

Meeting Notice
Superior Charter Township Planning Commission
Virtual Meeting
7:30 PM
December 16, 2020

NOTE: THIS MEETING WILL BE HELD ELECTRONICALLY. MEMBERS OF THE PUBLIC BODY AND MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY, AS DESCRIBED BELOW.

To participate as a member of the public:

- For videoconferencing go to:
 - <https://us02web.zoom.us/j/82582447225>
- Or Telephone:
 - 301-715-8592 or 312-626-6799, Webinar ID: 825 8244 7225
- International numbers available: <https://us02web.zoom.us/j/82582447225>

Further instructions on participating in public comment will be provided once the meeting has been called to order in order to ensure two-way communication between the Planning Commission and the members of the public.

Written comments will be received at planning@superior-twp.org until 3:00 p.m. the day of the hearing.

Any person who wishes to contact members of the Planning Commission to provide input or ask questions on any business coming before the Planning Commission on December 16, 2020 may do so by emailing planning@superior-twp.org until 3:00 p.m. the day of the hearing.

Reasonable auxiliary aids and services can be provided at the meeting to individuals with disabilities by contacting the Township Clerk at: 734-482-6099 or via email at lynettefindley@superior-twp.org at least three business days in advance.

Please Note: This meeting is being recorded

This notice is posted in compliance with PA 267 of 1976 (as amended) Open Meetings Act, MCL 125.3103 and 125.3502 and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Superior Charter Township Clerk's Office 3 business days prior to the meeting. The Clerk's Office can be reached at 734-482-6099 or via email at lynettefindley@superior-twp.org.

NOTICE OF HEARING

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
VIRTUAL VIA ZOOM**

**Wednesday
December 16, 2020
7:30 p.m.**

The Superior Township Planning Commission will hold a public hearing on Wednesday, December 16, 2020 at 7:30 p.m. using the Zoom webinar platform, on an application from Austin Anderson for a Conditional Use Permit to develop a landscape maintenance and installation operations business at 2223 N. Prospect Road, Ypsilanti, MI 48198 in the A-2 (Agricultural) zoning district (Parcel ID# J-10-28-400-008).

This meeting will be conducted through videoconferencing without a physical location from which members of the public may observe and offer public comment. You may access the hearing through Zoom or a phone call.

Visit www.superiortownship.org/planning-commission or email planning@superior-twp.org after 12:00 p.m. on Friday, December 11, 2020 for a Zoom link and call-in information.

A complete copy of the application is available at www.superiortownship.org/planning-commission. If you cannot access the materials electronically, please call the Planning Department at 734-544-1372 to request a copy of the materials. Persons wishing to express their views may do so in person at the public hearing, by emailing planning@superior-twp.org, or by sending them to the address below.

Superior Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon four (4) business days notice to the Township. Individuals requiring auxiliary aids or services should contact Superior Charter Township by writing the Township Clerk at lynettefindley@superior-twp.org or the address below.

Laura Bennett, Planning Clerk
734-482-6099

3040 N. Prospect Road
Ypsilanti, MI 48198

CONDITIONAL USE PERMIT APPLICATION

(This application must be typewritten or printed. ALL questions must be answered.)

Request is hereby made for permission to obtain a conditional use permit for the property described below, for the following use: Landscape maintenance and installation operations

Applicant Name Austin Anderson

Applicant Address 2223 N Prospect Rd

Telephone _____ Fax _____ Email ajanders@umich.edu

Is the property owned by the applicant? YES NO

If "NO", what is the applicant's interest in the property? _____

Name, address and telephone number of owner(s): _____

DESCRIPTION OF THE PREMISES:

1. Location of property 2223 N Prospect Rd
2. Zoning classification of property A-2 agricultural
3. Adjoining land uses & zoning classifications All A-2: unoccupied field/trees (E) horse stables (S), farmed nature preserve (N), home lots on 10 acre lots (W)
4. Tax code number J-10-28-400-008
5. Size of property or lot 11.54 acres
6. Size of proposed building or addition (if any) 40x60 pole barn, 10ft overhang on one side
7. Use of existing building (if any) and property 1 primary residence, 2 outdoor open 20x20 sheds

If a new building is proposed, has the Building Inspection department examined the plans for the proposed building? YES NO

Has the department refused a permit? YES NO

8. Has there been any previous land use application involving this property?

YES NO If YES, state date of filing, character of appeal and disposition of same:

The following items are attached as part of the Conditional Use Permit Application:

1. A scaled and accurate survey drawing, correlated with the legal description and showing all existing buildings, drives and other improvements.

CHECK IF ATTACHED

2. A letter of authority, or power of attorney, in case the appeal is made by a person other than the actual owner of the property.

CHECK IF ATTACHED

3. Complete legal description of the premises (as stated on your deed or tax bills available in the Treasurer's Office).

CHECK IF ATTACHED

4. A detailed description of the proposed use.

CHECK IF ATTACHED

5. A site plan, either a. or b.

- a. A site plan, meeting all the requirements of a preliminary site plan as set forth in Article 10 of the Superior Charter Township Ordinance.

CHECK IF ATTACHED

OR

- b. A site plan, meeting all the requirements of a minor site plan as set forth in Article 10 of the Superior Charter Township Zoning Ordinance.

CHECK IF ATTACHED

6. A signed copy of the *Applicant's Acknowledgment*. (See attachment)

CHECK IF ATTACHED

NOTICE TO APPLICANT: You are hereby advised to refer to the Superior Charter Township Zoning Ordinance for a description of your property's zoning classification, as well as Article 11 (Conditional Uses) and Article 10 (Site Plan Review); and any other sections of the Zoning Ordinance which may be applicable.

APPLICANT AFFIDAVIT

The applicant(s) represents that he/she/they are the owner(s) of the subject property or are acting on behalf of the above listed owner.

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: Austin Anderson

APPLICANT'S SIGNATURE  DATE 11/16/20

PROPERTY OWNER'S PRINTED NAME Austin Anderson

PROPERTY OWNER'S SIGNATURE 

To be filled in by Township Clerk (or designated Township Officer/Personnel)

I hereby state that this petition was properly received and filed on 11/18/2020 (date)

Signature of Clerk (or designee)



Fee paid \$2,800

SITE PLAN REVIEW APPLICATION

(This application must be typewritten or printed. All questions must be answered.)

APPLICANT NAME Austin Anderson

NAME OF PROPOSED DEVELOPMENT Pole Barn

- APPLYING FOR
- PRELIMINARY SITE PLAN
 - FINAL SITE PLAN
 - COMBINED PRELIMINARY AND FINAL SITE PLAN
(Combination is at discretion of Planning Commission)
 - MINOR SITE PLAN
 - MAJOR/MINOR CHANGE DETERMINATION
 - ADMINISTRATIVE REVIEW

WILL PROJECT BE PHASED? YES NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total number of phases _____
- Phase number of current application _____
- Name and date of preliminary site plan approval _____

- Date of Previous Phase Approvals:

Phase # _____	Date _____
Phase # _____	Date _____
Phase # _____	Date _____
Phase # _____	Date _____

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE YES NO

Thomas Bennett
Signature of the Clerk or Designee

November 18, 2020
Date of Receipt of Application

\$ 3,000
Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development Pole Barn
- Address of Property 2223 N Prospect Rd Superior Twp 48198
- Current Zoning District Classification of Property A-2

Is the zoning classification a Special District as defined by Article 7? YES NO

- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? YES NO

Please explain _____

- Tax ID Number(s) of property 5-10-28-400-008
- Site Location - Property is located on (circle one) N S E (W) side of Prospect Road between Geddes and Vreeland Roads.
- Legal Description of Property (please attach a separate sheet)
Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

Site Area (Acreage) and Dimensions

- Are there any existing structures on the property? YES NO
Please explain: Home, 20x20 outbuilding - open face,
20 x 20 outbuilding open faced

PROPOSED LAND USE

- Residential Office Commercial Other

If other, please specify _____

- Number of units _____
- Total floor area of each unit _____
- Give a complete description of the proposed development.

Landscaping operation in conjunction
with existing single family
dwelling

ESTIMATED COSTS

- Buildings and other structures 40,000
- Site improvements 40,000
- Landscaping _____
- Total 80,000

ESTIMATED DATES OF CONSTRUCTION

- Initial construction January 2020
- Project completion April 2020
- Initial construction of phases (IF APPLICABLE) _____
- Completion of subsequent phases. (IF APPLICABLE) _____
- Estimated date of first occupancy _____

IDENTIFY EACH DRAWING SUBMITTED BY NAME OF PLAN OR DRAWING, DATE AND DRAWING NUMBER (ATTACH ADDITIONAL SHEET IF NECESSARY)

APPLICANT INFORMATION

- APPLICANTS NAME Austin Anderson
Company _____
Address 2223 N Prospect Rd
Telephone Number _____ Email ajanders@umich.edu

- PROPERTY OWNER'S NAME SAME AS ABOVE
Company _____
Address _____
Telephone Number _____ Email _____

- DEVELOPER'S NAME Chelsea Lumber
Company _____
Address _____
Telephone Number _____ Email _____

- ENGINEER'S NAME Brendan Cousino
Company —
Address 3363 Brassow Rd. Saline MI 48176
Telephone Number 734 664 4732 Email Bcousino@umich.edu

- ARCHITECT/PLANNER'S NAME Chelsea Lumber
Company _____
Address _____
Telephone Number _____ Email _____

The applicant indicated on page 4 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.

APPLICANT'S DEPOSITION

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: Austin Anderson

APPLICANT'S SIGNATURE  DATE 11/17/20

PROPERTY OWNER'S PRINTED NAME Same as above

PROPERTY OWNER'S SIGNATURE _____ DATE _____

2223 N Prospect – Landscape Operation

Detailed description of proposed use

Location and screening: The landscape operation will take place within a pole barn and a connected concrete pad. The barn will be located 1320 feet from Prospect Rd and not clearly visible from the road. The barn will be adjacent to an existing stable building and on the backside of that building away from the view, parking, and activity of stable users. The pole barn will be screened by 300 feet or more of mature forest from the Hunters Creek subdivision residents to the west. The pole barn will be 500+ feet from the actively-farmed nature preserve to the north which is currently screened by 20 feet of mature trees.

Description of operations: 75% of the pole barn space will be dedicated to storage of landscape vehicles and equipment and 25% for personal equipment and use.

Landscaping vehicles, equipment, and materials may be retrieved during morning daylight hours and returned in the evening hours and are not expected to be moved during late evening after 10pm or before 5am. Vehicular activity and noise will not vary from the current features of the area as the stable operation uses tractors, heavy machines, and trucks for its operations and maintenance throughout the day. All landscape operations will be seasonal with less activity (primarily just storage) in winter months.

Natural landscaping materials such as mulch, topsoil, and compost will be securely contained within concrete bins to prevent any shifting and located behind the barn and not clearly visible if not impossible to see from the road, stables or any neighboring properties. The storage of materials will be consistent with the existing use of that area as the stables store manure / materials for their operation in an adjacent area of their property.

A 10x20 space within the barn may be used periodically for planning and office activities by the owner or one employee. There will be no meetings with customers or retail activity of any kind on the property. No employees will reside on the property or be active on the property outside of typical operational hours.

Users, Traffic, and Parking:

Expected users are the property owner, his spouse, and 1 to 2 employees of the operation who may arrive to retrieve equipment and materials during the daytime operating hours. Vehicle parking will be within the barn with one dedicated space behind the barn on the concrete pad. An employee may use the owner's personal parking space along the residence for irregular temporary parking during the day as well. Any traffic is expected to follow typical morning (6am-8am) and evening (5pm-8pm) patterns and will not vary meaningfully from the current traffic for the area, as the adjacent stable has individuals and employees coming and going throughout the day and evening. The adjacent nature preserve is actively farmed and has seasonal large equipment operating.

QUOTATION FOR:

Austin Anderson
Customer Address Not Provided
Ypsilanti, MI 48197
248-420-2527

CONTACT:

Brandon Smith
600 E. Michigan Ave
Saline, MI 48176
734-429-5494

CONSTRUCTION:

Post Frame

DIMENSIONS:

40' X 60' X 16'

EAVE1 PORCH

10' X 60' X 10'

SPECIFICATIONS FOR 40' X 60' X 16' POST FRAME PACKAGE:

• **MATERIAL PACKAGE**

- Pre-Engineered Wood Trusses (4/12 Pitch, 2' O/C)
- 6 x 6 Treated Eave Posts (10' O/C)
- 6 x 6 Treated Gable Posts (10' O/C)
- 2 x 6 Treated Center Match Skirt Boards (3 Rows)
- 2 x 4 Wall Girts (24" O/C) and Roof Purlins (24" O/C)
- 2 x 12 Top Girt Exterior With A 1.75 x 11.25 Top Girt Interior
- Regal White Ultra 2000 Steel Steel Siding w/ 45 -Year Paint Warran
- Regal White Steel Wainscot on All Four Sides
- Regal White Ultra 2000 With Ultra Dry Steel Roof w/ 45 -Year Paint
- Two Bags of Concrete Mix per Post Hole

• **DOORS & WINDOWS**

- One Ann Arbor Door 16X12 # 600 Door Installed Ins. Std
- Two 3' 9 Lite Entry Doors
- Four Jeld-Wen Vinyl Stock 3' x 3' Slider Windows

• **10' X 10' X 60' HALF MONITOR PORCH, EAVE 1**

• **12" OVERHANG ON ALL SIDES ALUM. SOFFIT**

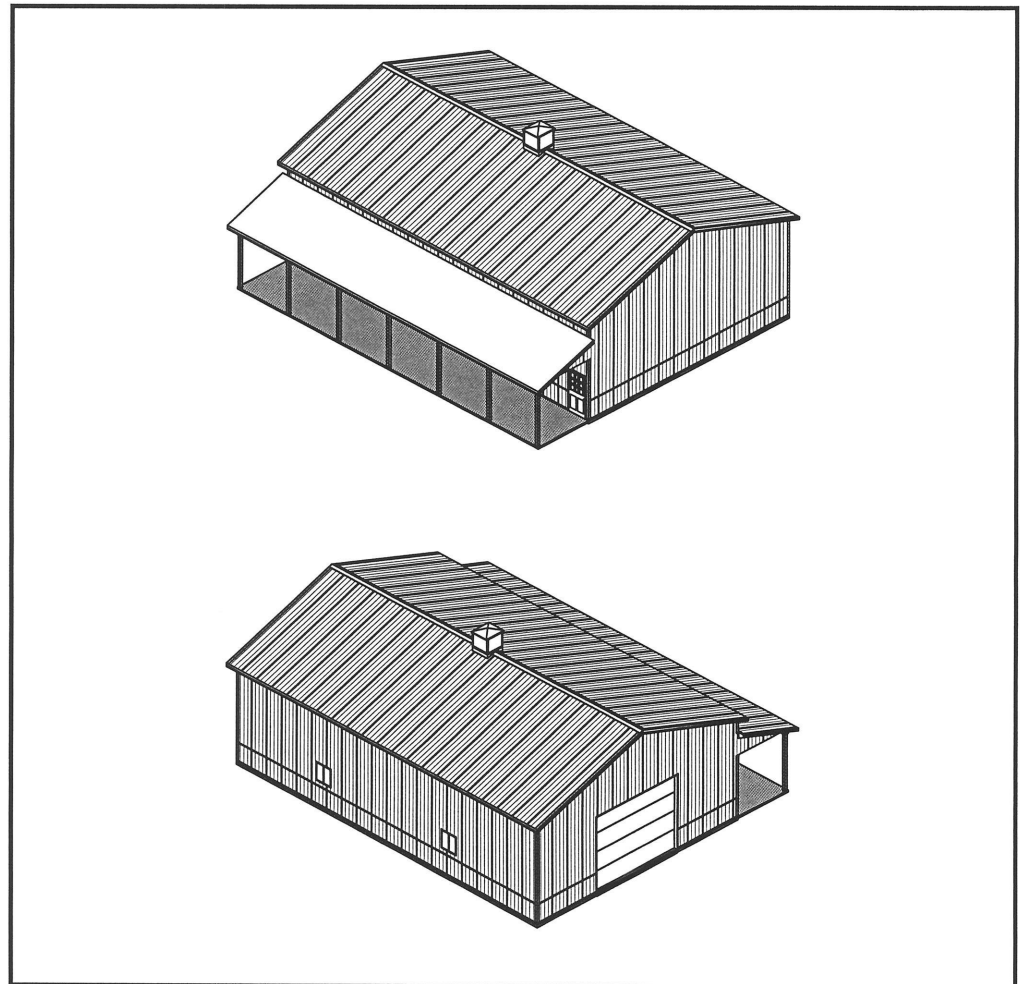
• **ACCESSORIES**

- 1 Cannon Ball 36" x 36" Cupola

• **FASTENERS**

- 100Ct Std Color 10X1-1/2 Neo Screw for Steel Wall, Roof Panels
- 5/16 X 4 In Lag Screw 100Ct Grk12225 for Truss Carrier
- 4 In. Pole Barn Galv. Ht 5Lb for Skirt Board
- Galvanized Steel Framing Nails

• **DETAILED BUILDING PLANS**

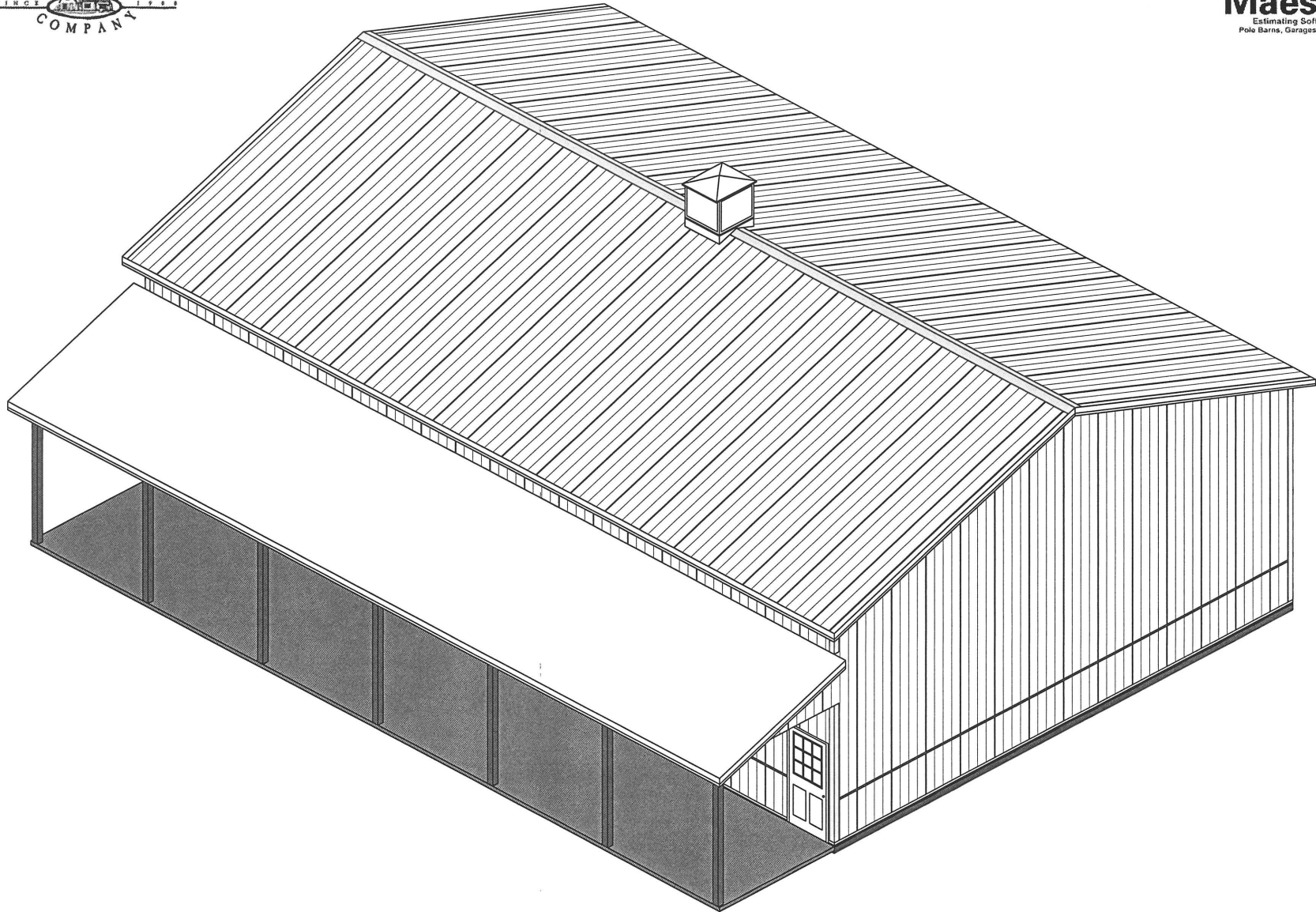


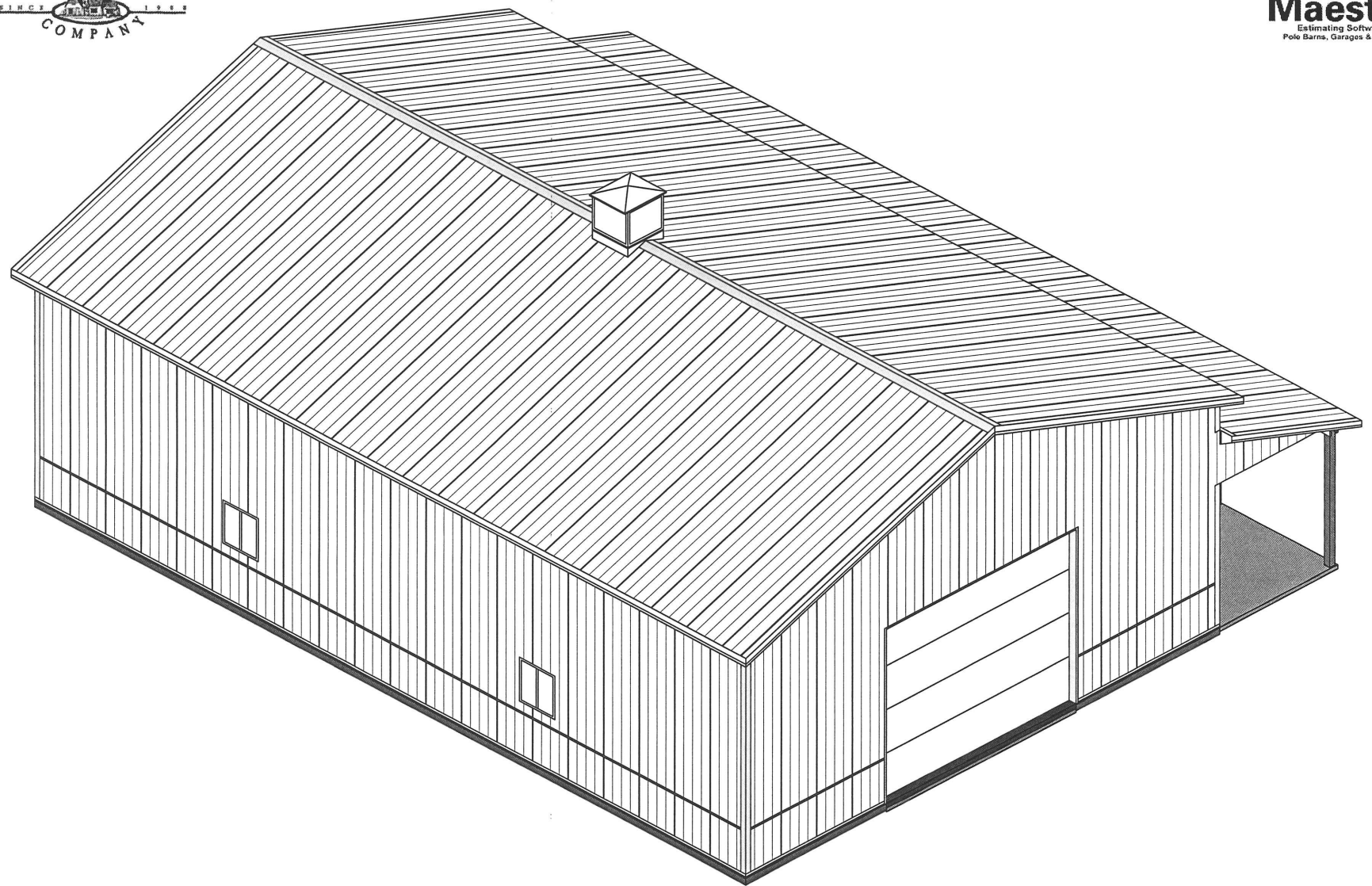
Subtotal	\$39,173.87
Tax	\$2,350.43
MATERIALS TOTAL	\$41,524.00

QUOTATION DATE: 9/30/2020

ESTIMATE NUMBER: 6409

Prices are good for 3 days, until 10/3/2020







GABLE2 CROSS SECTION

ROOF LAYER 1: REGAL WHITE ULTRA 2000 WITH ULTRA DRY STEEL PANEL

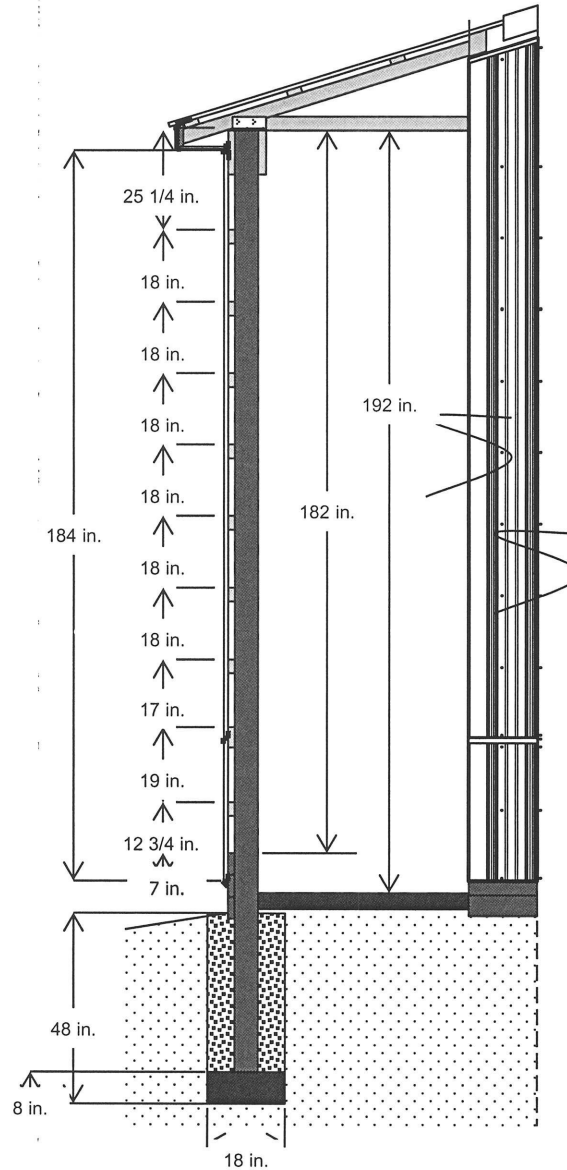
PURLINS: 2 X 4 SPF-PREMIUM FASTENED LAYING FLAT
SUB FACIA: 2 X 6 SPF-PREMIUM
FACIA COVERING: ROLLEX STANDARD COLOR 6 IN X 12 FT ALUMINUM FACIA
UNDEREAVE: ROLLEX STANDARD COLOR 12 IN X 12 FT ALUMINUM SOLID SOFFIT

CORNER POSTS: TREATED 6 X 6
INTERMEDIATE POSTS: TREATED 6 X 6 SPACING 10 FT O.C.
EXTERIOR CARRIER: #2 SPF 2 X 12
INTERIOR CARRIER: LVL 1.75 X 11.25
EXTERIOR WALL GIRTS: SPF-PREMIUM 2 X 4
WALL LAYER 1: REX WRAP 10 X 150 HOUSE WRAP
WALL LAYER 2: REGAL WHITE ULTRA 2000 STEEL STEEL PANEL

EXTERIOR SKIRT BOARD: 3 ROWS OF TREATED CENTER MATCH 2 X 6

SIDING BEGINS 7 IN. BELOW THE TOP OF THE TOP SKIRT BOARD

EARTH GRADE BEGINS 15 IN. BELOW THE TOP OF THE TOP SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL (HEEL HEIGHT: 0-3-15 OR 4 IN.)
TRUSS SPACING: 24 IN. O.C.
TRUSS LOADING INFORMATION:
TCLL/TCDL/BCLL/BCDL 35-7-0-10
TOTAL TRUSS LOADING = 52 P.S.F.
BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 10 IN. BELOW THE TOP OF THE TOP SKIRT BOARD
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL BACKFILL 18 IN. HOLE WITH SAND/GRAVEL FILL & COMPACT
18 IN. WIDE X 8 IN. THICK PIER FOOTING USING REDIMIX CONCRETE WITH MINIMUM STRENGTH/2500 P.S.I.



GABLE1 CROSS SECTION

ROOF LAYER 1: REGAL WHITE ULTRA 2000 WITH ULTRA DRY STEEL PANEL

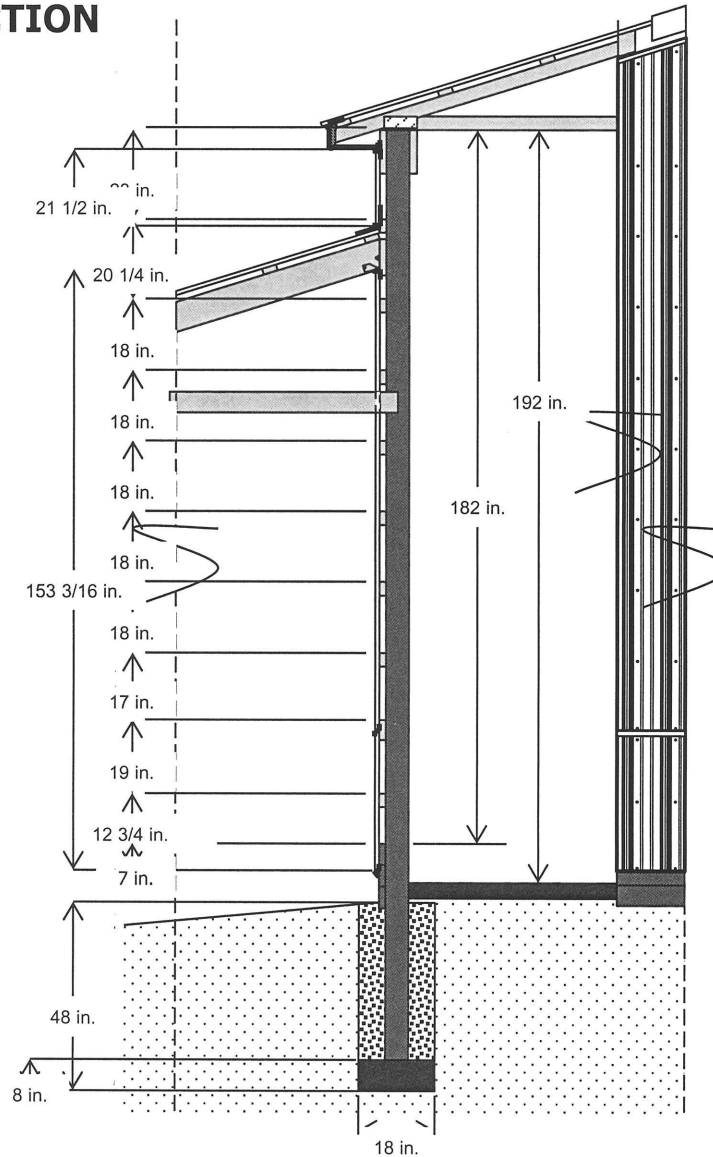
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SUB FACIA: 2 X 6 SPF-PREMIUM
FACIA COVERING: ROLLEX STANDARD COLOR 6 IN X 12 FT ALUMINUM FACIA
UNDEREAVE: ROLLEX STANDARD COLOR 12 IN X 12 FT ALUMINUM SOLID SOFFIT

CORNER POSTS: TREATED 6 X 6
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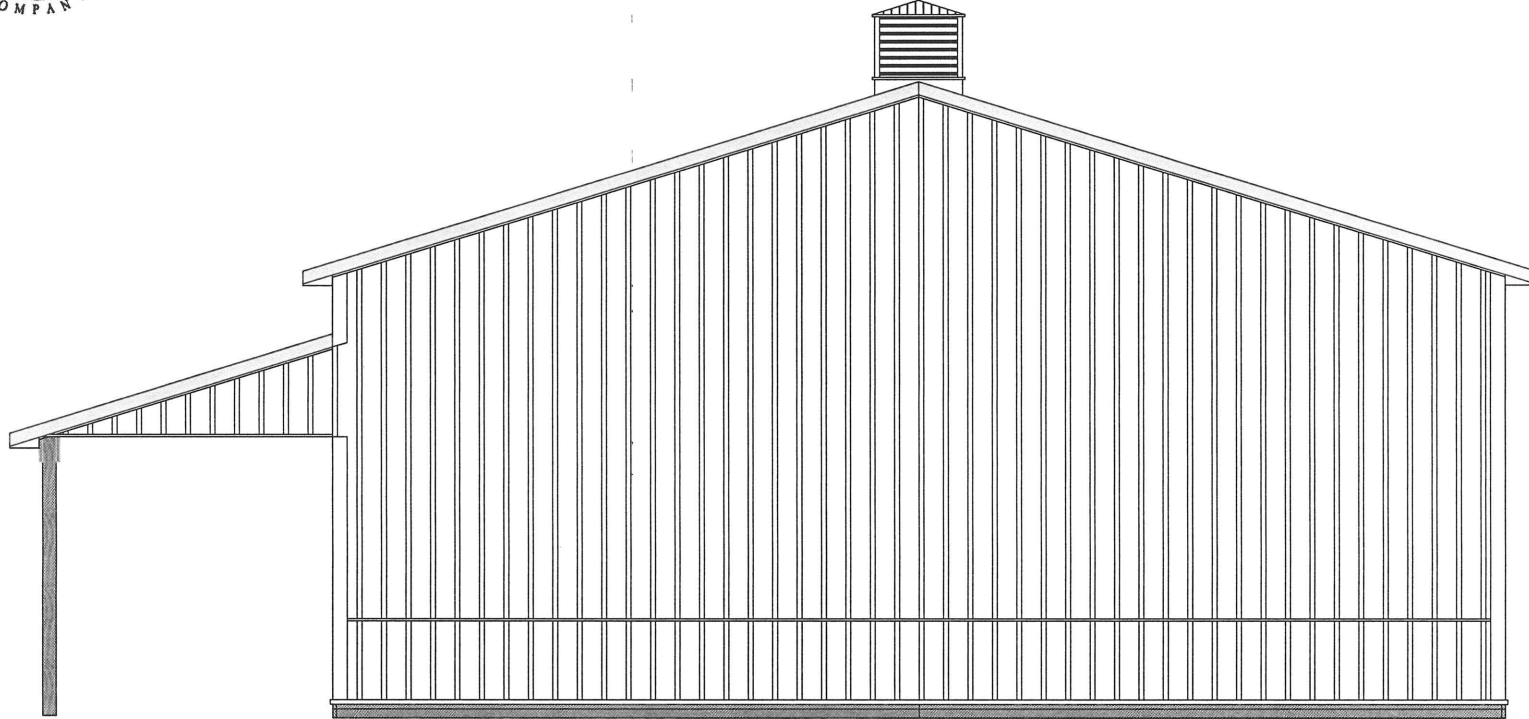
4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL (HEEL HEIGHT: 0-3-15 OR 4 IN.)
TRUSS SPACING: 24 IN. O.C.
TRUSS LOADING INFORMATION:
TCLL/TCDL/BCLL/BCDL 35-7-0-10
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BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

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UNDISTURBED SOIL OR COMPACTED SAND FILL
BACKFILL 18 IN. HOLE WITH SAND/GRAVEL FILL & COMPACT
18 IN. WIDE X 8 IN. THICK PIER FOOTING USING RED-MIX CONCRETE
WITH MINIMUM STRENGTH/2500 P.S.I.

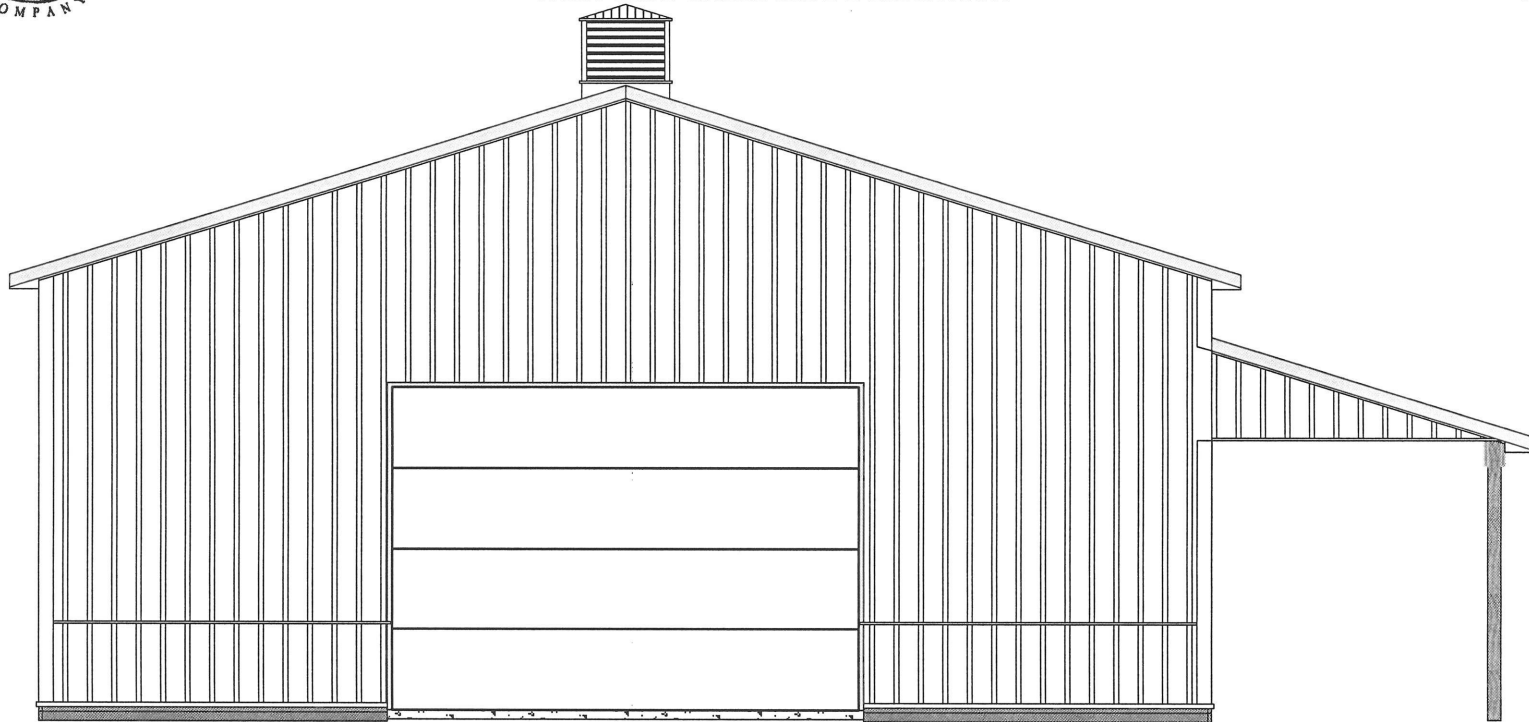
"Austin Anderson
Estimate Number: 6409
9/30/2020"



EAST SIDE-GABLE SIDE 1 ELEVATION

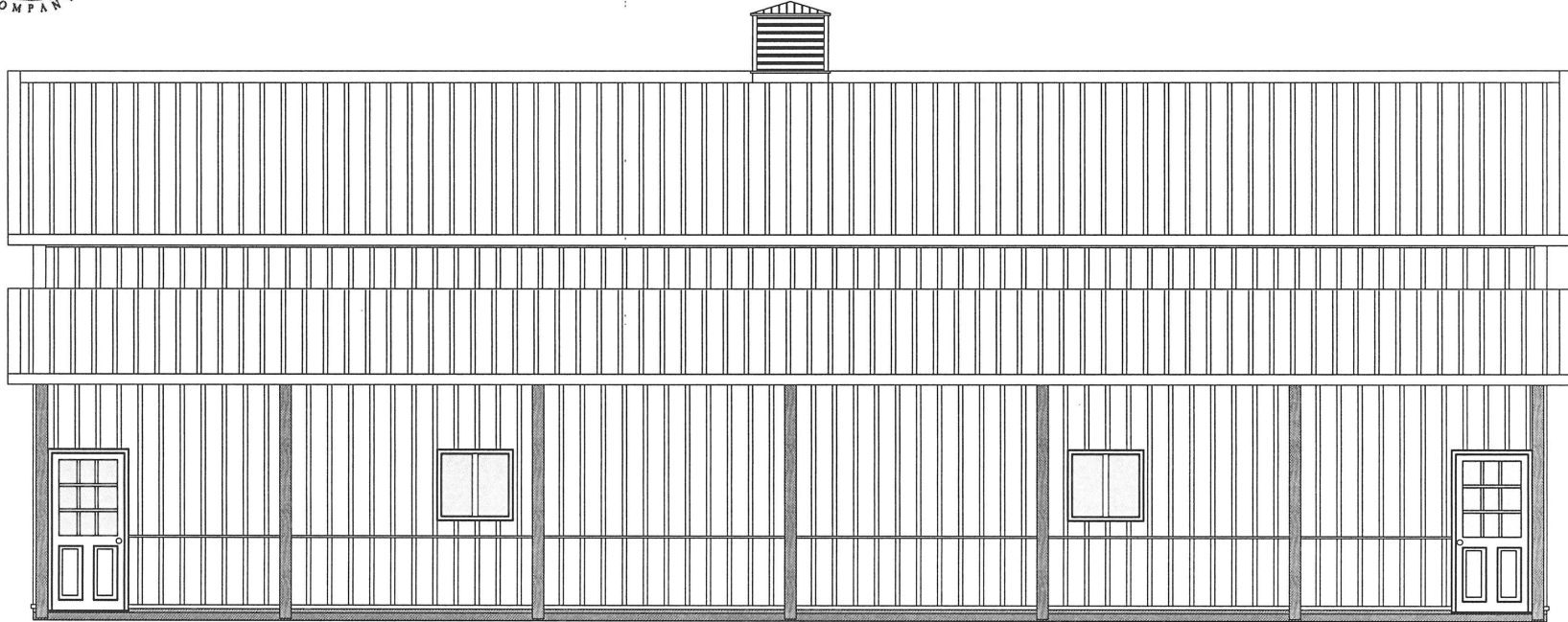


WEST SIDE-GABLE SIDE 2 ELEVATION

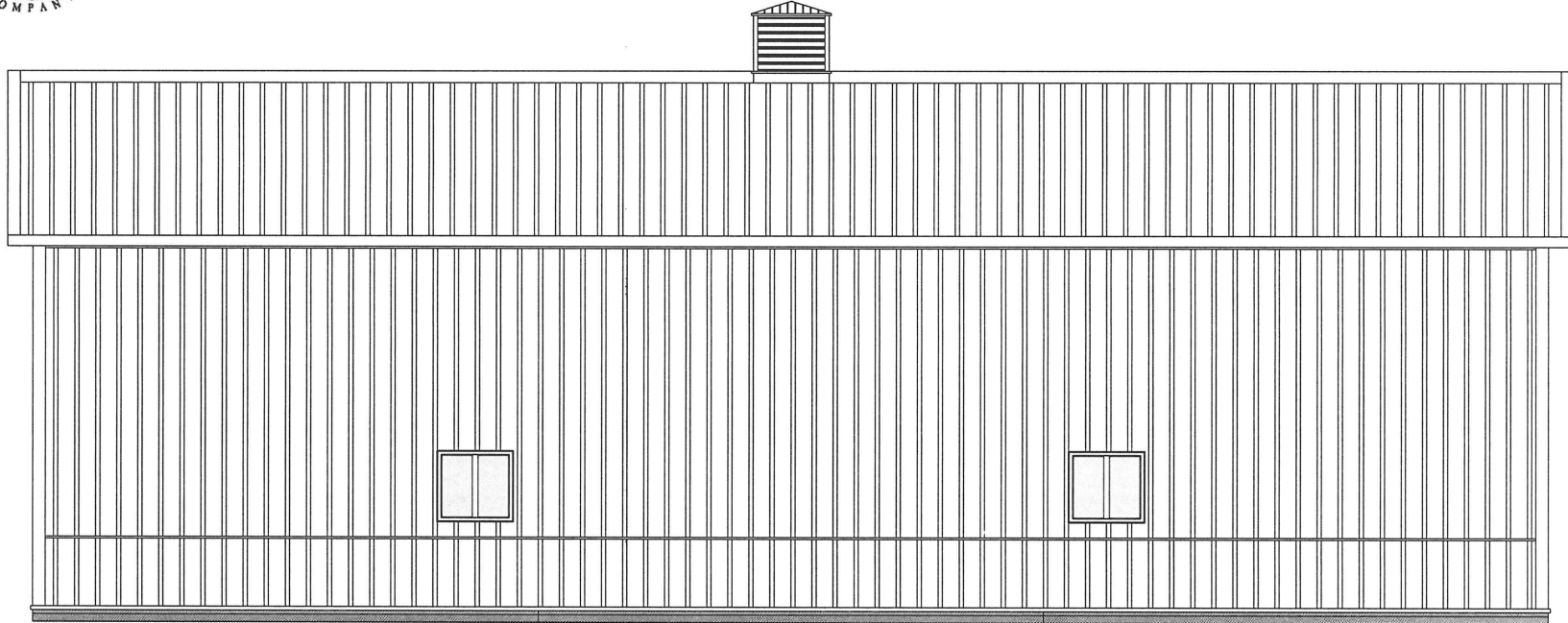




SOUTH SIDE-EAVE SIDE 1 ELEVATION



NORTH SIDE-EAVE SIDE 2 ELEVATION





POLE LAYOUT

Personal Use, 2400 sq. ft.



Eave 1

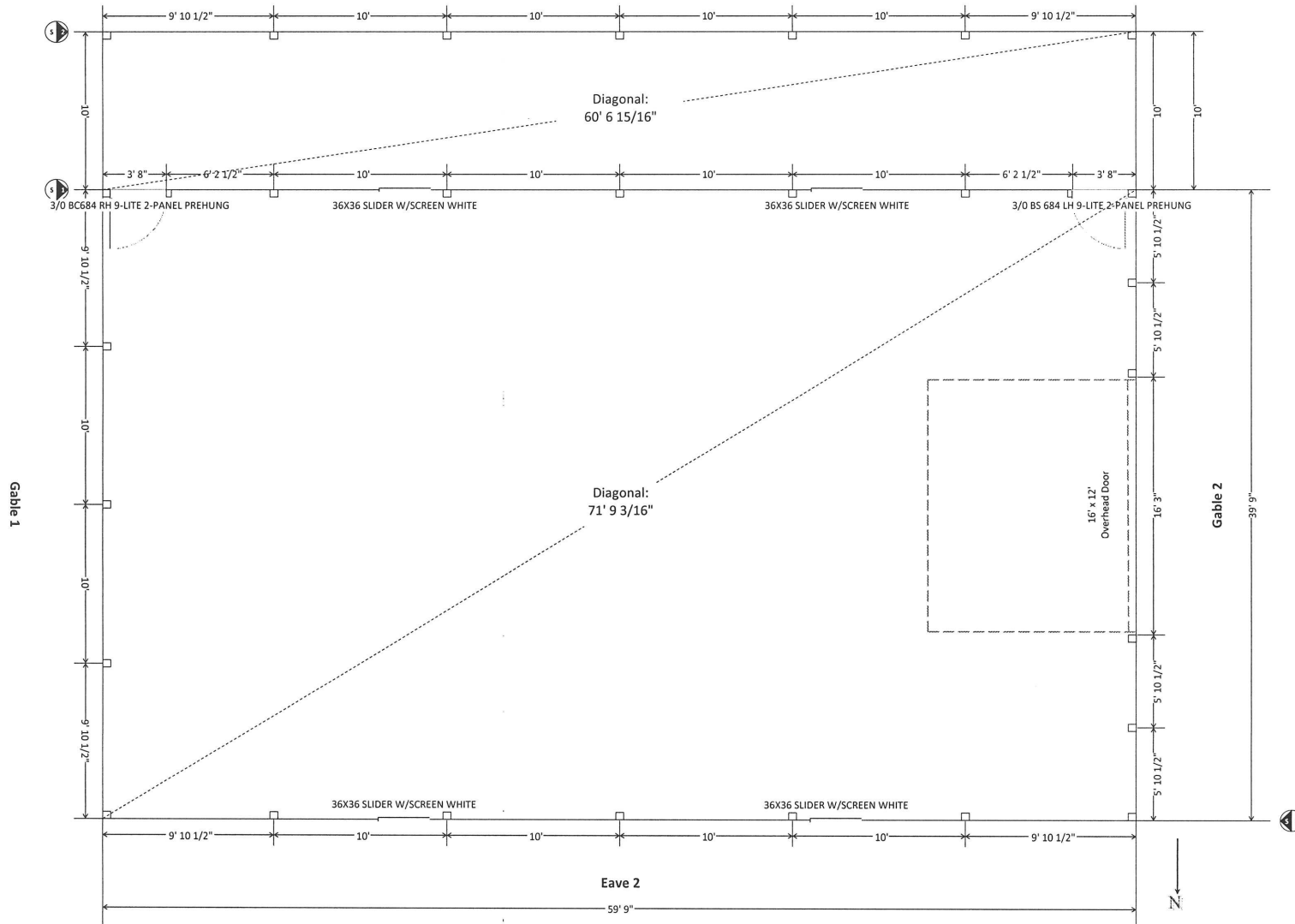
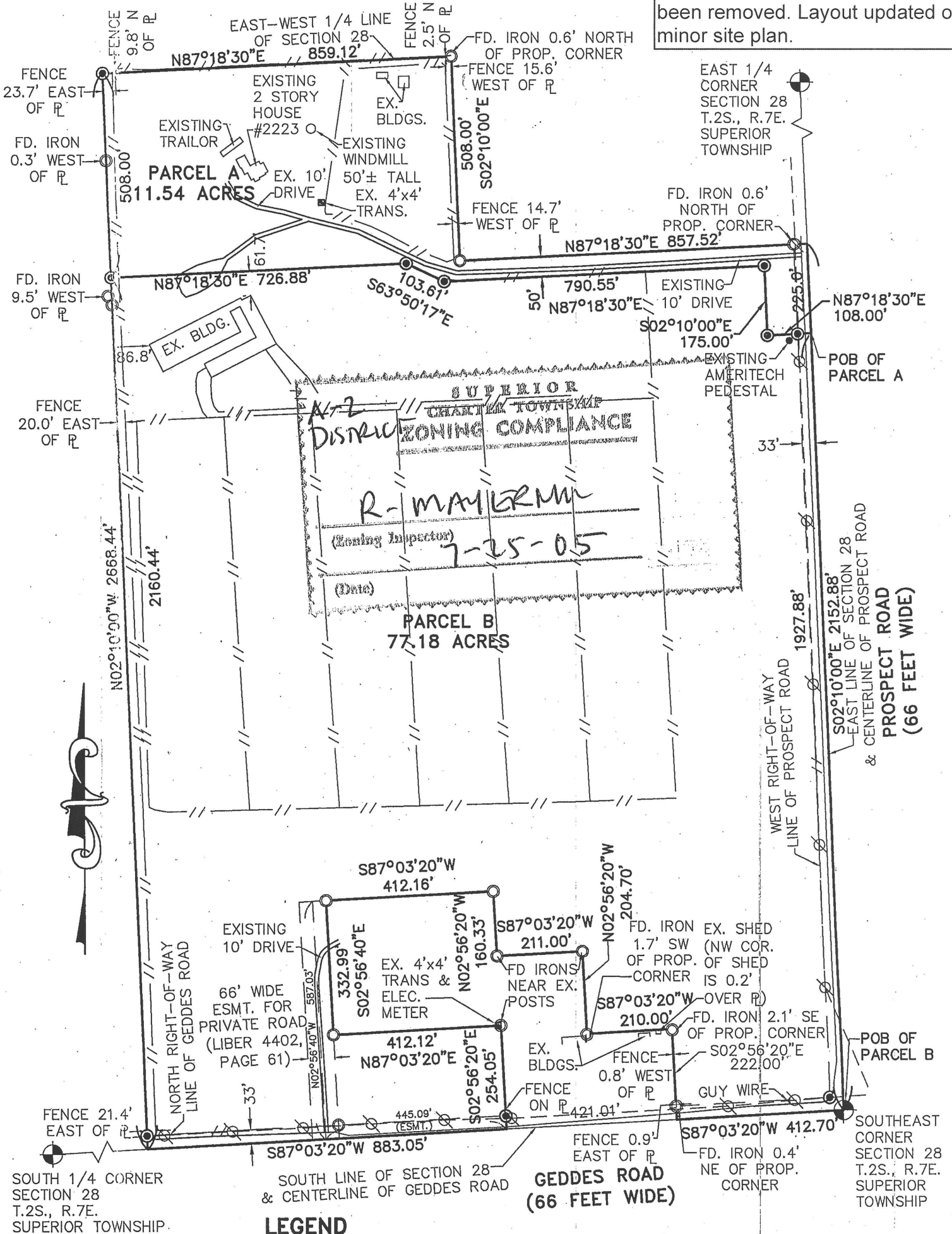


EXHIBIT 'A'

Previous survey to reference property boundaries and layout of house. Traylor and windmill have been removed. Layout updated on minor site plan.



SUPERIOR
CHARTER TOWNSHIP
DISTRICT ZONING COMPLIANCE
R. MAYER
 (Zoning Inspector)
 7-25-05
 (Data)

LEGEND

- FOUND IRON
- SET IRON
- ⊗ EX. UTILITY POLE
- EX. FENCE
- - - EX. OVERHEAD LINES

NOTE:
 BEARINGS ARE BASED ON THE
 DESCRIPTION AS PROVIDED

REVISED 7/20/05

ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 46892 WEST ROAD
 SUITE 109
 NOVI, MICHIGAN 48377
 (248) 926-3701 (BUS)
 (248) 926-3765 (FAX)

CLIENT: HAMMANA, LLC & NYR82 LLC	DATE: 5-31-05
PARCEL SPLIT	DRAWN BY: JPP
	CHECKED BY: GLM
2223 NORTH PROSPECT ROAD SECTION: 28 TOWNSHIP: 2 S RANGE: 7 E SUPERIOR TOWNSHIP WASHTENAW COUNTY MICHIGAN	0 150 300
	FBK: 159
	CHF: BJ
SCALE HOR 1" = 300 FT. VER 1" = --- FT.	

2223 PROSPECT RD.
PARCEL ID J-10-28-100-006
(MEYER PRESERVE WEST)

N87°18'30"E 859.12 FT

2223 N. PROSPECT RD.
PARCEL ID J-10-28-400-008
11.54 AC (11.37 NET)

75' FRONT
SETBACK

50' REAR
SETBACK

EXISTING 2
STORY HOUSE
(TO REMAIN)

455.8 ft

N02°10'00"W 508.00 FT

PROPOSED
50'x50' CONC. PAD
PRE-CAST CONC.
LANDSCAPE SUPPLY
BINS (3 @ 16'x16'x4'H)

PROPOSED 12' GRAVEL
DRIVEWAY TO BARN DOOR
AND CONC. PAD

EXISTING GRAVEL
DRIVEWAY TURN-AROUND

EXISTING 10'
GRAVEL DRIVE

PROPOSED 40'x60' POLE BARN
WITH 10' WIDE OVERHANG (N)

30' SIDE
SETBACK

40.2 ft

529.5 ft

S02°10'00"E 508.00 FT

2249 PROSPECT RD.
PARCEL ID J-10-28-400-001

PROPOSED OUTDOOR
PARKING SPACE (1)
10'x20'

S87°18'30"W 726.88 FT

N63°50'17"W
103.61 FT

N87°18'30"E 857.52 FT

ON
PROPERTY
(34)

S87°18'30"W 790.55 FT

2121 PROSPECT RD.
PARCEL ID J-10-28-400-013

EXISTING RIDING
STABLES AND
HORSE BARN

N02°10'00"W 175.00 FT

S87°18'30"W
108.00 FT

PROSPECT ROAD (66' ROW)

S02°10'00"E 225.00 FT

November 16, 2020

Superior Charter Township
Planning Commission

To Whom It May Concern,

Please be advised that I have been given a proposed plan for a pole barn to be constructed by Austin Anderson 2223 Prospect Road Superior Twp. , MI. on property adjacent to my farm at 2121 Prospect Road, Superior Twp. 48198.

I have no objection to the proposed barn. I have attached a copy of the plan I was shown.

A handwritten signature in black ink, appearing to read 'W. Schofield Jr.', written over a horizontal line. The signature is fluid and cursive.

William J Schofield Jr.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: November 30, 2020

**Conditional Use and Site Plan Review
For
Superior Township, Michigan**

Applicant:	Austin Anderson
Project Name:	Anderson Pole Barn
Plan Date:	November 16, 2020
Location:	2223 Prospect Road, Superior Township, MI J-10-28-400-008
Zoning:	A2, Agricultural District
Action Requested:	Minor Site Plan / Conditional Use Permit Approval
Required Information:	As noted in Review.

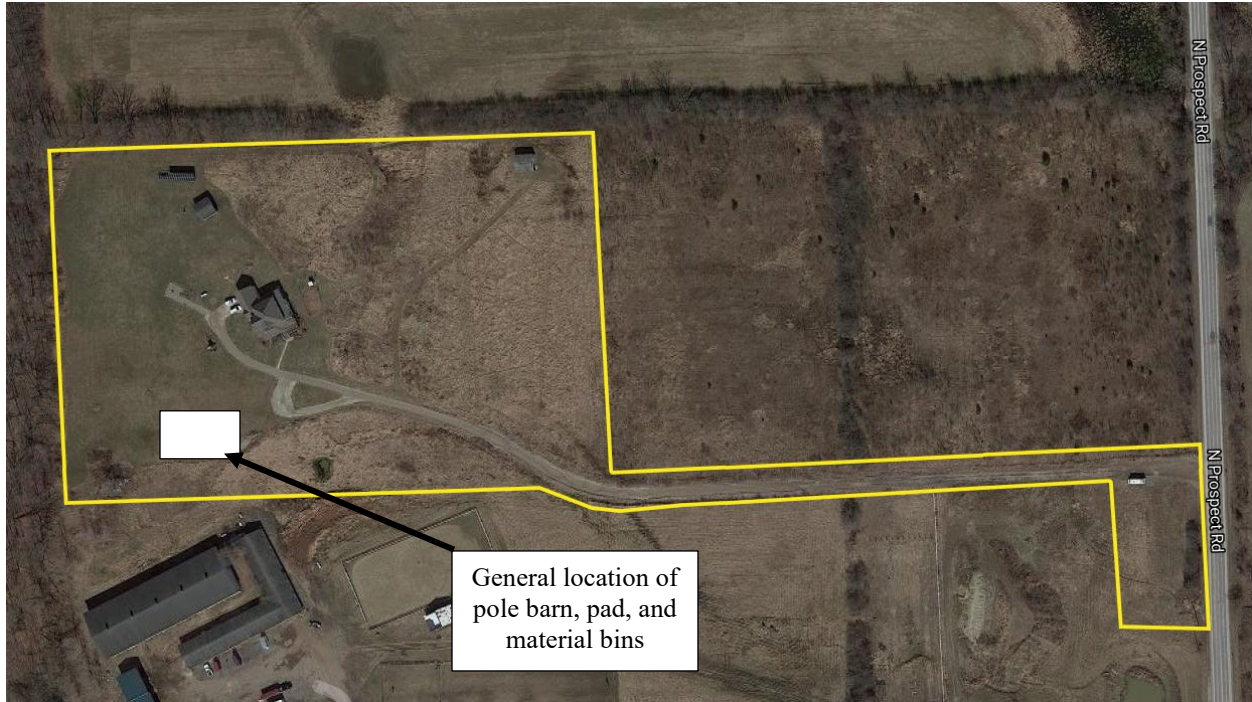
PROJECT AND SITE DESCRIPTION

The applicant is seeking approval for a minor site plan and conditional use permit to utilize the existing property at 2223 Prospect for a landscaping maintenance and installation business. The existing home on the property will be continued to be used as the residential home of the landscape business owner.

Improvements to the property for the landscape business include:

- Construction of a 40 x 60 x 16 pole barn
- Construction of a 50 x 50 concrete pad
- Construction of three 16 x 16 x 4 pre-cast concrete bins
- Construction of additional driveway to service pole barn and concrete pad

Aerial Image of Subject Site



Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

	Required	Provided	Compliance
Minimum Lot Size	2.0 Acres	11.54 Acres	Compliant
Minimum Lot Width	225 Feet	225 Feet	Compliant
Max. Building Height	40 feet / 3.0 Stories	16 feet	Compliant
Front Setback	75 Feet	75 Feet	Compliant
Side Setback	30 Feet (60 Feet Total)	30 Feet	Compliant
Rear Setback	50 Feet	50 Feet	Compliant
Max. Lot Coverage	5%	N/A	N/A

The proposed pole barn is in compliance with the bulk requirements set forth in Section 3.101 of the Superior Township Zoning Ordinance.

Items to be Addressed: None.

NATURAL RESOURCES

Topography: Subject site is fairly level. No major decline in slope.

Wetlands: No wetlands are depicted on the subject site.

Woodlands: No Woodlands are depicted on the subject site.

Items to be Addressed: None.

OPERATIONS

Operational information provided by the homeowner/prospective business owner:

- 75% of pole barn for landscape vehicles and equipment and 25% for personal equipment
- 10 x 20 space within barn will be used for office
- Landscaping vehicles and equipment will be retrieved in morning and returned at night
- Operations on site will not be conducted between 10:00 p.m. and 5 a.m.
- Bins will hold natural materials such as mulch, topsoil, and compost
- No retail sales
- No meeting with customers on site
- No employees living on site
- Maximum of 1 to 2 employees
- Employee parking within barn and on concrete pad behind barn

Applicant has not clarified if snow removal operations are proposed. Snow removal operations typical have a greater impact on adjacent properties. Secondly, other than parking, the applicant did not clarify the use of the 50 x 50 concrete pad behind barn.

Items to be Addressed: Limit use to conditions of approval as noted in recommendation.

BUILDING LOCATION AND SITE ARRANGEMENT

The property has an existing residence with two (2) outdoor open 20x20 sheds. The proposed pole barn will be erected just southwest of the existing residential structure and north of an existing stable building. The pole barn will not be visible as it is 1,320 feet away from Prospect Road. There is a 50x50 concrete pad behind the barn on the west side.

Items to be Addressed: None.

PARKING, LOADING

Parking and loading calculation were not provided on the site plan. If condition of only a maximum of two (2) employees is established, parking shall be sufficient. All parking of employee and landscaping vehicles shall either be within driveway, pole barn, or concrete pad.

Items to be Addressed: None

SITE ACCESS AND CIRCULATION

The pole barn and concrete pad will be accessed by a proposed 12-foot gravel driveway. The 12-foot gravel driveway will be connected to the existing 10-foot gravel drive and driveway turnaround from Prospect Road. The movement of vehicular and pedestrian traffic within the site will be safe and convenient.

Items to be Addressed: None.

LANDSCAPING

No landscaping plan has been provided. Based on the minimum site plan requirements set forth in Section 10.07, a Minor Site Plan requires applicant to show a general layout of proposed landscaping and screening improvements; including plantings, topographic changes, and similar features. Applicant states, and confirmed on the site plan and aerial photographs, the barn will be screened by 300 feet or more of mature forest from the Hunters Creek subdivision to the west. The pole barn will be more than 500 feet from the actively-farmed nature preserve to the north which is currently screened by 20 feet of mature trees.

We note that there is no screening along the southern property line. Applicant should screen 50 x 50 concrete pad and material bins along the southern property line.

Items to be Addressed: Applicant should screen 50 x 50 concrete pad and material bins along the southern property line.

LIGHTING

No lighting plan has been provided. According to Section 6.13, any operation or activity which produces glare shall be conducted so that direct and indirect illumination from the source of light does not exceed one-half (1/2) footcandle when measured at any point along the property line of the site on which the operation is located. If lighting is to be proposed.

Items to be Addressed: Because the applicant proposes to use the site after sunset and before sunrise, they shall provide a lighting plan in conformance with Section 6.13.

FLOOR PLAN AND ELEVATIONS

Floor plans, elevations, and dimensions have been submitted.

Items to be Addressed: None.

SUPPLEMENTAL REGULATIONS

Section 5.307 sets forth additional requirements for Landscape Operations and Snowplow Businesses.

1. **Minimum lot area.** A minimum lot area of five (5) acres shall be required for landscape maintenance and installation operations, and snowplowing and removal businesses.
2. **Site plan approval.** Establishment, expansion or alteration of such businesses shall be subject to site plan approval per Article 10.0 (Site Plan Review).

3. **Use Standards:** The use shall be accessory to and remain secondary to a principal farm operation or single-family dwelling on the same parcel, and shall be subject to the following requirements:
 - a. Employees of the business not residing on the lot shall work primarily offsite.
 - b. The Planning Commission may limit hours of operation for the business to minimize impacts on adjacent residents and uses.
 - c. The character or appearance of the dwelling shall not change. The total floor area of the dwelling used for the business shall not exceed twenty percent (20%) of the dwelling's total floor area.
 - d. The business shall not generate vehicular traffic above that normally associated with similar agricultural operations in the Rural Districts.
 - e. Such businesses may occupy all or part of any accessory buildings on the lot that conform to the minimum required yard setbacks for the zoning district, subject to Planning Commission approval.
4. **Outside storage.** Outdoor display or storage of equipment, vehicles, and materials shall be subject to the following:
 - a. A maximum of two (2) commercial trucks or similar vehicles may be parked outside, provided such vehicles are located outside of all road rights-of-way, required yard setback areas, and corner clearance areas. All other vehicles and equipment associated with the business shall be stored within a completely enclosed building.
 - b. Outside storage shall conform to the standards of Section 5.503 (Outside Storage, General).
5. **Screening.** To ensure compatibility between land uses, the Planning Commission may require screening of storage building(s), outside storage areas, and business vehicle parking area(s) occupied or intended to be used by the business from road rights-of-way and abutting parcels per Section 14.10D (Methods of Screening).
6. **Parking.** Parking of vehicles or other activity associated with the business shall be prohibited within road rights-of-way and the minimum required yard setbacks for the zoning district. Parking for the business shall be subject to Article 8.0 (Off-Street Parking and Loading Regulations).
7. **Nuisances.** No nuisance shall be generated by any heat, glare, noise, exterior lighting, smoke, vibration, noxious fumes, odors, vapors, gases, or chemicals at any time. No hazard of fire, explosion or radioactivity shall exist at any time.
8. **Fuel storage.** On-site fuel storage and handling shall comply with all applicable state, county and local regulations, including the Michigan Fire Prevention Code (P.A. 207 of 1941, as amended).

To ensure compliance we are recommending the following site plan changes:

1. Screen 50 x 50 concrete pad and material bins along the southern property line.
2. Provide a lighting plan in conformance with Section 6.13

Provided that the applicant agrees to, and Planning Commission requires the following conditions, we find that the use is appropriate for the site and meets the required standards set forth in section 5.307:

1. No snow removal operations shall be operated from the site
2. No more than a maximum of two (2) employees will operate from the site
3. Hours of operation shall be limited to 5 a.m to 10 p.m
4. Bins will hold natural materials such as mulch, topsoil, and compost.

5. No retail sales
6. No meeting with customers on site
7. No employees living on site
8. Employee parking within barn and on concrete pad behind barn.
9. No more than a maximum of two commercial trucks or similar vehicles may be parked outside

CONDITIONAL USE STANDARDS

According to Section 11.05, the Planning Commission approval of a Conditional Use Permit shall be based upon determinations that the proposed use complies with all of the following:

a. The proposed use will be harmonious, and in accordance with the objectives, intent, and purposes of this Ordinance.

This area of the Township is designated for agricultural uses. The pole barn and landscape operation is consistent with the surrounding land use and will enhance the rural character of the Township

b. The proposed use will be compatible with the natural environment and existing and future land uses in the vicinity.

The pole barn will be compatible with the natural environment and will be consistent with the future land uses in the vicinity. The pole barn will be more than 300 feet or more of mature forest from the Hunters Creek subdivision to the west and 500 feet away from the actively-farmed nature preserve to the north which is currently screened by 20 feet of trees.

c. The proposed use will be compatible with the Growth Management Plan.

The pole barn will be compatible with the Growth Management Plan as it will not change the density of the Central Sub-area. There are no required public utilities to the site. The area will remain rural.

d. The proposed use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for any such services.

The pole barn will be accessed by the existing gravel driveway from Prospect Road.

e. The proposed use will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare.

The addition of the pole barn and landscaping business to an existing rural property will not be detrimental, hazardous, or disturbing to existing or future land uses, property, or the public welfare.

f. The proposed use will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

The landscaping business will not create any additional public requirements and the addition of the business will help provide a service to the community and strengthen the local economy.

RECOMMENDATIONS

Provided that the applicant agrees to, and Planning Commission requires the conditions set forth below, we find that the use is appropriate for the site and meets the required standards set forth in section 5.307 and section 11.05.

To ensure compliance we are recommending the following site plan changes:

1. Screen 50 x 50 concrete pad and material bins along the southern property line.
2. Provide a lighting plan in conformance with Section 6.13

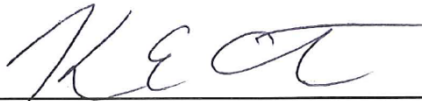
These may be either approved administratively or the Planning Commission may recommend that the applicant come back to the Planning Commission for final approval.

If the Planning Commission agrees to allow the site plan changes to be removed administratively, we recommend approval with the following conditions:

1. No snow removal operations shall be operated from the site
2. No more than a maximum of two (2) employees will operate from the site
3. Hours of operation shall be limited to 5 a.m to 10 p.m
4. Bins will hold natural materials such as mulch, topsoil, and compost.
5. No retail sales
6. No meeting with customers on site
7. No employees living on site
8. Employee parking within barn and on concrete pad behind barn.
9. No more than a maximum of two commercial trucks or similar vehicles may be parked outside



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