

outside the required setback. This may necessitate reducing the size (length) of the storage unit buildings. Further, although there are some unique characteristics to consider with storage facilities in terms of raised separations, the north side of the buildings should be separated from parking and landscaping by a five foot raised landscaped barrier. Staff recommends that the building sizes are reduced in order to meet this setback requirement and/or the rear circulation drive be reduced.

The setback from Gratiot Road for the circulation drive appears to be located within what is labeled on the plan as right-of-way. The proposed gate is also located within the road right-of-way. Parking spaces will need to be shown somewhere other than on the north side of the building.

While technically the development is adjacent to residentially zoned property, it is the applicants own property and no screening is required. The property to the east is zoned B-1. Given the distance between the proposed development and the adjacent B-1 zoning (225 feet) and the fact that this area is to remain undeveloped, no screening is required. The mini-warehouse storage buildings are spaced twenty-two feet (22') apart. The setbacks shown are correct, however the proposed circulation drive and parking encroaches within these setbacks by approximately twenty-four feet (24'). The final site plan must conform to the required setbacks not only for the building(s) but for the parking and circulation as well.

The remainder of the site that has been cleared and graded and is shown to house future buildings shall be seeded and maintained until such time that the development is expanded.

Whereas the proposed mini-warehouse storage facility is a use allowed within a B-3, Community Commercial district with special conditions and the project complies with the general development standards of the Township, staff recommends approval of S-14-01 with the conditions listed in staff's report.

Mr. Kemerer was present to answer any questions.

Mr. Gombar asked about the way in which storm water was reviewed and how the water would be treated prior to discharge.

Mr. Nolan then asked for public comments in favor or in opposition to the proposed site plan.

There being no comments, Mr. Nolan closed the public hearing portion of the proposed site plan.

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Mr. Nolan, to recommend approval of the proposed site plan (S-14-01) with the thirteen (13) conditions listed below:

1. Approval of a final site plan by the Community Development Department, Fire Department, Building Department and the Department of Public Services, prior to issuing a building permit.
2. Issuance of a drive way permit from the Michigan Department of Transportation.
3. A Storm Water Management Plan will need to be reviewed and approved by the Township Engineer prior to a building permit being issued.
4. The revised final site plan shall clearly note:
 - a. Any and all trees proposed to remain on site.
 - b. The first phase of the project.
 - c. The way in which the remainder of the site not associated with the first phase will be graded, planted and maintained.
5. Revision of the plan, specifically the location of the buildings and circulation drive to comply with the required setbacks.
6. Elevations and details regarding the building materials, including color, area required and shall be reviewed and approved by the Township. The design guidelines require a change in surface, a recess, additional banding, and/or additional landscaping in order to off-set large blank walls such as this. The building elevations visible from the street need to be treated/addressed with brick or architectural stone. Additionally the applicant and his architect can work with the Township to develop a façade that meets the design guidelines.
7. Addition of a five (5') foot raised landscaping area adjacent to each of the proposed buildings. These islands shall be landscaped in such a way as to break down the scale and potential monotony of the buildings or if this area provides access doors, bollards are required to be installed.
8. At least two (2) dumpsters should be provided at the final build out, and at least one with the first phase. The locations of the dumpsters need to be indicated on the final site plan along with a complete detail of the dumpster enclosure.
9. Sidewalks are required to be installed along Gratiot Road (deferral granted with original approval).
10. The final site plan needs to indicate the location of the sign. The sign must remain outside of the road right-of-way and a sign permit must also be obtained prior to installation.
11. The gate must be located outside of the road right-of-way, specifically approved by the Township and if it is to be locked, keyed or other entry must be coordinated with and provided to the Fire Department.

Whereas the proposed use is permitted by right within a B-1, Office Business zoning district and the project complies with the general development standards of the Township, staff recommends approval of site plan S-14-03 with the eleven (11) conditions listed in staff's report.

Mr. Gary Kowalski, a representative for Beagle Construction, was present to answer any questions. Mr. Morey has no problems with the eleven (11) conditions listed in staff's report.

Mr. Nolan then asked for public comments in favor or in opposition to the proposed site plan.

Rosalind Argyle, the owner, said PACE is a program of all inclusive care with a little more than 100 such facilities nationwide with six (6) facilities located in Michigan. The facility is for adult day care center with day use only. The facility contains medical practice, pharmacy, physical therapy/ speech therapy, recreational therapy along with meals and a hair salon. Each participant will have a comprehensive care plan with dual eligibility for Medicare/Medicaid.

There being no comments, Mr. Nolan closed the public hearing portion of the proposed site plan.

Discussion followed among the Planning Commission members.

Motion by Mr. Peterson, supported by Mr. Gombar, to recommend approval of the proposed site plan (S-14-03) with the eleven (11) conditions listed below:

1. Elevations and details regarding the building materials, including color, are required and shall be reviewed and approved by the Township. The building shall be designed in such a way as to be consistent with the Township's design guidelines.
2. Approval of the final site plan by the Community Development Department, Fire Department, Building Department and Department of Public Services prior to issuing a building permit. Specifically the applicant shall work with the Township's Engineer and Department of Public Services to provide all necessary plans, profiles and specifications along with the necessary deposit to secure construction of the required utilities.
3. Comments from the Building Department, Department of Public Services, and the Township Engineer will need to be addressed.
4. The applicant shall provide information to justify their proposed parking count. In absence of this, the Township will use the parking count provided in the report. The applicant shall provide information regarding occupancy in order to finalize parking calculations.
5. A space for a future ingress/egress drive (shared future access) with the property to the north should be indicated on the site plan. It is recommended that two of the western most Blue Spruce trees along the north property line be removed or relocated to allow

