



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
269-216-5220 Fax 375-7180 TDD 375-7198
www.oshtemo.org

**NOTICE
OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

**Thursday,
April 14, 2016
7:00 p.m.
AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes – March 24, 2016
6. **PUBLIC HEARING: Special Exception Use – Flagstar Bank**
Consideration of the application made by MBA Architects, on behalf of Meijer, Inc. for a special exception use and site plan review to construct a Flagstar Bank with drive-through service, at 6660 West Main Street pursuant to Section 30.407. Parcel Number 3905-14-185-036.
7. Old Business
8. Any Other Business
9. Planning Commissioner Comments
10. Adjournment

Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

- a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.
- b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be board discussion prior to call for a motion.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment or Citizen Comment on Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 5/9/2000)
(revised 5/14/2013)

Policy for Public Comment
6:00 p.m. "Public Comment"/Portion of Township Board Meetings

At the commencement of the meeting, the Supervisor shall poll the members of the public who are present to determine how many persons wish to make comments. The Supervisor shall allocate maximum comment time among persons so identified based upon the total number of persons indicating their wish to make public comments, but no longer than ten (10) minutes per person. Special permission to extend the maximum comment time may be granted in advance by the Supervisor based upon the topic of discussion.

While this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 2/27/2001)
(revised 5/14/2013)

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD MARCH 24, 2016

Agenda

**PUBLIC HEARING: SITE PLAN REVIEW ORDINANCE
PLANNING COMMISSION TO REVIEW PROPOSED AMENDMENTS TO
CHAPTER 82 OF THE TOWNSHIP ZONING ORDINANCE REGARDING SITE
PLAN REVIEW**

**PUBLIC HEARING: AREA REQUIREMENTS
PLANNING COMMISSION TO REVIEW PROPOSED AMENDMENTS TO
CHAPTER 66 OF THE TOWNSHIP ZONING ORDINANCE REGARDING AREA
REQUIREMENTS, DWELLING STANDARDS AND RESIDENTIAL
OCCUPANCY, SPECIFICALLY SECTION 66.200: DIMENSIONAL
REQUIREMENTS FOR PARCELS, LOTS AND BUILDING SITES IN THE RR:
RURAL RESIDENTIAL DISTRICT.**

**PUBLIC HEARING: HISTORIC OVERLAY ZONE
PLANNING COMMISSION TO REVIEW PROPOSED AMENDMENTS TO
CHAPTER 54 OF THE TOWNSHIP ZONING ORDINANCE REGARDING THE
HISTORIC OVERLAY ZONE, SPECIFICALLY SECTION 54.200: PERMITTED
USES.**

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, March 24, 2016, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Millard Loy, Chair
Fred Antosz
Kimberly Avery
Dusty Farmer
Mary Smith

MEMBERS ABSENT: Wiley Boulding Sr.
Pam Jackson

Also present were Julie Johnston, Planning Director, James Porter, Attorney, and Martha Coash, Meeting Transcriptionist. No other persons were in attendance.

Call to Order and Pledge of Allegiance

The meeting was called to order by Chairperson Loy at approximately 7:00 p.m., and the "Pledge of Allegiance" was recited.

Agenda

Chairperson Loy asked if there were any additions, deletions or corrections to the Agenda.

Ms. Johnston indicated she would ask that item #7 be tabled due to an error in the notice to the public that referenced 1.5 dwelling units per acre rather than one dwelling unit per acre. She recommended correction and re-publishing of the public notice.

Chairperson Loy acknowledged the needed change and called for a motion to approve the Agenda as presented.

Mr. Antosz made a motion to approve the revised agenda as requested. Ms. Avery supported the motion. The motion passed unanimously.

Public Comment on Non-Agenda Items

Chairperson Loy noted no members of the public were present and moved to the next item on the agenda.

Approval of the Minutes of March 10, 2016

The Chairperson asked if there were any additions, deletions or corrections to the minutes of March 10, 2016.

Hearing none, Chairperson Loy asked for a motion to approve the minutes as presented.

Mr. Antosz made a motion to approve the minutes of March 10, 2016. Ms. Smith supported the motion. The motion was approved unanimously.

PUBLIC HEARING: SITE PLAN REVIEW ORDINANCE PLANNING COMMISSION TO REVIEW PROPOSED AMENDMENTS TO CHAPTER 82 OF THE TOWNSHIP ZONING ORDINANCE REGARDING SITE PLAN REVIEW

Chairperson Loy asked Ms. Johnston to walk through the proposed amendments for the Board.

Ms. Johnston noted nothing changed from the last iteration the Board reviewed. She explained the amendments result in reorganization of the Ordinance in a more logical manner. It details when site plan review and approval is required, what happens

with single-family and two-family buildings, what happens after a site plan is approved, better defines how to use it, details the process to follow for approval and clearly spells out the kinds of information needed on the plan. In addition, site plans will now be required to be complete before they come before either the Planning Commission or the Zoning Board. It states that plans are valid for one year, but provides the opportunity for extensions, and allows some ability for the Planning Director to make minor changes to already approved site plans.

Chairperson Loy asked if there were questions for Ms. Johnston from Board Members.

In answer to a question from Ms. Farmer, Ms. Johnston explained one-family or two-family (duplex) homes that are part of a site condominium or sub-division require site plan approval by the PC or ZBA. The Kalamazoo Area Building Authority (KABA) is responsible for approval through a building permit for single and two-family homes.

Chairperson Loy noted there were no public comments since no members of the public were in attendance, and moved to Board Deliberations.

Mr. Antosz commented the amendments were well done, easy to follow and provided the verbiage to allow Staff to work with applicants, a move in the right direction.

Chairperson Loy asked if there was a motion on the proposed amendments...

Mr. Antosz made a motion to recommend the proposed amendments to Chapter 82 of the Township Zoning Ordinance Regarding Site Plan Review to the Township Board for approval. Ms. Smith supported the motion. The motion was approved unanimously.

**PUBLIC HEARING: AREA REQUIREMENTS
PLANNING COMMISSION TO REVIEW PROPOSED AMENDMENTS TO CHAPTER
66 OF THE TOWNSHIP ZONING ORDINANCE REGARDING AREA
REQUIREMENTS, DWELLING STANDARDS AND RESIDENTIAL OCCUPANCY,
SPECIFICALLY SECTION 66.200: DIMENSIONAL REQUIREMENTS FOR PARCELS,
LOTS AND BUILDING SITES IN THE RR: RURAL RESIDENTIAL DISTRICT.**

Chairperson Loy moved to the next item on the agenda and asked for a motion to table the proposed amendments to Chapter 66 of the Township Zoning Ordinance regarding Area Requirements, Dwelling Standards and Residential Occupancy, specifically Section 66.200: Dimensional Requirements for parcels, lots and building sites in the RR: Rural Residential District. This will allow time to re-publish notice to correct the error referencing 1.5 dwelling units rather than one dwelling unit per acre.

Ms. Smith made a motion to table review of the proposed amendments to Chapter 82 of the Township Zoning Ordinance Regarding Site Plan Review until the

Planning Commission Meeting of April 28, 2016. Ms. Avery supported the motion. The motion was approved unanimously.

PUBLIC HEARING: HISTORIC OVERLAY ZONE
PLANNING COMMISSION TO REVIEW PROPOSED AMENDMENTS TO CHAPTER
54 OF THE TOWNSHIP ZONING ORDINANCE REGARDING THE HISTORIC
OVERLAY ZONE, SPECIFICALLY SECTION 54.200: PERMITTED USES.

Chairperson Loy moved to the next item on the agenda, a review of proposed amendments to Chapter 54 of the Township Zoning Ordinance regarding the Historic Overlay Zone, specifically Section 54.200: Permitted Uses.

Ms. Johnston said the requested change to Section 54.200, within Chapter 54, regarding permitted uses within the Historic Overlay Zone, was previously discussed by the PC at the February 25, 2016 meeting.

She said the requested amendment to the Permitted Uses for the Overlay Zone was to add “Any use significant to the historical purpose or characteristics of the property.” This change would allow commercial farming at the Drake Farmstead which is not currently allowed under the C: Commercial and R-3 Residential zoning or the Overlay Zone, which says underlying uses are what is permitted. Although a simple change, it will be significant regarding use of the Drake Farmstead and will allow commercial farming to be done.

Ms. Johnston added the Overlay Zone doesn’t cover all of the Farmstead, so the Township will be bringing to the Planning Commission a request to re-zone the Farmstead with a full Overlay, so that any changes that are made to the Overlay Zone will cover all of the property owned as part of the Drake Farmstead.

In answer to questions from Commissioners, Ms. Johnston said there is no difference between commercial farming and historic commercial farming, OHS and the Parks Department will work with the farmer to be sure no fertilizer will be used that might get into the sewer system, that three properties in the Township have the Overlay Zoning, not significant to the overall uses of the Township, and that there are no future historic areas discussed in the Master Plan.

Attorney Porter commented that if a similar house with similar commercial zoning was going to be considered for historical purposes, it might be appropriate to take away the commercial purposes and re-zone the property.

Ms. Johnston noted the use of Historic Overlay is to place protections on properties with historical significance – it says we appreciate historical use and want to allow it.

Chairperson Loy noted no one was in attendance to provide public comment and to Board Deliberations.

Hearing no Board comments, he asked for a motion on the proposed amendment.

Mr. Antosz made a motion to recommend approval to the Township Board of the proposed amendment to Chapter 54 of the Township Zoning Ordinance regarding the Historic Overlay Zone, specifically Section 54.200: Permitted Uses. Ms. Avery supported the motion. The motion carried unanimously.

Chairperson Loy moved to the next item on the agenda.

Old Business

Since there was no old business to consider, Chairperson Loy moved to the next agenda item.

Any Other Business

Ms. Johnston said there are a number of minor Zoning Ordinance amendments that the Planning Department would like to review with the Planning Commission as the language is developed. The Planning Department has been keeping a list of ordinance concerns that have arisen when completing site plan review, discussing possible development options with property owners, or difficulties the Zoning Administrator encounters when administering the Code. She would like to bring smaller changes to the second meeting of the month as they are developed. Once approval has been given to re-do the whole Ordinance, she would like to bring bigger sections to the Planning Commission for consideration as they are developed in concert with the Master Plan.

She said today there were three items needing attention that have come up as Staff worked with the public and encountered issues.

a. Village Form-Based Code Overlay Zone – Section 34.670: Signs

Ms. Johnston said as presented to the Planning Commission at the February 11, 2016 meeting, the signage requirements included in the Architectural Standards of the Village Form-Based Code Overlay District do not allow for internally lit plastic letter or plastic box signs, but many of these types of signs exist in the District. The Township often receives requests to allow a panel change to these box signs when there is a tenant change in a building. Technically, the Overlay District would require the replacement of a new sign that is in compliance with the Architectural Standards.

She recommended language within *Section 34.670: Signage* that would allow the continuation of otherwise prohibited signs on nonconforming buildings in accordance with *Section 76.000* until such time as the structure comes into compliance with the Architectural Standards of the Overlay District. Essentially, signs on existing structures that currently do not conform to the Architectural Standards would be allowed to continue, including changing out panels for internally lit box signs, until such time that the building is renovated and comes into compliance with all of the architectural requirements of the Overlay District. If at least 51% of the value of a building would be spent to remodel, the owner would be required to bring the entire building into compliance with the Ordinance.

There was extensive discussion regarding the desire for compliance with the sign requirements, but acknowledging the significant differences between the village core and the east corridor, south corridor and village fringe, and that perhaps it would be better to focus on compliance with the new language only within the village core historical area (pink on map) now, then start trying to work out from there rather than to put conformance issues on the fringe areas.

It was agreed Ms. Johnston would return to the meeting on April 28 with language reflective of the Board's discussion, and will share the outcome from that meeting with the DDA Board at their meeting in May for their input.

b. Nonconforming Uses, Structures and Parcels/Lots

Ms. Johnston said currently, *Section 62: Nonconforming Uses* does not address parcels or lots that were lawfully recorded but no longer meet our Zoning Ordinance requirements. Instead, these nonconforming lots are regulated by *Section 66.200: Dimensional requirements for parcels, lots and building sites* found in *Section 66.000: Area Requirements*

She said often these parcels or lots do not meet the width requirements for frontage on a public right-of-way, making them nonconforming and unbuildable. Many communities provide language within their zoning ordinance to address these types of parcels or lots. In some instances, denying the use of a lawfully recorded property could be considered a "taking."

Ms. Johnston said Staff recommends language be added to this Section to distinguish between land and structures and nonconforming structures to reach a balance. In addition, the Section has been reorganized to address more clearly all of the different types of nonconformity: land, uses and structures.

The group was in consensus that they were comfortable with the recommended language and that it could be moved to a public hearing.

c. Off-Street Parking – Section 68.300: Requirements for Parking Spaces and Lots

Ms. Johnston told the Board the current Off-Street Parking Ordinance does not address the number of stacking spaces a drive through window should provide. Because of the number of facilities the Township has recently reviewed requesting drive through facilities, planning staff feels that some regulatory control over drive through lanes should be considered. The suggested amendment requires five stacking spaces for each drive through window, each space measuring 10 feet by 20 feet, designed and located so as not to block or impede pedestrian and/or vehicle circulation on the site or on any adjacent sidewalk or street. Stacking spaces will not be considered parking spaces.

She said the stacking spaces would begin from the drive-through window and extend back five spaces; it is likely six to seven cars could be stacked in that space. Parking lot requirements would be followed.

Board Members suggested that the amendment language include speakers, that the five spaces begin at each serving drive-through window back five spaces, and that drive-through lanes for restaurants are delineated from other types of businesses.

Ms. Johnston will rework the language to include the suggestions and bring it back to the Board for consideration.

PLANNING COMMISSIONER COMMENTS

Chairperson Loy encouraged everyone to attend the Drake House Open House on Sunday April 17 between 2:00 and 4:00 p.m.

He noted the Capital campaign for the Drake House received \$150,000 from the Township Board for 2016-2017; the official campaign kick-off begins April 7.

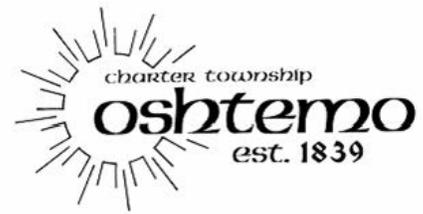
ADJOURNMENT

Having exhausted the agenda, and with there being no further business to discuss, Chairperson Loy adjourned the Planning Commission meeting at approximately 8:17 p.m.

Minutes prepared:
March 26, 2016

Minutes approved:
_____, 2016

April 4th, 2016



Meeting Date: April 14th, 2016

To: Planning Commission

From: Ben Clark, Zoning Administrator

Applicant: Michael Boggio, AIA

Owner: Meijer, Inc.

Property: Unaddressed parcel number 05-14-185-036

Zoning: C: Local Business District

Request: Special Exception Use permission and site plan approval for a new bank with drive-through facilities

Section(s): 30.000—C: Local Business District; 60.000—Special Exception Uses

Project Name: Flagstar Bank

OVERVIEW

The applicant is seeking Special Exception Use (SEU) permission and site plan approval for a new bank, to be located on the last remaining vacant Meijer outlot on West Main Street. The inclusion of drive-through facilities necessitates the SEU approval process.

PROJECT SUMMARY

Proposed to be located between the existing Arby's restaurant and the soon-to-be built AutoZone, which received ZBA approval in early Autumn of 2015, the new Flagstar bank will occupy what is currently the only Meijer outlot that isn't already developed or slated for construction. Approximately 1.6 acres in size, the commercially zoned parcel will be served by public water and sewer and will have a driveway connecting to Meijer's parking lot—no direct vehicle access to West Main Street is planned. 2,840 square feet in size, the structure itself will include three drive-through lanes and be oriented to face West Main.

GENERAL ZONING COMPLIANCE

The proposed project fully complies with all relevant sections of Oshtemo Township's Zoning Ordinance, including but not limited to building setbacks, number of parking spaces, drive aisle circulation width, and photometrics.

SITE ACCESS AND CIRCULATION

The only motorized connection will be to the Meijer parking lot to the north, and ingress and egress to the site will be handled by one two-way aisle, running to the south and west of the building. The drive-through and bypass lanes will be one way, terminating into the two-way aisle north of the building. The applicant is

proposing a non-motorized connection to the West Main shared use path and also intends to link to the Arby's path to the west, completing that property's non-motorized connection as well.

LANDSCAPING

The project's site plan is in full compliance with section 75.000 of the Zoning Ordinance. Staff would also like to point out that the applicant plans to preserve numerous mature trees already present on the property, as indicated on sheet L-1.0 of the site plan set.

ENGINEERING & FIRE DEPARTMENT

Both the Township's Engineer and Fire Marshal have reviewed the site plan. Neither staff member has any concerns at this time. All issues noted in the Engineer's initial feedback to the applicant have been addressed in the revised site plan being presented to the Planning Commission.

OTHER CONSIDERATIONS

Section 60.100 of the Zoning Ordinance provides additional review criteria for consideration when deliberating a Special Exception Use request.

A. Is the proposed use compatible with the other uses expressly permitted within the C: Local Business zoning district?

Financial institutions *without* drive-through facilities are permitted uses in the C: Local Business District zoning classification. Staff feels that the addition of these accommodations does not damage the project's compatibility with other uses in this district.

B. Will the proposed use be detrimental or injurious to the use or development of adjacent properties or to the general public?

Staff does not anticipate that this use will in any way prove detrimental or injurious to any adjacent properties. A major commercial area in Oshtemo Township, the intersection of West Main and 9th Street is a good location for such a use.

C. Will the proposed use promote the public health, safety, and welfare of the community?

Using a simple, yet practical, site layout with no direct vehicle access to West Main Street, Staff does feel that this project will generally promote the health, safety, and welfare of the community. The preservation of existing trees will help to maintain animal habitat while also serving to mitigate soil erosion on the property.

D. Will the proposed use encourage the use of the land in accordance with its character and adaptability?

Proposed to be located in an area that has largely already been developed, Staff views this project as being harmonious with the land's character and adaptability.

RECOMMENDATION

Satisfying all relevant sections of Oshtemo Township's Zoning Ordinance and any other applicable development requirements, Staff recommends that the Planning Commission approve the proposed Flagstar Bank site plan and Special Exception Use request, free of any conditions.

Respectfully Submitted,



Ben Clark
Zoning Administrator

Attachments:

- Application
- Site plan excerpts
- Aerial map



7275 W. Main Street, Kalamazoo, Michigan 49009-9334
 Phone: 269-216-5223 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS Flagstar Bank, 6660 West Main Street, Kalamazoo, MI

PLANNING & ZONING APPLICATION

Applicant Name : Michael A. Boggio
 Company MBA Architects
 Address 30100 Telegraph Road, Suite 216
Bingham Farms, MI 48025
 E-mail BOG48@aol.com
 Telephone (248) 258-5155 Fax (248) 258-2843
 Interest in Property Architect for Proposed Flagstar Bank.

Oshtemo Charter Township
 7275 W MAIN ST
 KALAMAZOO, MI 49009
 Phone : 269-375-4260
 OSHTEMO TOWNSHIP.ORG

Received From: BOGGIO
 Date: 03/08/2016 Time: 11:52:18 AM
 Receipt 123162
 Cashier LINDAI

OWNER*:

Name Meijer, Inc.
 Address 2929 Walker Avenue N.W.
Grand Rapids, MI 49544
 Email _____
 Phone & Fax _____

ITEM REFERENCE	AMOUNT
1042 PLANNING ESCROW	
PLANNING ESCROW	\$1,000.00
1088 SITE PLAN REVIEW	
SPR	\$600.00
1085 SPECIAL EXCEPTION USE	
SPECIAL EXCEPTION USE	\$300.00
<hr/>	
TOTAL	\$1,900.00
CHECK 6182	\$1,900.00
Total Tendered:	\$1,900.00
Change:	\$0.00

NATURE OF THE REQUEST: (Please check the appropriate item(s))

- \$1,000.00 Planning Escrow-1042 \$1,000 L
- \$600.00 Site Plan Review-1088 \$600 S
- Administrative Site Plan Review-1086 R
- \$300.00 Special Exception Use-1085 \$300 Interpretation-1082
- Zoning Variance-1092 Text Amendment-1081
- Site Condominium-1084 Sign Deviation-1080
- Accessory Building Review-1083 Other: _____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): _____

Site Plan and Special Exception Use review and approval for new Flagstar Bank facility.

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

Schedule A Description:

LAND SITUATED IN THE TOWNSHIP OF OSHTEMO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

OUTLOT

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 SOUTH, RANGE 12 WEST, TOWNSHIP OF OSHTEMO, KALAMAZOO COUNTY, MICHIGAN FURTHER DESCRIBED AS: COMMENCING AT THE CENTER OF SECTION 14, TOWN 2 SOUTH, RANGE 12 WEST; THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 14, NORTH 01 DEG. 03' 51" EAST, 69.55 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY M-43 (WEST MAIN STREET); THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEG. 52' 52" WEST, 286.98 FEET, TO THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEG. 52' 52" WEST, 134.13 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 00 DEG. 07' 08" EAST, 25.00 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEG. 52' 52" WEST, 46.58 FEET; THENCE NORTH 00 DEG. 07' 08" EAST, 334.38 FEET; THENCE SOUTH 88 DEG. 55' 28" EAST, 204.17 FEET; THENCE SOUTH 00 DEG. 07' 08" WEST, 300.49 FEET; THENCE NORTH 89 DEG. 52' 52" WEST, 25.00 FEET; THENCE SOUTH 01 DEG. 28' 44" EAST, 55.50 FEET, TO THE POINT OF BEGINNING.

PARCEL NUMBER: 3905- 14-185-036

ADDRESS OF PROPERTY: 6660 West Main Street, Kalamazoo, MI 49009

PRESENT USE OF THE PROPERTY: Vacant, Undeveloped (Meijer, Inc. Outlot)

PRESENT ZONING C (Local Business District) SIZE OF PROPERTY 1.619 Acres

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)	Address(es)
Flagstar Bank	5151 Corporate Drive, Troy, MI 48098-2639

SIGNATURES

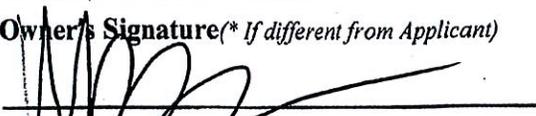
I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.



Owner's Signature (* If different from Applicant)

2/29/16

Date



Applicant's Signature Michael A. Boggio

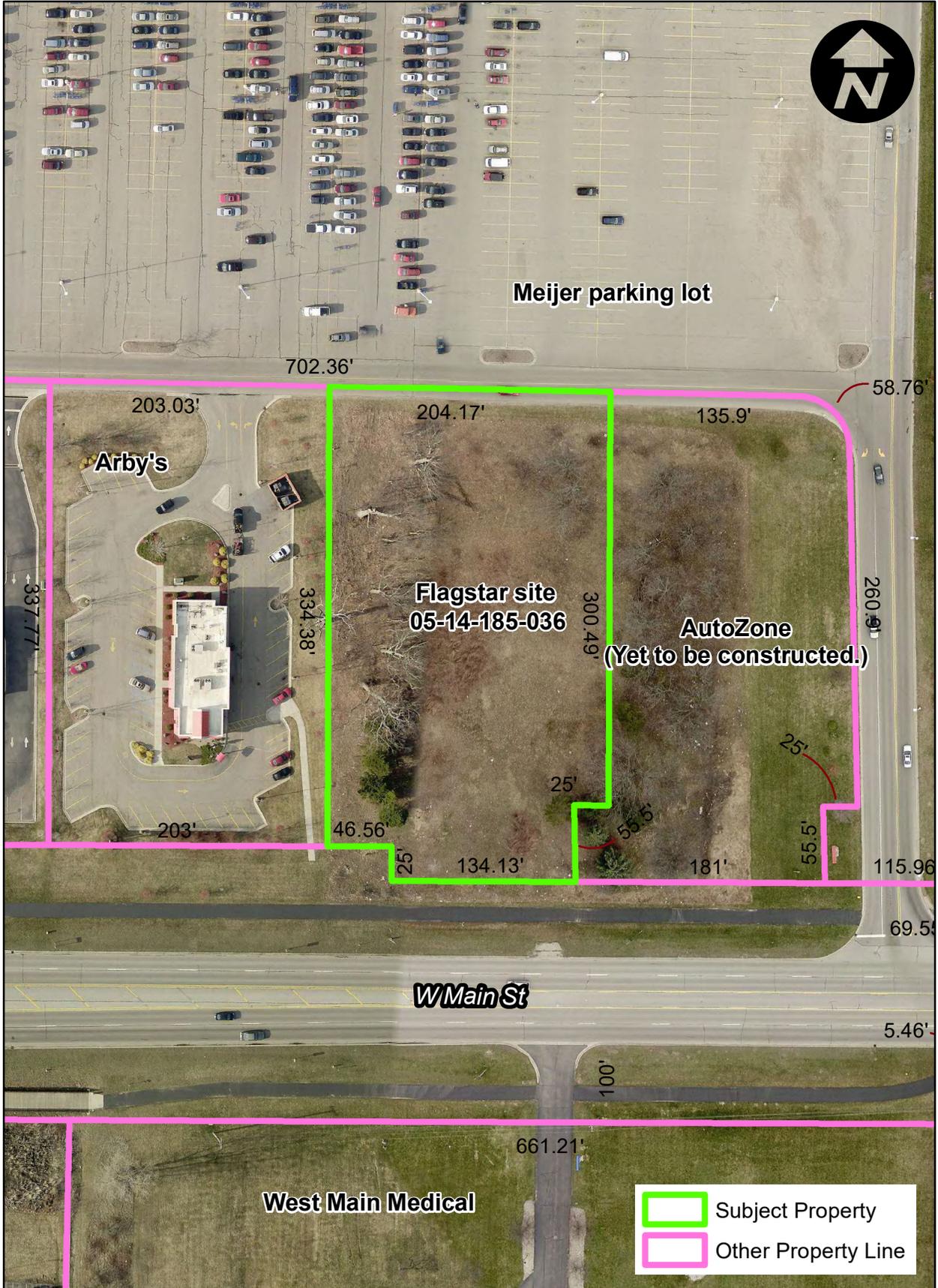
2/29/16

Date

- Copies to:
- Planning -1
- Applicant -1
- Clerk -1
- Attorney-1
- Assessor -1
- Planning Secretary - Original

PLEASE ATTACH ALL REQUIRED DOCUMENTS

Flagstar Bank Proposed Site



LANDSCAPE CALCULATIONS:
PER OSHTEMO CHARTER TOWNSHIP ZONING ORDINANCE

INTERIOR LANDSCAPE
REQUIRED: 15 SF / 1 PARKING SPACE
15 X 16 SPACES = 240 SF LANDSCAPING
PROVIDED: 240 SF LANDSCAPING

INTERIOR PLANTINGS
REQUIRED: 1 TREE / 200 SF OF LANDSCAPING
2 SHRUBS / 200 SF OF LANDSCAPING
1X (240 SF OF LANDSCAPING / 200 SF) = 1 TREE
2X (240 SF OF LANDSCAPING / 200 SF) = 3 SHRUBS
PROVIDED: 1 TREE AND 3 SHRUBS

GREENSPACE (M-43)
REQUIRED: 2 CANOPY TREES / 100 LF
3 UNDERSTORY TREES / 100LF
4 SHRUBS / 100LF
2 TREES X (206 LF / 100 LF) = 4 CANOPY TREES
3 TREES X (206 LF / 100 LF) = 6 UNDERSTORY TREES
6 UNDERSTORY - 3 EXISTING = 3 UNDERSTORY TREES
4 SHRUBS X (206 LF / 100 LF) = 8 SHRUBS
PROVIDED: 4 CANOPY, 3 UNDERSTORY, AND 10 SHRUBS

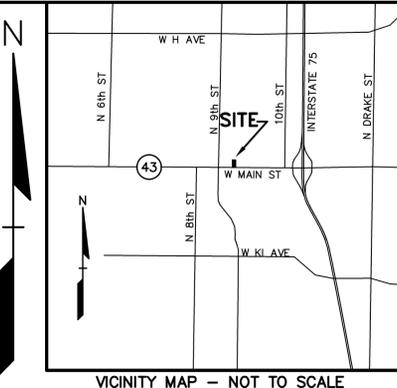
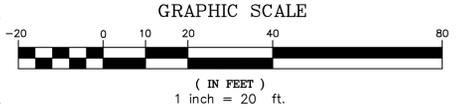
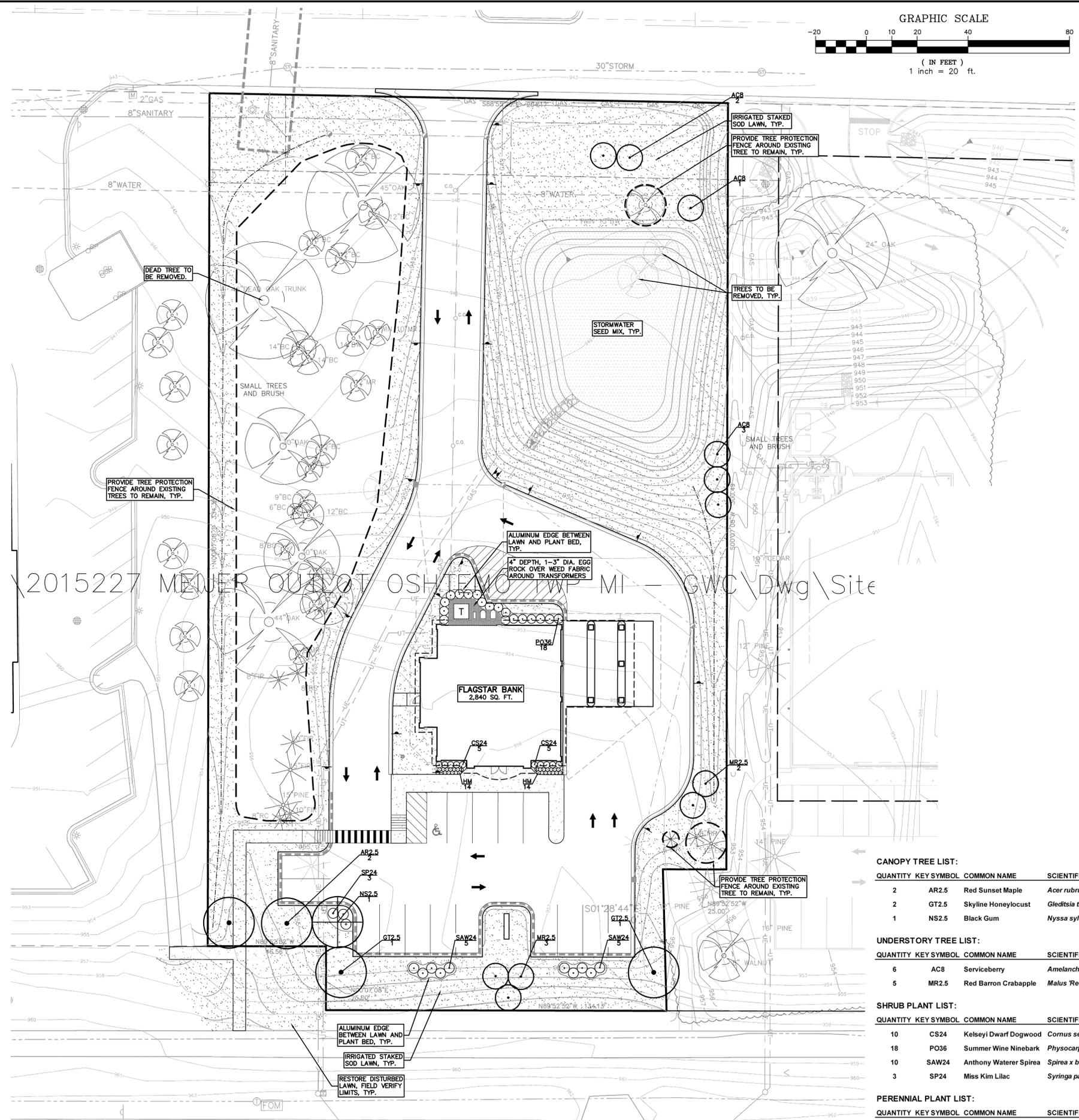
GREENSPACE (MEIJER PARKING LOT)
REQUIRED: 1 CANOPY TREES / 100 LF
2 UNDERSTORY TREES / 100LF
1 TREE X (204 LF / 100 LF) = 2 CANOPY TREES
2 CANOPY - (45" OAK) 4 CREDITS = 0 CANOPY TREES
2 TREES X (204 LF / 100 LF) = 4 UNDERSTORY TREES
4 UNDERSTORY - 2 EXISTING = 2 UNDERSTORY TREES
PROVIDED: 0 CANOPY, 2 UNDERSTORY

GREENSPACE (WEST PROPERTY LINE)
REQUIRED: 1 CANOPY TREES / 100 LF
2 UNDERSTORY TREES / 100LF
1 TREE X (334 LF / 100 LF) = 3 CANOPY TREES
3 CANOPY (44" OAK) 4 CREDITS = 0 CANOPY TREES
2 TREES X (334 LF / 100 LF) = 7 UNDERSTORY TREES
7 UNDERSTORY - 7 EXISTING = 0 UNDERSTORY TREES
PROVIDED: 0 CANOPY, 0 UNDERSTORY

GREENSPACE (EAST PROPERTY LINE)
REQUIRED: 1 CANOPY TREES / 100 LF
2 UNDERSTORY TREES / 100LF
1 TREE X (301 LF / 100 LF) = 3 CANOPY TREES
3 CANOPY - (15" BLACK WALNUT) 3 CREDITS = 0 CANOPY
2 TREES X (301 LF / 100 LF) = 6 UNDERSTORY TREES
PROVIDED: 0 CANOPY, 6 UNDERSTORY

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, SEE SPECIFICATIONS. SHREDDED PALLETTE AND DIED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.



KEY:

- (Circle with dot) = GREENSPACE TREES
- (Circle with horizontal line) = UNDERSTORY TREES
- (Circle with vertical line) = INTERIOR LANDSCAPE TREES
- (Circle with cross) = SHRUBS AND PERENNIALS
- (Stippled area) = IRRIGATED STAKED SOD LAWN
- (Dotted area) = STORMWATER SEED MIX
- (Circle with cross and dashed line) = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- (Circle with cross and solid line) = EXISTING TREES TO BE REMOVED

NOTE:
A 15 FOOT VERTICAL CLEARANCE IS REQUIRED THROUGHOUT SITE

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	03/18/2015	JTS	PER OSHTEMO TOWNSHIP REVIEW DATED 3-18-2015
2	03/18/2015	JTS	PER OSHTEMO TOWNSHIP REVIEW DATED 3-18-2015

CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATIONS FROM THE START OF CONSTRUCTION.

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CONTRACTOR CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE BY THE CONTRACTOR AND SHALL BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR SHALL HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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CANOPY TREE LIST: 5 TREES TOTAL: 100% NATIVE

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENTS
2	AR2.5	Red Sunset Maple	<i>Acer rubrum 'Red Sunset'</i>	2.5" Cal.	B&B	Native Cultivar
2	GT2.5	Skyline Honeylocust	<i>Gleditsia triacanthos 'Skyline'</i>	2.5" Cal.	B&B	Native Cultivar
1	NS2.5	Black Gum	<i>Nyssa sylvatica</i>	2.5" Cal.	B&B	Native

UNDERSTORY TREE LIST: 11 TREES TOTAL: 100% NATIVE

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENTS
6	AC8	Serviceberry	<i>Amelanchier canadensis</i>	8" Ht.	B&B	Native Multistem
5	MR2.5	Red Barron Crabapple	<i>Malus 'Red Barron'</i>	2.5" Cal.	B&B	Native Cultivar

SHRUB PLANT LIST: 41 SHRUBS TOTAL: 68% NATIVE

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENTS
10	CS24	Kelseyi Dwarf Dogwood	<i>Cornus sericea 'Kelseyi'</i>	24" Ht.	Cont.	Native Cultivar
18	PO36	Summer Wine Ninebark	<i>Physocarpus opulifolius 'Seward'</i>	36" Ht.	Cont.	Native Cultivar
10	SAW24	Anthony Waterer Spirea	<i>Spiraea x bum. 'Anthony Waterer'</i>	24" Ht.	Cont.	
3	SP24	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	24" Ht.	Cont.	

PERENNIAL PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENTS
28	HM	Stella D' Oro Daylily	<i>Hemerocallis 'Stella D' Oro'</i>	1 Gal.	Cont.	

WEST MAIN STREET (M-43)
WIDTH VARIES-PUBLIC

SITE PLANS - NOT FOR CONSTRUCTION
L-1.0