

ARCHITECTS. ENGINEERS. PLANNERS.

May 9th, 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 11th, 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 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)