

Wexford Joint Planning Commission

4830 E. M-55

Cadillac, Michigan 49601

(231)775-1138x6 www.wexfordjpc.org

Site Plan Review Application FULL PLAN REVIEW

Applicant Information

Name: COYNE LLC		
Address: 914 WEST PICKARD STREET		
City: MT. PLEASANT	State: MI	Zip: 48858
Phone: MARK COYNE 989-330-7053 DAVE COYNE 989-330-2984	Email: david.d.coyne@gmail.com mark.k.coyne@gmail.com	

Property Owner's Information

Name: SAME AS ABOVE		
Address:		
City:	State:	Zip:
Phone:	Email:	

Project Location

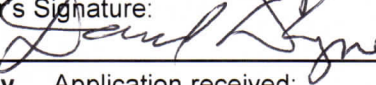
Street Address: 4986 E. M-115 HWY, CADILLAC, MI 49601
Property ID Number: 2210-26-1105 & 2210-26-1104
NOTE: As well as all information required by the ordinance.

I / We request THE CONSTRUCTION OF A PROPOSED COLD STORAGE BUILDING FOR SERVICE TRUCKS

As an illustration of this request, "I/we have attached a site plan(s) of the premise drawn to scale showing the location of all existing and proposed structures, improvements, and uses on the property as well as any information required by the ordinance."

Affidavit

I/we understand and agree upon execution and submission of this application, that I/we agree to abide by all provisions of the Wexford Joint Zoning Ordinance as well as all procedures and policies of the Wexford Joint Planning Commission as those provisions, procedures, and policies relate to the handling and disposition of this application: that the above information is true and accurate as to the best of my/our knowledge, and that a filing fee of \$660.00 is due with this application. **Note: This application will NOT be considered complete until ALL materials (including site plan) are submitted/demonstrated.**

Applicant's Signature: 	Applicant's Printed Name: David D. Coyne	Date: 10/3/19
Property Owner's Signature: 	Property Owner's Printed Name: David D. Coyne	Date: 10/3/19
Office Use Only Application received:	Filing fee received: 660.00	Receipt #: 626243



planningandzoning@wexfordjpc.org

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- 2.2 Action Report / Request:** The applicants request consists of erection of a cold storage (accessory) building for vehicles on the newly acquired parcel #2210-26-1104
- 2.3 Existing / Proposed Use Description / Classification:** The existing use of the land(s), building(s)/ structure(s) is COMMERCIAL in nature. Wholesale Trade [42] – 424710 (propane bulk stations and terminals) is a permitted use in the COMMERCIAL zoning district. The construction of a commercial accessory building is subject to site plan review by the Wexford Joint Planning Commission.

3. Current Narrative (History):

- 3.1** Mark Coyne first presented the idea of this project a couple of months ago when visiting the office of the Wexford Joint Planning Commission. This visit included a brief discussion with the applicant regarding the process of Site Plan Review.
- 3.2** The application, site plan(s), and appropriate fee were received on October 10, 2019. The applicants were advised that the site plan review would be scheduled for the October 28, 2019 meeting of the Wexford Joint Planning Commission.
- 3.3** The applicants were also advised that on this meeting date (October 28, 2019) the first hour would be dedicated to a public input / visioning session regarding the Master Plan update.

4. Specific Zoning District Standards:

- 4.1 5504.A:** The minimum parcel area is 20,000 (twenty thousand) square feet. The subject parcel(s) combined are 20 (twenty) acres + / -.
- 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(ies), including all property controlled / owned by Coyne LLC (according to the Wexford County assessing records) have more than 1,000' (one-thousand) 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 as shown on the site plan is approximately 380' (three-hundred and eighty) feet.
- 5504.D.1.b:** The minimum side yard setback required is 20' (twenty) feet; the actual setback from the proposed addition to the nearest property line is approximately 15' on the southeast corner where 4 (four) adjoining properties share a common corner.¹

¹ This setback should be verified at not less than 20' (twenty) feet. Contouring / grading should be demonstrated that will prevent any water runoff from trespassing on to parcel #2210-26-1102, not owned by Coyne LLC

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5504.D.1.c: The minimum rear yard setback required is 60' (sixty) feet; the rear yard setback is not in question.

5504.D.1.d: N/A – there are no waterfront yards.

5504.D.1.e: N/A – there are no known wetlands associated with the subject property.

5504.D.2:

4.5 5504.E: The applicant should demonstrate that the 'proposed' Accessory Building will not exceed a maximum height of 35' (thirty-five) feet.

4.6 5504.F: There are no new access roads being proposed

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

Figure 1-General Area



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:

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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.



Indicates Coyne LLC
property

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	X	1052		1074	
1013	X	1053		1080	
1020		1054		1081	
1030		1060		1082	

1012-Hazardous Substance Groundwater protection

The applicant will be required to update / renew their existing well and septic permit in order to make application for their building permit.

1013-Surface Runoff

The subject property is relatively flat to gently sloping. There are no gutters and / or downspouts shown on the building drawings. Rainwater will run off the north and south eaves of the building. The soil is generally very permeable in most areas and because of the size of the parcel and location of the building(s) there are no foreseen issues with runoff on to adjacent properties or the road right-of-way.

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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.

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 of Coyne LLC.*

Final Staff Comments and Recommendation(s): *Staff recommends approval of the site plan as presented with exhibits detailing calculated stormwater / containment. Any additional lighting in the future should comply with the ordinance requirements in place at the time of application*

DETENTION POND DESIGN CALCULATION

Site Location 4986 EAST M-115 - CADILLAC, MICHIGAN

COYNE LLC

BUILDING ADDITION

	Area (Acres)	C		
Hard Surface/Imperv. Area	0.11	0.95		
Gravel		0.75	Proposed Runoff "C" Value	0.63 (I)
Green Space/Lawn	0.11	0.30	Infiltration Rate (CFS)	0.04 (G)
Cont. Drainage Area (Acres)	0.22 (J)		Storm Recurrence Interval (Yrs)	25

A	B	C	D	E	F	G	H
Duration (Minutes)	Duration (Hours)	25-Year Total Rainfall (Inches)	25-Year Rainfall Intensity (Inch/Hr)	Proposed Runoff Flow Rate (CFS)	Proposed Runoff Volume (CFT)	Maximum Allowable Outflow (CFS)	Required Detention Storage (CFT)
5	0.08	0.50	6.00	0.83	248	0.04	236
10	0.17	0.87	5.22	0.72	431	0.04	407
15	0.25	1.12	4.48	0.62	554	0.04	518
20	0.33	1.30	3.90	0.54	644	0.04	596
30	0.50	1.54	3.08	0.42	762	0.04	690
40	0.67	1.75	2.63	0.36	866	0.04	770
50	0.83	1.89	2.27	0.31	936	0.04	816
60	1.00	1.95	1.95	0.27	965	0.04	821
90	1.50	2.27	1.51	0.21	1,124	0.04	908
120	2.00	2.41	1.21	0.17	1,193	0.04	905
180	3.00	2.66	0.89	0.12	1,317	0.04	885
360	6.00	3.11	0.52	0.07	1,539	0.04	675
720	12.00	3.61	0.30	0.04	1,787	0.04	59
1080	18.00	3.90	0.22	0.03	1,931	0.04	-662
1440	24.00	4.15	0.17	0.02	2,054	0.04	-1,402

Maximum: 908

RETENTION POND DESIGN CALCULATION

Retain back to back 25-Year 24 Hour Design Storm from the Entire Contributing Area (4.15 Inches of Rainfall)
4,143 CFT

- A) Duration of the storm event in minutes.
- B) Duration of the storm event in hours.
- C) Total amount of rainfall during a 25-year recurrence storm event for the given duration in Column A & B (ref.: midwestern climatological center rainfall Atlas-Bulletin 71).
- D) Average rainfall intensity during the 25-year recurrence storm event. Calculated by dividing Column C by Column B.
- E) The unrestricted 25-year recurrence discharge flow rate from the proposed site under fully developed conditions. Calculated by multiplying Intensity (D) and Drainage Area (L).
- F) The unrestricted storm event for the given duration in Column A and B. Calculated by multiplying the Proposed Runoff Flow Rate (E) by the Storm Duration (A) and by 60 seconds/minute.
- G) The maximum allowable discharge from the site is determined by multiplying the drainage area by 0.15 CFS per acre or if the proposed outlet is restrictive by determining the sites share of the existing outlets capacity on a contributing area basis.
- H) The required retention storage is determined by multiplying the differention flow rate (Inflow (E) - Outflow (G), by the corresponding duration (A) and by 60 seconds/minute. The amount of storage required for various storm durations will vary based on rainfall intensity, the size of the drainage area, and the allowable discharge. The maximum volume of storage for the various storm durations will be the required detention storage volume.
- I) Proposed weighted runoff coefficient.
- J) Contributing Drainage to the proposed detention or retention system.

Calculation By: W. H. Fisher

Date: 10-10-19

2" PIPE IN MON. BOX
POPLAR 10" N22°E 43.90'
COR. FENCE POST S43°E 48.0'
ELM 8" S47°W 106.23'
POPLAR N45°W 52.80'

C/L 34 ROAD (66')
& NORTH LINE OF SECTION 26

T. 22 N. R. 10 W.
3/4" IRON IN MON. BOX
POPLAR 8" N13°E 83.80'
COR. FENCE POST N31°E 40.90'
POPLAR 8" N41°30'E 71.20'
POPLAR 8" N47°W 87.80'
W. PINE 8" S22°W 107.12'
STEEL FENCE POST S30°W 80.60'
TWIN BIRCH 7" N82°E 24.78'

127.42
267.51
394.73

CURVE ①
R = 8519.37'
L = 560.34'
LC = S51°13'41"E
560.24'

CURVE ②
R = 8519.37'
L = 267.62'
LC = S48°26'38"E
267.61'

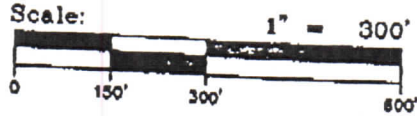
CURVE ③
R = 8519.37'
L = 267.51'
LC = S48°38'40"E
267.50'

CURVE ④
R = 8519.37'
L = 127.42'
LC = S45°18'59"E
127.42'

1/8 CORNER WITNESSES
NORTH S30°W 13.48'
FENCEPOST 10" CEDAR 68.40'
S82°W 12" R. PINE 98.52'

LEGEND

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- △ NAIL SET
- ▲ NAIL FOUND
- STAKE SET
- STAKE FOUND
- ⊕ GOVERNMENT 1/4 CORNER
- ⊙ SECTION CORNER
- ⊕ CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED
- (P) PRORATED



ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE PERMISSION OF MITCHELL & ASSOCIATES, P.C. IS PROHIBITED.

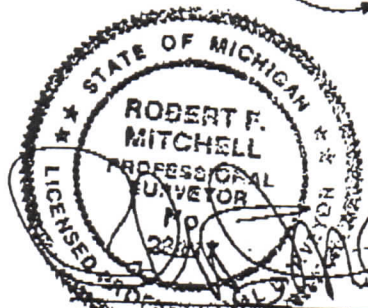
ERROR OF CLOSURE IS 1/10,000

BASIS OF BEARING: PREVIOUS SURVEY, FILE NO. 950707

I, Robert F. Mitchell, a Licensed Professional Surveyor in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land; That the ratio of closure of the unadjusted field observations was within the accepted limits and that I have fully complied with the requirements of P.A. 132 of 1970.

MITCHELL & ASSOCIATES
SURVEYING / ENGINEERING

4981 Garfield Road South P.O. Box 308
Kingsley, MI 49849
(816) 283-5483 • FAX (616) 283-7921
Toll Free In Michigan 1-800-533-8827



Robert F. Mitchell
Professional Surveyor No. 28417

CLIENT:

JOEL YOUNGBLOOD

LOCATION:

PART OF THE NORTHEAST 1/4, SECTION 26,
TOWN 22 NORTH, RANGE 10 WEST,
SELMA TOWNSHIP,
WEXFORD COUNTY, MICHIGAN

FILE NO. 970496

DRAWN JPT

DATE 5-22-97

WARRANTY DEED

Statutory Form

KNOW ALL MEN BY THESE PRESENTS: That **ALFRED J. RANGER, Trustee of the ALFRED J. RANGER JR. TRUST U/A/D NOVEMBER 17, 2005, as amended, an undivided ½ interest and JANICE E. RANGER, Trustee of the JANICE E. RANGER TRUST U/A/D NOVEMBER 17, 2005, as amended, an undivided ½ interest,** Whose address is **PO Box 777, Central Lake, MI 49622**

Convey and Warrant to **COYNE LLC , a Michigan limited liability company,** Whose address is **PO Box 9, 914 W. Pickard St, Mt. Pleasant, MI 48804**

The following described premises situated in the **TOWNSHIP** of **SELMA,** County of **Wexford** and State of Michigan, to-wit:

Parcel E: That part of the Northeast one-quarter of Section 26, T22N, R10W, Selma Township, Wexford County, Michigan, described as follows: Commencing at the Northeast corner of said Section 26; thence South 89°59'21" West, along the North line of said Section 26, 908.86 feet to the Southerly Right-of-way line of State Highway M-115 and the Point of Beginning; thence Southeasterly, along said Right-of-way line on an arc of an 8519.37 foot radius curve to the right (long chord South 51°13'41" East, 560.24 feet), 560.34 feet; thence South 42°27'21" West, 375.00 feet; thence South 47°32'39" East, 267.50 feet; thence South 10°28'53" East, 518.93 feet to the North 1/8 line of said Section 26; thence South 89°22'46" West, along said North 1/8 line, 884.03 feet to the East 1/8 line of said Section 26; thence North 01°01 '36" West, along said East 1/8 line, 667.95 feet; thence North 89°59'21" East, parallel with the North line of said Section 26, 330.05 feet; thence North 01°01'36" West, parallel with the said East 1/8 line, 660.10 feet to the aforesaid North line of said Section 26; thence North 89°59'21" East, along said North line, 102.31 feet to the Point of Beginning.

[Description provided by Grantor.]

For the full consideration of the sum of: **Forty Thousand and 00/100 . . . \$40,000.00**
Subject to easements, restrictions and reservations of record.

Coyne Oil &
Propane - Cadillac

