

# CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, March 24, 2021 at 7:00 pm  
Garfield Township Hall  
3848 Veterans Drive  
Traverse City, MI 49684  
Ph: (231) 941-1620

## A G E N D A

### **ORDER OF BUSINESS**

**Call meeting to order**

**Pledge of Allegiance-**

**Roll call of Board Members**

#### **1. Public Comment**

##### **Public Comment Guidelines:**

Any person shall be permitted to address a meeting of The Planning Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Commission Rules and Procedures: a.) any person wishing to address the Commission is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time. Note: If you are here for a Public Hearing, please hold your comments until that Public Hearing time.

#### **2. Review and approval of the Agenda – Conflict of Interest**

#### **3. Minutes – March 10, 2021**

#### **4. Correspondence**

#### **5. Reports**

- a. Township Board
- b. Planning Commissioners
- c. Staff Report

#### **6. Unfinished Business**

- a. PD 2021-33 – Burger King SPR #2
- b. PD 2021-34 – Zoning Ordinance Use Chart – Article 3 Discussion

#### **7. New Business**

- a. PD 2021-35 – Agritourism Conceptual Use Discussion
- b. PD 2021-36 – 4051 Cedar Run Discussion

**8. Public Comment**

**9. Other Business**

**10. Items for Next Agenda – April 14, 2021**

- a. Chick-fil-A Restaurant SUP – Public Hearing
- b. Prince of Peace Church SUP – Public Hearing
- c. Kensington Park PURD – Minor Amendment
- d. BATA / TCHC PUD – Update

**11. Adjournment**

**Joe Robertson, Secretary  
Garfield Township Planning Commission  
3848 Veterans Drive  
Traverse City, MI 49684**

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
March 10, 2021**

**Call Meeting to Order:** Chair Racine called the March 10, 2021 Planning Commission meeting to order at 7:02pm on the ZOOM platform.

**Pledge of Allegiance**

The Pledge of Allegiance was recited by all in attendance.

**Roll Call of Commission Members:**

Present: **Joe McManus** (Garfield Township, Grand Traverse County, MI), **Pat Cline** (Long Lake Township, Grand Traverse County, MI) **Joe Robertson** (Garfield Township, Grand Traverse County, MI), **Robert Fudge** (Garfield Township, Grand Traverse County, MI), **Chris DeGood**, (Garfield Township, Grand Traverse County, MI) , and **John Racine** (Garfield Township, Grand Traverse County, MI)

**Absent and Excused:** Molly Agostinelli

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

**1. Public Comment (7:03)**

Doug Luciani of 818 Red Drive said that he and Jason Lipa were here on behalf of Cunningham Limp to answer questions pertaining to the BATA/TCHC project. Tony Lentych also said that he was available to answer any questions on the BATA/TCHC project.

**2. Review and Approval of the Agenda – Conflict of Interest (7:07)**

Fudge declared a conflict with item 6.

*McManus moved and Robertson seconded to approve the agenda as presented.*

*Yeas: McManus, Robertson, Fudge, Cline, DeGood, Racine*

*Nays: None*

**3. Minutes (7:09)**

**a. February 24, 2021**

*Fudge moved and DeGood seconded to approve the minutes of February 24, 2021 as presented.*

*Yeas: Fudge, DeGood, McManus, Cline, Robertson, Racine*

*Nays: None*

**4. Correspondence (7:09)**

Sych said that there was a letter received from Doug Mansfield dated March 3, 2021 which commented further on the BATA/TCHC project. Traffic reviews were received from both Chick-fil-A and Burger King.

**5. Reports (7:12)****Township Board Report**

Sych said that the Carter Lumber rezoning was approved as was the Zoning Ordinance text amendment to signage in the C-P and Planned Developments. Amendments pertaining to child care centers in the A- Agricultural district and definition changes to major thoroughfares was also approved.

**Planning Commissioners**

No Reports

**Staff Report**

No report

**6. Unfinished Business****a. BATA/TCHC Transit-Oriented Mixed-Use development PUD – Update (7:13)**

Planner John Sych stated that he attended a meeting with the applicants on the BATA/TCHC project and discussed options for moving through the PUD process. The phasing requirement was discussed and applicants are working to provide timing for the phases to comply with the ordinance. Doug Mansfield of Mansfield Land Use Consultants in a memo dated March 3, 2021 addressed other issues such as parking, a traffic impact report, and a wetland delineation. He also addressed the timing conflict for grants and funding in order to meet with the ordinance requirements. The planning staff is now waiting on an updated and revised plan from the applicant for Planning Commission consideration. Commissioners discussed the housing portion of the development and agreed that there needed to be a housing component to fulfill the ordinance requirements for a PUD.

**7. New Business****a. PD-2021-32 - Burger King Cherryland SPR (7:34)**

The proposed project is located at 1800 South Garfield Avenue at the corner of West South Airport Road. The existing site is just over one acre. The existing Burger King restaurant would be demolished and a new restaurant with a drive through would be built in its place. This use is a use by right in the C-P Planned Shopping Center district. Existing ingress and egress would be maintained and sidewalks would be installed. The dumpster enclosure and parking all meet ordinance requirements. Signage would be subject to sign permit review and stormwater and utility



reviews would be needed. The applicant is requesting a waiver from Type "D" landscaping requirements as buffers along Garfield and South Airport Road are shown with Type "B" landscaping requirements. Applicant, Mark Tomasik stated that there was a plan behind his sparse landscaping which would allow clear vision for drivers. He stated that a raised island near the entrance could be done and they would mitigate for any storm water requirements. Planning Commissioners discussed the landscaping and the shared driveway access within Cherryland Center. Landscaping was thought to be adequate, however, the menu boards may need more screening from the road. Commissioners thought that the amount of landscaping needed to be generally equivalent to what is required by ordinance in the Type "D" landscaping requirement.

*Fudge moved and Robertson seconded to postpone a decision on the application to allow the applicant to bring back a revised plan which addresses lighting, a detailed landscaping plan for the menu board and surrounding islands and other items as requested by the planning staff.*

*Yeas: Fudge, Robertson, Cline, McManus, DeGood, Racine  
Nays: None*

**b. PD-2021-31 - Chick-fil-A SUP Introduction (8:13)**

Chick-fil-A is proposing a new location at 2700 N. US-31 on 2.113 acres of a 4.38 acre parcel. The existing zoning is C-G General Commercial and drive-thrus are permitted by a Special Use Permit. The restaurant would be 4,978 square feet and would have seating for 104 people inside and 20 people outside. There will be parking for 36 vehicles and a drive-thru would accommodate 47 cars. A hotel may be proposed on the remainder of the site, but would need to be discussed under a separate application. A traffic study is being prepared for the site and setbacks have been met. The proposed drive-thru is a double lane drive-thru and has sufficient space for stacking. Sidewalks and cross access were discussed as was a landscaping buffer. A stormwater and utility review is required as are reviews by Metro Fire and Grand Traverse County Road Commission.

Justin Lurk from Chick-fil-A commented on the proposed project and stated that a traffic impact study was forthcoming and would address the sole ingress and egress on the property. Commissioners commented on traffic flow and discussed a connectivity option.

*Cline moved and Robertson seconded THAT application SUP-2021-01, submitted by Progressive AE, for a Special Use Permit for a drive-through restaurant at Parcel 05-021-011-00, BE ACCEPTED, and BE SCHEDULED for a public hearing for the April 14, 2021 Regular Planning Commission meeting, subject to the following additional information being*

*provided by the applicant:*

1. *Provide plans for cross access connections and improvements with adjacent parcels.*
2. *The Mall Trail will need to be restored and yield signs shall be installed at the new driveway for trail users.*
3. *Type "D" buffer is required on the west property line along the state highway, unless adjusted by the Planning Commission.*
4. *The lighting plan needs to address the following:*
  - a. *Canopy lighting fixtures shall not exceed 20.0 foot-candles.*
  - b. *The proposed light pole within the right-of-way will require MDOT approval.*
  - c. *Foot-candle measurements need to be labeled up to the south property line.*
  - d. *Note that none of the proposed fixtures will create illumination levels that exceed the standards of Section 517 of the Zoning Ordinance.*
5. *Remove the note on the site plan that states "Township accepts storage in right of way" for the snow storage.*
6. *Provide information that the site shall have been found to be a suitable site for a drive-in or drive-through establishment, with regard to traffic safety, by a registered engineer with an educational specialization in traffic engineering.*
7. *Stormwater, water/sewer utilities, and the traffic impact study will be reviewed by the Township Engineer.*

*Yeas: Cline, Robertson, DeGood, Fudge, McManus, Racine*

*Nays: None*

**c. PD 2021-30 - Prince of Peace Lutheran Church SUP – Introduction (9:00)**

The application requests approval of a Special Use Permit for a proposed 8,768 square foot church which includes a sanctuary, fellowship hall and child development center. The proposed project would be located on LaFranier Road, north of Hammond Road on a 5.94 acre parcel which is zoned A- Agricultural. Ingress and egress will be coordinated with the Village of LaFranier Woods PUD to the north and also through a joint driveway with the proposed BATA/TCHC project to the south. Commissioners discussed a second access to the property while the BATA/TCHC project was still under development.

*DeGood moved and Robertson seconded THAT application SUP-2020-02, submitted by JML Design Group Ltd. for a Special Use Permit for a church and child development center at Parcel 05-023-041-10, BE ACCEPTED, and BE SCHEDULED for a public hearing for the April 14, 2021 Regular Planning Commission subject to the following additional information being provided by the applicant:*

1. *The driveway connections shall be aligned between the subject property and the adjacent property to the south and between the east side of LaFranier Road and the Ridge 45 entrance on the west side of LaFranier Road.*
2. *An easement and maintenance agreement for the driveway between the subject site and the BATA development shall be drafted, reviewed by the Township, and recorded.*
3. *The site plan shall illustrate how it will be connected to the Village of LaFranier Woods.*
4. *The site plan shall be adjusted to reflect the required setbacks.*
5. *The lighting plan shall note that none of the proposed fixtures will create illumination levels that exceed the standards of Section 517 of the Zoning Ordinance.*
6. *The site plan is subject to review by others, including Township Engineer, Metro Fire, and Grand Traverse County Road Commission.*

*Yeas: DeGood, Robertson, McManus, Fudge, Cline, Racine*

*Nays: None*

**8. Public Comment (9:20)**

None

**9. Other Business (9:21)**

None

**10. Items for Next Agenda – March 24, 2021 (9:21)**

- a. Zoning Ordinance Use Chart
- b. Seasonal Agritourism – Discussion
- c. 4051 Cedar Run Road - Discussion
- d. Burger King – Revised Plan

**11. Adjournment**


*Fudge moved to adjourn the meeting at 9:25pm.*

*Yeas: Fudge, Robertson, McManus, DeGood, Cline, Racine*

*Nays: None*

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Joe Robertson, Secretary  
Garfield Township Planning  
Commission  
3848 Veterans Drive  
Traverse City, MI 49684

 <b>Charter Township of Garfield Planning Department Report No. 2021-33</b>			
Prepared:	March 17, 2021	Pages:	5
Meeting:	March 24, 2021 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Burger King – Site Plan Review		
Applicant:	Jim Riemersma, JSR Construction		
Owner:	Casciano Traverse City, Inc.		
File No.	SPR-2021-01		
Parcel No.	05-014-049-80		

**PURPOSE OF APPLICATION:**

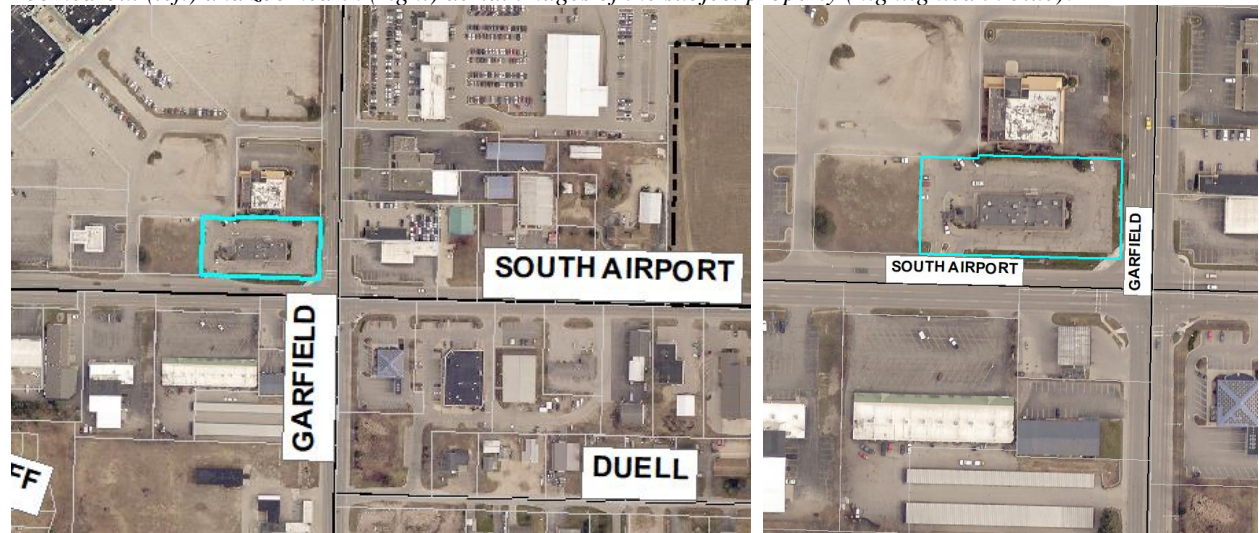
Applications for development within the C-P Planned Shopping Center shall be reviewed by the Planning Commission for compliance with Article 4, § 424 – Site Plans and Article 5 – Development Standards.

**BACKGROUND:**

The project is to demolish and replace the existing Burger King at 1800 South Garfield Avenue, located at the northwest corner of South Garfield Avenue and West South Airport Road. The existing site (Parcel ID #05-014-049-80) is just over one (1) acre. The proposed development is for a restaurant with drive-through, which is a use by right in the C-P Planned Shopping Center district. The intent of the C-P district as stated in the Zoning Ordinance is as follows:

*“It is the intent of the C-P (Planned Shopping) Districts to recognize the various areas of our community that have been developed in a grouped retail setting with department store anchors and expansive parking areas. These planned centers are typically located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. This section recognizes the transition from antiquated development patterns and encourages multi-use, multi-story, infill development of the parking areas to create a more pedestrian-friendly, mixed-use area. Multi-story structures are encouraged.”*

Zoomed-out (left) and zoomed-in (right) aerial images of the subject property (highlighted in blue):



This site plan review application was introduced to Commissioners at the March 10, 2021 regular Planning Commission meeting. The full review of this application was conducted for this meeting and included in Planning Department Report 2021-32, covering the following:

- The site development requirements of Section 322.C. for all sites within the C-P Planned Shopping Center zoning district, including the following standards:
  - Article 4, Section 424 – Site Plans: standards of Section 424.F(1)(a)-(j)
  - Article 5 – Development Standards: relevant standards of this article
- The supplemental use regulations for drive-through uses in Section 730.

The full review of the application in relation to these standards is included in Planning Department Report 2021-32. This report is only intended to provide an update on any outstanding items from that report and from the discussion at the March 10, 2021 Planning Commission meeting.

### **OUTSTANDING ITEMS:**

#### *Lighting*

The lighting standards for illumination in Section 517.C. include a maximum of “...3.0 foot-candles for the main parking area, 2.0 foot-candles for the peripheral parking area, 5.0 foot-candles for the main drive areas, and 20.0 foot-candles directly below the lighting fixture. Illumination shall also not exceed 1.0 foot-candles adjoining another nonresidential zoning district along a local street or property line...” The lighting plan shown with the site plan at the previous meeting showed several deficiencies, including:

- Some wall-mounted lights are over 20.0 foot-candles going as high as 26.2 foot-candles.
- The illumination levels appear to be greater than 1.0 foot-candles along the north and west property lines, although it is unclear which light sources are causing this level of illumination.
- On the photometric plan, there are no values shown on the lot lines.

The updated lighting plan shows a maximum of 17.0 foot-candles around the wall-mounted light fixtures. It is not yet entirely clear what is the illumination level at the lot line, although based on the location of the pole-mounted lights it appears that these fixtures are directed in toward the site. To ensure that the lighting standards are met, a note shall be added to the site plan that all the lighting and illumination standards of Section 517 will be met.

#### *Loading*

For buildings at least 2,000 square feet up to 12,500 square feet of gross floor area, the site shall have one small loading space at least 10 feet by 20 feet. The site plan now shows two loading zone spaces which are each 12 feet by 25 feet. As described in the applicant’s letter, these may be off-hour loading zones.

#### *Signs*

Signs require sign permit review and are not approved under the site plan review process. A note has been added to the site plan elevation drawings indicating that all signs are subject to sign permit review.

#### *Site Suitable for a Drive-Through*

One of the standards of Section 730 states “the site shall have been found to be a suitable site for a drive-in or drive-through establishment, with regard to traffic safety, by a registered engineer with an educational specialization in traffic engineering.” The applicant has provided this information.

*Ingress-Egress Drive*

Staff and Planning Commissioners discussed the issue of removing the island in the middle of the existing ingress-egress drive from South Airport Road. General opinion was this island should remain to promote traffic safety and discourage prohibited left-hand turns. The applicant’s letter describes how they will keep this island and make further changes to this ingress-egress drive:

*“With the recommendation of the Grand Traverse County Road Commission and our Traffic Engineer the existing drive approach has been redesigned to a “Right-in, Right -out” drive, adding a curbed island with “no left turn sign” design to prevent left turns. This design is subject to Grand Traverse County Road Commission approval and permitting.”*

The “right-in, right-out” design of the drive and improvement of the island will enhance both vehicular and pedestrian safety in this area.

*Landscaping*

Landscaping requirements are described by the following for each length of greenspace area (e.g., without including the ingress and egress drives) for each lot line and for the parking lot interior area. Highlighted landscaping materials are newly proposed since the previous Planning Commission meeting:

<b>Lot Line (Length)</b>	<b>Adjacent Land Use</b>	<b>Buffer Planting Requirement</b>	<b>Amount Required</b>	<b>Amount Provided</b>
West (145 ft.)	Commercial	Type “B” * Ground cover as specified in Section 530.J, plus * 2 large trees, 1 medium or small tree, and 4 shrubs per 100 linear feet of greenspace area * Minimum width: 10 feet	3 large trees 2 med./small trees 6 shrubs 10-foot width	6 large trees 0 med./small trees 6 shrubs 5-foot width
North (275 ft.)	Commercial	Type “B” * Ground cover as specified in Section 530.J, plus * 2 large trees, 1 medium or small tree, and 4 shrubs per 100 linear feet of greenspace area * Minimum width: 10 feet	6 large trees 3 med./small trees 11 shrubs 10-foot width	12 red cedar trees (existing) 2 red pine trees (existing) 10 shrubs (up from 0 shrubs) 5-foot width
East (150 ft.)	Arterial Road (Garfield)	Type “D” * Ground cover as specified in Section 530.J, plus * 4 large trees, 3 medium or small trees, and 3 evergreen or coniferous trees per 100 linear feet of greenspace area * Minimum width: 20 feet	6 large trees 5 med./small trees 5 evergreen trees 20-foot width	3 large trees 2 small trees 6 shrubs 10-foot width (narrowest) <i>Island next to menu board:</i> 2 large trees 11 evergreen trees
South (260 ft.)	Arterial Road (S. Airport)	Type “D” * Ground cover as specified in Section 530.J, plus * 4 large trees, 3 medium or small trees, and 3 evergreen or coniferous trees per 100 linear feet of greenspace area * Minimum width: 20 feet	11 large trees 8 med./small trees 8 evergreen trees 20-foot width	6 large trees 3 small trees 12 shrubs 10-foot width

The additional landscaping materials include 10 shrubs added along the northern lot line with the Robby’s restaurant, and a landscaped island next to the drive-through menu board area. This island will include 2 large trees and 11 evergreen trees.

An updated letter from Innovative Design is attached to this report, requesting relief from some landscaping requirements in accordance with Section 430.H. of the Zoning Ordinance. Specifically, the letter provides an argument that Section 430.H. (4), described as follows, is relevant to the site: *“Space limitations on the site or prevailing development patterns in the surrounding neighborhood justify alternative compliance.”* The applicant proposes the landscaping described above including buffers along both Garfield Avenue and South Airport Road that would generally be in line with the Type “B” rather than Type “D” buffer, along with the additional landscaping material highlighted above.

As the approval authority for this project, the Planning Commission may waive or adjust any landscaping requirement in whole or in part provided that one or more of the following conditions exist upon the site:

- (1) Existing conditions such as topography or vegetation provide an established screen or buffer which is equal to or superior in its ability to meet the Purpose of this Section. For the purposes of this subsection, vegetation requirements may be adjusted either in terms of the quantity of plantings otherwise required or in terms of the physical location of plantings otherwise required.*
- (2) Decorative walls or fencing will be provided in lieu of all or some required plantings to provide an equal or superior buffer to meet the Purpose of this Section.*
- (3) Natural features such as steep slopes or other topographical features make full compliance impractical or impossible.*
- (4) Space limitations on the site or prevailing development patterns in the surrounding neighborhood justify alternative compliance.*
- (5) Safety considerations warrant flexibility upon the site.*
- (6) No practicable alternative in the placement of a building, structure, street or utility construction, access drives, stormwater management facilities, trails or pathways, or other site improvements is available.*
- (7) In the instance of a waiver being requested, a modification request shall only be approved upon a determination that the existing site conditions or developed form of a property are such that the requirements of this section cannot reasonably be completed, that an alternative landscaping plan cannot be reasonably be substituted, and that the requested modification is the minimum modification necessary resulting from such site conditions or developed form.*

In reviewing this waiver request, existing conditions of the site, the landscaping proposed by the applicant, and other factors, Staff recommends the Planning Commission consider acceptance of the waiver request and allow for landscaping materials and buffer widths as proposed on the site plan for the following reasons:

- Most landscaping on the northern lot line is already well-established, and the applicant has added 10 shrubs along this lot line to enhance the landscaping and meet more of the required amount.
- The proposed landscaping on the western lot line may be found to be adequate, since to the west is an undeveloped parcel with unknown future development.
- The applicant has added a landscaped island next the drive-through lane near the menu boards to provide additional screening on the Garfield Avenue side and address a concern that was identified at the previous Planning Commission meeting.
- The size of the existing site is just over 1 acre, which limits the width available for the landscaping along with needing to meet several other requirements such as drive-through setbacks, maneuvering lanes, parking, and others.
- The Type “D” buffer is often achieved through “clustering” of landscaping materials, especially on sites with larger setbacks, to create a Type “D” buffer with varied landscaping and view sheds into the site. Given the limited width available, clustering landscaping would be unlikely on this site.
- Being part of the Cherryland Center development in the C-P district, this site is not permitted to have its own ground sign, which limits opportunities for identification of the site and building.

- Given the limited width available on this site, a denser amount of landscaping may potentially look overgrown after plant materials are fully grown.
- The landscaping proposed along Garfield Avenue and South Airport Road will provide a generally adequate buffer from the roadways.
- The landscaping proposed along Garfield Avenue and South Airport Road is generally of similar or higher quality than the landscaping on other nearby sites.

**RECOMMENDATION:**

Following the applicant presentation and Planning Commission discussion, if the Commission is prepared to decide, then the following motion in support of approval is offered:

MOTION THAT application SPR-2021-01, submitted by Jim Riemersma, JSR Construction on behalf of the owner Casciano Traverse City, Inc., to redevelop a drive-through restaurant on parcel 05-014-049-80, BE APPROVED, subject to the following conditions:

1. A note shall be added to the site plan that all the lighting and illumination standards of Section 517 will be met.
2. The landscaping provided with the site plan attached to this report is determined to be adequate, and the request for a waiver from the additional landscaping requirements is granted.
3. Queuing of vehicles shall not interfere with the flow of traffic on any roadway, subject to enforcement per Section 730 of the Zoning Ordinance.
4. All agency reviews, including stormwater and utility review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.

Additional information deemed necessary by the Planning Commission should be added to the motion.

**Attachments:**

1. Public Access Easement Declaration – recorded March 4, 2021.
2. Burger King S. Garfield site plan set – most recently updated March 16, 2021.
3. Letter from Innovative Design Professional Corporation – dated March 17, 2021.





Project: Proposed Burger King  
1800 S.Garfield Road  
Traverse City MI, 49686

3-17-21

### Site Plan Revisions 3-17-21

The following revisions have been made to the construction documents for the proposed Burger King Restaurant:

1. Record a public access easement for the proposed sidewalks has been provided.
2. The lighting and photometric plans have been updated to meet illumination standards of Section 517 of the Zoning Ordinance, and a note has been added to the site plan that these standards will be met.
3. A loading zone meeting all requirements has been depicted on the Site Plan. This may be an off-hour loading zone.
4. A note has been added to the Site Plan Elevation drawings that all signs are subject to sign permit review.
5. We have provided information demonstrating that the site has been found to be a suitable site for a drive-in or drive-through establishment, regarding traffic safety, by a registered engineer with an educational specialization in traffic engineering.

With the recommendation of the Grand Traverse County Road Commission and our Traffic Engineer the existing drive approach has been redesigned to a “Right-in, Right -out” drive, adding a curbed island with “no left turn sign” design to prevent left turns. This design is subject to Grand Traverse County Road Commission approval and permitting.

6. All agency reviews, including stormwater and utility review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.

We submitted March 3, 2021 to Jenifer Hodges, township engineer, applications soil reports and stormwater details and calculations. We were waiting for approval. The revised Grading Plan with changes to the drive approach and the addition of the drive-thru island will need to be submitted for review and approval.

We have soil erosion permit from Grand Traverse County Soil and Sedimentation Control Department permit no. 21-01268.

The Fire Department has approved our plan, a Knox box is shown on the plan.

We are working with the road commission on the drive approach.



7. A right turn island as per Grand Traverse County Road Commission specifications has been provided.
8. A landscape island to screen drive-thru order station and menu boards has been added. It was designed according to Steve Hannon's suggestions. In addition to the landscape island, as per planning commission request, we added additional bushes at the northeast corner of the site to add texture and color.

According to Adjustment number 4 of Section H (Article 5, page 5-20) of the Zoning Ordinance:

*"Space limitations on the site or prevailing development patterns in the surrounding neighborhood justify alternative compliance."*

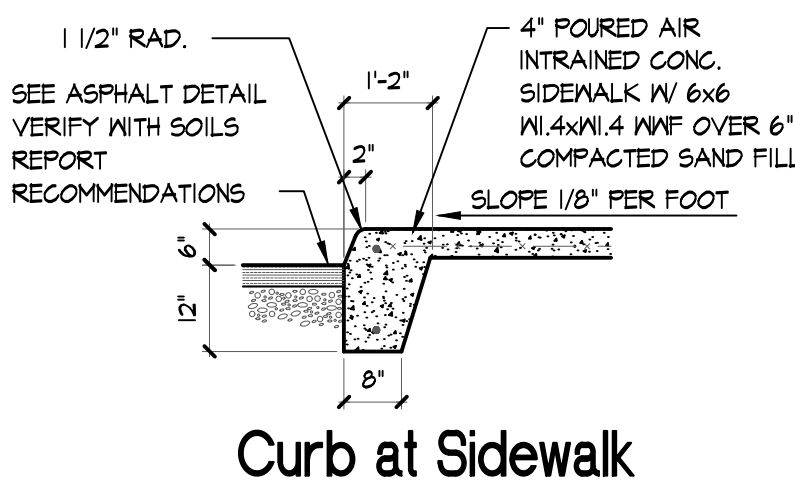
Based on this condition, we are asking for an adjustment on the required landscape and buffer area requirements. To provide alternative compliance, we propose the addition of a landscape island that will screen drive-thru order station and menu boards.

Meeting the requirement of the type "D" landscape and buffer area, specifically the buffer area requirements, will prevent the ability of constructing a functional drive-thru restaurant. We have improved the site adding buffer areas and landscape along the west side of the property. We will maintain a 10 ft. buffer area along W. South Airport and add landscape that meets type "B" landscape. On S. Garfield Rd. we will provide an undulating buffer area ranging from 50' at the North end, 10' at the middle, and 28' at the South corner. In addition, we will provide the proposed landscaped island buffer area along the drive-thru lane as an alternative compliance.

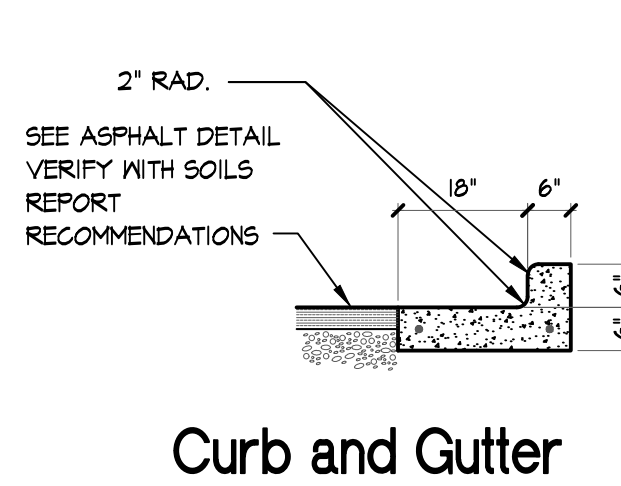
The Casciano family has accommodated all requests and requirements as best as possible. The improvements to the site and building will bring synergy to the neighborhood. All the Casciano's restaurants are custom designed Burger King restaurants with their own special flavor. The family-owned business is run by its 3<sup>rd</sup> generation in Traverse City, and they want to continue serving and improving their community. This is an opportunity for improvement of this neighborhood, and we hope we can count with your approval.

Sincerely,  
Mark Tomasik, Architect  
Innovative Design PC

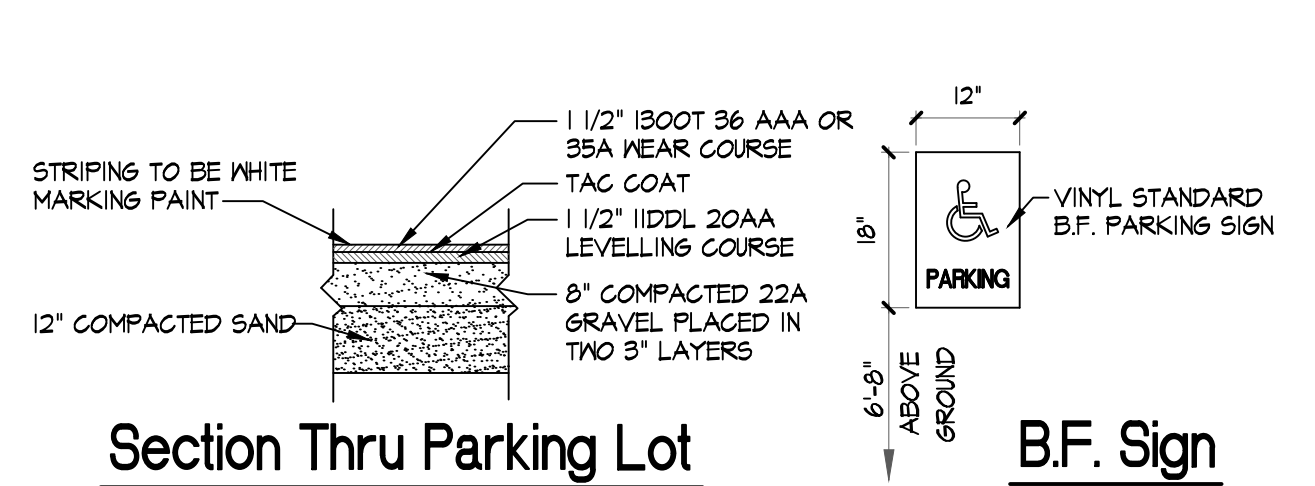




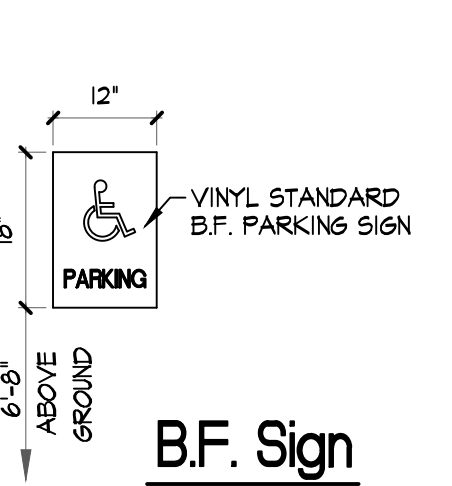
Curb at Sidewalk



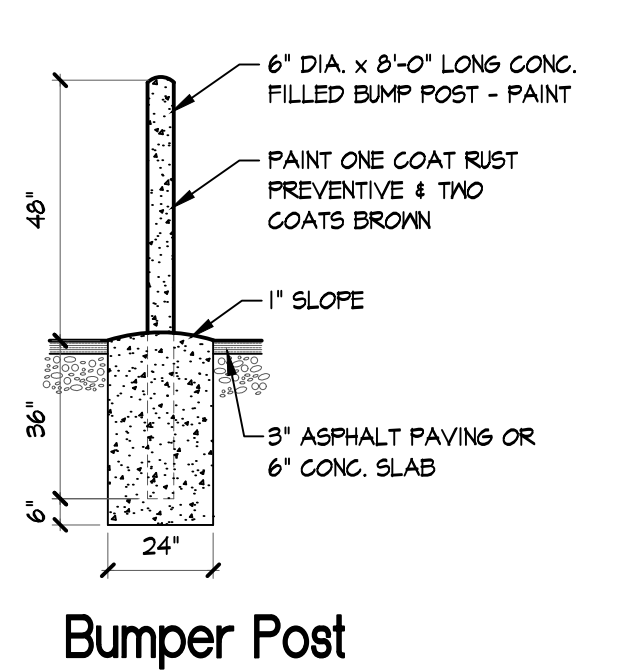
Curb and Gutter



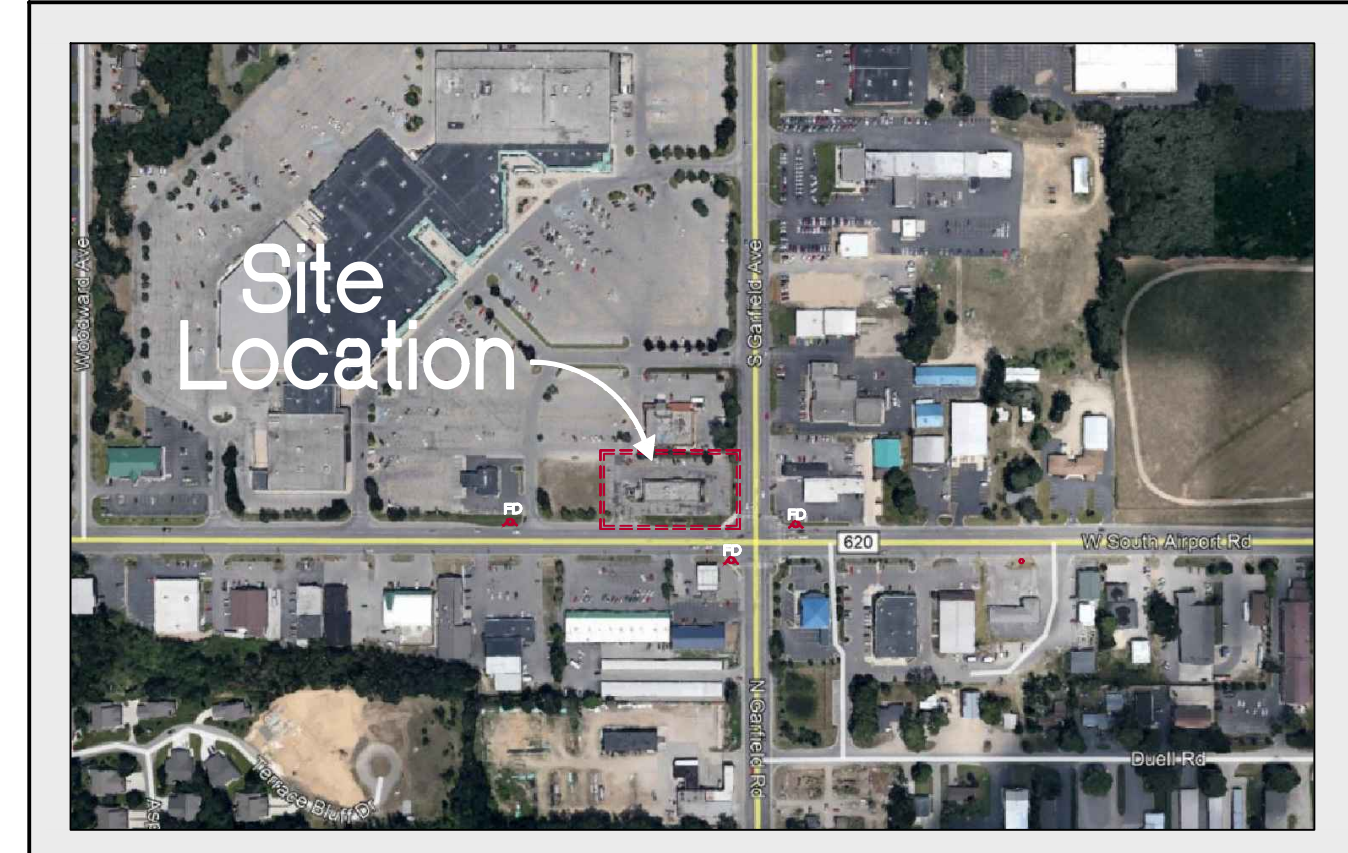
Section Thru Parking Lot



B.F. Sign



Bumper Post



Property Description

Part of the Southeast Quarter of Section 14, Township 2 North, Range 11 East, Grand Traverse County, Michigan, as described as follows: Commencing at the East quarter corner of said Section 14; thence South 0° 32' 10" East, 1121.12 feet, along the East line of said Section 14; thence South 89° 57' 40" West, 215.00 feet (parallel with said South one-eighth line); thence South 0° 32' 10" East, 5.00 feet (parallel with said East line); thence South 89° 57' 40" West, 85.00 feet (parallel with said South one-eighth line); thence South 0° 32' 10" East, 145.00 feet (parallel with said East line); to the North right-of-way line of South Airport Road; thence North 89° 57' 40" East, 1121.12 feet, along the East line of said Section 14; to the Point of Beginning.

Side of the Section 14 of the Southeast 1/4 of Section 14, Township 2 North, Range 11 East, Grand Traverse County, Michigan, as described as follows: Commencing at the East corner of said Section 14; thence South 0° 32' 10" East 1121.12 feet along the East line of said Section; thence South 89° 57' 40" West 50.00 feet to the West right-of-way line of Garfield Road; thence South 0° 32' 10" East 88.72 feet along said West right-of-way line to the Point of Beginning; thence continuing South 0° 32' 10" East 61.28 feet along said right-of-way line; thence South 89° 57' 40" West 168.68 feet along the North right-of-way line of South Airport Road to the Point of Beginning; thence continuing South 89° 57' 40" West 131.32 feet along said North right-of-way line; thence North 0° 32' 10" East 9.15 feet; thence South 89° 14' 34" East 84.51 feet; thence South 80° 22' 56" East 4.51 feet to the Point of Beginning.

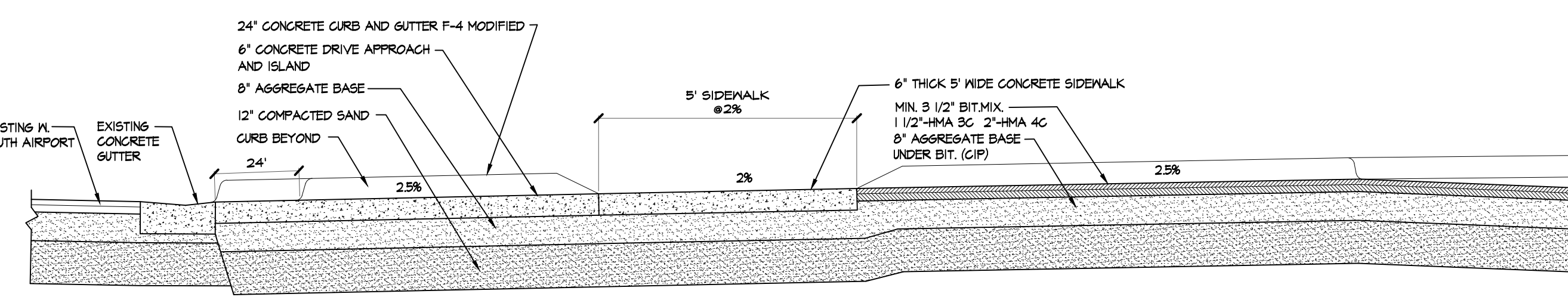
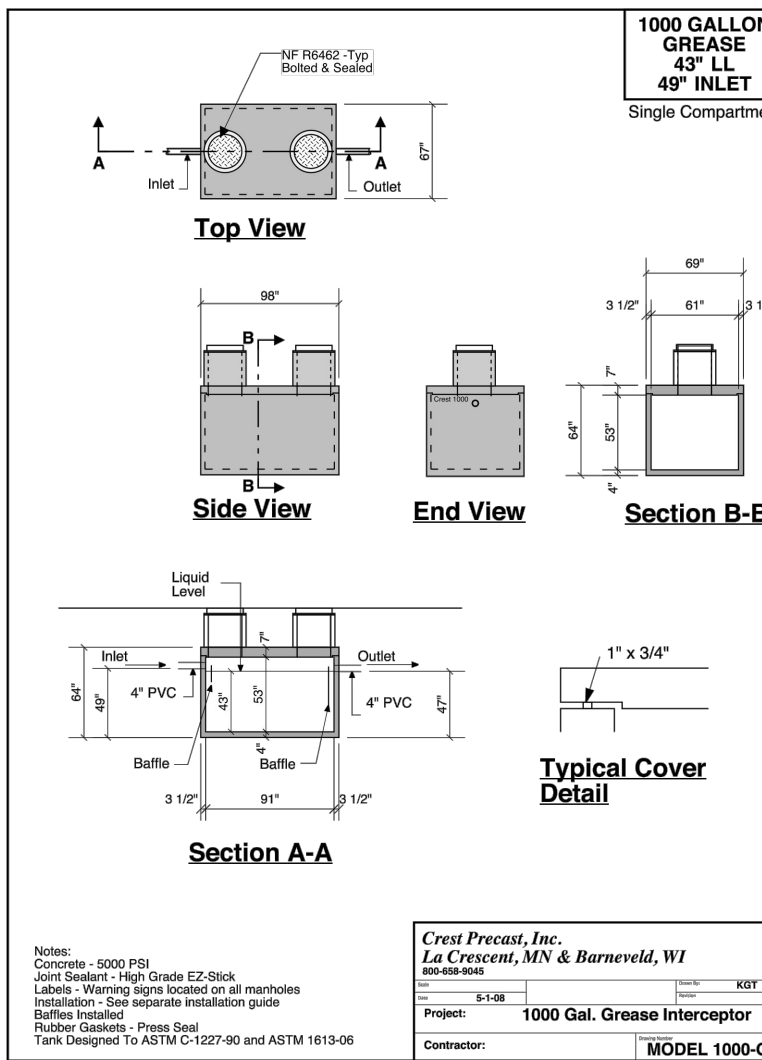
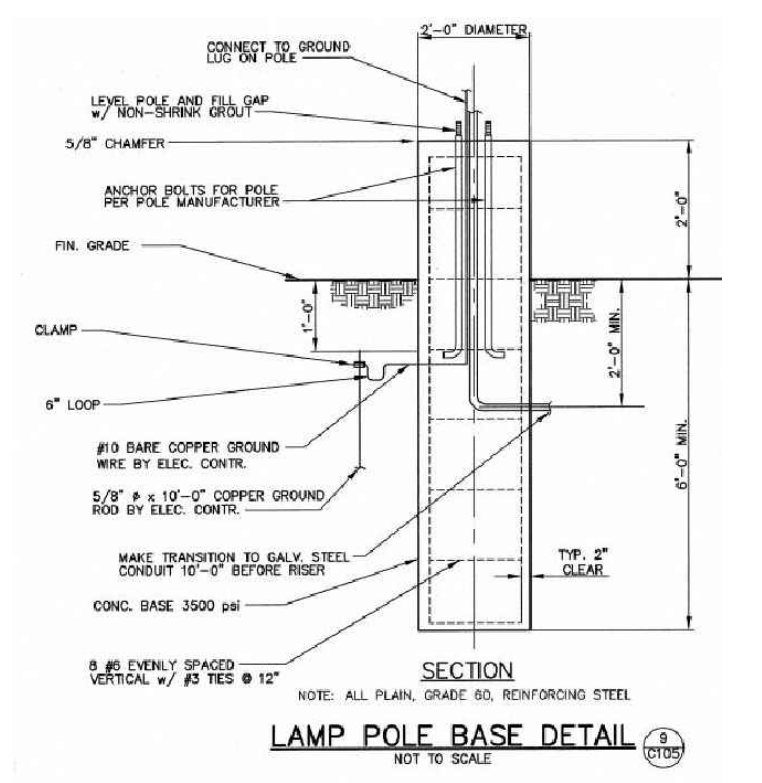
Side of the Section 14 of the Southeast 1/4 of Section 14, Township 2 North, Range 11 East, Grand Traverse County, Michigan, as described as follows: Commencing at the East corner of said Section; thence South 0° 32' 10" East 1121.12 feet along the East line of said Section; thence South 89° 57' 40" West 50.00 feet to the West right-of-way line of Garfield Road; thence South 0° 32' 10" East 150.00 feet along said West right-of-way line; thence South 89° 57' 40" West 168.68 feet along the North right-of-way line of South Airport Road to the Point of Beginning; thence continuing South 89° 57' 40" West 131.32 feet along said North right-of-way line; thence North 0° 32' 10" East 9.15 feet; thence South 89° 14' 34" East 84.51 feet; thence South 80° 22' 56" East 4.51 feet to the Point of Beginning.

Contractors Site Material Quantities

- 6" FIBER REINFORCED CONCRETE STREET SIDEWALK AREA 2480.46 SF
- 6" FIBER REINFORCED CONCRETE DRIVE-THRU AREA 3478 SF
- 6" FIBER REINFORCED CONCRETE DUMPSTERS AND APPROACH AREA 474 SF
- 4" FIBER REINFORCED CONCRETE SIDEWALKS AROUND PERIMETER OF BLDG. AREA LINEAL FEET OF CONCRETE CURB 1212 LF
- 6" CONCRETE DRIVE APPROACH BETWEEN SIDEWALK AND GUTTER PAN 523 SF
- ASPHALT PAVING AREA 22,846 SF

Site and Building Information

ADDRESS 1800 S GARFIELD AVE  
 APN/PARCEL ID 05-014-048-00  
 COUNTY GRAND TRAVERSE  
 LAND USE COMMERCIAL SERVICES  
 STATE MICHIGAN FLOOD ZONE 123662113 0  
 LOT SIZE 1.0230 BUILDING SQ FT 3750  
 ZONING DISTRICT C-P PLANNED SHOPPING CENTER  
 BUILDING USE- A-2 RESTAURANT  
 CONSTRUCTION TYPE- 5-B  
 BUILDING AND ACCESSORY BUILDING SETBACK REQUIRED  
 FRONT YARD 30'  
 SIDE YARD 30'  
 BACK YARD 30'  
 DRIVE-THRU 60'  
 PARKING REQUIRED  
 MINIMUM REQUIRED PARKING OF 1 SPACE FOR EACH ONE HUNDRED FIFTY (150) SQUARE FEET OF FLOOR AREA  
 3750 SF / 150 = 25 SPACES, 24 SPACES PROVIDED  
 SNOW STORAGE AREA REQUIRED  
 PARKING AND DRIVES AREA 24154.02 SF / 10 = 2416 SF



Section Thru Drive Approach Scale 3/8" = 1'-0"

General Notes

- EXISTING UTILITIES SHOWN ARE FROM RECORD PLANS AND EVIDENCE IN THE FIELD. NO GUARANTEE IS MADE FOR ACCURACY OR THAT THE UTILITIES SHOWN ARE THE ONLY IN THE AREA.
- ALL CONSTRUCTION METHODS & MATERIALS SHALL COMPLY WITH PLAINFIELD TWP. UTILITY AUTHORITY, & KENT COUNTY REQUIREMENTS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE STAKED AND GRADED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.
- CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY PROVIDERS PRIOR TO BEGINNING CONSTRUCTION.
- 2 ADDITIONAL FIRE HYD. TO BE PROVIDED AS REQUIRED BY PLAINFIELD TOWNSHIP FIRE DEPARTMENT.

Site Plan Utilities and Dimensions Scale 1"=20'-0"

NOTE: THESE PLANS DO NOT ASSURE THE PRESENCE OR LOCATION OF UTILITIES. UNDERGROUND UTILITY LOCATIONS ARE PLOTTED FROM EXISTING MUNICIPAL AND COMPANY RECORDS, WHERE AVAILABLE. UTILITY LOCATIONS SHOULD BE CONSIDERED ONLY AS APPROXIMATE. FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES THE CONTRACTOR SHALL NOTIFY "MISS DIG" TOLL FREE AT 1-800-482-7111 THREE (3) DAYS BEFORE THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS.

Page Index

- C-1 Utilities and Dimensions
- C-2 Grading and Storm
- C-3 Landscape
- C-4 Lighting Photometric
- C-5 Existing Site
- C-6 Dumpster Enclosure
- A-2 Building Elevations
- A-3 Building Elevations

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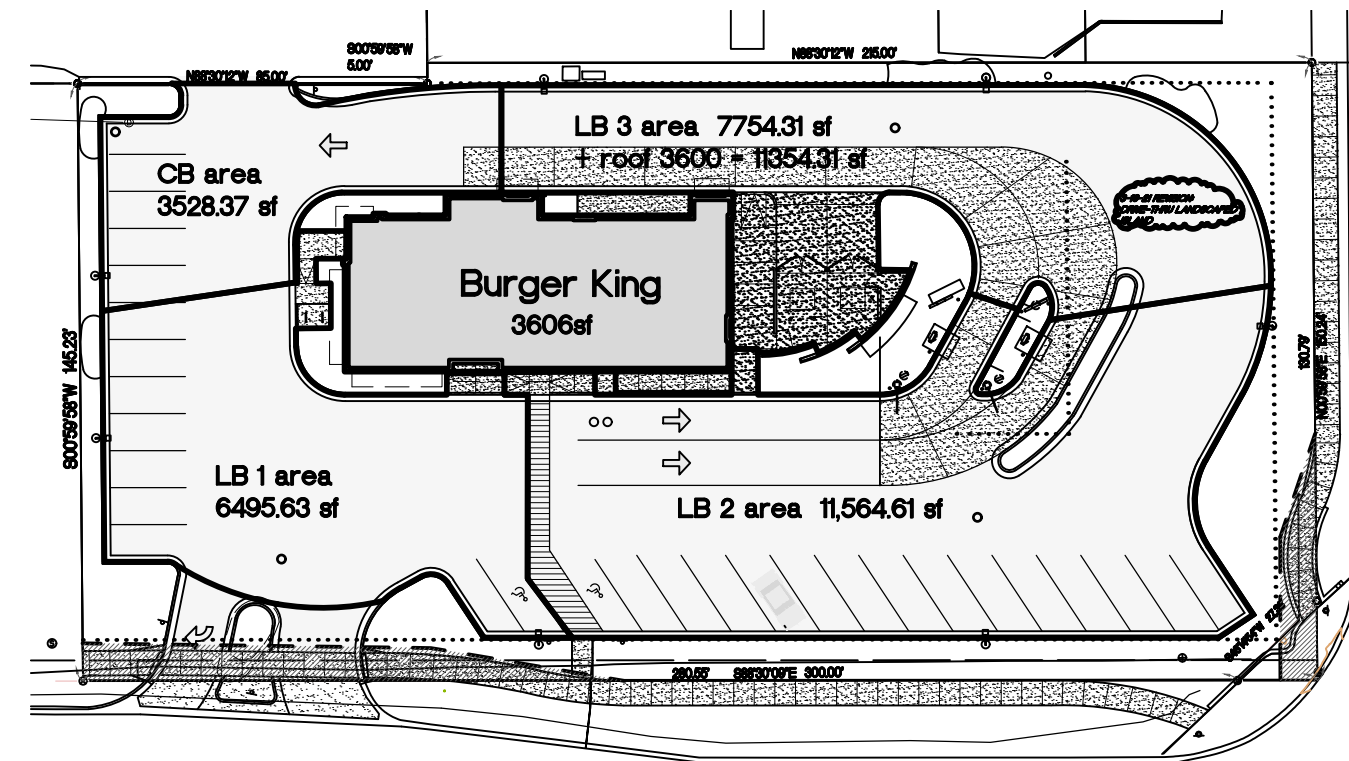
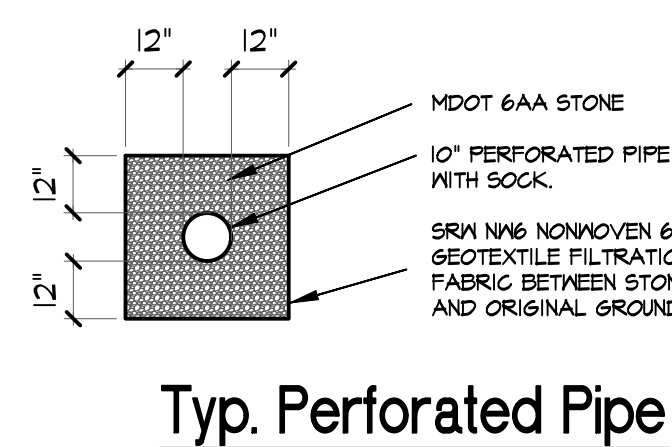
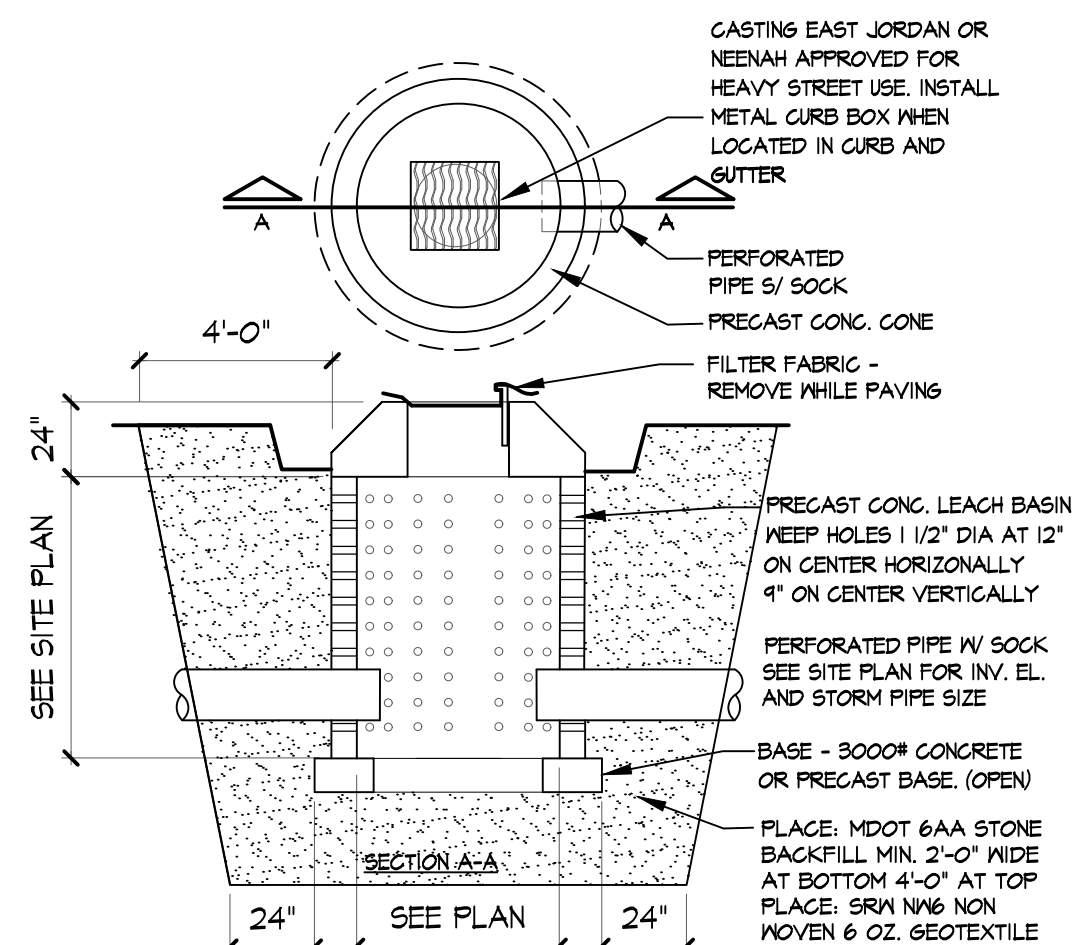
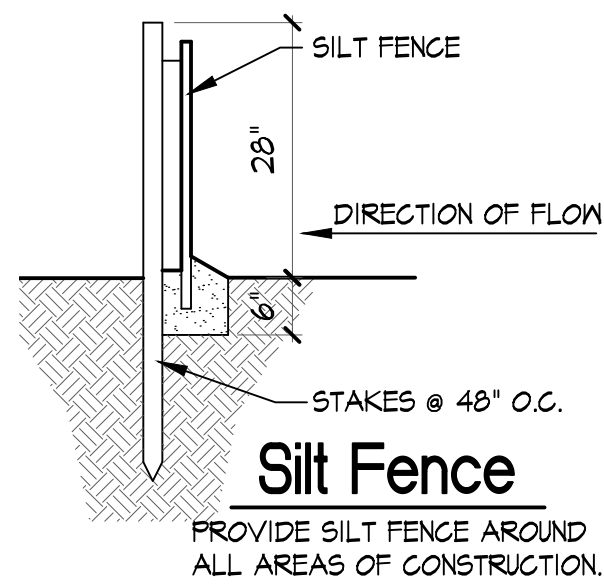




Michigan Unified Keying System		
4	VEGETATIVE STABILIZATION	MAY USE A VARIETY OF PLANT MATERIAL STABILIZES SOIL SLOW RUNOFF VELOCITY FILTERS SEDIMENT FROM RUNOFF
9	MULCH BLANKETS	ON EXPOSED SLOPES, NEARLY SEEDED AREAS, NEW DITCH BOTTOMS, OR AREAS SUBJECT TO EROSION
11	ROUGHENED SURFACE	REDUCES VELOCITY AND INCREASES INFILTRATION RATES COLLECTS SEDIMENT HOLDS WATER, SEED, AND MULCH BETTER THAN SMOOTH SURFACE.
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VOLUME AND VELOCITY IRREGULAR SURFACE WILL HELP SLOW VELOCITY
16	CURB & GUTTER	KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE, COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY
53	STABILIZED CONSTRUCTION ACCESS	USED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE
58	INLET PROTECTION FABRIC DROP	USE AT STORMWATER INLETS, ESPECIALLY AT CONSTRUCTION SITES

T- TEMPORARY P- PERMANENT

CONSTRUCT 2' HIGH FABRIC FENCE AT PERIMETER OF SITE TO BE DEVELOPED.



Grading Legend	
Existing Grades	629
New Grades	630
New Spot El.	629.12

Catch and Leach Basin Areas	
CB	3528.37 sf
LB 1	6495.63 sf
LB 2	11,564.61 sf
LB 3	7754.31 sf
+roof	11,504.31 sf
<b>Total</b>	<b>33,092.92 sf</b>
Building Area	3750 sf
Site Area	56755.28 sf
Total Impervious Area	47,799.98 sf
Total Pervious Area	8955.3 sf

**Manning Formula Uniform Pipe Flow at Given Slope and Depth**

Check out our spreadsheet version of the calculator: [Download Spreadsheet](#) | [View Sample Sheet](#) | [View All Spreadsheets](#)

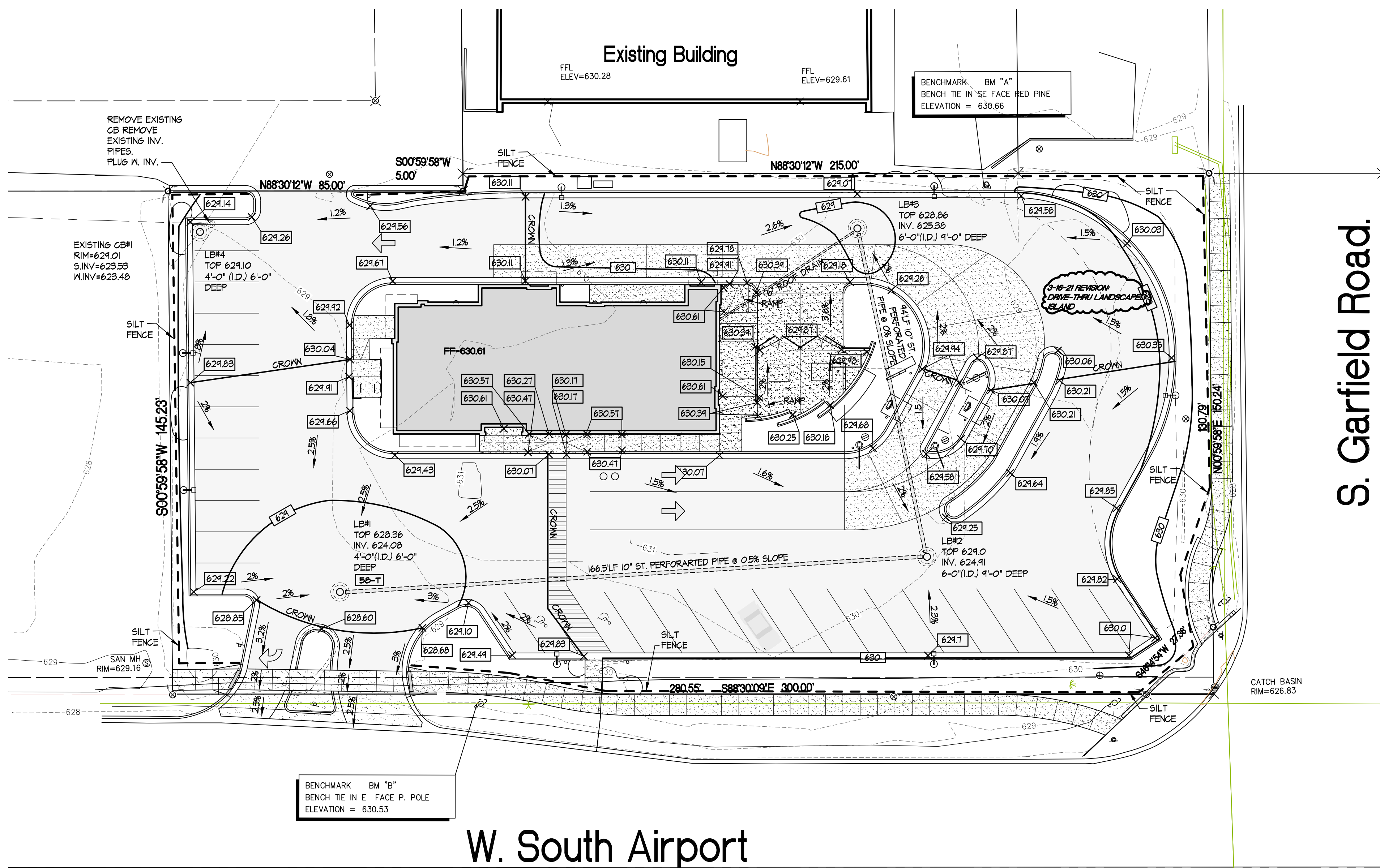
Burger King Garfield Township		Results	
Flow, Q	2.4680 cfs	Velocity, v	4.3498 ft/sec
Flow area, A	0.5612 sq. ft.	Velocity head, h <sub>v</sub>	0.5991 ft @ 0.20
Manning coefficient, n	0.012	Flow area, A <sub>1</sub>	11.5555 sq. ft.
Pressure slope (possibly 2 equal pipe slopes), S <sub>1</sub>	1 % rehurst	Wetted perimeter, P	23.4819 ft
Percent (or ratio) full depth (100% or 1 ft flowing)	65 %	Hydraulic radius, R	0.2027 ft
		Top width, T	7.1414 ft
		Top width, T <sub>1</sub>	0.96
		Flow area (friction force), A <sub>1</sub>	10.1531 sq. ft.

**Computations of leaching for Burger King**

Leaching Basin or pipe segment	size of pipe or structure (ft)	amount of leaching	size of wall (ft)	feet of stone	Area of leaching (sq. ft)	Q design (cfs)	Lineal feet needed
1	4	9	1	4	28	0.7	6
2	6	11	1	4	35	1.22	8
1-2	0.83	2.99	0.16	2	9	1.22	29
3	6.00	10.16	0.16	4	31.9	1.24	9
2-3	0.83	2.99	0.16	2	9.4	1.24	30
Ex CB	4	9	1	4	28.3	0.76	6
2-3	0.83	2.99	0.16	2	9.4	0.76	18

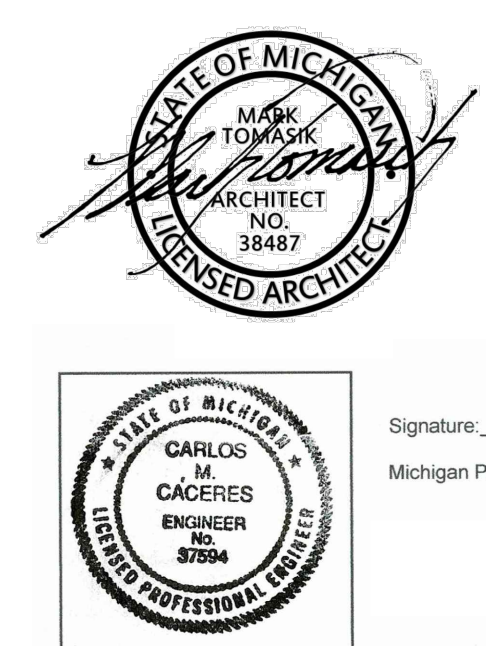
**Grading Notes**

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH MDOT CONTRACT CONDITIONS AND SPECIFICATIONS
- ALL SOIL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
- ALL EXCESS SOILS ARE TO BE REMOVED FROM THE SITE, OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
- EXCESS DIRT IS NOT TO BE PLACED ON ANY AREAS ON OR ADJACENT TO THE SITE WHERE THE PLAN DOES NOT SHOW THE AREA BEING DISTURBED.
- ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
- NO SEDIMENT SHALL BE TRACKED ONTO N. SOUTH AIRPORT AND IF IT DOES OCCUR, IT SHALL BE CLEANED DAILY, A TRACKING PAD TO BE PROVIDED TO KEEP SOILS FROM BEING TRACKED OFFSITE.
- THE STORM WATER PIPING IS TO BE THE FIRST ITEM OF EARTH MOVING, AND SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE INSTALLATION OF SOIL EROSION CONTROL MEASURES.
- ALL SLOPES GREATER THAN 4:1 SHALL BE COVERED IN TOPSOIL, EROSION AND NORTH AMERICAN GREEN S-ISO (OR APPROVED EQUAL) EROSION CONTROL BLANKET. PLACE BLANKET WITH STAPLES OR WOOD PEGS AND PER MANUFACTURERS RECOMMENDATIONS.



S. Garfield Road.

W. South Airport



Signature: *Carlos M. Caceres* P.E.  
Michigan Professional Engineer License Number: 37594



Storm Sewer Computations Burger King  
Garfield Township

**Design criteria:**  
The criteria to be used for the computations will be by the Grand Traverse Drain Commission and Garfield Township Storm Water Control Ordinance.  
• Retain on site the 100-year storm in 24 hours back-to-back with no outlet.  
• Provide Water quality for the first flush.  
• Use a system with leaching basins and perforated pipe.

Because we are retaining the 100-year flood automatically will provide water quality for the first flush.

**Time of concentration:**  
Determining the time of concentration TOC.  
Calculating the TOC using the most critical condition which it will be to the proposed Leaching basing #2.  
L=113 feet  
A elevation = 630.07-629.00= 1.07 feet  
S= 1.07/113 = .95 %  
n = 0.012  
T<sub>c</sub> = [L<sup>0.85</sup> / S<sup>0.485</sup>]<sup>0.78</sup> = 3 min therefore use 15 min.  
3(S)<sup>3</sup>  
I<sub>avg</sub> = 5.08 in/h (from appendix 8 grand traverse county drain commission) for the 24h duration

**Conditions**  
Soils and structure performed two soil borings one in the East and one in the West side of the proposed site (see report), no water was encountered at 10' the two soil borings show a very good percolation; therefore, we are going to propose using leaching basins and if necessary perforated pipe to manage the storm water sewer.

**Computing the Q for leaching basing 1**  
Q=CIA  
A= 6,495.63 sf = .15 ac  
I<sub>avg</sub> = 5.08 in/h (from appendix 8 grand traverse county drain commission)  
C=0.92  
Q=0.92  
Q=1.70 cfs  
Rate of leaching for the stone with the sand interface: 2gal./sq. ft./min. this is the standard rate for use for a stone/sand interface rapid filter.  
1. Natural Q<sub>design</sub> = 0 cfs  
2. Developed Q<sub>design</sub> = 0.70 cfs  
3. Design Q<sub>design</sub> = 0.70 cfs  
4. Amount of leaching =  
4'(L.D.) + 1'(Wall) + 4'(Stone) = 9'  
5. Perimeter of leaching = πD = 28 ft<sup>2</sup>/ft of depth  
6. Ln. ft. needed = [Q<sub>design</sub> x 449 gpm/cf] / [28 ft<sup>2</sup>/ft x 2 gpm/ft<sup>2</sup>]  
7. Storage allowance = 4 ft<sup>3</sup>/ft.

Lineal feet needed = [7 x 449] / [28 x 2] = 6'  
Then, we will use one 6' deep leaching basin. Because the ordinance requires a 100-year back-to-back rain, then we will use a perforated pipe to meet this requirement. We need 17' of a 10" pipe with a 1' of stone 6AA all around, since we are using 166 feet then is OK.

**Computing the Q for basing 2**  
Q=CIA  
A= 11,564.61 sf = 0.26 ac  
I<sub>avg</sub> = 5.08 in/h (from appendix 8 grand traverse county drain commission)  
C=0.92  
Q=1.22 cfs  
Rate of leaching for the stone with the sand interface: 2gal./sq. ft./min. this is the standard rate for use for a stone/sand interface rapid filter.  
1. Natural Q<sub>design</sub> = 0.0 cfs  
2. Developed Q<sub>design</sub> = 1.22 cfs  
3. Design Q<sub>design</sub> = 1.22 cfs  
4. Amount of leaching =  
6'(L.D.) + 1'(Wall) + 4'(Stone) = 11'  
5. Perimeter of leaching = πD = 48 ft<sup>2</sup>/ft of depth  
6. Ln. ft. needed = [Q<sub>design</sub> x 449 gpm/cf] / [48 ft<sup>2</sup>/ft x 2 gpm/ft<sup>2</sup>]  
7. Storage allowance = 8 ft<sup>3</sup>/ft.  
Lineal feet needed = [11 x 449] / [48 x 2] = 8'  
Then, we will use one 8' deep leaching basin. Because the ordinance requires a 100-year back-to-back rain, then we will use a perforated pipe to meet this requirement. We need 29' of a 10" pipe with a 1' of stone 6AA all around, since we are using 94 feet then is OK.

**Computing the Q for basing 3**  
Q=CIA  
A= 11,504.31 sf = 0.26 ac  
I<sub>avg</sub> = 5.08 in/h (from appendix 8 grand traverse county drain commission)  
C=0.94  
Q=1.24 cfs  
Rate of leaching for the stone with the sand interface: 2gal./sq. ft./min. this is the standard rate for use for a stone/sand interface rapid filter.  
1. Natural Q<sub>design</sub> = 0.0 cfs  
2. Developed Q<sub>design</sub> = 1.24 cfs  
3. Design Q<sub>design</sub> = 1.24 cfs  
4. Amount of leaching =  
4'(L.D.) + 1'(Wall) + 4'(Stone) = 9'  
5. Area of leaching = πD = 4 ft<sup>2</sup>/ft of depth  
6. Ln. ft. needed = [Q<sub>design</sub> x 449 gpm/cf] / [4 ft<sup>2</sup>/ft x 2 gpm/ft<sup>2</sup>]  
7. Storage allowance = 8 ft<sup>3</sup>/ft.  
Lineal feet needed = [1.24 x 449] / [4 x 2] = 9'  
Because the ordinance requires a 100-year back-to-back then we will use a perforated pipe to meet this requirement. We need 30' of a 10" pipe with a 1' of stone 6AA all around, since we are using 30 of the 94 feet between LBs and LBs then we have 64' that we can use for managing the storm water, then is OK.

**Existing CB**  
The existing CB will be removed and replace with a leaching Basing  
Q=CIA  
A= 3,528.37 sf = 0.08 ac  
I<sub>avg</sub> = 5.08 in/h (from appendix 8 grand traverse county drain commission)  
C=0.92  
Q=0.37 cfs  
Rate of leaching for the stone with the sand interface: 2gal./sq. ft./min. this is the standard rate for use for a stone/sand interface rapid filter.  
1. Natural Q<sub>design</sub> = 0 cfs  
2. Developed Q<sub>design</sub> = 0.37 cfs  
3. Design Q<sub>design</sub> = 0.37 cfs  
4. Amount of leaching =  
4'(L.D.) + 1'(Wall) + 4'(Stone) = 9'  
5. Perimeter of leaching = πD = 28 ft<sup>2</sup>/ft of depth  
6. Ln. ft. needed = [Q<sub>design</sub> x 449 gpm/cf] / [28 ft<sup>2</sup>/ft x 2 gpm/ft<sup>2</sup>]  
7. Storage allowance = 6 ft<sup>3</sup>/ft.  
Lineal feet needed = [7 x 449] / [28 x 2] = 6'  
Then, we will use a 6' leaching basin.

**Design of the roof drain**  
Q=CIA  
C=0.95  
I<sub>avg</sub> = 5.08 in/h  
A= 3,750 sf = 0.41 ac  
Q= 2.00 cfs  
Using Manning we have that we need a 10" pipe @ 1% (see attached)

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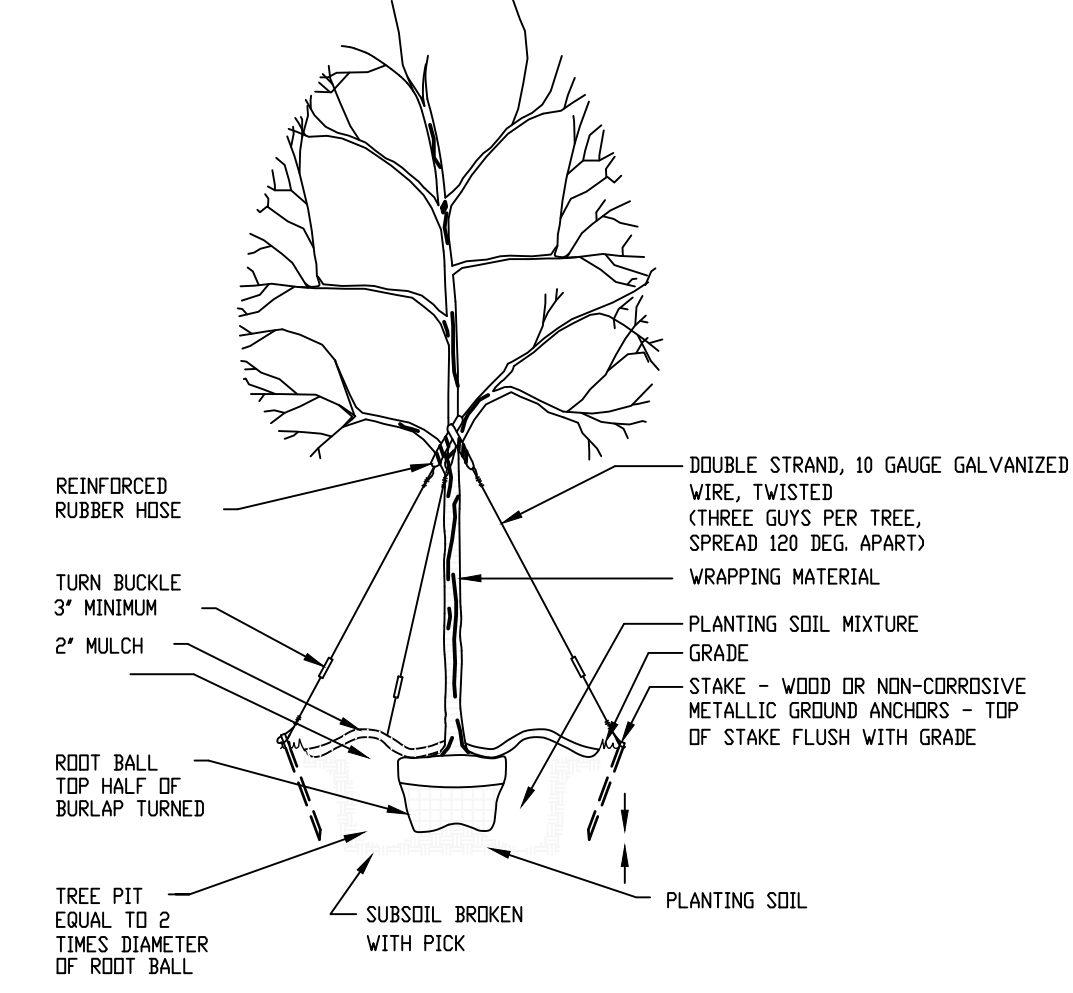
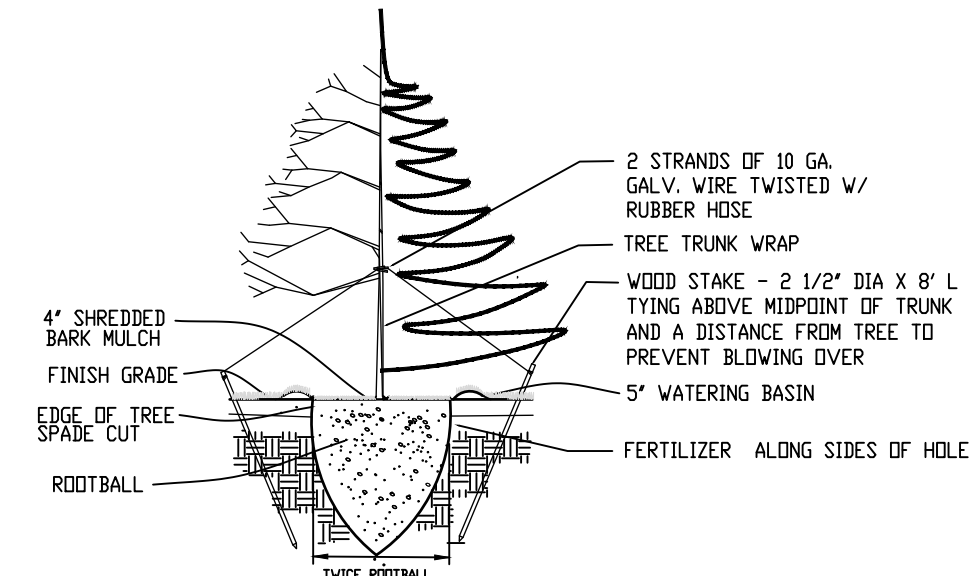
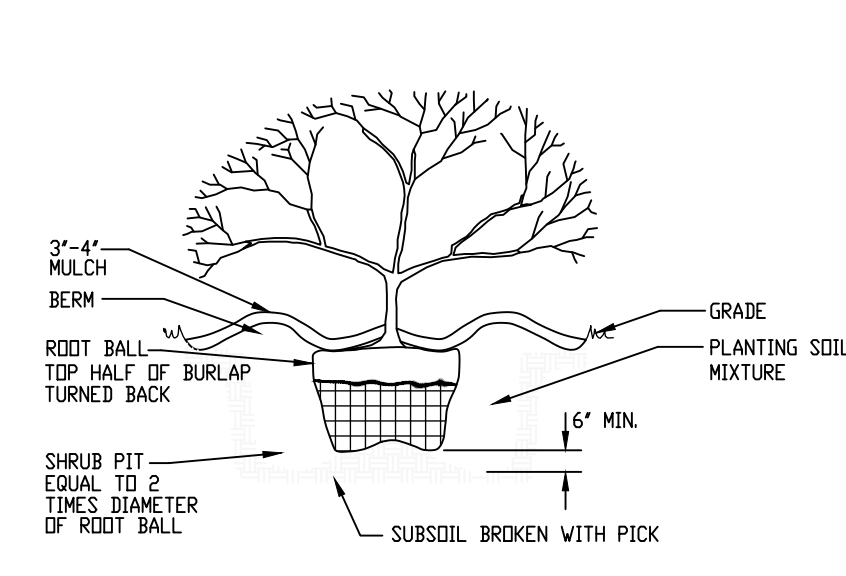
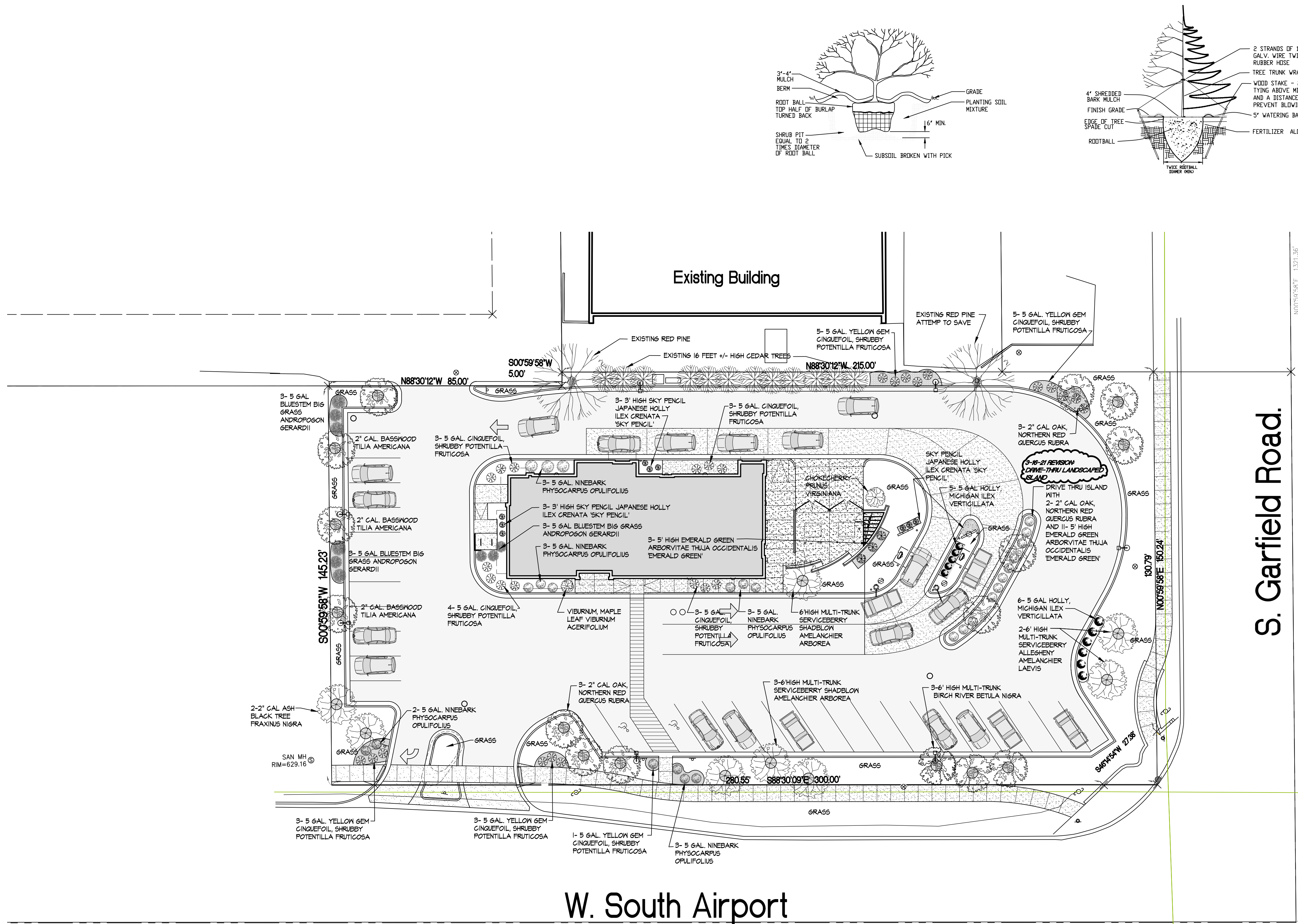
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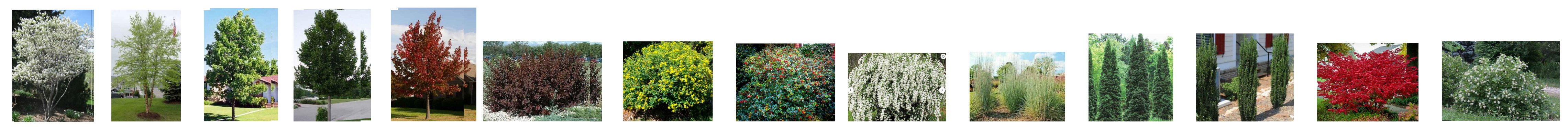




FOR DECIDUOUS AND EVERGREEN TREES

- NOTES:**
- 1'-0" DIA MIN. BARK MULCH BED AROUND ALL PLANTINGS (TYP.)
  - ALL LAWN AREA TO HAVE 4"-6" OF SANDY-LOAM TOPSOIL.
  - HYDR-SEED, (ALL DISTURBED AREA)
    - 30%-AROLE KENTUCKY BLUEGRASS
    - 30%-98/85 KENTUCKY BLUEGRASS
    - 20%-THIRD GENERATION PERENNIAL RYEGRASS WITH ENDOPHYTE
    - 20%-IMPROVED VARIETY CREEPING RED FESCUE
- FERTILIZER, 16-32-4 STARTER WITH SULPHUR, IRON MAGNESIUM QUICK RELEASE NITROGEN AND NO CHLORINE MULCH, 90% VIRGIN WOOD FIBER W/ ORGANIC TACKIFIER APPLICATION RATE OF 1,258 POUNDS PER ACRE.

- TYPE 'B' BUFFER  
2 LARGE TREES 1 MEDIUM OR SMALL TREE AND 4 BUSHES PER 100 LINEAR FEET. 10 FEET WIDE
- N. SOUTH AIRPORT FRONTAGE 300 FEET /100 = 3 REQUIRED LANDSCAPE 3 LARGE TREES, 3 MEDIUM TO SMALL TREES, AND 12 BUSHES
- S. GARFIELD AVE. FRONTAGE 150.24/100 = 1.5 REQUIRED LANDSCAPE 3 LARGE TREES, 2 MEDIUM TO SMALL TREES, AND 6 BUSHES
- NORTH PROPERTY FRONTAGE 300 FEET /100 = 3 REQUIRED LANDSCAPE 6 LARGE TREES, 3 MEDIUM TO SMALL TREES, AND 12 BUSHES
- WEST PROPERTY FRONTAGE 145.2 FEET /100 = 1.5 REQUIRED LANDSCAPE 3 LARGE TREES, 2 MEDIUM TO SMALL TREES, AND 6 BUSHES
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH PIPED UNDERGROUND SYSTEM SUITABLE FOR THE TYPE OF PLANTINGS INSTALLED.



SERVICEBERRY ALLEGHENY AMELANCHIER LAEVIS | BIRCH RIVER BETULA NIGRA | ASH BLACK TREE FRAXINUS NIGRA | BASSWOOD TILIA AMERICANA | OAK, NORTHERN RED QUERCUS RUBRA | NINEBARK PHYSOCARPUS OPULIFOLIUS | YELLOW GEM CINQUEFOIL, SHRUBBY POTENTILLA FRUTICOSA | HOLLY, MICHIGAN ILEX VERTICILLATA | MEADOWSWEET SPIRAEA ALBA | BLUESTEM BIG GRASS ANDROPOSON GERARDII | EMERALD GREEN ARBORVITAE THUJA OCCIDENTALIS EMERALD GREEN | SKY PENCIL JAPANESE HOLLY ILEX CRENATA 'SKY PENCIL' | CHOCHECHERRY PRUNUS VIRGINIANA | VIBURNUM, MAPLE LEAF VIBURNUM ACERIFOLIUM

**Site Plan**  
Landscape Scale 1"=20'-0"

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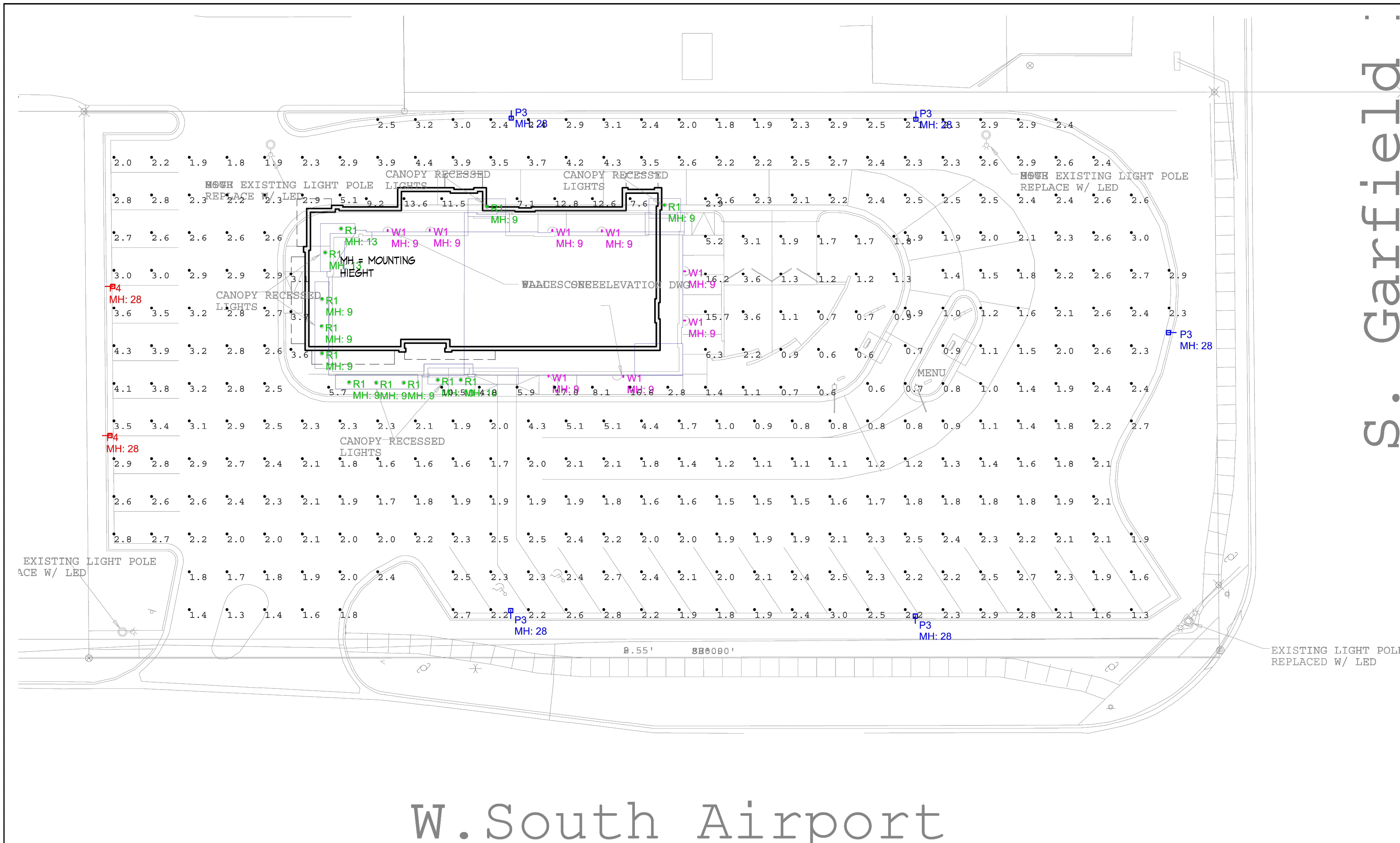
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S. Garfield

W. South Airport

**CTA**  
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DESIGNED FOR:  
**INNOVATIVE DESIGN**

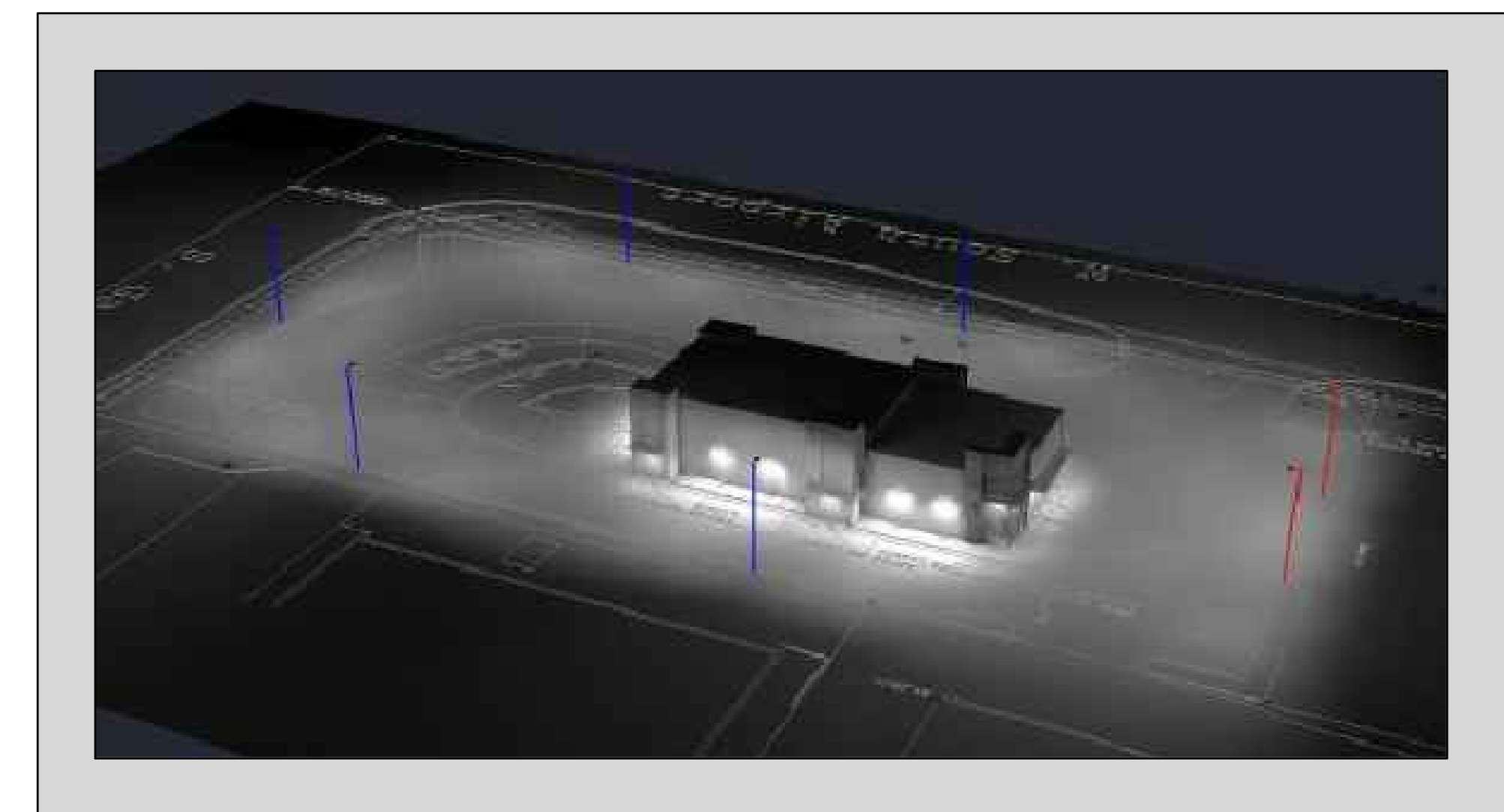
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 TRAVERSE CITY

SALES  
 T MCBRIDE

DATE  
 1.29.2021

DESIGNER  
 JEN YONKERS

REVISIONS  
 DATE NAME  
 XX XX



Symbol	Qty	Label	Arrangement	LLD	LDD	BF	[MANUFAC]	Description	Mnt. Height	Mnt. Type
W1	8	W1	SINGLE	0.980	0.940	1.000	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS4A	10'	WALL
R1	12	R1	SINGLE	0.980	0.940	1.000	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	WB310D10-HM612835-61MDW	VARIES	RECESS
P3	5	P3	SINGLE	0.980	0.940	1.000	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T3-BZ-7030-HSS	28'	POLE
P4	2	P4	SINGLE	0.980	0.940	1.000	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T4-BZ-7030-HSS	28'	POLE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EXTERIOR	ILLUMINANCE	Fc	7.05	26.2	0.6	11.75	43.67
LIGHT TRESPASS	ILLUMINANCE	Fc	0.21	0.8	0.0	N.A.	N.A.
LOT	ILLUMINANCE	Fc	2.35	7.5	0.6	3.92	12.50

**BURGER KING** Project: PRV-C60-D-UNV-T3-SA-BZ-7030 Type: P3  
 Prepared by: TPM Notes: 3000K PER LOCAL REQUIREMENT FULL CUTOFF FIXTURE Date: 2-9-2021

**Lumark**  
 PRV / PRV-XL Prevail LED  
 Area / Site Luminaire

Typical Applications: Outdoor: Shopping Center, Walkways, Restaurants, Building Areas

Interactive Menu:  
 • Ordering Information  
 • Mounting Details  
 • Optical Configurations  
 • Product Specifications  
 • Energy and Performance Data  
 • Control Options

Product Certifications: IES, DLC, ENEC, CE, RoHS, ENEC, CE, RoHS, ENEC, CE, RoHS

Product Features:  
 • Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)  
 • Replaces T5W up to 1,000W HID equivalents  
 • Efficacies up to 148 lumens per watt  
 • Energy and maintenance savings up to 85% versus HID solutions  
 • Standard universal quick mount arm with universal drill pattern

Dimensional Details:  
 Preval, Preval XL

COOPER LIGHTING SOLUTIONS

**BURGER KING** Project: PRV-C60-D-UNV-T4-SA-BZ-7030 Type: P4 & P4-2  
 Prepared by: TPM Notes: 3000K PER LOCAL REQUIREMENT FULL CUTOFF FIXTURE Date: 2-9-2021

**Lumark**  
 PRV / PRV-XL Prevail LED  
 Area / Site Luminaire

Typical Applications: Outdoor: Shopping Center, Walkways, Restaurants, Building Areas

Interactive Menu:  
 • Ordering Information  
 • Mounting Details  
 • Optical Configurations  
 • Product Specifications  
 • Energy and Performance Data  
 • Control Options

Product Certifications: IES, DLC, ENEC, CE, RoHS, ENEC, CE, RoHS, ENEC, CE, RoHS

Product Features:  
 • Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)  
 • Replaces T5W up to 1,000W HID equivalents  
 • Efficacies up to 148 lumens per watt  
 • Energy and maintenance savings up to 85% versus HID solutions  
 • Standard universal quick mount arm with universal drill pattern

Dimensional Details:  
 Preval, Preval XL

COOPER LIGHTING SOLUTIONS

**BURGER KING** Project: AXCS4AW Type: W1  
 Prepared by: TPM Notes: 3000K FULL CUT OFF ON WALL MOUNT Date: 2-9-2021

**Lumark**  
 Axcet  
 Wall Mount Luminaire

Typical Applications: Wall Surface: Warehouse, Manufacturing, Parking

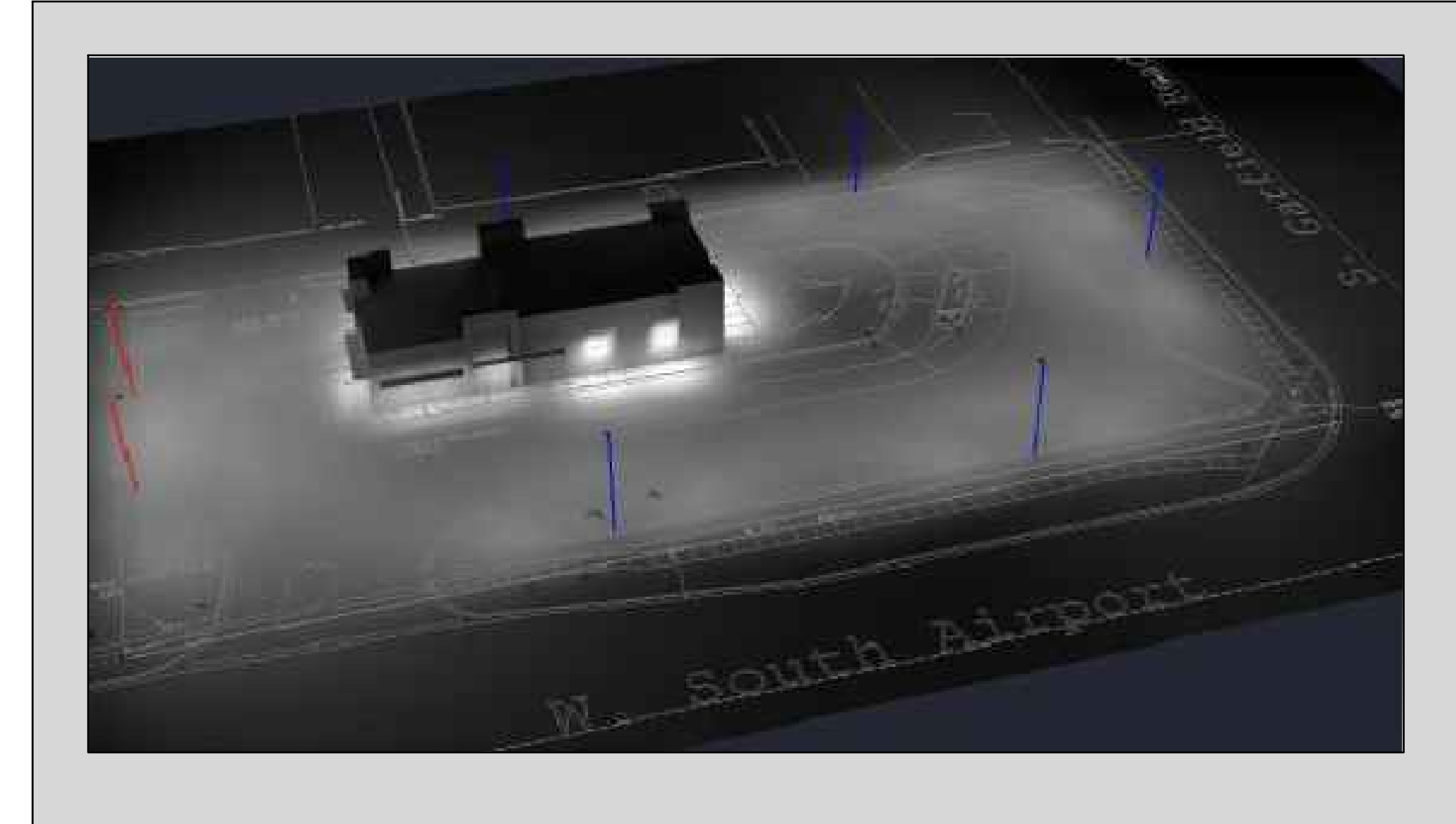
Interactive Menu:  
 • Ordering Information  
 • Mounting Details  
 • Optical Configurations  
 • Product Specifications  
 • Energy and Performance Data  
 • Control Options

Product Certifications: IES, DLC, ENEC, CE, RoHS, ENEC, CE, RoHS, ENEC, CE, RoHS

Product Features:  
 • Available in 14W - 123W (1,800 - 17,000 lumens) models  
 • Full cutoff and reflective beam models available  
 • Energy and maintenance savings up to 95% compared to HID  
 • Energy efficient illumination results in up to 144 LPW  
 • Replaces T5W up to 400W HID equivalents

Dimensional Details:  
 Full Mount, Reflector Lens, Deep Back Housing

COOPER LIGHTING SOLUTIONS



**Innovative Design P.C.**  
 Site, Building, and Interior Design  
 Grand Rapids, MI phone 616-364-4111  
 www.innovativedesignpcc.com

**JSR** 616-530-0482  
 5261 Division Ave S Suite B  
 Grand Rapids, MI 49548

**Burger King**

**Casciano Traverse City, Inc**  
 1800 S. Garfield Ave.  
 Traverse City, MI 49686 231-941-5107

Issued for:  
 REVISION  
 Date  
 3-16-2021  
 Sht.No.  
**C-4**  
 Job. No.  
 20-038

**Site Plan**  
 Lighting Photometric Scale 1"=20'-0"



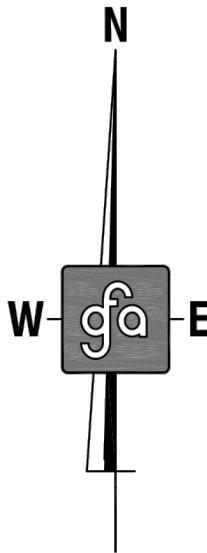
**BASIS OF BEARING**

MICHIGAN STATE PLANE COORDINATE SYSTEM  
CENTRAL ZONE - NAD83 (2011)  
REFERENCED TO THE (fill in the blank) CORS

**BASIS OF ELEVATION**

NAVD 88 DATUM REFERENCED TO THE  
(fill in the blank) CORS

Legend	
● Iron Found	⊠ Utility Riser
○ Iron Set	⊗ Gate Valve
⊙ Monument Found	⊕ Fire Hydrant Assembly
⊙ Government Corner	⊕ Utility Pole
● Nail Found	○ Guy Pole
● Nail Set	⊖ Guy Anchor
⊕ Benchmark	⊕ Sign
⊕ Sanitary Manhole	⊕ U/G Utility Sign
⊕ Storm Manhole	⊕ Curb Stop & Box
⊕ Unknown Manhole	⊕ Light Pole
⊕ Catch Basin Inlet	— OHE OH ELEC.
⊕ Catch Basin	— FOPT UG FIBER OPTIC
⊕ Electric Box	— UGT UG TELE
⊕ Electric Meter	— WATERMAIN
	— GAS UG GAS
	— Tree Line
	— Fence Line
	— Asphalt Surface
	— Concrete Surface

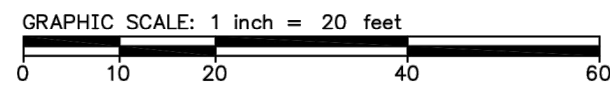


**TOPOGRAPHIC SURVEY NOTES**

THIS IS NOT INTENDED OR REPRESENTED TO BE A LAND SURVEY. NO PROPERTY CORNERS WERE SET AS PART OF THIS TOPOGRAPHIC SURVEY.

THE PROPERTY DESCRIPTION WAS NOT FURNISHED, AND NO CHECK OF TITLE RELATIVE TO OWNERSHIP, GAPS, OVERLAPS, OR OCCUPATION HAS BEEN PERFORMED AS PART OF THIS TOPOGRAPHIC SURVEY.

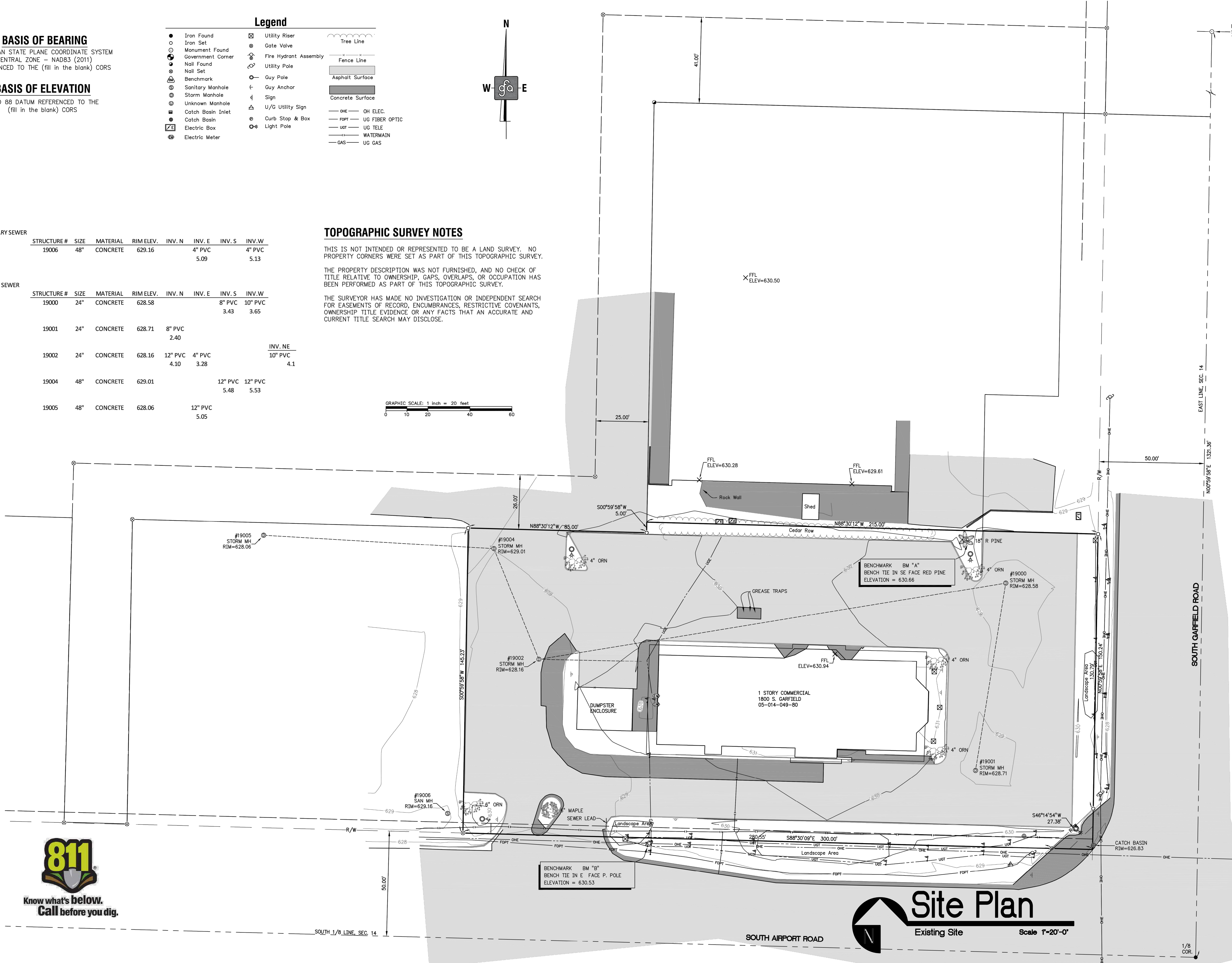
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



SANITARY SEWER							
STRUCTURE #	SIZE	MATERIAL	RIM ELEV.	INV. N	INV. E	INV. S	INV. W
19006	48"	CONCRETE	629.16		4" PVC		4" PVC
					5.09		5.13

STORM SEWER							
STRUCTURE #	SIZE	MATERIAL	RIM ELEV.	INV. N	INV. E	INV. S	INV. W
19000	24"	CONCRETE	628.58			8" PVC	10" PVC
						3.43	3.65
19001	24"	CONCRETE	628.71	8" PVC			
				2.40			
19002	24"	CONCRETE	628.16	12" PVC	4" PVC		
				4.10	3.28		
19004	48"	CONCRETE	629.01			12" PVC	12" PVC
						5.48	5.53
19005	48"	CONCRETE	628.06			12" PVC	
						5.05	



**Site Plan**  
Existing Site  
Scale 1"=20'-0"

**INNOVATIVE DESIGN PC**  
**EXISTING CONDITIONS - TOPOGRAPHIC SURVEY**  
1800 S. GARFIELD ROAD, TRAVERSE CITY, MI 49686  
SECTION 14, TOWN 27 NORTH, RANGE 11 WEST  
GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

REV#	DATE	DRN	DESC

ENGINEERING SURVEYING TESTING & OPERATIONS  
123 West Front Street  
Traverse City, MI 49684

**gfa**

http://gfa.ic  
231.946.5874 (p)  
231.946.3703 (f)

Issued for:  
REVIEW  
Date  
3-2-2021  
Sht.No.  
**C-5**  
Job. No.  
20-038



Casciano Traverse City, Inc  
1800 S. Garfield Ave.  
Traverse City, MI 49686 231-941-5107

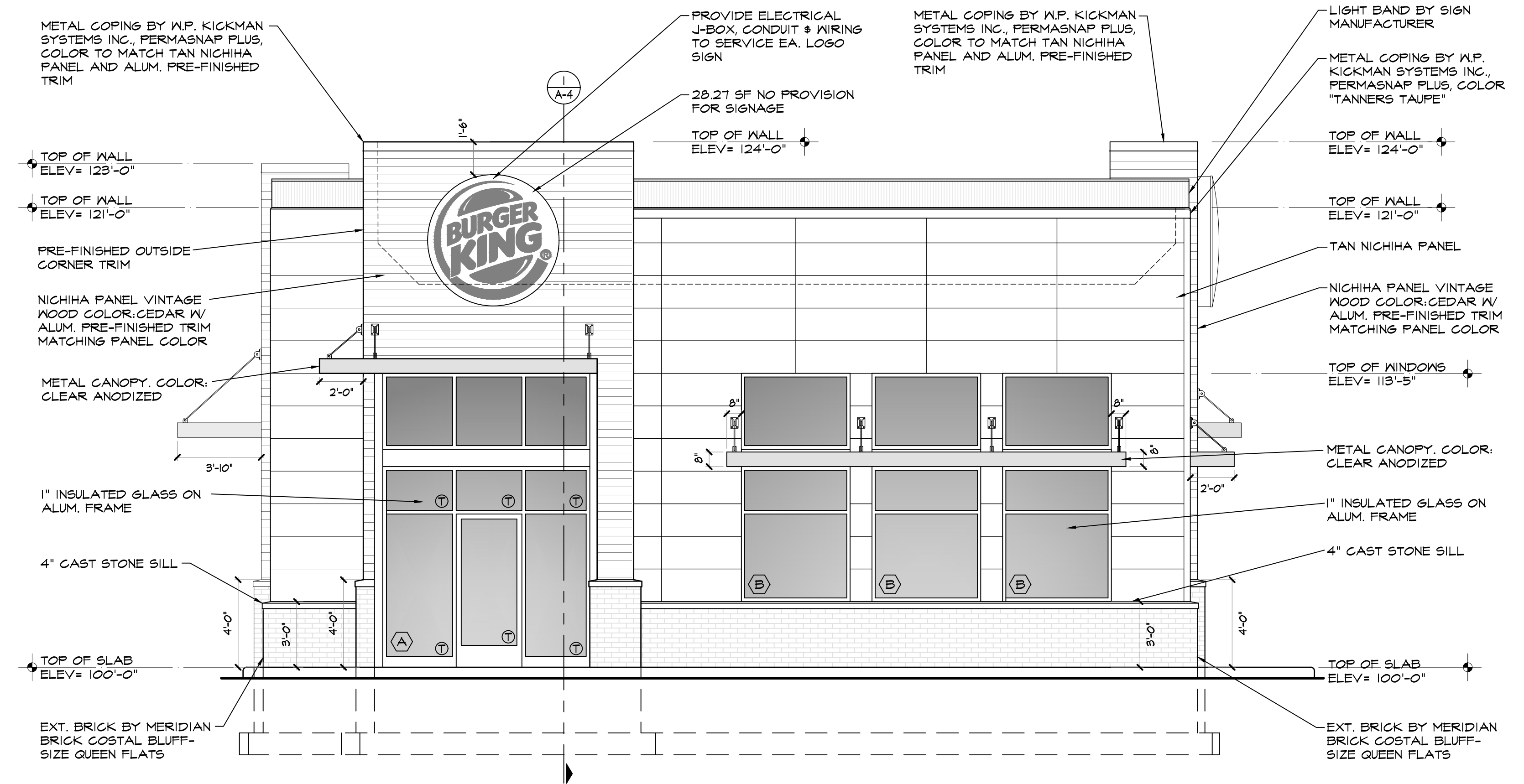
**JSR** 616-530-0482  
83 54th St SW  
Grand Rapids, MI 49548

Innovative Design P.C.  
Site, Building, and Interior Design  
Grand Rapids, MI phone 616-364-4111  
www.innovativedesignpc.com

DATE: 20369  
SHT 1 OF 1

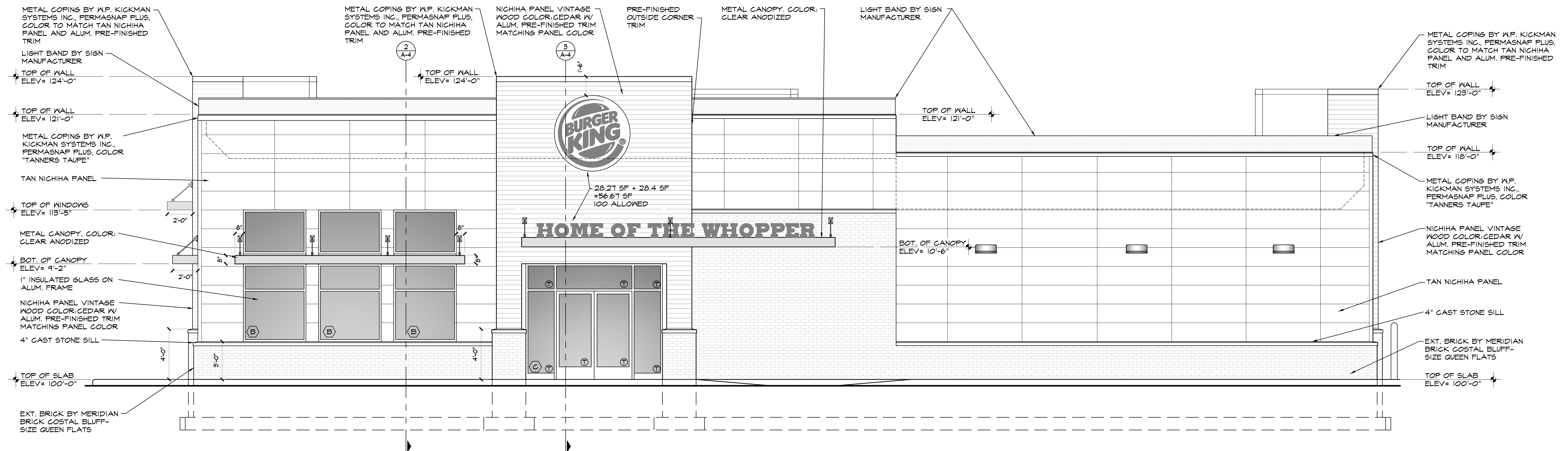
These documents are prepared in accordance with the contractual terms and conditions for this project.





### West Elevation

Scale: 1/4" = 1'-0"

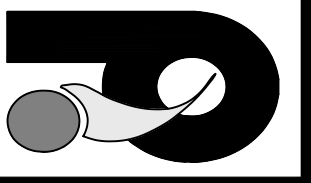


### South Elevation

Scale: 1/4" = 1'-0"

SIGNAGE NOTE:  
1. ALL SIGNS ARE SUBJECT TO SIGN PERMIT REVIEW.

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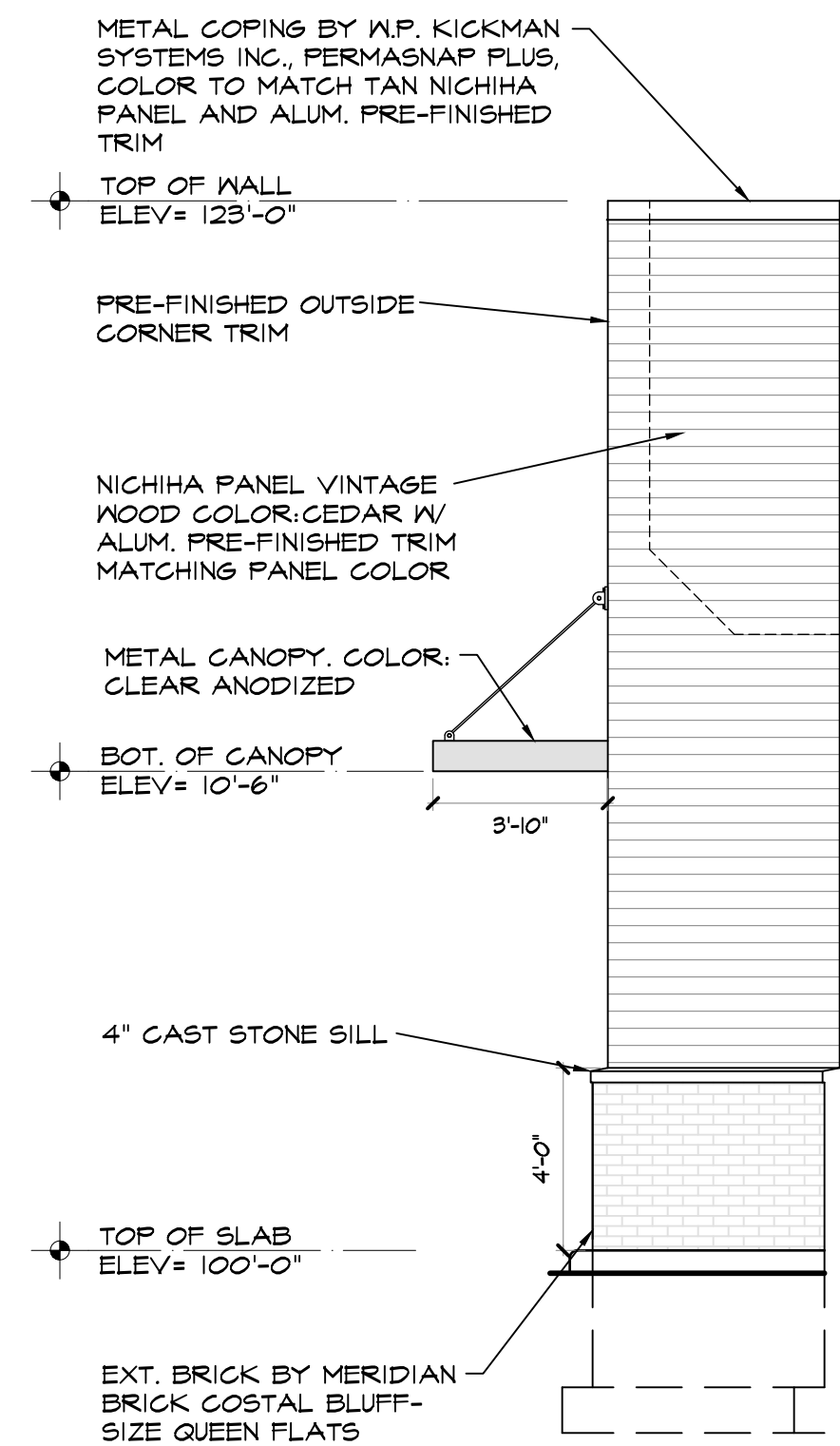
JSR 616-530-0482  
5261 Division Ave S Suite B  
Grand Rapids, MI 49548

Casciano Traverse City, Inc  
1800 S. Garfield Ave.  
Traverse City, MI 49686 231-941-5107



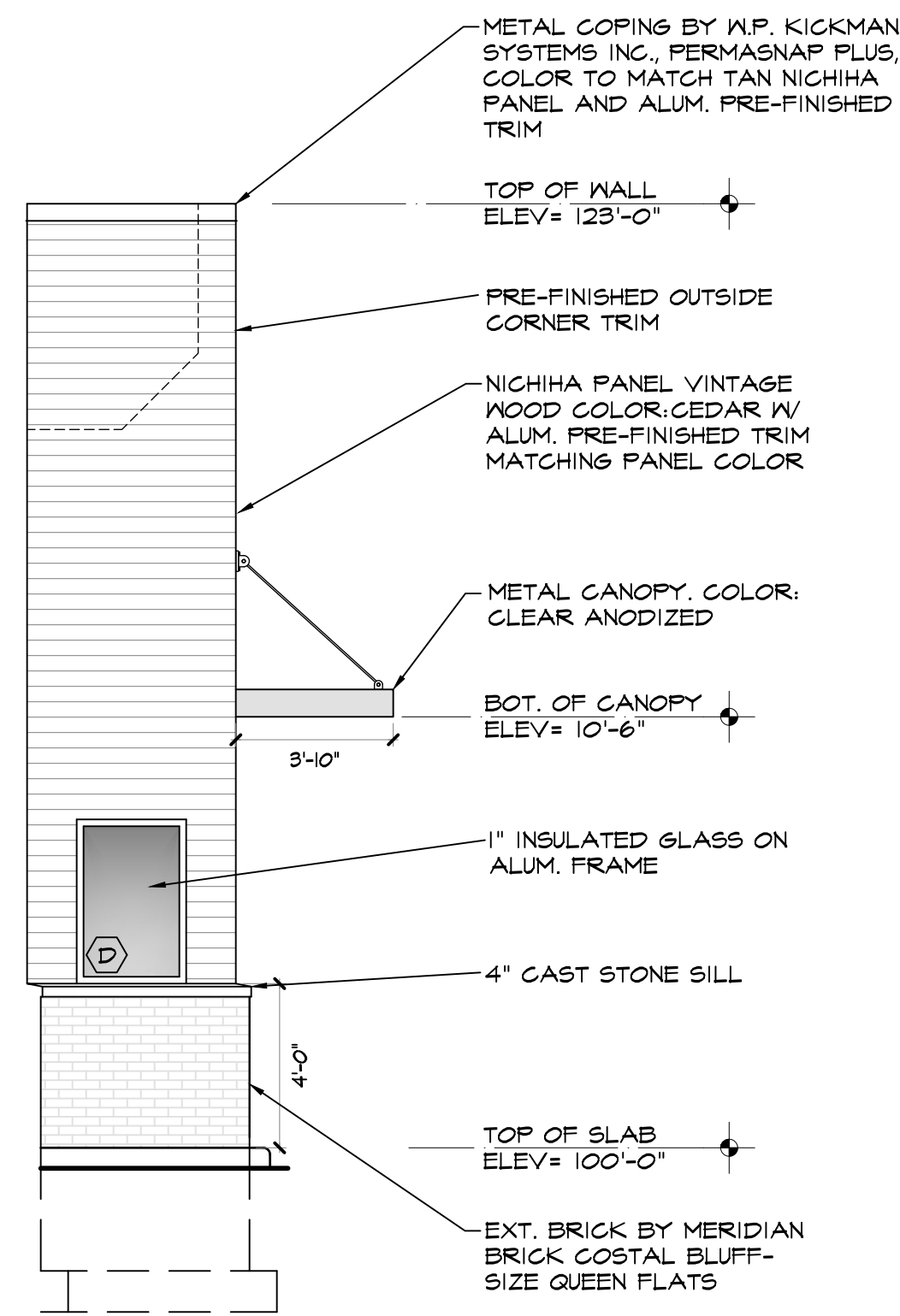
Issued for:  
Permits  
Date  
3-17-2021  
Sht.No.  
A-2  
Job. No.  
20-038





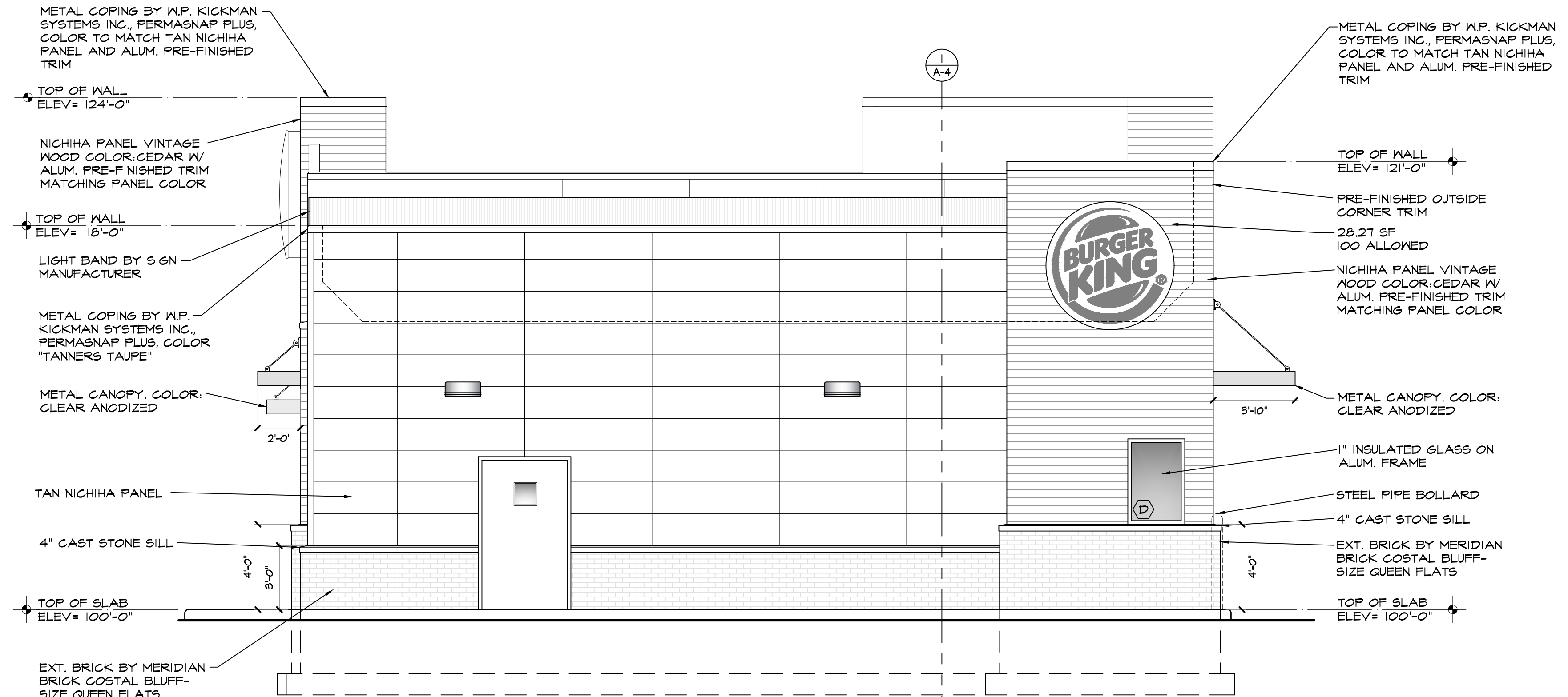
**West D.T. Elevation**

Scale: 1/4" = 1'-0"



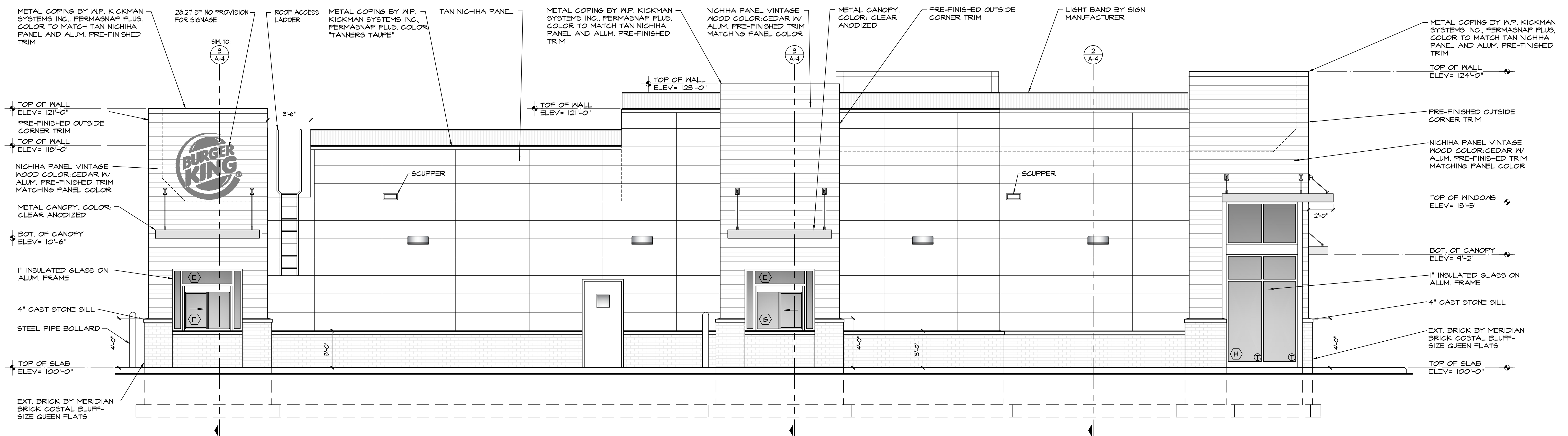
**East D.T. Elevation**

Scale: 1/4" = 1'-0"



**East Elevation**

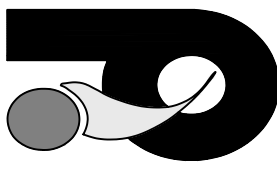
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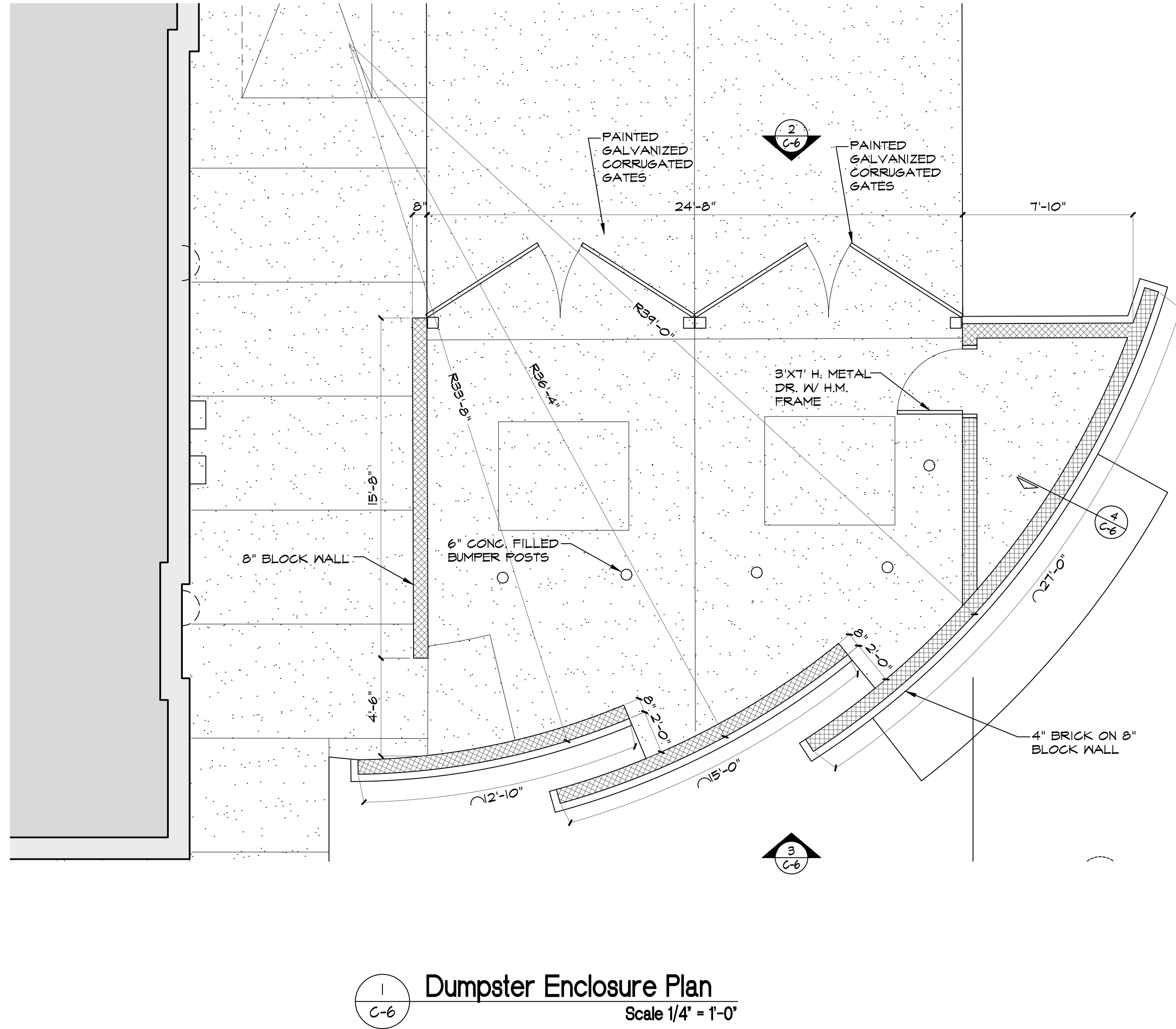
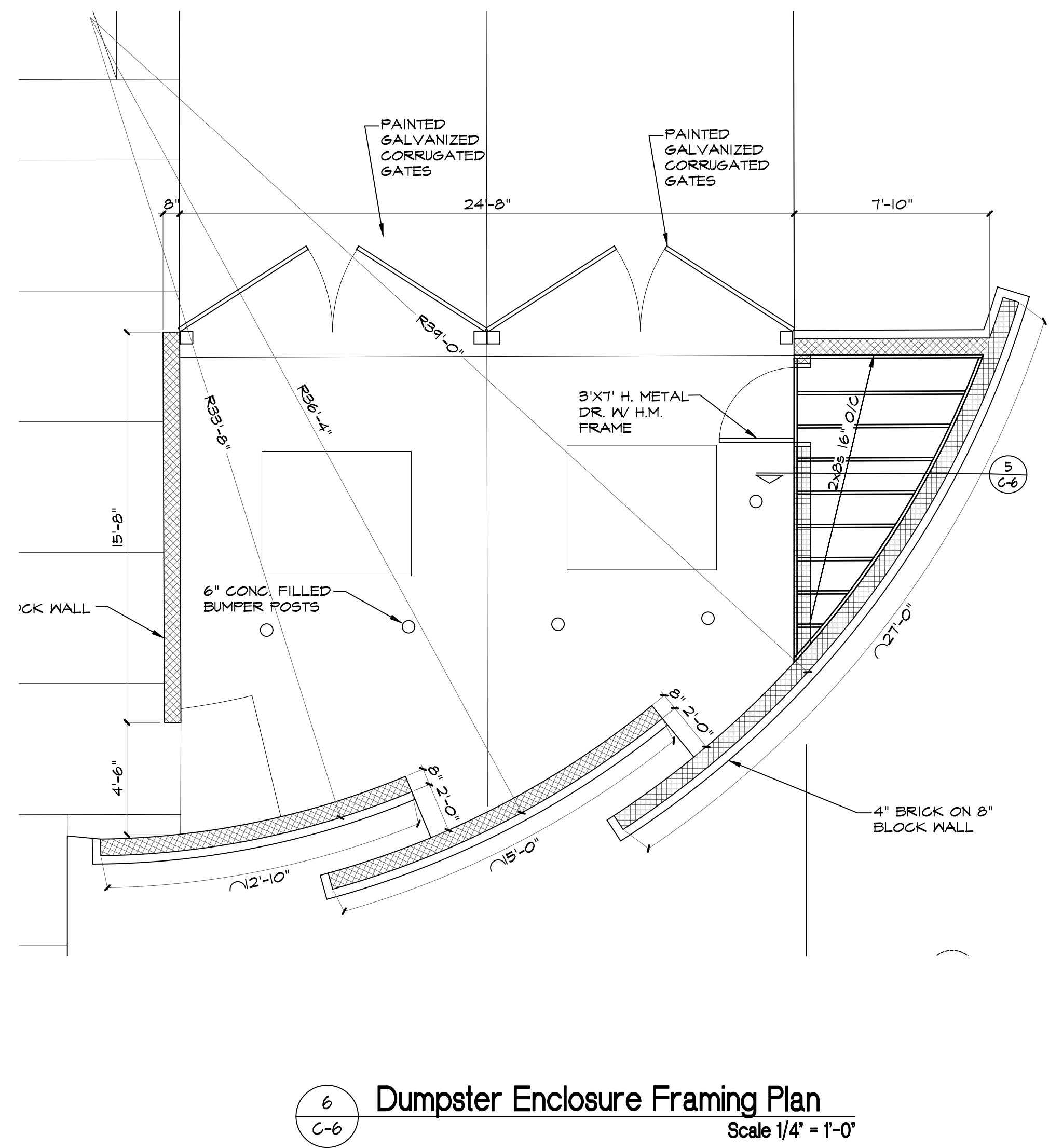
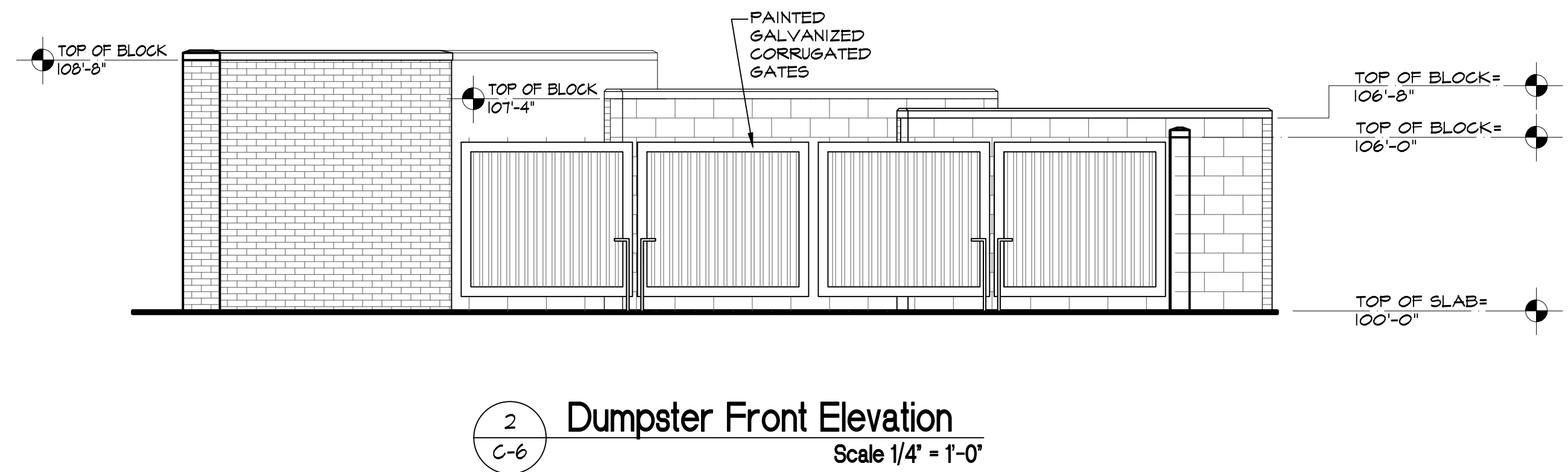
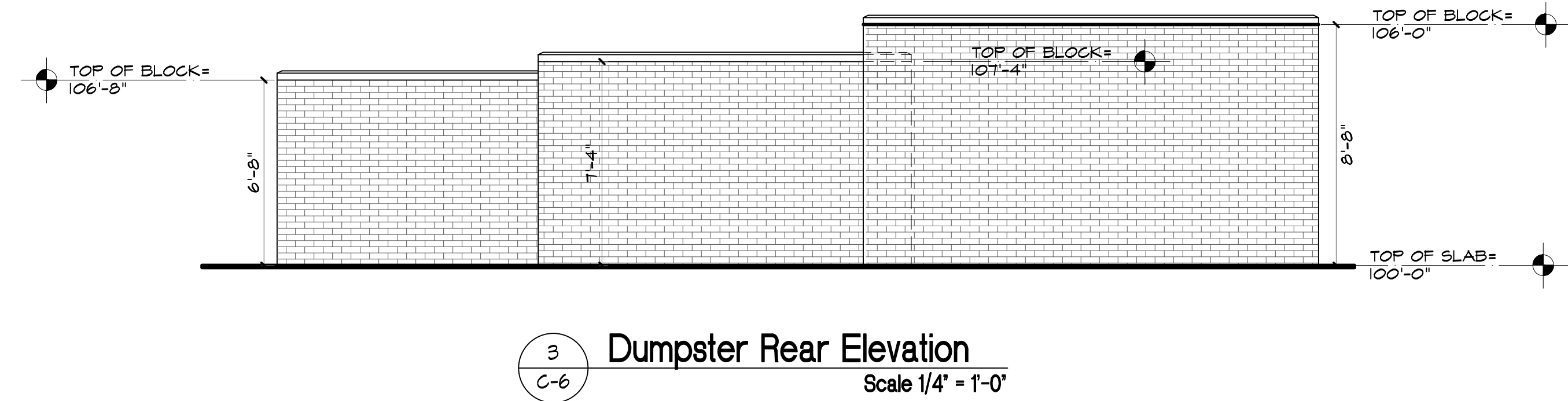
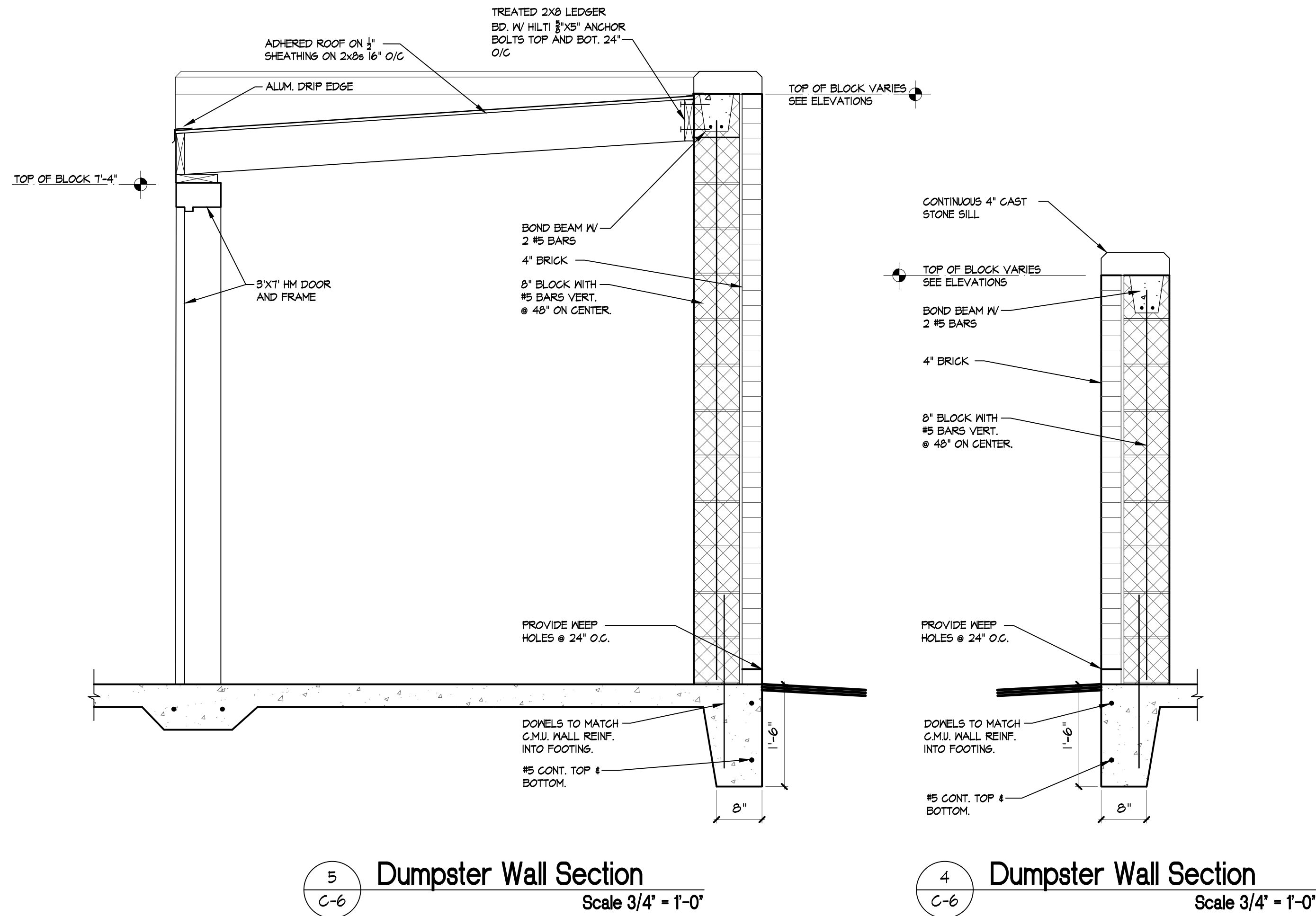
**North Elevation**


Scale: 1/4" = 1'-0"

SIGNAGE NOTE:  
1. ALL SIGNS ARE SUBJECT TO SIGN PERMIT REVIEW.







		<b>Charter Township of Garfield</b>	
		<b>Planning Department Report No. 2021-34</b>	
Prepared:	March 17, 2021	Pages:	2
Meeting:	March 24, 2021 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Use Chart Project – Article 3		

**OVERVIEW:**

The Planning Commission has been studying several proposed amendments to the Zoning Ordinance with the intention of creating a Use Chart, including proposed amendments in Article 2 (Definitions), Article 3 (District Regulations), and Article 7 (Supplemental Use Regulations). These changes are intended to help remove inconsistencies, streamline language, and make the Zoning Ordinance function better.

The Planning Commission study session for March is intended to cover the proposed changes to the district regulations in Article 3. Planning Commissioners already reviewed the proposed changes in the residential districts (R-1, R-2, R-3, R-R, and R-M), Local Commercial (C-L), and Office Commercial (C-O) districts. This study session will focus on reviewing proposed changes in the remaining districts.

Staff proposes the Planning Commission also discuss the following key issues in the remaining districts:

- **Restaurants** – A bar, tavern, or night club is proposed to be covered under “Restaurant, without Drive-Through” which would be allowed by special conditions in C-L and by right in C-G, C-H, and C-P. Staff noted that this would allow bars, taverns, and night clubs in the C-L district, which is likely not an appropriate district for that particular use. Staff recommends listing bars, taverns, and night clubs separately and by right in the C-G, C-H, and C-P districts. “Bars, Taverns, Night Clubs” are currently allowed by right in C-G and C-P; “Restaurants” are allowed by right in C-H.
- **Farm Produce Market** – Staff proposes removing this from the C-H district and covering under one of the “Retail” or “Outdoor Sales” definitions as appropriate. A “Farm Market” is defined as part of the Michigan Right to Farm Act and would be limited to the A-Agricultural district. Staff also suggests looking at removing the conditions for Farm Market (currently Section 741) and then allowing this used by right in the A-Agricultural district; this can be part of the discussion when the Planning Commission reviews proposed changes to supplemental use standards in Article 7.
- **Uses in C-H and C-P** – There are similarities among several commercial districts, specifically the C-G, C-H, and C-P, in terms of uses allowed. Clarifying names and definitions in Article 2 also revealed several instances where it may make sense to add to the list of permitted uses in certain districts. Although it is not the specific goal of this project, Staff suggests the Planning Commission consider adding the following uses to the C-H district:
  - Auditorium or Assembly Hall – by right
  - Hospital – by right
  - Outdoor Sales, Minor – by special conditions

Staff also suggests the Planning Commission consider adding the following uses to the C-P district:

- Drive-In Business – by right
- Drive-Through Business – by right
- Hospital – by right

**ACTION REQUESTED:**

No formal action is requested at this time, as this item is for discussion only. Future steps of this project include discussion on changes to Article 7: Supplemental Use Regulations that would be necessary because of changes proposed in Article 2 and Article 3.

**Attachments:**

1. Article 3: District Regulations – proposed changes with track changes.

**SECTION 313 R-1 (ONE FAMILY RESIDENTIAL)**

**PURPOSE** – The R-1 (One Family Residential) districts provide areas for low to medium density one family residential dwelling units. The districts include areas of existing one family developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the core areas of the township with less intensive development moving outward towards the more rural and remote areas of the township. The R-1 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and parks that will promote a sense of community and urban vitality.

**A. USES PERMITTED BY RIGHT:**

- (1) ~~Cemeteries~~
- (2) Dwelling, Single Family
- ~~(2)(3)~~ Essential Service Facility, Minor – § 737
- (4) Home Occupations
- ~~(3)(5)~~ Park, Mini
- (6) ~~Publicly Owned and Operated Parks~~ Park, Neighborhood
- ~~(4)(7)~~ Solar Energy System, Accessory – § 773

**Commented [SH1]:** Double-check if these are regulated by the state (via LARA or PA 251 of 1968)

**Commented [SH2]:** List in all districts since this is allowed by right in all districts

**Commented [SH3]:** Allow in every district

**Commented [SH4]:** Replace “Publicly Owned and Operated Parks” or other similar language in Ordinance with “Park, Neighborhood”

**Commented [SH5]:** List in all districts since this is allowed by right in all districts

**B. USES PERMITTED BY SPECIAL CONDITIONS:**

- (1) Adult Foster Care, Family Home ~~(<7)~~ – § 707
- (2) Child Care, Family Home (<7) – § 718
- (3) Child Care, Small Group Home (7-12) – § 719
- (4) Golf Courses or Country Club – § 749
- (5) Keeping of ~~chickens~~ Chickens, Personal – § ~~717~~ 754
- (6) Medical Marihuana Residential Cultivation – § 758
- ~~(7)~~ Open Space Preservation – § 428
- ~~(7)(8)~~ Outdoor Storage, Accessory Use – § 613.A (4)
- ~~(8)~~ Personal Wind Energy Conversion Systems – § 770
- ~~(9)~~ Recreational Field Complex – § 772 767
- ~~(9)(10)~~ Swimming Pool, Private – § 776
- ~~(10)~~ Private Swimming Pools – § 773
- ~~(11)~~ Storage of travel trailer, camper, or other recreational vehicle – § 613.A.4
- ~~(11)~~ Waterfront Stairways and Landings – § 779 778
- ~~(12)~~ Wind Energy Conversion System, Personal – § 781

**Commented [SH6]:** Clarify name

**Commented [SH7]:** Clarify name

**Commented [SH8]:** Update link to section in Article 7

**Commented [SH9]:** Use that did not have a name (“Storage of travel trailer, camper, or other recreational vehicle”)

**Commented [SH10]:** Update link to section in Article 7

**Commented [SH11]:** Rename from “Private Swimming Pools”; update link to section in Article 7

**Commented [SH12]:** Clarify name; update link to section in Article 7

**Commented [SH13]:** Rename from “Personal Wind Energy Conversion Systems”; update link to section in Article 7

**Commented [SH14]:** Provide link to conditions in Article 7

**Commented [SH15]:** List in all districts since this is allowed by special use permit in all districts

**Commented [SH16]:** Clarify name; update link to section in Article 7

**Commented [SH17]:** List in all districts since this is allowed by special use permit in all districts

**C. USES PERMITTED BY SPECIAL USE PERMIT:**

- ~~(1)~~ Adult Foster Care, Small Group Home ~~(7-12)~~ – § 708
- ~~(4)(2)~~ Essential Service Facility, Major – § 737
- ~~(3)~~ Institutional Uses and Structures – § 753 752
- ~~(2)(4)~~ Solar Energy System, Primary – § 773

**D. ADDITIONAL STANDARDS:**

- (1) Driveways for single family residences shall comply with § 511.
- ~~(2)~~ Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood,

within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.

(2)

DRAFT



## SECTION 314 R-2 (ONE AND TWO FAMILY RESIDENTIAL)

**PURPOSE** – The R-2 (One and Two Family Residential) districts provide areas for medium density one- and two-family residential dwelling units in and near to the developed core areas of the township. The districts include areas of existing one- and two-family developments as well as areas within which such development appears likely and desirable. The R-2 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship and parks. They provide a range of housing choices and promote a sense of community, urban vitality, and the efficient provision of infrastructure.

### A. **USES PERMITTED BY RIGHT:**

- (1) ~~(1) All uses permitted by right in the R-1 District~~ Cemetery
- (2) Dwelling, Single Family
- (3) ~~(2)~~ Dwelling, Two-Family
- (4) Essential Service Facility, Minor – § 737
- (5) Home Occupation
- (6) Park, Mini
- (7) Park, Neighborhood
- (8) Solar Energy System, Accessory – § 773

**Commented [SH18]:** Instead of saying "All uses permitted by right in the R-1 District," list all these uses directly

### B. **USES PERMITTED BY SPECIAL CONDITIONS:**

- (1) Adult Foster Care, Family Home – § 707
- (2) Child Care, Family Home (<7) – § 718
- (3) Child Care, Small Group Home (7-12) – § 719
- (4) Golf Course or Country Club – § 749
- (5) Keeping of Chickens, Personal – § 754
- (6) Medical Marihuana Residential Cultivation – § 758
- (7) Open Space Preservation – § 428
- (8) Outdoor Storage, Accessory Use – § 613.A (4)
- (9) Recreational Field Complex – § 767
- (10) Swimming Pool, Private – § 776
- (11) Waterfront Stairways and Landings – § 778
- (12) Wind Energy Conversion System, Personal – § 781

**Commented [SH19]:** Instead of saying "All uses permitted by special condition in the R-1 District ..." list all these uses directly

- ~~(1) All uses permitted by special condition in the R-1 District, subject to all standards and conditions specified therefore.~~

### C. **USES PERMITTED BY SPECIAL USE PERMIT:**

- (1) Adult Foster Care, Small Group Home – § 708 ~~All uses permitted by Special Use Permit in the R-1 District, subject to all standards and conditions specified therefore.~~
- ~~(2)~~ Essential Service Facility, Major – § 737
- (3) Institutional Uses and Structures – § 753 ~~752~~
- (4) Solar Energy System, Primary – § 773

**Commented [SH20]:** Instead of saying "All uses permitted by Special Use Permit in the R-1 District ..." list all these uses directly

### D. **ADDITIONAL STANDARDS:**

- (1) ~~All additional standards identified in the R-1 District shall apply.~~ Driveways for single family residences shall comply with § 511.

**Commented [SH21]:** Instead of saying "All additional standards identified in the R-1 District shall apply," list all these standards directly

(4)(2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.

DRAFT



**SECTION 315 R-3 (MULTIPLE FAMILY RESIDENTIAL)**

**PURPOSE** – The R-3 (Multiple Family Residential) districts provide areas for medium to high density one and two family residential dwelling units mixed with a variety of multiple family residential dwelling types, including apartments and group housing, where adequate public facilities and services exist with capacity to serve such development. The districts are composed mainly of areas containing an existing mix of these dwelling types as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the core areas of the township. The R-3 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship and parks that will promote a sense of community, urban vitality and the efficient provision of infrastructure. R-3 district regulations are designed to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development ~~in order~~ to preserve environmentally sensitive and natural land areas.

**A. USES PERMITTED BY RIGHT:**

- ~~(1) All uses permitted by right in the R-1 District Cemetery~~
- ~~(2) Dwelling, Single Family~~
- ~~(3) Dwelling, Two Family~~
- ~~(4) Essential Service Facility, Minor – § 737~~
- ~~(5) Home Occupation~~
- ~~(6) Park, Mini~~
- ~~(7) Park, Neighborhood~~
- ~~(8) Solar Energy System, Accessory – § 773~~
- ~~(2) Child Care, Family Home (<7) – § 718~~
- ~~(3) Child Care, Small Group Home (7-12) – § 719~~
- ~~(4) Golf Course or Country Club – § 749~~
- ~~(5) Keeping of Chickens, Personal – § 754~~
- ~~(6) Medical Marihuana Residential Cultivation – § 758~~
- ~~(7) Mortuary or Funeral Home – § 764~~
- ~~(8) Open Space Preservation – § 428~~
- ~~(9) Outdoor Storage, Accessory Use – § 613.A (4)~~
- ~~(10) Recreational Field Complex – § 767~~
- ~~(11) Swimming Pool, Private – § 776~~
- ~~(12) Waterfront Stairways and Landings – § 778~~
- ~~(13) Wind Energy Conversion System, Personal – § 781~~

**Commented [SH22]:** Instead of saying "All uses permitted by right in the R-1 District," list all these uses directly

**Commented [SH24]:** Update link to section in Article 7

**B. USES PERMITTED BY SPECIAL CONDITIONS:**

- ~~(1) All uses permitted by special condition in the R-1 District, subject to all standards and conditions specified therefore~~
- ~~(1) Mortuary or Funeral Home – § 764~~
- ~~Adult Foster Care, Family Home – § 707~~

**Commented [SH23]:** Instead of saying "All uses permitted by special condition in the R-1 District ..." list all these uses directly

**C. USES PERMITTED BY SPECIAL USE PERMIT:**

- ~~(1) All uses permitted by Special Use Permit in the R-1 District, subject to all standards and conditions specified therefore.~~
- ~~(1) Adult Foster Care, Small Group Home – § 708~~
- ~~(2) Adult Foster Care, Large Group Home – § 709~~
- ~~(2)(3) Adult Foster Care Facility (21+) – § 710~~
- ~~(3) Adult Foster Care, Large Group home (13-20) – § 709~~
- ~~(4) Bed and Breakfast – § 714~~
- ~~(4)(5) Boarding Residence – § 714~~
- ~~(6) Child Care Center – § 720~~
- ~~(7) Dwelling, Multiple Family~~
- ~~(5)(8) Essential Service Facility, Major – § 737~~
- ~~(6) Multiple Family Dwellings~~
- ~~(7) Boarding Residences – § 716~~
- ~~(9) Institutional Uses and Structures – § 753~~
- ~~(10) Solar Energy System, Primary – § 773~~

**Commented [SH25]:** Instead of saying "All uses permitted by Special Use Permit in the R-1 District ..." list all these uses directly

**Commented [SH27]:** Alphabetize and update link to section in Article 7

**Commented [SH28]:** Rename from "Multiple Family Dwellings"

**Commented [SH26]:** Alphabetize

**D. ADDITIONAL STANDARDS:**

**Commented [SH29]:** Instead of saying "All additional standards identified in the R-1 District shall apply," list all these standards directly

~~(1) All additional standards identified in the R-1 District shall apply.~~ Driveways for single family residences shall comply with § 511.

~~(4)(2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.~~

~~(2) Uses permitted by Special Use Permit in the R-3 District shall provide a minimum of 300-square feet of open space per dwelling unit. Required open space shall be consolidated and contiguous to the greatest extent reasonably possible so as to provide usable park-like areas. Structures shall be adjoined by open space areas on at least one side.~~

~~(3) -~~

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## SECTION 316 R-R (RURAL RESIDENTIAL)

**PURPOSE** – The R-R (Rural Residential) districts provide areas for predominantly low density one family residential dwelling units that will harmonize with the natural resource capabilities of the Township. The districts are intended to be semi-rural in character and include areas of the Township where: (1) public water and sewer facilities are not now available and are likely to remain without services indefinitely; and (2) natural resources and environmental conditions, such as hillsides, scenic areas, wetlands and shorelands, tend to make more intensive types of urbanized development destructive to environmental values.

### A. **USES PERMITTED BY RIGHT:**

- (1) ~~All uses permitted by right in the R-1 District~~ Cemetery
- (2) Dwelling, Single Family
- (3) Essential Service Facility, Minor – § 737
- (4) Home Occupation
- (5) Park, Mini
- (6) Park, Neighborhood
- (7) Solar Energy System, Accessory – § 773

**Commented [SH30]:** Instead of saying "All uses permitted by right in the R-1 District," list all these uses directly

### B. **USES PERMITTED BY SPECIAL CONDITIONS:**

- (1) ~~All uses permitted by special condition in the R-1 District, subject to all standards and conditions specified therefore.~~ Adult Foster Care, Family Home – § 707
  - (2) Child Care, Family Home (<7) – § 718
  - (3) Child Care, Small Group Home (7-12) – § 719
  - (4) Golf Course or Country Club – § 749
  - (5) Keeping of Chickens, Personal – § 754
  - (6) ~~Keeping of Horses, Personal – § 754~~
  - (7) Medical Marihuana Residential Cultivation – § 758
  - (8) Open Space Preservation – § 428
  - (9) Outdoor Storage, Accessory Use – § 613.A (4)
  - (10) Recreational Field Complex – § 767
  - (11) Swimming Pool, Private – § 776
  - (12) Waterfront Stairways and Landings – § 778
  - (13) Wind Energy Conversion System, Personal – § 781
- ~~Keeping of horses for the personal use of residents of the property – § 752~~

**Commented [SH31]:** Instead of saying "All uses permitted by special condition in the R-1 District ..." list all these uses directly

**Commented [SH32]:** Rename from "Keeping of horses for the personal use of residents of the property," and update link to section in Article 7

### C. **USES PERMITTED BY SPECIAL USE PERMIT:**

- (1) ~~All uses permitted by Special Use Permit in the R-1 District, subject to all standards and conditions specified therefore.~~ Adult Foster Care, Small Group Home – § 708
- (2) Bed and Breakfast – § 744/713
- (3) Essential Service Facility, Major – § 737
- (4) Institutional Uses and Structures – § 753/752
- (5) Solar Energy System, Primary – § 773

**Commented [SH33]:** Instead of saying "All uses permitted by Special Use Permit in the R-1 District ..." list all these uses directly

**Commented [SH34]:** Update link to section in Article 7

**Commented [SH35]:** Clarify name and update link to section in Article 7

### D. **ADDITIONAL STANDARDS:**

- (1) ~~All additional standards identified in the R-1 District shall apply.~~ Driveways for single family residences shall comply with § 511.
- (4) ~~Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood.~~

**Commented [SH36]:** Instead of saying "All additional standards identified in the R-1 District shall apply," list all these standards directly

within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.

(2)

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## SECTION 317 R-M (MOBILE HOME RESIDENTIAL)

**PURPOSE** – The R-M (Mobile Home Residential) districts provide areas for mobile home subdivisions and mobile home parks. The districts include areas of existing developments as well as areas proposed and approved for such development. They are intended to encourage medium to high density mobile home subdivisions and mobile home park developments where adequate public facilities and services exist with capacity to serve such development. The R-M districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses facilities that will support and promote a sense of community.

### A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Family Home – § 707
- (2) Child Care, Family Home (<7) – § 718
- ~~(2)~~(3) Essential Service Facility, Minor – § 737
- (4) Mobile Home
- (5) Park, Mini
- ~~(3)~~(6) Solar Energy System, Accessory – § 773

**Commented [SH37]:** Provide link to conditions in Article 7

**Commented [SH38]:** Provide link to conditions in Article 7

**Commented [SH39]:** List in all districts since this is allowed by right in all districts

**Commented [SH40]:** Allow in every district

**Commented [SH41]:** List in all districts since this is allowed by right in all districts

### B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Mobile Home ~~Park Development or~~ Subdivision – § 760/759
- (2) ~~Personal~~ Wind Energy Conversion System, ~~Personals~~ – § 770/781

**Commented [SH42]:** Clarify name and update link to section in Article 7

**Commented [SH43]:** Clarify name and update link to section in Article 7

### C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Child Care Center – § 720
- (2) Essential Service Facility, Major – § 737
- ~~(4)~~(3) Solar Energy System, Primary – § 773

**Commented [SH44]:** List in all districts since this is allowed by special use permit in all districts

**Commented [SH45]:** List in all districts since this is allowed by special use permit in all districts

### D. ADDITIONAL STANDARDS:

(Reserved)

**SECTION 318 C-L LOCAL COMMERCIAL**

**PURPOSE** – The C-L (Local Commercial) districts provide nodal areas for convenient, day-to-day retail shopping and service facilities, servicing persons in the adjacent residential areas and designed in scale with surrounding residential uses. The districts include areas of existing commercial use as well as areas proposed and approved for such development. Due to their local service nature, C-L districts are likely to be stand alone, or small collective sites located ~~so as to have a minimum~~ minimize impact upon the surrounding residential areas. C-L district regulations are designed to protect abutting and surrounding residential areas by requiring certain minimum yard and area standards which are compatible to those called for in the residential districts. These districts are also intended to reduce automobile trips by permitting a limited group of commercial uses to be located ~~in close proximity to~~ near residential areas.

**A. USES PERMITTED BY RIGHT:**

~~(4)~~ Adult Foster Care, Large Group Home - ~~(13-20) - § 709~~

(1) Clinics

(2) Essential Service Facility, Minor – § 737

(3) Financial Institution, ~~without s-not including Ddrive-Tthrough facilities~~

(4) Marina

(5) Medical Office, Clinic

~~(5)(6)~~ Off-Street Site Parking, Lots

(7) Offices

~~(6)(8)~~ Park, Mini

(7) Personal Service Establishments

(9) Retail, ~~Convenience~~ Low Volume

(10) Personal Service Establishment, Personal

~~(8)(11)~~ Solar Energy System, Accessory – § 773

~~(9)~~ Retail, Food Establishment

~~Video Rental and Sales Establishment~~

**B. USES PERMITTED BY SPECIAL CONDITIONS:**

~~3- Dry Cleaning Establishment provided that only nonflammable and odorless cleaning fluid and solvent are used~~

~~(1) Dwellings, Commercial, provided such units are designed as an integral part of the commercial development – § 615~~ Commercial District Housing Development – § 725

(2) Outdoor Sales, Temporary – § 762

~~(4)(3)~~ Pet Shop – § 765

~~(4) Restaurant, provided that such establishments shall not include a drive in or without Ddrive-Tthrough – § 768~~

~~(2)(5)~~ Service Establishment, Business – § 772

(3) Temporary Outdoor Sales – § 766

~~(4) Veterinary Hospital, provided the use is carried on within a fully enclosed building and contains no boarding facilities~~

(6)

~~Pet Shops provided they are completely enclosed and insulated from noise~~

~~(5) Printing, publishing, photographic reproduction, and related trades & art uses not to exceed 2,400 square feet of gross building area~~

**Commented [SH46]:** Provide link to conditions in Article 7

**Commented [SH47]:** List in all districts since this is allowed by right in all districts

**Commented [SH48]:** Clarify name

**Commented [SH49]:** Rename from “Clinic”

**Commented [SH50]:** Consider adding conditions for this (future iteration?)

**Commented [SH51]:** Allow in all districts

**Commented [SH52]:** Rename from “Retail, Convenience,” “Retail, Food Establishment,” & “Video Rental and Sales Establishment”

**Commented [SH53]:** Rename from “Personal Service Establishments”

**Commented [SH54]:** List in all districts since this is allowed by right in all districts

**Commented [SH55]:** Combine into “Retail, Low Volume”

**Commented [SH56]:** Combine into “Service Establishment, Personal”

**Commented [SH57]:** Rename from “Dwellings, Commercial ... “

**Commented [SH58]:** Rename from “Temporary Outdoor Sales” and update link to section in Article 7

**Commented [SH59]:** Clarify name and link to section in Article 7; may want to add conditions

**Commented [SH60]:** Clarify name and link to section in Article 7

**Commented [SH61]:** Rename from “Printing, publishing ... “

**Commented [SH62]:** May want to drop this condition

**Commented [SH63]:** Move explanation to definition in Article 2

C. ~~USES PERMITTED BY SPECIAL USE PERMIT:~~ USES PERMITTED BY SPECIAL USE PERMIT:

- (1) ~~Adult Foster Care Facility - (21+) - § 710~~
- (2) ~~Business uses including complexes located on sites greater than one (1) acre and local shopping centers having a maximum of 10,000 gross square feet~~
- (3) ~~Child Care Center - § 720~~
- (2)
- (4)(3) ~~Essential Service Facility, Major - § 737~~ Institutional Uses and Structures - § 753
- (5)(4) ~~Financial Institutions, with Drive-Through - § 730, having a maximum of two (2) drive-through service lanes~~
- (6)(5) ~~Gasoline Service Station - Convenience Store provided that the area of the C L Zoning District, within which the use is located, is not less than four (4) acres - § 748,~~
- (6) Institutional Uses and Structures - § 752
- (7) Mortuary or Funeral Home ~~Mortuaries and Funeral Homes - § 764~~ 760
- (8) Shopping Center, Local
- (7)(9) Solar Energy System, Primary - § 773
- (8) Wind Energy Conversion System - § 780
- (10)

**Commented [SH64]:** Clarify name

**Commented [SH65]:** List in all districts since this is allowed by special use permit in all districts

**Commented [SH66]:** Clarify name and link to section in Article 7

**Commented [SH67]:** Move all conditions to Article 7

**Commented [SH68]:** Place in alphabetical order and update link to section in Article 7

**Commented [SH69]:** Update link to section in Article 7

**Commented [SH70]:** Name for a use that did not have a name "Business uses including complexes ..."

**Commented [SH71]:** List in all districts since this is allowed by special use permit in all districts

**Commented [SH72]:** Spell out "Wind Energy Conversion System"

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**SECTION 319 C-O OFFICE COMMERCIAL**

**PURPOSE** – C-O (Office Commercial) districts provide areas for service-oriented enterprises and institutions having relatively low traffic generation. The districts include areas of existing office developments as well as areas within which such development appears likely and desirable. They are intended to facilitate the support and expansion of local business, while serving as a buffer between residential areas and more intensive commercial areas. The C-O districts are primarily restricted to office and ancillary uses that do not have peak weeknight or weekend usage so as to provide an orderly transition and buffers between uses.

**A. USES PERMITTED BY RIGHT:**

- (1) Adult Foster Care, Large Group Home - ~~(13-20)~~ - § 709
- (2) ~~Clinics~~ Essential Service Facility, Minor - § 737
- (3) Financial Institution, ~~s not including without Drive-Through facilities~~
- ~~(4) Interior Decorating Shops provided no retail sales take place on the property~~
- ~~(5)~~ (4) Laboratories Live-Work Unit
- (5) Medical Office, Clinic
- (6) Medical Office, Surgical Center
- (7) Offices
- ~~(6)~~ (8) Park, Mini
- ~~(7) Personal Service Establishments~~
- ~~(8)~~ (9) Pet Grooming Establishment
- (10) Professional Showroom
- ~~(9)~~ (11) Professional Studios
- (12) Rehabilitation Centers
- (13) Research and Design Facility
- (14) Service Establishment, Personal
- (15) Solar Energy System, Accessory - § 773

**B. USES PERMITTED BY SPECIAL CONDITIONS:**

- ~~(1) Dwellings, Commercial, provided such units are designed as an integral part of the commercial development - § 616~~
- ~~(2)~~ (1) Off-Site ~~street~~ Parking facilities, accessory to a permitted use in an adjacent commercial district
- (2) Veterinary Hospital, ~~provided it is in a fully enclosed building and contains no boarding facilities~~

**C. USES PERMITTED BY SPECIAL USE PERMIT:**

- (1) Adult Foster Care Facility - ~~(21+)~~ - § 710
- ~~(2) Institutional Uses and Structures - § 753~~
- (2) Child Care Center - § 720
- (3) Essential Service Facility, Major - § 737
- ~~(4) Financial Institutions, with Drive-Through - § 730, having a maximum of two (2) drive-through service lanes~~
- (4)
- (5) Institutional Uses and Structures - § 752
- ~~(5)~~ (6) Solar Energy System, Primary - § 773

**Commented [SH73]:** Add link to conditions in Article 7

**Commented [SH74]:** List in all districts since this is allowed by right in all districts

**Commented [SH75]:** Clarify name

**Commented [SH76]:** Move from "Dwelling, Commercial ..." since this is the only type of dwelling permitted in the C-O district

**Commented [SH77]:** Rename from "Clinic"

**Commented [SH78]:** Rename from "Clinic"

**Commented [SH79]:** Allow in all districts

**Commented [SH80]:** Rename from "Interior Decorating Shops ..."

**Commented [SH81]:** Rename from "Laboratories"

**Commented [SH82]:** Rename from "Personal Service Establishments"

**Commented [SH83]:** List in all districts since this is allowed by right in all districts

**Commented [SH84]:** Shorten name

**Commented [SH85]:** Move explanation to definition in Article 2

**Commented [SH86]:** Clarify name

**Commented [SH87]:** List in all districts since this is allowed by special use permit in all districts

**Commented [SH88]:** Clarify name and link to section in Article 7

**Commented [SH89]:** Alphabetize and update link to section in Article 7

**Commented [SH90]:** List in all districts since this is allowed by special use permit in all districts



**SECTION 320 C-G GENERAL COMMERCIAL**

**PURPOSE** – The C-G (General Commercial) districts provide areas for a broad range of commercial activities and services designed to cater to the needs of a large consumer base. The districts include areas of existing commercial developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive commercial development in and near the core areas of the township. The C-G districts are designed to support diversification of the economic base ~~in a manner that is~~ compatible in use, character, and size to the site and the surrounding areas. The C-G districts generally allow for the same uses as the C-L Local Commercial districts as well as permitting several additional uses.

- A. USES PERMITTED BY RIGHT:**
- ~~(1) All uses permitted by right in the C-L District~~ (13) Mortuaries
  - (1) Adult Foster Care, Large Group Home – § 709 (14) Office
  - ~~Animal Kennels (Indoor/outdoor permitted)~~ (15) Outdoor Entertainment Center, Minor
  - (2) Auditorium or Assembly Hall (16) Park, Mini
  - ~~(3) Automobile Dealerships, including outdoor sales lots~~ (17) Passenger Terminal – § 764
  - (4) Bar, Tavern, Night Club (14)(18) Personal and Business Services
  - (5) Building Supply and Equipment Stores (15)(18) Pet Grooming Establishment
  - (6) Bus Passenger Terminals and Stations (16) Printing, publishing, photographic reproduction, blueprinting and related trades and arts
  - (3) Business Colleges and/or Trade Schools (17)(19) Professional Studios
  - (4) Essential Service Facility, Minor – § 737 (18)(20) Recreational Facility – § 766
  - ~~(7)(5) Financial Institution, without Drive-Through~~ (21) Restaurant, without drive thru
  - ~~(6) Hospitals~~ (22) Retail, Low Volume
  - (7) Indoor Entertainment Center – § 751 (23) Retail Establishments, Medium Volume
  - (8) Kennel – § 755 (24) Service Establishment, Business – § 772
  - (9) Marina (25) Service Establishment, Personal
  - (10) Mechanical amusement-Arcade (26) Solar Energy System, Accessory – § 773
  - (11) Medical Office, Clinic (27) Vehicle Dealership, without Outdoor Sales
  - ~~(12) Medical Office, Surgical Center~~ (20) Service and repair of motor vehicles, trailers, and boats
  - (11) Merchandise Service Shop (28) Theaters
  - (12) Miniature golf, trampoline, or similar public amusement (29) Vehicle Service Center, Major
- B. USES PERMITTED BY SPECIAL CONDITIONS:**
- ~~(1) All uses permitted by special use permit in the C-L District, subject to all standards and conditions specified therefore unless the use is specifically listed under § 320 (C).~~ (3) Hotels and/or Motel – § 750 – under the following conditions:
  - (1) Adult Foster Care Facility – § 710 (4) (a) Minimum Floor Area: Each guest unit shall contain not less than two hundred fifty (250) square feet of floor area.
  - (2) Automobile Laundries/Car Wash – § 712/717 Minimum Lot Area: 800 square feet of lot area per guest unit, with a minimum one (1) acre lot and one hundred fifty (150) feet of road frontage.
  - (3) Child Care Center – § 720 Maximum Lot Coverage: All buildings, including accessory buildings, shall not occupy more than twenty five percent
  - (4) Financial Institution, with Drive-Through – § 730
  - ~~(5) Gasoline Service Station – § 748~~

- Commented [SH91]:** Instead of saying "All uses permitted by right in the C-L District," list all these uses directly
- Commented [SH102]:** Listed in C-L
- Commented [SH103]:** Rename from "Miniature golf, trampoline ..."
- Commented [SH92]:** Listed in C-L
- Commented [SH104]:** Allow in all districts
- Commented [SH93]:** Rename from "Theater" (Theater included in definition of "Auditorium or Assembly Hall")
- Commented [SH105]:** Rename from "Bus Passenger Terminals and Stations" and link to section in Article 7
- Commented [SH94]:** Cover under "Restaurant, without Drive-Through"; PC may want to reconsider this
- Commented [SH95]:** Include in "Retail" definitions
- Commented [SH96]:** List in all districts since this is allowed by right in all districts
- Commented [SH106]:** Add link to conditions in Article 7
- Commented [SH97]:** Listed in C-L
- Commented [SH107]:** Add link to conditions in Article 7
- Commented [SH108]:** Consolidate "Retail" definitions into low, medium, and high volume as appropriate
- Commented [SH98]:** Add link to conditions in Article 7
- Commented [SH99]:** Alphabetize and add link to section in Article 7
- Commented [SH109]:** Rename from "Personal and Business Services" and link to conditions in Article 7
- Commented [SH100]:** Listed in C-L
- Commented [SH110]:** Rename from "Personal and Business Services"
- Commented [SH111]:** List in all districts since this is allowed by right in all districts
- Commented [SH112]:** Rename from "Automobile Dealerships ..."; those with outdoor sales are listed under Uses Permitted by Special Conditions
- Commented [SH101]:** Rename from "Clinic" (listed in C-L)
- Commented [SH113]:** Rename from "Service and repair ..."
- Commented [SH118]:** List all conditions in Article 7
- Commented [SH114]:** Instead of saying "All uses permitted by special use permit in the C-L District, ..." list all these uses directly
- Commented [SH115]:** Listed in C-L
- Commented [SH116]:** Rename from "Automobile Laundries" and update link to section in Article 7
- Commented [SH117]:** Listed in C-L

(25%) of the net area within property lines of land developed at any one time. Minimum Yard Dimensions: All buildings shall be set back no less than one hundred (100) feet from any street line, and no less than forty (40) feet from any side or rear property line.

Site Screening: The site may be enclosed by an open structure wood or wire fences along any yard line but shall not exceed six (6) feet in height. Shrubs and/or trees may be used to screen alone or in combination with structural screens. No screening shall in any way impair safe vertical or horizontal sight distance for any moving vehicle. Screening at least four (4) feet high shall be erected to prevent headlight glare from shining on adjacent residential or agricultural property. No screening shall be closer than seventy five (75) feet to any street line, except for headlight screening which shall not be closer than thirty (30) feet.

Swimming pools and other outdoor recreational uses, PROVIDED, such facilities are an accessory use to a permitted use within the district and are located on the same site as the principal use to which they are accessory.

(5)(6) Accessory uses, such as meeting rooms, tavern, bar or similar uses, PROVIDED, such accessory use shall be carried on within the same building as the principal use. A caretaker's or proprietor's residence shall be permitted as an accessory use only when the principal use is a motel, motor hotel, or other transient tourist facility.

(6) Open air business uses such as retail sales of plant material not grown on site, sales of lawn furniture, playground equipment and garden supplies provided non-plant materials are screened from public view.

(7) Institutional Uses and Structures - § 752

(8) Mortuary or Funeral Home - § 760

(9) Outdoor Sales of new and used automobiles, trailers, boats subject to the standards of Major - § 765/762

(7)(10) Outdoor Sales, Minor - § 762

(11) Outdoor Sales, Temporary - § 762

(12) Pet Shop - § 765 shops

(8) , veterinary hospitals, provided all birds and animals are kept entirely within an enclosed building at all times and contains no boarding facilities.

(9) Second Hand Stores provided that the use is conducted wholly within an enclosed building and involves no outdoor storage or sales

(13) Sexually Oriented Businesses - § 640

(14) Shopping Center, Local

(15) Vehicle Dealership, with Outdoor Sales - § 762

(4)(16) Veterinary Hospital

(11) Wholesaler - § 779 activities provided they are supplemental to retail sales and account for no more than forty percent (40%) of all merchant sales

(12)(17) Temporary Outdoor Sales - § 766

### C. USES PERMITTED BY SPECIAL USE PERMIT:

(1) Car Wash, Principal Use - § 717

Commercial District Housing Developments - § 725

(2)

(3) Drive-In Business - § 730

(4) or Drive-Through Business - § 730 not otherwise identified above

(5) Essential Service Facility, Major - § 737

(4)(6) Restaurant, with Drive-Through - § 768 & § 730

(2) Free Standing Automobiles Laundries on lots of less than one hundred fifty (150) feet in width

(3)(7) Retail Fabricator - § 769, shops and establishments which fabricate merchandise primarily for retail sale, provided that such shop or establishment shall not employ more than ten (10) persons in the fabrication process in a twenty four (24) hour period, and provided further that sixty percent (60%) of sales on the premises are retail

(8) Retail, High Volume

(4)(9) Sale of Mobile Homes/Prefabricated Structures

(5) Second Hand Stores involving outdoor storage or sales - § 776

(10) Shopping Center, General

Commented [SH123]: Rename from "Temporary Outdoor Sales"

Commented [SH124]: Clarify name and link to conditions in Article 7

Commented [SH125]: Listed in C-L

Commented [SH126]: Rename from "Automobile Dealerships, including outdoor sales lots" and co-list with "Outdoor Sales, Major" and link to conditions in Article 7

Commented [SH127]: List separately from "Pet Shop"

Commented [SH128]: Link to conditions in Article 7

Commented [SH129]: Rename from "Freestanding Automobiles Laundries ..." and link to conditions in Article 7

Commented [SH130]: Alphabetize

Commented [SH131]: Link to conditions in Article 7

Commented [SH132]: Link to conditions in Article 7

Commented [SH133]: List in all districts since this is allowed by special use permits in all districts

Commented [SH134]: List separately from "Drive-Through Business" and link to conditions in Article 7

Commented [SH135]: Link to conditions in Article 7

Commented [SH119]: Listed in C-L

Commented [SH136]: Consolidate "Retail" definitions into low, medium, and high volume as appropriate

Commented [SH120]: Listed in C-L

Commented [SH137]: Clarify name

Commented [SH121]: Clarify name and update link to conditions in Article 7

Commented [SH138]: Combine into "Retail" definitions

Commented [SH122]: Rename from "Open air business uses ..."

Commented [SH139]: Clarify name and distinguish from "Shopping Center, Local"

~~(6)(11)~~ Solar Energy System, Primary – § 773

~~(7)(12)~~ Wind Energy Conversion System – § 780

~~(8)~~ Wireless Communication Facilities – § 792

~~(10)(1)~~

~~(9)(13)~~ Planned Unit Development – § 426

~~Commercial District Housing Developments – §~~

~~725~~

**Commented [SH140]:** List in all districts since this is allowed by special use permits in all districts

**Commented [SH142]:** PUD is a process, not a specific use, and is available in all districts

**Commented [SH141]:** Spell out “Wind Energy Conversion System”

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SECTION 321 C-H HIGHWAY COMMERCIAL

**PURPOSE** – The C-H (Highway Commercial) districts provide areas for retail business and service activities that generate a considerable amount of traffic and may be appropriately developed on an arterial or major collector road. The districts include areas of existing commercial development as well as areas within which such development appears likely and desirable. They are intended to encourage appropriate automobile-oriented development on and near the arterial and major collector streets of the Township. The C-H district regulations are designed to minimize the undesirable effects of commercial strip development, avoid undue congestion on major highways and at major intersections, and to encourage cross-access and shared access between commercial properties via service drives.

**A. USES PERMITTED BY RIGHT:**

- (1) Adult Foster Care, Large Group Home- ~~(13-20)~~ § 709
- (2) Auditorium or Assembly Hall
- ~~(1) Clinics~~
- (3) Drive-In Business – § 730
- ~~(4) or Drive-Through Uses, excluding drive-in theaters Business – § 730~~
- (5) Essential Service Facility, Minor – § 737
- ~~(2) Farm Produce Market~~
- (6) Financial Institution, with Drive-Through – § 730s
- (7) Financial Institution, without Drive-Through
- ~~(8) Hospital~~
- (9) Mechanical Amusement Arcades
- (10) Medical Office, Clinic
- ~~(4)(11) Medical Office, Surgical Center~~
- (12) Offices
- ~~(5)(13) Park, Mini~~
- ~~(6)(14) Passenger terminals Terminal – § 764~~
- ~~(7) Personal and business services excluding processing of physical materials~~
- ~~(8) Public Buildings~~
- (15) Restaurant, with Drive-Through – § 768 & § 730s
- ~~(9)(16) Restaurant, without Drive-Through – § 768~~
- (17) Retail, Low Volume Establishments not including Second Hand Stores
- (18) Retail, Medium Volume
- (19) Retail, High Volume
- (20) Service Establishment, Business – § 772
- (21) Service Establishment, Personal
- ~~(40)(22) Solar Energy System, Accessory – § 773~~
- ~~(23) Service and repair of motor vehicles, trailers, and boats~~ Vehicle Service Center, Major

~~(14)(24) Vehicle Service Center, Minor~~

- (25) Veterinary Hospital
- ~~(12) Video Rental and Sales Establishment~~

**B. USES PERMITTED BY SPECIAL CONDITIONS:**

- (1) Gasoline Service Stations – § 748
- ~~(2)(1) Automobile and truck and trailer repair and sale of automotive accessories shall be permitted only as an accessory use to an automobile or truck service station and shall be conducted entirely within a wholly enclosed building.~~
- ~~(3)(2) Hotels and or Motels subject to the conditions specified in § 320.B (5) of this article 750~~
- ~~(4)(3) Indoor Entertainment Center – § 751 when located at least one hundred (100) feet from an adjacent residential district~~
- (4) Automotive Dealerships, including outdoor sales lots Outdoor Sales, Major – § 765/762
- (5) Outdoor Sales, Minor – § 762
- ~~(5)(6) Outdoor Sales, Temporary – § 762~~
- ~~(7) Recreational Facility – § 766 lies provided that the facility shall be accessed from a major thoroughfare as classified in the master plan~~
- (8) Vehicle Dealership, with Outdoor Sales – § 762
- ~~(6)(9) Vehicle Dealership, without Outdoor Sales~~
- ~~(7) Temporary Outdoor Sales – § 766~~

- Commented [SH163]:** Rename from "Service and repair ..."
- Commented [SH143]:** Add link to section in Article 7
- Commented [SH164]:** Cover under "Retail" definitions
- Commented [SH144]:** Not currently listed in C-H but proposed to be added; PC should consider if this makes sense
- Commented [SH145]:** Clarify name / link to Article 7
- Commented [SH165]:** Move all conditions to Article 7
- Commented [SH146]:** Clarify name / link to Article 7
- Commented [SH147]:** List in all districts since this is allowed by right in all districts
- Commented [SH148]:** Remove and cover under "Retail" or "Outdoor Sales" or similar; "Farm Market" would be limited to AG district
- Commented [SH149]:** Clarify name / link to Article 7
- Commented [SH150]:** Clarify name
- Commented [SH151]:** Not currently listed in C-H but proposed to be added; PC should consider if this makes sense
- Commented [SH152]:** Rename from "Clinic"
- Commented [SH166]:** Link to conditions in Article 7
- Commented [SH153]:** Rename from "Clinic"
- Commented [SH167]:** Link to conditions in Article 7
- Commented [SH154]:** Allow in all districts
- Commented [SH155]:** Add link to conditions in Article 7
- Commented [SH168]:** Rename from "Automotive Dealerships, including outdoor sales lots" / link to conditions in Article 7
- Commented [SH169]:** Not currently listed in C-H but proposed to be added; PC should consider if this makes sense
- Commented [SH170]:** Rename from "Temporary Outdoor Sales"
- Commented [SH171]:** Link to conditions in Article 7
- Commented [SH156]:** Clarify name / link to Article 7
- Commented [SH157]:** Clarify name / link to Article 7
- Commented [SH172]:** Rename from "Automotive Dealerships, including outdoor sales lots" / link to conditions in Article 7
- Commented [SH158]:** Consolidate "Retail" definitions into low, medium, and high volume as appropriate
- Commented [SH173]:** Rename from "Automotive Dealerships, including outdoor sales lots"
- Commented [SH159]:** Rename from "Personal and business services ..." and link to conditions in Article 7
- Commented [SH160]:** Rename from "Personal and business services ..."
- Commented [SH161]:** List in all districts since this is allowed by right in all districts
- Commented [SH162]:** Rename from "Service and repair ..."

C. USES PERMITTED BY SPECIAL USE PERMIT:

(1) Adult Foster Care Facility - ~~(21+)~~ § 710

~~(4)(2)~~ Campground or Travel Trailer Park - § 716

~~(2)(1)~~ Institutional Uses and Structures - § 753

(3) Child Care Center - § 720

~~(3)~~ Commercial District Housing Developments - § 725

(4)

~~(4)(5)~~ Essential Service Facility, Major - § 737

(6) Institutional Uses and Structures - § 753

(7) Solar Energy System, Primary - § 773

~~(5)~~ Travel Trailer Parks

(8) Wireless Communication Facilities - § 792

**Commented [SH177]:** List in all districts since this is allowed by special use permit in all districts

**Commented [SH178]:** Alphabetize and update link to conditions in Article 7

**Commented [SH174]:** Link to conditions in Article 7

**Commented [SH179]:** List in all districts since this is allowed by special use permit in all districts

**Commented [SH175]:** Rename from "Travel Trailer Parks" and link to Article 7

**Commented [SH176]:** Alphabetize

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**SECTION 322 C-P PLANNED SHOPPING CENTER**

**PURPOSE** – It is the intent of the C-P (Planned Shopping) Districts to recognize the various areas of our community that have been developed in a grouped retail setting with department store anchors and expansive parking areas. These planned centers are typically located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. This section recognizes the transition from antiquated development patterns and encourages multi-use, multi-story, infill development of the parking areas to create a more pedestrian-friendly, mixed-use area. Multi-story structures are encouraged.

**A. USES PERMITTED BY RIGHT:**

- (1) Auditorium ~~or Assembly Hall~~ and indoor entertainment center.
- (2) Bakery, Coffee Shop
- (3) Bar, Tavern, night club
- (4) Clinics
- (2) Commercial District Housing Developments – § 725
- (3) Drive-In Business – § 730
- (5)(4) Drive-Through Business – § 730
- (6)(5) ~~Department Stores~~ Essential Service Facility, Minor – § 737
- (6) ~~Financial Institutions~~ Financial Institution, with Drive-Through – § 730
- (7) Financial Institution, without Drive-Through
- (7) ~~Hospital~~ Grocery Stores
- (8) Hardware Stores
- (9) Hotels Hotel or Motel – § 320.B (5) 730
- (9)(10) Indoor Entertainment Center – § 751
- (11) ~~Live-work-work units~~ Unit
- (12) Medical Office, Clinic
- (10)(13) Medical Office, Surgical Center
- (11)(14) Offices
- (12)(15) ~~Personal and Business services~~ Park, Mini
- (13)(16) - Pet Shop – § 765 ~~provided they are completely enclosed and insulated from noise~~
- (14)(17) Professional Studios
- (18) Recreational Facility – § 766
- (19) Restaurant, with Drive-Through – § 768 & § 730
- (15) Restaurant, without Drive-Through – § 768
- (16)(20) ~~Restaurants and outdoor seating provided the area is delineated by a curb or similar barrier.~~
- (21) Retail, Low Volume ~~Establishment not including second hand stores.~~
- (22) Retail, Medium Volume
- (23) Retail, High Volume
- (24) Service Establishment, Business – § 772
- (25) Service Establishment, Personal
- (26) Solar Energy System, Accessory – § 773

**B. USES PERMITTED BY SPECIAL USE PERMIT:**

- (1) Essential Service Facility, Major – § 737
- (2) Solar Energy System, Primary – § 773

- Commented [SH180]:** List "Indoor Entertainment Center" separately
- Commented [SH181]:** Cover under "Restaurant" definitions
- Commented [SH182]:** Cover under "Restaurant, without Drive-Through"; PC may want to reconsider this
- Commented [SH183]:** Not currently listed in C-P but proposed to be added. PC should consider if this makes sense
- Commented [SH184]:** Not currently listed in C-P but proposed to be added. PC should consider if this makes sense
- Commented [SH185]:** List in all districts since this is allowed by right in all districts
- Commented [SH186]:** Clarify name and link to conditions in Article 7
- Commented [SH187]:** Clarify name
- Commented [SH188]:** Not currently listed in C-P but proposed to be added. PC should consider if this makes sense
- Commented [SH189]:** Link to conditions in Article 7
- Commented [SH190]:** List separately / link to conditions in Article 7
- Commented [SH191]:** Rename from "Clinic"
- Commented [SH192]:** Rename from "Clinic"
- Commented [SH193]:** Allow in all districts
- Commented [SH194]:** Link to conditions in Article 7
- Commented [SH195]:** Link to conditions in Article 7
- Commented [SH196]:** Clarify name and link to conditions in Article 7
- Commented [SH197]:** Clarify name and link to conditions in Article 7
- Commented [SH198]:** Consolidate "Retail" definitions into low, medium, and high volume as appropriate
- Commented [SH199]:** Rename from "Personal and Business services" / link to conditions in Article 7
- Commented [SH200]:** Rename from "Personal and Business services"
- Commented [SH201]:** List in all districts since this is allowed by right in all districts
- Commented [SH202]:** List in all districts since this is allowed by special use permit in all districts
- Commented [SH203]:** List in all districts since this is allowed by special use permit in all districts

**SECTION 323 I-G GENERAL MIXED-USE INDUSTRIAL BUSINESS**

**PURPOSE** – The intent of the General Mixed Use Industrial Business (I-G) District is to remain primarily industrial in nature while allowing a limited number of non-industrial uses that are envisioned as accessory or complimentary to existing and future industrial uses of the districts. Non-industrial uses of property within these districts are subject to industrial impacts from adjacent parcels including, but not limited to, noise, dust, and vibrations.

**A. USES PERMITTED BY RIGHT:**

- ~~(1)~~ ~~Accessory Uses, including retail sales of products warehoused or produced on the premises~~
- ~~(2)~~ ~~Animal Kennels (indoor/outdoor)~~
- ~~(3)~~ ~~Auto Service, including:~~
  - ~~(a)~~ ~~Mechanics~~
  - ~~(b)~~ ~~Body Shops~~
  - ~~(c)~~ ~~Detailing~~
  - ~~(d)~~ ~~Tire Sales and Service~~
- ~~(4)~~~~(1)~~ ~~Catering Establishment~~
- ~~(5)~~~~(2)~~ ~~Contractor’s Establishment~~
- ~~(3)~~ ~~Data Centers and Computer Operations~~
- ~~(6)~~~~(4)~~ ~~Essential Service Facilities, Minor – § 737~~
- ~~(5)~~ ~~Indoor Entertainment Center – § 751~~
- ~~(6)~~ ~~Kennel – § 755~~
- ~~(7)~~ ~~Live-Work Unit~~
- ~~(7)~~~~(8)~~ ~~Lumber Processing and Sawmill – § 756~~
- ~~(9)~~ ~~Manufacturing – (Light)~~
- ~~(10)~~ ~~Park, Mini~~
- ~~(11)~~ ~~Park, Neighborhood~~
- ~~(8)~~ ~~Reserved~~
- ~~(9)~~~~(12)~~ ~~Passenger Terminal – § 764~~
- ~~(10)~~~~(13)~~ ~~Pet Grooming Establishment~~
- ~~(11)~~ ~~Photographic reproduction, blueprinting, or related trades and arts~~
- ~~(14)~~ ~~Printing and/or Publishing Enterprise (i.e. newspaper)~~
- ~~(12)~~ ~~Public Utility Structures~~
- ~~(13)~~ ~~Public Areas, Public Parks, and Public and Private Conservation Areas~~
- ~~(13)~~ ~~Recreational Facility – § 766~~
- ~~(14)~~ ~~Retail, Industrial Accessory – § 611~~
- ~~(15)~~ ~~Sawmill and Lumber Processing (indoor) Small Warehousing Establishment~~
- ~~(15)~~~~(16)~~ ~~Solar Energy System, Accessory – § 773~~
- ~~(17)~~ ~~Taxi Terminal and Transportation Dispatch Center~~

~~(16)~~~~(18)~~ ~~Vehicle Service Center, Major~~

~~(19)~~ ~~Veterinary Hospitals~~

~~(17)~~ ~~Warehouses, including but not limited to:~~

~~(a)~~ ~~Storage facilities for sand, gravel, stone, and contractor’s equipment~~

~~(b)~~ ~~Small warehousing establishments, with totally enclosed storage~~

~~(c)~~ ~~Wholesale Operations~~

~~(d)~~ ~~Distribution Centers~~

~~(18)~~ ~~Reserved~~

~~(20)~~ ~~Warehouse or Distribution Center~~

~~(21)~~ ~~Wholesaler – § 779~~

**Commented [SH218]:** Rename from “Auto Service, including ...”

**Commented [SH219]:** Clarify name

**Commented [SH220]:** List separately from “Warehouse” and link to conditions in Article 7

**Commented [SH204]:** List in all districts since this is allowed by right in all districts

**Commented [SH205]:** Link to conditions in Article 7

**Commented [SH206]:** Rename from “Animal Kennels ...” and link to conditions in Article 7

**Commented [SH207]:** Rename from “Limited Residential”

**Commented [SH208]:** Rename from “Sawmill and Lumber Processing” and link to conditions in Article 7

**Commented [SH209]:** Allow in all districts

**Commented [SH210]:** Rename from “Public Areas, Public Parks ...”

**Commented [SH211]:** Link to conditions in Article 7

**Commented [SH212]:** Clarify name

**Commented [SH213]:** Link to conditions in Article 7

**Commented [SH214]:** Rename from “Accessory Uses, including retail ...”

**Commented [SH215]:** List separately from “Warehouse”

**Commented [SH216]:** List in all districts since this is allowed by right in all districts

**Commented [SH217]:** Clarify name to include other forms of transportation



**B. USES PERMITTED BY SPECIAL CONDITIONS:**

- (1) ~~Automobile showroom (indoor sales and display only)~~ Business College or Trade School
- (2) ~~Central Dry Cleaning Plant provided there is no retail customer contact~~
- (2) ~~Limited Residential – § 616~~
- (3) ~~Medical Marihuana Cultivation Facility – § 757~~
- (4) ~~Outdoor Storage, Primary Use – § 763 storage as principal use provided that the use is within a fenced and properly screened area~~
- (5) Research and Design Facility
- (6) Vehicle Dealership, without Outdoor Sales

~~Research and Design, provided there is no use of materials having high toxicity, radioactivity, or explosive properties, including but not limited to:~~

- (a) ~~Engineering~~
- (b) ~~High Tech Research~~
- (c) ~~Trade or Industrial Schools~~
- (d) ~~Business Colleges~~
- (e) ~~Industrial, Research, or Business Park~~

- (3) ~~Accessory automobile sales related to principal mechanic and body shop uses, provided that no additional signage for the sale of the vehicles is permitted and that no more than three vehicles are permitted to be displayed for sale at any point.~~

**C. USES PERMITTED BY SPECIAL USE PERMIT:**

- (1) ~~Auto Service, including:~~
  - (a) ~~Automobile Laundries – § 712~~
  - (b) ~~Gasoline Service Stations – § 748~~
  - (c) ~~Oil Change Facilities~~
- (1) Car Wash – § 717
- (2) Essential Service Facilities, Major – § 737
- (2)(3) Gasoline Service Station – § 748
- (3)(4) Institutional Uses and Structures – § 753/752

- (4) ~~Limited Residential – § 616~~
- (5) Mechanical Amusement Arcades
- (5)(6) Mortuary or Funeral Home ~~Mortuary – § 764/760~~
- (6)(1) ~~Mechanical Amusement Arcades~~
- (7) Offices
- (8) Off-Site Parking Facility (i.e. ramp; accessory to principal use)
- (9) Outdoor Sales, Major – § 762
- (8)(10) Pet Shop – § 765
- (9)(11) Processing Operations not otherwise identified in § 323(A) or (B)
- (10)(12) Professional Studios
- (13) Retail, including:
  - (a) ~~Building Supply/Equipment Store~~
  - (b) ~~Furniture Store~~
  - (c) ~~Low Volume Retail~~
  - (d) ~~Pet Shop~~
  - (e) ~~Retail Dry-Cleaning Operation (including direct retail customer pickup)~~
  - (f) ~~Automobile Dealerships~~
- (14) Solar Energy System, Primary – § 773
- (15) Truck or Rail Freight Terminal
- (16) Vehicle Dealership, with Outdoor Sales – § 762
- (14)(17) Vehicle Service Center, Minor
- (12)(18) Wind Energy Conversion System – § 780
- (19) Wireless Communication Facilities – § 792

**Commented [SH230]:** Alphabetize

**Commented [SH221]:** List separately from "Research and Design Facility"

**Commented [SH231]:** Update name and link to conditions in Article 7

**Commented [SH222]:** Clarify name

**Commented [SH232]:** Clarify name

**Commented [SH233]:** Allow in conjunction with "Vehicle Dealership, with Outdoor Sales"

**Commented [SH234]:** List separately and link to conditions in Article 7

**Commented [SH223]:** Clarify name and link to conditions in Article 7

**Commented [SH224]:** Clarify and simplify name

**Commented [SH235]:** Clarify name and link to conditions in Article 7

**Commented [SH225]:** Rename from "Automobile showroom ..."

**Commented [SH236]:** List in all districts since this is allowed by special use permit in all districts

**Commented [SH237]:** Rename from "Automobile Dealerships," list separately, and link to conditions in Article 7

**Commented [SH238]:** Rename from "Auto Service, including ..."

**Commented [SH239]:** Spell out Wind Energy Conversion System

**Commented [SH226]:** Rename from "Automobile Laundries," list separately

**Commented [SH227]:** List in all districts since this is allowed by special use permit in all districts

**Commented [SH228]:** List separately

**Commented [SH229]:** Update link to conditions in Article 7



**SECTION 324 I-L LIMITED MIXED-USE INDUSTRIAL BUSINESS**

**PURPOSE** – The intent of the Limited Mixed Use Industrial Business (I-L) District is to remain highly industrial in nature while allowing a limited number of non-industrial uses that are envisioned as accessory or complimentary to existing and future industrial uses of the districts. Non-industrial uses of property within these districts are subject to industrial impacts from adjacent parcels including, but not limited to, noise, dust, and vibrations. The Planning Commission will attempt to limit these adverse impacts when considering development applications.

**A. USES PERMITTED BY RIGHT:**

- ~~(1)~~ ~~Accessory Uses, including retail sales of products warehoused or produced on the premises~~
- ~~(2)~~ ~~Auto Service, including:~~
  - ~~(a) — Mechanics~~
  - ~~(b) — Body Shops~~
  - ~~(c) — Detailing~~
  - ~~(d) — Tire Sales and Service~~
- ~~(3)~~ ~~Catering Establishment~~
- ~~(4)~~ ~~Contractor’s Establishment~~
- ~~(5)~~ ~~Data Centers and Computer Operations~~
- ~~(6)~~ ~~Essential Service Facilities, Minor – § 737~~
- ~~(7)~~ ~~Indoor Entertainment Center – § 751~~
- ~~(8)~~ ~~Live-Work Unit~~
- ~~(9)~~ ~~Lumber Processing and Sawmill – § 756~~
- ~~(10)~~ ~~Manufacturing, Heavy~~
- ~~(11)~~ ~~Manufacturing, (Light and Heavy)~~
- ~~(12)~~ ~~Park, Mini~~
- ~~(13)~~ ~~Park, Neighborhood~~
- ~~(14)~~ ~~Photographic reproduction, blueprinting, or related trades and arts~~
- ~~(15)~~ ~~Passenger Terminal – § 764~~
- ~~(16)~~ ~~Printing and or Publishing Establishment (i.e. newspaper) Enterprise~~
- ~~(17)~~ ~~Public Utility Structures~~
- ~~(18)~~ ~~Public Areas, Public Parks, and Public and Private Conservation Areas~~
- ~~(19)~~ ~~Recreational Facility – § 766~~
- ~~(20)~~ ~~Retail, Industrial Accessory – § 611~~
- ~~(21)~~ ~~Sawmill and Lumber Processing Small Warehousing Establishment~~
- ~~(22)~~ ~~Solar Energy System, Accessory – § 773~~
- ~~(23)~~ ~~Taxi Terminal and Transportation Dispatch Center~~
- ~~(24)~~ ~~Vehicle Service Center, Major~~
- ~~(25)~~ ~~Warehouse or Distribution Center~~
- ~~(26)~~ ~~Wholesaler – § 779~~

- ~~(15)~~ ~~Warehouses, including but not limited to:~~
  - ~~(a) — Small warehousing establishments, with totally enclosed storage~~
  - ~~(b) — Wholesale Operations~~
  - ~~(c) — Distribution Centers~~

**B. USES PERMITTED BY SPECIAL CONDITIONS:**

- ~~(1)~~ ~~Business College or Trade School~~
- ~~(2)~~ ~~Central Dry Cleaning Plant provided there is no retail customer contact~~
- ~~(3)~~ ~~Medical Marihuana Cultivation Facility – § 757~~
- ~~(4)~~ ~~Outdoor Storage, Primary Use – § 763 storage as a principal use provided that the use is within a fenced and properly screened area~~
- ~~(5)~~ ~~Research and Design Facility~~
- ~~(6)~~ ~~(1) (4) — Research and Design, provided there is no use of materials having high toxicity, radioactivity, or explosive properties, including but not limited to:~~
  - ~~(a) — Engineering~~
  - ~~(b) — High Tech Research~~
  - ~~(c) — Trade or Industrial Schools~~
  - ~~(d) — Business Colleges~~
  - ~~(e) — Industrial, Research, or Business Park~~
- ~~(7)~~ ~~Limited Residential – § 616~~

**C. USES PERMITTED BY SPECIAL USE PERMIT:**

- ~~(1)~~ ~~Auto Service, including:~~
  - ~~(a) — Automobile Laundries – § 712~~
  - ~~(b) — Gasoline Service Stations – § 748~~
  - ~~(c) — Oil Change Facilities~~
- ~~(2)~~ ~~Car Wash – § 717~~
- ~~(3)~~ ~~Essential Service Facilities, Major – § 737~~
- ~~(4)~~ ~~Drive in theaters, race tracks, driving ranges – § 736~~

- Commented [SH257]:** List separately from “Research and Design Facility”
- Commented [SH258]:** Clarify name
- Commented [SH240]:** List in all districts since this is allowed by right in all districts
- Commented [SH241]:** Link to conditions in Article 7
- Commented [SH259]:** Clarify name and link to conditions in Article 7
- Commented [SH242]:** Rename from “Limited Residential”
- Commented [SH243]:** Rename from “Sawmill and Lumber Processing” and link to conditions in Article 7
- Commented [SH244]:** List “Heavy” and “Light” Manufacturing separately
- Commented [SH260]:** Clarify name
- Commented [SH245]:** Allow in all districts
- Commented [SH246]:** Rename from “Public Areas, Public Parks ...”
- Commented [SH247]:** Link to conditions in Article 7
- Commented [SH248]:** Clarify name
- Commented [SH249]:** Link to conditions in Article 7
- Commented [SH250]:** Rename from “Accessory Uses, including ...”
- Commented [SH251]:** List separately from “Warehouse”
- Commented [SH252]:** List in all districts since this is allowed by right in all districts
- Commented [SH253]:** Clarify name to include other forms of transportation
- Commented [SH261]:** Rename from “Automobile Laundries,” list separately, and update link to conditions in Article 7
- Commented [SH254]:** Rename from “Auto Service, including ...”
- Commented [SH262]:** List in all districts since this is allowed by special use permit in all districts
- Commented [SH255]:** Clarify name
- Commented [SH256]:** List separately from “Warehouse”

- (3) ~~Fuel/Chemical/Hazardous Waste Storage as Principal Use – § 744~~ Gasoline Service Station – § 748
- (4) Incinerators
- (5) Institutional Uses and Structures – § 753 ~~752~~
- (6) Junk Yards – § 754 ~~753~~
- (7) Metal Plating, Buffering, and Polishing
- (8) ~~Off-Site Parking Facility (i.e. ramp; accessory to principal use)~~
- (8)(9) ~~Outdoor Entertainment Center, Major – § 761~~
- (9)(10) ~~Processing Operations not otherwise identified in § 324(A) or (B)~~
- (10)(11) Recycling Facility
- (12) Sand ~~and or~~ Gravel Pits, Quarry – § 774 ~~771~~
- (14)(13) Solar Energy System, Primary – § 773
- (14) Truck or Rail Freight Terminal
- (15) Vehicle Service Center, Minor
- (12)(16) Warehouse or Distribution Center, Hazardous Materials – § 777
- (13)(17) Wind Energy Conversion System – § 780
- (14)(18) Wireless Communication Facility – § 792

**D. ADDITIONAL STANDARDS:**

The Provisions of § 323.F Additional Standards shall apply.

- Commented [SH271]:** Rename from “Auto Service, including ...”
- Commented [SH263]:** List separately from “Auto Service, including ...”
- Commented [SH272]:** Rename from “Fuel/Chemical/Hazardous Waste Storage as Principal Use” and update link to conditions in Article 7
- Commented [SH273]:** Spell out “Wind Energy Conversion System”
- Commented [SH264]:** Update link to conditions in Article 7
- Commented [SH265]:** Update link to conditions in Article 7
- Commented [SH274]:** List out these standards as Section 324. E.
- Commented [SH266]:** Clarify name
- Commented [SH267]:** Rename from “Drive-in theaters, race tracks, driving ranges” and update link to conditions in Article 7
- Commented [SH268]:** Clarify name
- Commented [SH269]:** Clarify name and update link to conditions in Article 7
- Commented [SH270]:** List in all districts since this is allowed by special use permit in all districts

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**E. ADDITIONAL STANDARDS:**

In addition to the following requirements, all principal permitted uses and special land uses shall comply with all applicable provisions of this ordinance, including but not limited to bulk, density, lighting, landscaping, parking, and setbacks.

- (1) Uses, including outdoor storage, in this District shall conform to the following standards:
  - (a) Emit no obnoxious, toxic, or corrosive fumes or gases which are deleterious to the public health, safety or general welfare; except for those produced by internal combustion engines under designed operating conditions
  - (b) Discharge no radioactive materials that exceed quantities established by the U.S. Bureau of Standards
  - (c) Does not include, in the manufacturing process, any production or storage of any material designed for use as an explosive, nor the use of any such material in production
  
- (2) Yards in this District shall conform to the following standards:
  - (a) Except for landscape improvements and necessary drives and walks, the front yard shall remain clear, and shall not be used for parking, loading, or accessory structures. Side and rear yards, except for any landscaping buffer as required elsewhere in this ordinance, may be used for parking and loading.
  - (b) The side or rear yard may be eliminated where a railroad service to the site is obtained or may be obtained at the edge of the lot.
  - (c) When the side or rear yard areas abut land within a residential district and when such yard areas are to be used for parking, loading, unloading, or servicing, then such side and rear yard areas shall be effectively screened by a solid, uniformly finished fence. Alternatively, the Zoning Administrator may approve the use of landscaping treatment, together with or in place of a fence or wall that will provide equal or better screening of the yard areas used for these purposes.
  
- (3) The Planning Commission, through an application for special use permit approval, shall have the authority to modify the use requirements listed in subsections F(1) and F(2) above based upon appropriate findings of fact that:
  - (a) The proposed modification is appropriate for the site, compatible with surrounding land uses, and necessary for the reasonable use of the parcel, and
  - (b) The proposed modification is, in the determination of the Planning Commission, the minimum necessary to ensure the reasonable use of the parcel while remaining compatible with surrounding land uses.
  
- (4) Potential Impacts on Neighboring Properties. By nature, a number of uses permitted in the district commonly generate industrial side effects that may be physically perceived on surrounding properties. To help ensure compatibility between adjacent properties, proposed site plans shall be designed to limit the impact of fumes, gases, noise, smoke, dust, heat, glare, and vibrations that may project beyond the boundary of the subject property. Prior to approval of a use that may reasonably be expected to generate perceptible impacts on neighboring properties, a finding shall be made by the reviewing body that reasonable attempts, in consideration of generally acceptable industrial impacts and the character of the site and surrounding area, have been made to limit these impacts.

(5) Nonconformities. In addition to the standards of Article 8 of this Ordinance, the following standards shall apply within this District. In the case of conflict with the standards of Article 8, the following standards shall prevail.

(a) Any use or structure that legally existed on the date of adoption of this ordinance shall be permitted to continue, including necessary maintenance of any structure. In the instance of an event beyond the control of a landowner necessitating the replacement of a portion or the entirety of a nonconforming structure, such replacement shall be recognized for the purpose of this district to be permitted by right provided all requirements governing a non-conforming use or structure, including applicable Zoning Board of Appeals procedures, are deemed to be satisfied.

(b) Expansion of Legal Existing Use. An existing use lawfully established prior to the adoption of this Ordinance shall be permitted to expand, subject to review in accordance with any applicable Site Plan Review standards, and only to the extent of the property boundaries as established as of the effective date of this Ordinance. Any Special Use review criteria that would otherwise be required for the establishment of a new use may be waived in whole or in part by the Director of Planning.

(c) Change in Use of Legal Existing Structure. Where a use is proposed to be established within an existing lawfully built structure and where no physical site modifications to the exterior of the site will be made, the Site Plan Review standards of § 424 may be waived in whole or in part by the Director of Planning. However, if the proposed use is identified as a Special Use within the District, then the establishment of such use shall be subject to review in accordance with the Special Use Permit review standards of § 423, Special Use Permits.

(6) Conflicting Review Requirements for Development Approval. Where a proposal includes more than one on-site use, with one or more use(s) permitted by-right and the other(s) requiring Special Use review, all uses permitted by-right may be administratively approved prior to the applicant obtaining Planning Commission approval for uses requiring a Special Use Permit. In such a case, the by-right portion of the site shall be designed in a manner that facilitates the independent function of the by-right use(s), including any required access drives, parking, and non-motorized facilities.

## SECTION 325 A: AGRICULTURAL

**PURPOSE** – The A (Agricultural) districts provide areas for agricultural operations and low intensity land uses. These districts are composed primarily of unsubdivided lands that are vacant or are in agricultural use with some dwellings and accessory uses. The A districts are suitable for large tracts of open space, agricultural areas, woodlands, and fields. They are designed to promote the protection of the existing natural environment and to preserve, enhance and stabilize the essential characteristics and economical value of these areas as agricultural lands. The A districts may be used to encourage development in and near the core areas of the township by limiting the development densities of parcels less suited for intensive development. The A districts may also be used to protect natural resources and environmentally sensitive areas by preserving these areas for low intensity land uses.

### A. USES PERMITTED BY RIGHT:

- ~~(1)~~ (1) ~~Agricultural Operations~~
- ~~(2)~~ (1) ~~Cemeteries~~
- (2) Dwelling, Single Family
- (3) ~~Essential Service Facility, Minor – § 737~~
- ~~(3)~~ (4) ~~Farm Market – § 741~~
- (5) ~~Farm Operation~~
- ~~(4)~~ (6) ~~Home Industry~~
- (7) Home Occupations
- (8) ~~Keeping of Farm Animals~~
- (9) ~~Park, Mini~~
- ~~(5)~~ (10) ~~Park, Neighborhood~~
- ~~(6)~~ (11) ~~Pet Grooming Establishment~~
- ~~(7)~~ (12) ~~Roadside Stands~~
- ~~(8)~~ ~~(Reserved)~~
- (9) ~~Publicly Owned and Operated Parks~~
- ~~(10)~~ ~~Raising and keeping small animals such as poultry, rabbits, and goats~~
- ~~(11)~~ ~~Raising and keeping livestock, such as cattle, hogs, horses, ponies, sheep and similar livestock upon a lot having an area not less than ten (10) acres, except feeder lots~~
- (13) ~~Solar Energy System, Accessory – § 773~~

### B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Adult Foster Care, Family Home (~~<7~~) – § 707
- (2) Child Care, Family Home (<7) – § 718
- (3) Child Care, Small Group Home (7-12) – § 719
- ~~(3)~~ (4) ~~Farm Employees House~~
- ~~(4)~~ ~~Farm Market – § 741~~
- (5) ~~Keeping of horses~~ Horses, Personal – § 752/754
- (6) Medical Marihuana Residential Cultivation – § 758

- (7) ~~Stormwater containment~~ Containment, Non-Agricultural – § 774 ~~on split-zoned properties to support non agricultural uses provided Low Impact Development standards are used to the satisfaction of the Planning Commission and Township Engineer~~
- ~~(8)~~ (8) ~~Tenant house for full time farm employees associated with the principal use of the property as an agricultural operation~~
- ~~(9)~~ (8) ~~Personal Wind Energy Conversion System, Personal – § 770/781~~

**Commented [SH284]:** Clarify name and link to conditions in Article 7

**Commented [SH275]:** List in all districts since this is allowed by right in all districts

**Commented [SH276]:** Move from special conditions; PC should consider removing these conditions from Article 7

**Commented [SH277]:** Rename from "Agricultural Operation"

**Commented [SH278]:** Rename from "Raising and keeping small animals ..." and "Raising and keeping livestock ..."

**Commented [SH285]:** Clarify name and update link to conditions in Article 7

**Commented [SH279]:** Allow in all districts

**Commented [SH280]:** Rename from "Publicly Owned and Operated Parks"

**Commented [SH281]:** List in all districts since this is allowed by right in all districts

**Commented [SH282]:** Rename from "Tenant house for full time farm employees associated with the principal use ..."

**Commented [SH283]:** Clarify name and update link to conditions in Article 7

**C. USES PERMITTED BY SPECIAL USE PERMIT:**

- (1) Adult Foster Care, Small Group Home - ~~(7-12)~~ § 708
- (2) Adult Foster Care, Large Group Home - ~~(13-20)~~ § 709
- (3) Airports ~~or~~ and Airfields
- (4) Bed ~~&~~ and Breakfast - § 714 ~~713~~
- (4) ~~Reserved~~
- (5) Campground ~~or~~ Travel Trailer Park - § 716 ~~s~~
- (5)(6) Child Care Center - § 720
- (6) ~~Reserved~~
- (7) Essential Service Facilities, Major - § 737
- (8) Drive-In Theaters - § 736
- (9)(8) Game or Hunting Preserve, ~~Commercial~~ operated for profit
- (10)(9) Golf Courses ~~or~~ and Country Clubs, ~~not including stand-alone golf driving ranges and miniature golf courses~~ - § 749

- ~~(14)~~(10) Greenhouse, ~~Commercial~~ and nurseries selling at retail on the premises
- ~~(12)~~(11) Incinerators
- ~~(13)~~(12) Institutional Uses and Structures - § 753 ~~752~~
- (14)(13) Kennels - § 756 ~~755~~
- ~~(15)~~(14) Livestock Auction Yards
- (15) Lumber Processing and Sawmill - § 756
- ~~(16)~~ Essential Service Facilities - § 737
- (16) Outdoor Entertainment Center, Major - § 761
- ~~(17)~~ Raising of Fur Bearing Animals for profit
- ~~(18)~~(17) Recreational Field Complex - § 772 ~~767~~
- (18) Sand or Gravel Pits, Quarries - § 774 ~~771~~
- (19) Solar Energy System, Primary - § 773
- ~~(20)~~ Sawmills
- ~~(21)~~(20) Veterinary ~~hospitals~~ Hospital
- (21) Wind Energy Conversion System - § 780
- (22) Wireless Communication Facilities - § 792
- Wind Energy Conversion System (WECS) - § 780

- Commented [SH292]: Clarify name
- Commented [SH286]: Add link to conditions in Article 7
- Commented [SH293]: Update link to conditions in Article 7
- Commented [SH287]: Add link to conditions in Article 7
- Commented [SH294]: Update link to conditions in Article 7
- Commented [SH288]: Update link to conditions in Article 7
- Commented [SH295]: Rename from "Sawmill" and link to conditions in Article 7
- Commented [SH289]: Rename to include "Travel Trailer Park" and include link to conditions in Article 7
- Commented [SH296]: Rename from "Drive-In Theaters" and update link to conditions in Article 7
- Commented [SH297]: Cover under "Keeping of Farm Animals" (by right)
- Commented [SH298]: Update link to conditions in Article 7
- Commented [SH290]: Alphabetize
- Commented [SH299]: Update link to conditions in Article 7
- Commented [SH300]: List in all districts since this is allowed by special use permit in all districts
- Commented [SH291]: Clarify name
- Commented [SH301]: Alphabetize

DRAFT

## SECTION 330 P-R PARK AND RECREATION DISTRICT

**PURPOSE AND FINDINGS.** The P-R (Park and Recreation) districts provide areas for passive and active recreational facilities which are owned or operated by a municipality or other governmental entity.

### A. USES PERMITTED BY RIGHT:

- (1) Athletic Fields
- (2) Children's Play Area
- (3) Dog Park
- (1) Disc Golf Course [Essential Service Facilities, Minor – § 737](#)
- (2) Park, Mini
- (3) Park, Neighborhood
- (4) Park, Community – Low Intensity
- (4)(5) Solar Energy System, Accessory – § 773
- (5) Fire Pit
- (6) Fitness / Exercise Station
- (7) Non motorized paths such as nature trails, walking, hiking, running, cross-country skiing, or mountain biking trails
- (8) Publicly Owned and Operated Parks
- (9) Restrooms
- (10) Sculpture
- (11) Sledding hill (non-assisted)
- (12) Trailheads / Parking Areas
- (13) Picnic pavilions or other such structures
- (14) Warming Huts

**Commented [SH302]:** List in all districts since this is allowed by right in all districts

**Commented [SH303]:** Allow in all districts

**Commented [SH304]:** Rename from "Publicly Owned and Operated Parks"

**Commented [SH305]:** Consolidate from several other uses permitted by right in the P-R district

**Commented [SH306]:** List in all districts since this is allowed by right in all districts

### B. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Amphitheatre
- (2) Banquet Center
- (3)(1) Campground or Travel Trailer Park – § 716
- (4) Challenge Course / Ropes Course
- (5) Climbing Wall (Indoor or Outdoor)
- (2) Daycare facility to accommodate the children of park users [Essential Service Facilities, Major – § 737](#)
- (3) Park, Community – High Intensity
- (6)(4) Solar Energy System, Primary – § 773
- (7) Guest Services Building for services such as food/beverage, rentals, repair, retail sales, seating, seasonal lockers, etc
- (8) Ice Rink
- (9) Lift or tow accessed downhill ski terrain, tubing hills, sledding hills, or mountain bike runs
- (10) Lodge
- (11) Nature Center
- (12) Outdoor Lighting
- (13) Summer camps for Kids
- (14) Yoga Retreat
- (15) Zip Line Course

**Commented [SH307]:** Rename to include "Travel Trailer Park" and add link to conditions in Article 7


**Commented [SH308]:** List in all districts since this is allowed by special use permit in all districts

**Commented [SH309]:** Consolidate from several other uses permitted by special use permit in the P-R district

**Commented [SH310]:** List in all districts since this is allowed by special use permit in all districts

### C. COMPREHENSIVE PARK PLAN



 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2021-35</b>			
Prepared:	March 17, 2021	Pages:	1
Meeting:	March 24, 2021 Planning Commission	Attachments:	<input type="checkbox"/>
Subject:	Agritourism Conceptual Use Discussion		

**PURPOSE OF DISCUSSION:**

Staff has been approached with an idea to establish use not currently provided for in the Zoning Ordinance. The purpose of this discussion is to evaluate the concept and determine if it is appropriate for the Township.

**CONCEPTUAL USE DESCRIPTION:**

The use would be provided in the A-Agricultural zoning district or compatible districts where land provides a certain aesthetic value to the community. These are also areas with significant space and are often inactive in the winter months. The concept may make for a good agritourism use that is seasonal (winter) and works on farmland when it is not in production.

Elements of the use are as follows:

- Temporary “igloos” or other similar type of temporary structure could be placed outdoors on an agricultural property. Depending on the site, it was suggested that there would be a cluster of approximately 6 to 8 “igloos.”
- The use would only occur in winter months. December 1 to April 1 has been suggested as a temporary time frame to allow operation of the use.
- Inside the igloo, seating would be provided.
- Outside the igloo, fire pits, firewood, and trash containers would be provided.
- Lighting (i.e., LED lighting) would be provided.
- There would no food or drink service. However, customers could bring their own.
- There would be no overnight stays or lodging.
- Hours of operation would be limited. 4:00 p.m. to 11:00 p.m. has been suggested.


**INITIAL STAFF COMMENTS:**

- Some aspects of the use are similar to a park. Public parks often provide picnic tables with grills for barbecuing.
- A main concern would be the impact of the activity on surrounding uses. Impacts would mainly be noise along with parking and access.
- There is concern about such a use becoming an increasingly commercial use in a district that is focused on agricultural and low intensity land uses. Ensuring that there is no food or drink service is important. However, individuals could still bring their own food and drink.
- Limiting hours of operation is essential.
- Should such a conceptual use be considered acceptable, Staff recommends requiring review by the Planning Commission and would most likely be a Special Use Permit.
- There may be other issues or concerns not mentioned.

**DISCUSSION ONLY:**

This information is being provided for review and discussion by the Planning Commission. No action is required.



 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2021-36</b>			
Prepared:	March 17, 2021	Pages:	3
Meeting:	March 24, 2021 Planning Commission	Attachments:	<input type="checkbox"/>
Subject:	4051 Cedar Run Discussion		
Parcel No.	05-008-010-00		

**SUBJECT PROPERTY:**

4051 Cedar Run Road is a 3.75-acre parcel zoned R-1 One-Family Residential. The subject property is currently vacant. The site is on the south side of Cedar Run Road between Front Street / North Long Lake Road and Barney Road. This neighborhood includes a mix of medical offices and other small commercial and office uses.

**PURPOSE OF DISCUSSION:**

There has been interest in developing this parcel including a rezoning request in 2020. The rezoning request was to rezone the parcel to C-O Office Commercial. The request was eventually withdrawn. A more recent request is to use the front end of the parcel for a building maintenance service business (office and garage) and the rear of the parcel for residential. In order to respond to continued interest, staff would like some direction from the Planning Commission on the future uses of this corridor.

*Zoomed-out aerial view of the subject property (highlighted in blue)*

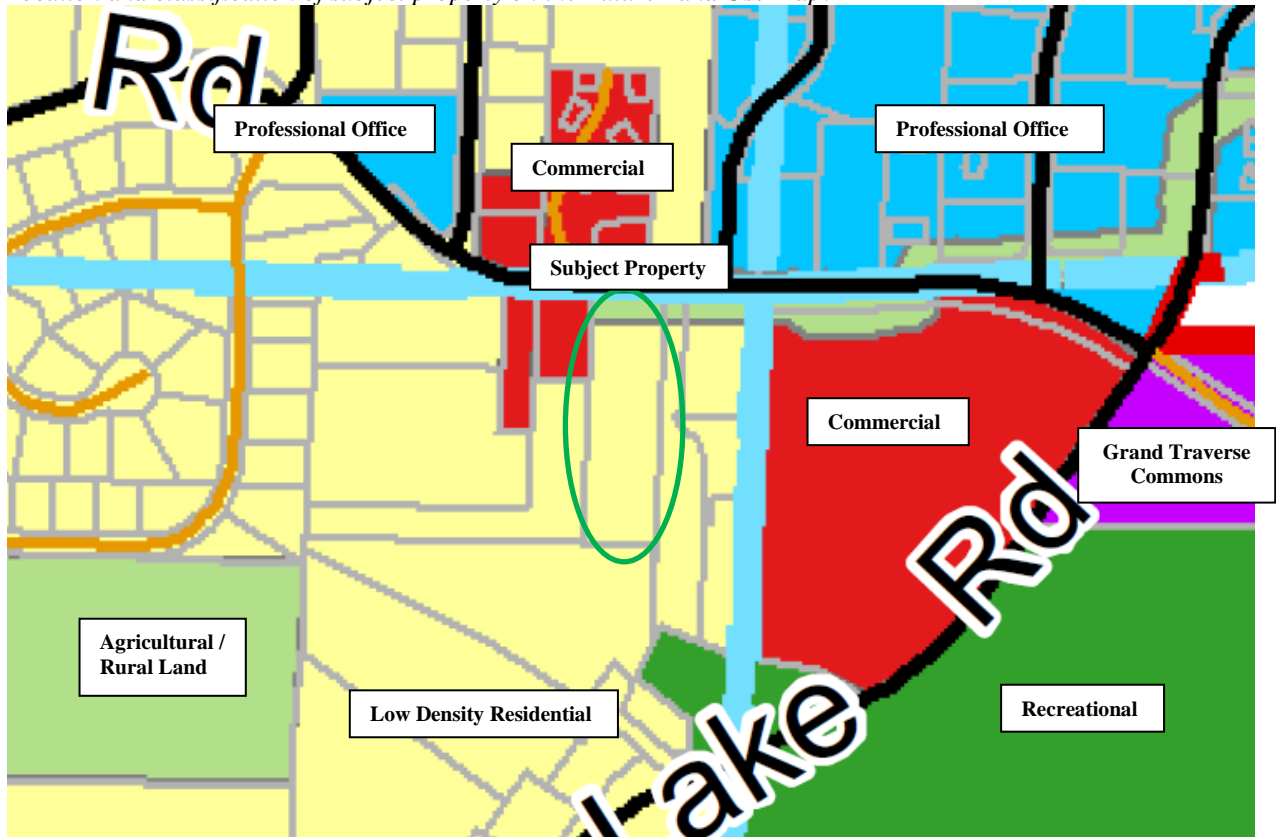




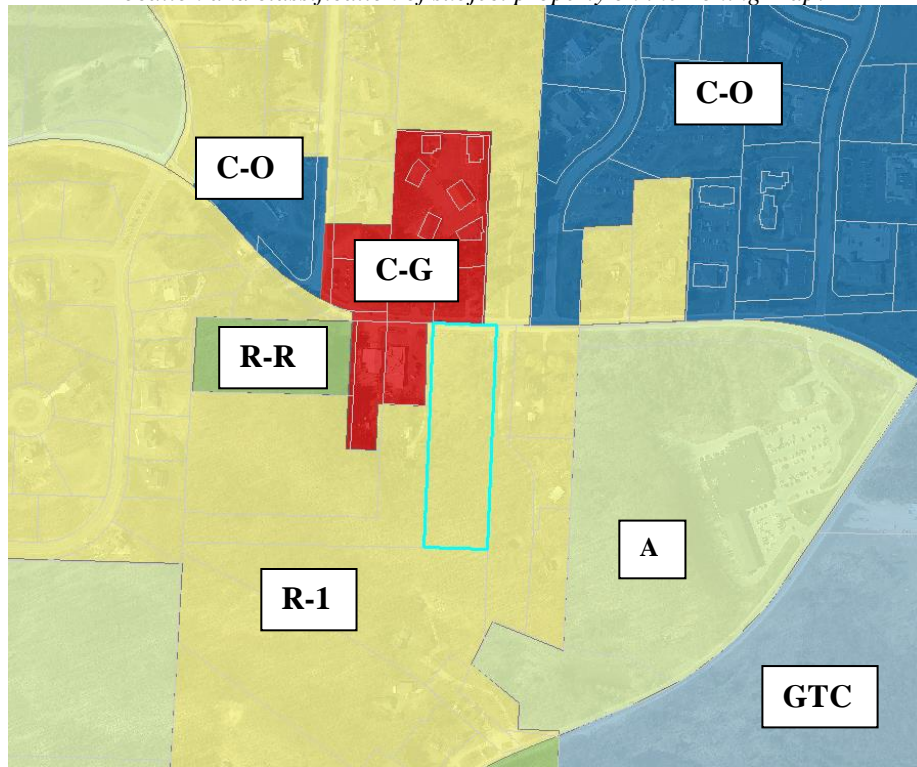
*Zoomed-in aerial view of the subject property (highlighted in blue)*



*Location and classification of subject property on the Future Land Use Map:*



*Location and classification of subject property on the Zoning Map:*



**DISCUSSION ONLY:**

This information is being provided for review and discussion by the Planning Commission. No action is required.