

CHECK DISBURSEMENT REPORT FOR MILAN TOWNSHIP  
 CHECK DATE FROM 05/01/2021 - 05/31/2021  
 Banks: FIRE, GEN, ROADS

Check Date	Bank	Check #	Payee	Description	GL #	Amount
05/04/2021	GEN	88009	BS&A SOFTWARE	EDUCATION	101-253-803.000	300.00
05/04/2021	GEN	88010	DIGITAL PERSPECTIVE	COMMUNICATIONS	101-265-850.000	335.00
05/04/2021	GEN	88011	ELECTION SOURCE	SOFTWARE	101-262-971.000	465.00
05/04/2021	GEN	88012	RICK'S LAWN SERVICE	PROFESSIONAL SERVICES/LAWN CARE	101-276-801.000	2,000.00
05/20/2021	GEN	88032	DTE ENERGY	STREETLIGHT EXPENSES	219-219-974.000	715.31
05/20/2021	GEN	88033	JOHN SCHAUER	PRINTING AND PUBLISHING	101-722-900.000	99.62
05/20/2021	GEN	88034	MI DEPT. OF TREASURY	DUE TO STATE OF MICHIGAN	701-000-228.000	307.77
05/20/2021	GEN	88035	SPECTRUM PRINTERS, INC.	SUPPLIES	101-262-726.000	197.10
05/20/2021	GEN	88036	THE INDEPENDENT NEWSPAPERS	PRINTING AND PUBLISHING	101-262-900.000	48.00
05/20/2021	GEN	88037	VERIZON WIRELESS	COMMUNICATIONS	101-265-850.000	171.19
05/20/2021	GEN	88038	WEST SHORE SERVICES, INC	MISCELLANEOUS EXPENDITURE/ALARM SERVI	101-265-955.000	670.00
05/25/2021	GEN	88039	KIRK CAITHAMER, MAMC TREASURER	EDUCATION	101-101-803.000	129.00
		88039		EDUCATION	101-215-803.000	129.00
TOTAL - ALL FUNDS						258.00

TOTAL OF 12 CHECKS

TOTAL - ALL FUNDS

5,566.99

+ 9,651.05  
 15,218.04  
 Total Disbursements for May, 2021

For Payroll ID: 230 Check Date: 06/10/2021 Pay Period End Date: 05/31/2021

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit Status
06/10/2021	GEN	88042	COLLINS, BARBARA J.	1,278.71	1,008.20	0.00 Processing
06/10/2021	GEN	88043	DEVOGHT, REBECCA	128.10	118.30	0.00 Processing
06/10/2021	GEN	88044	DOPKOWSKI, ROBERT D	307.11	270.57	0.00 Processing
06/10/2021	GEN	88045	FRIEND, DAVID	298.45	237.95	0.00 Processing
06/10/2021	GEN	88046	GOTTS, JOEL P	1,183.73	1,029.08	0.00 Processing
06/10/2021	GEN	88047	HEATH, KEVIN	994.58	922.02	0.00 Processing
06/10/2021	GEN	88048	HEATH, PHILIP	1,228.72	1,117.22	0.00 Processing
06/10/2021	GEN	88049	HUMES, RENEE' L.	272.00	239.64	0.00 Processing
06/10/2021	GEN	88050	LAWSON, CORY ANNE	60.00	52.86	0.00 Processing
06/10/2021	GEN	88051	LIEB, KAREN JO	1,925.00	1,505.09	0.00 Processing
06/10/2021	GEN	88052	MANCIK, OLGA L	221.71	195.34	0.00 Processing
06/10/2021	GEN	88053	PORTER, PATRICK T	42.70	39.44	0.00 Processing
06/10/2021	GEN	88054	SCHAUER, JOHN	142.14	125.22	0.00 Processing
06/10/2021	GEN	88055	WALLINE, MATT P	128.10	112.86	0.00 Processing

Totals: Number of Checks: 014 8,211.05 6,973.79 0.00

Total Physical Checks: 14

Check Register Report For Milan Township

For Payroll ID: 228 Check Date: 05/06/2021 Pay Period End Date: 05/05/2021

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit Status
05/06/2021	GEN	88013	BLAINE, AUSTIN I	247.50	236.36	0.00 Cleared
05/06/2021	GEN	88014	BOWERMAN, KIMBERLY A	247.50	219.83	0.00 Open
05/06/2021	GEN	88015	GALANTI, LORI	247.50	247.50	0.00 Cleared
05/06/2021	GEN	88016	HOWARD, WENDY	232.50	222.62	0.00 Cleared
05/06/2021	GEN	88017	SCHILS, MICHAEL	232.50	222.62	0.00 Cleared
05/06/2021	GEN	88018	WHIPPLE, GENA L	232.50	222.62	0.00 Cleared

Totals: Number of Checks: 006 1,440.00 1,371.55 0.00

Total Physical Checks: 6  
 Total Check Stubs:

9,651.05

6/7/2021

Milan Township Accounts

General Fund	Account #	Balance	Maturity Date
1st Merchants			
General Fund	*****1316	\$253,324.44	
Tax Account	*****0032	\$37,222.29	
Fire Fund	*****7185	\$131,656.60	
Road Fund	*****6666	\$140,834.64	
Total		\$563,037.97	
flagstarl Bank (CD)	*****2796	\$12,726.28	1/12/2022
flagstarl Bank (CD)	*****8701	\$53,389.00	4/1/2022
flagstarl Bank (CD)	*****0047	\$158,555.72	3/5/2022
flagstarl Bank (CD)	*****5267	\$64,157.61	5/17/2022
flagstarl Bank (CD)	*****2812	\$31,724.96	4/1/2022
flagstarl Bank (CD)	*****4623	\$20,708.29	3/31/2022
flagstarl Bank (CD)	*****2804	\$23,251.60	4/1/2022
Total		\$364,513.46	
Chase (Savings)	*****9075	\$47,583.33	
Old National Farm	*****7664	\$55,700.46	
Old National (CD)	*****6144	\$51,800.09	6/6/2022
Combined Total		\$1,082,635.31	

**ASSESSOR REPORT**  
**June 10, 2021**

**FIELD WORK:**

Verified 18 sales from properties sold between 04/01/2020 through 3/31/2021.  
Scheduling fieldwork for Cone and Couper Roads this summer.

**OTHER WORK:**

Submitted sales information from the above verified sales to County Equalization

Rolled over Assessor database to 2022 from 2021.

Continuing and nearly complete with updating each parcel in the 2022 database to be in compliance with the CAMA Data Standards required for Units, School codes, Property Classes, Terms of Sale, Instruments of Sales, Sale Verified By and Taxable Status codes.

Currently working with the Treasurer to set up the 2021 Tax database in preparation of printing and balancing for the summer tax roll.

Prepared and obtained the signatures for the 2021 L4029 Tax Rate Request form and mailed to the County.

**LOOKING AHEAD:**

Analyze land values for Residential land sales and establish Economic Condition Factors for 2022 Assessment Roll.

Prepare for July Board of Review tentatively scheduled for Tuesday, July 20, 2021 at 1:00 p.m. (July Board of Review is not for appeals. Clerical errors and Mutual Mistake of Fact only).

Currently gathering/receiving L4029 Tax Rate Request forms from the local taxing authorities (school districts, Monroe County, ISD, etc.) to prepare the Clerk's 591 Statement which is due in September. Please give any copies of the L4029s received to the Assessing Department.

Respectfully submitted,  
Karen Jo Lieb, Assessor

Barb

## May 2021 Building Dept Report

During May 5 permits were issued totaling \$450.

David Friend worked 8 hrs at the hall, issued 5 permits, made 2 inspections and reviewed 1 house site plan.

There were no plumbing, electrical or mechanical inspections.

Expenses for May totaled <sup>45</sup>298.45

MILAN TOWNSHIP  
BARBARA COLLINS - CLERK  
BUILDING DEPT. REPORT

Date: 05/2021

INSPECTORS NAME	HOURS AT HALL	INSPECTIONS
<b>DAVE FRIEND (BLD)</b>	8	2
PERMITS	5	
PLAN REVIEW	0	
SITE PLANS (HOUSE)	1	
SITE PLANS (POLE BARN & COMM.)		
SPECIAL INSPECTIONS		
ADDRESS ASSIGNED		
LAND SPLIT		
<b>JEFF FELDKAMP (MECHINICAL)</b>		0
<b>DAVE TUBBS (ELECTRICAL)</b>		0
<b>WILLIE HIGGS (PLUMBING)</b>		0

**COST TO TOWNSHIP**

DAVE FRIEND	\$298.45
JEFF FELDKAMP	
DAVE TUBBS	
WILLIE HIGGS	
<b>TOTAL</b>	<b>\$298.45</b>



MILAN TOWNSHIP

BUILDING INSPECTOR TIMESHEET

INSPECTOR NAME D FRIMM

PERMITS ISSUED: 5

SITE PLANS: 25 1

MONTH/YEAR MAY 2021

HOURS AT HALL: 8

PLAN REVIEW: 25

REGULAR INSPECTIONS: 2 25

ADDRESS ASSIGNED/SPLITS: 25

ADDRESS	PERMIT	DATE	RESULTS	TYPE OF INSPECTION
<u>14201 Sanford</u>	<u>1957</u>	<u>5-25</u>	<u>APP</u> NOT APP.	ROUGH <u>FINAL</u>
<u>11287 FAR</u>	<u>1979</u>	<u>5-24</u>	<u>APP</u> NOT APP.	<u>Roof</u> ROUGH FINAL
_____	_____	_____	APP. NOT APP.	ROUGH FINAL
_____	_____	_____	APP. NOT APP.	ROUGH FINAL
_____	_____	_____	APP. NOT APP.	ROUGH FINAL
_____	_____	_____	APP. NOT APP.	ROUGH FINAL
_____	_____	_____	APP. NOT APP.	ROUGH FINAL
_____	_____	_____	APP. NOT APP.	ROUGH FINAL
_____	_____	_____	APP. NOT APP.	ROUGH FINAL

Signature indicates you performed the above inspections.

Daly

INSPECTOR

CLERK SIGNATURE

ALL TIMESHEETS MUST BE TURNED IN THE LAST FRIDAY OF THE MONTH.



001979B

Milan Township

# BUILDING PERMIT

THIS PERMIT MUST BE POSTED ON THE PREMISES. ANY PERSON WILLFULLY DESTROYING THIS PERMIT BEFORE COMPLETION OF BUILDING WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

**DO NOT OCCUPY THIS BUILDING BEFORE OBTAINING CERTIFICATE OF OCCUPANCY**

DATE: 5-7-2021

THIS PERMIT HAS BEEN ISSUED FOR THE ERECTION OF:

BUILD - ROOFING AND SIDING

142020

LOCATION: 11297 FAR

FEE: 130.00

OWNER: VEGA

CONTRACTOR: HANSON

[Signature]

BUILDING INSPECTOR

PLUMBING INSPECTION APPROVAL			ELECTRICAL INSPECTION APPROVAL			MECHANICAL INSPECTION APPROVAL			BUILDING INSPECTION APPROVAL		
	Date	Inspector		Date	Inspector		Date	Inspector		Date	Inspector
Sewer	_____	_____	Temp Service	_____	_____	Rough	_____	_____	Foundation	_____	_____
Rough	_____	_____	Rough	_____	_____		_____	_____	Concrete Slab	_____	_____
Final	_____	_____	Final	_____	_____	Final	_____	_____	Frame	_____	_____
									Insulation	_____	_____
									Lath or Gypsum Board	_____	_____
									Final	_____	_____

OCCUPANCY PERMIT \_\_\_\_\_  
Date

BUILDING OFFICIAL \_\_\_\_\_

Milan Township

# BUILDING PERMIT

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**DO NOT OCCUPY THIS BUILDING BEFORE OBTAINING CERTIFICATE OF OCCUPANCY**

DATE: 4.14.2021

THIS PERMIT HAS BEEN ISSUED FOR THE ERECTION OF:

MACH. GAS LINE TO GENERATOR

163993

LOCATION: 10556 DENNISON

FEE: 65.00

OWNER: KANITZ

CONTRACTOR: AMERICA

[Signature]

BUILDING INSPECTOR

PLUMBING INSPECTION APPROVAL			ELECTRICAL INSPECTION APPROVAL			MECHANICAL INSPECTION APPROVAL			BUILDING INSPECTION APPROVAL		
Date	Inspector		Date	Inspector		Date	Inspector		Date	Inspector	
Sewer	_____	_____	Temp Service	_____	_____	Rough	_____	_____	Foundation	_____	_____
Rough	_____	_____	Rough	_____	_____		_____	_____	Concrete Slab	_____	_____
Final	_____	_____	Final	_____	_____	Final	_____	_____	Frame	_____	_____
									Insulation	_____	_____
									Lath or Gypsum Board	_____	_____
									Final	_____	_____

OCCUPANCY PERMIT \_\_\_\_\_ BUILDING OFFICIAL \_\_\_\_\_  
 Date \_\_\_\_\_

001981 K

Milan Township

# BUILDING PERMIT

THIS PERMIT MUST BE POSTED ON THE PREMISES. ANY PERSON WILLFULLY DESTROYING THIS PERMIT BEFORE COMPLETION OF BUILDING WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

**DO NOT OCCUPY THIS BUILDING BEFORE OBTAINING CERTIFICATE OF OCCUPANCY**

DATE: 5-14-2021

THIS PERMIT HAS BEEN ISSUED FOR THE ERECTION OF:

ELEC - BACK UP GENERATOR

19465

LOCATION: 10556 DENNISON

FEE: 65.00

OWNER: KAMITZ

CONTRACTOR: GENERATOR  
*[Signature]*

BUILDING INSPECTOR

PLUMBING INSPECTION APPROVAL			ELECTRICAL INSPECTION APPROVAL			MECHANICAL INSPECTION APPROVAL			BUILDING INSPECTION APPROVAL		
	Date	Inspector		Date	Inspector		Date	Inspector		Date	Inspector
Sewer	<u>5/14/21</u>	<u>[Signature]</u>	Temp Service	_____	_____	Rough	<u>5/14/21</u>	<u>[Signature]</u>	Foundation	<u>5/14/21</u>	<u>[Signature]</u>
Rough	_____	_____	Rough	_____	_____		_____	_____	Concrete Slab	_____	_____
Final	_____	_____	Final	_____	_____	Final	_____	_____	Frame	_____	_____
									Insulation	_____	_____
									Lath or Gypsum Board	_____	_____
									Final	_____	_____

OCCUPANCY PERMIT \_\_\_\_\_  
Date

BUILDING OFFICIAL \_\_\_\_\_

001983m

Milan Township

# BUILDING PERMIT

THIS PERMIT MUST BE POSTED ON THE PREMISES. ANY PERSON WILLFULLY DESTROYING THIS PERMIT BEFORE COMPLETION OF BUILDING WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

**DO NOT OCCUPY THIS BUILDING BEFORE OBTAINING CERTIFICATE OF OCCUPANCY**

DATE: 5-25-2021

THIS PERMIT HAS BEEN ISSUED FOR THE ERECTION OF:

MACH. ONE INSP  
L.P. TANK

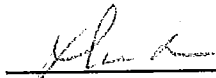
#53169

FEE: 65.00

LOCATION: 19310 MILAURER

OWNER: SOMTA

CONTRACTOR: CARST



BUILDING INSPECTOR

PLUMBING INSPECTION APPROVAL			ELECTRICAL INSPECTION APPROVAL			MECHANICAL INSPECTION APPROVAL			BUILDING INSPECTION APPROVAL		
Date	Inspector		Date	Inspector		Date	Inspector		Date	Inspector	
Sewer	_____	_____	Temp Service	_____	_____	Rough	_____	_____	Foundation	_____	_____
Rough	_____	_____	Rough	_____	_____		_____	_____	Concrete Slab	_____	_____
Final	_____	_____	Final	_____	_____	Final	_____	_____	Frame	_____	_____
									Insulation	_____	_____
									Lath or Gypsum Board	_____	_____
									Final	_____	_____

OCCUPANCY PERMIT \_\_\_\_\_  
Date

BUILDING OFFICIAL \_\_\_\_\_

001984B

Milan Township

# BUILDING PERMIT

THIS PERMIT MUST BE POSTED ON THE PREMISES. ANY PERSON WILLFULLY DESTROYING THIS PERMIT BEFORE COMPLETION OF BUILDING WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

**DO NOT OCCUPY THIS BUILDING BEFORE OBTAINING CERTIFICATE OF OCCUPANCY**

DATE: 5-25-2021

THIS PERMIT HAS BEEN ISSUED FOR THE ERECTION OF:

BUILD - 38 x 38 POLE BARN

✓ 4011

FEE: 125.00

LOCATION: 18599 HICKORY

OWNER: B JOHNSON

CONTRACTOR:

[Signature]

BUILDING INSPECTOR

PLUMBING INSPECTION APPROVAL			ELECTRICAL INSPECTION APPROVAL			MECHANICAL INSPECTION APPROVAL			BUILDING INSPECTION APPROVAL		
Date	Inspector		Date	Inspector		Date	Inspector		Date	Inspector	
Sewer	_____	_____	Temp Service	_____	_____	Rough	_____	_____	Foundation	_____	_____
Rough	_____	_____	Rough	_____	_____		_____	_____	Concrete Slab	_____	_____
Final	_____	_____	Final	_____	_____	Final	_____	_____	Frame	_____	_____
									Insulation	_____	_____
									Lath or Gypsum Board	_____	_____
									Final	_____	_____

OCCUPANCY PERMIT \_\_\_\_\_  
Date

BUILDING OFFICIAL \_\_\_\_\_

**SITE PLAN REVIEW for L & K TRUCKING**

<b>1. Site Plan Application Form Content Requirements:</b> (Reference MTZO 11.03.1)		Planning Comm. Review date: June 8, 2021 Township Board Review date: June 10, 2021
A. The name and address of the property owner and applicant.		See the 2021 Site Plan application
B. Name of proposed development.		60'x96' Building addition
C. A legal description of the property under consideration.		See the 2021 Site Plan application
D. Land acreage and frontage on public roads or rights-of-way.		10 Acres; 332' road frontage, 1,308' depth
E. Detailed description of the proposed use of the land.		Storage of semi-truck trailers and contents therein
F. The name and address of the firm(s) or individual(s) who prepared the site plan(s).		See August 2008 site plan & Fred Pingson for 2021 site plan
G. Signature of applicant and legal owner(s) of the property.		See 2021 application
<b>2. Preliminary Site Plan Submission / Data Requirements</b> (Ref MTZO 11.03 & .04)		
The following items shall be contained in the Site Plan, except where the Planning Commission determines that certain information is not necessary or applicable to the review:		
A. The Site Plan Application form along with the above A-G information. (Reference MTZO 11.03.1)		Applicant has complied with requirements.
B. The seal of the licensed engineer, architect, or landscape architect preparing the plans. (Ref MTZO 11.03.2C)		2008 Site Plan has engineering seal, 2021 site plan developed online and signed by applicant.
C. <b>A Vicinity map*</b> showing existing site conditions indicating: (Ref MTZO 11.03.2D, F, G3, G4) <ol style="list-style-type: none"> <li>1. The gross land area of the development and of the overall property;</li> <li>2. The present zoning classification thereof;</li> <li>3. The zoning classification and the land use of the area surrounding the proposed development;</li> <li>4. The location of the area in relation to surrounding properties, streets, and other significant features;</li> <li>5. The location of all existing and proposed buildings and structures on the property;</li> <li>6. The location of all existing buildings and structures outside of the property's boundaries within 100';</li> <li>7. Significant natural and historical features;</li> <li>8. Surface water features, wetlands (over 2 acres) and floodplain areas;</li> <li>9. The limits of major stands of trees and a tree survey indication the location, species and diameter of all trees with a diameter of over eight (8) inches measured four feet above grade.</li> </ol>	The original 2008 Site Plan complies with the Vicinity Map's requirements. The MTPC accepts the original 2008 Site Plan as currently accurate. Area Zoning is I-1. Property to the North is an existing residential use. Property to the South is industrial use. There are no buildings on the property. No buildings within 100' of property lines. No significant features, wetlands, or floodplains. No stands of trees on property.	
D. <b>A fully dimensioned Grading Plan map*</b> of the land showing existing or proposed topographic information and the relationship of the development to its surroundings at a contour interval of two (2) feet or less. Include soil types and characteristics using Monroe County Soil Survey data. Topography to be based on USGS datum and be extended a minimum distance of two hundred (200) feet outside of the development boundaries. (Ref MTZO 11.03.2E)		The original 2008 Site Plan shows a variation of up to 29' with the low areas being on the west end of the property. The low areas were subsequently filled in by previous owner with cement debris, rock and fill dirt. Current owner finished the area to provide additional parking. The current property is flat and level with minimal grade. The MTPC agrees that a new grading map is not required.
<b>Note:</b> * Map information may be included on one or more maps. Vicinity, Grading Plan, Drainage Control, Traffic, Landscaping, Utilities, Lighting, Outdoor Storage and Site Development Plan maps may be combined. The date, north arrow and scale. The scale shall not be less than 1" = 20', for property under three (3) acres and at least 1" = 100', for those three (3) acres or more.		

**SITE PLAN REVIEW for L & K TRUCKING**

**3. Site Development Plan** (Reference MTZO 11.03 & 04)

The Site Development Plan shall include the above Preliminary Site Plan Submissions A-E along with map\*s (Vicinity, Grading or other map\*s) detailing the following items. Maps may be combined. (Ref. MTZO 11.03.2G)

- A. A Site map\*** showing the layout, location, use and dimensions of all existing and proposed:
1. Principal and accessory buildings, including structures within 200 Ft. of property lines;
  2. Total site acreage and percentage of total project in various uses including developed and undeveloped areas.
  3. Lot and/or property lines, including building setback lines, number & size of buildings (ref. Art. 6.00-6.02);
  4. Vehicle access (ref. 3.10);
  5. Drives, pavement, right-of-way width of all abutting roads, streets, easements, sidewalks, curbing, etc;
  6. Parking and unloading areas (show dimensions of a typical parking space, ref. Art. 14);
  7. Signs, including free standing signs (ref. Article 15);
  8. Exterior lighting (ref. Article 13.09.9);
  9. Utilities, showing the size and location of existing and proposed: well and septic system, electric/gas utilities, connections to public sewer or water supply systems;
  10. Recreation areas. Layout of facilities to be included on developed open spaces.
  11. Depiction of major wooded areas and description of means to be employed to preserve them.

**CRITERIA:**

That structures, parking areas, outdoor storage areas, utility areas, lighting, and screening are so designed and located as to minimize the adverse effects of such uses on the occupants of the development and adjacent properties.

That the design of structures, landscaping, and signs shall be appropriate and consistent with good design standards for the size and shape of the lot and the development shall provide an aesthetic improvement to the general area or neighborhood in which it is proposed to be located.

Site Elements: Signs and other site features shall be designed and located on the site so that the proposed development is aesthetically pleasing and harmonious with nearby developments.

**B. A Traffic map\*** showing Vehicular traffic & pedestrian circulation features within and without the site including visibility at intersections (ref. Art. 3.07); vehicle access (ref. Art. 3.10) and types of existing and proposed surfacing of all roads, driveways and parking areas and their typical cross sections. (ref. Art. 11.03.2G6)

**CRITERIA:** That there is a proper relationship between existing streets and highways and proposed deceleration lanes, service drives, ingress and egress drives, parking areas, and sidewalks to assure the safety and convenience of pedestrian and vehicular traffic. That all structures or groups of structures are arranged to permit emergency vehicle access to all portions of the site and all sides of structures.

**C. Road Commission Application or permit.**

**CRITERIA:** That the proposed development meets the requirements and standards of, or has been approved by the appropriate local, county, or state agencies for vehicular ingress and egress. (MCRC approval is required prior to final site plan approval) (ref. Art. 11.03.2G6)

Reference the 2008 Site Plan maps. There are no buildings on the property. There is a residential house approximately 200' to the North and an industrial cement facility to the South. 100% of the 10 acre property is undeveloped and has been prepared for parking trailers.  
See 2008 and 2021 Site Plan maps for property lines. Vehicle access is from Ann Arbor Road only and was approved by the MCRC in 2009. There are no changes to traffic or access.  
See 2008 and 2021 Site Plan maps for parking area description.  
There is a commercial identification sign at the entrance. There is a portable exterior lighting pole which will be removed and replaced with a light at the entrance.  
Reference the 2008 Site Plan map for electrical access. No other utilities are present.  
There are no recreation areas.  
The wooded area was removed when parking lot was expanded. A tree line is present along US23.

Reference the 2008 Site Plan map for traffic details. A decel turning lane was added in 2009 per Road Commission requirements. There will be no changes to the vehicle traffic or access.

Not required, no changes to entrance or vehicle traffic are affected by the building addition or the proposed future fencing.

**SITE PLAN REVIEW for L & K TRUCKING**

<p><b>D. A Landscaping map*</b> showing the location &amp; dimensions of all proposed landscaping (ref. Art 11.03.2G7):</p> <ol style="list-style-type: none"> <li>1. Greenbelts, (ref. Art. 16.01);</li> <li>2. Buffer zones and berms, (ref. Art. 16.01);</li> <li>3. Fences or walls (ref. Art. 13.08.1F) and</li> <li>4. Any topographic alterations or changes in natural terrain (ref. Art. 13.01),</li> <li>5. Landscaping plan specifying species, spacing and size of each tree and plant material and ground cover.</li> </ol> <p><b>CRITERIA:</b> That natural landscape features are retained as possible, particularly where they provide a barrier or buffer between the development and adjoining properties used for a dissimilar purposes and where they assist in presenting the general appearance of the neighborhood or help control soil erosion or the discharge of storm water. That any adverse effects of the proposed development and activities which will impact adjoining occupants or owners shall be minimized by appropriate landscaping, fences, and walls in pursuit of these objectives and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant. The development should be aesthetically pleasing and harmonious with nearby existing properties. (ref. Art. 11.04)</p> <p>Fences in districts other than Residential and Agricultural, fences shall be approved through the site plan review process (Art. 13.08F) and shall comply with requirements of Art. 3.07 Visibility at Intersections.</p>	<p>Per the 2008 Site Plan, no greenbelts or buffer zones were required. Currently there is a vegetation greenbelt along the South property line; a tree line along the West end; and nothing along North and East lines. A future addition of pine trees and a fence are shown on the 2021 Site map along Ann Arbor road. The MTPC has approved this future addition. No topographical alterations are being proposed. The low areas were subsequently filled in by previous owner with cement debris, rock and fill dirt. Current owner finished the area to provide additional parking.</p>
<p><b>E. A Drainage Control map*</b> showing the location and size of all existing and proposed:</p> <ul style="list-style-type: none"> <li>- Surface water drainage facilities, storm water and drainage systems (ref. Art. 11.03.2G10);</li> </ul> <ol style="list-style-type: none"> <li>1. Areas of marsh, swamp and 100-year flood plains together with any other feature that is of significance to the use and to the site;</li> <li>2. Preliminary storm system layout and flow arrows demonstrating that water flow connections and disposal methods are feasible including finished floor elevations, finished grades at structures, proposed storm water collection system, storm outlets, ultimate downstream outlet, and when required retention/detention basin design calculations;</li> <li>3. Areas of filled or reclaimed land shall be identified.</li> </ol> <p><b>CRITERIA:</b> Provide documentation from a qualified engineer indicating the feasibility of implementing the proposed sewage and water supply systems. All areas shall be drained so as to prevent direct drainage onto adjoining properties and surface drainage onto public streets. Storm drainage must be provided to an approved outlet or retention pond. If county drains are involved the proposed drainage shall be acceptable to the Monroe County Drain Commissioner. (Ref. MTRZO 11.03.2G10, G11, 11.04, Art. 13.01)</p>	<p>The entire property is crushed rock for parking. Drainage from the area around the proposed building will be directed to an existing catch basin, which pumps run off to a culvert under Ann Arbor road. There is an 8" main drainage tile that connects from the catch basin and runs West along the North property line for approximately 800'. 4" feeder lines attach from both this property and the neighbors property.</p>
<p><b>F. Drain Commission Application or permit</b></p> <p><b>CRITERIA:</b> That the proposed development meets the requirements and standards of, or has been approved by, the appropriate local, county, or state agencies for grading, surface drainage and for the design and construction of storm sewers, storm water holding facilities, water mains, sanitary sewers and other improvements. (MCDCC approval is required prior to final site plan approval)</p> <p><b>G. A Outdoor Storage map*</b> showing the location of any outdoor storage materials and refuse collection areas and the manner in which they shall be fenced, screened or covered. Ref. 13.00 and 11.03.2G13.</p> <p>Dumpster location and details of construction shall be shown on site plans. Ref. Art. 16.02</p> <p><b>CRITERIA:</b> That the storage of hazardous materials or waste, fuels, salt, or chemicals is designed to prevent spills and discharges to the surface of the ground, groundwater or nearby water bodies. (ref. Art. 11.04)</p>	<p>Current drainage facilities are adequate to handle run off.</p> <p>Reference the 2021 Site map. The property is used for the storage of semi-truck trailers only. No hazardous, waste, fuels, salt or chemical materials will be stored on site.</p>
<p><b>H. A Lighting map*</b>, indicating the location, height, type, and intensity of all proposed lighting in order to be compliant with the provisions of Section 13.09.9 - Exterior Lighting and Glare.</p> <p><b>CRITERIA:</b> That structures, parking areas, outdoor storage areas, utility areas, lighting, and screening are so designed and located to minimize the adverse effects of such uses on the occupants of the development and adjacent properties. Show methods for shielding from projecting onto adjoining properties.</p>	<p>The only exterior lighting will be for the area immediately around the property entrance. No other night lighting will be used.</p>
<p><b>I. Design Requirements:</b> Drawings assuring compliance with the architectural requirements of Sec. 16.00 - MULTI-FAMILY, COMMERCIAL, OFFICE &amp; INDUSTRIAL ARCHITECTURE. Provide a list of the types of facing material to be used on structures and show the elevations of all sides of buildings.</p> <p><b>CRITERIA:</b> The purpose of Section 16 is to provide a set of exterior building wall material standards, the intent of which is to enhance the visual environment of the Township. Furthermore, the review of exterior building wall design and the consistent administration of standards can help to maintain the township's sense of place by encouraging consistent quality and character when structures are built or redeveloped. All development shall utilize quality architecture to ensure that a building is compatible with surrounding uses, protects the investment of adjacent landowners, blends harmoniously into the streetscape, and maintains a positive image for the Township's various commercial shopping districts.</p>	<p>This type of building is consistent with the type used in the area for this type of usage.</p>



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<p><b>J. Density for occupants:</b> Proposed number and types of units (if applicable), floor area per habitable space and the density calculation for multiple family projects.</p> <p>Density for buildings: Show location and height of all existing and proposed structures on and within 100' of the property's boundary.</p> <ol style="list-style-type: none"> <li>1. Must comply with Art. 6.00 Schedule of Regulations - Maximum Lot Coverage;</li> <li>2. The proposed development shall set forth specifications with respect to height, setbacks, density, parking, circulation, landscaping, views, and other design and layout features to assure the compatibility and harmony in the land use relationships with the development of surrounding properties and the uses thereon.</li> </ol> <p><b>CRITERIA:</b> The proposed type and density of use shall not result in an unreasonable increase in the need for or impact to public services, facilities, roads, and utilities and shall not place an unreasonable impact to the subject and/or surrounding land and/or property owners and occupants and/or the natural environment.</p>	<p>Not applicable</p>
<p><b>K. Project Timing -</b> If portions of the project are to be completed in stages, a detailed statement of staging will be required to be submitted. A less detailed plan of future stages will suffice initially, provided no building permit will be issued until said future stage final site plan is approved in accordance with the procedures set forth in this ordinance. (Ref. M.T.Z.O. 11.03.2.G.17, Art. 3.05)</p> <p>Depiction of proposed development phases.</p> <ol style="list-style-type: none"> <li>1. Architectural renderings of typical structures and landscape improvements, in detail sufficient to depict the basic architectural intent of the improvements;</li> <li>2. Identify the areas included in each phase;</li> <li>3. Schedule indicating the time within which applications for final approval of each phase of the development are intended to be filed.</li> </ol>	<p>Completion of the building addition is anticipated by September 2021.</p>
<p><b>L. Other information as may be reasonably required in order to evaluate the proposed development.</b></p> <ol style="list-style-type: none"> <li>1. Does the use meet criteria of Zoning District and is the development a permitted use? (Article 5)</li> <li>2. Are there any existing non-conforming uses? (3.01-02) If yes, when will they be removed?</li> <li>3. Are there any temporary structures? (3.03)</li> <li>4. Are Commercial Design Requirements met? (16.00)</li> <li>5. How many employees?</li> <li>6. Assurance that Performance Standards for pollution (odor, dust, smoke etc) be met; (Art. 13.09.1-4)</li> <li>7. Assurance that standards for Light/Glare, Noise/vibration be met? (13.09.5, 7 &amp; 9)</li> <li>8. Any other information deemed appropriate by the Township to conduct the necessary reviews.</li> </ol>	<p>No other information is required.</p>
<p><b>M. Engineering Opinion (If required by Planning Comm. or Township Board)</b></p> <p><b>CRITERIA:</b> The Planning Commission may submit plans to other local agencies or departments or hire expert consultants, at the applicant's expense, so that they might comment on any problems the plans might pose. All outside comments will be received within the provided review periods.</p> <ol style="list-style-type: none"> <li>1. An assessment of the traffic impact of the proposed development on existing and proposed streets.</li> <li>2. An assessment of the fiscal impact (costs &amp; revenues) of the proposed development on the Township.</li> <li>3. An hydrologic impact assessment describing the existing ground and surface water resources including, but not limited to, a description of the water table, direction of groundwater flow, recharge and discharge areas, lake levels, surface drainage, floodplains, and water quality as well as the projected impact of the proposed development on such resources, in particular impacts associated with water supply, development, wastewater disposal, and storm water management.</li> </ol>	<p>Engineering opinion is not required.</p>
<p><b>N. Planner Opinion (If required by Planning Comm. or Township Board)</b></p> <p><b>CRITERIA:</b> The Planning Commission may submit plans to other local agencies or departments or hire expert consultants, at the applicant's expense, so that they might comment on any problems the plans might pose. All outside comments will be received within the provided review periods.</p>	<p>Planner's opinion is not required.</p>
<p><b>O. Building Inspector or Zoning Administrator Opinion</b></p>	<p>Zoning Administrator accepts the proposed building addition as being consistent with the Zoning Ordinances.</p>
<p><b>P. Health Department Approval of Septic and water systems</b></p>	<p>Not Applicable</p>
<p><b>Q. Planning Commission Actions:</b> Has the Planning Commission recommend approval?</p> <p>The Planning Commission reviewed the above site plan on June 8, 2021 After discussing the above site plan, Rebecca DeVooght made a motion to recommend approval of the above site plan and recommend that the Township Board approve this site plan. Motion seconded by Matt Walline; Motion passed 5 yea, 0 nay.</p>	<p>Motion: The MTPC recommends approval of this site plan from L &amp; K Trucking for the erection of a 60x96 pole building and future fencing and landscaping as detailed on the site map. Approved</p>

2 Messages

Back

# Pole barn

60 x 96 Pole BARN

