

WEXFORD JOINT PLANNING COMMISSION STAFF REPORT



Wexford Joint Planning Commission
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231-775-1138x6
Cadillac, Michigan 49601
planningandzoning@wexfordjpc.org

Staff Report – Site Plan Review 2020-03

1. Application

Owner: Thomas, Chuck | CTDA Properties
Site Address: 5305. M-115 Hwy., Cadillac, Michigan 49601
Parcel #: 2210-25-2401

Applicant(s): SAME AS OWNER
Address: 5305. M-115 Hwy., Cadillac, Michigan 49601

Phone: 231-633-8202

Email: chuck@cadillaculvert.com

Contact: Chuck Thomas @ 231-633-8202

Property Zoned: COMMERCIAL

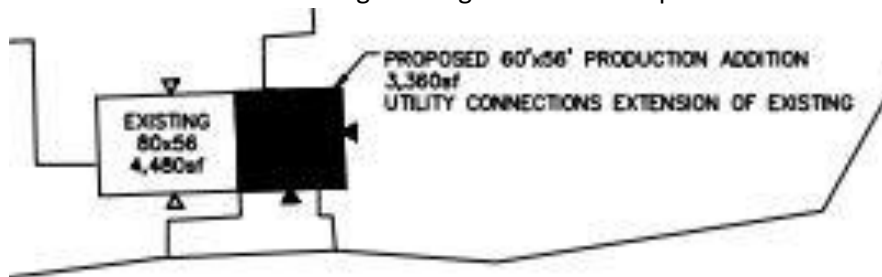
Site Plan Type: MEDIUM

2. Development Proposal

Real Estate and Rental and Leasing [53]

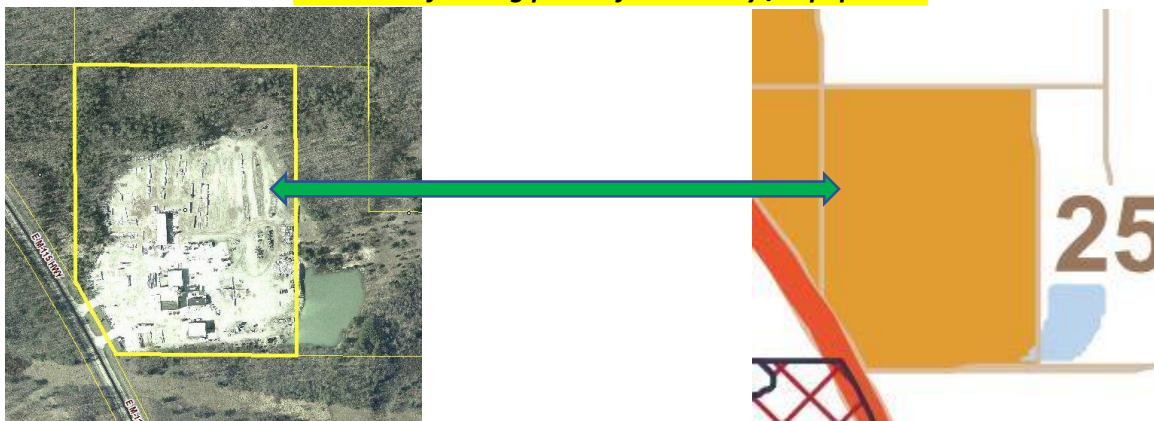
2.1 Property Legal Description: W 30 A OF SE 1/4 OF NW 1/4 30 A. SEL. SEC. 25 T22N R10W

2.2 Action Report / Request: The applicant requests to construct a 60' X 56' addition to an existing building within the compound of an existing operation.



WEXFORD JOINT PLANNING COMMISSION STAFF REPORT

- 2.3 Existing / Proposed Use Description / Classification:** The existing / past use of the land(s), building(s)/ structure(s) has been as a culvert manufacturing operation with associated buildings, structures, and uses occurring on the property. **The proposed addition to the existing building is to make room for a new metal forming piece of machinery / equipment.**



3. Current Narrative (History):

- 3.1** Staff was first contacted on Friday, November 6th, 2020 regarding this proposed project – applicants’ representative was advised of the site plan review procedure.
- 3.2** Applicant submitted site plan and application fee on November 11th, 2020 and was advised that the site plan did not fully meet the requirements of the zoning ordinance. The site plan was modified and resubmitted on November 12, 2020.

4. Specific Zoning District Standards:

- 4.1 5504.A:** The minimum parcel area is 20,000 (twenty thousand) square feet. The subject parcel is 30 (thirty) acres + / - per the property legal description.
- 4.2 5504.B:** The minimum Buildable Area required is 15,000 per principal unit. The Buildable Area of the subject parcel(s) is not in question.
- 4.3 5504.C:** The minimum parcel width required is 150’; the subject property has approximately 380’ (three-hundred and eighty) feet of road frontage
- 4.4 5504.D Setbacks**
- 5504.D.1.a:** The minimum front yard setback required is 5’ (five) feet; the actual setback(s) as shown on the site plan is approximately 350’ (three-hundred and fifty) feet to the subject building.
- 5504.D.1.b:** The minimum side yard setback required is 20’ (twenty) feet; no new construction is proposed within the setback area.
- 5504.D.1.c:** The minimum rear yard setback required is 60’ (sixty) feet; the new construction proposed is approximately 320’ (three-hundred and twenty) feet from the rear property line.
- 5504.D.1.d:** there is an inland body of water approximately 320’ (three-hundred and twenty) feet from the proposed new construction.

WEXFORD JOINT PLANNING COMMISSION STAFF REPORT

5504.D.1.e: The wetland setback required is 50' (fifty) feet – there are no known wetlands associated with the subject property.

5504.D.2: there property is surrounded by State and / or Federal lands and there are no adjacent dwellings to require buffering.

4.5 5504.E: N/A

4.6 5504.F: N/A

4.7 5505: N/A – there are no proposed land divisions for the subject property.

5. STANDARDS OF REVIEW:

5.1 According to WJZO Article 94, Section 9411.A-C – The following standards shall be used by the Planning Commission to review requests for Site Plans under this Article:

1. All **applicable** regulations of this Ordinance which apply generally to all districts (Article 10 – General Regulations), and all **applicable** regulations of this Ordinance which apply to the **specific zoning district** (Article 55, see Section 4 above), to any conditions imposed with the granting of a Special Use Permit or variance, shall be shown on the site plan as being complied with.

GENERAL REGULATIONS (Article 10)

Staff has determined that the following denoted General Regulations are generally applicable to the subject property:

Section	Section	Section	
1001	1031	1061	X
1002	1040	1062	
1003	1041	1070	
1004	1042	1071	
1010	1050	1072	
1011	1051	1073	
1012	1052	1074	
1013	1053	1080	
1020	1054	1081	
1030	1060	1082	

1061-Outside Lights

The applicant agrees that any and all lighting will be maintained in compliance with the ordinance standards in effect at the time of the Site Plan review, specifically that the luminaires shall not be visible beyond the property line and that all light be confined to the property.

WEXFORD JOINT PLANNING COMMISSION STAFF REPORT

Staff Comment and Recommendations: Staff finds that all of the specific zoning district requirements are met as documented above in Section 4 of this report subject to staff comments. The general Regulations found to be applicable are outlined above in section 5 of this report – Standards of Review. Staff finds that there are no concerns except as mentioned. Staff feels that compliance with this standard (General regulations and Specific Zoning District) will be demonstrated

2. All utility easements shall be distributed on site in a manner which is least harmful to surrounding properties. Electric, telephone coaxial cable and other lines shall be located underground unless this requirement is specifically waived by the administrator, Commission or Appeals Board upon review of the site plan.

Staff Comment and Recommendations: The existing utility connections are not expected to change to a degree that would require the concern of this commission with this building proposal. Staff feels that compliance with this standard is demonstrated.

3. Water lines, sewer lines, all provisions of surface water drainage shall be approved by the respective agency and designed in compliance with any applicable federal and state statute, city, village, township, or county ordinance.

Staff Comment and Recommendations: The site plan clearly demonstrates that storm water runoff will be fully contained upon the property. The applicant should be advised to consider future phases of development and the possible expansion of proposed on site storm water retention and the possibility of additional needs.

Final Staff Comments and Recommendation(s): Staff recommends APPROVAL of the site plan as presented with exhibits detailing building size and placement. Any additional lighting shall comply with the ordinance requirements in place at the time of application