

**AGENDA**  
**Augusta Charter Township**  
**Regular Planning Commission Meeting**

**NEW LOCATION**

\*\*\*Lincoln Senior Center\*\*\*  
8970 Whittaker Road  
(West entrance of Brick Elementary)  
Ypsilanti, MI 48197  
May 17, 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 March 15, 2023 Regular Meeting
6. **Public Hearings**
  - a. **None**
7. **Business Items**
  - a. **Closed Session** – Receipt of written attorney-client privilege communication from Township Attorney which is exempt from disclosure under Section 13(1)(g) of the Freedom of Information Act.  
  
*Move that the PC meet in closed session with the Township Attorney and Planner under Section 8(h) of the Open Meetings Act, to consider the written attorney-client privilege which is exempt from discussion or disclosure under Section 13(1)(g) of the Freedom of Information Act.*
  - b. **SP 21-03, Railsplitter II, Preliminary Site Plan, Large-Scale Solar Facility**
  - c. **PUD 23-01, Mitchel’s Storage, Conceptual PUD Plan, Expansion of Self-Storage Facility**
8. **Public Comment**
9. **Communications**
10. **Adjournment**

**Draft**  
**AGENDA**  
Augusta Charter Township  
Regular Planning Commission Meeting  
8970 Whittaker Road  
Ypsilanti, MI 48197  
March 15, 2023  
6:30 PM

**1. Call to Order**

The meeting was called to order by Chair Yurk at 6:35 PM.

**2. Pledge of Allegiance**

Chair Yurk led Pledge.

**3. Roll Call and Recognition of Visitors**

In Attendance: Robert Yurk, David Hall, Linda Spence, Paul Rawlins, Richard Hamill and Janet Buxton. Absent: Dan Woolf. Planner Laura Kreps and members of the public also attended.

**4. Approval of Agenda**

Spence made the motion to approve agenda with the modification of moving 7.b Master Plan Update and 8. Public Comment before 6. Public Hearings, support by Hall. Motion carried unanimously.

**5. Approval of Minutes**

Spence made the motion to approve minutes from February 15, 2023 Planning Commission Meeting, support by Buxton. Motion carried unanimously.

**6. Public Hearings**

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

Spence motioned to open Public Hearing, support from Hamill. Hearing opened at 7:05. Motion carried unanimously.

Larry Roome (Rosebolt) Clarification of ordinance.

Tony Worthy (Liss) Container Style roof design.

Spence motioned to close Public Hearing. Hearing closed at 7:12. Motion carried unanimously.

**7. Business Items**

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

Planning Commission discussed changes. Hall motioned to send to the Board of Trustees with the revision to retain the original 12” overhang, support by Rawlins. Motion carried unanimously.

**b. Master Plan Update**

Spence made the motion to adopt the Master Plan dated March 15, 2023 and distribute to the board for adoption, supported by Hall. Motion carried unanimously.

**8. Public Comment**

Rodney Taylor (Talladay), Anthony Mott (Butler), William Case ( Talladay) Mitchell Storage non-compliance.

**9. Communications**

Trustee Hall reported that the Board of Trustees voted to approve the Solar Ordinance.

**10. Adjournment**

Hamill motioned to adjourn supported by Buxton. Motion carried unanimously. Meeting was closed at 7:22 PM.



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

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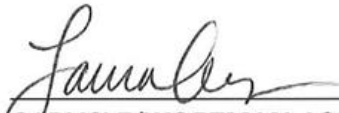
**MEMORANDUM**

**TO:** Augusta Charter Township Planning Commission  
**FROM:** Laura Kreps, AICP, Township Planner  
**DATE:** May 10, 2023  
**RE:** Railsplitter II Preliminary Site Plan Review

On March 9, 2023, Augusta Township entered into a Consent Judgement with Railsplitter Solar allowing development of a large solar energy system as outlined in the consent agreement. In review of the amended preliminary site plan, the Planning Commission shall determine the site plan conforms to the amended preliminary site plan incorporated into the consent judgement.

Upon review, the preliminary site plan presented to the Planning Commission for review is consistent with the amended plan incorporated into the consent judgement. Therefore, we recommend approval of the Railsplitter II Amended Preliminary Site Plan.

Please feel free to contact me with any questions.

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

September 8, 2021

**Augusta Charter Township**

Planning Commission

P.O. Box 100

Whittaker, MI 48190

Regarding: **Railsplitter Phase 2 Solar Array**  
Preliminary Site Plan Review  
OHM Job No. 0026-21-1040

We have reviewed the preliminary site plan material, dated August 23, 2021 and received on August 26, 2021, as revised from the May 27, 2021 previously reviewed plan set. The proposed development of a 44.42 MW solar array on several parcels around the existing ITC transformer site at Willow and McCrone. A total of 10 tax parcels are involved in this proposed phase 2 development with a total area of 355 acres, although not all of that area is proposed to be developed with a solar array. The plans are part of a larger solar array project able to produce 120 MW in combination with; Railsplitter Phase 1(Augusta Twp) and York Twp site. Plans were reviewed according to Township guidelines and engineering best practices. The applicant is requesting preliminary site plan approval for a proposed solar array on existing farmed land. No public utilities exist in this area or are proposed. No habitable structure is proposed. The applicant Ranger Power has been in contact with Washtenaw County Water Resources Commission and Washtenaw County Road Commission regarding proposed utility crossings and service drive approaches.

The principal changes to these plans over the previously reviewed plans are a re-distribution of the solar arrays to maintain 500 ft setback from outside of an inhabited residential building not included in the project.

**Permits and Other Agency Approvals**

Copies of all permits and/or letters of waiver, obtained to date, 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 3 proposed underground utility crossings and the 6 driveway approaches within Willow, McCrone, and Gooding ROW.
- Washtenaw County Water Resources Commissioner's Office (WCWRC) for proposed underground utility crossings for the 5 proposed drain crossings, and soil erosion and sedimentation control permits.
- Washtenaw County Drain Commission vacating the former Buck Creek Drain, thru parcels T 20-19-400-01 and T-20-19-400-002, The revised preliminary plans show an array across the

full extent of the formerly occupied drain easement. The applicant is communication with the Drain Office regarding the necessary steps for dedicating the new drain easement.

**Limitations of Review**

OHM Advisors is unable to provide financial review of the submitted decommissioning plan. We recommend that this aspect of the site plan be reviewed by a registered municipal financial consultant.

**Conclusion and Recommendations**

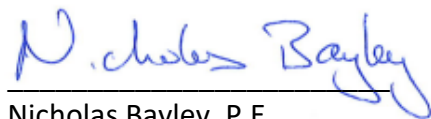
As submitted, we recommend the Planning Commission to consider approval of the preliminary site plans. The following items are noted within the preliminary site plan:

- No public utility connections or extensions.
- No proposed changes to grades, or construct within existing wetlands or waterways, with exception of the relocated Buck Drain easement.
- No proposed drain crossings for service roads.
- Proposed service road internal to the site within gated enclosure are proposed to be 12 ft width, which has been reviewed and deemed acceptable to provide sufficient width for select Fire Department emergency vehicle access.
- Applicant indicated that any hazardous materials will be in approved containers, with secondary containment having a capacity of 110% of the largest container.

Please feel free to contact me at (734) 466-4538 or [nicholas.bayley@ohm-advisors.com](mailto:nicholas.bayley@ohm-advisors.com) if you have any questions or concerns regarding this review.

Sincerely,

**OHM ADVISORS**



Nicholas Bayley, P.E.  
Township Engineer

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

**CHARTER TOWNSHIP OF AUGUSTA PLANNING COMMISSION  
WASHTENAW COUNTY, MICHIGAN**

**PC RESOLUTION No. 23-01**

**[RESOLUTION TO APPROVE PRELIMINARY SITE PLAN  
RAILSPLITTER #2 – LARGE-SCALE SOLAR ENERGY SYSTEM  
SLU 21-01]**

Minutes of a Regular Meeting of the Planning Commission of Augusta Charter Township, Washtenaw County, Michigan held on the 17<sup>th</sup> day of May, 2023.

**PRESENT:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

The following preamble and Resolution were offered by Member \_\_\_\_\_ and seconded by Member \_\_\_\_\_.

**WHEREAS**, Ranger Power submitted an amended preliminary site plan dated March 29, 2022 for review and approval in relation to the granting of a SUP by Consent Judgment Order in the case of Railsplitter Solar, LLC v Augusta Charter Township, Case No. 22-248-AA to construct and operate a large-scale solar facility in the Township on certain land as shown and depicted in the proposed preliminary site plan; and

**WHEREAS**, the amended preliminary site plan submitted is the same preliminary site plan that was attached to and incorporated as part of the SUP approved by entry of Consent Judgment in Case No. 22-248-AA; and

**WHEREAS**, the Consent Judgment requires in relevant part that the preliminary site plan be approved by this Commission if the required application fee for filing a preliminary site plan was paid, and if the preliminary site plan filed with this Commission conforms in all respects to the proposed preliminary site plan attached to and incorporated in the Consent Judgment order; and

**WHEREAS**, it appears to this Commission that the duly charged preliminary site plan fee was paid and the preliminary site plan submitted for review conforms in all respect with the proposed preliminary site plan that was approved by Consent Judgment Order in Case No. 22-248-AA; and

**NOW THEREFORE BE IT RESOLVED**, that the Augusta Charter Township Planning Commission hereby approves the amended preliminary site plan with date of March 22, 2022 as submitted in accordance with the Consent Judgment Order entered in the case of Railsplitter Solar, LLC v Augusta Charter Township, Case No. 22-248-AA.

ROLL CALL VOTE:

Ayes:

Nays:

Absent:

**RESOLUTION DECLARED ADOPTED**

\_\_\_\_\_  
Robert Yurk, Chair  
Augusta Township Planning Commission



**Carlisle | Wortman**  
ASSOCIATES, INC.

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Date: May 10, 2023

**Conceptual Planned Unit Development Review  
For  
Augusta Charter Township, Michigan**

<b>File No:</b>	PUD 23-01
<b>Applicant:</b>	Mitchel Kalimai
<b>Project Name:</b>	Mitchel's Storage
<b>Plan Date:</b>	November 3, 2022
<b>Latest Revision:</b>	March 30, 2023
<b>Location:</b>	West side of Rawsonville between Talladay and Willow Roads
<b>Zoning:</b>	PUD, Planned Unit Development (southern portion) / AR, Agriculture Residential (northern portion)
<b>Action Requested:</b>	Conceptual PUD Review
<b>Required Information:</b>	As noted in the following sections of this report.

**SITE / PROJECT DESCRIPTION**

The applicant is proposing to expand an existing self-storage facility and provide for two (2) residential lots along Rawsonville Road. The applicant provides the following project narrative on Sheet C.102 of the plan set:



*The existing and proposed facility is located north of and directly adjacent to an existing PUD self-storage facility. All traffic flow enters and exits off of Rawsonville Road, which is a Class A arterial road as defined in the Augusta Charter Township Master Plan. This facility services the Township of Augusta and surrounding Townships with a location to store boats, travel trailers and vehicles as well as providing on-site non-heated buildings for secure interior storage. This allows local community members to store vehicles, boats, and trailers not to be stored on their property due to limited space or per Township Ordinance requirements.*

The project is proposed to be completed in phases:

*Phase 1 will include construction of buildings 1-3, storm drainage and grading for all buildings 1-5 and detention of the project parcel (all phases).*

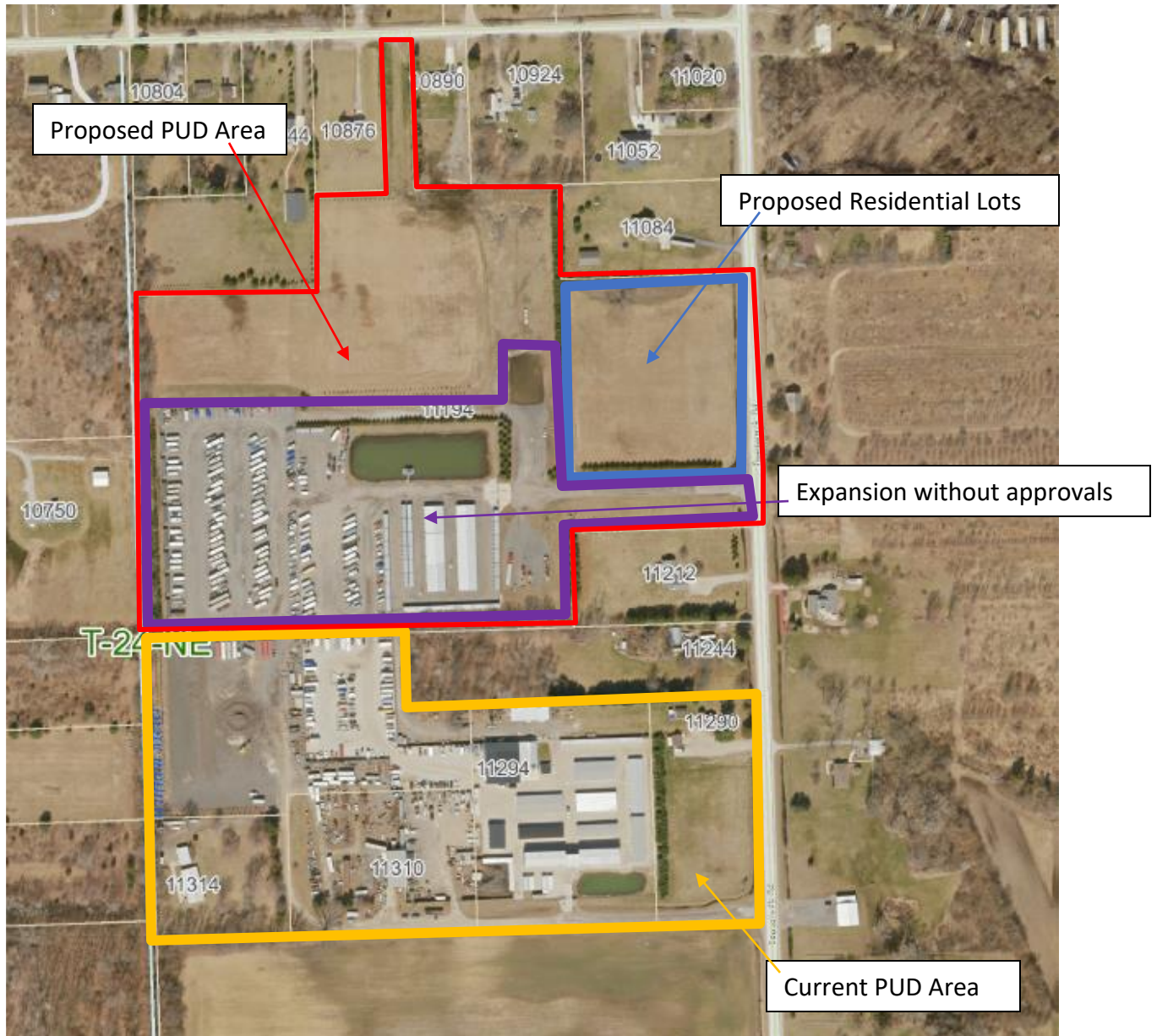
*Phase 2 will include construction of buildings 4-5 and downspout connections to the existing storm system.*

*Phase 3 will include construction of building 6 and storm drainage and grading. This phase will require the owner to submit a full site plan for review and approval. This area is included in the calculations for the sizing of the detention basin to WCWRC standards.*

All phases of the development will be required to go through the full PUD review process as noted in the following section, not just Phase 3 as noted in the applicant's phasing plan.

On the aerial photo on the following page, the originally approved PUD area is shown in yellow and the proposed PUD area in red. The development of the site has been expanded previously without Township and County approvals (shown in purple) and proposed residential development area (shown in blue). In review of the concept PUD plan, the Planning Commission should consider the following:

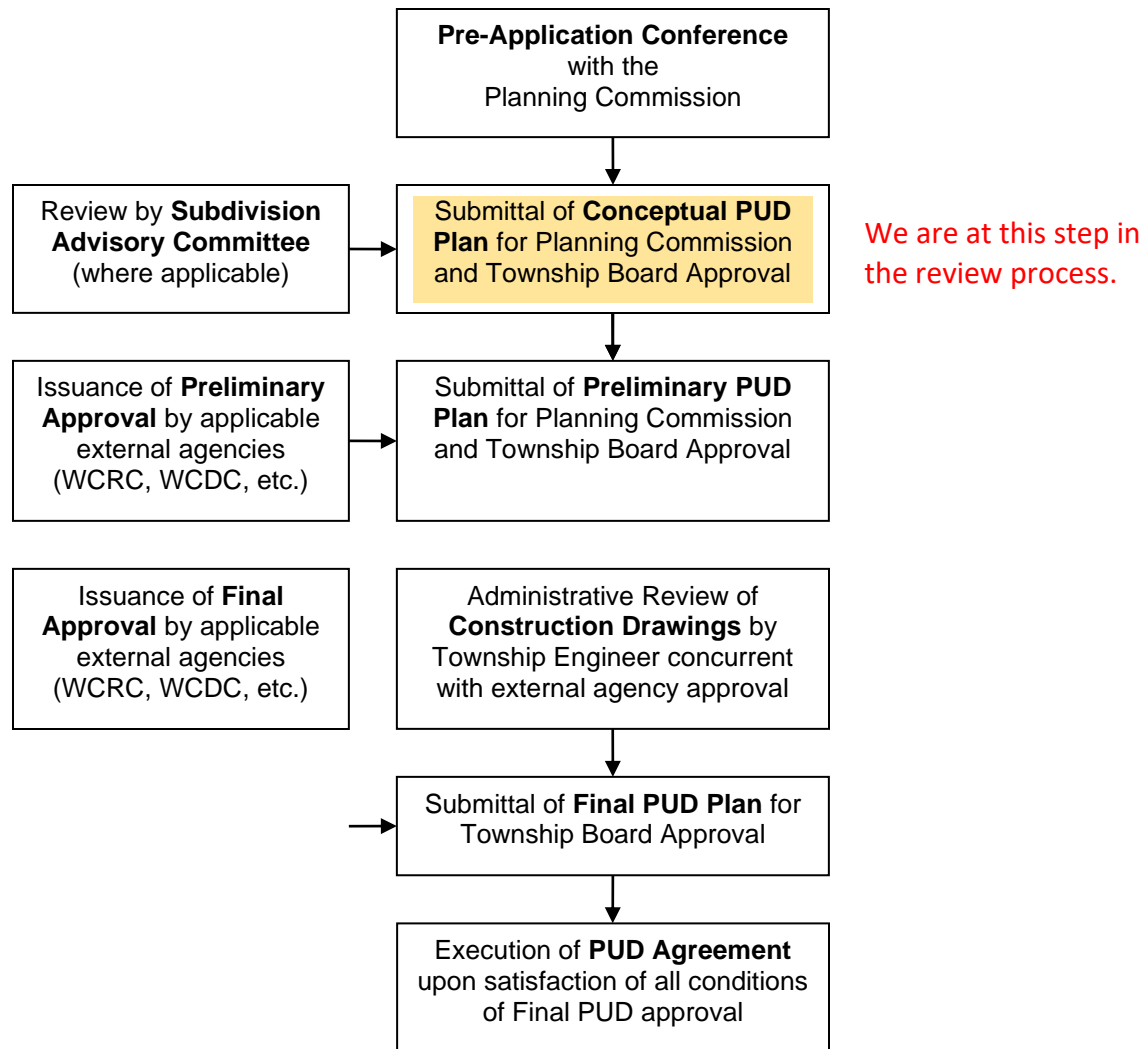
1. The additional site improvements that have been conducted and are in operation and whether to expand the PUD zoning to incorporate this area of the site (PUD would include yellow and purple areas).
2. Whether further expansion of the facility meets the PUD eligibility criteria (additional red area outside of already developed portion and residential lots (shown in blue).



**Items to be Addressed:** All phases are required to go through the full PUD review process.

## PROCEDURE

Section 12.6 of the Zoning Ordinance outlines the procedures for PUD review and approval. A flowchart is provided illustrating the review process on the following page:



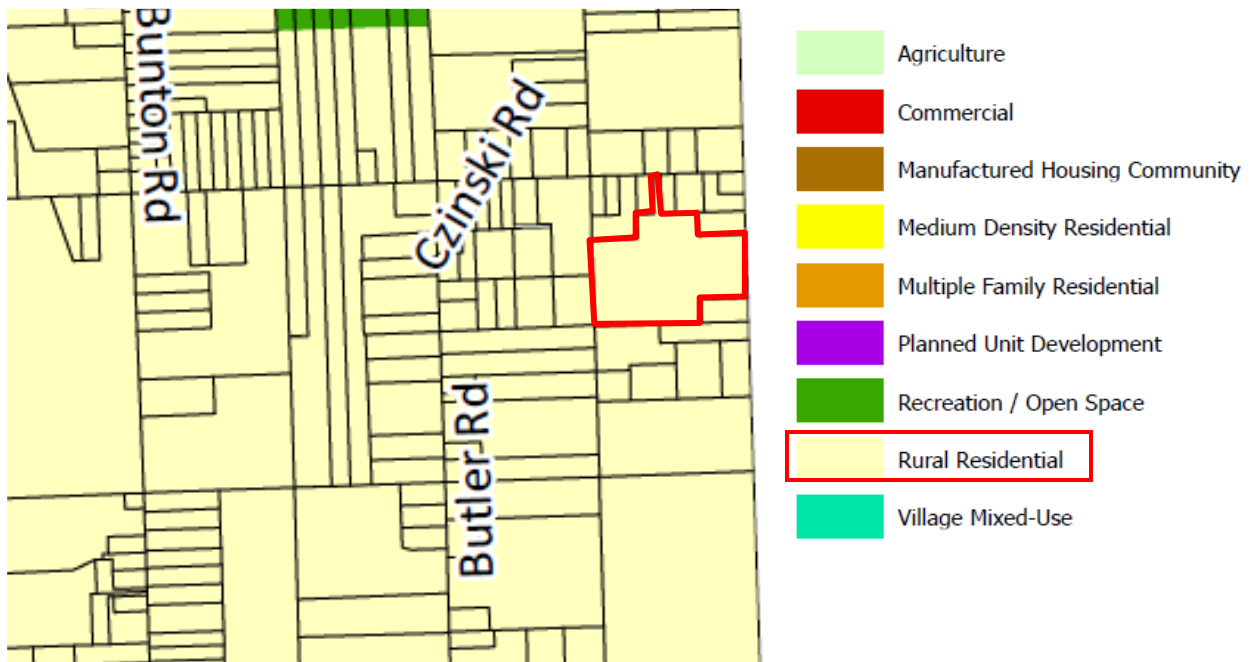
A pre-application meeting was held with the Planning Commission on January 18, 2023. At this time, the Planning Commission will review the Conceptual PUD to determine whether the project is eligible for PUD consideration and conceptually identifies an acceptable arrangement of site improvements. Upon their initial consideration of the proposed Conceptual PUD plan, the Planning Commission shall set a date for the required public hearing. A recommendation regarding the Conceptual PUD may be made following the public hearing, or at a subsequent meeting. The Planning Commission’s recommendation is then sent to the Township Board for final action on the Conceptual PUD. If approved, the applicant can proceed to the Preliminary PUD review step.

**NEIGHBORING ZONING AND LAND USE**

The subject area is located on the east side of Rawsonville Road in the eastern central portion of the Township. The subject site is surrounded by AR, Agriculture Residential zoned properties to the north, south and west containing vacant and single-family residential homes. Properties across Rawsonville Road to the east are located in Sumpter Township, Wayne County.

## MASTER PLAN

The subject site and the surrounding area to the north, south and west are planned for Rural Residential development. The Rural Residential future land use classification is intended to accommodate low density single-family residential housing in areas not intended to be served by sanitary sewer and water services. This category is designed to preserve a predominantly rural character, including agricultural operations. The existing commercial storage use does not comply with the Master Plan classification of the site. Further expansion would only further the non-compliance with the surrounding area.



Additionally, the Master Plan outlines several Goals, Objectives, and Strategies associated with the development of residential areas. These include:

- Protect and enhance the integrity of the Township's current and future residential areas.
- Promote well-planned commercial development that integrates well with existing and future residential and other uses in the Township.
- Limit commercial development to that of a local/neighborhood scale and intensity.

Based on these objective statements and the subject site and surrounding area demonstrated as Rural Residential on the Future Land Use Map the proposed expansion of the self-storage facility is not compatible with the Master Plan and Future Land Use Map.

**Items to be Addressed:** *The proposed expansion of the self-storage facility is not compatible with the Master Plan or the Future Land Use Map.*



## NATURAL RESOURCES

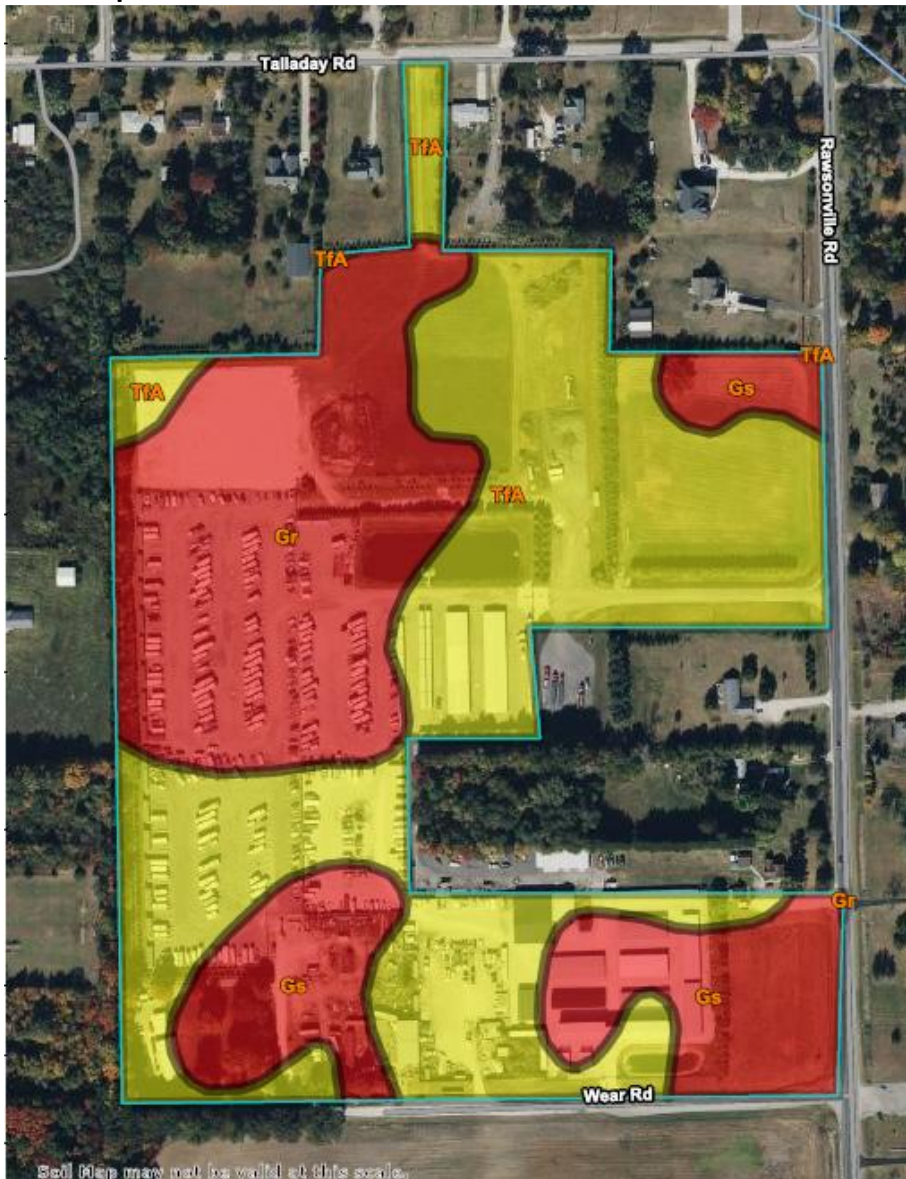
- Topography** - The site is generally level from previous grading.
- Woodlands** - No woodlands are present. However, mature trees are located along areas of the site perimeter for screening.
- Wetlands** - No wetlands appear to be present. However, from Washtenaw GIS information, there are areas of the site where wetland soils may be present that have been filled and/or graded in the past (see aerial photo on the following page).

### Potential Wetland Areas:



- Soils**
- No soil information has been provided. The USDA Web Soil Survey indicates the following soils are present on the site: Granby fine sand; Granby loamy fine sand; and Thetford loamy sand 0-2% slopes. These soil types are rated “somewhat limited” and “very limited” for small commercial building construction. This means limitations can generally not be overcome without major soil reclamation, special design or expensive installation procedures. The soils present in the area demonstrated for residential development are also shown as “very limited” for residential development. See soil rating map on the following page demonstrating the commercial building ratings. Yellow means “somewhat limited” and red means “very limited”.

**Soils Map:**



**Items to be Addressed:** 1) Verify no wetlands are found on site. 2) Indicate how soil restraints will be overcome.

## DENSITY

Since the applicant is proposing a primarily commercial/industrial operation with two (2) residential lots, a density plan is not required.

## OPEN SPACE

Non-residential PUD developments are required to maintain a minimum of 10% of the gross buildable area of the subject property (prior to development) as permanently protected, usable open space (Section 12.3.(I)).

Usable open space shall include both active and passive areas, and may consist of natural features, recreational areas, landscaped greenbelts or farmland. However, the following are not considered usable open space:

- The area of any street right-of-way proposed to be dedicated to the public. This provision shall not preclude the future dedication of a private road easement to a public road agency.
- Wetlands, lakes, or other submerged lands.
- The required setbacks surrounding any structure, residential or otherwise, that is not located on an individual lot or site condominium unit.
- Stormwater management facilities, including detention, retention, and sedimentation basins.

The applicant will need to demonstrate how the proposed development meets the usable open space requirements. As presented, open space areas are shown as detention areas and setback areas.

**Items to be Addressed:** Demonstrate how open space requirements will be met in accordance with Section 12.3.(I).

## ESSENTIAL SERVICES

The subject site is not part of one of the Township's Urban Service areas and is served by well and septic services. In future reviews, detailed utility information will be required to be provided for review by the Township Engineer.

At this stage of review, a "Certificate of Outlet" for the stormwater system approved by the Washtenaw County Water Resources Commission is required to be submitted at this phase of review and has not been provided.

**Items to be Addressed:** 1) Review of all essential services by the Township Engineer in future submittals. 2) Provide the required "Certificate of Outlet" from WCWRC.

## ACCESS, CIRCULATION, AND TRAFFIC

Site access and circulation will remain the same with two (2) existing driveways provided along Rawsonville Road. A third driveway is proposed to access the property from Talladay Road to the north which is noted to be "restricted for owner/emergency service use only".

A traffic study is required at this stage of review in accordance with Section 12.3(K). The traffic study is required to be prepared to the standards of the Washtenaw County Road Commission and Section 5.21 of the Zoning Ordinance.

**Items to be Addressed:** Provide traffic study in accordance with Sections 5.21 and 12.3(K) of the Zoning Ordinance.

## ELIGIBILITY CRITERIA

Section 12.2 outlines the eligibility criteria proposals must meet in order to be considered for a PUD rezoning. The standards are provided below in addition to our review comments. The Planning Commission will need to determine whether the project complies with Section 12.2 and is eligible for PUD consideration:

**Section 12.2 Eligibility Criteria.** To be eligible for Planned Unit Development (PUD) approval, the applicant shall demonstrate that the following criteria will be met:

1. Recognizable Benefit. The PUD will result in a recognizable and substantial benefit, both to the end users of the development and the overall quality of life in the Township. These benefits can be provided through site design elements in excess of the requirements of this ordinance, such as one or more of the following:
  1. Preservation of natural features, specifically, but not limited to, woodlands, specimen trees, riparian systems, wetlands, open spaces and connectivity thereof.
  2. Improvements in traffic patterns, such as the provision of unified access or improvement of the adjacent road system.
  3. Improvements in the aesthetic qualities of the development itself, such as unique site design features and extensive landscaping.
  4. Provision of pedestrian connectivity, via internal sidewalks, perimeter safety paths and other greenway corridors.
  5. Improvements in public safety or welfare through better water supply, sewage disposal, stormwater management, or control of air and water pollution.
  6. High quality architectural and landscape design.



7. Provision of transitional areas between adjacent residential land uses.
8. Preservation of farmland.
9. Preservation of historic buildings.

Economic benefit to the community shall not, by itself, be deemed sufficient to allow eligibility, but may be considered in conjunction with the benefits listed above.

**CWA Comments:** The plan presented does not demonstrate a recognizable benefit to both the end user and the overall quality of life in the Township. The intent of the Township's PUD regulations is to provide an alternative to traditional development for the purposes of encouraging the use of land in accordance with its character and adaptability; conserving natural resources, natural features, and energy; encouraging innovation and greater flexibility in land use planning and design; providing enhanced housing, employment, shopping, traffic circulation, farmland preservation, and recreational opportunities for the people of this Township; encouraging a less sprawling form of development, and ensuring compatibility of design and use between neighboring properties.

In addition to not including any of the recognizable benefit criteria, the proposed plan does not meet the intent of the PUD zoning district.

2. **Density Impact.** The proposed type, intensity or density of use shall not result in an unreasonable increase in the need for or impact to public services, facilities, roads, and utilities in relation to the use or uses otherwise permitted by this Ordinance and shall not pose an unreasonable impact to the subject site; surrounding land, property owners and occupants; and/or the natural environment. The Planning Commission may require that the applicant prepare an impact statement documenting the significance of any environmental, traffic or socio-economic impacts resulting from the PUD. The potential impact of the proposed PUD project shall be evaluated in relation to the impacts associated with conventional development. To this end the Planning Commission may require that the applicant prepare a quantities comparison of the impacts of a conventional development and the PUD plan to assist in making this determination. If the cumulative impact creates or contributes to a significant problem relative to the provision of public services or environmental degradation, mitigation shall be provided to alleviate the impacts associated with the PUD.

**CWA Comments:** Due to the nature of the project, residential density does not apply. However, the intensity of the use in relation to the surrounding existing single-family residential dwellings and vacant property is of concern. The applicant will need to explain proposed measures to reduce the impact of the proposed use on neighboring residential properties. The Planning Commission will review measures to ensure negative impacts to surrounding residential properties are mitigated.

3. **Master Plan.** The proposed development shall be consistent with the intent and spirit of the Augusta Charter Township Master Plan, and further its implementation. If the proposed development is not consistent with the Master Plan but there has been a change in conditions of the area that will explain why the proposed PUD is a reasonable use of land, the Planning Commission can consider an amendment to the Master Plan concurrent with the review and approval of the proposed PUD.

**CWA Comments:** As noted in the Master Plan section of this report, we note the proposed development is not compatible with the Augusta Township Master Plan. The expansion of the self-storage use has occurred without appropriate Township and County approvals and the applicant is now seeking approval of both the unapproved site improvements and further expansion of the facility. The applicant should provide information regarding how the expansion of the use is consistent with the Master Plan and why the PUD is a reasonable use of land.

4. **Guaranteed Open Spaces.** The proposed PUD shall include the perpetual preservation of usable open space in accordance with the provisions of Section 12.3(I).

**CWA Comments:** As noted in the Open Space portion of this report, the applicant will need to demonstrate how the open space requirements of Section 12.3(I) have been met.

5. **Economic Impact.** In relation to the existing zoning, the proposed development shall not result in a material negative economic impact upon surrounding properties, as determined by the Planning Commission.

**CWA Comments:** The self-storage use would not be allowed as a permitted or special land use in the existing AR zoning district. The Planning Commission will need to determine the expansion of the use will not result in a material negative impact upon surrounding properties.

6. **Unified Control.** The proposed development shall be under single ownership and/or control, such that there is a single person or entity having proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its entirety as proposed.

**CWA Comments:** The site is comprised of a number of parcels under the same ownership. In order for the proposed interior improvements to meet setback requirements, the properties will need to be combined as a condition of Final PUD approval.

**Items to be Addressed:** 1) Provide a narrative outlining how the plan meets the recognizable benefit criteria and intent of the PUD district. 2) Explain proposed measures to reduce the impact of the development on surrounding residential properties. 3) Planning Commission to consider additional measures to ensure negative impacts to surrounding properties are

mitigated. 4) Explain how the expansion of the use is consistent with the Township Master Plan. 5) Demonstrate how open space criteria has been met. 6) Planning Commission to determine the expansion of the use will not result in a material negative impact upon surrounding properties. 7) Parcel combination will be required as a condition of Final PUD Plan approval.

### REQUESTED ZONING ORDINANCE DEVIATIONS

Section 12.3(E) permits regulatory flexibility in applying the standards of the Zoning Ordinance to PUDs. All regulations of the Ordinance must be met with regard to the underlying AR zoning district unless specifically waived or modified by the Planning Commission and Township Board. Any regulatory modifications shall be approved through findings by the Planning Commission and Township Board that the deviations shall result in a higher quality of development than would be possible using conventional zoning standards.

The applicant has not requested any deviations from ordinance requirements. As the project moves forward, deviations may be needed and will continue to be evaluated through the PUD review process.

**Items to be Addressed:** *The applicant should provide a list of all requested zoning ordinance deviations as part of the PUD.*

### PUD CONCEPTUAL PLAN – INFORMATION REQUIRED

Section 12.6(B)2. outlines all of the required information for Conceptual PUD Plan review. The following items have not been provided at this time:

1. A narrative description of the project explaining the manner in which the criteria set from for eligibility and design have been met.
2. Provide evidence of compatibility with the Master Plan.
3. A traffic study, pursuant to Section 12.3(K).
4. "Certificate of Outlet" approved by the Washtenaw County Water Resources Commission.

**Items to be Addressed:** *Provide remaining information required under Section 12.6(B)2. for conceptual PUD submittals.*

### LANDSCAPING, LIGHTING, SIGNAGE, ARCHITECTURE, AMENITIES

While the applicant has submitted a conceptual landscape plan at this time, it will not be reviewed in full until Conceptual PUD approval is granted. Any approval of the Conceptual PUD should not be constructed to approve landscaping, lighting, signage or architecture for the project.

**Items to be Addressed:** *None.*

## SUMMARY

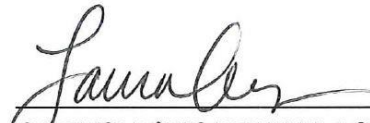
In review of the concept PUD plan, the Planning Commission should consider the following:

1. The additional site improvements that have been conducted and are in operation and whether to expand the PUD zoning to incorporate this area of the site (PUD would include yellow and purple areas – aerial photo on page 3).
2. Whether further expansion of the facility meets the PUD eligibility criteria (additional red area outside of already developed portion and residential lots (shown in blue – aerial photo on page 3).

Based on the information provided, the expansion of the existing PUD is not consistent with the Master Plan nor does it provide a recognizable community benefit. At this time, we recommend the Planning Commission refer the plans back to the applicant to address the concerns raised in this review, which have been summarized below prior to setting the required public hearing in accordance with Section 12.6(B)3.

1. All phases are required to go through the full PUD review process.
2. The proposed expansion of the self-storage facility is not compatible with the Master Plan or the Future Land Use Map.
3. Verify no wetlands are found on site.
4. Indicate how soil restraints will be overcome.
5. Demonstrate how open space requirements will be met in accordance with Section 12.3.(I).
6. Review of all essential services by the Township Engineer in future submittals.
7. Provide the required “Certificate of Outlet” from WCWRC.
8. Provide traffic study in accordance with Sections 5.21 and 12.3(K) of the Zoning Ordinance.
9. Provide a narrative outlining how the plan meets the recognizable benefit criteria and intent of the PUD district.
10. Explain proposed measures to reduce the impact of the development on surrounding residential properties.
11. Planning Commission to consider additional measures to ensure negative impacts to surrounding properties are mitigated.
12. Explain how proposed use is consistent with the Township Master Plan.
13. Demonstrate how open space criteria has been met.
14. Planning Commission to determine the expansion of the use will not result in a material negative impact upon surrounding properties.

15. Parcel combination will be required as a condition of Final PUD Plan approval.
  16. The applicant should provide a list of all requested zoning ordinance deviations as part of the PUD.
  17. Provide remaining information required under Section 12.6(B)2. for conceptual PUD submittals.
- 

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

#144-2201

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David Arthur Consultants via [dac@daceng.com](mailto:dac@daceng.com)

May 9<sup>th</sup>, 2023

**Augusta Charter Township**

Planning Commission

P.O. Box 100

Whittaker, MI 48190

Regarding: **Mitchel's Storage, LLC**  
Conceptual Planned Unit Development Plan Review  
OHM Job No. 0026-21-1040

We have reviewed the preliminary site plan material, dated March 30, 2023 and received from April 11<sup>th</sup>, 2023. The proposed development of a 25.196 acres being proposed primarily of commercial property to be an extension of existing storage facilities and includes two residential lots along Rawson Road. Plans were reviewed according to Township guidelines and engineering best practices. The applicant is requesting PUD approval.

**Permits and Other Agency Approvals**

- It was noted that the applicant is working with the Washtenaw County Water Resources Commissioner's Office (WCWRC) to meet sizing compliance and requirements of the agency.

Per the Township Zoning Ordinance the following information is required for the Conceptual PUD Plan.

- A narrative description of the project.
  - Provided on sheet C.102
- Evidence of compatibility with the Master Plan.
  - Provided on sheet C.102
- An explanation of why the submitted PUD plan is superior to a plan that could have been prepared under strict adherence to related sections of the Ordinance.
  - Provided on sheet C.102
- Applicant's name, address and telephone number
  - Provided in title block,  
Mitchel Kalimai, 11294 Rawsonville Rd. Belleville MI 48111, 734-461-2447
- The name of the proposed development.
  - Provided in title block, Mitchel's Storage LLC
- Common description of the property and complete legal description.
  - Provided on C.101
- Dimensions of land
  - Provided on C.101
- Existing zoning and current land use of the property.
  - Provided on C.101 AR – Agricultural/Residential
- General location of all existing structures, roadways and natural features.
  - Provided on Sheet C.102
- Locations of existing culturally, historically and architecturally significant structures.


- Noted on sheet C.102 "No cultural, historical, or architectural significant structures exist on the proposed project parcel."
- k) Information for plan preparer.
  - Provided in title block,  
David Arthur consultants, inc. 110 Main Street Dundee, MI 48131, 734-823-5080
- l) Density plan.
  - Applicant deemed not applicable to a self-storage facility. Noted on sheet C.102
- m) Superimposed existing and proposed changes.
  - Provided on sheet C.102
- n) A Traffic study.
  - No traffic study was completed. Reasoning given on sheet C.102
- o) "Certificate of Outlet" prepared in accordance with the Washtenaw County Drain Commissioner accompanied by technical studies.
  - Not provided, applicant noted that they are working with the WCWRC on sheet C.102
- p) Evidence that the Certificate of Outlet has been reviewed and approved by Washtenaw County Drain Commissioner.
  - Not provided, applicant noted that they are working with the WCWRC on sheet C.102
- q) Layout of the proposed structures.
  - Provided on sheet C.102
- r) Comments received from the Subdivision Advisory Committee, where applicable.
  - Pre-application conference notes detailed on sheet C.102

#### **Conclusion and Recommendations**

The information that is required the Conceptual PUD has been provided with the exception of the Density Plan, Traffic Study, Certificate of Outlet application and evidence the Certificate of outlet has been reviewed and approved by Washtenaw County Drain Commissioner's Office.

Please feel free to contact me at (734) 466-4493 or [dean.keffer@ohm-advisors.com](mailto:dean.keffer@ohm-advisors.com) if you have any questions or concerns regarding this review.

Sincerely,  
**OHM ADVISORS**



Dean Keffer

Township Engineer

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