; riding stables; greenhouses; outdoor mazes of agricultural origin, such as straw bales or corn; wagon, sleigh and hayrides; nature trails; outdoor picnic areas; the use or rental of farm buildings for periodic special events; and, other similar uses.
3. **Agritourism, Category 3:** An agritourism enterprise that utilizes the rural character or agricultural buildings on site for nonresidential special events or activities, including: educational tours, classes, lectures, and seminars; celebratory gatherings such as weddings; retail events such as farm markets, barn markets, and agricultural sales; day camps; and, other similar special events or activities.

**Agricultural products:** Includes but is not limited to, crops (corn, wheat, hay, potatoes); fruit (apples, peaches, grapes, cherries, berries, etc.); cider; vegetables (sweet corn, pumpkins, tomatoes, etc.); floriculture; herbs; forestry; husbandry; livestock and livestock products (cattle, sheep, hogs, horses, poultry, ostriches, emus, farmed deer, farmed buffalo, milk, eggs, and fur, etc.); aquaculture products (fish, fish products, water plants and shellfish); horticultural specialties (nursery stock, ornamental shrubs, flowers and Christmas trees); maple sap, etc.

**Agriculturally related products:** Items sold at a farm to attract customers and promote the sale of agricultural products. Such items include, but are not limited to, all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream-based desserts and beverages, jams, honey, food stuffs, and other items promoting the farm and on-site production.

**Non-agriculturally related products:** Items not connected to farming or the farm operation, such as novelty t-shirts or other clothing, crafts and knick-knacks imported from other states or countries, etc.

**Agriculturally related uses:** Those activities that predominantly use agricultural products, buildings or equipment, such as pony rides, corn mazes, pumpkin rolling, sleigh/hay rides, and educational events, such as farming and food preserving classes, etc.



Non-agriculturally related uses: Activities that are part of an agricultural tourism operation's total offerings but not tied to farming. Such non-agriculturally related uses include amusement rides, concerts, special events, etc.

Farm Market: The sale of agricultural products directly to the consumer from a site on a working farm or any agricultural, horticultural or agribusiness operation or agricultural land. This definition includes farm stands and roadside stands.

U-Pick: A fruit or vegetable-growing farm that provides the opportunity for customers to pick their own fruits or vegetables directly from the plant.

Seasonal: A recurrent period characterized by certain occurrences, festivities, or crops; harvest, when crops are ready; not all year round.

## CONDITIONAL LAND USES

### A. Agribusiness

1. Total building floor area for the agribusiness shall not exceed 2,000 square feet.
2. The maximum portion of any building used for agribusiness sales shall not exceed 600 square feet.
3. **Outdoor storage of agribusiness materials shall be limited to 1,000 square feet and shall be located in the rear yard only.**
4. Access to an agribusiness use must be from the County primary road **or State highway**.
5. On-site vehicle parking shall be provided on agribusiness property as follows:
  - a. The total number of required spaces shall be calculated as one space for every 1,000 square feet of the total building floor area, plus one space for every two employees. This shall not include areas dedicated to agricultural production.
  - b. Parking lots shall be clearly demarcated through some physical means like timbers, fences, stakes, etc.
  - c. The on-site parking shall be arranged so no vehicle movements occur in the public right-of-way and to avoid the accumulation of parked cars on the public roads.
  - d. Parking and driveway surfaces may be pervious or hard surface.
6. A written narrative will be provided with any application describing the use in detail, including all the types of items, goods and merchandise that are proposed to be sold; the proposed hours of operation; measures that are to be taken to assure that the operation of the use will take place only in a safe and convenient manner; and other information describing the use and which will assist the reviewing body in determining whether the application meets the conditional use requirements.
7. If the proposed agribusiness use would cause undue impacts to surrounding properties related to drainage, traffic, noise, or other general health and safety issues, as determined by the Planning Director, **or if the size of the agribusiness exceeds the maximums allowed herein**, review and approval by the Planning Commission as a Special Land Use shall be required.

### B. Agritourism, Category 1

1. Farm markets with a sales area of 100 square feet or less, seasonal in nature, and where no permanent structure exists, are exempt from this ordinance.
2. **The maximum area for farm markets shall be 3,000 square feet, which includes both the floor area of the building and the outdoor storage/display.** Farm markets larger than **3,000** square feet shall be a Special Land Use reviewed and approved by the Planning Commission.

3. Farm market buildings equal to or less than 200 square feet in size shall be located not closer than 15 feet from the road right-of-way line or 25 feet from the edge of pavement, whichever is greater. Farm market buildings greater than 200 square feet in size shall comply with the minimum required setback distances for the district in which such building is located.
4. Retail sales.
  - a. At least 75 percent of the products marketed and offered for sale (measured as an average over the farm's marketing season) must be grown or produced on and by the affiliated farm. For purposes of this requirement, affiliated means a farm under the same ownership or control (e.g. leased) as the farm market whether or not the farm market is located on the property where production occurs.
  - b. The remainder 25 percent of products sold must be agriculturally related products as defined by **Article 2: Definitions**.
  - c. For purposes of determining the percentage of products being marketed, the primary measure will be retail space used to display products offered for retail sale during the affiliated farm's marketing season. If measurement of retail space during the marketing season is not feasible, then the percent of the gross sales dollars of the farm market will be used.
5. Access to an agritourism use must be from the County primary road **or State highway**.
6. On-site vehicle parking shall be provided on agritourism property as follows:
  - ~~a. The total number of required spaces shall be calculated as one space for every 1,000 square feet of the main public activity area, plus one space for every two employees. This shall not include areas dedicated to agricultural production.~~
  - ~~b. 24 foot two-way or 20 foot one-way circulation aisles shall be maintained. To ensure drive aisles are maintained, the location of parking spaces shall be defined by providing some type of marker at the center of the space to be placed every 64 feet for two-way traffic and 60 feet for one-way traffic.~~
  - c. Parking lots shall be clearly demarcated through some physical means like timbers, fences, stakes, etc.
  - d. The on-site parking shall be arranged so no vehicle movements occur in the public right-of-way and to avoid the accumulation of parked cars on the public roads.
  - e. Parking and driveway surfaces may be pervious or hard surface.
7. A written narrative describing the use in detail, including the proposed hours of operation; measures that are to be taken to assure that the operation of the use will take place only in a safe and convenient manner; and other information describing the use and which will assist the reviewing body in determining whether the application meets the conditional use requirements.

8. If the proposed agritourism use would cause undue impacts to surrounding properties related to drainage, traffic, noise, or other general health and safety issues, as determined by the Planning Director, review and approval by the Planning Commission as a Special Land Use shall be required.

## SPECIAL LAND USES

### A. Agritourism, Category 2

#### 1. General Standards:

- a. Parcel size. Parcels must be a minimum of 10 acres. The Planning Commission may consider a smaller parcel size depending on the agritourism uses planned. Their consideration of a smaller parcel size will be based on the intensity and scale of the proposed agritourism use, compatibility with surrounding property owners, and will be harmonious with the existing character of the area.
- b. Maximum floor area. The maximum floor area for all buildings related to the agritourism use shall be 10,000 square feet. Clusters of smaller, architecturally appropriate structures are encouraged to maintain rural character of the agritourism use. This maximum floor area does not include greenhouses.
- c. **Outdoor storage/display. The maximum area for the storage/display of agricultural products for sale shall be one acre. This requirement does not apply to u-pick operations.**
- d. Architectural character. All buildings shall incorporate a rural theme in terms of style and design. This means new agritourism uses involving new structures shall complement and enhance the rural environment. For example, gable or gambrel roofs, roof ornamentation such as cupolas, dormers, porches, and decorative shutters.
- e. New uses. New uses shall be located, designed and operated so as not to interfere with normal agricultural practices on and off site. Non-agricultural uses should be limited to lands with poor agricultural soils or lands otherwise not suitable for agricultural purposes.
- f. Use and product percentages. Agricultural products produced on site, agriculturally related products and uses, and non-agriculturally related products and uses are permitted based on the following percentages:
  - i. At least 50 percent of the products (measured as an average over the farm's marketing season) and uses marketed and offered must be grown or produced on and by or have a direct relationship with the affiliated farm. For purposes of this requirement, affiliated means a farm under the same ownership or control (e.g. leased) as the farm market whether or not the farm market is located on the property where production occurs.
  - ii. A maximum of 30 percent of the products and uses marketed and offered may be other agriculturally related products and uses as defined by **Article 2: Definitions**.
  - iii. A maximum of 20 percent of the products and uses marketed and offered may be non-agriculturally related products and uses as defined by **Article 2: Definitions**.

- iv. For purposes of determining the percentage of products and uses being marketed and offered, the primary measure will be square footage of space used for each individual product or use. If measurement of retail space during the marketing season is not feasible to determine percentage of product, then the percent of the gross sales dollars will be used.
- g. Parking. On-site vehicle parking shall be provided on agribusiness property as follows:
  - i. The total number of required spaces shall be calculated as one space for every 1,000 square feet of the main public activity area, plus one space for every two employees. This shall not include areas dedicated to agricultural production.
  - ii. 24-foot two-way or 20-foot one-way circulation aisles shall be maintained. To ensure drive aisles are maintained, the location of parking spaces shall be defined by providing some type of marker at the center of the space to be placed every 64 feet for two-way traffic and 60 feet for one-way traffic.
  - iii. Parking lots shall be clearly demarcated through some physical means like timbers, fences, stakes, etc.
  - iv. The on-site parking shall be arranged so no vehicle movements occur in the public right-of-way and to avoid the accumulation of parked cars on the public roads.
  - v. Parking and driveway surfaces may be pervious or hard surface.
- h. Lighting. Any exterior lighting installed related to an agritourism use or activity shall be appropriately shielded and directed downwards to minimize light pollution. All lighting shall meet the standards of Article 49: Lighting.
- i. Trash receptacles. Trash receptacles shall be provided and shall be completely obscured from view by a screen fence or wall.
- j. Screening. Screening, consisting of an earth berm, evergreen screen, or an obscuring wall or fence, shall be provided on those sides abutting or adjacent to a residential use. The Planning Commission may waive the screening requirement in specific cases where cause can be shown that the distance between the agritourism and residential use would not require screening.
- k. Restroom facilities. Permanent restroom facilities shall be provided on site. The number of which shall be based on Building Code requirements.
- l. Maximum capacity. The Fire Marshall or Building Official shall establish a maximum capacity for meetings, training, educational or similar events which shall be appropriate to the site and facilities in terms of safe capacity in buildings, parking area and sanitation limitations of the site.

- m. Hours of operation. The Planning Commission may establish hours of operation for the agritourism uses, or specific elements thereof, consistent with the character of the land uses in the vicinity and may further approve an enforcement mechanism to ensure that the established hours of operation are adhered to.
  - n. Access. Access to an agritourism use must be from the County primary road.
  - o. Livestock. The keeping of livestock for agricultural purposes and agriculturally related purposes like riding stables, petting farms, pony rides, etc., shall be subject to the provisions of Article 52: Miscellaneous Protection Requirements.
2. Special Agritourism Events.
- a. A maximum of six special events shall be permitted between May and October. An additional two events shall be permitted between November and April.
  - b. Each special event may not last more than three consecutive days, with a minimum of 14 days between events unless otherwise approved by the Planning Commission.
  - c. A reserved parking area shall be provided on-site to be utilized for special events. If the agritourism use intends to hold special events, this reserved area must be displayed on a site plan.
  - d. The reserved parking area must be of adequate size to accommodate the anticipated additional traffic of the special event. The size of the reserved parking area shall be reviewed and approved by the Planning Commission.
  - e. For special events lasting more than one day and with an expected daily attendance exceeding 100 hundred individuals, the on-site manager or owner shall notify all adjacent neighbors bordering the subject property in writing of the date, time, duration and description of the event. Notification shall occur at least five business days prior to the beginning of the event.
3. Narrative. A written narrative describing the use in detail, including both agriculturally related and non-agriculturally related products and uses; proposed hours of operation; measures that are to be taken to assure that the operation of the use will take place only in a safe and convenient manner; special events; and other information describing the use and which will assist the Planning Commission in determining whether the application meets the special land use requirements.
4. Prohibited uses.
- a. Motorized off-road vehicle racing or other similar motor vehicle activities.

## **B. Agritourism, Category 3**

- 1. Intent.** The intent of the Category 3 Agritourism option is to allow opportunities for limited nonresidential special events or activities that make use of existing rural character and agricultural buildings.
- 2. General Standards:**
  - a. Parcel size.** Parcels must be a minimum of 10 acres. The Planning Commission may consider a smaller parcel size depending on the agritourism uses planned. Their consideration of a smaller parcel size will be based on the intensity and scale of the proposed agritourism use, compatibility with surrounding property owners, and will be harmonious with the existing character of the area.
  - b. Architectural character.** All buildings shall incorporate a rural theme in terms of style and design. This means new agritourism uses involving new structures shall complement and enhance the rural environment. For example, gable or gambrel roofs, roof ornamentation such as cupolas, dormers, porches, and decorative shutters.
  - c. Access to an agritourism use must be from the County primary road or State highway.**
  - d. On-site vehicle parking shall be provided on agritourism property as follows:**
    - i. Parking lots shall be clearly demarcated through some physical means like timbers, fences, stakes, etc.**
    - ii. The on-site parking shall be arranged so no vehicle movements occur in the public right-of-way and to avoid the accumulation of parked cars on the public roads.**
    - iii. Parking and driveway surfaces may be pervious or hard surface.**
  - e. Lighting.** Any exterior lighting installed related to an agritourism event or activity shall be appropriately shielded and directed downwards to minimize light pollution. All lighting shall meet the standards of [Article 49: Lighting](#).
  - f. Trash receptacles.** Trash receptacles shall be provided and shall be completely obscured from view by a screen fence or wall.
  - g. Restroom facilities.** Restroom facilities shall be provided on site. The number of which shall be based on Building Code requirements.
  - h. Maximum capacity.** The Fire Marshall or Building Official shall establish a maximum capacity for special activities or events which shall be appropriate to the site and facilities in terms of safe capacity in buildings, parking area and sanitation limitations of the site.

**5. Special Events or Activities.**

- a. A maximum of six special one-day events shall be permitted between May and October. An additional two events shall be permitted between November and April.**
- b. A minimum of 14 days shall be provided between events unless otherwise approved by the Planning Commission.**
- c. For special events with an expected attendance exceeding 100 hundred individuals, the on-site manager or owner shall notify all adjacent neighbors bordering the subject property in writing of the date, time, duration and description of the event. Notification shall occur at least five business days prior to the beginning of the event.**

**6. Narrative. A written narrative describing the special events or activities, including proposed hours of operation; expected attendance; measures that are to be taken to assure that the operation of the use will take place only in a safe and convenient manner; and other information describing the events or activities which will assist the Planning Commission in determining whether the application meets the special land use requirements.**

**7. Prohibited uses.**

- b. Motorized off-road vehicle racing or other similar motor vehicle activities.**



**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MINUTES OF A MEETING HELD JUNE 14, 2018**

---

**Agenda**

**PUBLIC HEARING:**

**REZONING REQUEST CONSIDERATION OF AN APPLICATION FROM ADVANCE  
POURED WALLS, ON BEHALF OF ROBERT REDMON, FOR THE REZONING OF  
APPROXIMATELY 3.7 ACRES OF A 17.39-ACRE PARCEL LOCATED AT THE  
NORTHEAST CORNER OF SOUTH 6TH STREET AND STADIUM DRIVE FROM THE  
I-1: INDUSTRIAL DISTRICT, MANUFACTURING/SERVICING TO THE I-3:  
INDUSTRIAL DISTRICT, SPECIAL. PARCEL NO. 3905-34-155-018.**

**PUBLIC HEARING:**

**REZONING REQUEST CONSIDERATION OF AN APPLICATION FROM SIMON  
ASHBROOK FOR THE CONDITIONAL REZONING OF APPROXIMATELY 4.3  
ACRES OF A 20-ACRE PARCEL LOCATED AT 7110 WEST MAIN STREET TO  
ALLOW FOR THE DEVELOPMENT OF A SPECIALTY MARKET. THE REQUEST IS  
FROM THE R-2: RESIDENCE DISTRICT TO THE C: LOCAL COMMERCIAL  
DISTRICT WITH A VOLUNTARY OFFER OF CONDITIONS.  
PARCEL NO. 3905-15-285-010.**

**PUBLIC HEARING:**

**REZONING REQUEST CONSIDERATION OF AN APPLICATION FROM OSHTEMO  
CHARTER TOWNSHIP FOR THE REZONING OF APPROXIMATELY 9.11 ACRES  
OF A 11.71-ACRE PARCEL LOCATED AT 25 SOUTH 4TH STREET FROM THE C:  
LOCAL BUSINESS DISTRICT TO THE RR: RURAL RESIDENTIAL DISTRICT.  
PARCEL NO. 3905-16-355-071.**

**PUBLIC HEARING:**

**SPECIAL EXCEPTION USE/SITE PLAN – RESIDENTIAL CONDOMINIUM  
DEVELOPMENT CONSIDERATION OF AN APPLICATION FROM GREG WATTS OF  
PRIME HOMES FOR THE DEVELOPMENT OF A RESIDENTIAL CONDOMINIUM ON  
APPROXIMATELY 4.25 ACRES OF A 10.25-ACRE VACANT PARCEL LOCATED AT  
8TH STREET AND GLENDORA LANE IN THE R-3: RESIDENCE DISTRICT.  
PARCEL NO. 3905-24-220-110.**

***THE RESIDENTIAL CONDOMINIUM AGENDA ITEM WAS TABLED UNTIL JUNE 28,  
2018***

**PUBLIC HEARING:**

**SPECIAL EXCEPTION USE/SITE PLAN REVIEW - WESTGATE PUD PRIVATE  
ROAD CONSIDERATION OF AN APPLICATION FROM TWO SQUARED**

**DEVELOPMENT, LLC FOR THE CONSTRUCTION OF AN ACCESS DRIVE FROM WEST MAIN STREET, WITHIN THE WESTGATE PLANNED UNIT DEVELOPMENT, LOCATED IN THE NORTHEAST CORNER OF U.S. 131 AND WEST MAIN STREET, IN THE C: LOCAL BUSINESS DISTRICT. PARCEL NOS. 3905-13-80-029 AND 3905-13-130-022.**

**PUBLIC HEARING:**

**SPECIAL EXCEPTION USE/SITE LAYOUT REVIEW – GROUP DAYCARE HOME CONSIDERATION OF AN APPLICATION FROM MABLE SCHMIDT TO ALLOW A CHILD GROUP DAYCARE HOME AT 5350 CRIMSON LANE IN THE R-2: RESIDENCE DISTRICT. PARCEL NO. 3905-24-220-110.**

**PUBLIC HEARING:**

**SPECIAL EXCEPTION USE/SITE LAYOUT REVIEW – TEMPORARY OUTDOOR EVENT CONSIDERATION OF AN APPLICATION FROM THE THIRSTY HOUND, LLC TO ALLOW A FOOD TRUCK IN THE PARKING LOT OF MEADOW RUN KNOLL AT 900 SOUTH 8TH STREET IN THE I-1: INDUSTRIAL DISTRICT. PARCEL NO. 3905-22- 430-040.**

**PUBLIC HEARING:**

**SPECIAL EXCEPTION USE/SITE PLAN REVIEW – DRIVE THROUGH LANE CONSIDERATION OF AN APPLICATION FROM PROGRESSIVE AE, ON BEHALF OF ARCHLAND II, LP, FOR THE DEVELOPMENT OF AN ADDITIONAL DRIVE THROUGH LANE FOR THE MCDONALD’S AT 6820 WEST MAIN STREET IN THE C: LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-14-155-050.**

**SITE PLAN REVIEW:**

**ADAM GARLAND CONSTRUCTION CONSIDERATION OF AN APPLICATION FROM ADAM GARLAND CONSTRUCTION FOR AN ADDITION TO AN EXISTING BUILDING AT 6825 STADIUM DRIVE IN THE VC: VILLAGE COMMERCIAL DISTRICT AND WITH THE VILLAGE FORM BASED CODES OVERLAY ZONE. PARCEL NO. 3905-35-115-066.**

---

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, June 14, 2018, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

**MEMBERS PRESENT:**

Cheri Bell, Chairperson  
Fred Antosz  
Ollie Chambers  
Dusty Farmer, Secretary  
Micki Maxwell  
Mary Smith  
Bruce VanderWeele, Vice Chairperson

**MEMBERS ABSENT:**

None

Also present were Julie Johnston, Planning Director, James Porter, Township Attorney, Martha Coash, Meeting Transcriptionist, and approximately 25 interested persons.

### **Call to Order and Pledge of Allegiance**

As Chairperson Bell was late in arriving, Vice Chairperson VanderWeele called the meeting to order at approximately 7:05 p.m. and invited those present to join in reciting the "Pledge of Allegiance."

### **Agenda**

Vice Chairperson VanderWeele asked if there were any additions or deletions to the proposed agenda. Ms. Johnston noted that the application for the residential condominium, item number 9 on the agenda, for Special Exception Use/Site Plan – should be tabled until the June 28, 2018 meeting.

Chairperson Bell arrived at this point in the meeting and asked for a motion.

Mr. Chambers made a motion to table item number 9 as listed on the agenda as requested until the meeting of June 28, 2018 and to approve the rest of the agenda as presented. Ms. Maxwell supported the motion. The motion was approved unanimously.

### **Public Comment on Non-Agenda Items**

The Chair determined no one in the audience cared to comment regarding non-agenda items and moved to the next agenda item.

### **APPROVAL OF THE MINUTES OF THE WORK SESSION AND REGULAR MEETING OF MAY 24, 2018**

Chairperson Bell asked if there were any additions, deletions or corrections to the Work Session or Minutes of the Regular Meeting of May 24, 2018.

Ms. Farmer requested page seven of the minutes be corrected to reflect that her motion to approve the special exception use request from Jake's Fireworks include the condition that if any infraction occurs in 2018, Jake's will not be allowed to apply again in the future.

Ms. Maxwell made a motion to approve the minutes of the Work Session and the Regular Meeting of May 24, 2018 as presented with the correction requested by Ms. Farmer. Ms. Farmer supported the motion. The motion was approved unanimously.

Chairperson Bell moved to the next agenda item.

**6. PUBLIC HEARING: REZONING REQUEST CONSIDERATION OF AN APPLICATION FROM ADVANCE POURED WALLS, ON BEHALF OF ROBERT REDMON, FOR THE REZONING OF APPROXIMATELY 3.7 ACRES OF A 17.39-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF SOUTH 6TH STREET AND STADIUM DRIVE FROM THE I-1: INDUSTRIAL DISTRICT, MANUFACTURING/SERVICING TO THE I-3: INDUSTRIAL DISTRICT, SPECIAL. PARCEL NO. 3905-34-155-018.**

The Chair asked Ms. Johnston to present the Staff report regarding this application.

She indicated for the past several years, Advanced Poured Walls has been placing large quantities of concrete debris on their property at the northeast corner of Stadium Drive and 6<sup>th</sup> Street. This concrete is then milled generally once a year. Both the location of the stored materials and the milling process are in violation of the I-1: Industrial District. The Township began enforcement actions to request the removal of the storage and milling operation. Staff has been working with the applicant for a little over a year to try and find a solution to the zoning concerns related to their business.

Township Staff had several meetings with the applicant to review options related to the zoning and compatibility concerns while still allowing the business to operate. Milling operations are only permitted within the I-3: Industrial District. To that end, staff recommended finding a location on the subject property for this District that would both meet the applicants' needs as well as the criteria of the Township's Master Plan.

The property in question is a total of 17.48 acres zoned I-1: Industrial District, Manufacturing/Servicing. Of this total acreage, the applicant wished to rezone a little over four acres in the northeast corner of the parcel to I-3: Industrial District, Special.

Ms. Johnston indicated the Zoning Enabling Act, which allows Townships to zone property, does not provide any required standards that a Planning Commission must consider when reviewing a rezoning request. However, there are some generally recognized factors that should be deliberated before a rezoning decision is made. She walked through the factors and explained how the rezoning request meets these considerations.

Ms. Johnston said Staff suggests the Planning Commission forward a recommendation of approval to the Township Board for the rezoning of approximately 4-acres on the subject property from the I-1: Industrial District, Manufacturing/Servicing to the I-3: Industrial District, Special for the following reasons:

1. The proposed rezoning is consistent with the Township's Future Land Use Plan.
2. The requested location of the I-3 District helps to manage compatibility concerns with adjacent zoned and used industrial and residential properties.

3. The limited acreage requested for the I-3 District rezoning will ensure future impacts are minimized.

Board Member questions for Ms. Johnston centered on screening/fencing and possible noise and milling dust concerns for neighbors.

Ms. Johnston indicated the applicant has not received any noise or dust complaints. Complaints received have been regarding truck traffic. Concrete is milled once a year with leased equipment.

Attorney Porter urged the Planning Commission to focus on whether the proposal is a suitable place for the requested rezoning under the Land Use Plan. The applicant is currently operating and asked about a suitable location to rezone. Site review issues are not relevant at this time.

Ms. Johnston explained other uses are allowed in I-3 and noted this will be the first area of the Township to be zoned I-3 if approved by the Planning Commission.

Hearing no further questions, Chairperson Bell asked if the applicant wished to speak.

Mr. Adam Barker, 3425 S. 6<sup>th</sup> Street, explained the milling takes place once about every three years. The noise and dust are controlled by the company that comes to do the work. They are required to hold a permit and to abide by set rules and regulations. The actual process takes three to four weeks. Trucks on 6<sup>th</sup> Street are a concern, but do not have a lot to do with the rezoning. A neighboring business also has trucks that use 6<sup>th</sup> Street. He noted truck traffic consists of perhaps 1-2 trucks per hour and does not go past 4-5 p.m.

In response to a question from Ms. Maxwell, Mr. Barker said he recycles the milled concrete generated by his business for other uses and has no intention to mill other people's concrete.

Chairperson Bell asked if there were public comment on this item. Hearing none, she moved to Board Deliberations.

The Chair said she thought the rezoning is appropriate given the industrial zoning around this pocket but does not want to see a lot of trees removed.

Ms. Farmer was appreciative of the Staff's willingness to work this out. She said all permitted I-3 uses seem appropriate there.

Attorney Porter said I-3 should be tucked back on property based on the criteria established in the Master Plan. This request meets those criteria.

Ms. Johnston added the Master Plan says I-3 should be on large parcels with significant set-back, away from residential property. The State of Michigan planning and zoning acts indicate a Township should accommodate all types of uses. The Master Plan tries to find the best locations for those types of uses. Each individual jurisdiction has to decide how to accommodate the various uses.

In response to a question from Ms. Smith, Ms. Johnston said this type of business is permitted by right in the I-3 District. Anything not permitted by right would have to come before the Planning Commission for special exception use and would be subject to meeting the standards for approval. If not met, the request could be denied.

Mr. VanderWeele asked if the applicant would have to come back for site plan approval.

Ms. Johnston indicated a site plan will be necessary despite no building construction. Requirements are that it would be screened by a solid fence, provide a 100 ft. set-back, no storage would be allowed within the 100 ft., and all activities would need to be screened by fence from neighbors.

Hearing no further comments, Ms. Bell asked for a motion.

Mr. Chambers made a motion to forward a recommendation of approval to the Township Board to rezone the property in question from I-1 to I-3 for the three reasons provided by Staff. Mr. VanderWeele supported the motion. The motion was approved unanimously.

**7. PUBLIC HEARING: REZONING REQUEST CONSIDERATION OF AN APPLICATION FROM SIMON ASHBROOK FOR THE CONDITIONAL REZONING OF APPROXIMATELY 4.3 ACRES OF A 20-ACRE PARCEL LOCATED AT 7110 WEST MAIN STREET TO ALLOW FOR THE DEVELOPMENT OF A SPECIALTY MARKET. THE REQUEST IS FROM THE R-2: RESIDENCE DISTRICT TO THE C: LOCAL COMMERCIAL DISTRICT WITH A VOLUNTARY OFFER OF CONDITIONS. PARCEL NO. 3905-15-285-010.**

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston to review this item for the Board.

Ms. Johnston reported the owner/applicant was requesting rezoning of approximately 4-acres of a 20-acre parcel addressed as 7110 West Main Street to the C: Local Business District with conditions. The rezoning request is to allow for the development of a specialty meat and produce market. The applicant has provided specific conditions related to the rezoning request. The parcel is currently located in the R-2: Residence District and has approximately 720 feet of frontage on West Main Street.

She explained the unique element of the request is that the property owner has submitted conditions associated with the rezoning application. The conditional rezoning process follows the same procedures as a traditional rezoning request with the exception that the applicant may offer conditions that place additional restrictions on their property. Conditional rezoning is provided as a mechanism to allow an applicant the opportunity to address anticipated concerns that may be raised by the rezoning request. Per Section 53.300.A, the Planning Commission may recommend approval, approval with recommended changes, or denial of the conditional rezoning; provided, however that any recommended changes to the offer of conditions are acceptable to the owner.

With the update to the Master Plan complete, the new Future Land Use category for the first 300 feet of the subject property moving north from West Main Street is now Local Commercial. In conversations with the applicant, staff indicated that the likelihood of a rezoning to the C: Local Business District, the only available zoning district for retail uses, was not high. The intensity and possible scale of allowable uses within this district would not meet the intent of the Local Commercial District outlined in the Master Plan. With that said, the applicant suggested a conditional rezoning to limit the size of the development, more in keeping with the Local Commercial District as described in the Master Plan.

She described the applicants' offer of conditions:

1. The conditional rezoning request is from the West Main right-of-way north 300 feet for a total of approximately 4.0 acres, which is the area planned for Local Commercial in the Township's Future Land Use Map.
2. The size of the commercial building will be limited to 5,000 square feet or less in keeping with the intent of the Local Commercial District outlined in the Master Plan.
3. The commercial building will house a specialty market for the sale of meat, dairy, and produce.
4. To assist the Township with access management, we will enter into cross-access agreements with adjacent properties, when they develop, to consolidate curb cuts in this area and limit additional driveway entrances off of West Main Street.
5. When the Local Commercial zoning district, as defined in the Master Plan, is created by the Township, we will work with the Township to remove the conditional rezoning and zone the property as outlined in the Future Land Use Map.

Ms. Johnston said with these conditions in mind, the Planning Commission needed to determine if the requested C: Local Business District for a specialty market is supported by the generally recognized factors that should be deliberated before a rezoning decision is made. She specifically highlighted shared access and parking, the

impact on traffic flow with an additional curb cut on West Main Street, and site development needed for this use to transition effectively and be compatible with adjacent properties.

Based on the considerations noted above, Ms. Johnston said Staff endorsed the Planning Commission forwarding a recommendation of approval to the Township Board for conditional rezoning to the C: Local Business District to include the five conditions offered by the applicant. This recommendation was based on the following:

1. The request is in keeping with the current Future Land Use Plan for the Township, which indicates Local Commercial and specifically details specialty food markets.
2. The rezoning conditions provided by the applicant ensure a development that fits the scale and intensity for local commercial uses recommended in the Future Land Use Plan.
3. The conditional rezoning will serve as a transition between the more residential/rural areas and the general commercial areas of West Main Street.

In response to questions, Ms. Johnston said the property, a little over 20 acres, is not in the West Main Street overlay zone and that the cut out shown on the aerial map is an MDOT retention basin. There is one single family home on the property.

Chairperson Bell asked if the applicant wished to speak.

Mr. Mark Ashbrook spoke on behalf of Mr. Simon Ashbrook, 41297 County Road 380, Bloomingdale, who said the property was purchased about three years ago with the aim of establishing a market. The desire is to develop a small enclosed Red Barn Market in a populous area, operating year-round in order to increase business for their family farm.

Chairperson Bell asked if there were public comment.

Mr. Dave Bushhouse, 992 N. 7<sup>th</sup> Street, said he had no problem with a market, but is very concerned about traffic safety currently, and felt problems would only increase with an additional business and resulting increased traffic turning on and off West Main Street. He encouraged the Township to look at the traffic situation with the Sheriff's Department.

Mr. Ken Wichtman, 7194 West Main Street, next to the Ashbrook property, said he is glad this is zoned local commercial and believed the rezoning should be approved, that the business proposed will be good for the community. He said he also struggles with traffic control issues and what this development will add to them. He suggested working with MDOT regarding access and safety. He also encouraged continued work with neighbors on screening.



Hearing no further comments, Chairperson Bell moved to Board Deliberations.

Responding to questions from Mr. VanderWeele and Ms. Maxwell, Ms. Johnston said the goal is to limit curb cuts through cross-access. Some conversation was had with the applicant about possibly connecting with neighboring existing commercial uses. Recently area curb cuts have been approved by MDOT with no left turns. The Township can ask for a speed study from MDOT.

Chairperson Bell wondered whether livestock is permitted in R-2.

Attorney Porter said it is not permitted for commercial purposes; it is limited to hobby use.

Several Board Members expressed their support for the application as well as their concern regarding traffic safety and their desire to address the problems.

Chairperson Bell asked for a motion.

Ms. Smith made a motion to forward a recommendation of approval to the Township Board for conditional rezoning to the C: Local Business District with the inclusion of the five conditions offered by the applicant. Ms. Farmer supported the motion. The motion was approved unanimously.

Ms. Farmer reiterated the traffic issue needs to be addressed.

**8. PUBLIC HEARING: REZONING REQUEST CONSIDERATION OF AN APPLICATION FROM OSHTEMO CHARTER TOWNSHIP FOR THE REZONING OF APPROXIMATELY 9.11 ACRES OF A 11.71-ACRE PARCEL LOCATED AT 25 SOUTH 4TH STREET FROM THE C: LOCAL BUSINESS DISTRICT TO THE RR: RURAL RESIDENTIAL DISTRICT. PARCEL NO. 3905-16-355-071.**

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston to review this item for the Board.

Ms. Johnston explained this was a Planning Department initiated request to rezone the subject parcel from the C: Local Business District to the RR: Rural Residential District. Staff's ongoing concern with the current zoning of this property is its incompatibility with surrounding land uses and zoning. In addition, the request to rezone the subject property is a step towards implementation of the Township's Future Land Use Map.

She said the property in question is 11.71 acres and 9.11 acres is currently zoned C: Local Business District. From aerial photography, most of the site is wooded and undeveloped. Only about the first 140 feet east from the 4<sup>th</sup> Street right-of-way line has been developed (approximately one acre) and contains both a commercial

building and single-family home (with detached pole building), which is presently being used as a residential rental. It appears that access to the site, both for the commercial building and single-family home, is unpaved. There is a concrete pad in front of the commercial building, but parking and drive aisles around the building are unpaved.

Staff was unable to locate the exact date this property was rezoned to the C District but do know it occurred prior to the current Zoning Ordinance, which was codified in 1984. Without those records, it is unclear as to why this property was granted commercial zoning, but it was likely to accommodate a gas/service station.

She said Staff understands since that time an auto repair shop has operated sporadically at this location. It is unclear as to its current operation but believe it is either related to automotive repair or detailing. There have been approximately three Township interventions over the last three years, the most recent being February of 2018, when Ordinance Enforcement was called to the site due to litter and vehicles that were either inoperable or without proper licensing.

Ms. Johnston noted the application is consistent with the six generally recognized factors that should be deliberated before a rezoning decision is made. In addition, the change to the RR: Rural Residential District would eliminate a case of “spot” zoning in the Township.

Staff recommended the Planning Commission forward a recommendation of approval to the Township Board for the rezoning of the subject property from the C: Local Business District to the RR: Rural Residential District for the following reasons:

4. The proposed rezoning is consistent with the Township’s Future Land Use Plan.
5. The requested RR: Rural Residential zoning is compatible with the surrounding land uses and zoning classifications.
6. Rezoning the property will eliminate an area of “spot” zoning in the Township.

Ms. Johnston noted the effects of rezoning are that the commercial use becomes “grandfathered” making it a legal non-conforming use. The current use will be allowed to continue and can be improved but cannot be expanded. If it ceases for 12 months, the grandfathered allowance goes away.

Chairperson Bell asked whether there were questions for Ms. Johnston from the Board.

Ms. Smith asked about land owned by a person that the Township wishes to rezone.

Attorney Porter said a local unit has the right to rezone without a request from the property owner. There are no vested rights regarding zoning in Michigan. This is a case of spot zoning which will never fit – the Township is well within its rights.

Ms. Johnston added it is not common practice but that it is allowed. She said she talked with the property owner as well as a representative of the owner. Staff also sent the written report to them.

Hearing no further Board questions, the Chair asked for public comment.

Mr. Dave Nugent, 8759 Almena Drive, said his property backs up to this property and was appreciative of the rezoning which he said will protect his property.

Ms. Chris Hornbeck, 54 N. 4<sup>th</sup> Street, across from the property to be rezoned was unaware that the entire parcel was zoned commercial and wondered why. Ms. Hornbeck said the property is in bad shape and includes a pool without fencing.

Attorney Porter said someone will be sent to look at the site.

Hearing no further public comment, Chairperson Bell closed the public hearing and moved to Board Deliberations.

Ms. Maxwell stated the property is an eyesore and not in character with the rest of the neighborhood.

There being no further comments from Board Members, the Chair asked for a motion.

Ms. Farmer made a motion to forward a recommendation of approval to the Township Board for the rezoning of the subject property from the C: Local Business District to the RR: Rural Residential District for the three reasons as presented by Staff. Ms. Maxwell supported the motion. The motion was approved unanimously.

**9. PUBLIC HEARING: SPECIAL EXCEPTION USE/SITE PLAN REVIEW - WESTGATE PUD PRIVATE ROAD CONSIDERATION OF AN APPLICATION FROM TWO SQUARED DEVELOPMENT, LLC FOR THE CONSTRUCTION OF AN ACCESS DRIVE FROM WEST MAIN STREET, WITHIN THE WESTGATE PLANNED UNIT DEVELOPMENT, LOCATED IN THE NORTHEAST CORNER OF U.S. 131 AND WEST MAIN STREET, IN THE C: LOCAL BUSINESS DISTRICT. PARCEL NOS. 3905-13-80-029 AND 3905-13-130-022.**

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston to review this item for the Board.

Ms. Johnston explained the applicant was requesting the approval of an access drive within the Westgate Planned Unit Development (PUD). Per the requirements of Section 60.450: Approval Process that were a part of the PUD ordinance when

Westgate was approved in 2016, each individual site plan requires special exception use and site plan approval by the Planning Commission.

The requested access drive will begin at West Main Street and move north along the western boundary of the PUD, connecting with the existing east/west drive which connects to Maple Hill Drive. This east/west drive is just south of the Holiday Inn and Holiday Inn Express hotels currently under construction.

In general, Ms. Johnston noted, the proposed access drive complies with the concept plan approved by the Planning Commission in 2016. One item noted by staff is the site plan indicates the sidewalk planned along the east side of the road right-of-way is intended to be built when the individual building sites are constructed. Staff would recommend the sidewalk, in its entirety, be developed as part of the first building site to be constructed in this area. At that point, this section of the PUD will be activated and connectivity to both the existing hotels and to Maple Hill Drive will be important. The site plan meets all other requirements of the Site Plan Review Ordinance.

She indicated the Public Works Department has had an opportunity to review the most recent site plan for the access drive provided by the applicant. There are still a handful of engineering concerns that must be addressed, for example soil borings, hydrologic sub-basins illustrated, a stage volume table for storm water, etc. Many of these items can be handled administratively between the Township's engineer and the applicant.

Outside of conditioning any construction to resolve these issues to the satisfaction of the Township Engineer, there are concerns of note that require specific attention, as follows:

Asphalt Placement – the applicant intends to place the asphalt for the drive to the far west of the 66-foot right-of-way easement. This locates the paved portion of the drive very close to the western property line of the PUD. The applicant will need a grading easement from Consumers Energy who owns the utility corridor west of the project. In addition, the Township has concerns regarding maintenance and snow removal in this area. With the paved portion of the road so close to the property line, future snow removal and possibly maintenance of the road will occur on the adjacent property, not owned by the applicant. Staff sees two possible alternatives to this concern – either enter into some type of cross access agreement or maintenance easement with Consumers Energy or move the paved portion of the road 15 feet from the western boundary of the 66-foot easement.

Storm Water Management Basins – the Township has been working towards requiring all storm water management basins to be free-form, and organic in shape and appearance. The storm water basins shown on the site plan are intended to be temporary in nature. As can be seen on the PUD concept plan, restaurants are planned to the east of the proposed road. When those buildings

develop, storm water will likely be managed with underground facilities. In the interim, the applicant will need to manage runoff from the new access drive. Staff recommends the Planning Commission place a time restriction on these temporary basins for a period not to exceed 10-years. If restaurants or other uses are not constructed in this area within this time period, then the basins will be required to come in to compliance with Ordinance standards related to shape and appearance.

Ms. Johnston said as far as Special Exception Use Considerations were concerned, the largest concern with this access drive is the curb cut onto West Main Street. As the major commercial corridor in the Township, access management and public safety are critical issues. According to the Kalamazoo Area Transportation Study (KATS), the annual average daily traffic counts in this area exceed 35,000 vehicles. In addition, the Michigan Department of Transportation (MDOT) reports 35 crashes between Maple Hill Drive and the Kohl's area in the last three years.

She noted the applicant has provided a traffic study to MDOT for the PUD and this access point on West Main Street. That study is still under review by MDOT. Therefore, any approvals will need to be conditioned on MDOT's final decision regarding the configuration of this curb cut.

Ms. Johnston said Staff recommends the Planning Commission grant Special Exception Use and site plan approval for the proposed access drive within the Westgate PUD, with the following suggested conditions:

1. Construction of the access drive will not begin until all approvals have been received by MDOT.
2. Relocate the paved portion of the access road 15 feet from the western easement boundary or provide the Township with agreements from Consumers Energy to allow maintenance of the road on their property.
3. Provide the Township documentation of a grading easement from Consumers Energy.
4. Limit the temporary storm water management basins to a 10-year period. If the basins are still in use at the end of the 10-year period, they will come into compliance with all Zoning Ordinance requirements.
5. Provide a revised site plan that satisfies the requirements of the Township Engineer, which will also include clear dimensions of the 66-foot easement.
6. Sidewalk connections along the access drive from West Main Street to the east/west connector to Maple Hill Drive will be installed, in its entirety, with the construction of the first site plan in this area of the Westgate PUD.

7. A reciprocal easement agreement or other such device will be recorded to ensure access to and maintenance of all shared facilities planned within the PUD. A copy of this agreement will need to be provided to the Township prior to certificates of occupancy.

Chairperson Bell asked whether there were questions for Ms. Johnston.

There was some discussion about whether the 10-year temporary limit on storm water management basins were the way to go rather than require the organic shape to begin with, but it was noted by Ms. Johnston that since these were temporary Township staff did not have any concerns with their current configuration.

Ms. Johnston explained in response to a question from Ms. Smith, that it was always the intent to have access to West Main Street, but it is up to MDOT as to how it will be done.

There were no further comments from Board Members; the Chair asked if the applicant wished to speak.

Mr. Curt Aardema, AVB, 4200 W. Centre, Portage, said the Board's consideration was appreciated and AVB has enjoyed working with Oshtemo Township for several years.

He noted part of the PUD was approved in 2016 for the hotel sites and that this plan is to provide better access to the site. RS Engineering did a comprehensive traffic study which was provided to MDOT a month ago. He said they have also been working with Consumers Energy for a year and they have given verbal agreement on the road adjacent to their property; there is willingness to work on an agreement on maintenance. AVB feels an agreement will be beneficial to both parties and will prevent another access point on West Main Street for Consumers by providing shared access.

Chairperson Bell asked if AVB had any concerns regarding the seven conditions recommended by Staff.

Mr. Aardema said some of them were out of AVB's control, but they are willing to work with MDOT and Consumers Energy as much as possible.

Ms. Bell thanked Mr. Aardema and asked for public comment.

Ms. Margaret Masuzawa, West Ridge Circle, wondered when the MDOT study will be available and where the Consumers access to West Main will be located.

Mr. Aardema said there will be one access point southwest from the hotels that will connect to Maple Hill Drive. The second will be a drive south to West Main. An additional northerly extension to Maple Hill Drive is just a concept plan at this point. He

hopes the MDOT traffic study will be available soon. When it is, the Township will receive MDOT's response to the study.

Hearing no further comments, Chairperson Bell moved to Board Deliberations.

Ms. Farmer said her biggest concern was the connection to West Main Street, which was covered by Staff in the recommended conditions.

Chairperson Bell asked for a motion.

Mr. VanderWeele made a motion to grant Special Exception Use and site plan approval for the proposed access drive within the Westgate PUD with the seven conditions outlined in the staff report. Mr. Chambers supported the motion. The motion was approved unanimously.

NOTE: At this point in the meeting, the Chair adjourned the meeting for a brief break. The meeting resumed at 9:16 p.m.

**10. PUBLIC HEARING: SPECIAL EXCEPTION USE/SITE LAYOUT REVIEW – GROUP DAYCARE HOME CONSIDERATION OF AN APPLICATION FROM MABLE SCHMIDT TO ALLOW A CHILD GROUP DAYCARE HOME AT 5350 CRIMSON LANE IN THE R-2: RESIDENCE DISTRICT. PARCEL NO. 3905-24-220-110.**

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston to review this item for the Board.

Ms. Johnston reported the applicant has maintained a state-licensed family daycare home, which allows up to six non-resident children on-site for less than 24 hours a day, for the past 14 years. Recently a relative approached the applicant, asking if they could accept their child into the daycare service. Per the Township Zoning Ordinance as well as state statute, this addition of one child would elevate the existing daycare from a family facility, which is permitted by right in the subject zoning district, to a group daycare, which requires special exception use permission from the Township as well as additional licensing requirements from the State.

Before the State will accept this facility as a group daycare home, however, Oshtemo Township, the local jurisdiction having authority, must approve of the requested modification of use. While the applicant only seeks to add one child at this time, the Planning Commission should note that the group daycare home designation would allow the applicant to care for 12 children by default, unless expressly restricted by this body.

She indicated the special standards outlined in Section 19.402 of the Oshtemo Township Zoning Ordinance as well as the typical special exception use considerations are met by this group daycare home application. Staff recommended approval of the

request to operate a group daycare home from the subject property, but suggested three conditions be attached:

1. All restrictions listed in section 19.402 of the Zoning Ordinance shall continue to be observed.
2. The applicant be restricted to seven children on-site at any given time.
3. Staff recently noted that the State of Michigan's Statewide License Detail website shows that the applicant's license to operate lapsed on June 4<sup>th</sup> of this year. Prior to activating the group daycare home use, the applicant shall provide the Township with proof of licensure in good standing with the State.

Chairperson Bell asked if there were questions for Ms. Johnston.

Ms. Farmer commented she didn't feel approval of this application would impact traffic in the neighborhood.

Hearing no further comments, the Chair asked if the applicant wished to speak.

Mr. Gary Schmidt, 5350 Crimson Lane, noted the family license has not expired and that they have applied for a group license. He noted they need approval for more than six children in order to cover emergencies or in the case when there might be an overlap of more than six children due to drop off and pick up times. They have asked the state for approval for 12 children; there is no choice available other than six or 12 from the state.

There were no comments from the public. Chairperson Bell moved to Board Deliberations.

There was discussion about the request for seven children, whether some other number between seven and 12 might be appropriate. It was concluded that it was appropriate to approve 12, consistent with state regulations.

Attorney Porter stated that if Commissioners did not feel there was a need to restrict the number to seven, they do not need to restrict the number of children at one time to less than 12.

Chairperson Bell suggested striking condition number two, restricting the approval to seven children altogether, noting it was the Staff's recommendation because that was the number requested in the application for approval. She asked for a motion.

Mr. Chambers made a motion to approve the request to operate a group daycare home with the inclusion of Staff conditions #1 and #3 and eliminating #2 which would



have limited the number of children on site at one time to seven. Ms. Farmer supported the motion. The motion was approved unanimously.

**11. PUBLIC HEARING: SPECIAL EXCEPTION USE/SITE LAYOUT REVIEW – TEMPORARY OUTDOOR EVENT CONSIDERATION OF AN APPLICATION FROM THE THIRSTY HOUND, LLC TO ALLOW A FOOD TRUCK IN THE PARKING LOT OF MEADOW RUN KNOLL AT 900 SOUTH 8TH STREET IN THE I-1: INDUSTRIAL DISTRICT. PARCEL NO. 3905-22- 430-040.**

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston to review this item for the Board.

Ms. Johnston said the applicant was requesting a special exception use and general site layout approval to allow a variety of food trucks on their property while they secure their food license for The Thirsty Hound with Kalamazoo County Environmental Health. The Thirsty Hound is part of the larger Meadow Run Knoll complex and Meadow Run Dog Park. In April of 2017, the Planning Commission approved the Meadow Run Knoll development to include Camp Fido (dog daycare), Tip Top Tails Training, and The Thirsty Hound, a dog-oriented restaurant. Meadow Run Knoll is located to the south of Meadow Run Dog Park, which is also owned by the applicant and received approval from the Planning Commission in 2010.

She noted The Thirsty Hound has been pursuing their liquor license from the State of Michigan and their restaurant license from the Kalamazoo County Environmental Health since April of 2017. At this time, the liquor license has been secured but the restaurant license is still pending. According to the applicant, this is due to the unique nature of the restaurant, allowing dogs within the dining area.

However, she said, the use of the liquor license is predicated on the sale of food. Oshtemo Township only allows on site liquor licenses in establishments where the sale of liquor is shown to be incidental and subordinate to other permitted business uses, such as food sales, motel operations, or recreation activities. In an effort to meet these requirements while the restaurant license is pending, the applicant would like to utilize mobile food trucks.

The request is to allow mobile food trucks every Tuesday and Thursday from 4:00 pm to 7:00 pm through the summer months (ending September 30, 2018). She noted the application meets the requirements for temporary events under Section 41.409 of the I-1 Industrial District. In addition, the special exception use criteria are also met.

Ms. Johnston explained the applicant utilized the approved site plan from Meadow Run Knoll to indicate the placement of the food truck at the far western edge of the parking lot. Public restroom facilities are provided inside the building. No additional equipment or trailers are being brought to the subject property. The proposed food

truck location will not impede emergency vehicles as a turn-around is still provided at the eastern end of the parking lot. All ordinance requirements have been met.

Ms. Johnston said Planning Department Staff was satisfied that the project meets all Special Exception Use requirements and recommends that the Planning Commission grant approval for the food truck temporary outdoor event, subject to the following conditions:

1. The food truck will only be permitted onsite Tuesdays and Thursdays from 3:30 pm to 7:30 pm with food sales from 4:00 pm to 7:00 pm.
2. The food truck will be permitted from June 15 through September 30, 2018 or until the Kalamazoo County Environmental Health restaurant license is secured, whichever is first.
3. The Kalamazoo County Environmental Health license for the food truck shall be provided to the applicant and kept on file for proof of proper operating permits.
4. The property owner's liability insurance shall be provided to the Township.
5. Inspections by the Fire Marshall periodically throughout the approved timeframe of the event, if needed.

Chairperson Bell asked whether there were questions from Commissioners.

Responding to a question from Ms. Maxwell, Ms. Johnston indicated there would be only one food truck at a time on the premises.

With no further questions, the Chair asked if the applicant cared to speak.

Ms. Patty Ruppel, 3020 Brandywine, explained that the food trucks are needed until they receive their food license; approval is complicated due to the presence of dogs in the restaurant area. A food truck will take up two parking spots. They hope the food truck presence will help build up clientele for the Thirsty Hound.

Ms. Ruppel noted they would like to amend condition #2, to eliminate the requirement that the food trucks would end if the Health Department license is secured. She would like to continue to use the food trucks through the September 30 date to supplement limited fare at the Thirsty Hound with something more upscale from the food trucks. She also encouraged Commissioners to embrace the food truck concept and incorporate their use into Oshtemo development.

Ms. Farmer explained if there needs to be an end date to the request to be considered a temporary event.

The Chair determined there was no one who wished to make a public comment and moved to Board Deliberations.

Discussion centered on the definition of a temporary event and that if there is no end date, it would be considered as de facto permanent. If the request is approved, the applicant will need to return with a new request for next summer.

Ms. Johnston noted condition #2 was included because she thought the food truck was needed in order to receive the liquor license. In past requests for food trucks, Commissioners were concerned about negative effects on nearby restaurants, which is not the issue here. The longest temporary events in the Township last about 30-35 days; this request is about equal to that with what is essentially 30 one-day events.

Attorney Porter said there is no improper precedent if permission is given only through September 30.

Ms. Farmer felt the food truck issue needs to be evaluated.

Chairperson Bell agreed food trucks are popular, was concerned about noise, but noted that would not be an issue for neighbors at this location. She asked for a motion.

Ms. Farmer made a motion to grant approval for the food truck temporary event to include conditions #1, 3, 4 and 5 and amending #2 to read “The food truck will be permitted from June 15 through September 30, 2018” and eliminating “or until the Kalamazoo County Environmental Health restaurant license is secured, whichever is first.” Mr. VanderWeele supported the motion. The motion was approved unanimously.

**12. PUBLIC HEARING: SPECIAL EXCEPTION USE/SITE PLAN REVIEW – DRIVE THROUGH LANE CONSIDERATION OF AN APPLICATION FROM PROGRESSIVE AE, ON BEHALF OF ARCHLAND II, LP, FOR DEVELOPMENT OF AN ADDITIONAL DRIVE THROUGH LANE FOR THE MCDONALD’S AT 6820 WEST MAIN STREET IN THE C: LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-14-155-050.**

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston to review this item for the Board.

Ms. Johnston said the applicant, representing the owners of the McDonald’s restaurant, located at 6820 West Main Street in Oshtemo Township, was requesting approval from the Planning Commission to convert the existing single ordering lane drive-through arrangement to a parallel ordering system, as can be found at numerous other establishments in the area. Historically, this particular restaurant has experienced significant amounts of vehicle stacking as patrons line up for the drive-through—especially during peak hours—and the proprietors would like to increase capacity, with the intent of alleviating site congestion. Any expansion of a drive-through in this zoning

district is subject to special exception use review, per section 30.407 of the Oshtemo Township Zoning Ordinance.

In July of 2014, the Planning Commission did grant special exception use permission to make similar site modifications, but the project was not activated within one year of the hearing, which means that the approval has since lapsed, per section 60.200 of the Zoning Ordinance.

She said although no changes are being proposed regarding site access, staff would like to comment that both the ingress and egress drives for the subject property connect to a circulation drive that abuts the Menards parking lot to the north—patrons of the restaurant do not have direct access to West Main Street. Once on site, the property's traffic flow will not be significantly altered, as motorists will enter via the west drive, circulate south around the building, either parking along the way or entering the drive-through queue, eventually exiting via the east drive.

The stacking area, leading to a single ordering point, is where problems have arisen in the past. Located on a busy commuter route, numerous motorists visit this location during typical meal times, and cars in the drive-through often back up towards the entry drive, often blocking parking spaces on site. With the requested changes, staff is hopeful that the added stacking capacity, facilitated by installing a second ordering point, will indeed alleviate site congestion.

During the review process, she said Staff noted the applicant has illustrated a surplus of stacking spaces leading to the order point, but also that the site plan falls short of the minimum number of parking spaces by one stall. To correct this, Staff recommended the applicant remove one stacking spot and add one parking space adjacent to the west side of the restaurant.

Ms. Johnston said in anticipation of the site plan review process for the expanded drive-through area, the applicant in May of 2014 sought, and was granted, a variance by the Township Zoning Board of Appeals to expand the paved portion of the site up to 9.5 feet into the required 20-foot wide landscape buffer that abuts West Main Street. In order to accommodate the added ordering lane, yet still provide adequate room for through-traffic as well as emergency vehicles.

She noted although the 2014 drive-through expansion never commenced, the variance exists in perpetuity, and is being utilized for this latest proposed site plan. Some existing plantings will need to be removed in order to accommodate the added pavement, but trees and shrubs will be replaced elsewhere in the buffer area, in compliance with the landscaping requirements of the Zoning Ordinance. A landscape plan has been submitted to the Township, but some additional notation is needed before it can be completely accepted.

Ms. Johnston said there are no concerns from either the Fire Marshal or the Township Engineer regarding this application and that review criteria for Special Exception Use Requests have been met.

She said Township Staff found the project site plan to be generally acceptable and feel that the planned improvements will benefit patrons of the restaurant. Therefore, Staff recommends approval of the site plan and special exception use request with the following conditions to be administratively resolved:

1. Prior to the issuance of a final certificate of occupancy, the Township shall be presented with an updated landscape plan, indicating the species of the intended plantings, in compliance with any applicable requirements of the Zoning Ordinance.
  2. Prior to the issuance of a final certificate of occupancy, the Township shall be presented with an amended site plan, indicating the omission of one stacking space leading up to the ordering area and the addition of one parking spaces adjacent to the west side of the structure.
  3. Prior to the issuance of a final certificate of occupancy, the Township shall be presented with a complete photometric and light fixture plan, in full accordance with any applicable requirements of the Zoning Ordinance.
- Chairperson Bell asked if there were questions for Ms. Johnston.

In response to a question from Mr. VanderWeele, Ms. Johnston said the 20 ft. drive will utilize the variance to encroach on property toward West Main Street.

The Chair recalled that when this was presented to the Zoning Board of Appeals, that particular concern related to internal circulation was discussed at length and this was the result.

Chairperson Bell asked if the applicant wished to speak.

Mr. John Fick, 1811 Four Mile Road, Grand Rapids, explained the updated landscape plan for the project indicates approved species and one additional parking place is planned. He noted they are working on an updated photometric plan and said they are ready to begin construction.

After the Chair noted there was no public comment, she moved to Board Deliberations.

Since the project was previously approved and the applicant was willing to meet the Staff conditions, consensus was that a motion should be made.

Ms. Farmer made a motion to approve the site plan and special exception request to include the three Staff recommended conditions to be resolved administratively. Mr. Chambers supported the motion. The motion was approved unanimously.

**14. SITE PLAN REVIEW: ADAM GARLAND CONSTRUCTION CONSIDERATION OF AN APPLICATION FROM ADAM GARLAND CONSTRUCTION FOR AN ADDITION TO AN EXISTING BUILDING AT 6825 STADIUM DRIVE IN THE VC: VILLAGE COMMERCIAL DISTRICT AND WITH THE VILLAGE FORM BASED CODES OVERLAY ZONE. PARCEL NO. 3905-35-115-066.**

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston for her report.

Ms. Johnston reported Adam Garland Construction is currently housed at 6825 Stadium Drive, which is zoned within the Village Commercial District and is governed by the Village Form Based Code Overlay. Mr. Garland would like to complete improvements on his property, which include:

1. Aesthetic improvements to the existing residential home which has been converted to a showroom for his contractor's business.
2. Asphalt drive from Stadium Drive moving south to terminate behind the home.
3. The development of some onsite parking for staff and the occasional client.
4. The addition of a 40-foot by 60-foot (2,400 square foot) storage building attached to an existing 542 square foot garage structure on site.

Ms. Johnston said the building in question is nonconforming to the requirements of the Form-Based Codes. The Overlay provides some flexibility for nonconforming structures; however, the language clearly indicates that any additions should comply with the Ordinance:

***34.930 Nonconforming uses and structures.*** *This section establishes regulations for nonconforming uses and nonconforming structures. This SECTION is intended to allow nonconforming uses and structures to continue to the extent consistent with the health, safety and public welfare purposes of this Ordinance. However, the ultimate goal is to bring such nonconforming uses and structures into compliance with the Ordinance.*

***C. Nonconforming buildings or structures.*** *Buildings or other structures that are nonconforming as to placement, frontage, height, design, or other zoning regulations contained in these Overlay standards or elsewhere in this Ordinance may be repaired, replaced, or added to, only to the extent permitted by this section:*

1. *Additions. A nonconforming building or other structure may be added to, provided that the portion of the building or other structure comprising such addition **complies with all requirements of this SECTION 34.***

Based on this regulation, Ms. Johnston said Mr. Garland's addition would not be possible because it could not meet the requirements of the Form-Based Code, for example the build-to line of 10-feet from the right-of-way. However, the Form-Based Codes also includes a Section that allows the Planning Commission to modify the standards of the Ordinance. Per Section 34.920.B.3 and 4, build-to lines and the architectural standards of the Form-Based Code may be modified. In addition, Section 34.920.C states the following:

*B. Modification due to adjacent development. The Planning Commission may consider modifications to the development standards of this Overlay District so that the proposed development will better fit with adjacent development. When considering the modification, the Planning Commission shall consider the following:*

- 1. The anticipated lifespan of the adjacent development,*
- 2. Whether the development with the proposed modification is of equal or better quality than without the modification, and*
- 3. Whether the modification will limit the ability of the Township to achieve the goals of the Overlay District.*

Ms. Johnston explained the site plan shows a total of seven parking spaces. Based on Staff calculations, only five spaces are required, as follows:

Showroom:  $1,220 \text{ square feet} \times 0.70 \text{ (net floor area)} / 400 = 2 \text{ spaces}$   
Storage/Workroom building:  $2,942 \times 0.70 / 1500 = 1 \text{ space}$   
Existing cottage building = 1 space

With the reduction of two spaces, staff would like to see parallel spaces 3 and 4 be removed from the site plan. The drive aisle width adjacent to those spaces does not meet current Zoning Ordinance requirements and therefore should be eliminated. Parallel space number 5 could remain as any vehicle utilizing this space could back into the proposed drive and continue forward to Stadium Drive.

She also said the Fire Marshall indicated that the site needs a turn-around for emergency vehicles. Staff provided a number of options for how this could occur. The applicant chose to continue the vehicular drive to the property line, allowing it to attach to the neighboring Williams Distributing paved surface. This is only an acceptable option if Williams Distributing is willing to designate their side of the connection as a "fire lane," keeping the area clear of parked vehicles, equipment, etc. In addition, the Williams Distributing paved area does not extend to their eastern property line so the Adam Garland project would need permission to extend the asphalt and connect the two properties.

For this configuration to move forward, Ms. Johnston said a letter from Williams Distributing will be needed indicating they will keep their area cleared as a fire lane and

that they are willing to allow Adam Garland Construction to pave to their existing parking area. If this is not provided, a new turn-around for emergency vehicles will be required.

Finally, the Township is planning a sidewalk along Stadium Drive in this location, currently planned for 2020. It will be very important as part of the driveway design that the area located within the Stadium Drive right-of-way meet ADA standards for a maximum cross-slope of 2 percent.

She indicated public sanitary sewer is available along Stadium Drive. Currently, this property is not connected to this system. Per the requirements of *General Ordinance 232.008: Timing of Connections*, this site will be required to connect and should anticipate a notification from the Township in the near future. As part of the site plan review process, staff strongly recommended the connection to the public system occur as part of the full project scope. This is an important consideration to minimize future construction costs and to avoid conflicts and/or reconstruction at a later date. The site plan continues to be silent to this request.

In addition, an active “privy” is noted on the site plan. With the change of use from a single-family residential home to a nonresidential use, the use/configuration of this privy may not comply with current health codes. Therefore, staff recommends that documentation from Kalamazoo County Environmental Health be provided to the Township to ensure the use of this facility meets all code requirements. With that said, the Township would prefer connection to the public system, which would allow for the removal of the privy.

Ms. Johnston said based on the modification allowance under Section 34.920.C of the Village Form-Based Code Overlay, staff recommends the Planning Commission allow the expansion of the accessory building on site. In addition, staff is generally satisfied that the project meets the requirements for site plan approval, subject to the following conditions, which should all be managed prior to the issuance of a building permit:

1. A revised site plan with the following changes:
  - a. Reduce the parking from seven spaces to five spaces, eliminating parallel spaces 3 and 4 on the site plan.
  - b. Provide for a maximum cross-slope of 2 percent on the proposed drive within the right-of-way of Stadium Drive for future sidewalk development.
2. Provide documentation from Williams Distributing that they will both allow the connection to be designated as a fire lane and permit asphalt to be added to their site for the connection.
3. If condition No. 2 cannot be met, provide a location for emergency vehicle turn-around onsite, to be illustrated on a revised site plan and subject to staff approval.



4. Provide documentation from Kalamazoo County Environmental Health to ensure all code requirements have been met for the use of the “privy.”

Chairperson Bell asked if there were questions for Ms. Johnston.

Mr. VanderWeele asked about the timing for hookup to the sewer.

Ms. Johnston said it’s a good idea to do it now, but the ordinance dictates when it must occur. She said she was not recommending this be a condition of approval because the General Ordinance manages this requirement.

Ms. Farmer noted once the property owner receives notice, they would have to hook up within two years.

Chairperson Bell asked whether the applicant wished to speak.

Mr. Adam Garland, 6825 Stadium Drive, agreed with moving the parking spots as recommended. He also indicated he would like to install “drivable grass” for fire truck access, which would also help the Williams property to comply.

Ms. Johnston said that would be fine if approved by the Fire Marshal.

Mr. Garland indicated his employees take their trucks home at night and that would allow him to get by with four parking spaces. He also said he will remove the “privy” so it can be eliminated from the site plan.

Ms. Johnston noted that with removal of the “privy” Staff condition #4 can be eliminated.

Mr. Garland also said he would prefer to use metal on the pole barn rather than vinyl since metal will allow seamless construction and better durability but planned to use vinyl on the house.

Ms. Johnston explained Commissioners can modify that requirement according to 34.920, which says the architectural standards can be modified to fit in with neighboring properties. The adjacent Williams property has utilized all metal. The building is in the back, not facing the road.

Ms. Bell moved to Board deliberations at this point and said she supported amending the material for the exterior of the barn to metal.

Ms. Johnston noted the correction would need to be made on the plan.

Ms. Smith made a motion to allow the expansion of the accessory building on site plan, including Staff conditions as follows:

- #1 Modified to eliminate parking spots 3 and 4 and reduce the overall required spots from 7 to 4, with one spot deferred.
  - #2 and 3 as recommended by Staff
  - #4 Provide documentation that the “privy” has been removed
  - #5 Addition of a condition to allow metal to be used on the barn and vinyl on the home with the provision of revised elevation drawings
- Mr. VanderWeele supported the motion. The motion was approved unanimously.

**OLD BUSINESS**

There was no old business to consider.

**ANY OTHER BUSINESS**

Ms. Johnston told Commissioners about a training session on “Hot Topics in Planning and Zoning” and asked that anyone interested in attending contact her to be registered.

She also asked that they contact her to report any training they have had in the last year or that they plan to attend for inclusion in the Township’s newsletter.

**PLANNING COMMISSIONER COMMENTS**

There were no comments.

**ADJOURNMENT**

Hearing no further comments, Chairperson Bell adjourned the meeting at approximately 10:55 p.m.

Minutes prepared:  
June 16, 2018

Minutes approved:  
\_\_\_\_\_, 2018

June 21, 2018



**Mtg Date:** June 28, 2018

**To:** Planning Commission

**Applicant:** Greg Watts, Prime Homes

**Owner:** Greg Watts

**Property:** Parcel #3905-34-230-070

**Zoning:** R-3 Residential District

**Request:** Special Exception Use and Site Plan Review

**Section(s):** 23.000: R-3 Residence District  
60.000: Special Exception Use  
82.000: Site Plan Review

**Project Name:** Emberly Acres II

## OVERVIEW

The applicant is seeking to develop an attached condominium project on approximately 4.28 acres of a parcel totaling 10.25 acres. Per the requirements of Section 23.401 of the R-3: Residence District, this request is a special exception use. In addition to the criteria for approval under Section 60.000: Special Exception Uses, there are some specific zoning regulations which must be met. These requirements are outlined later in this memo.

The Planning Commission may remember that new ordinance language was developed to regulate attached condominium projects. However, this project was submitted before the new language was officially adopted by the Township. Therefore, this site plan is governed under the old ordinance, which is Section 23.401 of the R-3: Residence District and Section 82.000: Site Plan Review. The special exception use is governed by Section 60.000 and the criteria for review outlined under that ordinance.

## BACKGROUND

The Emberly Acres condominium project was originally approved by the Planning Commission as a special exception use on February 12, 1998. The previous project totaled six acres, which were zoned R-3, and included 23 units in eight building clusters. At some point after the approval, the infrastructure for the development was built, including a storm water detention basin, water, and sanitary sewer lines. In addition, two of the three unit buildings were constructed for a total of six units. The original site plan is provided as part of this memo.

At some point past this date, construction on the project ceased and we believe the builder walked away from the project. In 2006, the original six acres was divided into two separate parcels, one totaling 1.56 acres and containing the original six units and is owned and maintained by the Emberly Acres Homeowners Association and one totaling 4.28 acres, which was sold to a new owner.

Prime Homes approached the Township in the fall of 2017 indicating they purchased the property and wanted to possibly complete the development under the 1998 approved site plan. Per Section 82.900: Conformity to an Approved Site Plan, as long as construction started within a year of approval, the site plan is valid. However, to continue with construction the new project would have had to conform to the original site plan. Due to storm water issues in this area, there was no way to make this happen. In addition, the developer wanted to make some changes to the site design, particularly the placement and design of the new residential units.

Staff indicated that a new site plan would be required and special exception use approval sought through the Planning Commission. There have been a number of concerns with the development of this project. The asphalt drive for the development was never included in a dedicated easement or included as part of the limited common elements of the existing condominium. In addition, when the 4.28 section of the site was parceled off, the drive was included on this parcel and not the parcel where the existing condominium homes were located. That meant the existing units had to access the drive on a separate parcel to reach 8<sup>th</sup> Street. Also, the private utilities that service the 4.28 acres are located across the Emberly Acres condo property, which meant the new condo needed permission to connect to the existing system.

Because these are two separate parcels, cross access agreements are needed to ensure continued access for both parties to the road and the utilities. Prime Homes and the Emberly Acres Homeowners Association were able to come to an agreement and the legal documents were provided to the Township for our records.

### **SPECIAL EXCEPTION USE CONSIDERATIONS**

*Section 60.100* of the Zoning Ordinance provides additional review criteria for consideration when reviewing a Special Exception Use request. These criteria are as follows:

**A. Is the proposed use compatible with the other uses expressly permitted within the R-3: Residence District zoning classification?**

As a residential district that supports up to four dwelling units per acre, the proposed Emberly Acres II project is compatible with other residential and office uses allowed within the R-3 District. Maintaining the density of four dwelling units per acre regardless of the style of the residential development (attached or detached) assists with compatibility of this development with other use types in the District.

**B. Will the proposed use be detrimental or injurious to the use or development of adjacent properties or to the general public?**

The adjacent properties to the north are the existing Emberly Acres condominium and the LaSalle Subdivision. Both are residential uses allowing four dwelling units per acre. The purpose statement of the R-3 District states the following:

*This district classification is designed as a transitional zoning classification to permit residential development together with other facilities that do not generate large volumes of traffic, traffic congestion and parking problems, and are designed so as to be compatible with surrounding residential uses.*

The continuation of the condominium residential use provides a transition to Stadium Drive, allowing a residential buffer to the single-family homes. In addition, the design of the project has only one three unit building where the full face of the building is adjacent to the single-family subdivision, minimizing the impacts to the adjacent neighbors.

**C. Will the proposed use promote the public health, safety, and welfare of the community?**

The proposed use should not be a hindrance to public health, safety, and welfare. In addition, the continuation of the condominium project will allow the new development to better manage storm water issues found in this area.

**D. Will the proposed use encourage the use of the land in accordance with its character and adaptability?**

Since a condominium development was previously approved for the full 6 acres zoned R-3 in this area, permitting the new site plan under the same use will allow the land to be built in accordance with its intended character.

**SITE PLAN**

Planning and Zoning

The proposal is to extend the existing Glendora Lane to the west, ending in a one-way cul-de-sac. The 17 new units will be designed in five new building clusters. Three of the buildings will be three-unit structures and two buildings will contain four units. Each unit will have its own garage and driveway for guest parking. Individual herbie curbies will be utilized so no dumpster enclosures are required. All required setbacks between the buildings and at the property lines have been met.

Section 23.401 of the R-3 District allows three and four family dwelling units with the following restrictions:

1. The buildings may not be more than two stories in height.
2. Dwelling unit density shall be limited to a maximum density of four units per acre.
3. Public sanitary sewer facilities shall be provided as part of the site development.

All three requirements have been met for this development. The total number of units requested is 17 at a density of 4 dwelling units per acre. Public water and sewer are both available to this parcel and the building elevation drawings are not more than two stories in height.

The only outstanding zoning concern is related to the landscaping planned onsite. One of the shrubs, Buckthorn, is an invasive species and an alternate plant material needs to be provided.

#### Public Works

There were a variety of storm water and infrastructure issues to be resolved with the development of this site plan. The Public Works Director has had an opportunity to review the most recent plan set for this development and still has a number of engineering concerns, which could be handled administratively prior to the issuance of any building permit. If the Planning Commission is amenable to granting site plan approval, it should be condition on compliance with the issues noted in the Public Works Director's June 21, 2018 memo, which is attached.

#### Fire Department

The Fire Marshal has signed off on the plan as presented.

#### **RECOMENDATION**

Staff recommends the Planning Commission approve the Special Exception Use for the residential condominium project called Emberly Acres II. The request satisfies the criteria outlined in Section 60.000: Special Exception Uses. In addition, staff is satisfied the site plan can be approved with the following conditions:

1. A revised Sheet 4 indicating a new species of shrub to replace the Buckthorn plant that is currently planned.
2. Resolution of the concerns/conditions outlined in the June 21, 2018 memorandum from the Township's Public Works Director prior to the issuance of any building permits.

Respectfully Submitted,



Julie Johnston, AICP  
Planning Director

Attachments: Application  
Aerial  
Zoning Map  
Plan Set  
Original Emberly Acres plan  
Public Works Director memo – June 21, 2018



7275 W. Main Street, Kalamazoo, Michigan 49009-9334  
 Phone: 269-216-5223 Fax: 269-375-7180

**PLEASE PRINT**

PROJECT NAME & ADDRESS Glendora Lane

**PLANNING & ZONING APPLICATION**

Applicant Name : Greg Watts  
 Company Prime Homes  
 Address 415 Treasure Island Dr.  
Mattawan MD 49071  
 E-mail greg@myprimehome.net  
2692072495 Fax \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 Interest in Property Owner/Builder

Oshtemo Charter Township  
 7275 W MAIN ST  
 KALAMAZOO, MI 49009  
 Phone : 269-375-4260  
 OSHEMOTOWNSHIP.ORG

Received From: GLENDORA  
 Date: 05/03/2018 Time: 11:15:25 AM  
 Receipt: 141291  
 Cashier: LPOTOK

**OWNER\*:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Email \_\_\_\_\_  
 Phone & Fax \_\_\_\_\_

ITEM REFERENCE	AMOUNT
1085 SPECIAL EXCEPTION USE	
SPECIAL EXCEPTION USE	\$400.00
1042 PLANNING ESCROW	
PLANNING ESCROW	\$1,350.00
TOTAL	\$1,750.00
CHECK 3944	\$1,750.00
Total Tendered:	\$1,750.00
Change:	\$0.00

**NATURE OF THE REQUEST:** (Please check the appropriate item)

- Planning Escrow-1042
- Site Plan Review-1088
- Administrative Site Plan Review-1086
- Special Exception Use-1085
- Zoning Variance-1092
- Site Condominium-1084
- Accessory Building Review-1083
- Subdivision Plat Review-1089
- Rezoning-1091
- Interpretation-1082
- Text Amendment-1081
- Sign Deviation-1080
- Other: \_\_\_\_\_

**BRIEFLY DESCRIBE YOUR REQUEST** (Use Attachments if Necessary): \_\_\_\_\_

Building configuration adjustments  
Enlarge retention areas

**LEGAL DESCRIPTION OF PROPERTY** *(Use Attachments if Necessary):*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARCEL NUMBER: 3905- 34-230-070

ADDRESS OF PROPERTY: N/A 8<sup>th</sup> St + Glendora Lane

PRESENT USE OF THE PROPERTY: \_\_\_\_\_

PRESENT ZONING R-3 SIZE OF PROPERTY \_\_\_\_\_

**NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS  
HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:**

Name(s)	Address(es)
_____	_____
_____	_____

**SIGNATURES**

*I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.*

<p>_____  <b>Owner's Signature</b> <i>(* if different from Applicant)</i></p>	<p>_____  <b>Date</b>  <u>5-2-18</u></p>
<p>_____  <b>Applicant's Signature</b></p>	<p>_____  <b>Date</b></p>

- Copies to:
- Planning -1
- Applicant -1
- Clerk -1
- Deputy Clerk -1
- Attorney-1
- Assessor -1
- Planning Secretary - Original

\*\*\*\*  
**PLEASE ATTACH ALL REQUIRED DOCUMENTS**



EMBERLY ACRES II  
Aerial Map

BEL  
CHASE

BAYOU  
VISTA  
ST

SAINT CHARLES PL

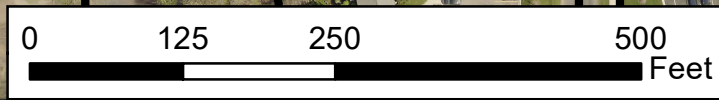
GLENDORA LN

S 8TH ST



Legend:

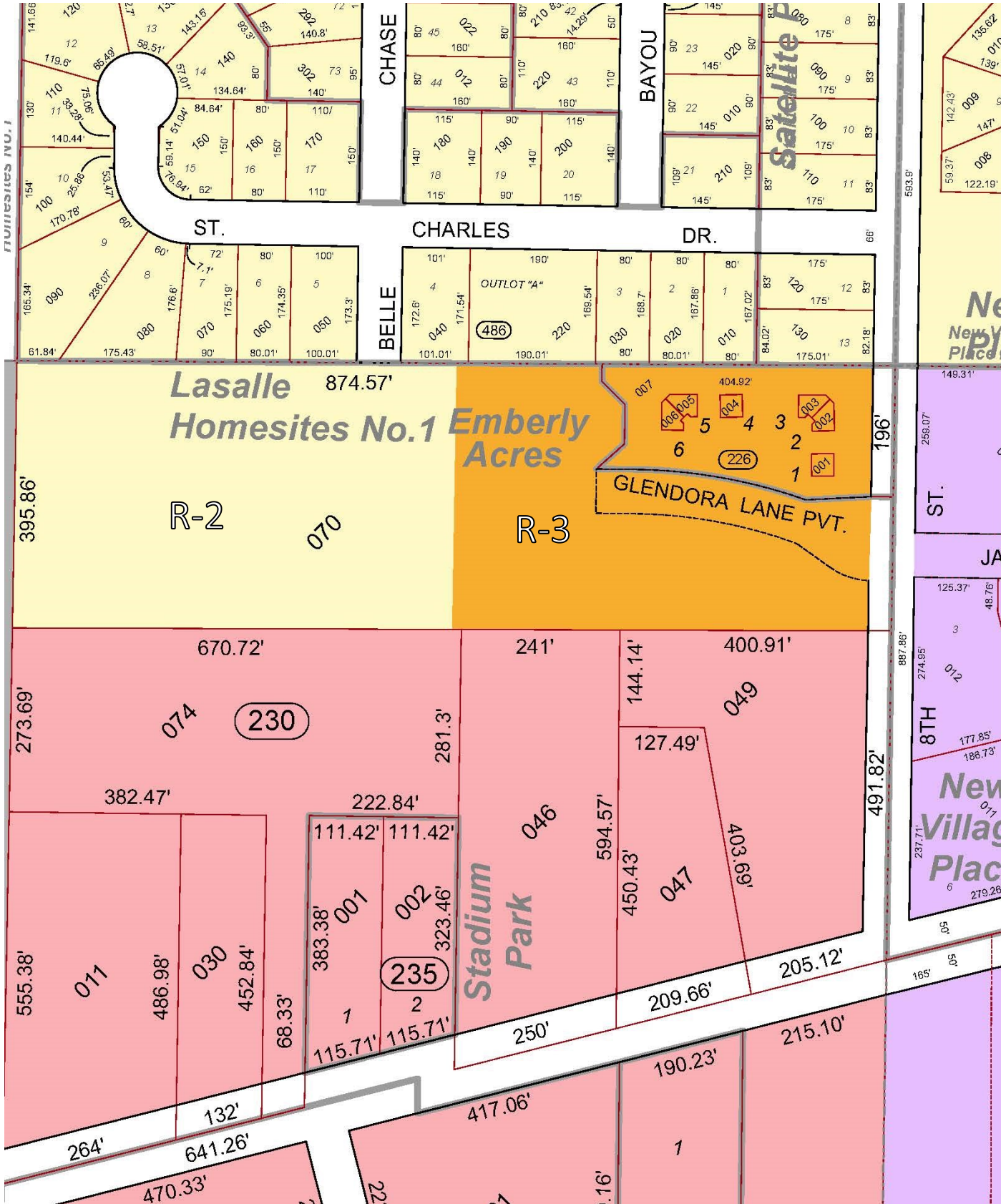
- Other Property Line (black outline)
- Subject Property (red outline)





# Emberly Acres II

## Zoning





# PRIME HOMES LLC

## EMBERLY ACRES II

### OWNER INFORMATION

PRIME HOMES, LLC  
415 TREASURE ISLAND DRIVE  
KALAMAZOO, MI 49071  
269-207-2495

### APPLICANT INFORMATION

PRIME HOMES, LLC  
415 TREASURE ISLAND DRIVE  
KALAMAZOO, MI 49071  
269-207-2495

### NOTES

- THE '2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION' AND 'STANDARD PLANS' BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) AND CITY OF PORTAGE "GENERAL SPECIFICATIONS" AND "STANDARD DETAILS" ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS. COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.
- THE PLACING OF TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), AS AMENDED.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL WHICH MAY BE REQUIRED BY THE CITY OF PORTAGE FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE RESPECTIVE ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR THESE PERMITS UNLESS OTHERWISE NOTED.
- IN CONFORMANCE WITH PUBLIC ACT 174 OF 2013, ALL CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-482-7171 FOR PROTECTION OF UNDERGROUND UTILITIES A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL THIS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING KALAMAZOO COUNTY TO NOTIFY THEM THAT WORK IS COMMENCING.
- FILL SHALL BE PLACED AND ADEQUATELY KEYED INTO STRIPPED AND SCARIFIED SOILS PER THE MDOT 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL FILL MATERIAL SHOULD BE AT APPROXIMATELY THE OPTIMUM MOISTURE CONTENT DURING COMPACTION. FURTHERMORE, FILL MATERIAL SHOULD NOT BE FROZEN NOR BE PLACED ON A FROZEN BASE. IT IS RECOMMENDED THAT ALL EARTHWORK AND SITE PREPARATION ACTIVITIES BE CONDUCTED UNDER ADEQUATE SUPERVISION AND PROPERLY CONTROLLED IN THE FIELD BY A GEOTECHNICAL ENGINEERING TESTING FIRM.
- COMPACTION OF ANY FILL BY FLOODING IS NOT ACCEPTABLE. THIS METHOD WILL GENERALLY NOT ACHIEVE THE DESIRED COMPACTION, AND THE LARGE QUANTITIES OF WATER WILL TEND TO SOFTEN THE FOUNDATION SOILS.
- REFER TO SUBSURFACE SOIL INVESTIGATION PREPARED BY WAI ON OCTOBER 20, 2017 FOR FURTHER INFORMATION AND SITE DEVELOPMENT REQUIREMENTS.
- ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH TOPSOIL SURFACE, SALV. 3", MDOT SEED MIXTURE TUF (220#/ACRE); FERTILIZER, CHEMICAL NUTRIENT, CL A (228#/ACRE); AND HYDRO MULCH (2 TON/ACRE ) (3 TON/ACRE FOR DORMANT SEEDING)
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS, AND SHALL RESOLVE ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH MAY RESULT FROM THE CONTRACTOR'S ACTIVITIES.
- ADEQUATE DUST CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER IN THE FIELD, TO BE INCLUDED IN THE VARIOUS ITEMS OF WORK.
- MULCH BLANKET HIGH VELOCITY SHALL BE PLACED ON THE BOTTOM OF ALL DITCHES WHEN THE LONGITUDINAL GRADE IS GREATER THAN OR EQUAL TO 2.00% UNLESS OTHERWISE NOTED, OR AS DIRECTED BY THE ENGINEER IN THE FIELD.
- MATERIAL FOR AGGREGATE BASE SHALL BE MDOT 22A GRAVEL, 22A SLAG, 22A LIMESTONE, 22A RECYCLED CONCRETE, OR COLD MILLED, HMA MATERIAL WHICH APPROXIMATES THE GRADATION OF 22A MATERIAL. IF MILLED HMA MATERIAL IS USED, IT MAY BE USED FULL DEPTH OR ON TOP OF 22A AGGREGATE TO OBTAIN THE REQUIRED THICKNESS. 22A GRAVEL SHALL NOT BE PLACED ON TOP OF MILLED HMA MATERIAL. A MIX GREATER THAN 50% MILLED HMA MATERIAL SHALL NOT BE USED AS AN AGGREGATE FROM SEPTEMBER 15 TO MAY 1 WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- DATUM REFERS TO NAVD83 DATUM.
- ALL SCALES FOR DRAWINGS AND DETAILS ARE BASED ON 24"x36" PRINTED PLANS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- ALL RADII FOR CURB AND GUTTER ARE DIMENSIONED TO THE BACK OF THE CURB.
- HMA MATERIALS FOR THIS PROJECT SHALL BE PERFORMANCE GRADE 58-28.
- MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SANITARY OR STORM SEWER AND WATER MAIN UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE THE WATER MAIN CROSSES A SANITARY OR STORM SEWER.
- ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER THAT IS DAMAGED BY THE CONTRACTOR DURING THEIR OPERATIONS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
- THE TELEPHONE, GAS, AND CABLE COMPANIES SHALL PROVIDE UNDERGROUND SERVICES TO THE MAIN BUILDING AT THE OWNER'S EXPENSE. THE ELECTRIC UTILITY COMPANY SHALL PROVIDE SERVICE TO THE RIGHT-OF-WAY LINE. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THESE UTILITIES WITH THEIR WORK.
- ALL PERMANENT SIGNAGE SHALL COMPLY WITH THE MICHIGAN'S BARRIER FREE DESIGN REQUIREMENTS AND THE AMERICANS WITH DISABILITIES ACT.
- ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED PLUMBER AND ACCORDING TO THE NATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, INSURANCES AND ALL FEES REQUIRED FOR THE PROJECT OR SHALL MAKE ALL PERMITS OCCUPANCY. THE CONTRACTOR SHALL MAKE ALL PERMANENT UTILITY APPLICATIONS AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND UTILITY SERVICE INSTALLATION FEES. THIS INCLUDES BUT IS NOT LIMITED TO PRIMARY AND SECONDARY ELECTRICAL SERVICES, PERTAINING TO SUCH, ON BEHALF OF THE OWNER.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL PRE-EXISTING ON-SITE IMPROVEMENTS WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED. THIS INCLUDES BUT IS NOT LIMITED TO BUILDINGS, FOUNDATIONS, FOOTINGS, CURBS, ASPHALT, TREES, SHRUBS, EXISTING UTILITY LINES, DEBRIS AND ALL OTHER ITEMS AND UTILITIES TO BE ABANDONED.
- TESTING REQUIREMENTS (ALL CONTRACTORS) SOIL AND AGGREGATE DENSITY TESTING - CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING CONSULTANT TO VERIFY THE DENSITY OF ALL FILL EXCAVATION AS SPECIFIED AND ALL SLAB, FOUNDATIONS, AND FOOTING SURFACES AS RECOMMENDED BY ENGINEER. TESTING SHALL TAKE PLACE PRIOR TO INSTALLATION OF THE AGGREGATE BASE AND PRIOR TO THE INSTALLATION OF THE HMA PAVEMENT. COPIES OF ALL COMPACTION TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER.
- PROPERTY OWNER OWNS THE ADJACENT PARCEL TO THE WEST.

### UTILITIES

CABLE:	CHARTER COMMUNICATIONS 4176 COMMERCIAL AVENUE PORTAGE, MI 49002 JASON TILLER (269) 459-6724 EXT 61224
ELECTRIC:	CONSUMERS ENERGY 2500 E. CORK STREET KALAMAZOO, MI 49001 MIKE SOKOLOV (269) 337-2246
GAS:	CONSUMERS ENERGY 2500 E. CORK STREET KALAMAZOO, MI 49001 KYLE OAK (269) 337-2266
TELEPHONE:	AT&T 2919 MILLCORK STREET KALAMAZOO, MI 49001 TODD BERGHUIS (269) 384-4475
FIBER OPTIC:	Q3 TECHNOLOGIES 1005 FOSTER AVENUE KALAMAZOO, MI 49048 TROY QUAKENBUSH (269) 377-1308  CTS TELECOM 13800 EAST MICHIGAN AVENUE GALESBURG, MI 49053 ROY SCHOONHOVEN (269) 209-4828  CITY OF KALAMAZOO 415 STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 (269) 337-8601
WATER & STORM SEWER:	CITY OF KALAMAZOO 415 STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 STEVE SKALSKI, PE (269) 337-8601
SEWER:	CITY OF KALAMAZOO 415 STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 RYAN STOUGHTON (269) 337-8601
*MISS DIG*:	811

### PROJECT DESCRIPTION

PRIME HOMES, LLC IS CONTINUING THE DEVELOPMENT OF EMBERLY ACRES WITH THE ADDITION OF SEVENTEEN TOWN-HOMES. EXISTING PRIVATE SANITARY SEWER WILL BE EXTENDED TO EACH NEW UNIT AS INDICATED ON THE PLAN. EXISTING PUBLIC WATER MAIN WILL BE TAPPED FOR EACH NEW TOWN-HOME. THE PROPOSED SITE PLAN INCLUDES A REDESIGNED STORM SYSTEM WITH DETENTION PONDS.

### SITE INFORMATION

ZONING: R3  
SITE AREA: 186,437 SFT (4.28 AC)  
BUILDING HEIGHT: 16'-11" TO PEAK

#### LAND COVERAGE\*

	EXISTING	PROPOSED
BUILDING	0 SF (0%)	27,591 SF (14.8%)
PAVEMENT	12,276 SF (6.6%)	29,888 SF (16.0%)
PERVIOUS	174,011 SF (93.4%)	128,808 SF (69.2%)
TOTAL	186,287 SF	186,287 SF

\*CALCULATIONS FOR PAVEMENT INCLUDE DRIVEWAYS AND ROAD  
\*EXISTING AND PROPOSED AREA CALCULATIONS DO NOT INCLUDE EMBERLY ACRES PHASE 1

### INDEX OF PLANS

174242-01	COVER SHEET
174242-02	BOUNDARY AND TOPOGRAPHIC SURVEY
174242-03	EXISTING CONDITIONS, SOIL EROSION AND SEDIMENTATION CONTROL PLAN, REMOVALS PROPOSED LAYOUT AND LANDSCAPE PLAN
174242-04	UTILITY PLAN
174242-05	PROPOSED GRADING
174242-06	STORM WATER DESIGN
174242-08	DESIGN PROFILES AND DETAILS
174242-09	ELEVATION RENDERINGS

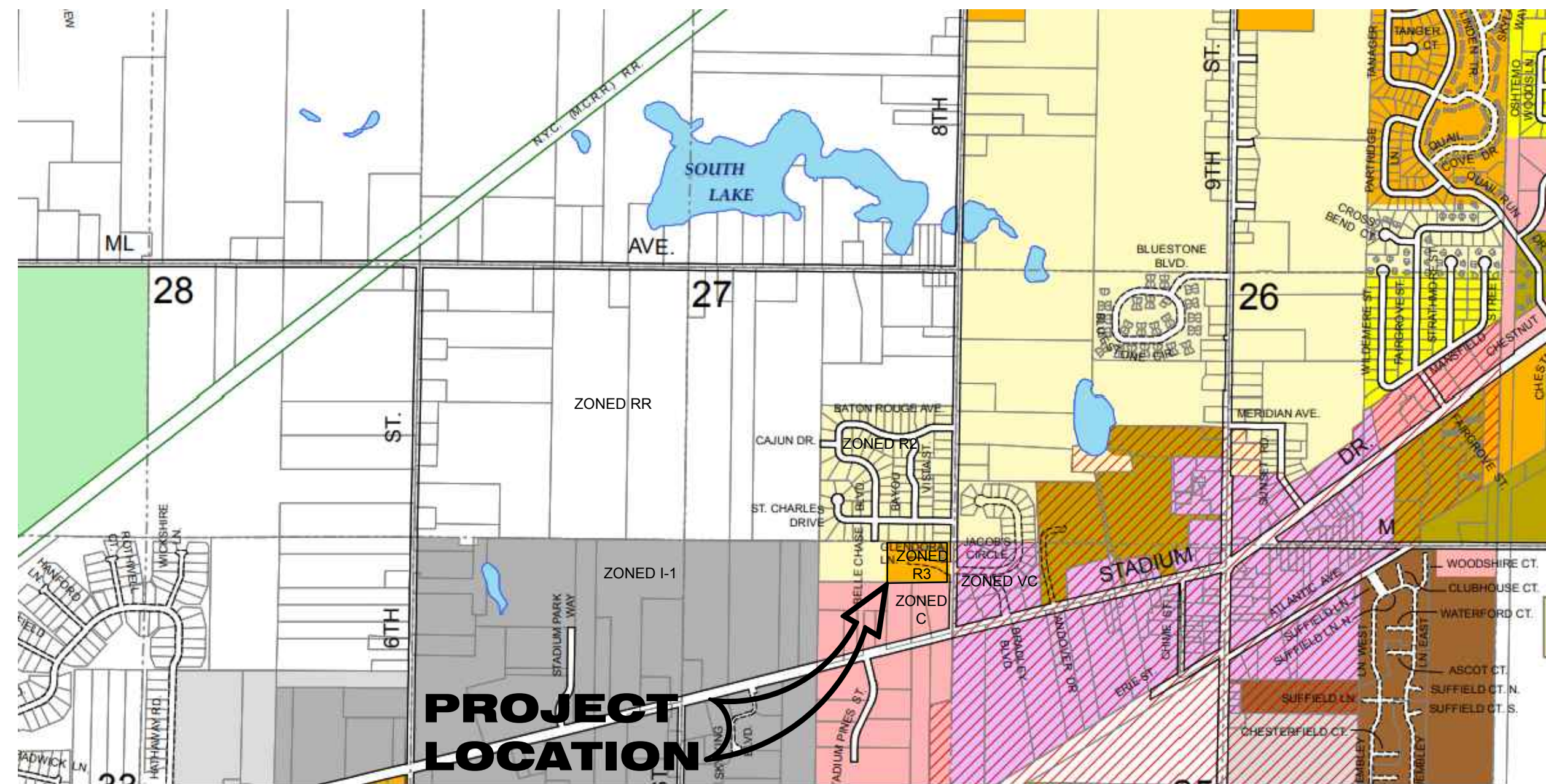
### LEGEND

	= EXISTING CABLE
	= EXISTING ELECTRIC LINE
	= EXISTING ELECTRIC LINE (OVERHEAD)
	= EXISTING FIBER OPTIC LINE
	= EXISTING GAS LINE
	= EXISTING TELEPHONE LINE
	= EXISTING FENCE
	= EXISTING FORCEMAIN
	= EXISTING GUARDRAIL
	= EXISTING SANITARY SEWER
	= EXISTING STORM SEWER
	= EXISTING TREE LINE
	= EXISTING WATER MAIN
	= EXISTING DITCH LINE
	= TO BE ABANDONED
	= PROPOSED ELECTRIC LINE
	= PROPOSED FENCE
	= PROPOSED FORCEMAIN
	= PROPOSED GAS LINE
	= PROPOSED GUARDRAIL
	= PROPOSED SANITARY SEWER
	= PROPOSED STORM SEWER
	= PROPOSED TELEPHONE LINE
	= PROPOSED WATER MAIN
	= EXISTING CENTER LINE
	= PROPOSED CENTER LINE
	= EASEMENT LINE/GRADING PERMIT
	= GRADING LIMITS/LIMITS OF DISTURBANCE
	= PROPERTY LINE
	= RIGHT-OF-WAY LINE
	= SECTION LINE

	= ANTENNA
	= CATCH BASIN
	= CABLE RISER BOX
	= CLEAN OUT
	= CURB INLET
	= ELECTRIC MANHOLE
	= FIRE HYDRANT
	= FOUND IRON PIPE
	= GAS VALVE
	= GULLY ANCHOR
	= LIGHT POLE
	= MAILBOX
	= MONITORING WELL
	= POST
	= SATELLITE DISH
	= SANITARY MANHOLE
	= SECTION CORNER
	= SIGN
	= PAVEMENT/SOIL BORING
	= PROPOSED HYDRANT
	= PROPOSED GATE VALVE & BOX
	= PROPOSED GATE VALVE & VAULT
	= PROPOSED LIGHT POLE
	= PROPOSED REDUCER
	= PROPOSED SANITARY MANHOLE
	= PROPOSED STORM MANHOLE
	= STORM MANHOLE
	= TELEPHONE MANHOLE
	= TELEPHONE RISER BOX
	= TURNING POINT/TRVERSE
	= UTILITY POLE
	= VAULT
	= WATER ELEVATION
	= WATER MANHOLE
	= WATER METER
	= WATER VALVE
	= WATER SPIGOT
	= WELL
	= NOT FIELD VERIFIED

#### TREE DESIGNATORS

	= BUSH
	= CONIFEROUS TREE
	= CONIFEROUS TREE TO BE REMOVED
	= DECIDUOUS TREE
	= DECIDUOUS TREE TO BE REMOVED
	= EXISTING STUMP



VICINITY MAP  
NOT TO SCALE

**W+**  
**WIGHTMAN**  
BENTON HARBOR  
2303 Pipestone Road  
Benton Harbor, MI 49022  
Phone: 269.927.0100  
  
PORTAGE  
9835 Portage Road  
Portage, MI 49002  
Phone: 269.327.3532  
  
ALLEGAN  
1670 Lincoln Road  
Allegan, MI 49010  
Phone: 269.673.8465  
  
www.gowightman.com

PROJECT NAME:  
**EMBERLY ACRES II**  
OSHTEMO TOWNSHIP

**PRIME HOMES LLC**  
415 TREASURE ISLAND DRIVE  
KALAMAZOO, MI 49071

07/6/18 FJR  
REVISED PER OSHTEMO  
CHARTER TOWNSHIP  
REVIEW COMMENTS

03/05/25/2018 FJR  
REVISED PER OSHTEMO  
CHARTER TOWNSHIP  
REVIEW COMMENTS

01/05/03/2018 FJR  
SITE PLAN SUBMITTAL

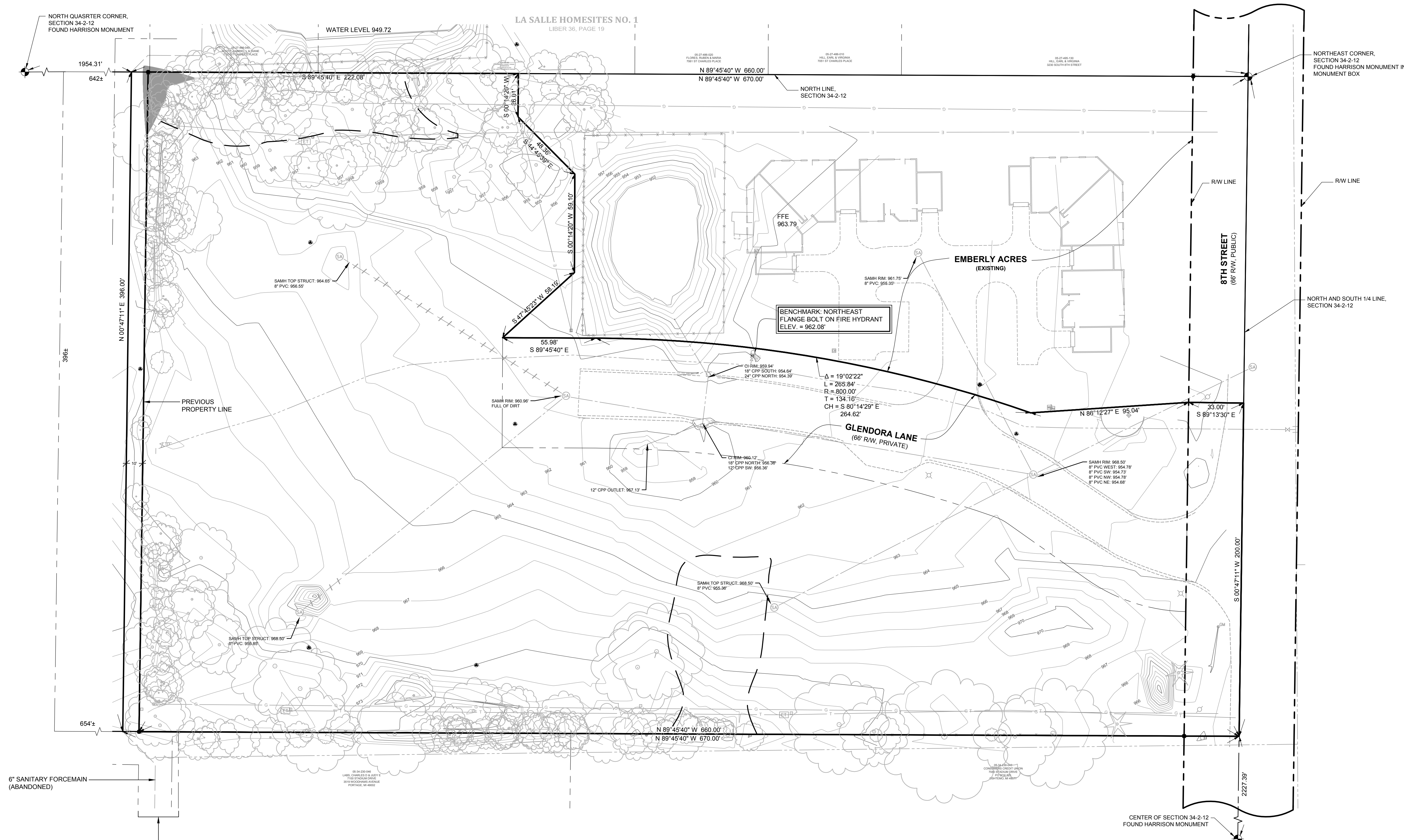
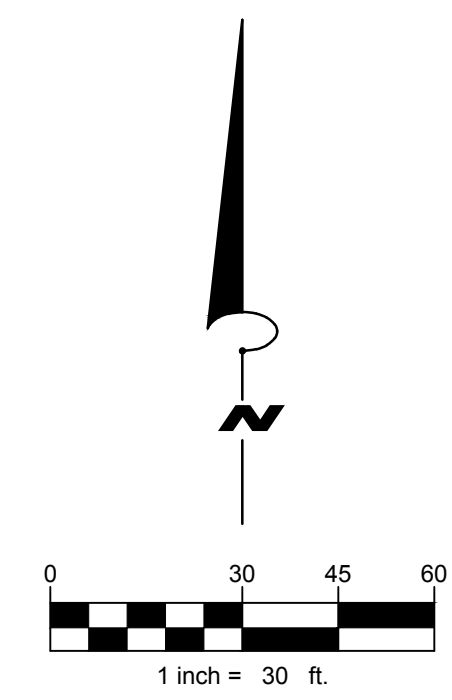
#### REVISIONS

DATE: JUNE, 2018  
SCALE:

COVER SHEET

JOB No. 174242  
**174242-01**





6" SANITARY FORCEMAIN (ABANDONED)  
 6" SANITARY FORCEMAIN (ABANDONED) WITH 20' ESMT. AS DEPICTED ON PROJECT #7069 OF LASALLE HOMESITES WILKINS AND WHEATON AUGUST OF 1990. NO RECORD OF EASEMENT CONTAINED IN PROVIDED TITLE WORK.

**LEGEND**

- |                      |                            |                                    |
|----------------------|----------------------------|------------------------------------|
| ● = FOUND IRON       | ⊙ = STORM MANHOLE          | — C — = CABLE                      |
| ⊕ = ANTENNA          | ⊙ = TELEPHONE MANHOLE      | — E — = ELECTRIC LINE              |
| ⊞ = CATCH BASIN      | ⊙ = TELEPHONE RISER BOX    | — OHE — = ELECTRIC LINE (OVERHEAD) |
| ⊞ = CABLE RISER BOX  | ⊙ = TURNING POINT/TRaverse | — FO — = FIBER OPTIC LINE          |
| ⊞ = CLEAN OUT        | ⊙ = UTILITY POLE           | — G — = GAS LINE                   |
| ⊞ = CURB INLET       | ⊙ = VAULT                  | — T — = TELEPHONE LINE             |
| ⊞ = ELECTRIC MANHOLE | ⊙ = WATER ELEVATION        | — F — = FENCE                      |
| ⊞ = FIRE HYDRANT     | ⊙ = WATER MANHOLE          | — FM — = FORCEMAIN                 |
| ⊞ = FOUND IRON PIPE  | ⊙ = WATER METER            | — SS — = SANITARY SEWER            |
| ⊞ = GAS VALVE        | ⊙ = WATER VALVE            | — SW — = STORM SEWER               |
| ⊞ = GUY ANCHOR       | ⊙ = WATER SPIGOT           | — WM — = WATER MAIN                |
| ⊞ = LIGHT POLE       | ⊙ = WELL                   | — E — = EDGE OF ASPHALT            |
| ⊞ = MAILBOX          |                            | — P — = EASEMENT LINE              |
| ⊞ = MONITORING WELL  |                            | — PL — = PROPERTY LINE             |
| ⊞ = POST             |                            | — SL — = RIGHT-OF-WAY LINE         |
| ⊞ = SATELLITE DISH   |                            | — S — = SECTION LINE               |
| ⊞ = SANITARY MANHOLE |                            |                                    |
| ⊞ = SIGN             |                            |                                    |

**LEGAL DESCRIPTION**

LAND SITUATED IN THE OSHTEMO TOWNSHIP, COUNTY OF KALAMAZOO AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:  
 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 12 WEST, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 00° 47' 11" WEST ON THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 396.00; THENCE NORTH 89° 45' 40" WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 670.00 FEET; THENCE NORTH 00° 47' 11" EAST PARALLEL WITH SAID EAST LINE 396.00 FEET TO SAID NORTH LINE; THENCE SOUTH 89° 45' 40" EAST ON SAID NORTH LINE 670.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT LAND CONVEYED IN MASTER DEED FOR EMBERLY ACRES, L.L.C., RECORDED IN DOCUMENT NUMBER 1999-039842, KALAMAZOO COUNTY RECORDS.

CONTAINING 4.37 ACRES MORE OR LESS.  
 THIS SURVEY WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.  
 SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTION OF RECORD, OR OTHERWISE.  
 SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.  
 BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

**SURVEY NOTES**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.  
 THIS PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER INFORMATION OBTAINED FROM NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 26077C0175D, EFFECTIVE DATE FEBRUARY 17, 2010.  
 CONCRETE MONUMENTS TO BE SET AT ALL CONDOMINIUM PERIMETER CORNERS PRIOR TO RECORDING OF MASTER DEED

07/19/2018	FJR	REVISED PER OSHTEMO CHARTER TOWNSHIP REVIEW COMMENTS
06/15/2018	GDH	REVISED BOUNDARY LINES
03/05/2018	FJR	REVISED PER OSHTEMO CHARTER TOWNSHIP REVIEW COMMENTS
01/05/2018	FJR	SITE PLAN SUBMITTAL

**REVISIONS**  
 THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.  
 © 2018 WIGHTMAN & ASSOCIATES, INC.  
 DATE: JUNE, 2018  
 SCALE: 1" = 30'

**BOUNDARY AND TOPOGRAPHIC SURVEY**

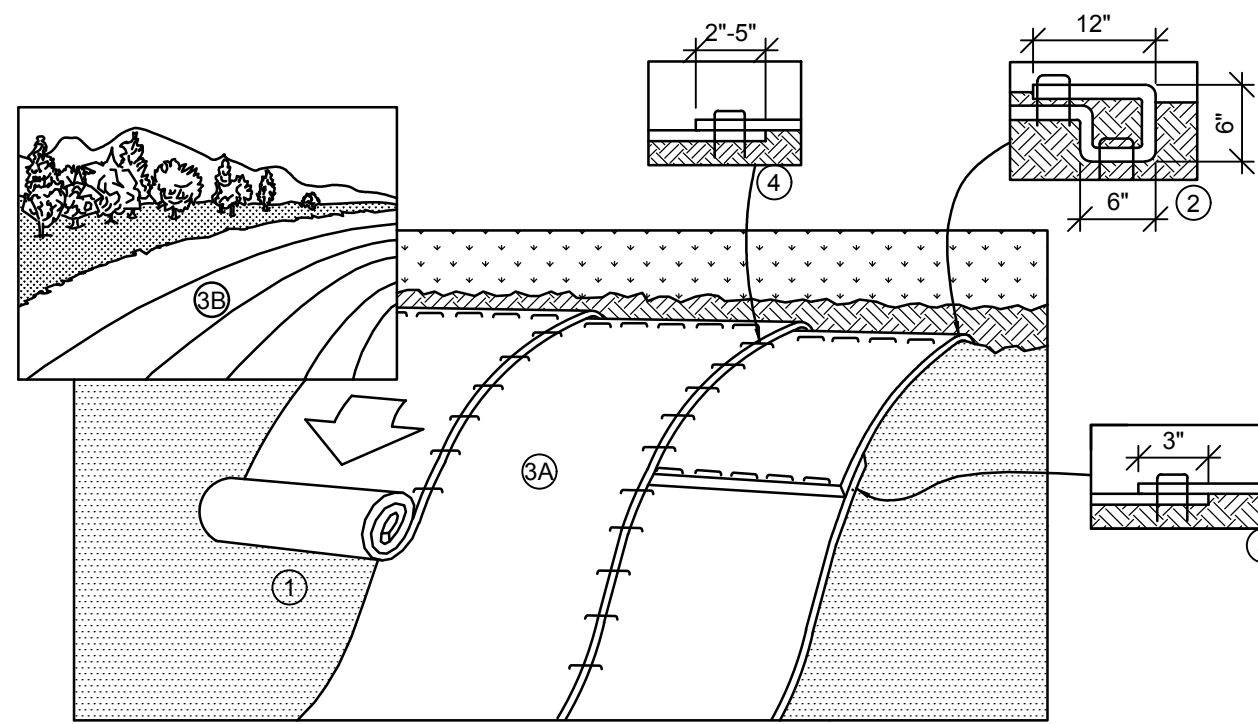


## SOIL EROSION & SEDIMENTATION CONTROL NOTES

- ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH THE MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL ACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE MDEQ PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
- AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
- GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
- MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.

NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS ON MDOT STANDARD PLAN R-96 SERIES, SOIL EROSION & SEDIMENTATION CONTROL MEASURES. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

- 3P DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALV. 3 INCH, MDOE SEEDING, MIXTURE TUF APPLIED AT A RATE OF 220 LB/ACRE, FERTILIZER, CHEMICAL NUTRIENT, CL A APPLIED AT A RATE OF 228 LB/ACRE, MULCH AT A RATE OF 2 TON/ACRE AND MULCH ANCHORING. (APPLIES TO ENTIRE PROJECT)
- 7P DENOTES RIPRAP, PLAIN. INSTALL RIPRAP, PLAIN AS DIRECTED BY THE ENGINEER IN THE FIELD. THE RIPRAP, PLAIN PAY ITEM SHALL INCLUDE A GEOTEXTILE UNDERLAYMENT.
- 8P DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION
- 15 DENOTES SLOPE DRAIN SURFACE
- 26T DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION.
- 29T DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT-LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM.



- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs) WITH TOPSOIL AND FERTILIZER PER RESTORATION AND SEEDING NOTES, AND AEP STANDARD SPECIFICATION SS-160102.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPs BACK OVER SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
- ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON RECPs TYPE.
- CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPs WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.

## MULCH BLANKET SLOPE PATTERN

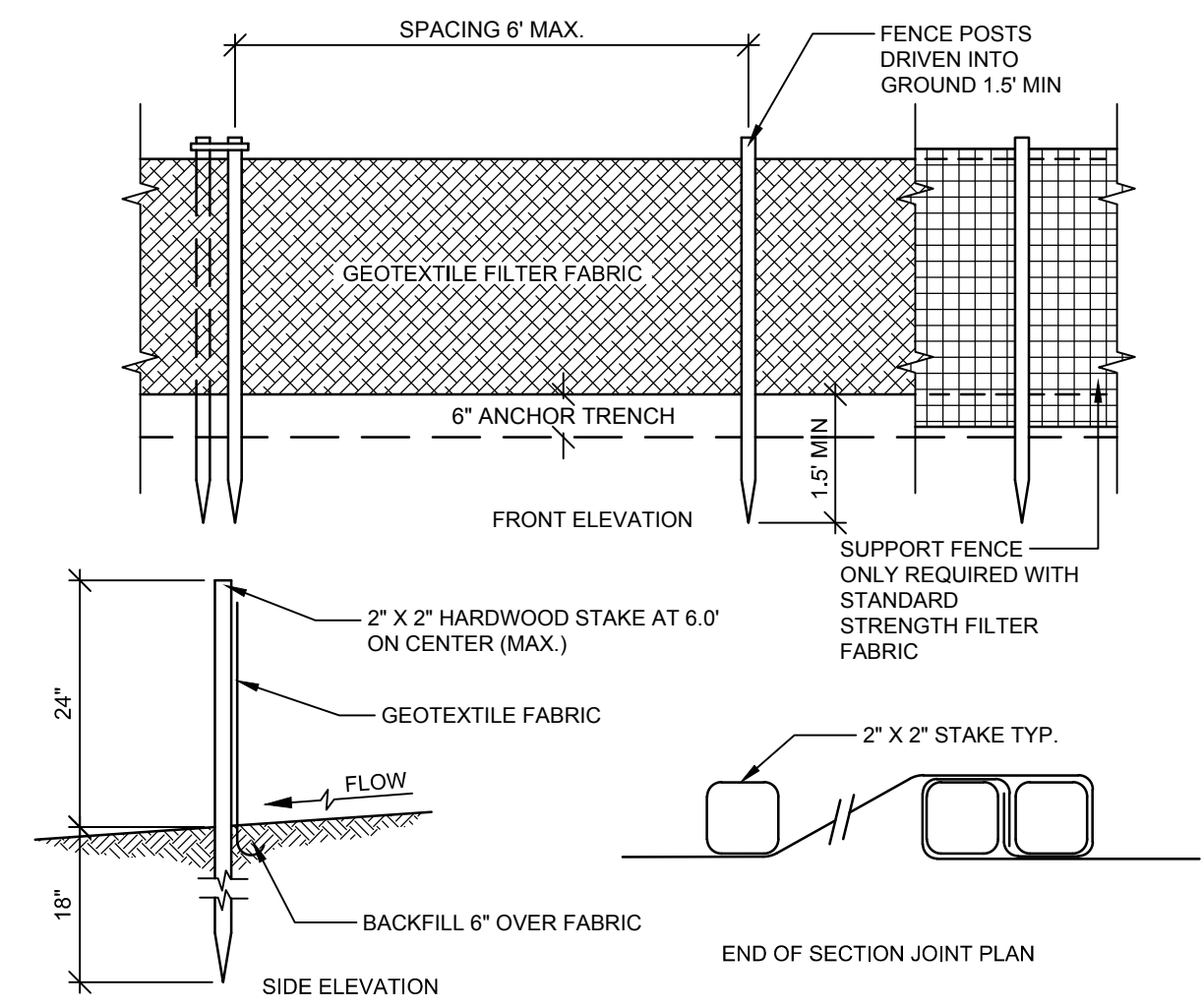
SCALE: NONE

### TEST PITS

- B-1 0 - 1' DARK BROWN SANDY TOPSOIL
- 1 - 7' DARK BROWN CLAY, SOME SILT
- 9' LIGHT BROWN SAND
- 12' LIGHT BROWN SAND
- B-2 0 - 6" SANDY TOPSOIL
- 1' BROWN CLAY, SOME SILT
- 3' DARK BROWN SANDY CLAY, TRACE GRAVEL
- 5' DARK BROWN SANDY CLAY, TRACE GRAVEL
- B-3 0 - 1' SANDY TOPSOIL
- 3' LIGHT BROWN SAND, SOME SILT
- 5' LIGHT BROWN SAND

### SEQUENCE OF CONSTRUCTION

- INSTALL SESC MEASURES
- CLEAR GRUB AND TREE REMOVAL
- SANITARY AND WATER SYSTEM MODIFICATIONS
- GRADING OF ROADWAY
- RETENTION SYSTEM INFILTRATION TESTING AND FINAL SYSTEM SIZING
- CONSTRUCTION OF RETENTION AREAS
- STORM SYSTEM INSTALLATION
- SLOPE RESTORATION
- OWNER/CONTRACTOR REMOVES SESC MEASURES AS PERMANENT STABILIZATION MATURES

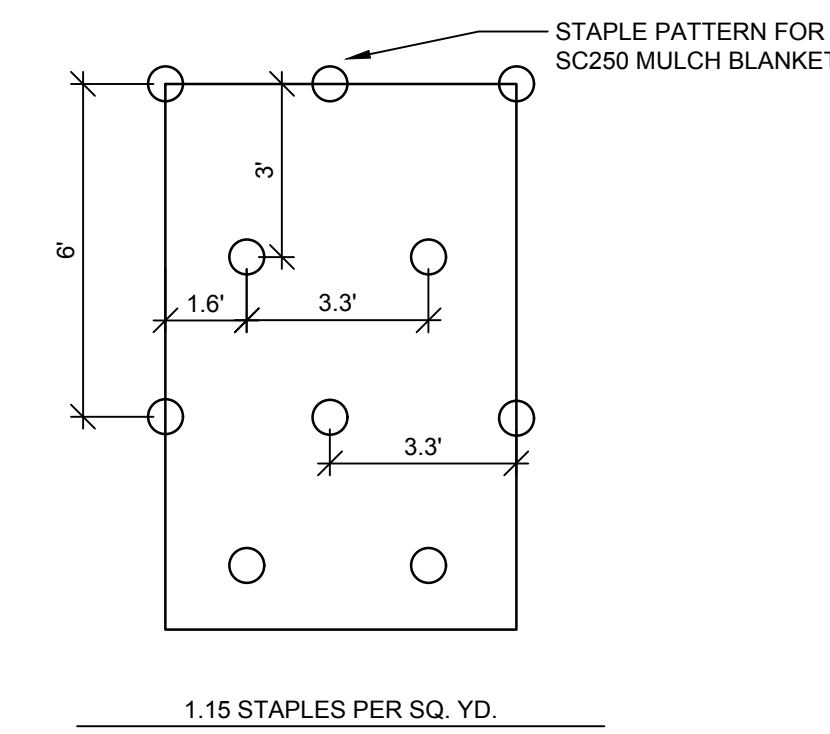


## SEDIMENT CONTROL FENCE

SCALE: NONE

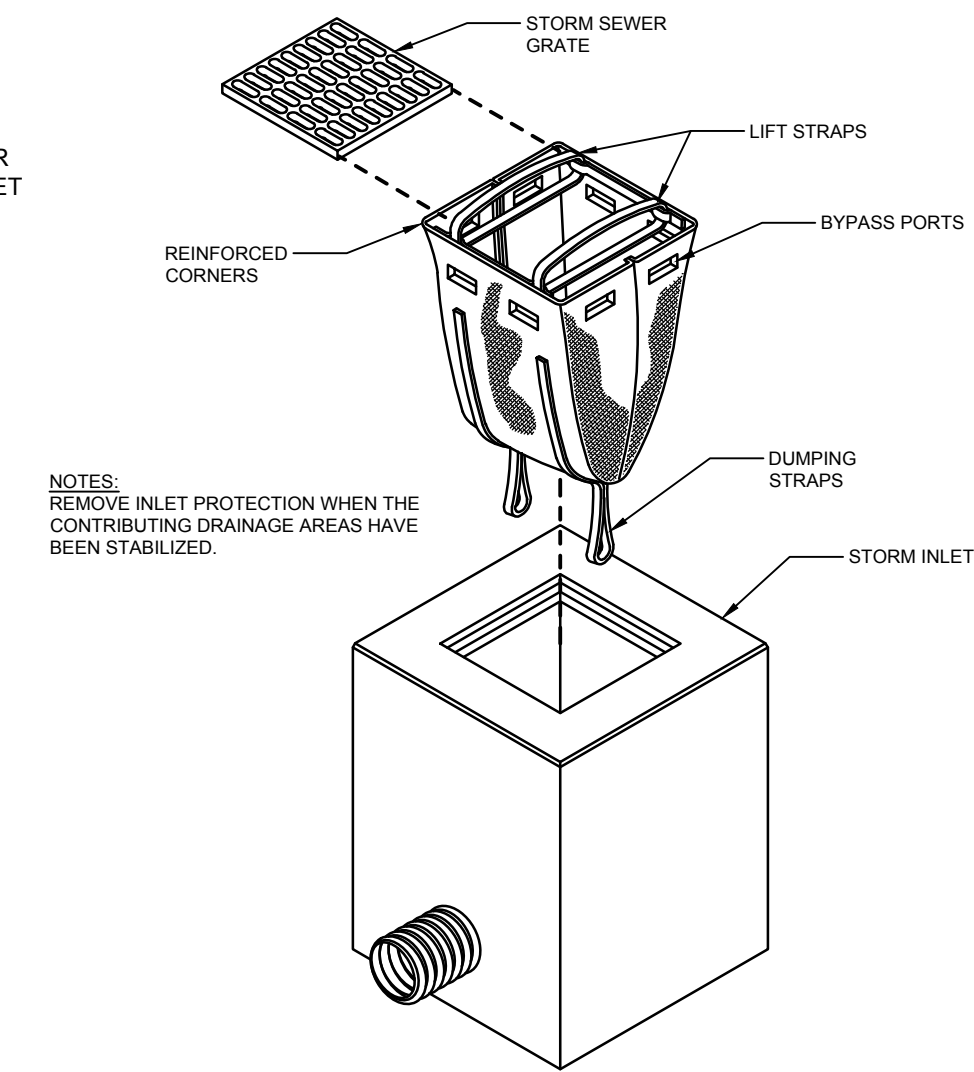
### SILT FENCE NOTES

- THE HEIGHT OF SILT FENCE SHALL NOT EXCEED 36 INCHES ABOVE GROUND.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 18 INCHES).
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2-INCHES.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH.
- FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA STRENGTH FILTER FABRIC IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.
- THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED



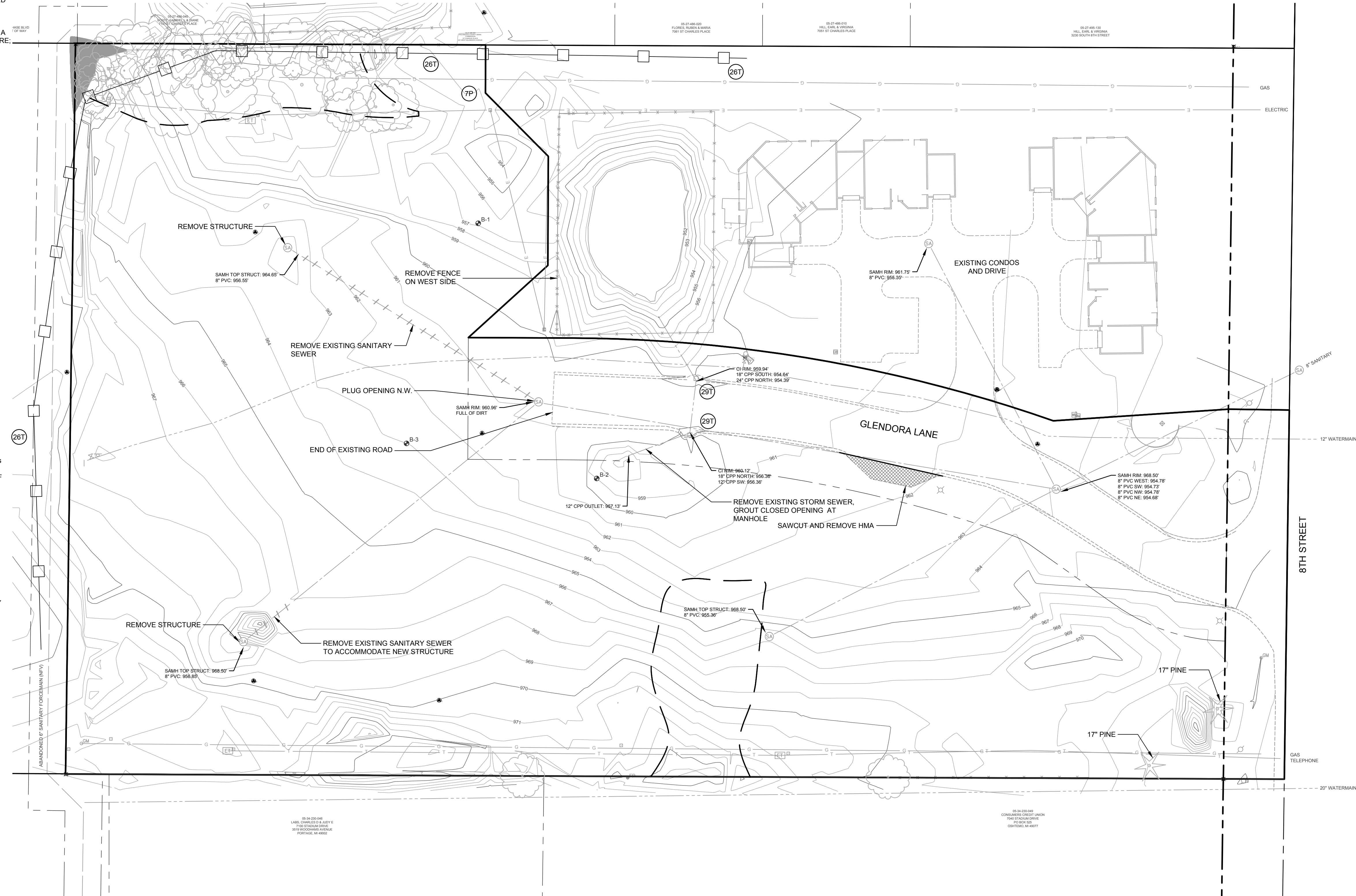
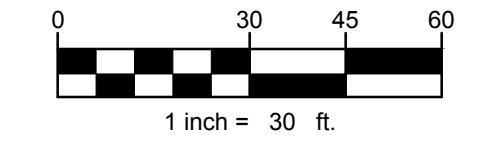
## MULCH BLANKET STAPLE PATTERN

SCALE: NONE



## INLET PROTECTION DETAIL

SCALE: NONE



**W+**  
**WIGHTMAN**  
BENTON HARBOR  
2303 Pipestone Road  
Benton Harbor, MI 49022  
Phone: 269.927.0100

PORTAGE  
9835 Portage Road  
Portage, MI 49002  
Phone: 269.327.3532

ALLEGAN  
1670 Lincoln Road  
Allegan, MI 49010  
Phone: 269.673.8465

[www.gowightman.com](http://www.gowightman.com)

PROJECT NAME:  
**EMBERLY ACRES II**  
OSHTEMO TOWNSHIP

**PRIME HOMES LLC**  
415 TREASURE ISLAND DRIVE  
KALAMAZOO, MI 49071

- 07/6/19/2018 FJR  
REVISED PER OSHTEMO  
CHARTER TOWNSHIP  
REVIEW COMMENTS
- 03/05/25/2018 FJR  
REVISED PER OSHTEMO  
CHARTER TOWNSHIP  
REVIEW COMMENTS
- 01/05/03/2018 FJR  
SITE PLAN SUBMITTAL

**REVISIONS**  
THE REPRODUCTION, COPYING OR OTHER  
USE OF THIS DRAWING WITHOUT WRITTEN  
CONSENT IS PROHIBITED.  
© 2018 WIGHTMAN & ASSOCIATES, INC.  
DATE: JUNE, 2018  
SCALE: 1" = 30'

**EXISTING  
CONDITIONS,  
SOIL EROSION AND  
SEDIMENTATION  
CONTROL PLAN,  
REMOVALS**

JOB No. 174242  
**174242-03**  
OF 9

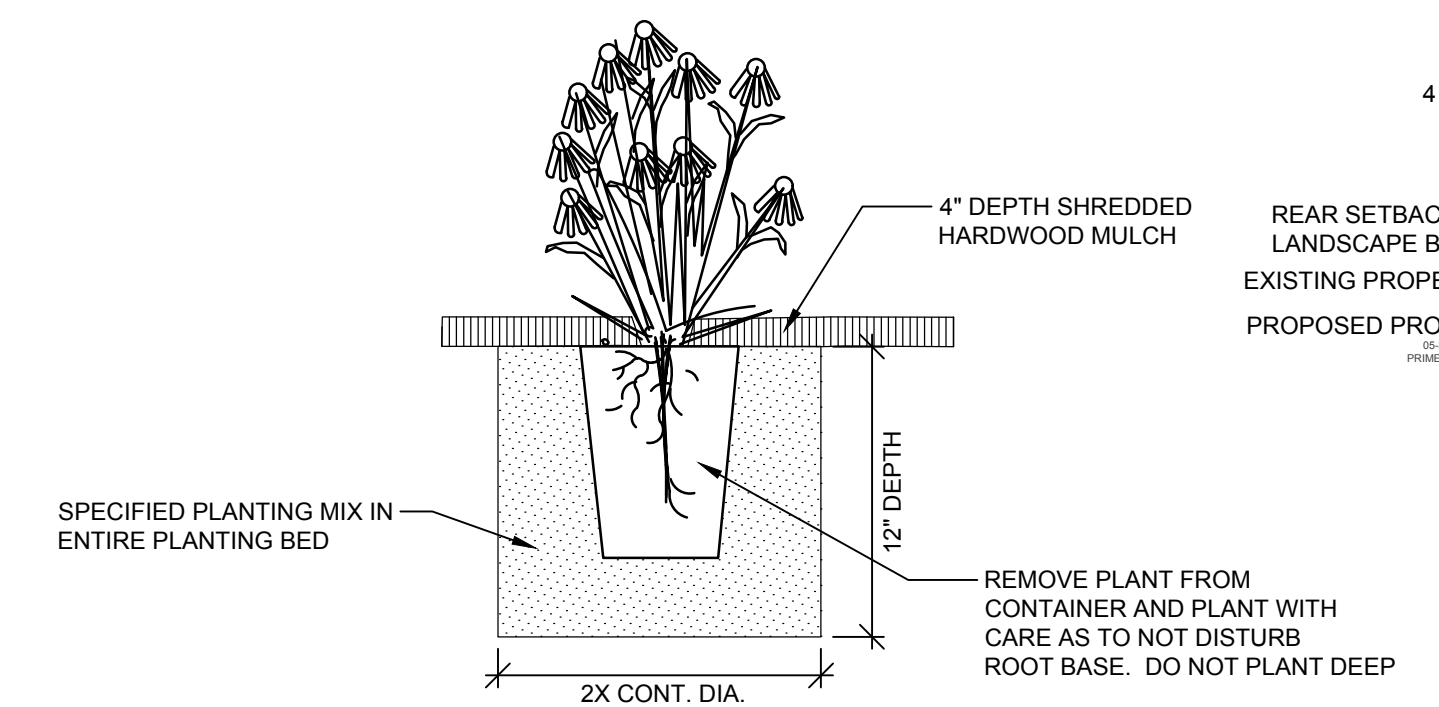


**NOTES**

- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 811 FOR UTILITY LOCATIONS THREE DAYS PRIOR TO DIGGING.
- LANDSCAPE BEDS TO RECEIVE 4" SHREDDED HARDWOOD BARK. APPLY PRE-EMERGENT HERBICIDE TO ALL LANDSCAPE BEDS.
- CONDUCT SOIL TEST TO VERIFY FERTILITY OF TOPSOIL. AMEND SOIL IF PH IS LESS THAN 5.0 OR GREATER THAN 7.5. MAKE OTHER ADJUSTMENTS AS SOIL ANALYSIS INDICATES.
- PLANTING MIX TO BE A 12" MINIMUM DEPTH IN ALL PLANTING BEDS.
- PLANT TREES SO THAT TOP OF ROOTBALL IS EVEN WITH THE FINISHED GRADE. FOR BACKFILL AREAS, PLANT BALL UP TO 3" HIGH TO ALLOW FOR SETTLING. ALL TREE WRAP/TWINE ETC TO BE REMOVED FROM TREE IN ONE YEAR AS PART OF MAINTENANCE.
- ALL AREAS OF THE SITE NOT DESIGNATED AS PAVED OR LANDSCAPE BED TO BE PLANTED IN TURFGRASS. REWORK ANY AREAS OF EXISTING TURFGRASS TO A FULL STAND. SEED MIXTURE SHALL BE 40% CREEPING RED FESCUE, 30% PERENNIAL RYEGRASS AND 30% 98/85 KENTUCKY BLUEGRASS OR APPROVED EQUAL. ALL LAWN AREAS TO RECEIVE 4" OF TOPSOIL.
- ALL LANDSCAPE BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE.
- LANDSCAPE ARCHITECT TO REVIEW ALL TREES EITHER IN THE NURSERIES OR VIA PHOTOGRAPHS OF EACH PLANT. CONTRACTOR TO COORDINATE.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- NATIVE SEED MIX TO BE STORMWATER MIX FROM NATIVE CONNECTIONS, WWW.NATIVECONNECTIONS.NET OR APPROVED EQUAL.

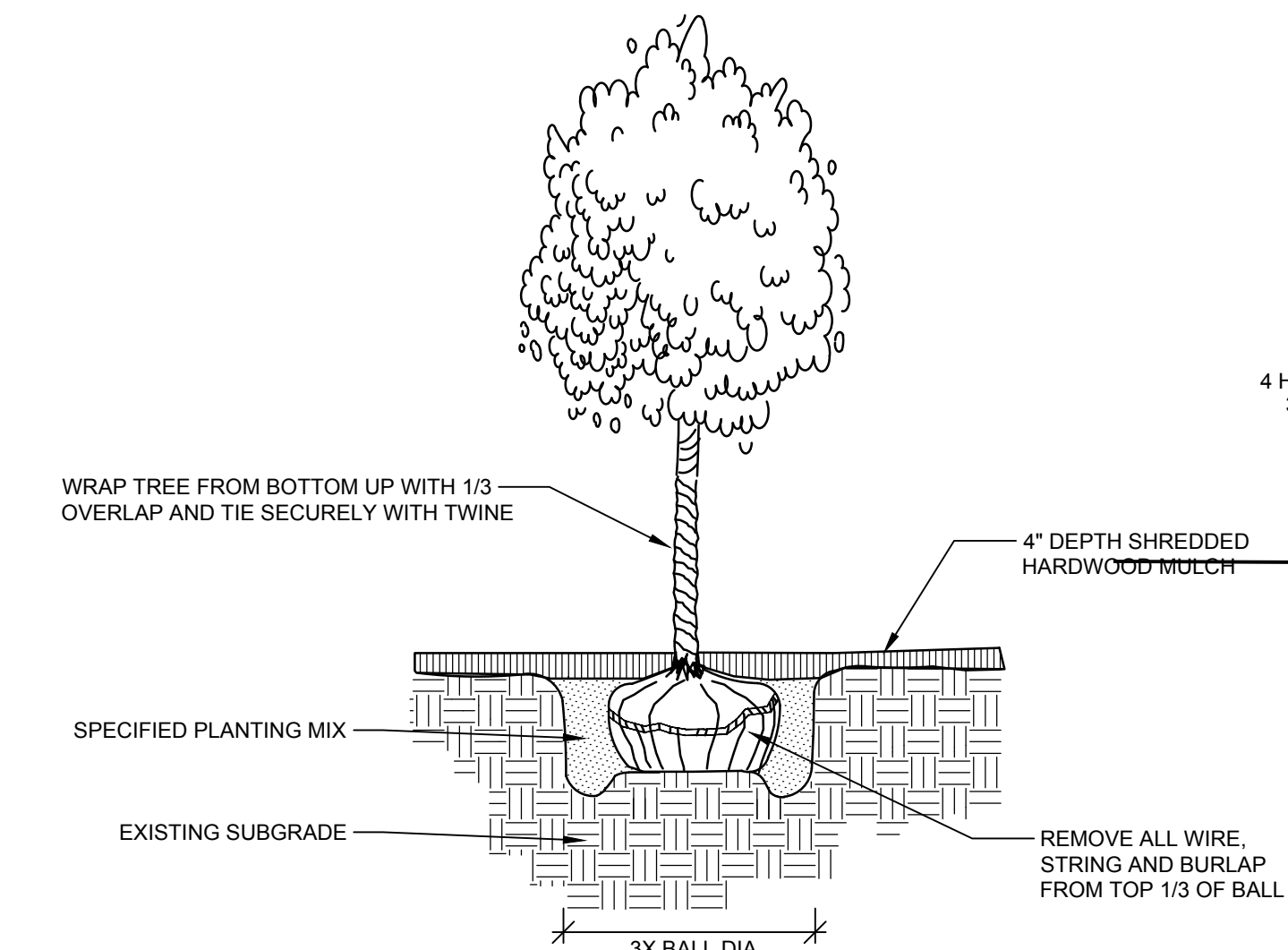
**TREE PROTECTION NOTES**

- ALL TREES INDICATED TO REMAIN THAT ARE IN THE VICINITY OF CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION FENCING.
- TREE PROTECTION FENCING SHALL BE 4' IN HEIGHT, ORANGE PLASTIC SAFETY FENCING MOUNTED TO METAL POSTS AT 8' MAXIMUM SPACING.
- TREE PROTECTION FENCING SHALL BE PLACED TO THE TREE'S DRIP LINE.
- NO STORAGE OF MATERIALS, CONSTRUCTION TRAFFIC, OR ENTRY SHALL BE PERMITTED WITHIN THE TREE PROTECTION ZONE.



**PERENNIAL/ORNAMENTAL GRASS PLANTING SECTION**

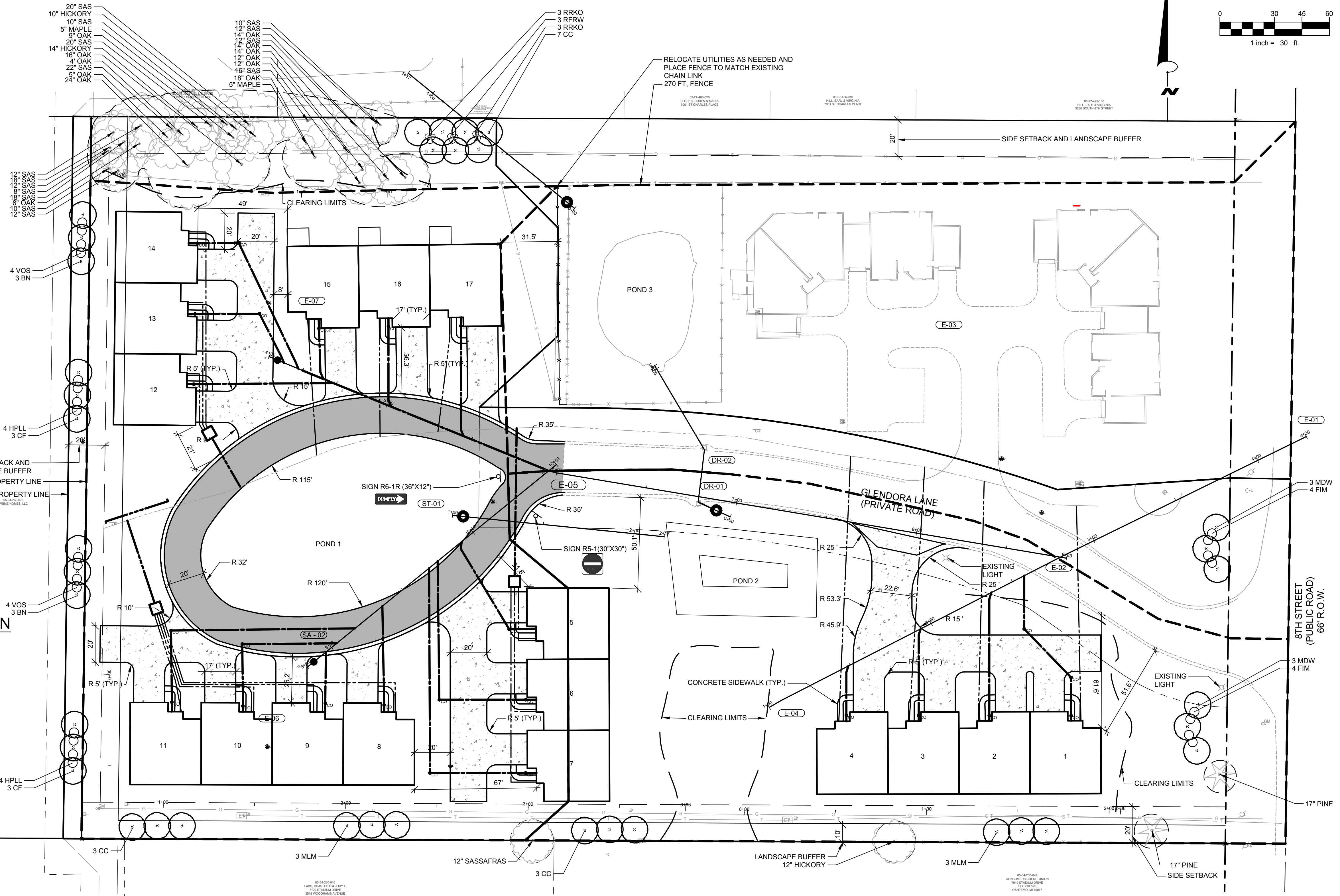
-NOT TO SCALE-



**TREE/SHRUB PLANTING SECTION**

-NOT TO SCALE-

Greenspace Type	Trees/100 ft	Length	Trees Required
A	5	818	41
C	3	660	20
		<b>Total</b>	<b>61</b>
Diameter of Preserved Tree(in)	Number	Credits per Tree	Trees Credited
2-7.9	3	1	3
8-11.9	6	2	12
12-24	19	3	57
24+	0	4	0
		<b>Total</b>	<b>72</b>



**PLANT LIST**

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
<b>Ornamental Trees</b>								
BN	BETULA NIGRA	RIVER BIRCH	6		8/10'		B&B	MULTI-STEM, 4-5 STEMS MINIMUM OR SINGLE STRAIGHT TRUNK
CC	CERCIS CANADENSIS	EASTERN REDBUD	13		8/10'		B&B	MULTI-STEM, 4-5 STEMS MINIMUM OR SINGLE STRAIGHT TRUNK
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	6		8/10'		B&B	MULTI-STEM, 4-5 STEMS MINIMUM OR SINGLE STRAIGHT TRUNK
MLM	MAGNOLIA X LOEBNERI 'MERRILL'	MERRILL MAGNOLIA	6		8/10'		B&B	MULTI-STEM, 4-5 STEMS MINIMUM OR SINGLE STRAIGHT TRUNK
MDW	MALUS 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	6		8/10'		B&B	MULTI-STEM, 4-5 STEMS MINIMUM OR SINGLE STRAIGHT TRUNK
<b>Shrubs</b>								
FIM	FORSYTHIA X INTERMEDIA 'MINDOR'	SHOW OFF FORSYTHIA	8		24"		#5	5'-0" ON CENTER
HPLL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	8		24"		#3	5'-0" ON CENTER
RFRW	RHAMNUS FRANGULA 'RON WILLIAMS'	FINE LINE FERN LEAF BUCKTHORN	3		24"		#3	3'-0" ON CENTER
RRKO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	6		24"		#3	3'-0" ON CENTER
VOS	VIBURNUM OPULUS 'STERILE'	EASTERN SNOWBALL VIBURNUM	8		24"		#5	5'-0" ON CENTER

**LEGEND**

- PROPOSED HMA PAVEMENT WITH LEVELING COURSE CONSISTING OF 1.5" (165#/SYD) OF HMA, 13A (LEVELING) AND WEARING COURSE CONSISTING OF 1.5" (165#/SYD) OF HMA, 36A (WEARING)
- PROPOSED CONCRETE DRIVE, 4" CONCRETE, 4" CLASS II SAND BASE
- CONIFEROUS TREE TO BE PROTECTED
- DECIDUOUS TREE TO BE PROTECTED

**BENTON HARBOR**  
2303 Pipestone Road  
Benton Harbor, MI 49022  
Phone: 269.927.0100

**PORTAGE**  
9835 Portage Road  
Portage, MI 49002  
Phone: 269.327.3532

**ALLEGAN**  
1670 Lincoln Road  
Allegan, MI 49010  
Phone: 269.673.8465

www.gowightman.com

---

PROJECT NAME:  
**EMBERLY ACRES II**  
OSHTEMO TOWNSHIP

---

**PRIME HOMES LLC**  
415 TREASURE ISLAND DRIVE  
KALAMAZOO, MI 49071

---

07/6/19/2018 FJR  
REVISED PER OSHTEMO  
CHARTER TOWNSHIP  
REVIEW COMMENTS

04/05/30/2018 FJR  
EASEMENT AND STORM  
NOTES ADDED

03/05/25/2018 FJR  
REVISED PER OSHTEMO  
CHARTER TOWNSHIP  
REVIEW COMMENTS

01/05/03/2018 FJR  
SITE PLAN SUBMITTAL

---

**REVISIONS**

DATE: JUNE, 2018  
SCALE: 1" = 30'

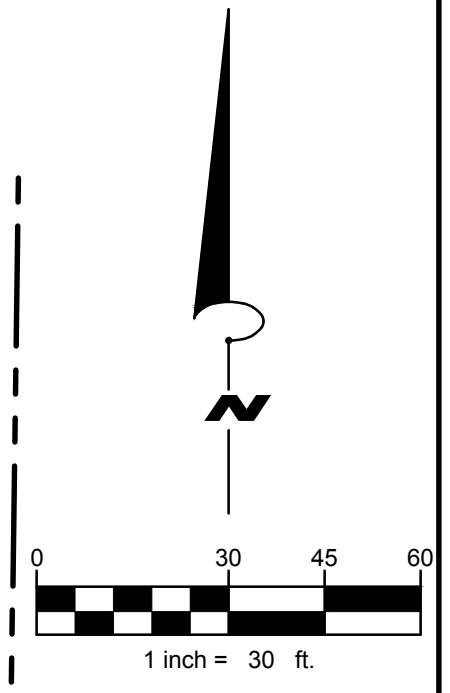
---

PROPOSED LAYOUT  
AND  
LANDSCAPE PLAN

---

JOB No. 174242  
**174242-04**  
OF 9





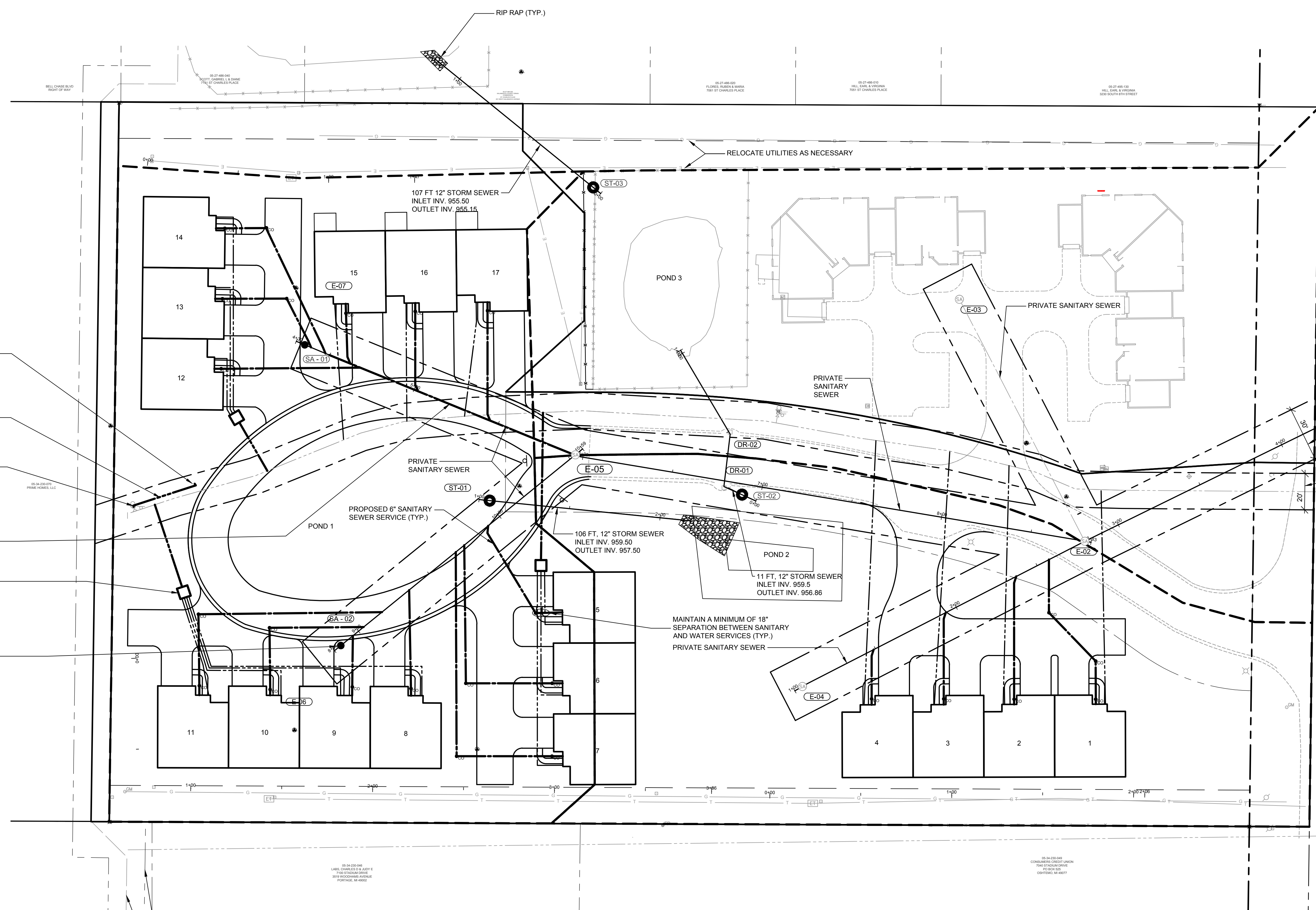
PROJECT NAME:  
**EMBERLY ACRES II**  
OSHTEMO TOWNSHIP

**PRIME HOMES LLC**  
415 TREASURE ISLAND DRIVE  
KALAMAZOO, MI 49071

- 07/6/19/2018 FJR  
REVISED PER OSHTEMO  
CHARTER TOWNSHIP  
REVIEW COMMENTS
- 05/05/2018 FJR  
CATCHMENT AREAS ADDED
- 03/05/25/2018 FJR  
REVISED PER OSHTEMO  
CHARTER TOWNSHIP  
REVIEW COMMENTS
- 02/05/14/2018 FJR  
EXTENDED SWALE TO  
EXISTING POND
- 01/05/03/2018 FJR  
SITE PLAN SUBMITTAL

**REVISIONS**  
DATE: JUNE, 2018  
SCALE: 1" = 30'

UTILITY PLAN



CONTRACTOR TO COORDINATE WITH CITY OF KALAMAZOO TO RELOCATE FIRE HYDRANT

36" OF 6" DIP WATERMAIN

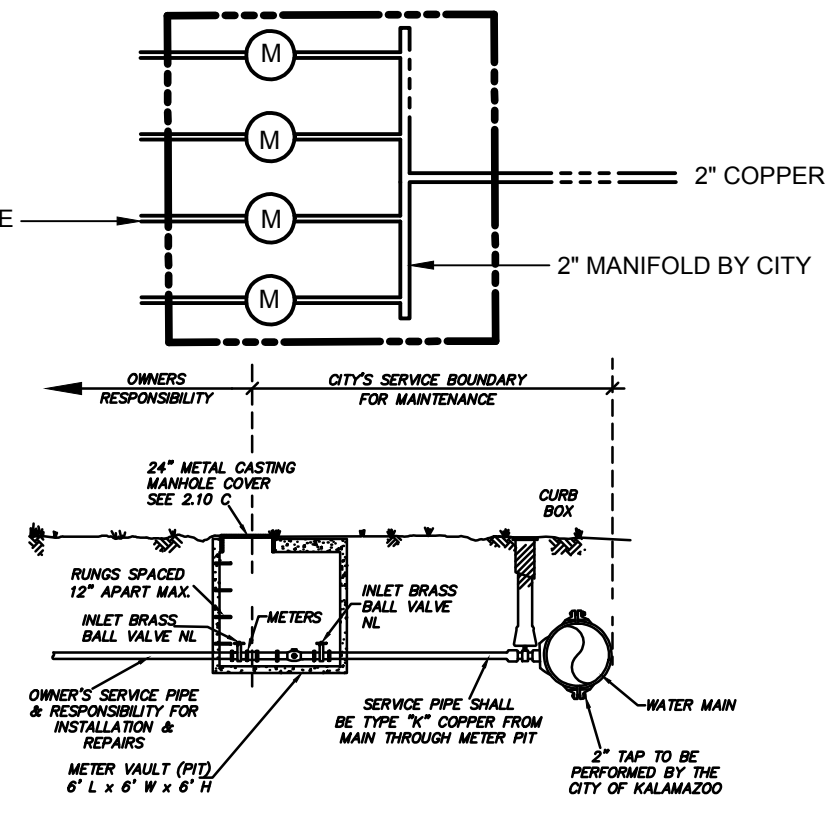
6" 90° BEND

161 FT 8" SANITARY SEWER

2" WATER SERVICE LINE METER VAULT WITH 1-1/4" SERVICES PER CITY OF KALAMAZOO DETAIL WS-1-A (TYP.)

RELOCATE STRUCTURE AND ADJUST RIM TO MATCH PROPOSED SURFACE, RIM = 967.25'

1. METER VAULT (TY) DESIGN MUST BE SUBMITTED AND APPROVED FOR EACH INDIVIDUAL INSTALLATION. DESIGN SHALL CONFORM TO THE CITY OF KALAMAZOO STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE INSTALLATION LATEST REVISION.
2. THE DISTANCE BETWEEN RINGS, CLEATS & STEPS SHALL NOT EXCEED 12 INCHES AND SHALL BE UNIFORM THROUGHOUT THE LENGTH OF THE LADDER.
3. COVER FOR METER PIT & CURB BOX SHALL BE INSTALLED & MAINTAINED LEVEL WITH THE ADJACENT GROUND.



SANITARY SEWER FORCE MAIN ESMT. (TYP.)  
6" SANITARY FORCE MAIN (NFV)

6" CONCRETE ANTI-SEEP COLLAR

EXTEND 1' BEYOND NORMAL TRENCH WIDTH

EXTEND CONCRETE 1' BEYOND NORMAL TRENCH

NORMAL TRENCH SLOPE

STORM SEWER

PROPOSED GRADE

6" BELOW PROP. GRADE

CONCRETE PIPE COLLAR

UNDISTURBED SOIL

PIPE COLLAR DETAIL  
NOT TO SCALE

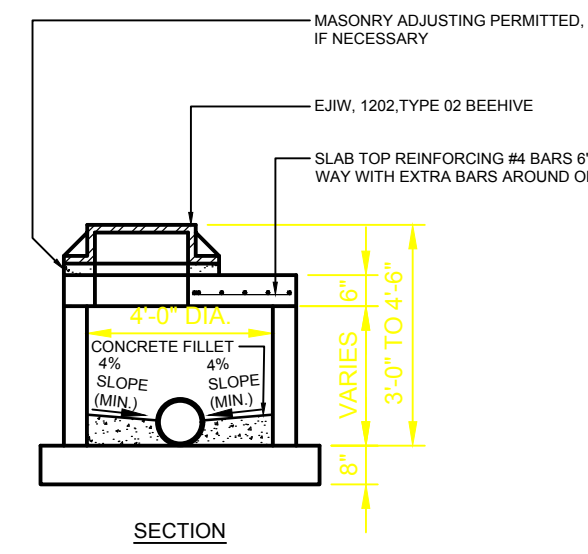
**NOTE**  
ALL SANITARY LATERALS AND WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH OSHTEMO CHARTER TOWNSHIP AND CITY OF KALAMAZOO REQUIREMENTS

**SAN. STRUCTURES**

E-01	RIM 964.64 INV. 954.25 - 8" SW
E-02	RIM 962.98 INV. 954.78 - 8" W INV. 954.68 - 8" SW INV. 954.78 - 8" NW INV. 954.73 - 8" NE
E-03	RIM 961.75 INV. 955.35 - 8" SE
E-04	RIM 966.91 INV. 955.36 - 8" NE
E-05	RIM 961.22 INV. 955.63 - 8" SW INV. 955.63 - 8" NW PROP. INV. 957.13 - 8" W INV. 955.63 - 8" E
E-06	RIM 968.50 INV. 956.85 - 8" NE
E-07	RIM 964.65 INV. 956.65 - 8" SE
SA - 01	RIM 965.30 INV. 957.72 - 8" E
SA - 02	RIM 966.44 INV. 956.61 - 8" NE

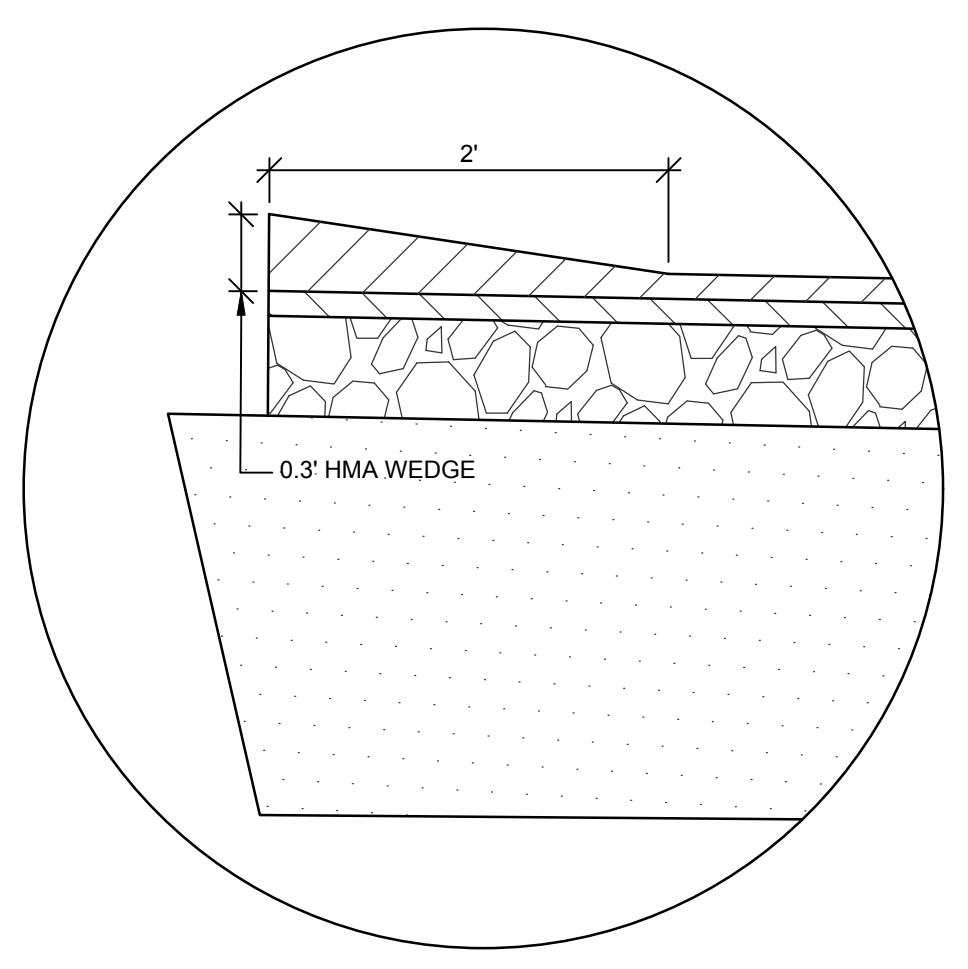
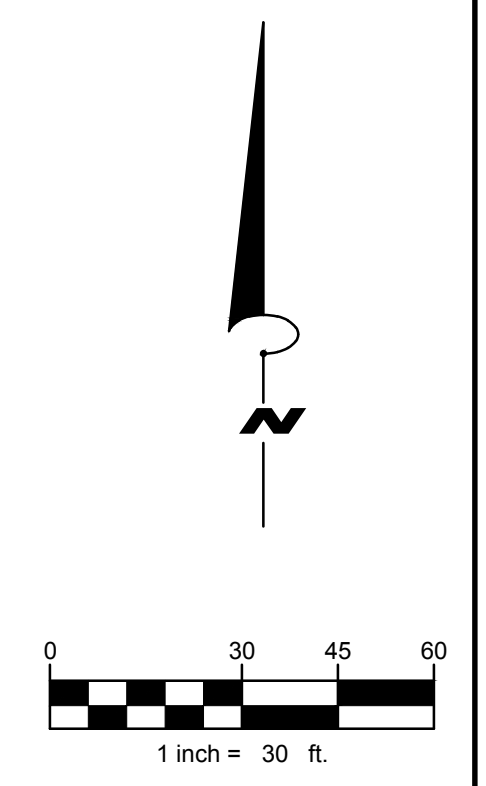
**STORM STRUCTURES**

DR-01	RIM 960.12 INV. 956.36 - 12" W INV. 956.86 - 12" SE INV. 956.36 - 12" N
DR-02	RIM 959.94 INV. 954.64 - 12" S INV. 954.39 - 12" NW
ST-01	RIM 962.00 INV. 960.17 - 12" E
ST-02	RIM 959.50 INV. 957.08 - 12" NW
ST-03	RIM 958.17 INV. 952.07 - 12" NW

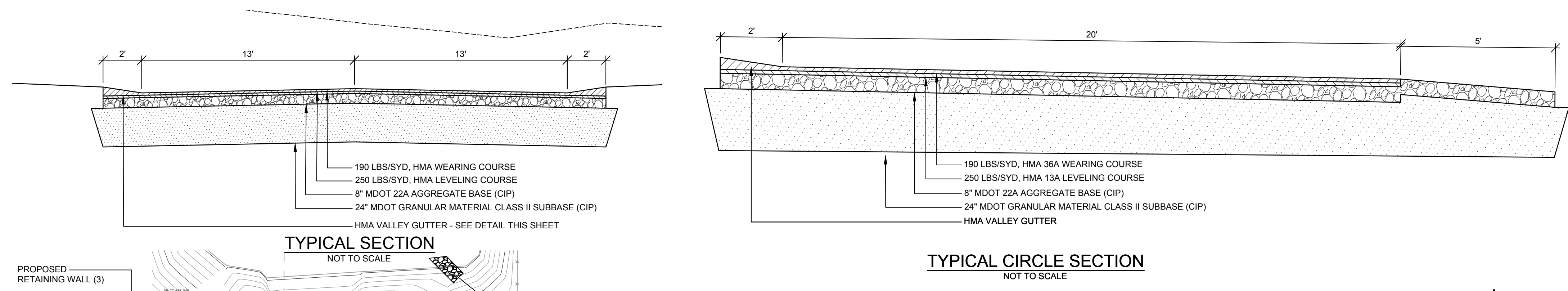


STANDARD 48" DIA. MANHOLE 3'-0" TO 4'-6" DEPTH



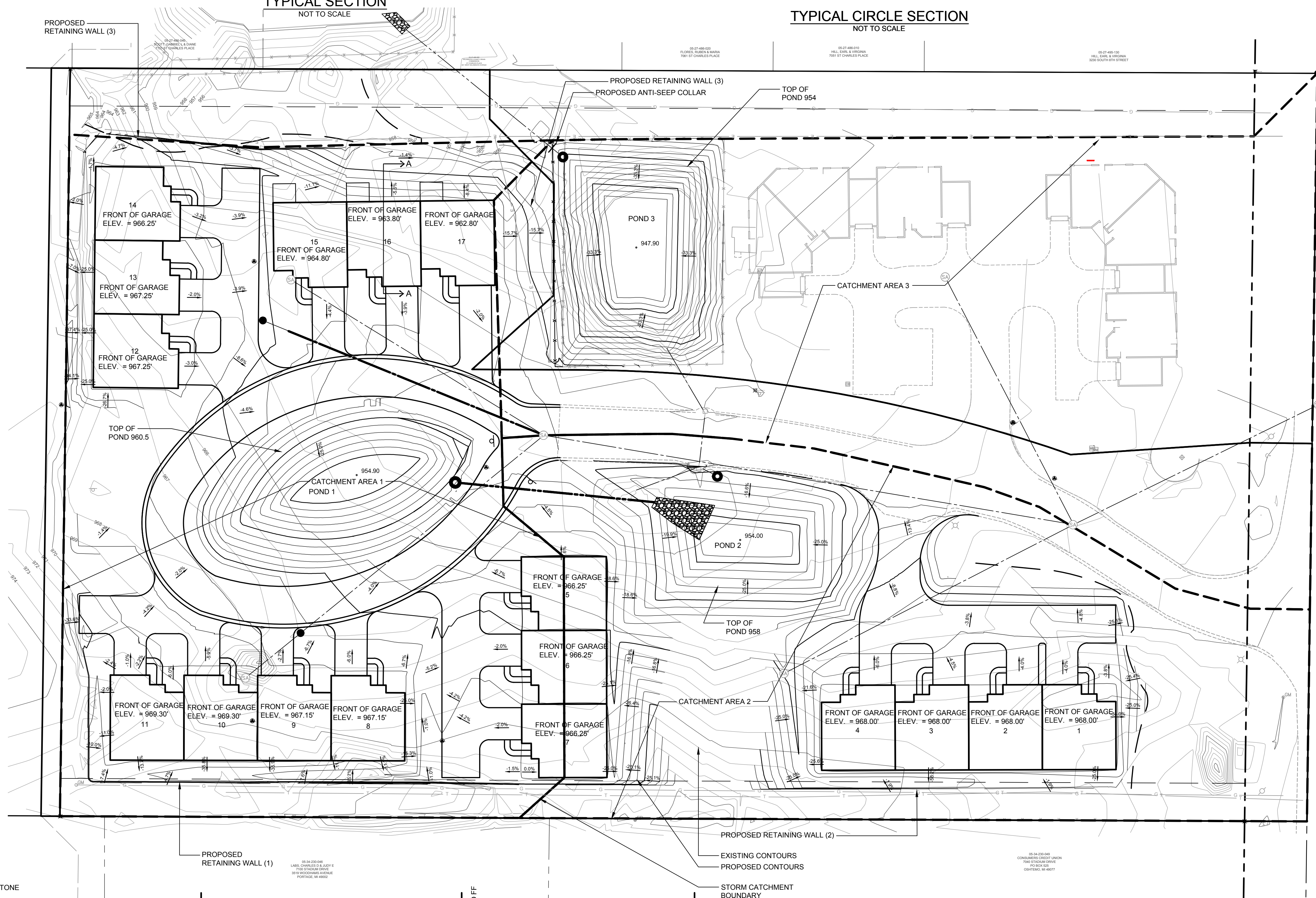


**DETAIL - HMA VALLEY GUTTER**  
 SCALE: 1"=1"



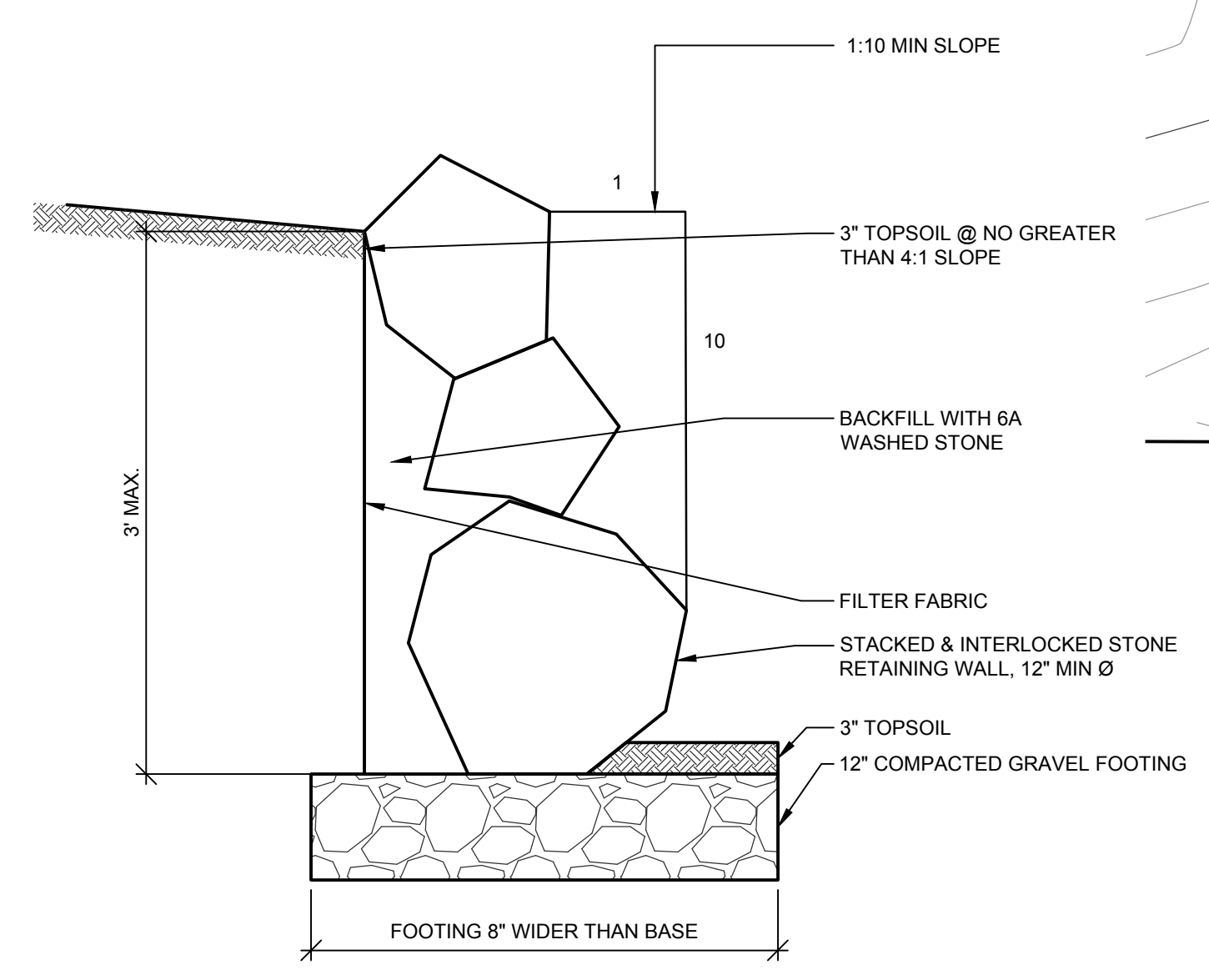
**TYPICAL SECTION**  
 NOT TO SCALE

**TYPICAL CIRCLE SECTION**  
 NOT TO SCALE

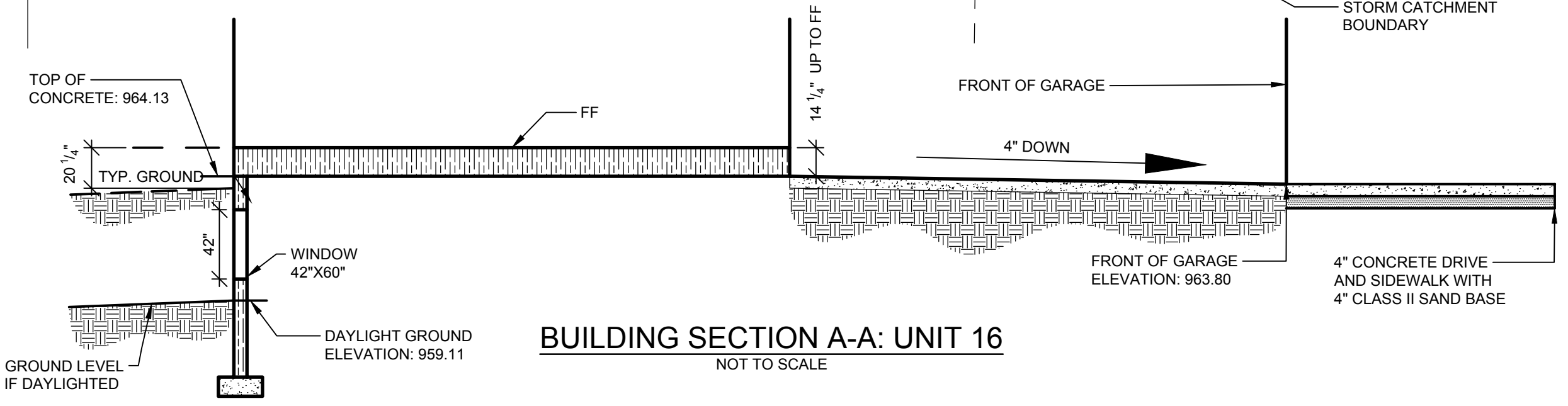


**NOTE**

TALLER RETAINING WALLS WILL BE DESIGNED BY OTHERS AS NEEDED.



**INTERLOCKING STONE RETAINING WALL**  
 NOT TO SCALE



**BUILDING SECTION A-A: UNIT 16**  
 NOT TO SCALE

ITEM	AWI	YIELD	PERFORMANCE GRADE
HMA, 13A (LEVELING)		250#/SYD	P.G. 58 - 28
HMA, 36A (TOP)	260	190#/SYD	P.G. 58 - 28
HMA BOND COAT (NOT A PAY ITEM)		0.05 TO 0.15 GAL/SYD	SS - 1h

**HMA APPLICATION TABLE**

PROJECT NAME:  
**EMBERLY ACRES II**  
 OSHTEMO TOWNSHIP

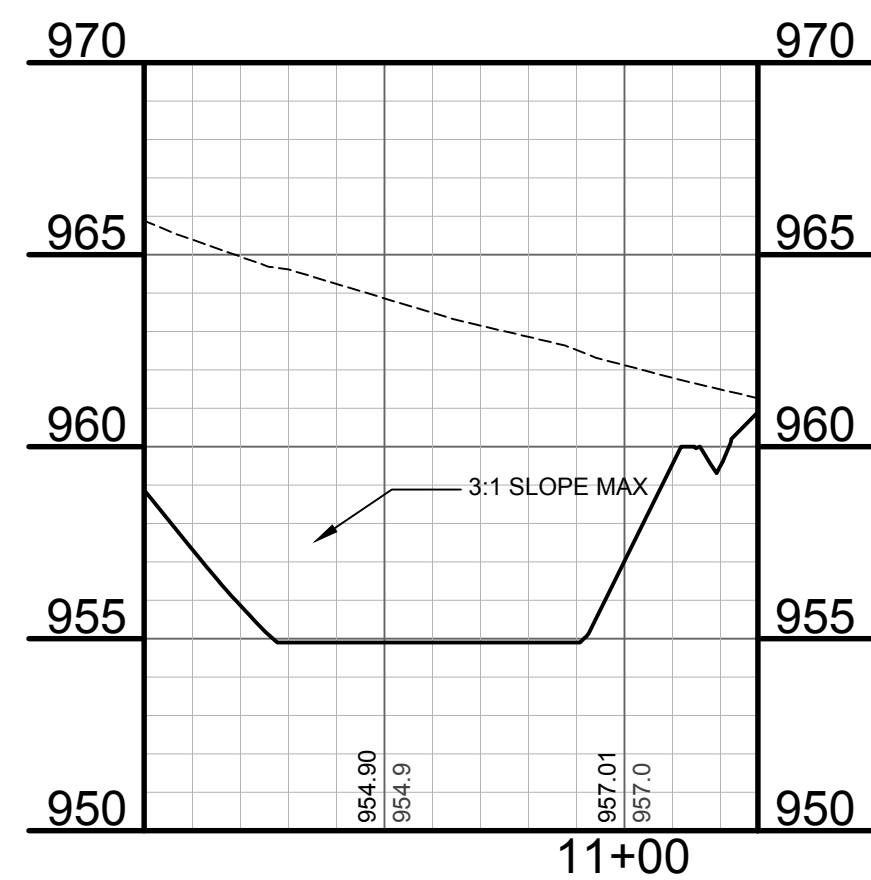
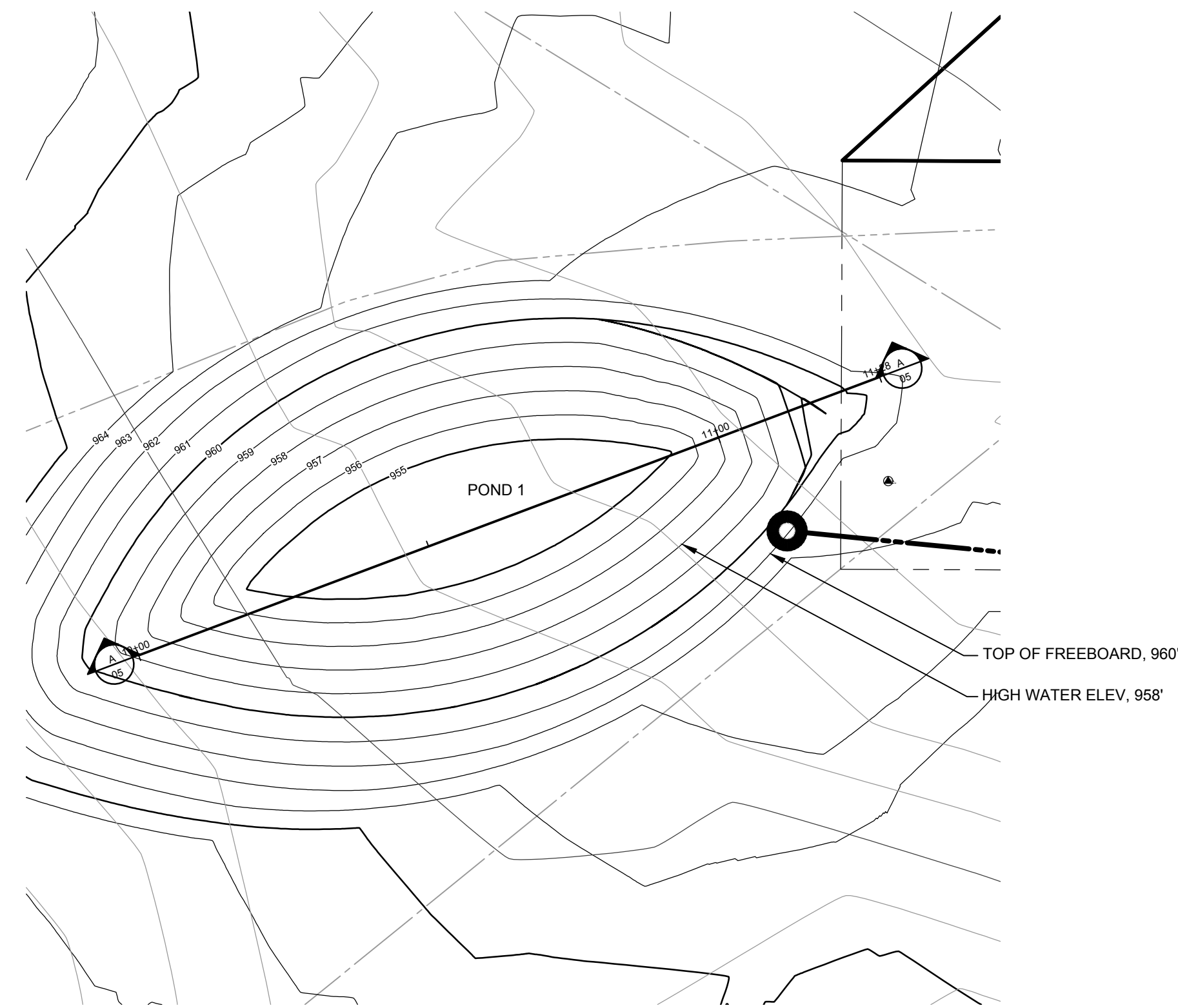
**PRIME HOMES LLC**  
 415 TREASURE ISLAND DRIVE  
 KALAMAZOO, MI 49071

- 07/6/19/2018 FJR  
 REVISED PER OSHTEMO  
 CHARTER TOWNSHIP  
 REVIEW COMMENTS
- 03/05/25/2018 FJR  
 REVISED PER OSHTEMO  
 CHARTER TOWNSHIP  
 REVIEW COMMENTS
- 01/05/03/2018 FJR  
 SITE PLAN SUBMITTAL

**REVISIONS**  
 DATE: JUNE, 2018  
 SCALE: 1" = 30'

**PROPOSED GRADING**





**Pond 1 - Loop**  
SCALE: 1" = 40' H, 5' V

**STORM WATER RETENTION AREA 1**

**STORM WATER RETENTION AREA CALCULATIONS:**

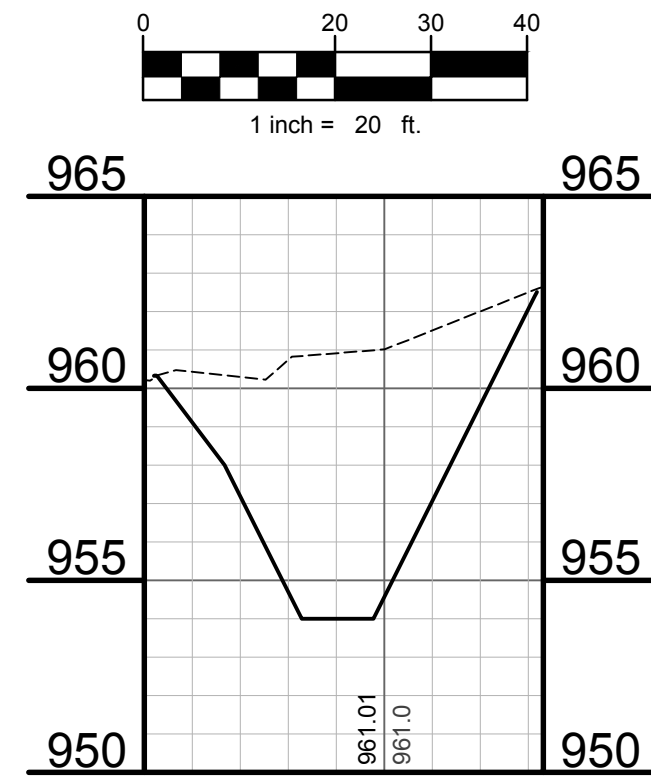
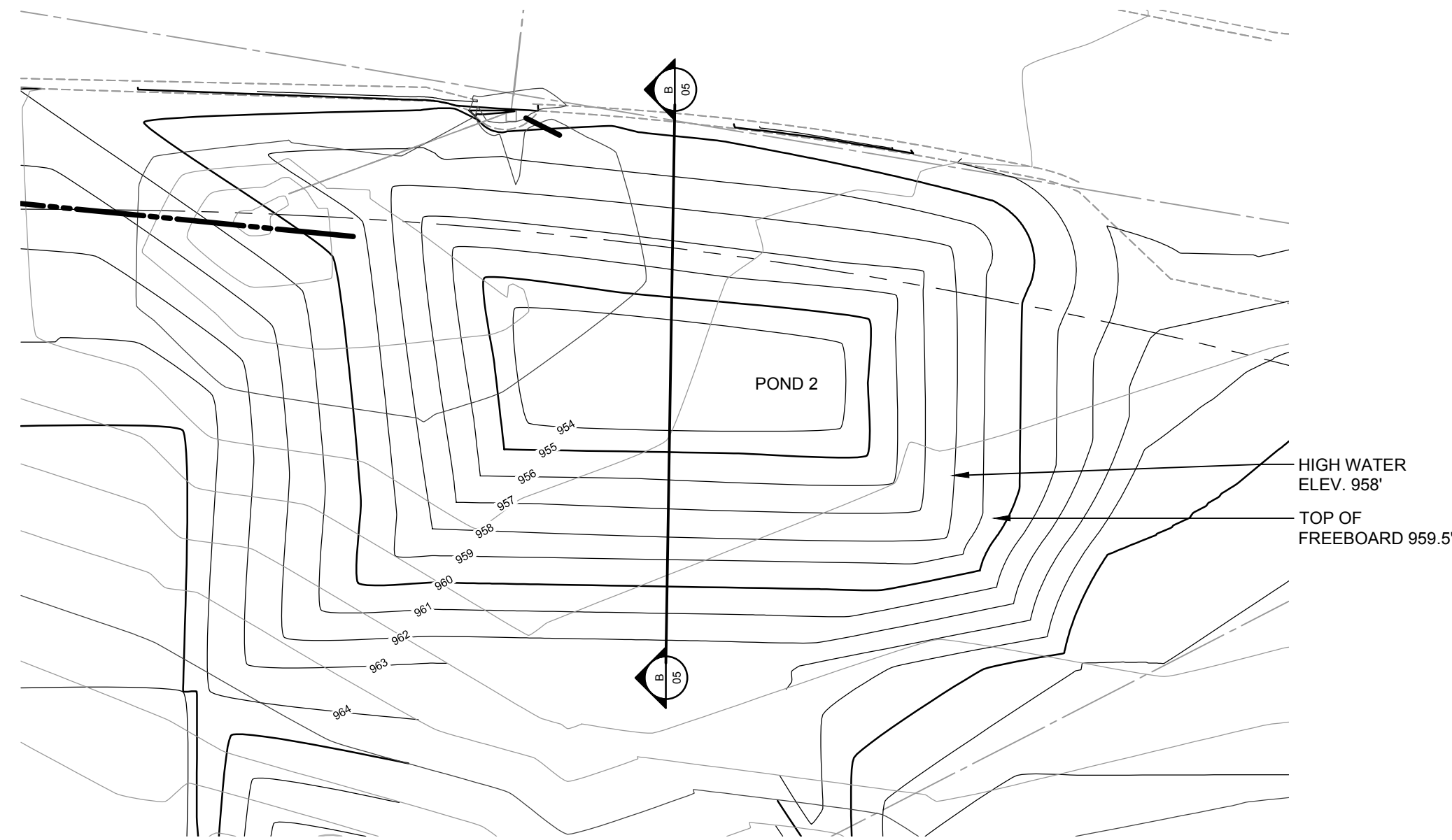
BASED ON KCDC REQUIREMENTS FOR RETENTION BASIN SIZING (RATIONAL METHOD)

**RETENTION AREA 1:**

REQUIRED STORAGE VOLUME (25-YEAR EVENT) = 9,512 CFT  
 REQUIRED STORAGE VOLUME (100-YEAR EVENT) = 14,262 CFT  
 VOLUME PROVIDED = 14,743.35 CFT  
 POND BOTTOM ELEV. = 954'  
 POND TOP ELEV. = 958'  
 POND FREEBOARD ELEV. = 960'

POND 1 IS DESIGNED TO CAPTURE APPROXIMATELY 25% OF THE SITE. IF AT ANY POINT, POND 1 OVERFLOWS, STORM STRUCTURE 01 (RIM ELEV. @ 959.6') WILL ROUTE THE STORM WATER TO POND 2 (SEE PLAN SHEET 17242-04).

Percolation Test Data									
Test Hole Number:	1								
Beginning Depth (in):	32								
Beginning Diameter (in):	6								
Sandy Soil Criteria Test									
Trial No.	Start Time	Stop Time	Time Interval (min)	Initial Depth to Water (in)	Final Depth to Water (in)	Change in Depth (in)	Greater or equal to 6"? (Yes/No)	Depth of Bottom (in)	
1	10:29	10:44	15	12	28	16	Yes	28	
2	10:45	11:04	19	9.5	25.5	16	Yes	25.5	
Trial No.	Start Time	Stop Time	Time Interval (min)	Initial Depth to Water (in)	Final Depth to Water (in)	Change in Depth (in)	Percolation Rate (min/in)	Diameter of Hole (in)	Depth of Bottom (in)
1	11:05	11:15	10	7.5	18	10.5	0.95	10	16
2	11:16	11:26	10	5	12	7	1.43	12	15
3	11:27	11:37	10	4.25	9.5	5.25	1.90	14	14
4	11:38	11:48	10	5.25	9.5	4.25	2.35	14	14
5	11:49	11:59	10	5.5	9.5	4	2.50	14	14
6	12:00	12:10	10	5.5	9.5	4	2.50	14	14
Infiltration Rate	*Not equal to percolation rate *Use Trial No 6 7.64 in/hr								



**Pond 2 - Center**  
SCALE: 1" = 40' H, 5' V

**STORM WATER RETENTION AREA 2**

**STORM WATER RETENTION AREA CALCULATIONS:**

BASED ON KCDC REQUIREMENTS FOR RETENTION BASIN SIZING (RATIONAL METHOD)

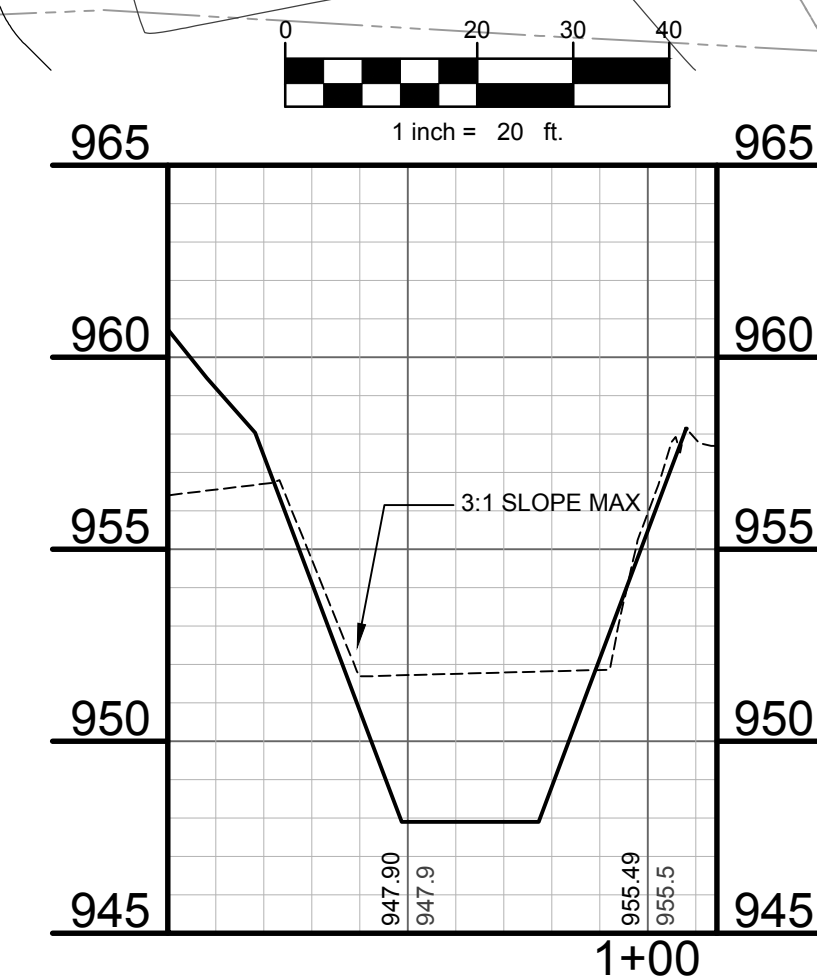
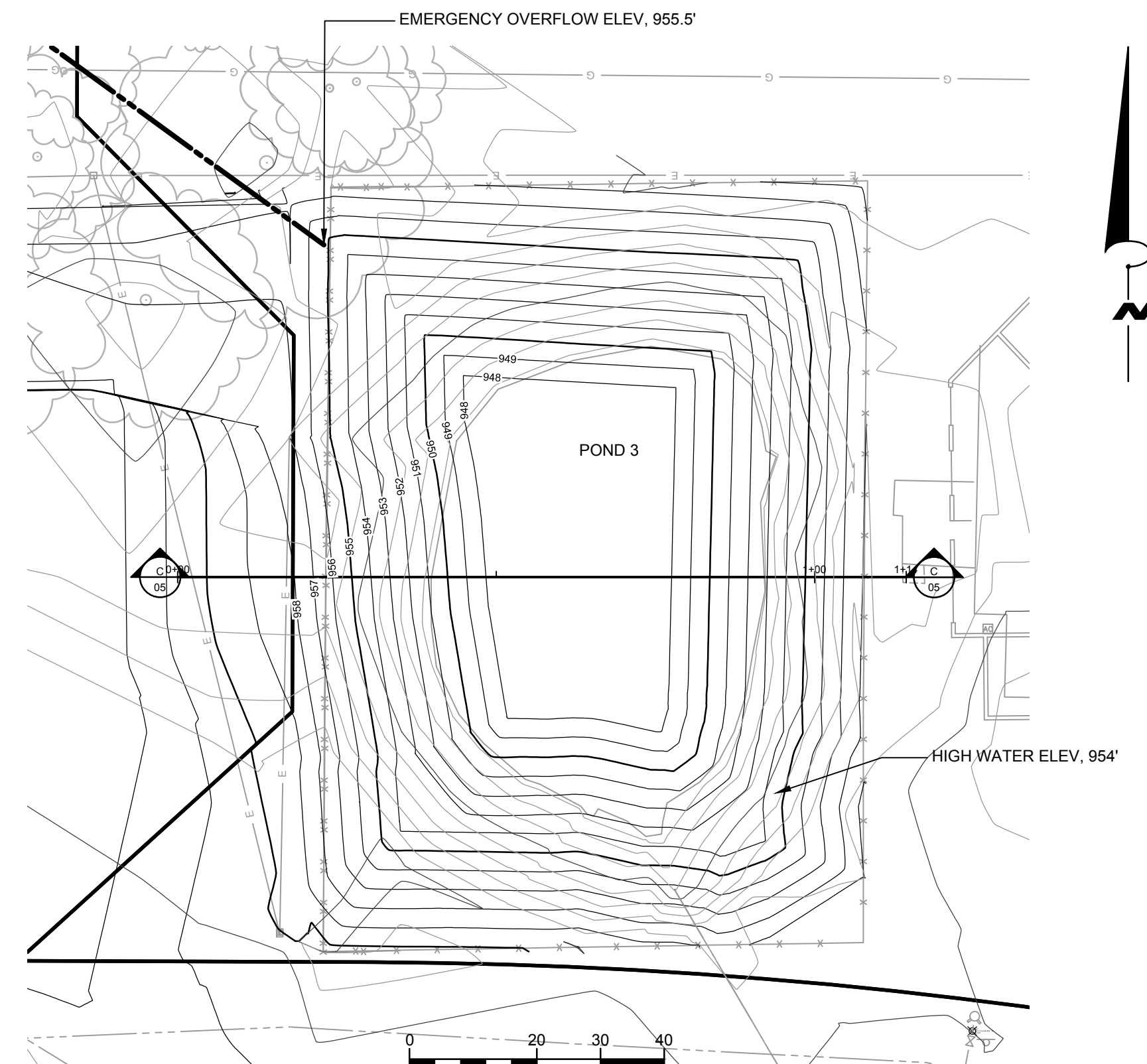
**RETENTION AREA 1:**

REQUIRED STORAGE VOLUME (25-YEAR EVENT) = 8,644 CFT  
 REQUIRED STORAGE VOLUME (100-YEAR EVENT) = 13,045 CFT  
 VOLUME PROVIDED = 27,300.36 CFT  
 POND BOTTOM ELEV. = 954'  
 POND TOP ELEV. = 958'  
 POND FREEBOARD ELEV. = 959.5'

POND 2 IS DESIGNED TO CAPTURE APPROXIMATELY 25% OF THE SITE. IF AT ANY POINT, POND 2 OVERFLOWS, DRAINAGE STRUCTURE-01 (RIM ELEV. @ 959.94') WILL ROUTE THE STORM WATER TO POND 3 (SEE PLAN SHEET 17242-04).

Percolation Test Data									
Test Hole Number:	2 *5 side of road by catch basin								
Beginning Depth (in):	31								
Beginning Diameter (in):	6								
Sandy Soil Criteria Test									
Trial No.	Start Time	Stop Time	Time Interval (min)	Initial Depth to Water (in)	Final Depth to Water (in)	Change in Depth (in)	Greater or equal to 6"? (Yes/No)	Depth of Bottom (in)	
1	9:57	10:22	25	16	21	5	No		
2	10:25	10:50	25	11	18.75	7.75	Yes		
3	10:57	11:22	25	10	18.25	8.25	Yes	27	
Trial No.	Start Time	Stop Time	Time Interval (min)	Initial Depth to Water (in)	Final Depth to Water (in)	Change in Depth (in)	Percolation Rate (min/in)	Diameter of Hole (in)	Depth of Bottom (in)
1	11:25	11:35	10	9.25	13.5	4.25	2.35	10	26
2	11:37	11:47	10	13.75	17.25	3.5	2.86	10	
3	11:49	11:59	10	12.75	15.75	3	3.33	10	
4	12:00	12:10	10	11	14.5	3.5	2.86	10	
5	12:11	12:21	10	9.75	13.75	4	2.50	10	
6	12:23	12:33	10	10.25	14.25	4	2.50	11	24
Infiltration Rate	*Not equal to percolation rate *Use Trial No 6 4.40 in/hr								

PERCOLATION TEST COMPLETED USING THE PROCEDURE FROM THE RIVERSIDE COUNTY - LOW IMPACT DEVELOPMENT BMP DESIGN HANDBOOK ON PAGE 21. THE RESULTS FROM THE PERCOLATION TEST SHOW THAT THERE ARE SANDY SOILS.



**Pond 3 - Existing Pond Area**  
SCALE: 1" = 40' H, 5' V

**STORM WATER RETENTION AREA 3**

**STORM WATER RETENTION AREA CALCULATIONS:**

BASED ON KCDC REQUIREMENTS FOR RETENTION BASIN SIZING (RATIONAL METHOD)

**RETENTION AREA 3:**

REQUIRED STORAGE VOLUME (25-YEAR EVENT) = 26,487 CFT  
 REQUIRED STORAGE VOLUME (100-YEAR EVENT) = 39,513 CFT  
 VOLUME PROVIDED = 33,804 CFT  
 VOLUME PROVIDED TO OVERFLOW = 48,804 CFT  
 POND BOTTOM ELEV. = 947.9'  
 POND TOP ELEV. = 953.9'  
 POND FREEBOARD ELEV. = 955.5'

POND 3 IS IN THE SAME LOCATION AS THE EXISTING POND AND IS DESIGNED TO CAPTURE APPROXIMATELY 75% OF THE RUNOFF FROM THE SITE. THE EXISTING POND SHALL BE EXCAVATED TO ALLOW FOR THE STANDING WATER TO DRAIN. ONCE DRAINED, THE NEWLY DESIGNED POND SHALL BE GRADED AS SHOWN. AN OVERFLOW SWALE SHALL BE CONSTRUCTED WITH A 4' BOTTOM AT THE NORTHWEST CORNER OF THE POND. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF ONSITE.

POND 3 HAS A VOLUME OF 33,804 CFT AT THE DESIGN HIGH WATER ELEVATION (953.9') AN ADDITIONAL 15,000 CFT WILL BE DETAINED PRIOR TO REACHING THE OVERFLOW SWALE ELEVATION (955.5'). THUS EXCEEDING THE 100-YEAR EVENT VOLUME.

Percolation Test Data									
Test Hole Number:	3 *by existing pond								
Beginning Depth (in):	21								
Beginning Diameter (in):	6								
Sandy Soil Criteria Test									
Trial No.	Start Time	Stop Time	Time Interval (min)	Initial Depth to Water (in)	Final Depth to Water (in)	Change in Depth (in)	Greater or equal to 6"? (Yes/No)	Depth of Bottom (in)	
1	8:43	8:48	5	15	21	6	Yes	21	
2	8:56	9:08	12	4.5	19	14.5	Yes	19	
Trial No.	Start Time	Stop Time	Time Interval (min)	Initial Depth to Water (in)	Final Depth to Water (in)	Change in Depth (in)	Percolation Rate (min/in)	Diameter of Hole (in)	Depth of Bottom (in)
1	9:13	9:23	10	2.25	15.5	13.25	0.75	8	30
2	9:24	9:34	10	2.25	13.5	11.25	0.89	8	
3	9:35	9:45	10	1.5	12.5	11	0.91	10	
4	9:46	9:56	10	1.5	9.5	8	1.25	10	
5	9:57	10:07	10	1.5	10.5	9	1.11	10	
6	10:08	10:18	10	1.5	10.5	9	1.11	12	24
Infiltration Rate	*Not equal to percolation rate *Use Trial No 6 18.00 in/hr								

**W+**  
**WIGHTMAN**  
 BENTON HARBOR  
 2303 Pipestone Road  
 Benton Harbor, MI 49022  
 Phone: 269.927.0100  
 PORTAGE  
 9835 Portage Road  
 Portage, MI 49002  
 Phone: 269.327.3532  
 ALLEGAN  
 1670 Lincoln Road  
 Allegan, MI 49010  
 Phone: 269.673.8465  
 www.gowightman.com

PROJECT NAME:  
**EMBERLY ACRES II**  
 OSHTEMO TOWNSHIP

**PRIME HOMES LLC**  
 415 TREASURE ISLAND DRIVE  
 KALAMAZOO, MI 49071

07/6/19/2018 FJR  
 REVISED PER OSHTEMO  
 CHARTER TOWNSHIP  
 REVIEW COMMENTS

03/05/25/2018 FJR  
 REVISED PER OSHTEMO  
 CHARTER TOWNSHIP  
 REVIEW COMMENTS

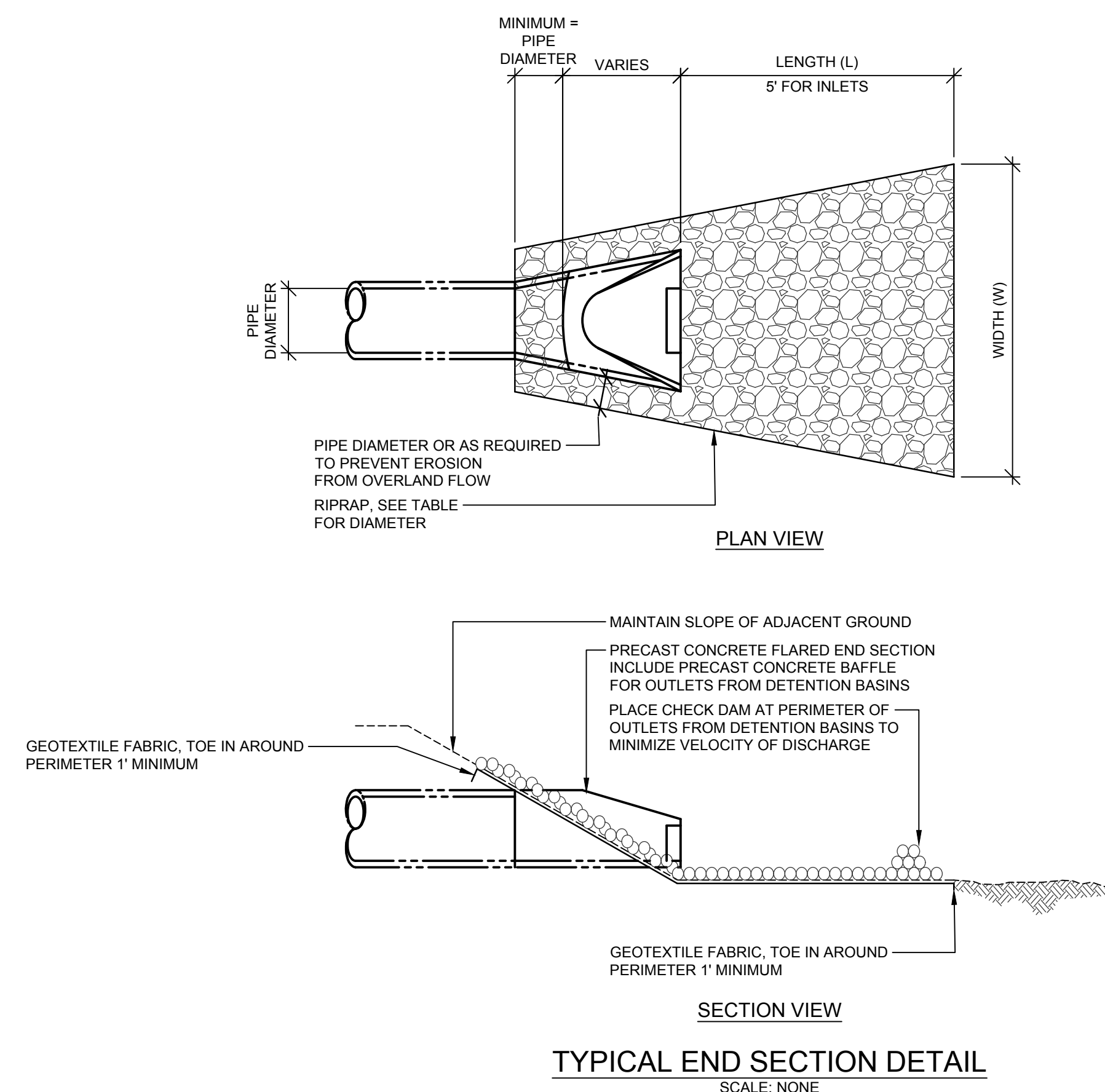
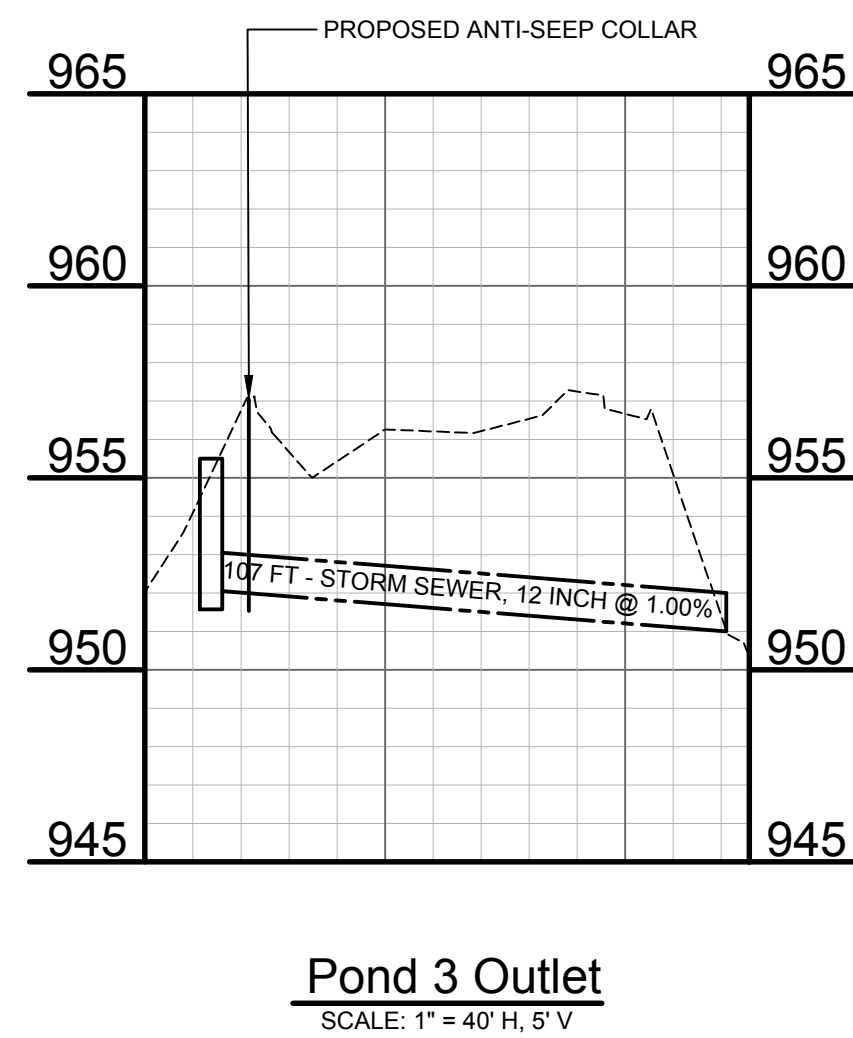
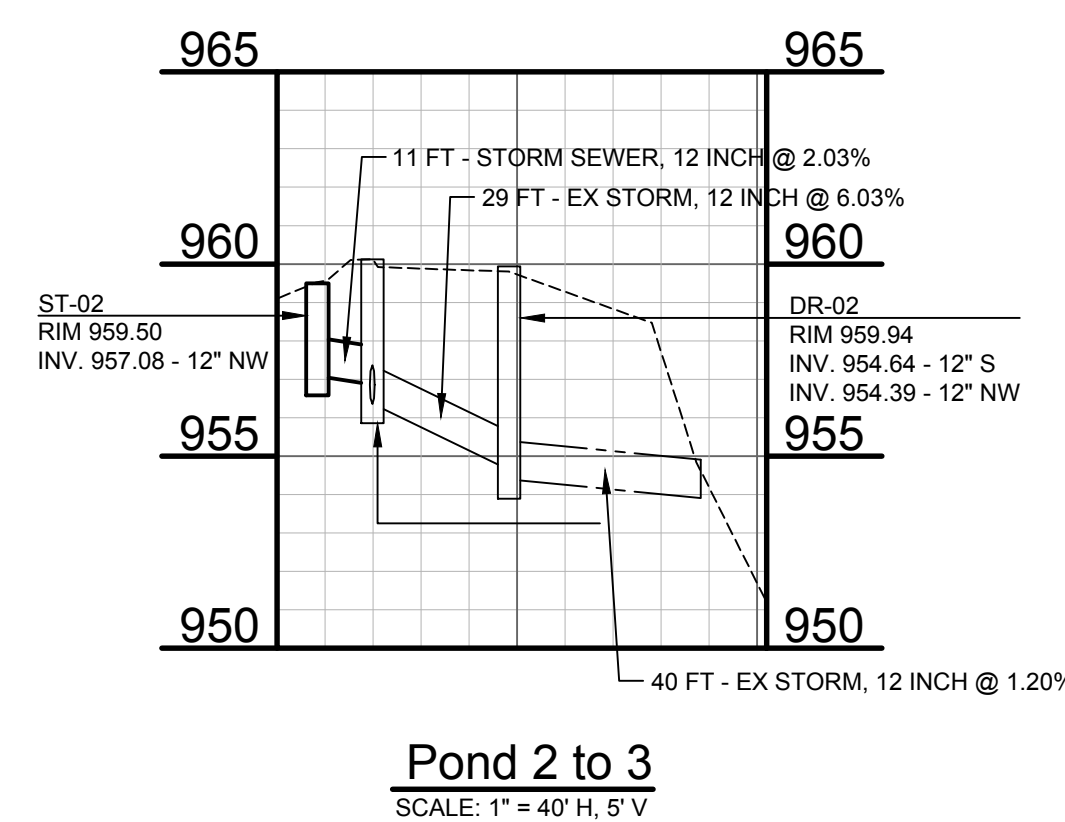
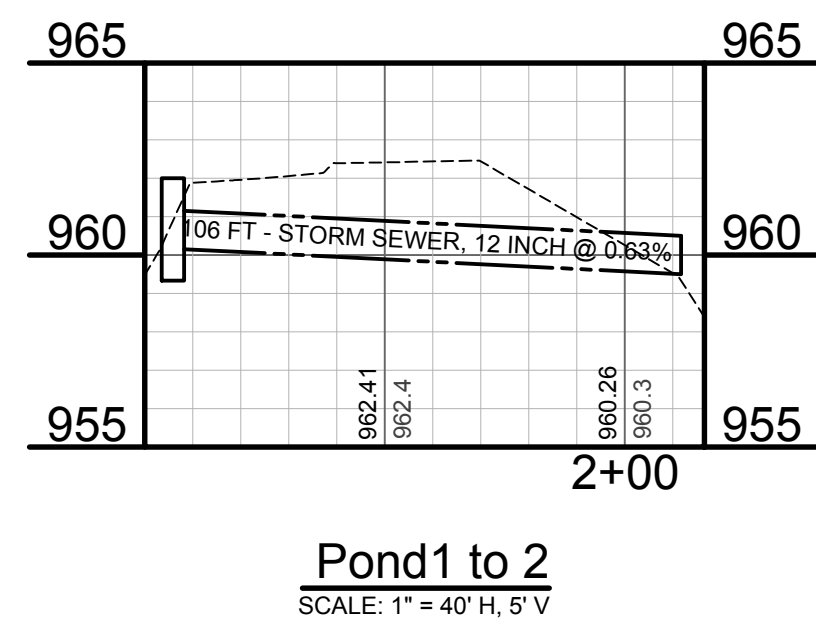
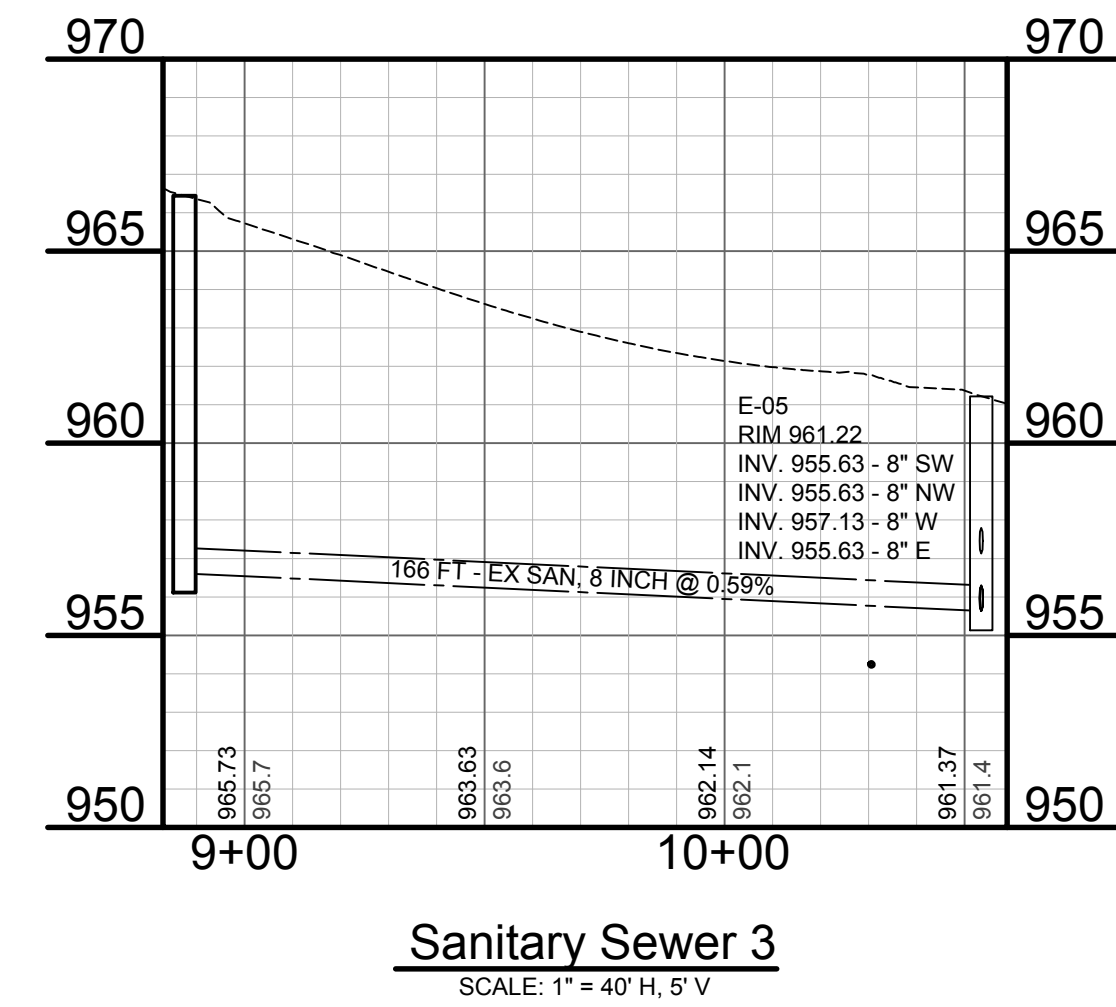
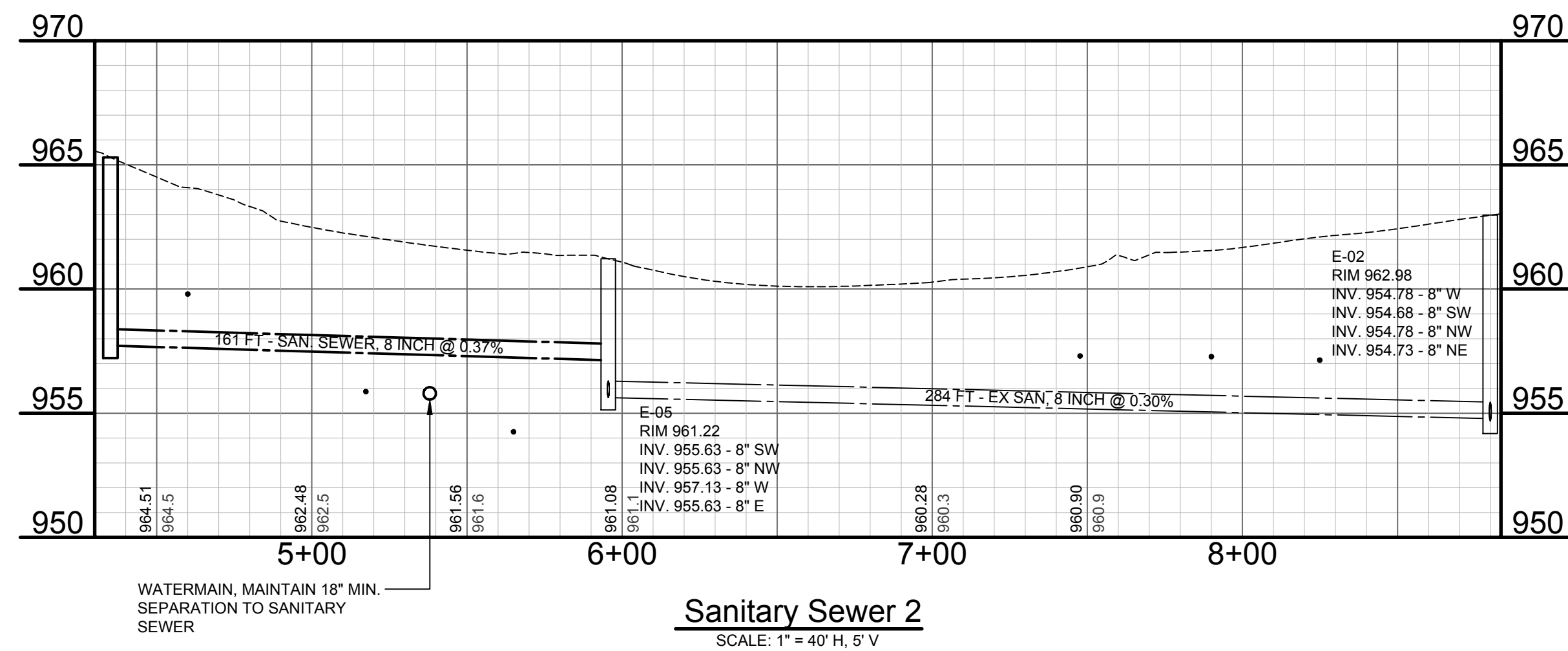
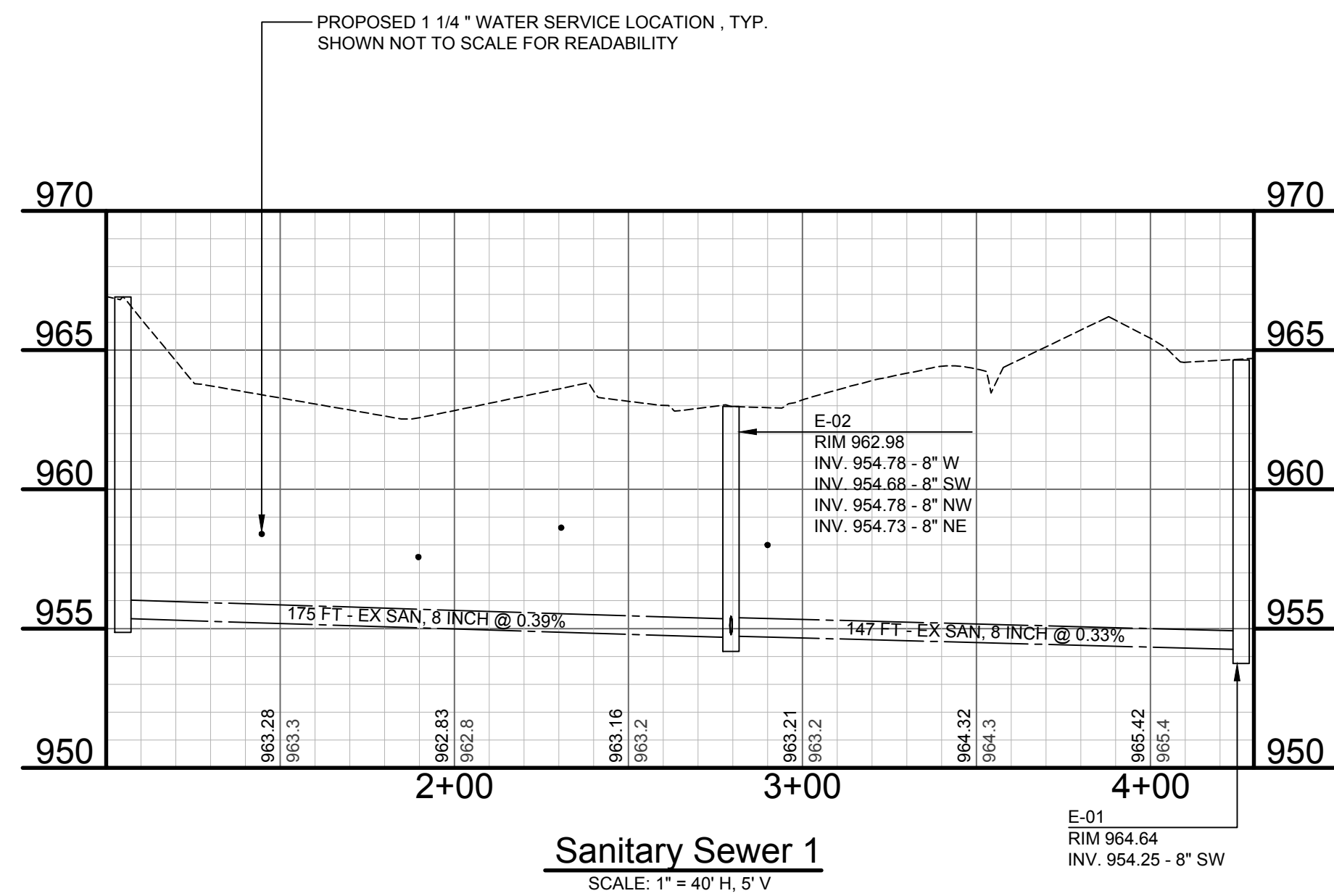
01/05/03/2018 FJR  
 SITE PLAN SUBMITTAL

**REVISIONS**  
 THE REPRODUCTION, COPYING OR OTHER  
 USE OF THIS DRAWING WITHOUT WRITTEN  
 CONSENT IS PROHIBITED.  
 © 2018 WIGHTMAN & ASSOCIATES, INC.  
 DATE: JUNE, 2018  
 SCALE: AS NOTED

**STORM WATER  
 DESIGN**

JOB No. 174242  
**174242-07**  
 OF 9

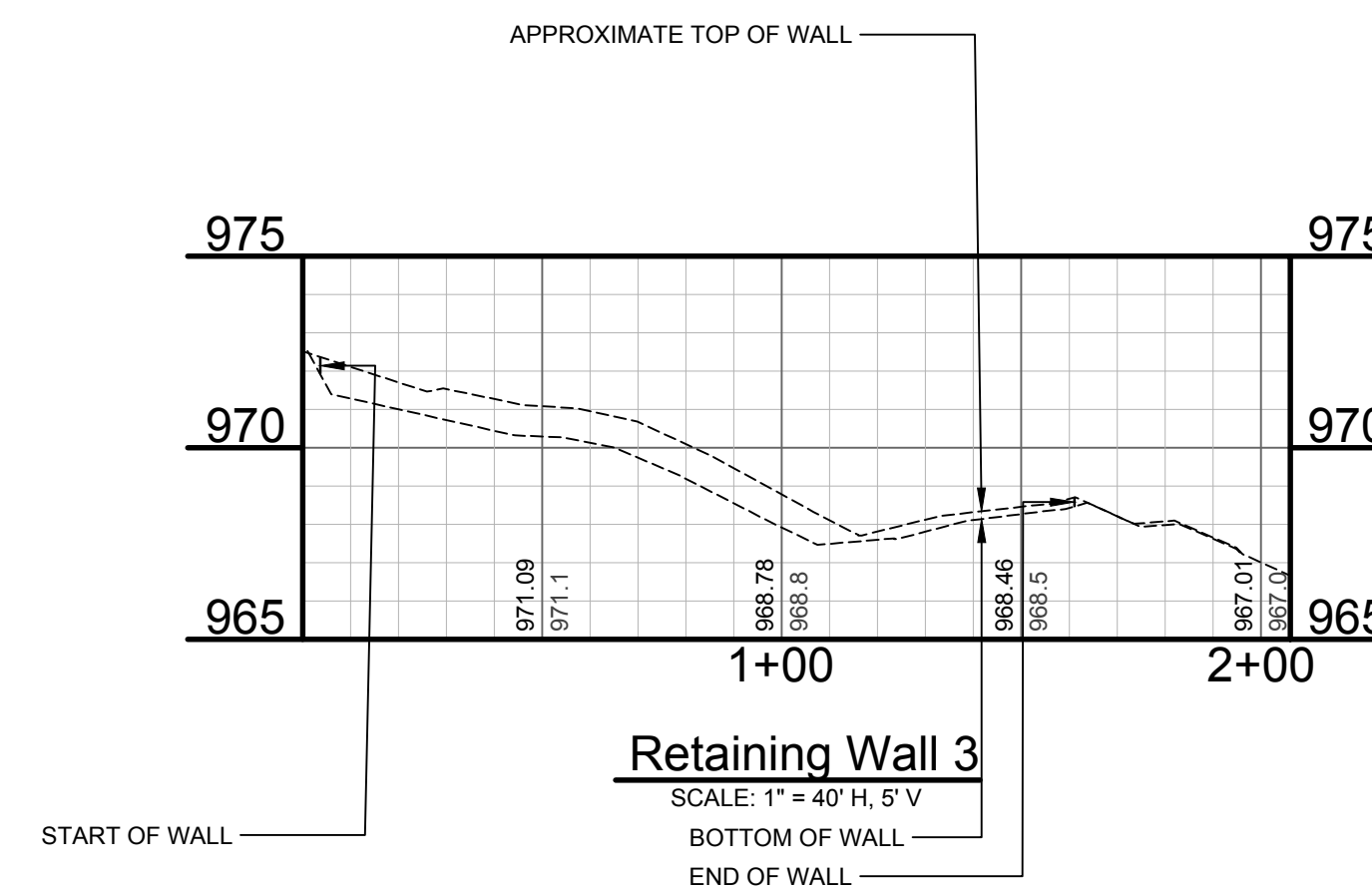
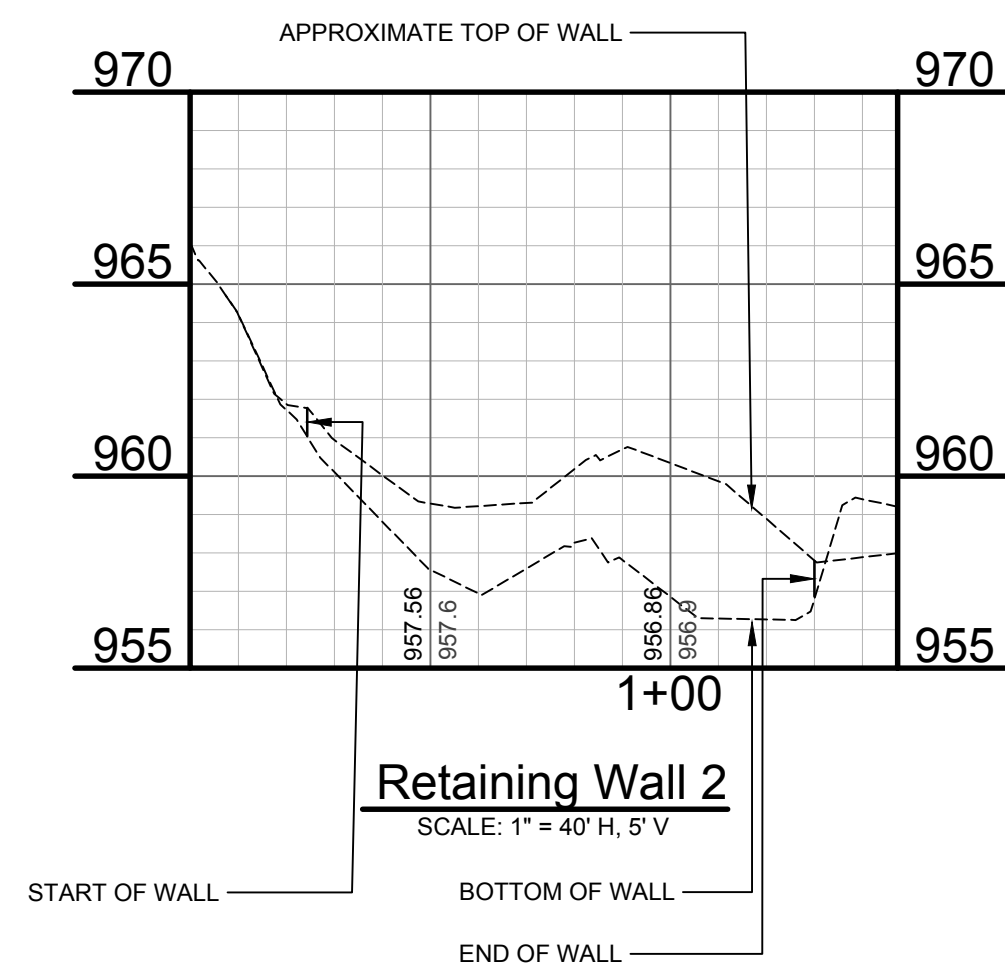
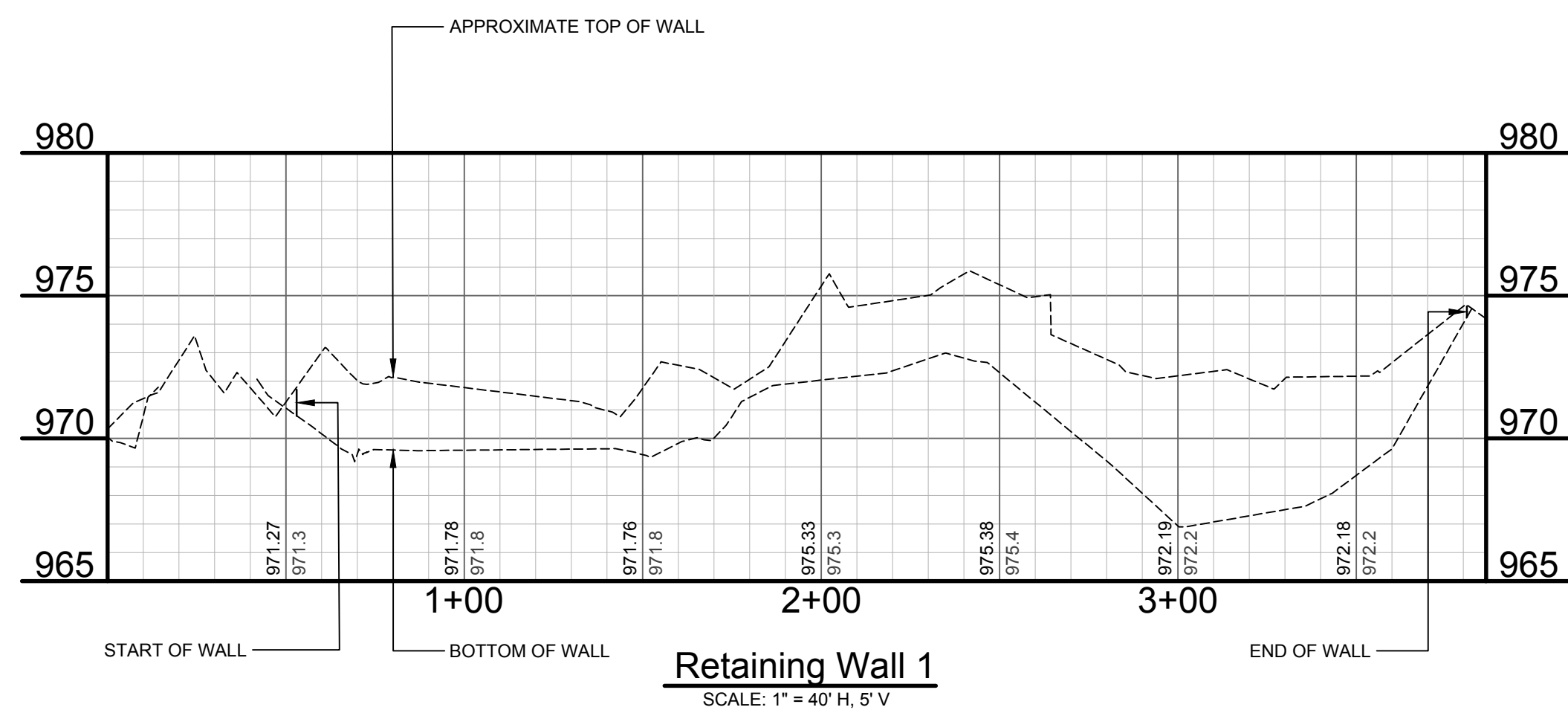




RIPRAP TABLE			
PIPE DIA	LENGTH (FT)	WIDTH (FT)	RIPRAP Ø (IN)
12"			8" - 16" (PLAIN)
15"	5'	8'	
18"			
24"			8" - 16" (PLAIN)
30"	10'	14'	
36"			
42"			GREAT R THAN 16" (HEAVY)
48"	15'	20'	
54"			
60"			

**NOTE**

FINAL RETAINING WALL DESIGNS TO BE DETERMINED AS GRADING OPERATIONS ARE COMPLETED.



PROJECT NAME:  
**EMBERLY ACRES II**  
 OSHTEMO TOWNSHIP

**PRIME HOMES LLC**  
 415 TREASURE ISLAND DRIVE  
 KALAMAZOO, MI 49071

07/6/19/2018 FJR  
 REVISED PER OSHTEMO CHARTER TOWNSHIP REVIEW COMMENTS

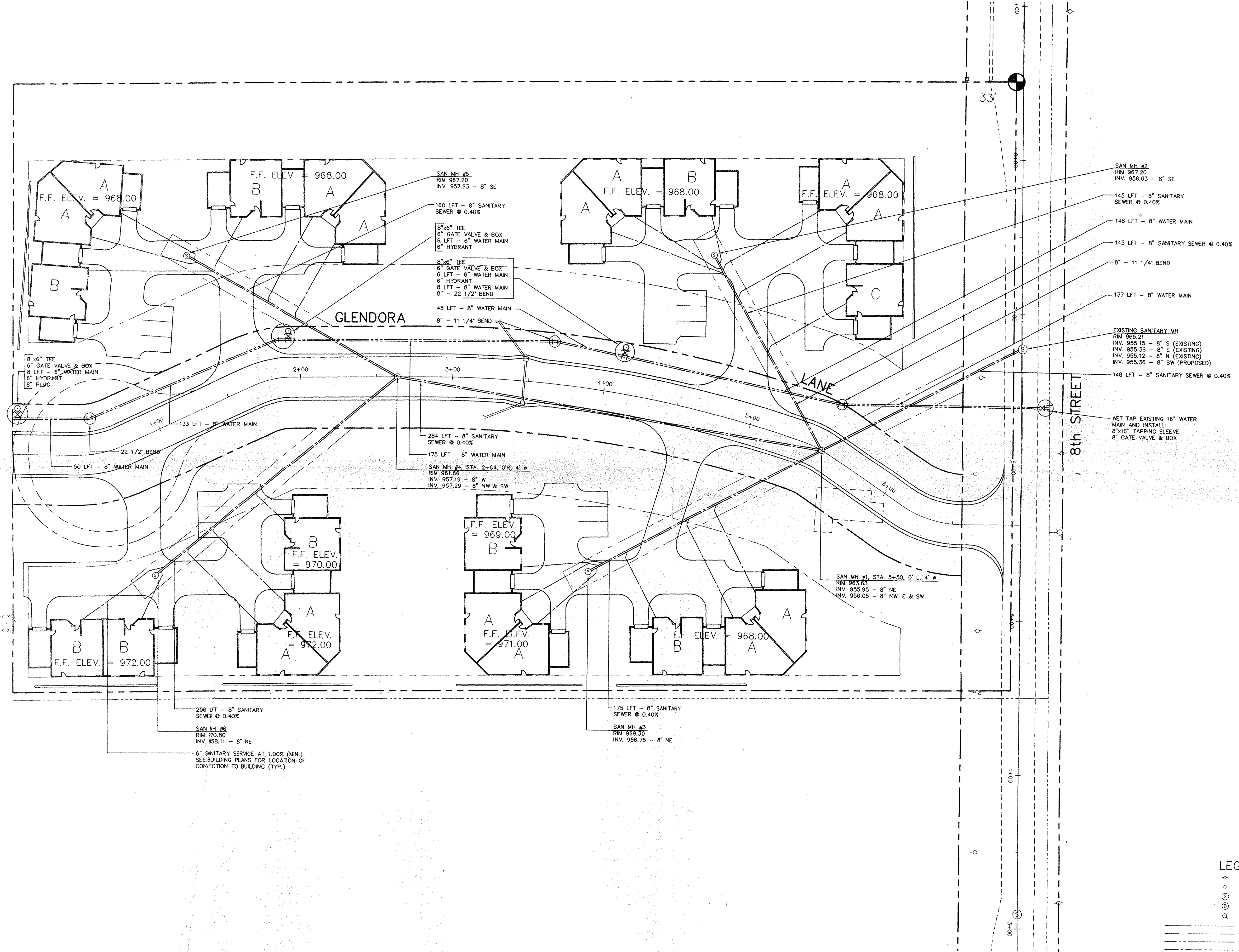
03/05/25/2018 FJR  
 REVISED PER OSHTEMO CHARTER TOWNSHIP REVIEW COMMENTS

01/05/03/2018 FJR  
 SITE PLAN SUBMITTAL

**REVISIONS**  
 DATE: JUNE, 2018  
 SCALE: AS NOTED

**DESIGN PROFILES AND DETAILS**

# 1998 Emberly Acres Plan



BENCH MARK  
2-16d SPIKES  
IN 16" HICKORY  
EL. 974.09

**RECEIVED**  
APR 23 1998  
OSHTEMO TOWNSHIP

WIGHTMAN WARD, INC. 1818 WEST CENTRE AVENUE PORTAGE, MI 49024 PHONE: (616) 327-3532 FAX: (616) 327-7679		ENGINEERING - SURVEYING ARCHITECTURE - TESTING ENVIRONMENTAL
EMBERLY ACRES CONDOMINIUMS	EMBERLY ACRES, L.L.C.	KALAMAZOO, MI
JOB NO. 980028		UTILITY PLAN
DRAWN BY M.A.O.	APPROVED BY T.A.S.	DATE MARCH 1998
SCALE 1" = 30'		
BY: _____		DATE: _____
DESCRIPTION: _____		REV: _____





7275 W. MAIN STREET, KALAMAZOO, MI 49009  
269-216-5220 Fax 269-375-7180 www.oshtemo.org

# Memorandum

**Date:** June 21, 2018

**To:** Julie Johnston, Planning Director

**From:** Marc Elliott, Public Works Director

**Subject:** Emberly Acres II, at Glendora Lane, Site Plan Review

---

I have reviewed the plan set dated June 19, 2018 for the above referenced project. The project is recommended for approval with the following conditions and/or understandings.

1. A general procedural description for the engineer's evaluation of soils during construction (as described in the engineer's May 25<sup>th</sup> and June 19<sup>th</sup> correspondence) should be incorporated onto the plan to assure any bidding contractor understands the extent to which the engineer will evaluate and test exposed soils during construction. It is agreed that underlying soils will be observed and tested for suitability and/or conformance with the design assumptions for storm water management.
2. Given the above, soil findings and any design adjustments are to be included in the record-plan submittals. For completeness and ease of future reference, updated RCKC basin sizing work sheets for the 100-yr event (consistent with found conditions) are to be included on the record plan.
3. Please review the beehive inlet grate product number for a possible typo.
4. The manufacturer's product for sediment removal into the roadway storm water inlet should be identified. The addition of a notation stating Engineer's approval of proposed alternates would be consistent.
5. Township inspection and review of the previously installed sanitary sewer system is proceeding forward. It is understood that any noted deficiencies will be repaired.
6. It is understood that the HMA pavement of the shared roadway is to be reviewed by the Township post-construction. If repairs or pavement restoration needed, then this will become an additional required item of work.
7. Two of the three profiled retaining walls exceed 4-ft. I understand that these structures will need to be permitted by SMBA and may require additional engineering design submittals.
8. Sanitary sewer run between E-05 and E-07 suggests potentially four separation conflicts where water piping crosses sanitary sewer service. (Some crossings appear to have been overlooked on the sewer profile drawing.) Public water crossings of the sewer are to construction-inspected by the City of Kalamazoo water department. This oversight is to assure that any required additional separation protection is provided where required.