

DEXTER TOWNSHIP PLANNING COMMISSION

Resolution for an Amended Final Site Plan Approval

(15-PC-162) Dexter Township Fire Substation

A resolution to grant approval of an Amended Final Site Plan for a fire substation submitted by Supervisor Harley B Rider on behalf of Dexter Township for property located at 12088 North Territorial, between Dexter-Townhall and Hankerd, Section 16 of Dexter Township (D-04-16-200-017).

- 10) WHEREAS, Dexter Township (*the Township*), pursuant to the provisions of the Dexter Township Zoning Ordinance (*Zoning Ordinance*), submitted an application for an Amended Final Site Plan (15-PC-162) Dexter Township Fire Substation on January 23, 2015; and
- 20) WHEREAS, the Township submitted a 27-page amended final site plan on January 23, 2015, with a revision date of January 22, 2015, prepared and stamped by Casey Leach, a licensed professional engineer in the State of Michigan; and
- 30) WHEREAS, the Dexter Township Planning Commission (*Planning Commission*) held a duly-noticed public hearing on July 22, 2014, and approved (14-PC-159) Dexter Township Fire Substation, a special land use and preliminary site plan for a fire substation, with conditions; and
- 40) WHEREAS, the Planning Commission held a duly-noticed public hearing on September 23, 2014, and approved (14-PC-160) Dexter Township Fire Substation, a preliminary and final site plan for a fire substation with conditions and amended Resolution (14-PC-159) Dexter Township Fire Substation, making it only related to special land use approval; and
- 50) WHEREAS, the Planning Commission held a duly-noticed public hearing on September 23, 2014, and approved (14-SD-016) Dexter Township Fire Substation, a shared driveway serving 3 properties with conditions; and
- 60) WHEREAS, the proposed site is currently part of property owned by the Multi-Lakes Water and Sewer Authority (*MLWSA*); and
- 70) WHEREAS, the site plan calls for work to be done on the MLWSA property and the MLWSA has or will authorize such work; and
- 80) WHEREAS, the Planning Commission has received a report from Zach Michels (*Dexter Township Director of Planning and Zoning*) dated February 13, 2015; and

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- 90) WHEREAS, the Planning Commission has received ~~a report~~an email from ~~Matthew Parks~~Jessica Howard (*Township Engineer/OHM Engineering Advisors*) dated February 24, 2015; and
- 100) WHEREAS, the Planning Commission has received a report from Donald Dettling (*Dexter Area Fire Department Fire Inspector*) dated February 12, 2015; and
- 110) WHEREAS, the Planning Commission has received ~~a report~~an email from Lloyd Lewis (*Multi-Lakes Water and Sewer Authority Director*) dated February 17, 2015; and
- 120) WHEREAS, the property is located in a Public Lands (PL) District; and
- 130) WHEREAS, §10.01 of the Zoning Ordinance designates “police and fire stations” as special land uses in Public Lands (PL) Districts; and
- 140) WHEREAS, the Planning Commission, at its February 24, 2015, meeting, held a duly-noticed public hearing for the final site plan (15-PC-162) Dexter Township Fire Substation and received ~~no~~the following public input: support for the project from Tom Arehart and Supervisor Rider; and
- 150) WHEREAS, the information in the site plan review application meets the completeness requirements of §6.03(B)(1) through §6.03(B)(15) of the Zoning Ordinance, except as to matters addressed below, or would meet the completeness requirements with amendments; and
- 160) WHEREAS, the Planning Commission grants a waiver, per §6.03(C) of the Zoning Ordinance, from the requirements to include the following information on the site plan, because the Zoning Administrator, Planner, Township Engineer, and Planning Commission have determined that omission of the following material does not negatively affect its ability to review the preliminary site plan for consistency with the Zoning Ordinance:
- a) §6.03(B)(3): The final site plan does not include the natural features, topography, and man-made structures the full 150 feet from the north, west, and south proposed site boundary;
 - b) §6.04(B)(4): The final site plan does not include any deed restrictions; and
 - c) §6.03(B)(6): The final site plan does not include zoning classification of properties within the full 300 feet of the proposed site boundary.

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- 170) WHEREAS, the Planning Commission did not previously require an impact statement and reaffirms that decision for this amended final site plan review; and
- 180) WHEREAS, the Planning Commission previously determined that a traffic impact study would not be required because the proposed use is not likely to generate 100 or more trips per day and reaffirms that decision for this amended final site plan review; and
- 190) WHEREAS, the amended final site plan continues to meet or would meet, with changes noted in this Resolution, the standards of §6.05(A) through §6.05(P) of the Zoning Ordinance (*Site Plan Approval Standards*); and
- 200) WHEREAS, the Planning Commission previously determined that §21.03(C)(2) of the Zoning Ordinance, Professional Office, requiring one parking space for every 300 square feet excluding the equipment bays and storage areas, is the most appropriate for the proposed use because this use is likely to be less intensive than a professional office use and reaffirms that decision for this amended final site plan review; and
- 210) WHEREAS, the Planning Commission previously approved a driveway width of 65 feet, wider than the 36 feet allowed, but the wider width is permitted, in accordance with §21.04(B)(1)a of the Zoning Ordinance, because the 36 foot width is not practical for this use and reaffirms that decision for this amended final site plan review; and
- 220) WHEREAS, the Planning Commission previously approved reduced setbacks for shared parking areas, including the loading/unloading space, upon the findings below, and reaffirms that decision for this amended final site plan review.
- a) The following characteristics of the site or vicinity would make the required setbacks or yard standards unnecessary: the proximity of the two buildings and uses; and
 - b) The reduced setbacks or yard standards are more consistent with the intent of shared parking because this will provide shared parking for the two buildings and uses.

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230) WHEREAS, the proposed major changes or amendment to the approved site plan will not adversely affect the initial basis for granting approval, because:

- a) The intensity of use is not increased from the original final site plan approval; and
- b) The amended site plan continues to meet the standards of the Zoning Ordinance.

240) WHEREAS, the proposed major changes or amendment to the approved site plan will not adversely affect the overall project in light of the intent and purpose of such development as set forth in Article 6 of the Zoning Ordinance, because:

- a) The standards of Article 6 of the Zoning Ordinance continue to be satisfied.

250) WHEREAS, the proposed major changes or amendment to the approved site plan shall not result in the reduction of open space area because:

- a) The lot area, as defined in the Zoning Ordinance, will increase from 2.8 acres to 3.1 acres;
- b) The lot coverage, as defined in the Zoning Ordinance, will decrease from 8.3 percent to 7.5 percent; and
- c) More open space will be provided.

260) NOW, THEREFORE, BE IT RESOLVED, the Planning Commission, by a majority vote at a duly-noticed, regular meeting, held this 24th day of February 2015, ~~GRANTS~~ **DOES NOT GRANT** APPROVAL of the Amended Final Site Plan (15-PC-162) Dexter Township Fire Substation, for property located at 12088 North Territorial, between Dexter-Townhall and Hankerd, Section 16 of Dexter Township (D-04-16-200-017), to the Township, subject to the conditions listed below:

- a) Spillways may be added, as necessary and upon approval of the Township Engineer, on the sides of the eastern driveway;
- b) The sidewalk north of the MLWSA garage entrance does not need to be installed because it is no longer necessary for internal pedestrian circulation;

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- c)* The sidewalks along the intersection of the internal driveways may be slightly reconfigured, upon approval of the Director of Planning and Zoning, to allow for improved pedestrian access and reduced impervious surface, but the width of the sidewalks shall not be reduced;
- d)* The turnaround between the fire substation building and North Territorial and the associated grading work may be installed at a later date;
- e)* A maintenance schedule for the storm sewer management system shall be added to the site plan;
- f)* This approval shall not be effective until the necessary driveway permits are issued by the Washtenaw County Road Commission;
- g)* This approval shall not be effective until a shared driveway agreement has been approved by the Township Attorney and the Director of Planning and Zoning;
- h)* This approval shall not be effective until a shared parking agreement has been approved by the Township Attorney;
- i)* The applicant shall secure any necessary Soil Erosion and Sedimentation Control permits prior to commencement of construction;
- j)* The applicant shall supply written confirmation from the Multi-Lakes Water and Sewer Authority that it consents to and has no objections to the proposed grade changes along common lot lines;
- k)* The storm water detention pond may be expanded, provided it remains consistent with required setbacks;
- l)* The site plan shall be amended to adequately address the concerns raised in the Township Engineer review letter, dated September 8, 2014:
- m)* This approval shall not be effective until a land division, as described on Sheet C-211/212 of the amended final site plan, has been approved and executed;
- n)* The fire substation and police substation shall comply with all applicable county, state, and federal requirements for the proposed use; and
- o)* This approval shall not be effective until this Resolution and all its conditions are accepted by the applicant.

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270) BE IT FURTHER RESOLVED, that the conditions of this amended final site plan approval supersede the conditions of the preliminary and final site plan approval as noted in Resolution (14-PC-160) Dexter Township Fire Substation.

Resolution offered by Planning Commissioner GAJEWSKI.

Resolution supported by Planning Commissioner DEHRING.

YES = 4 (Dehring, Gajewski, Lewis, Nester)

NO = 1 (Ehman)

ABSENT = 2 (Burch, Ruhlig)

ABSTAIN = 0 (NONE)

The Chair declared the resolution ~~ADOPTED~~ **NOT ADOPTED**.

Date: 24 February 2015

Tom Lewis, Chair Date

Jeff Dehring, Acting Secretary Date

These findings, conclusions, decisions, and resolution are accepted:

Harley B Rider Date

Township Supervisor, Applicant