

DEXTER TOWNSHIP PLANNING COMMISSION

Resolution for a Preliminary and Final Site Plan Approval

(15-PC-167) Warm Fuzzies Preschool

A resolution to grant approval of a Preliminary and Final Site Plan for a group day care home submitted by Chelsea Conger, on behalf of Warm Fuzzies Preschool, for property located at 10660 Island Lake, between Dexter-Townhall and King Hill, Section 34 of Dexter Township (D-04-34-100-024).

- 10) WHEREAS, Chelsea Conger, (*the Applicant*), on behalf of Warm Fuzzies Preschool, pursuant to the provisions of the Dexter Township Zoning Ordinance (*Zoning Ordinance*), submitted an application for Preliminary and Final Site Plan Approval for (15-PC-167) Warm Fuzzies Preschool on May 20, 2015; and
- 20) WHEREAS, the Applicant, pursuant to the provisions of the Zoning Ordinance, submitted an application for Special Land Use (15-PC-166) Warm Fuzzies Preschool on May 20, 2015; and
- 30) WHEREAS, the Applicant submitted a 9-page site plan on May 20, 2015, with a revision date of March 26, 2015, prepared by Robert Noe and Quattro Construction; and
- 40) WHEREAS, the Applicant submitted an 11-page site plan on July 3, 2015, with a revision date of July 1, 2015, prepared and stamped by Robert Noe, an architect licensed in the State of Michigan, and Quatro Construction; and
- 45) WHEREAS, the Applicant submitted an 11-page site plan on July 28, 2015, with a revision date of July 24, 2015, prepared and stamped by Robert Noe, an architect licensed in the State of Michigan, and Quatro Construction; and
- 50) WHEREAS, the Planning Commission has received reports from Zach Michels (*Dexter Township Director of Planning and Zoning*) dated June 12, 2015, and July 17, 2015; and
- 60) WHEREAS, the Planning Commission has received reports from Matthew Parks (*Township Engineer/OHM Engineering Advisors*) dated June 8, 2015, and July 13, 2015; and
- 70) WHEREAS, the Planning Commission has received reports from Donald Dettling (*Dexter Area Fire Department Fire Inspector*) dated June 9, 2015, and July 7, 2015; and
- 80) WHEREAS, the property is located in a Rural Residential (RR) District; and

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- 90) WHEREAS, §12.01 of the Zoning Ordinance designates “group day care homes” as special land uses in Rural Residential (RR) Districts; and
- 100) WHEREAS, the Planning Commission, at its July 28, 2015, meeting, held a duly-noticed public hearing for the preliminary and final site plan (15-PC-166) Warm Fuzzies Preschool and received the following public input: concerns about the number of “No parking fire lane” signs and underground tanks; and
- 110) 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
- 120) 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) §6.03(B)(6): The final site plan does not include zoning classification of properties within the full 300 feet of the proposed site boundary;
 - c) §6.04(B)(10): The final site plan does not include a storm water management plan; and
 - d) §6.04(B)(13): The final site plan does not include a final grading plan or the extent of the disturbed area.
- 130) WHEREAS, an impact statement is not required because of the relatively-limited nature of the improvements and the use; and
- 140) WHEREAS, a traffic impact study is not required because the proposed use is not likely to generate 100 or more trips per day; and

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- 150) WHEREAS, the preliminary and final site plan meets 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
- 160) WHEREAS, the additional signs near the entrances are necessary to safely direct traffic because:
- a) They clearly define the entrance and exit;
 - b) They will aid traffic flow; and
 - c) They are located where the Sign Article of the Zoning Ordinance says they can be located.
- 170) WHEREAS, the additional signs near the entrances will not block any views of drivers because:
- a) They will comply with the Sign Article of the Zoning Ordinance.
- 180) WHEREAS, the additional signs near the entrances are the minimum number and have the minimum sign area and height necessary to safely direct traffic because:
- a) There will only be one (1) sign per entrance; and
 - b) They will comply with the Sign Article of the Zoning Ordinance.
- 190) WHEREAS, the group day care home will meet the special land use provisions of the Zoning Ordinance if a special land use approval is granted for (15-PC-166) Warm Fuzzies Preschool;
- 200) NOW, THEREFORE, BE IT RESOLVED, the Planning Commission, by a majority vote at a duly-noticed, regular meeting, held this 28th day of July 2015, ~~GRANTS/DOES NOT GRANT~~ APPROVAL of the Preliminary and Final Site Plan (15-PC-167) Warm Fuzzies Preschool, for property located at 10660 Island Lake, between Dexter-Townhall and King Hill, Section 34 of Dexter Township (D-04-34-100-024), to the Applicant, subject to the conditions listed below:
- ~~a) The lot area shall be corrected to match the definition in the Zoning Ordinance;~~
 - ~~b) a) The lot coverage shall be added as square footage;~~
 - ~~c) Information concerning non-resident employees shall be corrected;~~
 - ~~d) Additional information concerning the type of pond shall be added to the site plan;~~

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~~e)b)~~ The driveway shall be widened to a minimum width of twenty (20) feet or “No Parking Fire Lane” signs shall be installed;

~~f)~~ ~~Details of the existing culvert on the western entrance for the driveway shall be added to the site plan;~~

~~g)~~ ~~The clear vision zones shall be adjusted to match the description in the Zoning Ordinance;~~

~~h)~~ ~~Additional details concerning the freestanding signs shall be added;~~

~~i)~~ ~~Information concerning the numbers and distribution of the evergreen trees shall be added;~~

~~c)~~ Any lighting for signs shall meet the Zoning Ordinance standards;

~~d)~~ The outdoor play area may be smaller but shall not be closer to any lot lines than shown;

~~e)~~ The number of screening evergreens may be reduced in proportion to a reduction in the area of the outdoor play area;

~~j)f)~~ The use shall not begin until approval is received from the Washtenaw County

Environmental Health Department and a copy of that approval is supplied to the Township;

~~k)g)~~ This approval shall not be effective until a special land use has been approved for the group day care home by the Planning Commission; and

~~t)h)~~ This approval shall not be effective until this Resolution and all its conditions are accepted by the applicant.

210) BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Trustees exempt the applicant from the requirement to enter into a development agreement because:

a) The site plan is of an extremely limited nature;

b) The negative impacts from the failure to install improvements are generally limited to this property and other mechanisms are available to the Township in order to ensure the improvements are installed as shown; and

~~c)~~ The approval becomes void if appropriate standards and conditions are not maintained.

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Resolution offered by Planning Commissioner GAJEWSKI.

Resolution supported by Planning Commissioner BURCH.

YES = 6 (Burch, ~~Dehring~~, Ehman, Gajewski, Lewis, Nester, Ruhlig, ~~NONE~~)

NO = 0 (~~Burch, Dehring, Ehman, Gajewski, Lewis, Nester, Ruhlig~~, NONE)

ABSENT = 1 (~~Burch, Dehring, Ehman, Gajewski, Lewis, Nester, Ruhlig, NONE~~)

ABSTAIN = 0 (~~Burch, Dehring, Ehman, Gajewski, Lewis, Nester, Ruhlig~~, NONE)

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

Date: 28 July 2015

Tom Lewis, Chair

Date

Jeff Dehring, Secretary

Date

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

Chelsea Conger

Date

Warm Fuzzies Preschool, Applicant