

DEXTER TOWNSHIP PLANNING COMMISSION

Resolution for a Preliminary and Final Site Plan Approval

(14-PC-160) Dexter Township Fire Substation

A resolution to grant approval of a Preliminary and Final Site Plan for a fire substation submitted by James L Drolett on behalf of Dexter Township for property located at 12088 North Territorial, between Dexter-Townhall and Hankerd, Section 16 of Dexter Township (D-04-16-200-017).

- 10) WHEREAS, Dexter Township (*the Township*), pursuant to the provisions of the Dexter Township Zoning Ordinance (*Zoning Ordinance*), submitted an application for a Final Site Plan (14-PC-160) Dexter Township Fire Substation on August 22, 2014; and
- 20) WHEREAS, the Dexter Township Planning Commission (*Planning Commission*) held a duly-noticed public hearing on July 22, 2014, and approved (14-PC-159) Dexter Township Fire Substation, a special land use and preliminary site plan for a fire substation, with conditions; and
- 30) WHEREAS, the Township submitted a site plan on August 20, 2014, with a revision date of August 20, 2014; and
- 40) WHEREAS, the proposed site is currently part of property owned by the Multi-Lakes Water and Sewer Authority (*MLWSA*); and
- 50) WHEREAS, the site plan calls for work to be done on the MLWSA property and the MLWSA has or will authorize such work; and
- 60) WHEREAS, the Planning Commission has received reports from Zach Michels (*Dexter Township Director of Planning and Zoning*) dated September 15, 2014; and
- 70) WHEREAS, the Planning Commission has received a report from Matthew Parks (*Township Engineer/OHM Engineering Advisors*) dated September 8, 2014; and
- 80) WHEREAS, the Planning Commission has received a report from Donald Dettling (*Dexter Area Fire Department Fire Inspector*) dated September 3, 2014; and
- 90) WHEREAS, the Planning Commission has received a report from Lloyd Lewis (*Multi-Lakes Water and Sewer Authority Director*) dated September 9, 2014; and

DEXTER TOWNSHIP PLANNING COMMISSION

Resolution for a Preliminary and Final Site Plan Approval

(14-PC-160) Dexter Township Fire Substation

- 100) WHEREAS, the Planning Commission has received a review letter from Gary Streight (*Washtenaw County Road Commission*) dated July 24, 2014; and
- 110) WHEREAS, the Planning Commission has received a well permit from Denise Bernbeck (*Washtenaw County Environmental Health Department*) dated September 5, 2014; and
- 120) WHEREAS, the property is located in a Public Lands (PL) District; and
- 130) WHEREAS, §10.01 of the Zoning Ordinance designates “police and fire stations” as special land uses in Public Lands (PL) Districts; and
- 140) WHEREAS, the Planning Commission, at its September 23, 2014, meeting, held a duly-noticed public hearing for the final site plan (14-PC-160) Dexter Township Fire Substation and received ~~no/the following~~ public input in favor of granting approval; and
- 150) WHEREAS, the information in the site plan review application meets the completeness requirements of §6.03(B)(1) through §6.03(B)(15) of the Zoning Ordinance, except as to matters addressed below, or would meet the completeness requirements with amendments; and
- 160) WHEREAS, the Planning Commission grants a waiver, per §6.03(C) of the Zoning Ordinance, from the requirements to include the following information on the site plan, because the Zoning Administrator, Planner, Township Engineer, and Planning Commission have determined that omission of the following material does not negatively affect its ability to review the preliminary site plan for consistency with the Zoning Ordinance:
- a) §6.03(B)(3): The final site plan does not include the natural features, topography, and man-made structures the full 150 feet from the north, west, and south proposed site boundary;
 - ~~a)~~ b) §6.04(B)(4): The final site plan does not include any deed restrictions; and
 - ~~b)~~ c) §6.03(B)(6): The final site plan does not include zoning classification of properties within the full 300 feet of the proposed site boundary.
- 170) WHEREAS, the Planning Commission did not require an impact statement for preliminary site plan review and reaffirms that decision for final site plan review; and
-

DEXTER TOWNSHIP PLANNING COMMISSION

Resolution for a Preliminary and Final Site Plan Approval

(14-PC-160) Dexter Township Fire Substation

- 180) WHEREAS, the Planning Commission determined at preliminary site plan review that a traffic impact study would not be required because the proposed use is not likely to generate 100 or more trips per day and reaffirms that decision for final site plan review; and
- 190) WHEREAS, the final site plan meets or would meet, with changes noted in this Resolution, the standards of §6.05(A) through §6.05(P) of the Zoning Ordinance (*Site Plan Approval Standards*); and
- 200) WHEREAS, the Planning Commission determined at preliminary site plan review that §21.03(C)(2) of the Zoning Ordinance, Professional Office, requiring one parking space for every 300 square feet excluding the equipment bays and storage areas, is the most appropriate for the proposed use because this use is likely to be less intensive than a professional office use and reaffirms that decision; and
- 210) WHEREAS, the proposed driveway width of 65 feet is wider than the 36 feet allowed, but the wider width is permitted, in accordance with §21.04(B)(1)a of the Zoning Ordinance, because the 36 foot width is not practical for this use; and
- 220) WHEREAS, the Planning Commission approves of reduced setbacks for shared parking areas, including the loading/unloading space, upon finding the following:
- a) The following characteristics of the site or vicinity would make the required setbacks or yard standards unnecessary: the proximity of the two buildings and uses; and
 - b) The reduced setbacks or yard standards are more consistent with the intent of shared parking because this will provide shared parking for the two buildings and uses.
- 225) WHEREAS, the Planning Commission hereby rescinds paragraph 180 of Resolution (14-PC-159) Dexter Township Fire Substation, granting preliminary site plan approval because it finds it is not necessary to meet all of the conditions of that approval;

DEXTER TOWNSHIP PLANNING COMMISSION

Resolution for a Preliminary and Final Site Plan Approval

(14-PC-160) Dexter Township Fire Substation

230) NOW, THEREFORE, BE IT RESOLVED, the Planning Commission, by a majority vote at a duly-noticed regular meeting, held this 23rd day of September 2014, GRANTS/~~DOES NOT GRANT~~ APPROVAL of the Preliminary and Final Site Plan (14-PC-160) Dexter Township Fire Substation, for property located at 12088 North Territorial, between Dexter-Townhall and Hankerd, Section 16 of Dexter Township (D-04-16-200-017), to the Township, subject to the conditions listed below:

a) The location and legal description driveway easement shall be added to the final site plan;

~~b) Deed restrictions shall be added to the final site plan;~~

~~e)b)~~ The lighting shall be adjusted to show lights for each exterior door in appropriate locations;

~~d)c)~~ The extent of the disturbed area shall be redrawn, as necessary, to include the full area of the gravel training pad/overflow parking area;

~~e)d)~~ The training pad/overflow parking, currently noted as a gravel surface, shall not be installed or used as a parking area until a zoning amendment allows for the gravel surface, a variance is received from the Zoning Board of Appeals, or it is installed as concrete;

~~f)e)~~ Spillways will be added, as necessary, on the sides of the eastern driveway;

~~g)f)~~ A maintenance schedule for the ~~trench drain on the western driveway~~ storm sewer management system shall be added to the site plan;

~~h)g)~~ This approval shall not be effective until the necessary driveway permits are issued by the Washtenaw County Road Commission;

~~i)h)~~ This approval shall not be effective until a shared driveway approval agreement has been granted approved by the Planning Commission Township Attorney and the Director of Planning and Zoning;

~~j)i)~~ This approval shall not be effective until a shared parking agreement has been submitted and approved by the Township Attorney;

~~k)j)~~ A drive access 24-feet wide shall be added between the shared driveway and the gravel training pad/overflow parking area;

~~l)k)~~ The gravel training pad/overflow parking area may be reconfigured to be closer to the shared driveway;

DEXTER TOWNSHIP PLANNING COMMISSION

Resolution for a Preliminary and Final Site Plan Approval

(14-PC-160) Dexter Township Fire Substation

- ~~m)l)~~_____ The 2 parking spaces on the eastern side of the shared driveway shall be shifted north to align with the parking on the western side of the shared driveway;
- ~~n)m)~~_____ Additional screening, either vegetation or a solid fence, shall be added if the proposed screening around the mechanical equipment does not provide adequate screening within 2 years of installation;
- ~~o)~~ **A description of tree “C” shall be added to the Plant List;**
- ~~p)~~ **Several additional trees shall be planted between the building and the North Territorial right-of-way, outside of any required clear vision zones;**
- ~~q)n)~~_____ The applicant shall secure any necessary Soil Erosion and Sedimentation Control permits prior to commencement of construction;
- ~~r)o)~~_____ The applicant shall supply written confirmation from the Multi-Lakes Water and Sewer Authority that it consents to and has no objections to the proposed grade changes along common lot lines;
- ~~s)p)~~_____ The storm water detention pond may be expanded, provided it remains consistent with required setbacks;
- ~~t)q)~~_____ The site plan shall be amended to adequately address the concerns raised in the Township Engineer review letter, dated September 8, 2014, **including:**
- ~~w)r)~~_____ This approval shall not be effective until a land division has been approved and executed;
- ~~v)s)~~_____ The fire substation and police substation shall comply with all applicable county, state, and federal requirements for the proposed use; and
- ~~w)t)~~_____ This approval shall not be effective until this Resolution and all its conditions are accepted by the applicant.

DEXTER TOWNSHIP PLANNING COMMISSION

Resolution for a Preliminary and Final Site Plan Approval

(14-PC-160) Dexter Township Fire Substation

Resolution offered by Planning Commissioner EHMAN.

Resolution supported by Planning Commissioner NESTER.

YES = 6 (Adams, Dehring, Ehman, Gajewski, Lewis, Nester)

NO = 0 (NONE)

ABSENT = 1 (Ruhlig)

ABSTAIN = 0 (NONE)

The Chair declared the resolution ADOPTED~~NOT ADOPTED~~.

Date: 23 September 2014

Tom Lewis, Chair

Date

Mary Adams, Secretary

Date

These findings, conclusions, decisions, and resolution are accepted:

James L Drolett

Date

Township Supervisor, Applicant