



Carlisle | Wortman

ASSOCIATES, INC.

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

TO: Augusta Township Planning Commission

FROM: Laura K. Kreps, AICP, Township Planner

DATE: November 10, 2021

RE: Planning Commission Agenda Packet for November 17, 2021 Regular Meeting

Please find a summary of the business item on this month's Planning Commission agenda below. ***Hard copies of this material will be provided via UPS.***

- a. **P.A. 116 Application #PA-21-01 – Selter, T-20-10-400-010** – The applicant is requesting Township review and approval of an application to the Michigan Department of Natural Resources for a Farmland and Open Space Preservation Program. The subject parcel is vacant. The applicant indicates the parcel contains 12.361 acres, all of which are cultivated. The applicant is requesting a ten (10) year abatement term. The subject property is zoned AR, Agricultural Residential and is designated as Agriculture future land use.

A supplemental memo is attached outlining the state's Farmland and Open Space Preservation Program, and application processing procedure.

- b. **SP 21-01 – Dollar General, T-20-01-395-005, Final Site Plan Review** – Dollar General is seeking final site plan approval for the construction of a 9,100 square foot retail store and associated site improvements.
- c. **Master Plan Discussion** – Update on Master Plan update process will be given at the meeting.

As always, please feel free to contact me directly with any questions prior to the meeting.



CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP
Senior Associate

cc: Township Supervisor
Township Clerk
OHM, Township Engineer

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President*
R. Donald Wortman, *Principal* John L. Enos, *Principal* David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal*
Laura K. Kreps, *Senior Associate* Paul Montagno, *Senior Associate*, Megan Masson-Minock, *Senior Associate*

AGENDA
Augusta Charter Township
Regular Planning Commission Meeting

Township Hall
November 17, 2021
6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Recognition of Visitors** –Yurk, Buxton, Woolf, Hall, Spence, Hurd
4. **Approval of Agenda**
5. **Approval of Minutes**
 - a. Planning Commission Meeting Minutes from October 20, 2021 Regular Meeting
6. **Public Hearings**
 - a. **None**
7. **Business Items**
 - a. **PA 21-01 – Selter, T-20-10-400-010** – Recommendation on allowing applicant a 10-year abatement through the Michigan Department of Natural Resources Farmland and Open Space Preservation Program.
 - b. **SP 21-01, Dollar General, T-20-01-395-005**, Final Site Plan Review.
 - c. **Master Plan Discussion**
8. **Public Comment**
9. **Communications**
10. **Adjournment**



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body:

Date Received 10/18/21

Application No: PA-21-01

State:

Date Received

Application No:

Approved: _____ Rejected: _____

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

I. Personal Information:

1. Name(s) of Applicant:

Selter

Last

Jeff

First

Initial

(If more than two see #15)

Selter

Last

Ronda

First

Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

☒ Married

☐ Single

2. Mailing Address:

9650 Tuttle Hill

Street

Willis

City

MI

State

48191

Zip Code

3. Telephone Number: (Area Code)

(734) 740-4532

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ()

5. E-mail address:

selter1123@sbcglobal.net

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Washtenaw

7. Township, City or Village: Augusta

8. Section No. 10

Town No. 20

Range No. _____

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant: _____

Name the types of mineral(s) involved: _____

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (seller):

Name: _____

Address: _____

Street

City

State

Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

☒ 2 or more persons having a joint or common interest in the land
☐ Corporation ☐ Limited Liability Company ☐ Partnership
☐ Estate ☐ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

- IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

☐ a. 40 acres or more → complete only Section 16 (a thru g);
☒ b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
☐ c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Cash crop

b. Total number of acres on this farm: 12.361

c. Total number of acres being applied for (if different than above):

d. Acreage in cultivation: 12.361

e. Acreage in cleared, fenced, improved pasture, or harvested grassland:

f. All other acres (swamp, woods, etc.):

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings ☒ Residence: _____ Barn: _____ Tool Shed: _____

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ 3,300 : 12.361 = \$ 267 (per acre)
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 10

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Jeff Selter

(Signature of Applicant)

Ronda Selter

(Co-owner, If Applicable)

10.18.2021

(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 10/18/21 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: AUGUSTA CHARTER TOWNSHIP
☐ County ☒ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

- ☒ Upon filing an application, clerk issues receipt to the landowner indicating date received.
- ☒ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

- _____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.
- _____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

COPY SENT TO:

- _____ County or Regional Planning Commission
- _____ Conservation District
- _____ Township (if county has zoning authority)

**Before forwarding to State Agency,
FINAL APPLICATION SHOULD INCLUDE:**

- _____ Copy of Deed or Land Contract (most recent showing current ownership)
- ☒ Copy of most recent Tax Bill (must include tax description of property)
- _____ Map of Farm
- _____ Copy of most recent appraisal record
- _____ Copy of letters from review agencies (if available)
- _____ Any other applicable documents

Questions? Please call Farmland Preservation at 517-284-5663

☒ cc: Assessor

☒ cc: Applicant

☒ STATE (ORIGINAL)

☒ FILE

Map of Farm with Structures and Natural Features:

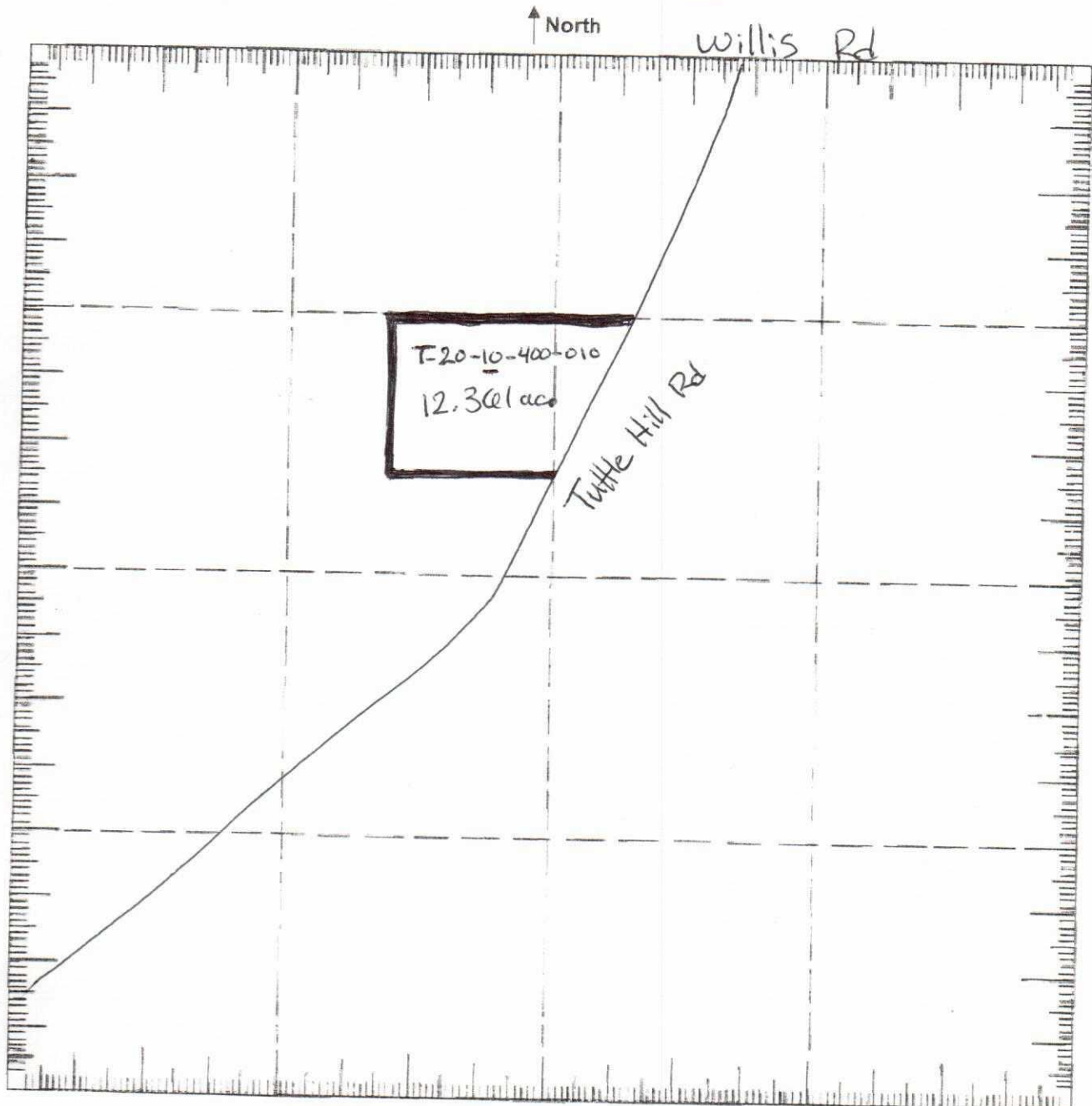
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Washtenaw

Township Augusta

T 20 R 10-400 Section 010



AUGUSTA CHARTER TOWNSHIP

TAX CERTIFICATION

School: 81070

TAX SUMMARY FOR CALENDAR YEAR 2021

Property #: T -20-10-400-010

AUGUSTA CHARTER TOWNSHIP

SUSAN BUREK - TREASURER

8021 TALLADAY ROAD

P.O. BOX 100

WHITTAKER, MI 48190

SEV 43,500

AV 43,500

TAXV 28,052

SITE ADDRESS:

TUTTLE HILL RD

SELTHER, JEFFREY & RONDA

9533 TUTTLE HILL RD

WILLIS MI 48191

|||||

Mortgage Company of Record:

NONE

Prop Type : RESIDENTIAL-IMPROVED

PRE/MBT %: 100

Summer Tax Bill

=====

MILLS	TAX TYPE	TAX AMOUNT
18.00000	SCHOOL OPER LINC	0.00
7.35000	SCHOOL DEBT LINC	206.18
0.09520	LINCOLN REC-ALL	2.67
18.00000	SCHOOL OPER FC	0.00
4.37800	WASH COUNTY OPER	122.81
3.37590	WASH COMM COLLEG	94.70
5.64170	WASH INT SCH DIS	158.26
6.00000	STATE EDUC TAX	168.31

Winter Tax Bill

=====

MILLS	TAX TYPE	TAX AMOUNT
0.80690	TWP. OPERATING	22.63
1.99640	FIRE OPERATING	56.00
0.99150	FIRE NEW STA 16	27.81
0.09900	FARM LD PRESERV	2.77
0.71660	COUNTY PARKS	20.10
0.19220	COUNTY EECs	5.39
0.49810	COUNTY ROADS	13.97
0.09660	COUNTY VETERANS	2.70
0.97530	MH & PUB SAFETY	27.35
0.01990	WC CONSERV DIST	0.55
0.20890	HCMA	5.86

TOTAL TAXES	752.93
ADMIN FEE	7.52
INTEREST	0.00
TOTAL BILL	760.45

TOTAL TAXES	185.13
ADMIN FEE	1.85
INTEREST	0.00
TOTAL BILL	186.98

SUMMER

TOTAL PAID: 760.45

DATE PAID : 09/14/2021

DESCRIPTION

OWNER REQUEST AU 10-15B-1 PCL " A " COM AT E 1/4
 COR SEC 10, TH S 88-11-58 W 387.86 FT TO A POB, TH
 S 16-17-40 W 2.22 FT, TH S 17-46-57 W 710.36 FT,
 *** BALANCE OF LEGAL DESCRIPTION ON FILE ***

Date Prepared: 10/18/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENVEY DOUGLAS & CONNIE	SELTER, JEFFREY & RONDA	35,000	09/07/2021	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
Property Address								
TUTTLE HILL RD								
Owner's Name/Address								
SELTER, JEFFREY & RONDA								
9533 TUTTLE HILL RD								
WILLIS MI 48191								
Class: RESIDENTIAL-IMPRO		Zoning: BLANK		Building Permit(s)		Date		Number
School: LINCOLN CONS SCHOOL DISTRICT								
P.R.E. 0%								
MAP #:								
Improved		X	Vacant	2022 Est TCV 87,053				
Public Improvements		Land Value Estimates for Land Table 4110.4110 RES VAC NORTH TIER LND TBL						
Dirt Road				* Factors *				
Gravel Road				Description Frontage Depth Front Depth Rate %Adj. Reason		Value		
Paved Road				69850 RES NORTH		87,053		
Storm Sewer				ROW		0		
Sidewalk				11.822 Acres		7,364 100		
Water				0.538 Acres		0 100		
Sewer				12.36 Total Acres		Total Est. Land Value =		
Electric						87,053		
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
Topography of Site								
Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
2022	43,500	0	43,500			43,500S		
2021	43,500	0	43,500			28,052C		
2020	0	0	0			0		
2019	0	0	0			0		

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Augusta Charter,
County of Washtenaw, Michigan

*** Information herein deemed reliable but not guaranteed***

Tools



Bookmarks



Carlisle | Wortman
ASSOCIATES, INC.

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

MEMORANDUM

TO: Augusta Township Planning Commission

FROM: Laura K. Kreps, AICP, Township Planner

DATE: March 13, 2013

RE: Farmland & Open Space Preservation Program (PA 116) – Background & Approval Procedures

The Farmland and Open Space Preservation Program is designed to preserve farmland and open space through agreements that restrict development and provide tax incentives for program participation. The act enables a farm owner to enter into a Development Rights Agreement with the state. The agreement ensures that the land remains in agricultural use for a minimum of ten (10) years and is not developed for any non-agricultural use. In return for maintaining the land in agricultural use, the landowner may be entitled to certain income tax benefits, and the land is not subject to special assessments for sanitary sewer, water, lights or non-farm drain projects.

Farmland eligibility is determined by the size of the farm, and in some instances, by the farm's income. A parcel meets qualification requirements for enrollment if one (1) of the following is true:

- Parcel is forty (40) acres or larger, and a minimum of fifty-one (51%) percent of the land is agriculturally active.
- Parcel has at least five (5) acres but less than forty (40) in size, more than fifty-one (51%) of the land is agriculturally active, and the agricultural land produces a gross annual income in excess of \$200 per tillable acre.
- Parcel has been designated as a specialty farm by the Michigan Department of Agriculture, is a minimum of fifteen (15) acres, and has a gross annual income exceeding \$2,000 per year.

The original farmland agreement is contracted for a minimum of ten (10) years, and a maximum of ninety (90) years. The agreement may be extended for a minimum of seven (7) years or longer, after the initial term.


After an application form is completed by the applicant, it must be submitted to the local governing body. The Township then has forty-five (45) days to approve or reject the application. Within the forty-five (45) day review period, the township must seek comments from the county planning commission; the soil conservation district; a city, if the land is within three (3) miles of the city; or a village, if the land is within one (1) mile of the village. These agencies are allowed thirty (30) days from the day of notification to

forward their comments to the Township Clerk. If approved, the application is forwarded to the Michigan Department of Agriculture Farmland Preservation Office.

If no action is taken by the local governing body, or the application is rejected, the applicant may appeal directly to the Michigan Department of Agriculture within thirty (30) days.

We look forward to discussing these procedures, as they relate to the pending application, with you at the next available Planning Commission meeting.

Sincerely,



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



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: October 5, 2021
Revised: November 3, 2021

Final Site Plan Review For Augusta Township, Michigan

Application #:	SP-21-02
Applicant:	Rodney Parrott, PE
Project Name:	Dollar General
Plan Date:	September 23, 2021
Location:	North side of Willis Road, west of McKean Road, immediately east of the railroad (T-20-01-395-005)
Zoning:	GC, General Commercial
Action Requested:	Final Site Plan Review
Required Information:	As noted below.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to develop a 9,100 square foot Dollar General and associated site improvements on the 5.23-acre subject property. The property is located immediately east of the Norfolk Southern / Wabash Railroad on the north side of Willis, west of McKean Road.

Retail uses are a permitted use in the GC, General Commercial district. A pre-application conference was held at the February 17, 2021, Planning Commission meeting. Preliminary site

plan review was conducted on April 21, 2021. This final site plan review is the last step in the Township's site plan review process.



AREA, WIDTH, HEIGHT, SETBACKS

Section 3.5 outlines the dimensional requirements for the GC, General Commercial District.

	<u>Required</u>	<u>Provided</u>	<u>Compliance</u>
Lot Area	2 acres	5.23 acres	Compliant
Lot Width	150 feet	796.21	Compliant
<u>Setbacks</u>			
Front	35 feet	105 feet	Compliant
Side	30 feet	160 feet (west) 120 feet (east)	Compliant
Rear	30 feet	203 feet	Compliant

Lot Coverage	30%	22%	Compliant
Building Height	35 feet/2 stories	18.5 feet / 1 story	Compliant

The proposed plan has been modified to demonstrate the Willis Road future right-of-way line as required. All dimensional requirements of the GC, General Commercial zoning district have been met.

Items to be Addressed: None.

NATURAL RESOURCES

Topography:	Existing topography is relatively level and is devoid of any significant natural features.
Woodlands:	No woodlands exist on the site.
Wetlands:	A wetland area is delineated along the western property line. No construction is proposed within this portion of the site.
Soils:	According to the USDA Web Soil Survey, the soils on the site are composed of Wasepi sandy loam (WaA), and Gilford Sandy Loam. The Wasepi soils present a “somewhat limited” construction rating. “Somewhat Limited” indicates the soils are moderately favorable and limitations can be overcome or minimized by special planning design or installation. Whereas the Gilford soils have greater limitations to development. These soils are found in the southwest corner of the site where no building construction is proposed.

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

The building and proposed improvements are located on the southern portion of the site. The arrangement appears logical.

Items to be Addressed: None.

ESSENTIAL FACILITIES

A stormwater detention area is shown north and west of the proposed structure. The applicant has received approval from the Washtenaw County Water Resources Commission as required.

Water and sewer connections are also proposed. Previously, sewer connections played a major role in the review of the previous development. As shown on the final site plan provided, sanitary sewer is proposed to be connected across Willis Road from Potterville Drive. Extension of sanitary sewer and water services are proposed along the remaining Willis Road frontage as well.

Items to be Addressed: None.

PARKING, LOADING

Section 7.2 requires retail stores to provide 1 parking space for each 200 feet of gross floor area. Based on this requirement, 46 parking spaces are required.

	Requirement	No. of Spaces Required	No. Spaces Provided
Off-Street	1 space per 200sq.ft. gross floor area (9,1000 / 200 = 46 spaces)	46 spaces	46 spaces
Barrier Free	26-50 spaces	2 spaces	2 spaces
Loading	2,000 – 20,000 square feet area	1 space	1 space

Parking spaces in a 90-degree parking pattern are required to be 9.5 feet in width and 18 feet in length and are provided at 9.5-foot widths and 20-foot depths. The maneuvering lane width exceeds the minimum 24-foot for a two-way lane width requirement (shown at 36 feet).

Loading / Unloading

A 10-foot by 50-foot concrete receiving area is provided at the northwest corner of the proposed building as required.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

The site will be accessed via a new two-way drive from Willis Road. The proposed drive will align with the existing private drive (Potterville Drive) across Willis Road. As noted previous, the proposed Willis Road ROW has been demonstrated. We defer further comment to the Township Engineer and the WCRC with regard to site access and circulation. The last communication received by the WCRC regarding this project was September 16, 2021. WCRC approval will need to be provided before Planning Commission approval.

A public sidewalk is proposed from the railroad tracks (western property extent) to the proposed screening fence east of the proposed structure. The Planning Commission had discussed the extension of the sidewalk during the previous preliminary site plan review for this project and found the termination at the west side of the proposed site improvements is appropriate. An

internal sidewalk connection to the main entrance is also provided from the proposed public sidewalk along Willis Road as well.

Items to be Addressed: Provide WCRC approval.

LANDSCAPING

A landscape plan is required to be provided as part of final site plan review. Section 5.7.H requires all development proposals for which landscape is required to submit a landscape plan demonstrating compliance with Section 5.7.

The following landscaping requirements apply:

Landscaping Adjacent to Roads: One (1) deciduous tree is required for every 30 lineal feet of road frontage; plus, one (1) ornamental tree per 100 linear feet of road frontage; plus, five (5) shrubs per 30 lineal feet of road frontage (minus drives and sidewalks). The applicant provides 23 trees and 115 shrubs adjacent to Willis Road as required.

Greenbelts: Twenty (20)-foot greenbelts are required along the side and rear property lines of all non-residential developments. Twenty (20)-foot greenbelts are proposed along the east and south sides of the development.

Screening Between Land Uses: Section 5.7.B.1.d. requires the following:

Screening in the form of a landscaped berm, dense landscape screen, or wall shall be required wherever a non-residential use in a commercial district abuts directly upon land zoned or used for residential purposes, and where loading areas would be visible from residential districts. Landscaped screening shall comply with the requirements in Section 5.7.C.5. if a wall is used instead of landscaping, the requirements in Section 5.8 shall be complied with, but a landscaped greenbelt conforming to Section 5.7.C.4. shall be required on the side of the wall facing the residential district.

Evergreen plantings and a wooden privacy fence are provided along the east property line. We note a detail of the proposed 6-foot-tall privacy fencing is provided on Sheet C4.

Parking Lot Landscaping: Off-street parking areas containing more than 20 spaces shall comply with the requirements for parking lot landscaping. Based on requirements of Section 5.7.C.6. Additionally, parking areas shall be screened from view from the road through the use of a masonry screen wall at least 42-inches in height, or a continuous evergreen landscape screen of at least six (6) feet in height (Section 3.7.D.2.b.). The applicant is proposing seven (7) interior parking lot trees in addition to the required 42-inch masonry screen wall along the south parking lot periphery screening it from Willis Road as required. Detail of the wall is provided on Sheet C5.1.

General Site Landscaping: All undeveloped portions of the site not already containing specific landscape requirements shall contain one (1) deciduous or evergreen tree per every 3,000 square feet of undeveloped area. The applicant provides on Sheet C1 that the site will maintain 3.29 acres (143,312.4 SF) of open space ($143,312.4 / 3,000 = 47.7$ trees). The applicant has provided for 29 general site landscaping trees and is deficient 18 trees.

Dumpster Enclosure: A two-bay dumpster enclosure is proposed northwest of the proposed structure. Detail of the dumpster enclosure is provided on Sheet C4. Section 5.8.H. requires dumpster areas be screened on at least three (3) sides with a masonry wall of common brick, face brick, or decorative block, of the same material as the principal building.

Items to be Addressed: *Provide 18 additional general site landscaping trees.*

LIGHTING

A lighting plan is provided on Sheet E5. We note the location of all proposed wall-mounted and pole-mounted fixtures and illumination levels are noted on the plan. Additionally, mounting heights of wall-mounted fixtures are called out. However, detail of proposed fixtures has not been provided demonstrating they are fully shielded and downward directed. Further, the height and detail of pole-mounted fixtures has not been provided.

Illumination levels provided meet the standards outlined in Section 9.13.E.1.

Items to be Addressed: *1) Provide height of pole-mounted fixtures. 2) Provide detail of all proposed light fixtures.*

SIGNS

A freestanding sign shown on the east side of the entry drive. Section 8.7 outlines sign requirements for non-residential signs. The sign is located just outside of the Michigan Bell easement which runs parallel to Willis Road. The applicant will need to provide setback dimensions related to the location of the proposed sign and the future Willis Road right-of-way to ensure the required 15-foot setback has been met.

Sign details are provided on Sheet A7.1 noting the size of both freestanding and wall signage areas. Freestanding signs are limited to one-half (0.5) of a square footage per linear foot of lot frontage, but in no case shall exceed 32 square feet in area. Based on the frontage of the lot the maximum 32 square feet of freestanding signage is allowed. The applicant is proposing a 50 square foot freestanding sign. Further, freestanding signs are limited to 6 feet in height. The sign detail does not depict the foundation of the proposed sign or overall sign height.

A wall sign is also proposed, and detail is provided on Sheet A7.1. Wall signs shall be based on one (1) square foot of area per one (1) foot of linear building frontage with no wall signs to exceed

60 square feet in area. The proposed building has 130 feet of linear building frontage allowing the maximum wall sign area of 60 square feet. The applicant is proposing a 153.18 SF wall sign.

A temporary construction sign is also proposed on Sheet A7.1. The location of this sign is not provided nor is the overall sign height. Temporary signs that advertise the construction of new non-residential development shall not exceed 32 square feet in area or 6 feet in height. These temporary signs shall be removed immediately after construction is complete.

Items to be Addressed: 1) Demonstrate location of freestanding sign in relation to Willis Road future right-of-way. 2) Reduce size of freestanding sign to 32 square feet. 3) Provide detail of sign base and overall sign height (maximum 6 feet). 4) Reduce size of wall sign to 60 square feet. 5) Sign permits must be submitted for review and approval by the Township Zoning Administrator.

FLOOR PLAN AND ELEVATIONS

Building floor plans and elevations have been provided. The proposed structure must meet the building design standards outlined in Section 3.7.D.3. Specifically, the following shall apply:

1. The maximum linear length of an uninterrupted building façade facing public streets shall be thirty (30) feet. The building has a front elevation length of 130 feet requiring some façade articulation or architectural design variation every 30 feet. As proposed, the front elevation design has been modified to include brick, block and niche board panels along the front and side elevations to provide the required architectural variation.
2. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50% of their horizontal length. The front elevation has been modified to provide what appears to be windows to meet this 50% requirement. However, this material is labeled as 21 on Sheet A2.1 which is shown in the Keynotes as “not used”. The applicant will need to verify these are in fact windows/glazing and their level of transparency in order to meeting this requirement.
3. Flat roofs must have parapets concealing HVAC units from public view. The elevations demonstrate parapet screening along all sides of the structure.
4. The predominant building materials are noted as split-face masonry units and pre-finished metal wall panels. Façade colors and systems shall be reviewed and approved by the Planning Commission as part of final site plan review.
5. The building is required to have one (1) entrance facing the road upon which said building fronts which is connected by a concrete sidewalk of at least four (4) feet in width. This item has been addressed.

Items to be Addressed: 1) Verify material proposed as “21” – window/glazing and level of transparency. 2) Planning Commission to review/approve façade colors and systems during final site plan.

RECOMMENDATIONS

The following items will need to be addressed to the satisfaction of the Planning Commission prior to final site plan approval:

1. Provide Washtenaw County Road Commission approval.
2. Provide 18 additional general site landscaping trees.
3. Provide height of pole-mounted fixtures.
4. Provide detail of all proposed light fixtures.
5. Demonstrate location of freestanding sign in relation to Willis Road future right-of-way.
6. Reduce size of freestanding sign to 32 square feet.
7. Provide detail of sign base and overall sign height (maximum 6 feet).
8. Reduce size of wall sign to 60 square feet.
9. Sign permits must be submitted for review and approval by the Township Zoning Administrator.
10. Verify material proposed as "21" – window/glazing and level of transparency.
11. Planning Commission to review/approve façade colors and systems during final site plan.



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

#144-2100

cc: Rodney Parrott via rodney@overlandeng.com



November 9, 2021

**Augusta Charter Township
Planning Commission**

P.O. Box 100
Whittaker, MI 48190

Regarding: **10467 Willis, Dollar General**
Final Site Plan Review #1
Twp Application #: SP-21-02
OHM Job #: 0026-21-1022

We have reviewed the final site plan dated September 23, 2021 along with revised plans dated October 8, 2021. The final site plan is for the development of 4.23 acre parcel at the southeast corner of Willis Rd and McKean Rd, Parcel ID #T-20-01-395-005. Plans were reviewed based on Augusta Township Ordinances and Ten State Standards. A brief description of the project, followed by our comments, provided below:

The applicant is seeking to develop a 9,100 square foot Dollar General. There are forty-six (46) proposed parking spaces, including two (2) barrier free parking spaces. The paved parking lot and roof drain into a proposed 55,620 cft storm water detention pond with a depth of 3.5 ft. Storm water is detained and released at a controlled rate to the Washtenaw County Drain along the railroad tracks. A new driveway approach and roadside culvert will be constructed across from Potterville Dr. The total disturbed area on the site of 3.7 Acres.

The site development also includes a new 10 inch diameter 840 ft long sanitary sewer constructed to Augusta Twp Public Sewer Standard on the south side of Willis across the full parcel frontage. Along with a new 12 inch diameter 280 ft water main will be constructed across the remaining of the parcel frontage on the north side of Willis along with an additional hydrant. The building's 1.5 inch diameter water and 6inch sanitary laterals will be connected to the new public utilities.

Permits and Other Agency Approvals

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

- Washtenaw County Road Commission (WCRC) for the work within the Willis ROW and dedication of additional 27 ft of ROW.
- Washtenaw County Water Resources Commissioner's Office (WCWRC) soil erosion and sedimentation control.
- EGLE Water Main Permit Part 399
- EGLE Sanitary Sewer Permit Part 41
- Augusta Township Utility Services for water main and sanitary service tapping and connections.
- Augusta Township Building Department.
- Augusta Township Fire Department approval for fire code compliance.



Permits received as of November 9, 2021

- Washtenaw County Water Resources Commission, for storm water detention and discharge, August 31, 2021

Engineering plans

OHM will review engineering plans upon receipt of the submittal plans.

Conclusion and Recommendations

As submitted, we recommend the Planning Commission to consider **approval** of the final site plans on the condition that Washtenaw County Road Commission approves the permit for Willis Road right of way work. Applicants Engineer has provided recent correspondence between Washtenaw Road Commission and themselves and the two parties appear to be close.

Please feel free to contact Nicholas Bayley at (734) 466-4538 or nicholas.bayley@ohm-advisors.com if you have any questions regarding this review.

Sincerely,
OHM ADVISORS

Nicholas Bayley, P.E.
Township Engineer

cc: Kim Gonczy, Township Clerk (via e-mail)
Heather Rowland, Building Dept Clerk, (via e-mail)
Laura Kreps, Carlisle Wortman Associates, Inc. (via e-mail)