

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:	MS green		
Address:	5018 E. HWY M-115		
City:	CADILLAC	State:	MI Zip: 49601
Phone:	231-429-9999	Email:	MS.GREEN@CHARTER.NET

Property Owner's Information

Name:	LUKE MATTISON - RITA MEECH		
Address:	10748 S 43 RD		
City:	CADILLAC	State:	MI Zip: 49601
Phone:	231-429-9999	Email:	MS.GREEN@CHARTER.NET

Project Location

Street Address:	5018 EM-115 HWY, CADILLAC, MI
Property ID Number:	2210-25-2206
NOTE: As well as all information required by the ordinance.	

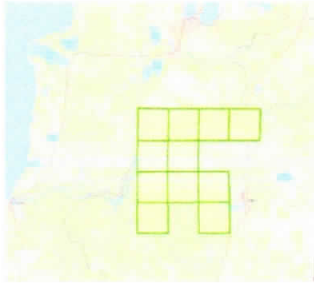
I / We request 20' x 50' ADDITION TO BUILDING

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:	<u>[Signature]</u>	Applicant's Printed Name:	Luke Mattison	Date:	11-28-18		
Property Owner's Signature:	<u>[Signature]</u>	Property Owner's Printed Name:	Luke Mattison	Date:	11-28-18		
Office Use Only		Application received:	11-27-2018	Filing fee received:	11-20-18	Receipt #:	301



Wexford Joint Planning Commission

% Cherry Grove Township

4830 E. M-55

Cadillac, Michigan 49601

www.wexfordjpc.org

Email: planningandzoning@wexfordjpc.org

(231)775-1138x6

December 6, 2018

STAFF REPORT/Site Plan Review

1. Application

Applicant/Owner: Ms.Green Recycling/Luke Mattison, Rita Meech
Site Address, 10748 E. M-115 Hwy, Cadillac, Michigan 49601
And Proposed Location Parcel ID# 2210-25-2206

Zoned: Commercial

Site Plan: Medium Site Plan Attached

2. Development Proposal

- 2.1 Property Description – Parcel ID# 2210-25-2206
THAT PART OF NW 1/4 OF NW 1/4 LYING S&W OF HWY M-115 SUB TO & TOG
W/ EASMT 2.6 A M/L SEL. SEC. 25 T22N R10W -CAPS-
- 2.2 Action Report – The Applicant is requesting a Site Plan Review for a proposed storage building addition at Ms. Green Recycling.
- 2.3 Background:
 1. This property has historically been owned and used by Wexford County as a recycling center. It was recently purchased by Mr. Mattison and Ms. Meech from the county in 2013 to continue being used as a recycling facility. The land use has continued as it was under the county auspices. No land usage has changed. Since the land use has not changed and zoning goes with the land, this becomes a simple Site Plan Review for the new owners of the property.
- 2.4 Current Narrative:
 1. The applicant (Ms.Green Recycling) owner initially came by the office on November 14, 2018, and spoke with staff concerning their adding an addition

- to an already existing commercial building. An email followed that meeting with an application for a Site Plan Review.
2. On November 21, 2018, a follow-up email was sent explaining the criteria of a Medium Site Plan, and that it could be drawn by the owner. There was back and forth concerning the requirements of the site plan drawing.
 3. The applicant (Ms.Green Recycling) submitted the initial Site Plan Application on November 28, 2018 by one of the owners, Mr. Luke Mattison. A Medium Site Plan accompanied the application drawn by the owners, Mr. Mattison and Ms. Meech. NOTE: Due to the Standards of the Medium Site Plan, the Applicant has submitted a two-page site plan which together contains all the applicable information for a Basic and Medium Site Plan.
 3. This Site Plan Review was added to the December 17 Agenda for the Wexford Joint Planning Commission.
3. **STANDARDS OF REVIEW** for consideration by the Planning Commission under the provisions of Article 94, Section 9411.A-C with Staff Comment and Recommendations
- 3.1 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, and all **applicable** regulations of this Ordinance which apply to the **specific zoning district**, 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.
 - ***Staff Comment and Recommendations: The following are the “applicable regulations” for the Commercial Zoning District.***
 - ***Minimum Parcel Area (5504.A) – This property surpasses the 20,000 square feet minimum area with 113,939 square feet.***
 - ***Buildable Area (5504.B) – This parcel surpasses the minimum area of 15,000 square feet with over 90,000 square feet of buildable area.***
 - ***Minimum Parcel Width (5504.C) – This parcel meets this standard with 656.5’ along the road. The standard is 150’.***
 - ***Setback Requirements-***
 - ***Front yard (5504.D.1.a) – Standard requires not less than 5’ and not more than 30’ from the front property line. The existing building is 153’ from the front property line, and Article 80 of the Ordinance exempts an existing Nonconforming Structure (NS) from having to comply with this front setback. The only requirement of an existing NS is that it “shall not be expanded more than fifty (50) percent in size (confer 8003.A – Class A Extensions).***
 - ***Side Yard (5504.D.1.b) – Standard requires “not less than twenty (20) feet. The attached structure meets this standard from both side yards at being 50.8’ from the west side yard and 42.8’ from the south side yard. (NOTE: This parcel is***

a rectangle, denoting the front yard along the highway and two side yards.)

- *Read Yard (5504.D.1.c) – NOTE: There is no rear yard due to the parcel being a triangle. There is a front yard and there are two side yards.*
- *Buffer (5504.D.2) – This parcel is not near to any dwelling, therefore has no buffer area and needs no buffer area.*
- *Height (5504.E) – Standard is 35'. This building more than meets the standard at 20'.*

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 Comments and Recommendations: Since this is an already Nonconforming Structure, "this requirement is specifically waived by the administrator."*

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 Comments and Recommendations: Since this is an already existing Nonconforming Structure, "all provisions of surface water drainage" has already been approved by the applicable ordinances.*

Final Staff Comment and Recommendations: Recommend that the Planning Commission approve requested Site Plan.

Respectfully submitted for consideration by the Wexford Joint Planning Commission,



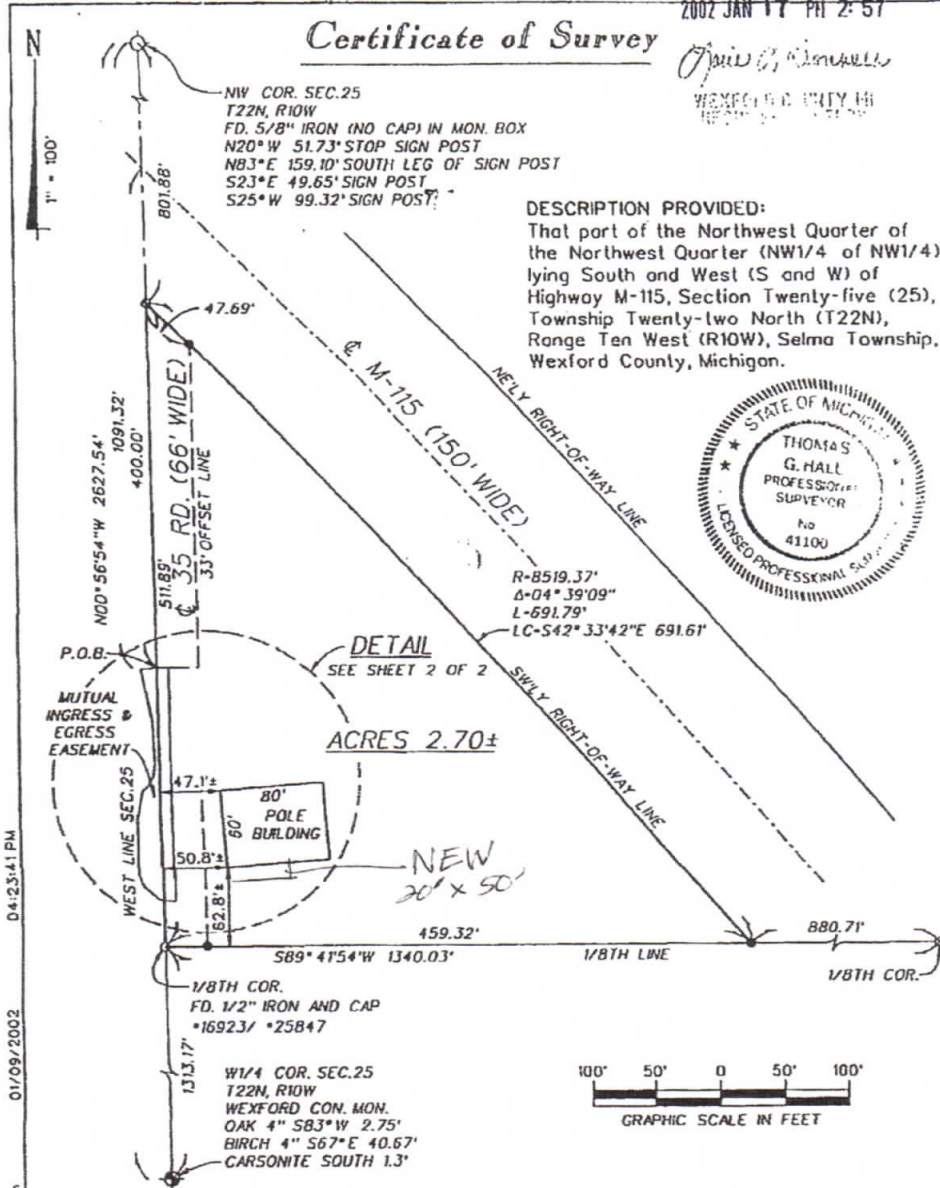
Dr. Ben Townsend
Assistant Planning and Zoning Administrator

RECEIVED

2002 JAN 17 PM 2:57

Certificate of Survey

Thomas G. Hall
WEXFORD COUNTY MI
PROFESSIONAL SURVEYOR
No. 41100



I, Thomas G. Hall, a Professional Surveyor in the State of Michigan, hereby certify: that I have surveyed the parcel of land described and delineated hereon: that said plot is a true representation of the survey performed: and that the survey was performed with a field error of closure "of 1 in 5000 or greater": and that I have fully complied with the requirements of Section *3, Act *132, P.A. 1970

By: *Thomas G. Hall*
Thomas G. Hall, Professional Surveyor No. 41100

Date: *JAN. 09, 2002*

BEARINGS BASED ON WA. NO. 94155

LEGEND

- O - IRON FOUND
- - SET IRON & CAP *33977
- ⊙ - PK. NAIL FD.
- (R) - RECORDED
- (M) - MEASURED
- (P) - PLOT

PART OF SECTION 25 T22N, R10W
SELMA TOWNSHIP,
WEXFORD COUNTY, MICHIGAN

CLIENT: WEXFORD COUNTY D.P.W.

DATE
09/25/01
DRN
S.J.V.
CHD
T.G.H.

Wilcox Associates

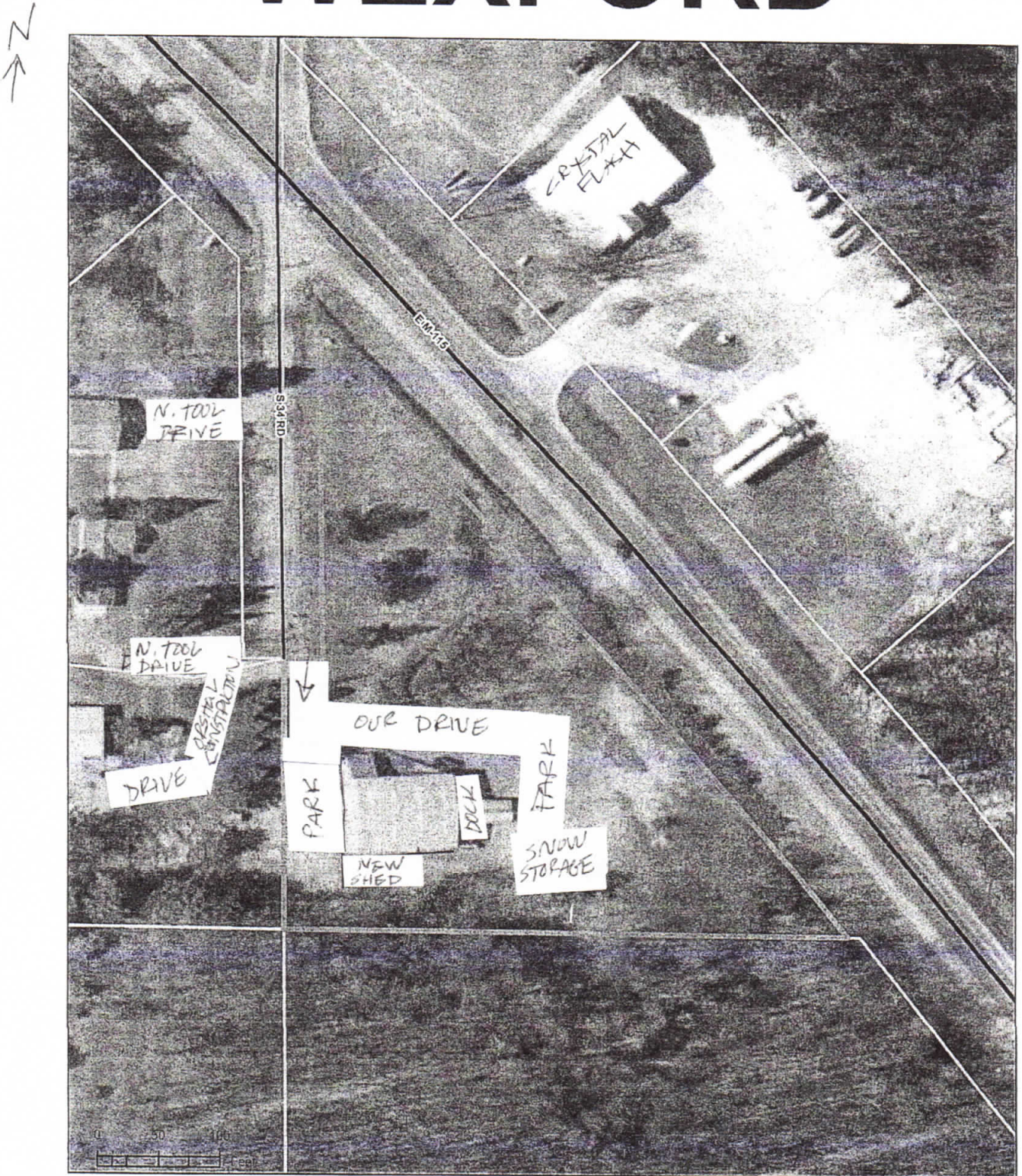


One Madison Avenue
Cadillac, MI 49501
PH: (231) 775-7755
FAX: (231) 775-3135

SCALE F.B. 885 SHEET JOB NO.
1"=100' PG. 13-14 1 of 2 2002-002

P:\proj\15-2002\2002-002\DCN\SV463\plan.dgn 01/09/2002 04:23:41 PM

WEXFORD



Building Hts: main 18' 4800 sq ft
 office 8' 400 sq ft
 NEW 16' 1000 sq ft

Proposal: 30' x 50' SHED BUILDING OFF MAIN BLD. NO FLOOR - 20' SIDE WALLS (2)