

AGENDA
Augusta Charter Township
Regular Planning Commission Meeting

NEW LOCATION

Lincoln Senior Center
8970 Whittaker Road
(West entrance of Brick Elementary)
Ypsilanti, MI 48197
January 18, 2023
6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Recognition of Visitors** –Yurk, Buxton, Woolf, Hall, Spence, Hamill, Rawlins
4. **Approval of Agenda**
5. **Approval of Minutes**
 - a. Planning Commission Meeting Minutes from October 19, 2022 Regular Meeting
6. **Public Hearings**
 - a. **Master Plan Update**
7. **Business Items**
 - a. **PAC- 22-01 Michels Storage Pre-Application Conference with Planning Commission and Consultants**
 - b. **Roof-pitch Text Amendment Discussion – Section 3.7.A.6.a.**
 - c. **Master Plan Update**
8. **Public Comment**
9. **Communications**
10. **Adjournment**

Draft
AGENDA
Augusta Charter Township
Regular Planning Commission Meeting
8970 Whittaker Road
Ypsilanti, MI 48197
October 19, 2022
6:30 PM

1. Call to Order

The meeting was called to order by Chair Yurk at 6:30 PM.

2. Pledge of Allegiance

Chair Yurk led Pledge.

3. Roll Call and Recognition of Visitors

In Attendance: Robert Yurk, Dan Woolf, Linda Spence, Paul Rawlins, David Hall, Richard Hamill and Janet Buxton. Also attending, Planner Laura Kreps, members of the public, and a representative of Ranger Power.

4. Approval of Agenda

Hall made the motion to approve agenda, support by Spence. Motion carried unanimously.

5. Approval of Minutes

Spence made the motion to approve minutes from September, 21 2022 Planning Commission Meeting, support by Buxton. Motion carried unanimously.

6. Public Hearings

a. None

7. Business Items

a. Roof-pitch Text Amendment Discussion – Section 3.7.A.6.a.

Commissioners discussed revising language of Section 3.7.A.7.a. Woolf motioned to leave the ordinance as written. Motion was not supported and died. Planner Kreps will bring a draft of discussed changes to next months meeting.

b. Master Plan Update

The Planning Commission discussed the Master Plan Draft. Hamill motioned to request the Board to distribute the Draft of the Master Plan, supported by Rawlins. Motion carried unanimously.

8. Public Comment

Charles Smith – Sanford Road. Solar and Zoning information
Randy Heldt – Willow Road. Requested Solar update.

9. Communications

Trustee Hall discussed the township working with F & V to obtain Grants. He also informed the Commission that 700 ft of the water main on Judd Road will need to be replaced.

10. Adjournment

Spence motioned to adjourn supported by Buxton. Motion carried unanimously. Meeting was closed at 7:30 PM.

2022

PLAN REVIEW

Monroe County, Michigan

MEMORANDUM

PROJECT: Augusta

DATE: December 6, 2022

Charter Township Master

TO: Monroe County Board of Commissioners Plan

FROM: Staff

SUBJECT: Case #200.3-11-22-4

SUBJECT

Augusta Charter Township in Washtenaw County has forwarded a copy of the Augusta Charter Township Master Plan to the Monroe County Board of Commissioners for review and comment. In compliance with the Michigan Planning Enabling Act, the Township is required to submit the Plan to the County for review, and the County has 63 days to review the Plan and offer any comments.

DESCRIPTION

Augusta Charter Township is a mostly rural township in southeast Washtenaw County adjacent to the north of London Township. The Township consists of a mix of agricultural, rural residential uses, with a few single-family residential uses that are located in subdivisions. The unincorporated village of Whittaker is also located in the Township. The Township has sent its Master Plan for review by Monroe County due to the fact that Monroe County is contiguous to Augusta Charter Township.

ANALYSIS

The primary reason that it is necessary for Monroe County to review a Master Plan for a contiguous community such as Augusta Charter Township is to ensure that there are no conflicts of the proposed plan with any plans that the County might have for land that is adjacent to the Township.

The Augusta Charter Township Master Plan's Future Land Use Map designates primarily agricultural and rural residential uses along Milan Oakville Road, which forms the border of Augusta Charter Township with London Township and Monroe County. Staff does not feel that these designations conflict with the designated uses in the Monroe County Comprehensive Plan along Milan Oakville Road, as this land is designated as Agricultural Preservation and Secondary Agricultural in the County Plan.

Of particular note, though, is a large planned unit development designation on the Augusta Charter Township Future Land Use Map that is centered near the intersection of Milan

Oakville Road and Gooding Road. This area of Augusta Charter Township is adjacent to the northeast portion of London Township. The proposed development would be located behind the existing residences that are situated along the north side of Milan Oakville Road. Most of this land is currently vacant. The Master Plan describes the Planned Unit Development designation as a “mix of uses” is that could possibly include “industrial, high-tech, research, office, commercial and residential land uses, with a golf course and environmental preserve areas.”

Staff has no issues with this proposed designation of a Planned Unit Development at this location close to the Monroe County border. The Township may need to work with the Monroe County Road Commission to coordinate transportation infrastructure in the vicinity of this potential future project, however.

RECOMMENDATION

Staff recommends that the Monroe County Board of Commissioners approve and submit the above comments regarding the Augusta Charter Township Master Plan to Augusta Charter Township.

RECEIVED
DEC 12 2022
BY: ll
STAMP RECEIVED

PUD Pre-Application Conference (Planning Commission & Consultants)



Augusta Charter Township
8021 Talladay Road, P.O. Box 100
Whittaker, MI 48190
Phone 734-461-6117, Fax 734-461-6379
www.augustatownship.org

RECEIVED
DEC 12 2022
BY: KNV
STAMP PAID

TOWNSHIP FILE	RELATED FILES
PAC - <u>22</u> - <u>01</u>	_____
_____	_____

PAYMENT INFORMATION	
Escrow Deposit:	\$2,000.00
FEE:	<input checked="" type="checkbox"/> Regular Mtg. \$500.00 <input type="checkbox"/> Special Mtg. \$750.00
Total Amount Paid:	\$ <u>2500.00</u>
Paid via	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # <u>5682</u>
Rec'd By	<u>KNV</u> Receipt # <u>87587</u>
G/L #	_____

GENERAL INFORMATION

Name(s) of Legal Property Owner(s) Mitchel Kalimai
Street Address (Street # & Name or P.O. Box) 11294 Rawsonville Road
City Belleville State MI Zip 48111 Email _____
Phone 734-461-2447 Fax 734-461-1974 Cell 734-368-1651
Name of Petitioner (if Different from Owner) _____
Company _____ Interest in Property _____
Street Address (Street # & Name or P.O. Box) _____
City _____ State _____ Zip _____ Email _____
Phone _____ Fax _____ Cell _____

PROPERTY INFORMATION

Address/Location of Property: 11294 Rawsonville Road
Tax I.D. Number(s): T-20-24-100-053
Reason for Meeting: Pre-Application Conference as required by Article 12 PLANNED UNIT DEVELOPMENT

SUBMISSION REQUIREMENTS

The applicant shall present, at such conference or conferences, at least a sketch plan of the proposed PUD as well as the following information:

- Total size of the project.
- A statement of the number of residential units, if any.
- The number and type of non-residential uses.
- The size of the area to be occupied by each type of use.
- The known deviations from ordinance regulations to be sought.
- The number of acres to be preserved as open or recreational space.
- All known natural or historic features to be preserved.

MEETING FOLLOW-UP

(To be completed by Township Representative)

Date of Meeting: <u>1/10/2023</u>
Consultants Present: <input type="checkbox"/> Planner <input type="checkbox"/> Engineer <input type="checkbox"/> Attorney <input type="checkbox"/> Planning Commission Members
<input type="checkbox"/> Others Present: _____
<input type="checkbox"/> Follow-Up Required? Describe: _____



DAVID
ARTHUR
CONSULTANTS, INC.

2018 Winner
Torch Award for
Marketplace Ethics



2005 Small Business of the Year
Monroe County, MI Chamber of Commerce

November 4, 2022

Augusta Charter Township Planning Commission
8021 Talladay Road,
Whittaker, MI 48190

RE: Mitchel's Storage, LLC – Planned Unit Development
11294 Rawsonville Road, Belleville, MI 48111

Augusta Charter Township Planning Commission,

The attached document contains the overall plan for the expansion of Mitchel's Storage, LLC facility. This drawing has been prepared per Article 12 Planned Unit Development (PUD) of the August Charter Township Zoning Ordinance (dated 02-09-2020). Section 12.6 Procedures for Review and Approval specifies the step-by-step process of applying for and receiving approval for a Planned Unit Development. As described by this section, the PUD application and approval process is a multi-step process that begins with Item A - Pre-Application Conference. This Pre-Application Conference is required prior to the submission of the application for Planned Unit Development (PUD). This meeting shall be held at a regularly scheduled or special meeting of the Augusta Charter Township Planning Commission. Item A also specifies seven (7) specific pieces of information that are required to be included with a concept drawing or sketch of the proposed PUD. These required pieces of information are provided, in corresponding numerical order, within the Development Summary. This summary also includes additional relevant parcel information, project description, and existing zoning setback requirements.

Please consider the attached document as our submission and request for a Pre-Application Conference per the above noted requirements. The applicant, Mr. Mitchel Kalimai of Mitchel's Storage, LLC. is requesting a Special Meeting of the Planning Commission or added to the agenda of a regularly scheduled meeting, whichever will be scheduled first. Please advise as to the date, time, and location of the Planning Commission meeting in which this project will appear on the agenda.

Sincerely,
DAVID ARTHUR CONSULTANTS, INC.

David A. Kubiske, P.E., P.S., LEED AP
President/CEO

DAK:kj

Kristen M. Jobin, P.E.
Staff Professional Engineer

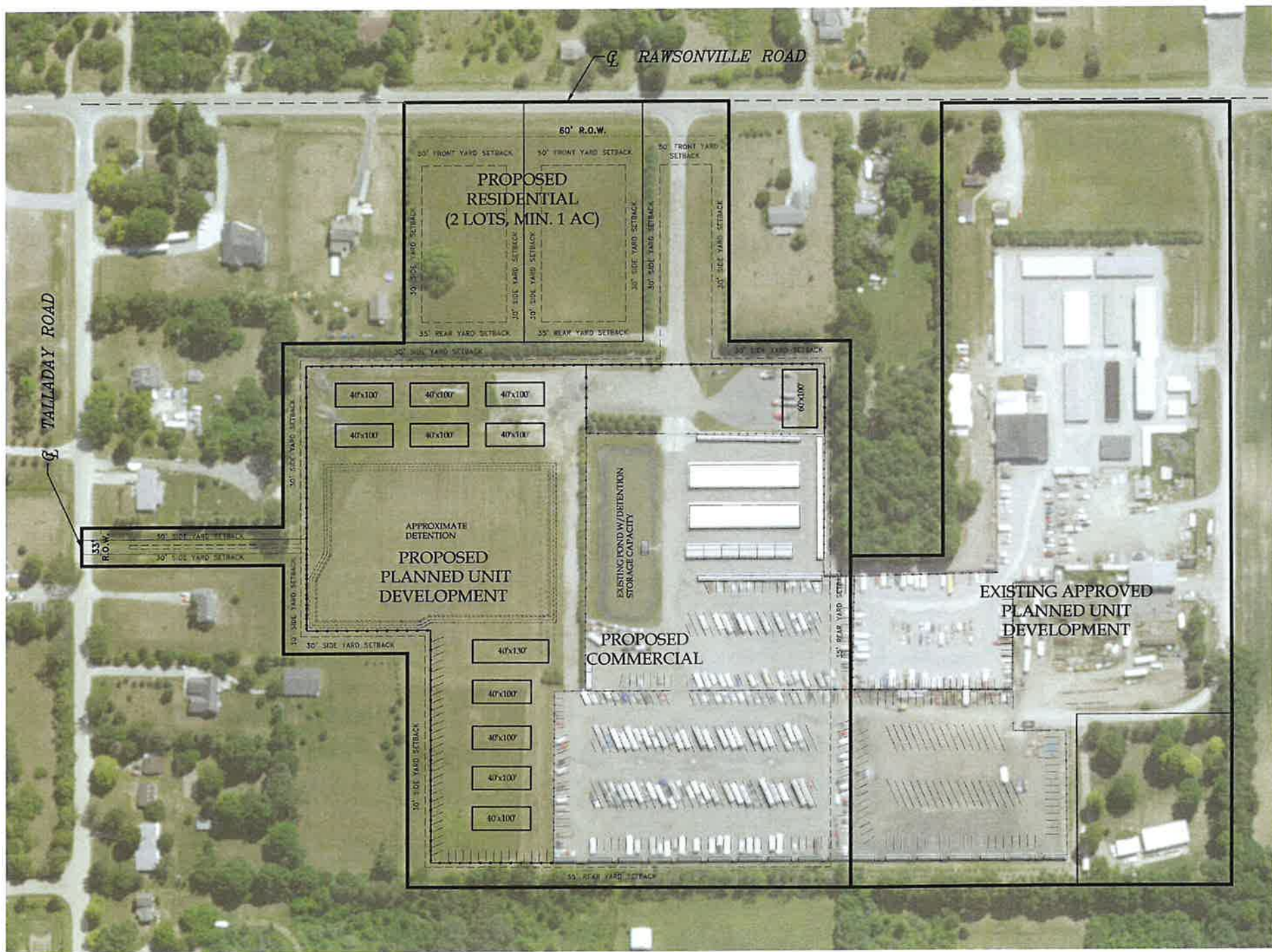
"MITCHEL'S STORAGE, LLC"

PLANNED UNIT DEVELOPMENT

11294 RAWSONVILLE ROAD, BELLEVILLE,
AUGUSTA CHARTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN



LOCATION MAP
SCALE: 1" = 2000'



DEVELOPMENT SUMMARY

PROPERTY ADDRESS: 11194 RAWSONVILLE ROAD, BELLEVILLE, MI 48111
TAX ID #: T-20-24-100-053

THE PLANNED UNIT DEVELOPMENT (PUD) THAT IS BEING PROPOSED SHALL CONSIST PRIMARILY OF COMMERCIAL PROPERTY TO BE USED AS A SECURE STORAGE FACILITY, PROVIDING BOTH ENCLOSED AND OPEN AIR STORAGE. ADDITIONALLY, THE PROPERTY WILL CONTAIN TWO RESIDENTIAL LOTS, BOTH WITH FRONTAGE ALONG RAWSONVILLE ROAD. THE PROPERTY OWNER AS ALREADY PLANTED AN EXTENSIVE EVERGREEN TREE LANDSCAPE BUFFER BETWEEN THE REQUESTED RESIDENTIAL PORTION OF THE PUD AND THE COMMERCIAL PORTION, PROVIDING DENSE SCREENING BETWEEN THE PROPOSED USES.

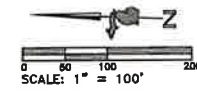
EXISTING ZONING - AR - AGRICULTURAL/RESIDENTIAL

REQUESTED ZONING - PLANNED UNIT DEVELOPMENT

MINIMUM SETBACKS (AR DISTRICT)
FRONT - 50'
REAR - 35'
SIDE - 30'

PRE-APPLICATION CONFERENCE REQUIRED INFORMATION (ARTICLE 12, 12.6 PROCEDURES FOR REVIEW AND APPROVAL, A ITEMS 1-7, AUGUSTA CHARTER TOWNSHIP ZONING ORDINANCE 02-09-2020)

- ① PARCEL AREA - 25.196 ACRES (GROSS)
- ② NUMBER OF RESIDENTIAL UNITS: TWO (2)
- ③ NUMBER/TYPE OF NON-RESIDENTIAL USES: ONE (1) - SECURE STORAGE FACILITY (ENCLOSED, OUTDOOR)
- ④ RESIDENTIAL USE SIZE: 3.923 ACRES (GROSS)
COMMERCIAL USE SIZE: 21.273 ACRES (GROSS)
- ⑤ DEVIATIONS FROM ORDINANCE: NONE; FINAL WASHTENAW COUNTY WATER RESOURCES APPROVAL DURING SITE PLAN SUBMITTAL PROCESS.
- ⑥ ACREAGE TO BE PRESERVED AS OPEN/RECREATIONAL SPACE: NONE
- ⑦ NO KNOWN NATURAL OR HISTORIC FEATURES TO BE PRESERVED.



DAVID ARTHUR CONSULTANTS, INC.
110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

FOR REVIEW ONLY

MITCHEL'S STORAGE LLC
PLANNED UNIT DEVELOPMENT
11294 RAWSONVILLE ROAD, BELLEVILLE, MI 48111
AUGUSTA CHARTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

COVER

DEVELOPER/OWNER:
MITCHEL'S STORAGE, LLC
MITCHEL KAJIMA
11294 RAWSONVILLE ROAD,
BELLEVILLE, MI 48111
734-481-2447
734-481-1974

REVISIONS	DATE	BY
FOR PUD PRE-APP CONFERENCE	11/05/22 (M/J)	

SCALE* 1" = 100'
PLOT DATE 11/05/22
JOB NO. 22-D-5152

SHEET NO.
C.101

NOTE
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.



NOTE: DO NOT SCALE DRAWING. USE PRINTED DIMENSIONS ONLY. IF DRAWING IS REPRODUCED IN A SIZE OTHER THAN 24" x 36", SCALE MAY DIFFER. THIS DRAWING SHALL NOT BE DUPLICATED, MODIFIED, TRANSFERRED OR ISSUED WITHOUT THE WRITTEN CONSENT OF DAVID ARTHUR CONSULTANTS, INC. - COPYRIGHT 2022.

3.7 Additional Regulations.

A. Single-Family Residential Regulations. No single-family dwelling (site built), manufactured housing unit, mobile home, modular housing or prefabricated housing located outside of a licensed manufactured housing community shall be permitted unless said dwelling unit conforms to the following standards:

1. Building Permit Required. No single-family dwelling unit shall be constructed without the prior issuance of all necessary Township and/or County building permits.
2. Minimum Floor Area. The minimum floor area provided for a single-family dwelling unit shall be as follows:

Stories	Minimum Gross Floor Area Required
1	1,000 sq. ft.
1½	1,200 sq. ft., with a 900 sq. ft. first floor
2	1,400 sq. ft., with a 900 sq. ft. first floor

3. Minimum Building Width. The minimum width of the front elevation of a single-family dwelling shall be twenty (20) feet. The side of a single family dwelling shall be considered to be face along the narrowest dimension of the building.
4. Single-Family Residential Site Drainage.
 - a. Proposed grading and other site improvements associated with single-family residential structures (new or existing) shall not disrupt the natural flow of surface water through or across the subject parcel of land, nor shall it cause increased flow of water onto adjoining parcels of land or exacerbate existing flooding problems.
 - b. If the finish floor elevation of the first floor of a proposed single-family residence is requested to be more than thirty-six (36) inches above the centerline of the road upon which it fronts, a detailed drainage plan, prepared by a civil engineer or landscape architect, shall be provided with the application for a zoning compliance permit, demonstrating the following:
 - i. how the lot will drain;
 - ii. that the filling of the lot will not disrupt the natural flow of surface water through or across the parcel of land; and,

iii. that there will be no additional flow of water onto adjoining parcels of land.

5. Foundation.

- a. All single family dwelling units (including premanufactured housing) shall be firmly attached to a permanent foundation constructed on the site in accordance with those building codes applicable to "Single-Family Dwellings."
- b. All premanufactured dwelling units shall be installed with the wheels removed. Additionally, no dwelling unit shall have any exposed towing mechanism, undercarriage or chassis.

6. Roof.

- a. Roofs on single-family dwelling units shall ~~be double pitched,~~ having a slope of no less than ~~six (6)~~ four (4) feet of rise for each twelve (12) feet of run over the majority of the dwelling unit. Additions or repairs to existing dwelling units may involve roof pitches compatible with existing roof pitches.
- b. All single-family dwelling units shall have at least a ~~twelve (12)~~ six (6) inch roof overhang on the eave sides and gable ends of the building. Such overhang shall be exclusive of gutters.
- c. Roofs on single-family dwelling units shall be covered in either asphalt, fiberglass, shake, slate or steel shingles or other finished roofing material meeting applicable building codes.

7. Quality of Workmanship. All rooms and other additions to a dwelling unit shall be of a similar or superior quality of construction as the original portion of the principal structure.

8. Applicable Codes. All single-family dwelling units, including all alterations and additions thereto, shall comply with applicable building and fire codes. In the case of premanufactured dwellings, all construction, plumbing, electrical systems, and insulation within and connected to said premanufactured dwelling shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards," as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time may be amended. Additionally, all dwellings shall meet or exceed all applicable snow load and strength requirements.

9. Sanitary Service and Water Supply. All dwelling units shall be connected to public sanitary sewer and water service, or a private

septic system and well, in accordance with all applicable codes and ordinances.

10. Storage. All dwelling units shall include a storage area equal to 10% of the gross floor area of the dwelling or 100 square feet, whichever is less. Such storage area shall be accommodated via basements, attics, closets, or a separate structure of similar construction to that of the principal dwelling.