



City of Plymouth Planning Commission Regular Meeting Agenda Wednesday, February 9, 2022 – 7:00 p.m. City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

Please click the link below to join the webinar: <https://us02web.zoom.us/j/81691005263>

Webinar ID: 816 9100 5263

Passcode: 832288

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the January 12, 2022, regular meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
7. **OLD BUSINESS**
 - a) **SP21-08:** 885 Fralick: Westborn Market, Revised Site Plan Review for Parking Lot expansion/Reconfiguration, Sidewalk & Landscaping.
 - b) 2021 Planning Commission Annual Report
8. **NEW BUSINESS**
 - a) **PUD22-01:** 100 S. Mill, Preliminary Plan for a PUD/PUD Amendment
 - b) 2022 Annual Goals
9. **REPORTS AND CORRESPONDENCE**
10. **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 x 234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, January 12, 2022 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Commissioners Joe Hawthorne, Tim Joy, Jennifer Mariucci, Hollie Saraswat, Scott Silvers and Eric Stalter

Excused: Commissioner Shannon Adams

Also present: City Commissioner Kelly O'Donnell, Community Development Director John Buzuvis and Planning Consultant Sally Elmiger.

2. CITIZENS COMMENTS

O'Donnell said the City Commission would be evaluating what she expected to be a final draft of the five-year strategic plan on January 18. She said the goals include auditing and creating a plan to update the zoning ordinance, looking at paid parking and addressing outdoor patios.

Jill Marecki, 610 Blunk, spoke about demolished homes and the parking ordinance.

3. APPROVAL OF MEETING MINUTES

a. December 8, 2021 Meeting

Joy offered a motion, seconded by Silvers, to approve the minutes for the December 8, 2021 meeting.

There was a roll call vote.

Yes: Hawthorne, Joy, Silvers, Stalter, Sisolak

Abstain: Mariucci, Saraswat

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

5. ELECTION OF OFFICERS

Buzuvis asked for nominations for the office of chairperson of the Planning Commission for 2022. Saraswat nominated Sisolak and Silvers seconded the nomination.

There was a roll call vote.

Yes: Hawthorne, Joy, Mariucci, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 7-0

Sisolak asked for nominations for the office of vice chairperson of the Planning Commission for 2022. Joy nominated Silvers and Hawthorne seconded the nomination.

There was a roll call vote.

Yes: Hawthorne, Joy, Mariucci, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 7-0

6. COMMISSION COMMENTS

Stalter expressed concern over starts and stops to the verge on Ann Arbor Rd.

Saraswat said she was saddened to see Wiltsie's Pharmacy closing and feels the downtown is losing functionality as a result. She would like to encourage a variety of businesses.

Joy asked how the tree ordinance is working out and the group discussed it.

Hawthorne said he's noticed fewer teardowns in the neighborhoods. He also asked when the Westborn Market project would come before the Planning Commission again. Buzuvis said he expected it to be on the February agenda.

Mariucci introduced herself to the group.

7. PUBLIC HEARINGS

There were no public hearings.

8. OLD BUSINESS

There was no old business.

9. NEW BUSINESS

a. 2021 Annual Report

Citizen Comments

Ellen Elliott, 404 Irvin, said she appreciated everything the Planning Commission does, as reflected in the report. She also commented about encouraging a variety of businesses in the downtown area.

Commission Comments

Commission members discussed the report, which included an implementation matrix. Sisolak noted that only immediate and short-term priority items were included in the matrix, and that she would like to add mid-range goals to the list. After a discussion, it was agreed that Planning Commission members would email the Community Development office with ideas for inclusion on this list, as well as the list of zoning ordinance amendments to be addressed this year. The ideas will then be compiled and discussed at the next meeting. It was noted that items to be addressed should align with the City's strategic plan, which is expected to be adopted this month.

10. REPORTS AND CORRESPONDENCE

Joy said he might not be able to attend the February Planning Commission meeting.

O'Donnell said she was meeting with a potential new member of the Planning Commission next week.

11. ADJOURNMENT

Joy offered a motion, seconded by Hawthorne, to adjourn the meeting at 8:18 p.m.

There was a roll call vote.

Yes: Hawthorne, Joy, Mariucci, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 7-0



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: City of Plymouth Planning Commission
FROM: Sally M. Elmiger, AICP, LEED AP
DATE: February 3, 2022
RE: Westborn Market – Revised Site Plan for Parking Lot Expansion

This project was considered at the December 8, 2021 Planning Commission meeting. The following comments were discussed, and the applicant was asked to revise the plans and return to the Planning Commission. Revised plans (latest revision date December 17, 2021) have been submitted. We have evaluated the revised plans in light of the comments, and have indicated (*in italics*) how the revisions address each.

1. **Have 860 and 870 Penniman been combined, as required by the previous Site Plan approval?** *From our understanding, the paperwork for this task is forthcoming, but has not been submitted.*
2. **Describe the proposed use of the small building on Fralick.** *At the December meeting, the applicant stated that they are considering an “office” use for this building.*
3. **Requested revisions to the plans included the following:**
 1. **Add second barrier-free space to existing westerly lot.** *These spaces are indicated on the revised plans.*
 2. **Add van-accessible barrier-free space to lot behind market.** *A barrier-free space is not shown in this lot. We recommend deferring the decision on need for this space to the Building Official. If he requires a barrier-free space, there is enough room to accommodate one. Also, the Westborn Market has more spaces than required, so even if two existing spaces are modified into a barrier-free space and aisle, the project will still meet the ordinance requirements for number of spaces.*
 3. **Narrow proposed driveway to allow for longer landscape islands adjacent to Fralick sidewalk.** *The revised plans shows that the landscape island on the west side of the new Fralick driveway has been elongated, as suggested. This additional landscaping space helps screen the lot from Fralick, and adds to the parking lot landscaping requirement.*
 4. **Widen proposed sidewalk along east side of new Fralick lot from 5-feet to 7-feet wide to accommodate vehicle overhang.** *This change has been made on the revised plans.*
 5. **Eliminate existing sidewalk between two rear lots for reasons enumerated and replace with 7 x 50 foot planting bed.** *This change has been made on the revised plans.*

6. **Eliminate small sidewalk opening and move proposed ornamental tree to large planting bed to north.** *This change has not been made; however, we leave it up to the property owner if they prefer this layout. In our opinion, it doesn't present any difficulties in use of the sidewalk; however, it doesn't provide a very hospitable growing area for an ornamental tree.*
7. **Increase interior parking lot landscaping area by 121 sq. ft.; recommend meeting this requirement with large landscape bed located between two Fralick lots.** *This has been accomplished by creating the large planting bed as described in "6." above.*
8. **Provide photometric plan so that lighting intensity can be evaluated.**

A photometric plan has been submitted. The ordinance contains the following requirements for lighting intensity:

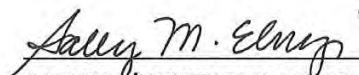
- a. *Per Section 78-204, small parking lots (5-10 spaces) shall have a minimum illumination level of 0.4 foot-candles (fc), while medium parking lots (11-99 spaces) shall have a minimum of 0.6 fc. The lighting levels (at grade) adequately meet ordinance requirements.*

The maximum mounting height of the proposed parking lot lighting is fifteen (15) feet, meeting Ordinance standards.

- b. *Section 78-204(3) also requires that the maximum light intensity should not exceed 0.3 fc along non-residential property lines. As mentioned in our previous review, the Zoning Board of Appeals has granted a variance to allow the maximum lighting level along the property lines to exceed this maximum by 1.6 foot candles. The proposed lighting meets this standard except along Fralick in the vicinity of the double-headed fixture. The light intensities are in the range of 2.0 – 5.0 fc, where the maximum is 1.9 fc. We recommend that the Building Official work with the applicant to reduce these levels (possibly with shields or other methods) so that they are within ordinance maximums.*

In summary, the revised plans have addressed the comments provided by the Planning Commission. We would recommend that the site plans be approved with the following conditions:

1. Applicant submits paperwork to combine the parcels, as required in the original site plan approval, before building permits are issued for this project.
2. Building Official to determine requirement of barrier-free space in lot behind Westborn Market building.
3. Building Official work with applicant to reduce light levels along Fralick, in the vicinity of double-headed fixture, so that they are within the 1.9 fc maximum permitted on this site.



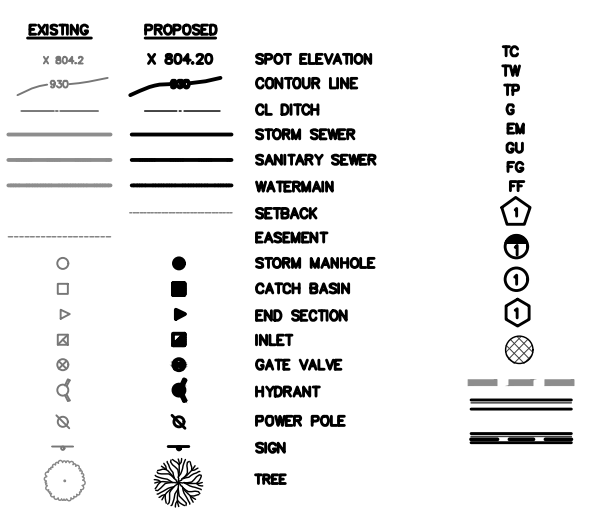
CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

BENCHMARKS:

BM#1
CHISELED "X" IN CONCRETE NEAR
SOUTHEAST PROPERTY CORNER OF
SUBJECT PARCEL.
ELEVATION: 725.79 U.S.G.S. DATUM

BM#2
CHISELED "X" IN CONCRETE CURB
NEAR SOUTHWEST PROPERTY CORNER
OF SUBJECT PARCEL.
ELEVATION: 726.24 U.S.G.S. DATUM

LEGEND



HATCH LEGEND



GENERAL NOTES:

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAYNE COUNTY AND CITY OF PLYMOUTH CURRENT STANDARDS AND SPECIFICATIONS.
 3. ALL ON-SIGHT SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH MMUTCD. PARKING STALL STRIPING SHALL BE 4" WIDE (SINGLE) AND YELLOW.
 4. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 5. THE PROPOSED GRAVEL EMERGENCY ACCESS DRIVE AROUND THE PROPOSED BUILDING SHALL BE CAPABLE OF HOLDING A 90,000 POUND FIRE APPARATUS.
 6. DRIVE APPROACH TO BE CONSTRUCTED PER WAYNE COUNTY SPECIFICATIONS.

UTILITY NOTE:

NO CHANGES TO THE EXISTING UTILITY INFRASTRUCTURE ARE PROPOSED AS PART OF THIS PROJECT.

STORMWATER MANAGEMENT NOTE:

THE PROPOSED SITE IMPROVEMENTS RESULT IN A REDUCED AMOUNT OF IMPERVIOUS AREA, THEREFORE NO STORMWATER DETENTION IS PROPOSED AS PART OF THIS PROJECT.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE X FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0605F (COMMUNITY ID NO. 260236 - CITY OF PLYMOUTH, MI) WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2012. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ON TO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION 006-02-0214-000 (BY OTHERS):

LOT 214 OF "ASSESSOR'S PLYMOUTH PLAT NO. 8" OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, T.01S., R.08E., PLYMOUTH VILLAGE (NOW THE CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 64 PLATS, PAGE 78, WAYNE COUNTY RECORDS.

LEGAL DESCRIPTION 006-02-0218-001 (BY OTHERS):

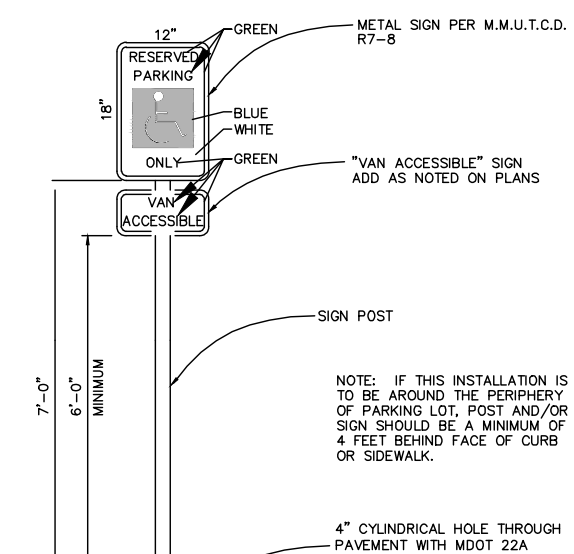
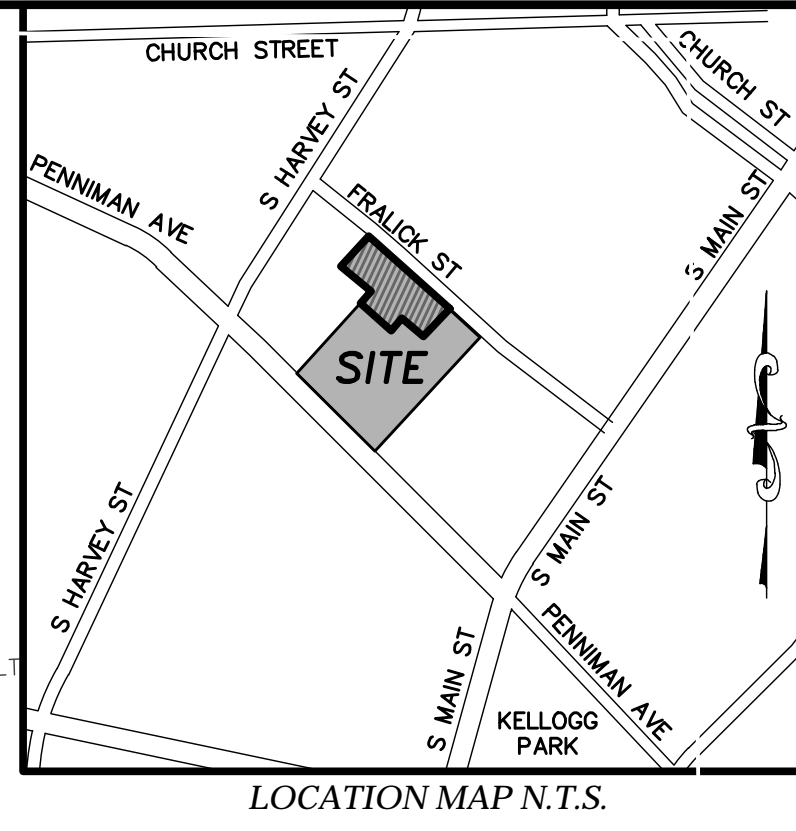
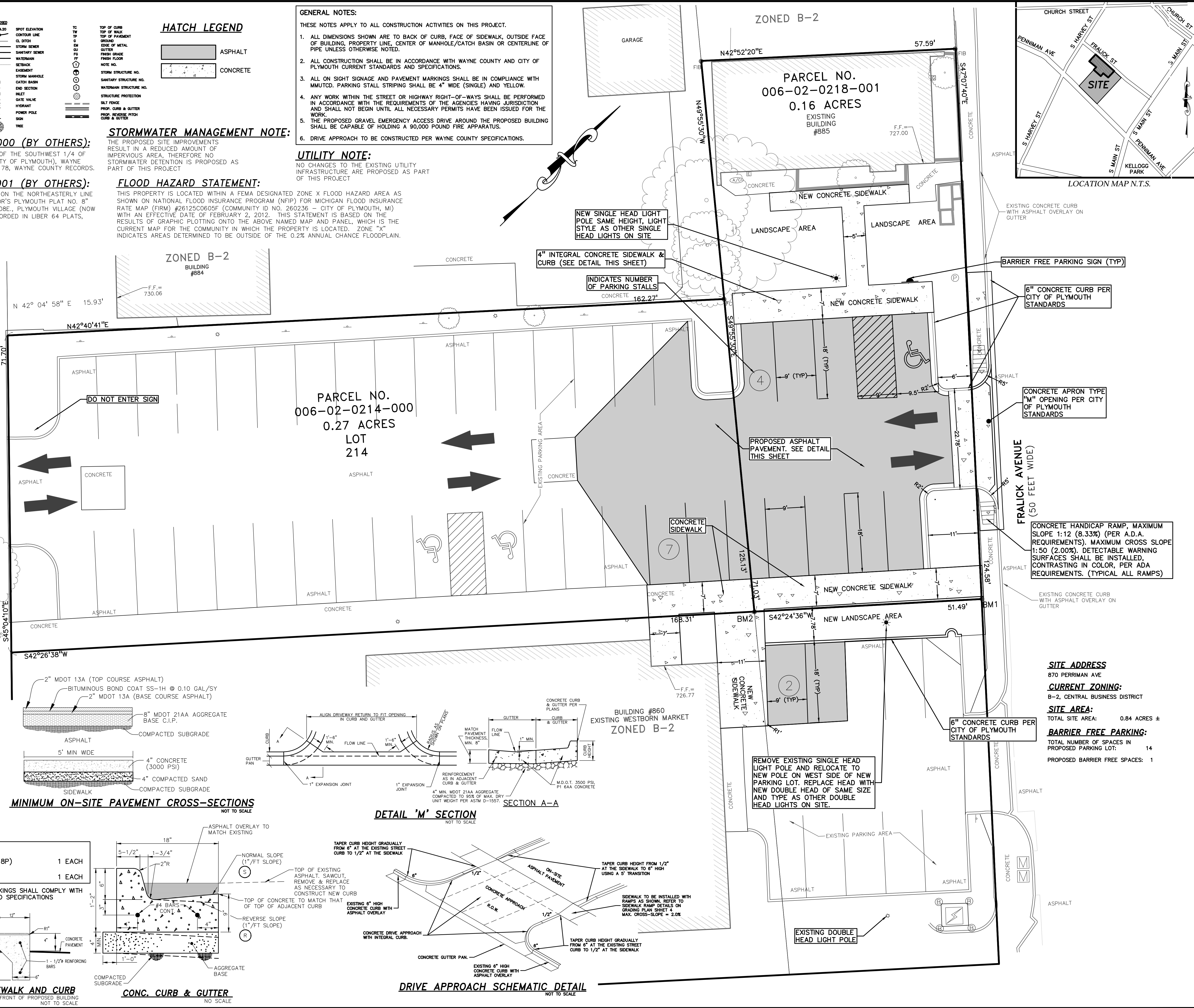
NORTHWESTERLY PART OF LOT 218, MEASURING 124.58 FEET ON THE NORTHEASTERLY LINE AND 125.13 FEET ON THE SOUTHWESTERLY LINE OF "ASSESSOR'S PLYMOUTH PLAT NO. 8" OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, T.01S., R.08E., PLYMOUTH VILLAGE (NOW THE CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 64 PLATS, PAGE 78, WAYNE COUNTY RECORDS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

NOTICE:

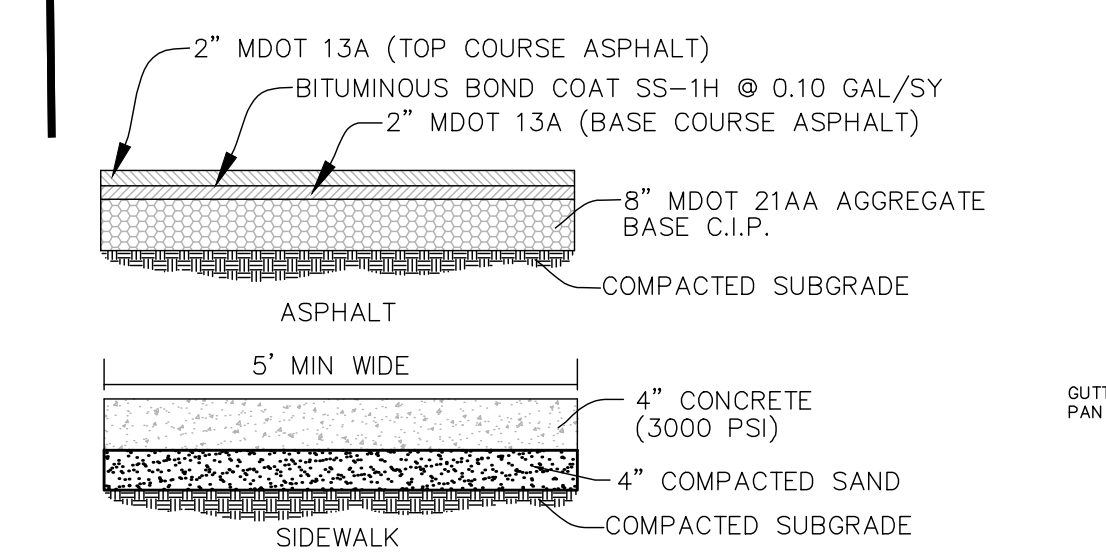
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



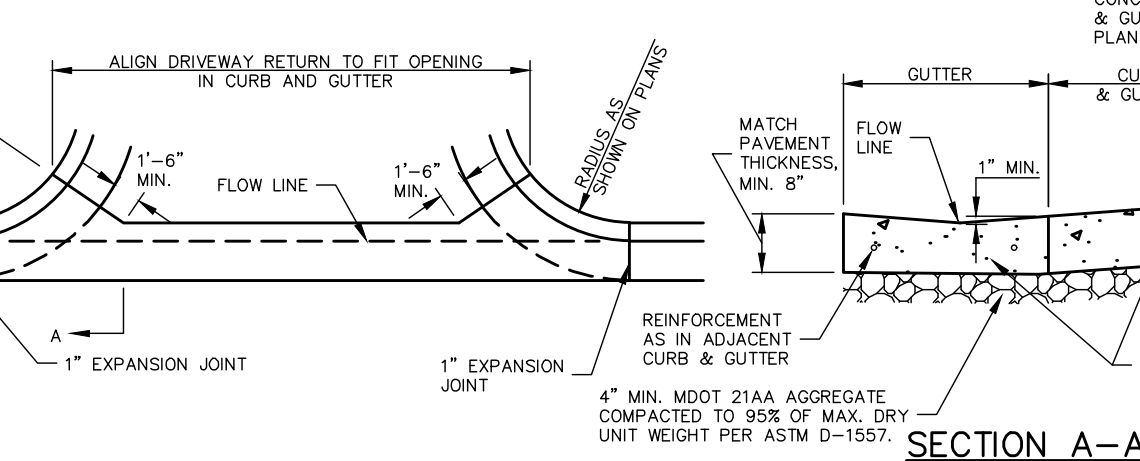
TYPICAL SIGN AND POST INSTALLATION
NOT TO SCALE

SIGNAGE & STRIPING NOTES:

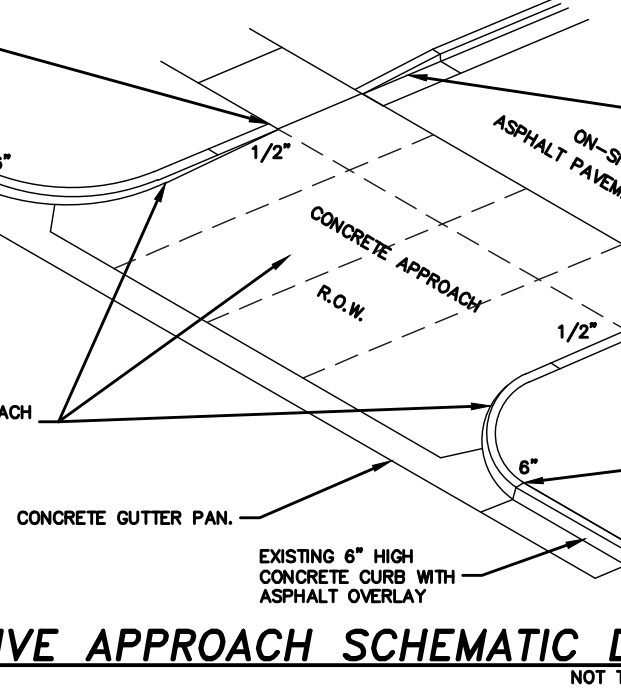
1. ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARD OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
4. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB OR GREATER U-CHANNEL POST AS DICTATED BY THE HEIGHT OF THE PROPOSED SIGNS.
5. ALL SIGNS SHALL BE INSTALLED WITH A BOTTOM OF SIGN HEIGHT BEING 7" FROM FINAL GRADE.
6. ALL SIGNING SHALL BE PLACED 2' FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
7. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
8. TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.



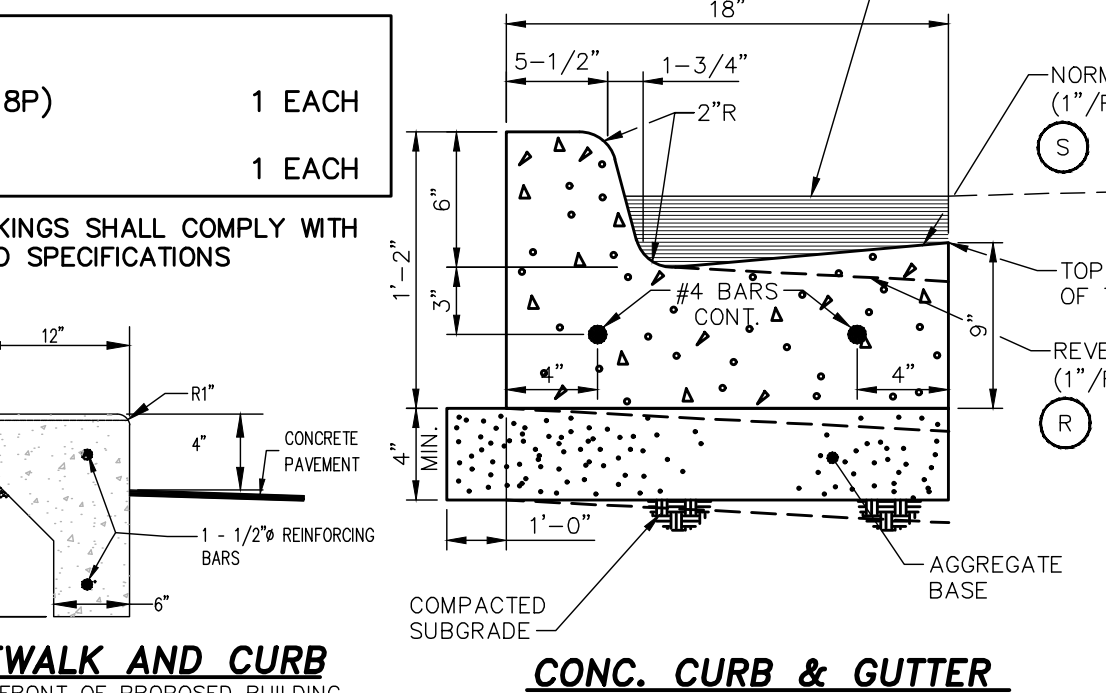
MINIMUM ON-SITE PAVEMENT CROSS-SECTIONS
NOT TO SCALE



DETAIL 'M' SECTION
NOT TO SCALE



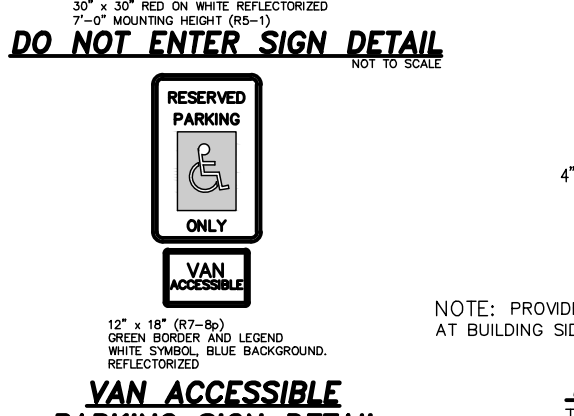
DRIVE APPROACH SCHEMATIC DETAIL
NOT TO SCALE



CONC. CURB & GUTTER
NOT TO SCALE

SIGNAGE QUANTITIES

DO NOT ENTER (R7-8P)	1 EACH
DO NOT ENTER (R5-1)	1 EACH



INTEGRAL SIDEWALK AND CURB
TO BE USED ALONG THE FRONT OF PROPOSED BUILDING
NOT TO SCALE

SITE ADDRESS
870 PERRIN AVE

CURRENT ZONING:
B-2, CENTRAL BUSINESS DISTRICT

SITE AREA:
TOTAL SITE AREA: 0.84 ACRES ±
TOTAL NUMBER OF SPACES IN PROPOSED PARKING LOT: 14
PROPOSED BARRIER FREE SPACES: 1

GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 688-0700 Fax: (248) 688-0701

811
Know what's below
Call before you dig.

WESTBORN MARKET

SITE/DIMENSION PLAN

CLIENT: WESTBORN MARKET

REVISED 2021-12-17 REV. PER REVIEW

DATE: 10-12-2021

DRAWN BY: RMS

CHECKED BY: DJL

SCALE: HOR 1" = 10 FT. VER 1" = 4 FT.

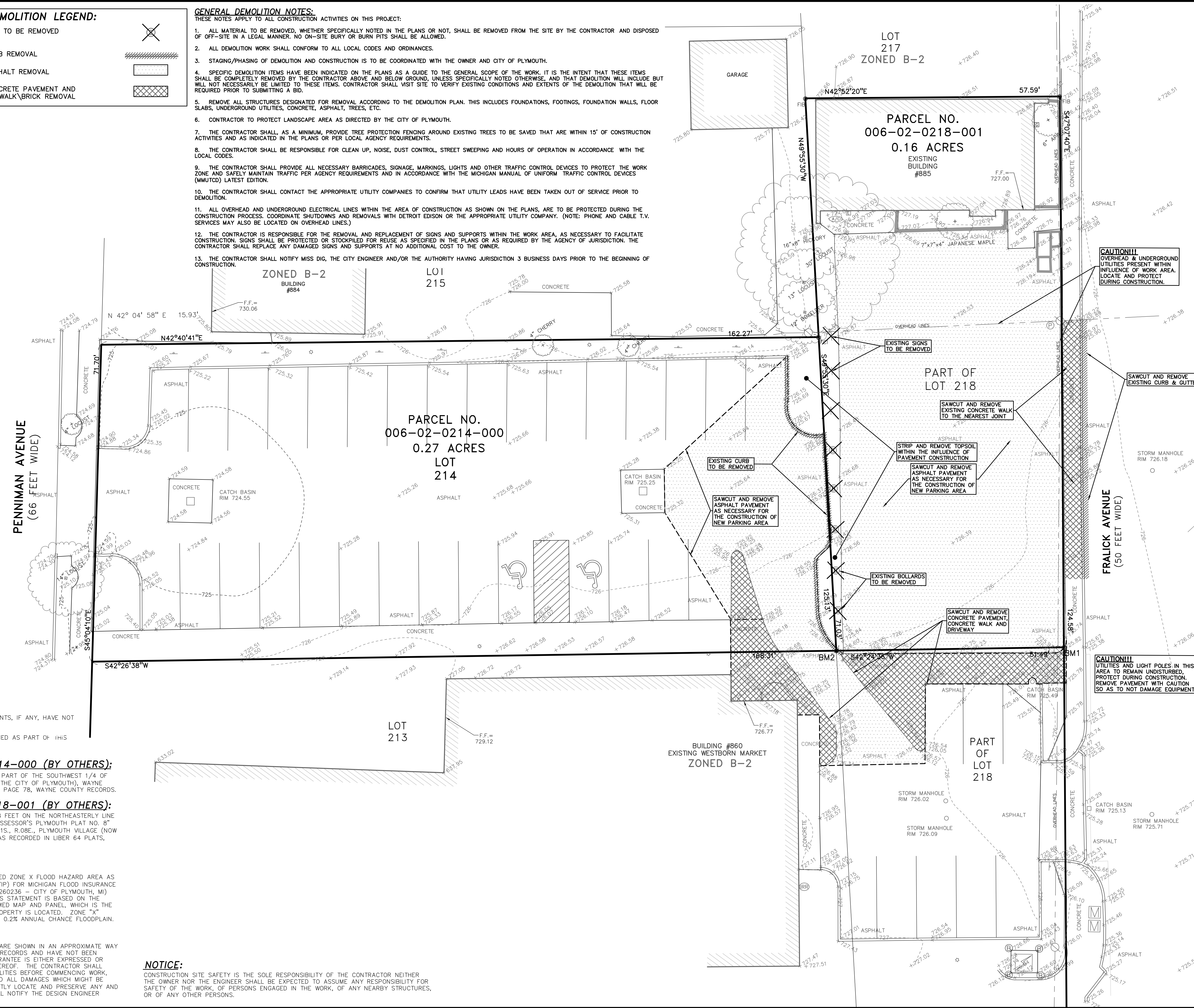
2

21-190

- LEGEND**
- "x" FOUND "x" IN CONCRETE
 - FIB FOUND IRON BAR
 - FCI FOUND CAPPED IRON
 - RR EX. IRRIGATION CONTROL VALVE
 - EX. STORM MANHOLE
 - EX. CATCH BASIN
 - ⊙ EX. BOLLARD
 - ⊙ EX. POST
 - ⊙ EX. UTILITY POLE
 - ⊙ EX. GAS METER
 - ⊙ EX. ELECTRIC METER
 - ⊙ EX. AIR CONDITIONER
 - ⊙ EX. USPS MAILBOX
 - ⊙ EX. LIGHT POLE
 - EX. OVERHEAD LINES
 - EX. DECIDUOUS TREE
 - EX. CONIFEROUS TREE
 - EX. WALL
 - EX. ELECTRIC TRANSFORMER
 - EX. SIGN

- DEMOLITION LEGEND:**
- ITEM TO BE REMOVED
 - CURB REMOVAL
 - ASPHALT REMOVAL
 - CONCRETE PAVEMENT AND SIDEWALK/BRICK REMOVAL

- GENERAL DEMOLITION NOTES:**
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:
- ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
 - ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
 - STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND CITY OF PLYMOUTH.
 - SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
 - REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
 - CONTRACTOR TO PROTECT LANDSCAPE AREA AS DIRECTED BY THE CITY OF PLYMOUTH.
 - THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15' OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.
 - THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
 - ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS, ARE TO BE PROTECTED DURING THE CONSTRUCTION PROCESS. COORDINATE SHUTDOWNS AND REMOVALS WITH DETROIT EDISON OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
 - THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL NOTIFY MISS DIG, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.



BENCHMARKS:
BM#1
 CHISELED "x" IN CONCRETE NEAR SOUTHEAST PROPERTY CORNER OF SUBJECT PARCEL.
 ELEVATION: 725.79 U.S.G.S. DATUM
BM#2
 CHISELED "x" IN CONCRETE CURB NEAR SOUTHWEST PROPERTY CORNER OF SUBJECT PARCEL.
 ELEVATION: 726.24 U.S.G.S. DATUM

SURVEY NOTES:
 1. TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.
 2. A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.

LEGAL DESCRIPTION 006-02-0214-000 (BY OTHERS):
 LOT 214 OF "ASSESSOR'S PLYMOUTH PLAT NO. 8" OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, T.01S., R.08E., PLYMOUTH VILLAGE (NOW THE CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 64 PLATS, PAGE 78, WAYNE COUNTY RECORDS.

LEGAL DESCRIPTION 006-02-0218-001 (BY OTHERS):
 NORTHWESTERLY PART OF LOT 218, MEASURING 124.58 FEET ON THE NORTHEASTERLY LINE AND 125.13 FEET ON THE SOUTHWESTERLY LINE OF "ASSESSOR'S PLYMOUTH PLAT NO. 8" OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, T.01S., R.08E., PLYMOUTH VILLAGE (NOW THE CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 64 PLATS, PAGE 78, WAYNE COUNTY RECORDS.

FLOOD HAZARD STATEMENT:
 THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE X FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0605F (COMMUNITY ID NO. 260236 - CITY OF PLYMOUTH, MI) WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2012. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

GREENTECH ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 51147 W. Pontiac Trail, Wixom, MI 48393
 Phone: (248) 688-0700 Fax: (248) 688-0701

811
 Know what's below
 Call before you dig.

WESTBORN MARKET
EXISTING CONDITIONS/DEMOLITION PLAN
 CLIENT:
#870 PENNINGAN - PARCEL NO. 006-02-0214-000
 SECTION: 26
 TOWNSHIP: 1 S
 RANGE: 8 E.
 CITY OF PLYMOUTH
 WAYNE COUNTY
 MICHIGAN

REVISED
 2021-12-17 REV. PER REVIEW
 DATE: 10-12-2021
 DRAWN BY: RMS
 CHECKED BY: DJL
 FBK: --
 CHF: MM
 SCALE: HOR 1" = 20 FT.
 VER 1" = -- FT.
3
 21-190

BENCHMARKS:

BM#1
CHISELED "X" IN CONCRETE NEAR
SOUTHEAST PROPERTY CORNER OF
SUBJECT PARCEL.
ELEVATION: 725.79 U.S.G.S. DATUM

BM#2
CHISELED "X" IN CONCRETE CURB
NEAR SOUTHWEST PROPERTY CORNER
OF SUBJECT PARCEL.
ELEVATION: 726.24 U.S.G.S. DATUM

GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF PLYMOUTH TOWNSHIP.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.

NOTE:

THE FINAL BUILDING FOOTPRINT MAY CHANGE, SUBJECT TO THE APPROVAL BY THE CITY/TOWNSHIP PLANNING DIRECTOR.

HATCH LEGEND

	ASPHALT
	CONCRETE
	PROPOSED BUILDING
	EXISTING BUILDING

ALL PROPOSED PAVEMENT CROSS-SECTIONS ARE PER PLYMOUTH TOWNSHIP SPECIFICATIONS, TYP

GRADING NOTES:

1. ALL PAVING AND GRADING IMPROVEMENTS SHALL CONFORM TO CITY OF PLYMOUTH ENGINEERING DESIGN STANDARDS.
2. FIELD VERIFY EXISTING PAVEMENT AND CURB ELEVATIONS WHERE PROPOSED PAVEMENT AND CURB MEETS EXISTING PAVEMENT AND CURB PRIOR TO CONSTRUCTION. PAVING CONTRACTOR SHALL TAKE EXTRA CARE TO ENSURE 1% MINIMUM PAVEMENT SLOPE IS ACHIEVED AND SHALL CONTACT DESIGN ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT IS APPARENT.
3. CONTRACTOR TO ADJUST EXISTING RIM ELEVATIONS AS NECESSARY, TO PROPOSED FINISHED GRADES

NOTES:

- 1) NO GRADING TO TAKE PLACE ON ADJACENT PROPERTIES
- 2) ALL SIDEWALKS TO BE ADA COMPLIANT.
- 3) ALL SPOT GRADES SHOWN ON THIS PLANS ARE PROPOSED TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- 4) ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE SHOWN AND MAINTAINED DURING GRADING AND CONSTRUCTION OPERATIONS OR UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.

GRADING AND DRAINAGE LEGEND:

	PROPOSED SPOT GRADE ELEVATION
	DBL = DROP BRICK LEDGE
	TP = TOP OF PAVEMENT
	TW = TOP OF WALK
	TC = TOP OF CURB
	G = GUTTER
	T/WL = FINISH GRADE AT TOP OF RETAINING WALL
	B/WL = FINISH GRADE AT BOTTOM OF RETAINING WALL
	FF = FINISH FLOOR
	→ = OVERLAND FLOW DIRECTION
	⇄ = EMERGENCY 100YR OVERLAND OVERFLOW ROUTE
	~ = PROPOSED SWALE

LIMITS OF DISTURBANCE

TOTAL AREA OF DISTURBANCE = 0.18 AC±

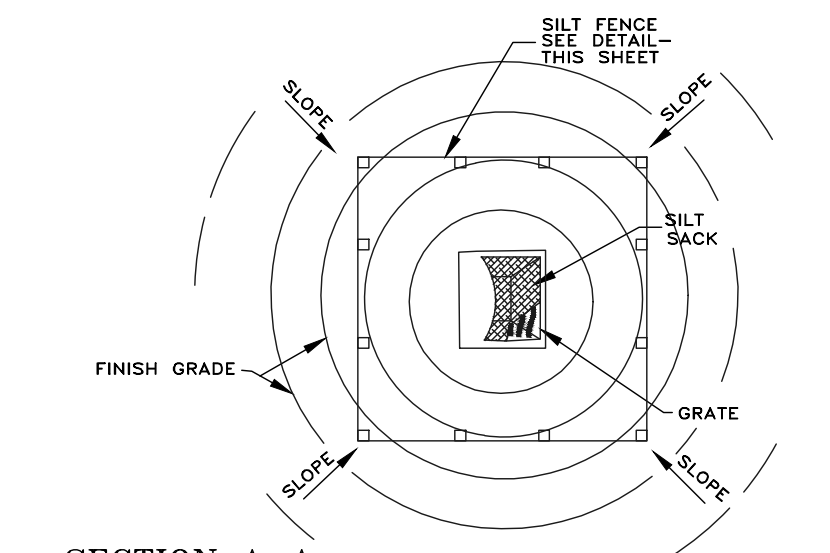
RESTORATION NOTE:

THE CONTRACTOR SHALL RESTORE AREAS DISTURBED FROM HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER, AND TO THE SATISFACTION OF THE OWNER. LANDSCAPE AREAS REQUIRING RESTORATION SHALL INCLUDE MIN. 3" TOPSOIL AND SOD. PAVEMENT AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, WITH THE APPLICABLE CROSS-SECTION TO MATCH EXISTING.

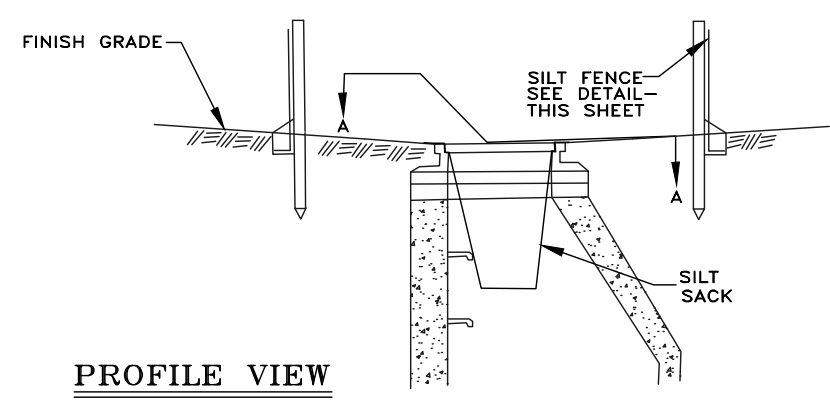
LEGEND

	EXISTING		PROPOSED
	SPOT ELEVATION		CONTOUR LINE
	CL DITCH		STORM SEWER
	SANITARY SEWER		WATERMAIN
	SETBACK		EASEMENT
	STORM MANHOLE		CATCH BASIN
	END SECTION		INLET
	GATE VALVE		HYDRANT
	POWER POLE		SIGN
	TREE		TOP OF CURB
	TOP OF WALK		TOP OF PAVEMENT
	GROUND		EDGE OF METAL
	GUTTER		FINISH GRADE
	FINISH FLOOR		NOTE NO.
	STORM STRUCTURE NO.		SANITARY STRUCTURE NO.
	WATERMAIN STRUCTURE NO.		INLET FILTER
	SILT FENCE		PROP. CURB & GUTTER
	PROP. REVERSE PITCH CURB & GUTTER		

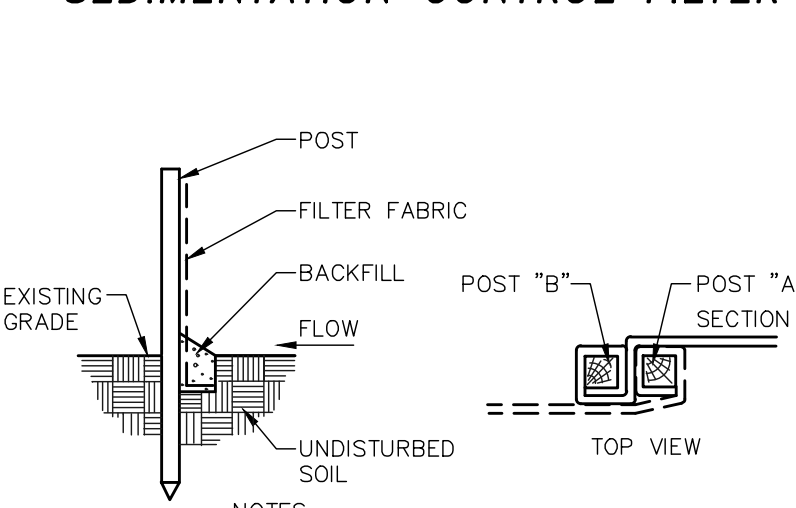
LOW POINT INLET FILTER DETAIL



SECTION A-A

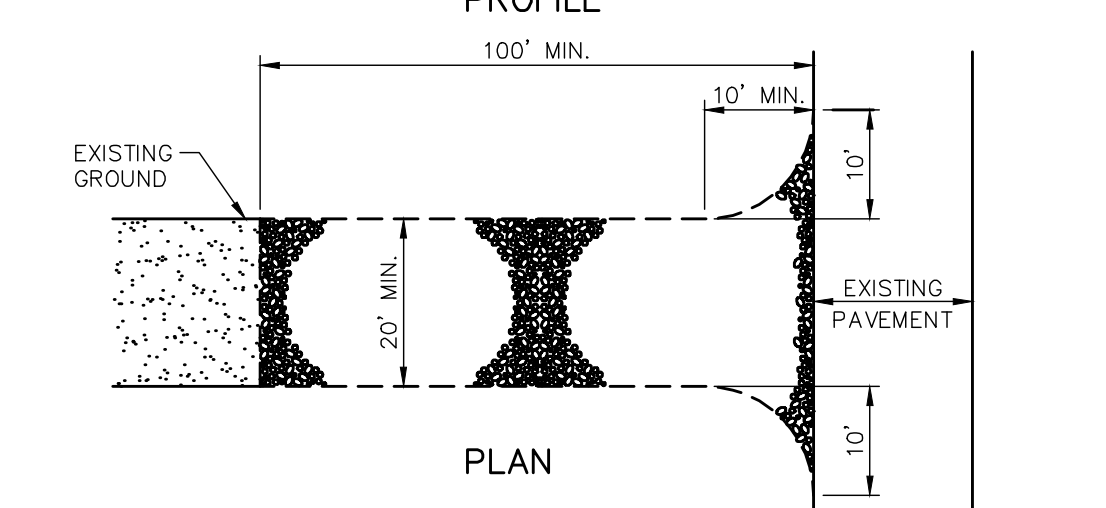
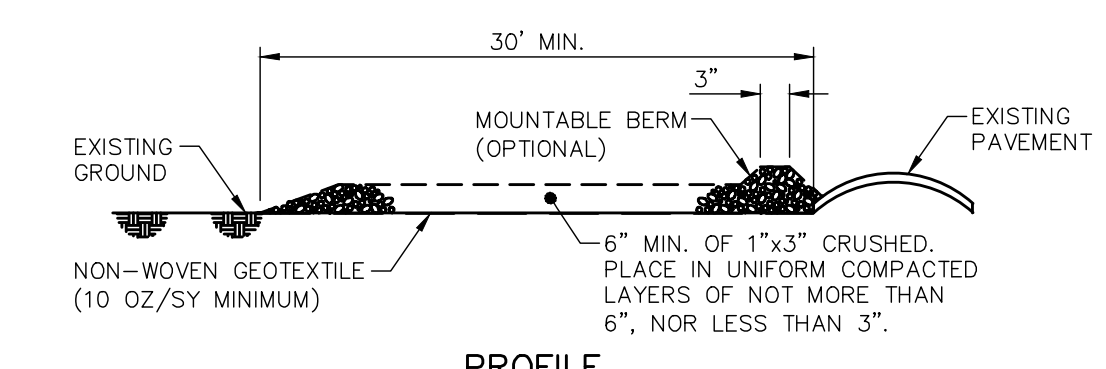
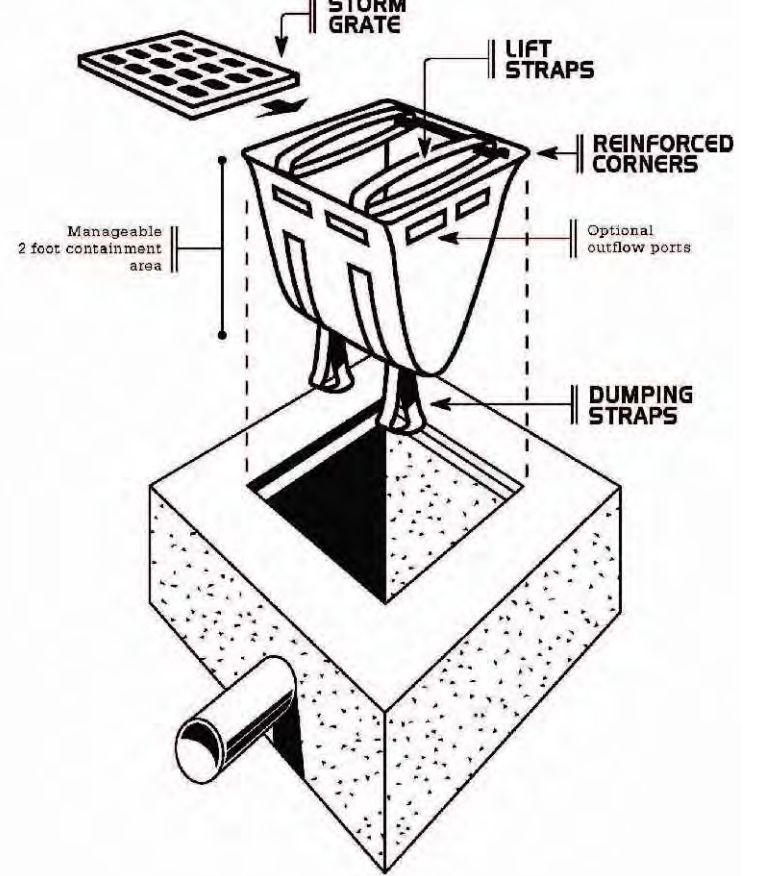


PROFILE VIEW



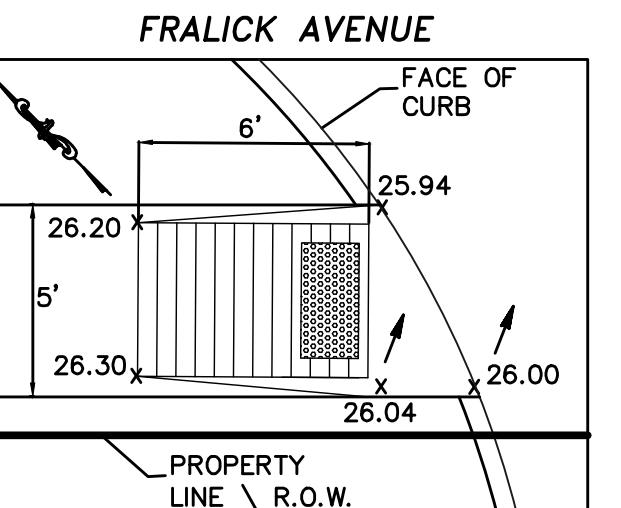
NOTES:
1) 6" MIN. ANCHOR TRENCH
2) STAKES AT 6' MAX SPACING
3) DRIVE STAKES MIN. 1' INTO GROUND

SILT FENCE



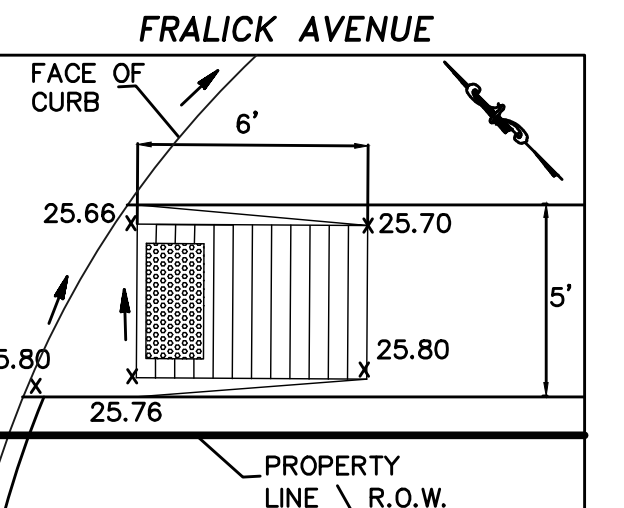
GRAVEL ACCESS DRIVE

NO SCALE



BARRIER FREE RAMP DETAIL

FRALICK AVENUE APPROACH NORTHWESTERLY SIDE OF DRIVE

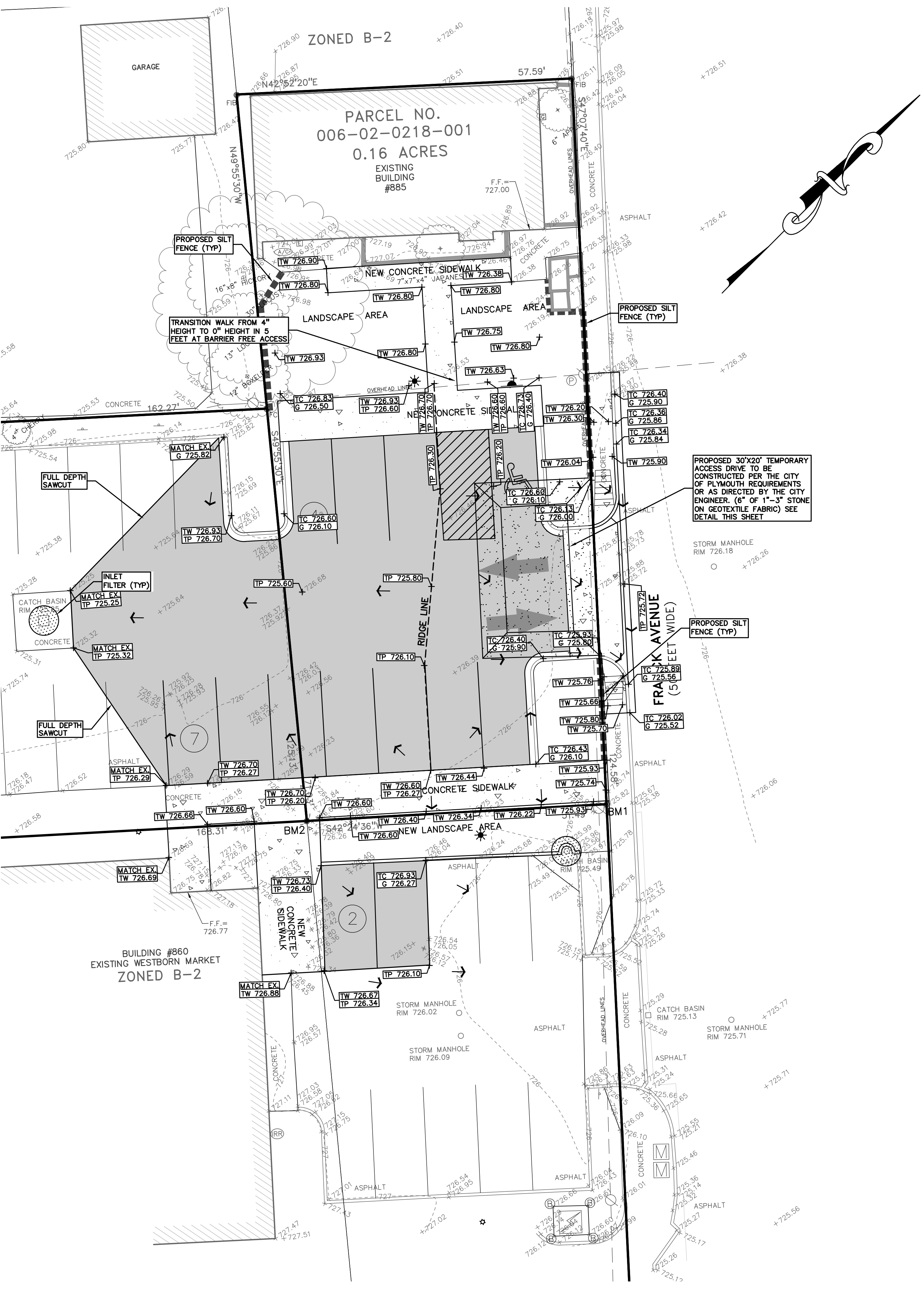


BARRIER FREE RAMP DETAIL

FRALICK AVENUE APPROACH SOUTHEASTERLY SIDE OF DRIVE

GRADING NOTES

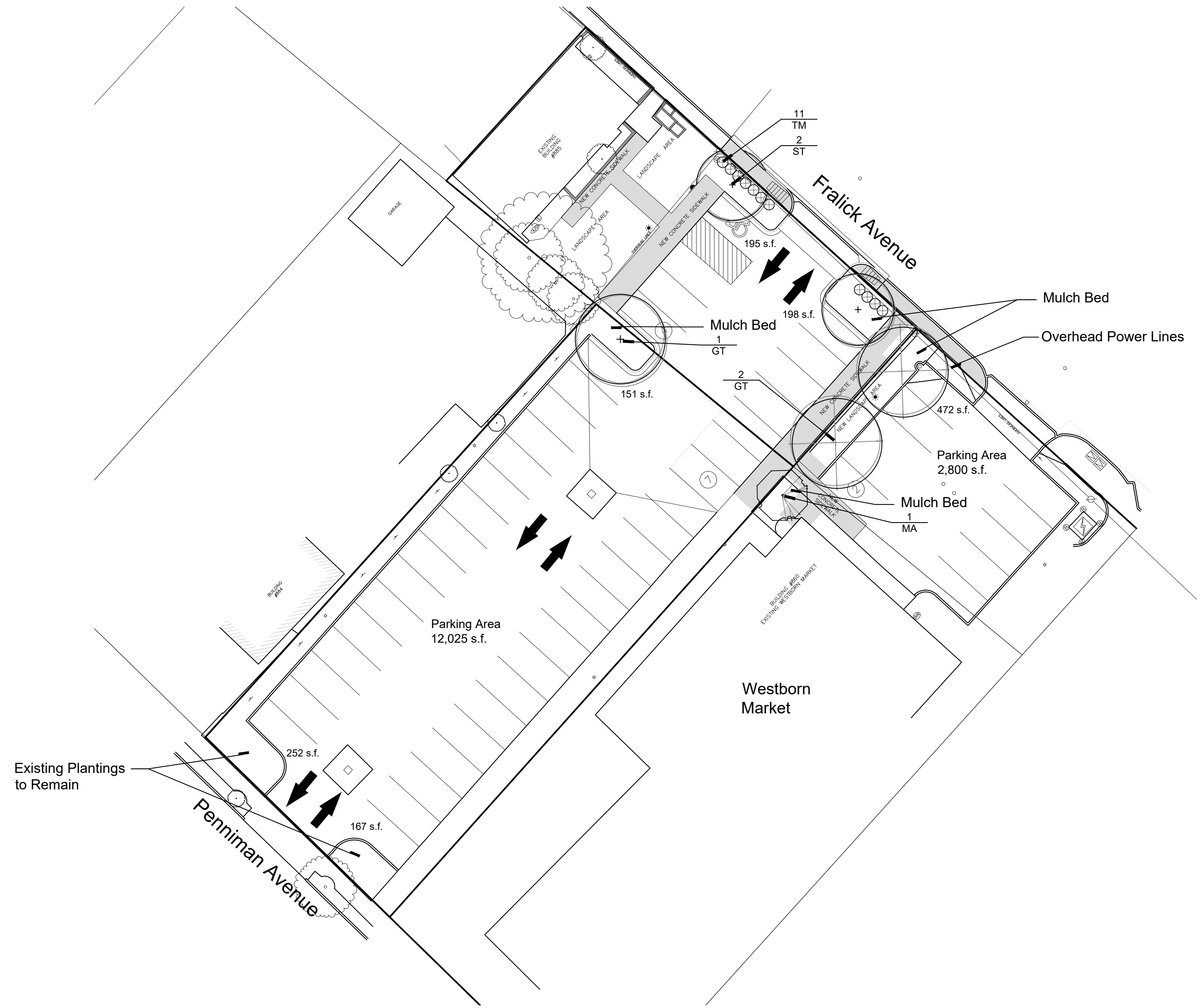
1. SUBGRADE PREPARATION FOR PAVEMENT AND UTILITIES SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER.
2. ACCEPTABLE MATERIAL FROM UNDERCUTTING MAY BE USED AS ENGINEERED FILL AS APPROVED BY SOILS ENGINEER.
3. CONTRACTOR SHALL TEMPORARILY STOCKPILE TOP SOIL TO BE USED FOR FINAL GRADING.
4. REMOVE ANY EXISTING TOPSOIL, ORGANIC SOILS, VEGETATION, TREES AND OTHER DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE SOIL. TREES SHOULD BE COMPLETELY REMOVED.
5. THE TOP 12 INCHES OF THE EXPOSED SUBGRADE AS WELL AS INDIVIDUAL FILL LAYERS SHOULD BE COMPACTED TO ACHIEVE A 95% COMPACTION LEVEL. (MODIFIED PROCTOR - ASTM D1557)
6. THE FINAL SUBGRADE SHOULD BE THOROUGHLY PROFFERED USING A FULLY LOADED TANDEM AXLE TRUCK UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CAN NOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
7. THE AGGREGATE BASE SHOULD BE COMPACTED TO ACHIEVE A 95 PERCENT COMPACTION LEVEL (MODIFIED PROCTOR - ASTM D1557). THE BASE AND SUBGRADE COMPACTION SHOULD EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVED EDGE.
8. ALL BITUMINOUS MATERIAL SHOULD BE COMPACTED TO A DENSITY OF 97% OF THE MAXIMUM DENSITY AS DETERMINED BY THE MARSHALL METHOD.
9. SAWCUT AND REMOVE EXISTING CURBS AND PAVEMENT AS NECESSARY FOR CONSTRUCTION.
10. FIELD VERIFY EXISTING PAVEMENT AND CURB ELEVATIONS WHERE PROPOSED PAVEMENT AND CURB MEETS EXISTING PAVEMENT AND CURB PRIOR TO CONSTRUCTION. PAVING CONTRACTOR SHALL TAKE EXTRA CARE TO ENSURE 1% MINIMUM PAVEMENT SLOPE IS ACHIEVED AND SHALL CONTACT DESIGN ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT IS APPARENT.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS, ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.



GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
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Phone: (248) 688-0700 Fax: (248) 688-0701

811
Know what's below
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WESTERN MARKET
GRADING PLAN
CLIENT: WESTERN MARKET
REVISED 2021-12-17 REV. PER REVIEW
DATE: 10-12-2021
DRAWN BY: RMS
CHECKED BY: DJL
SCALE: HOR 1"=10 FT. VER 1"=4 FT.
SECTION: 26
TOWNSHIP: 1 S
RANGE: 8 E
CITY OF PLYMOUTH
WAYNE COUNTY
MICHIGAN
#870 PENNIMAN - PARCEL NO. 006-02-0214-000
FBK: --
CHE: MM
4
21-190



Landscape Summary

Existing Zoning	B-2
Parking Lot Screening	66 l.f.
Parking Lot Frontage	2 Trees (66 / 30)
Trees Required	2 Trees
Trees Provided	2 Trees
Shrubs Required	11 Shrubs (66 / 30) x 5
Shrubs Provided	11 Shrubs
Parking Lot Landscape Area	14,825 s.f.
Parking Lot Area	988 s.f. (14,825 / 15)
Landscape Area Required	1,435 s.f.
Landscape Area Provided	3 Trees (988 / 300)
Trees Required	3 Trees
Trees Provided	3 Trees

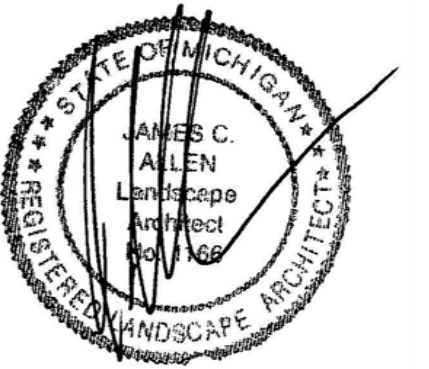
Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
ST	2	Syringa reticulata	Japanese Lilac Tree	2.5"	as shown	B&B	
TM	11	Taxus x. Media 'Densiformis'	Dense Yew		as shown	B&B	30"
GT	3	Gleditsia triacanthos var. Inermis	Honeylocust	2.5"	as shown	B&B	
MA	1	Malus 'Adirondack'	Adirondack Crabapple	2.0"	as shown	B&B	

Landscape Notes

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following Township approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All landscape areas shall be provided with an underground automatic sprinkler system.
- Sod shall be two year old "Baron/Cheridaphi" Kentucky Blue Grass grown in a sod nursery on loam soil.

Seal:



Title:

Landscape Plan

Project:

Westborn Market
 Plymouth, Michigan

Prepared for:

Greentech Engineering
 51147 Pontiac Trail
 Wixom, Michigan 48393
 248.668.0700

Revision:

Submission
 Revised
 Revised

Issued:

October 7, 2021
 October 12, 2021
 January 3, 2022

Job Number:

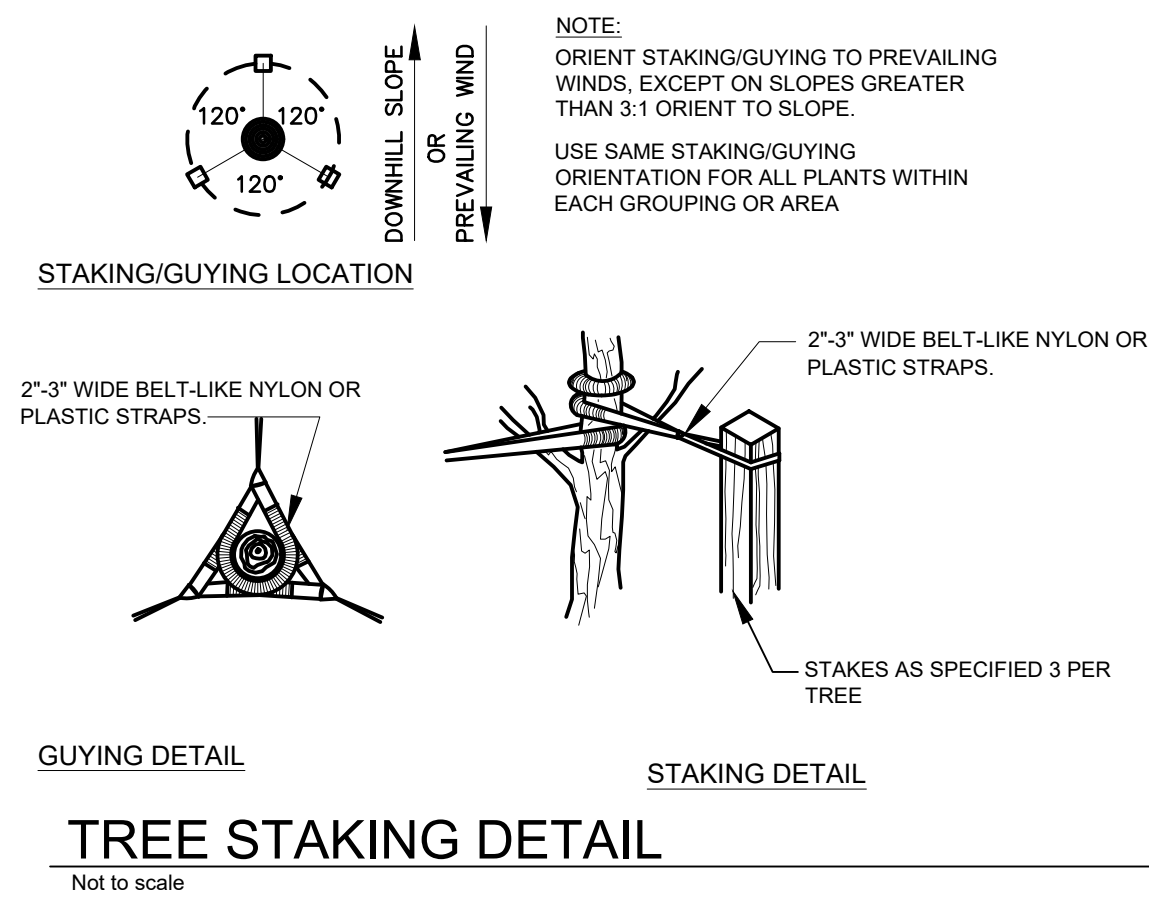
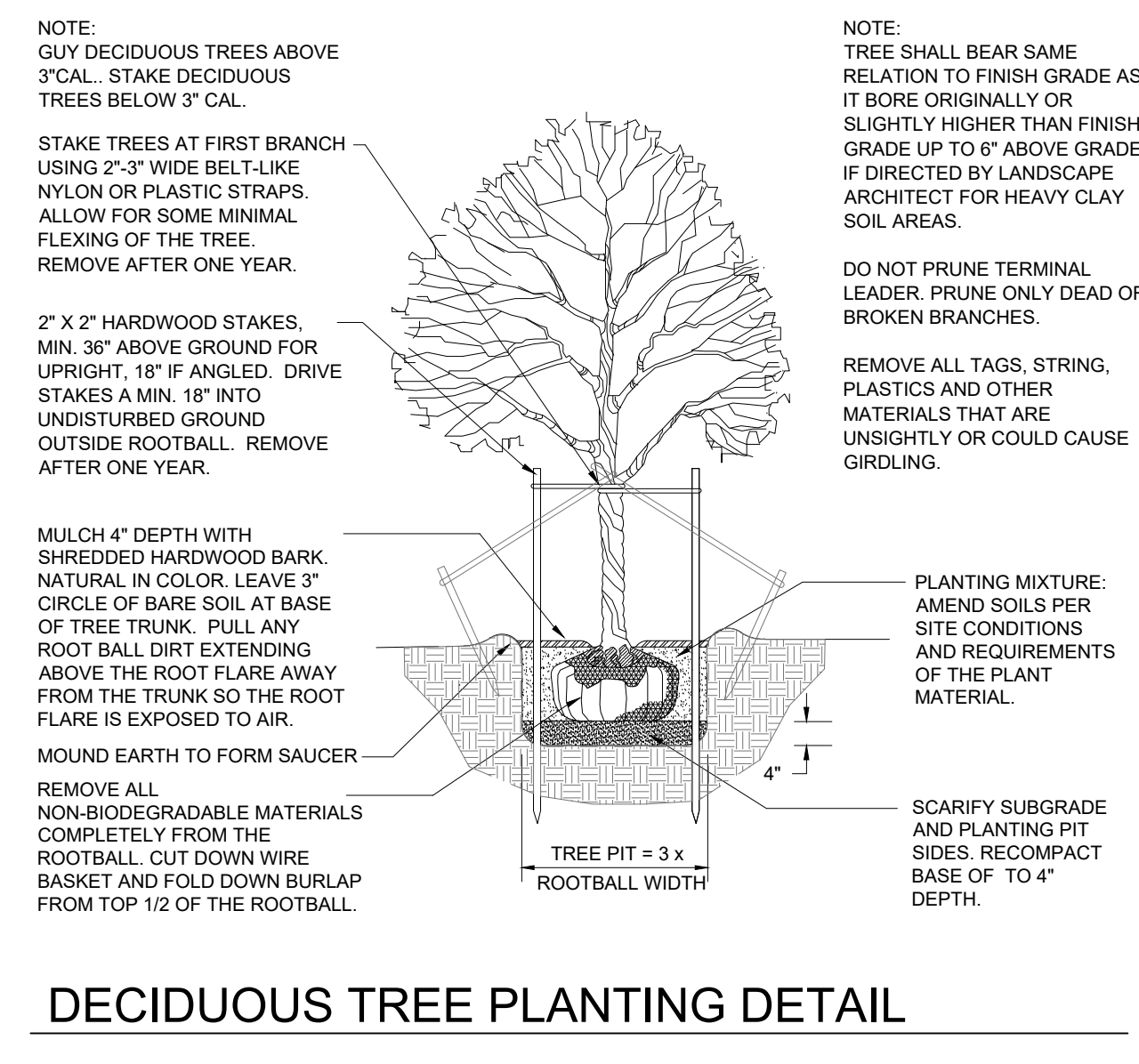
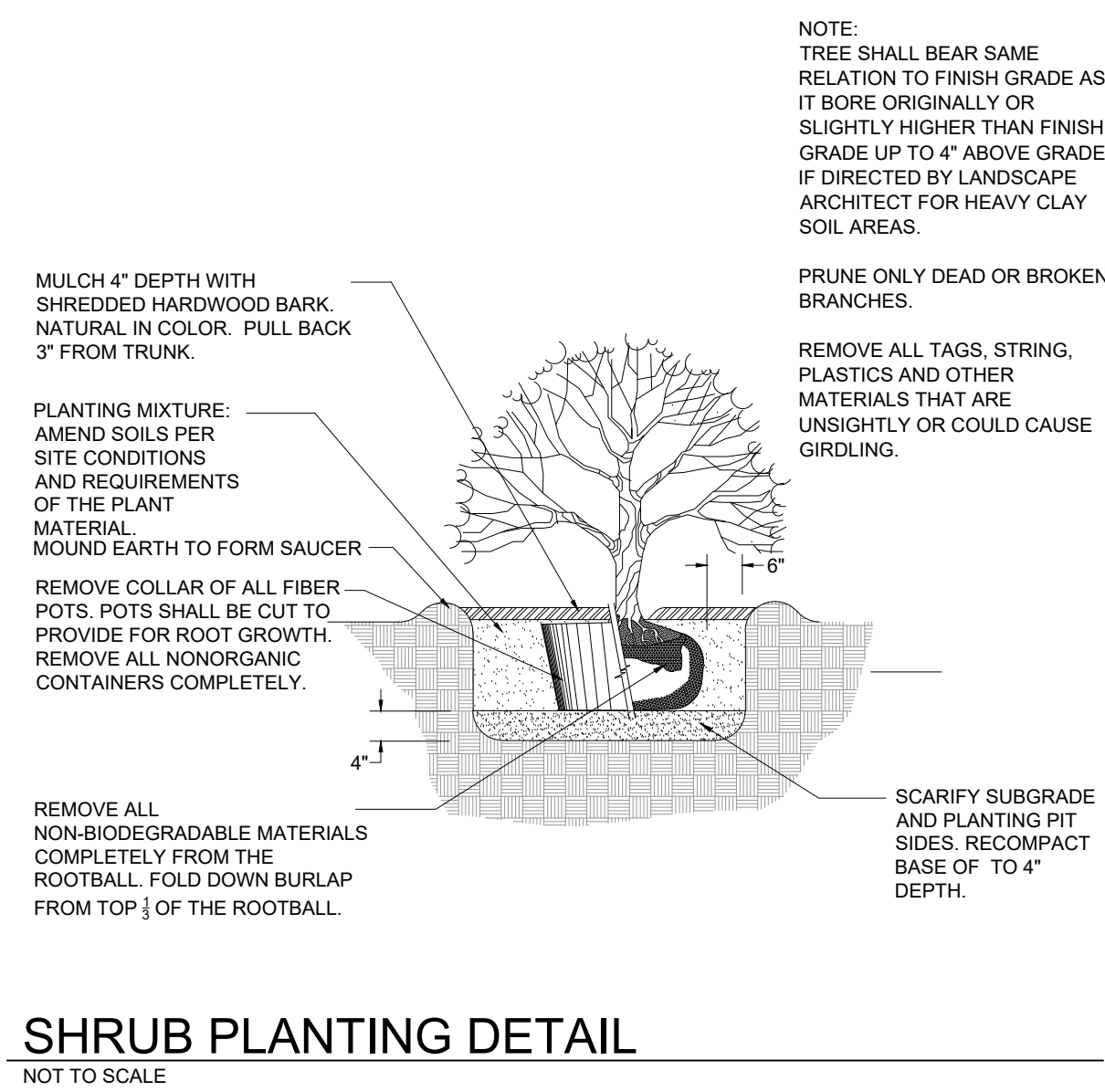
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Drawn By:

jca

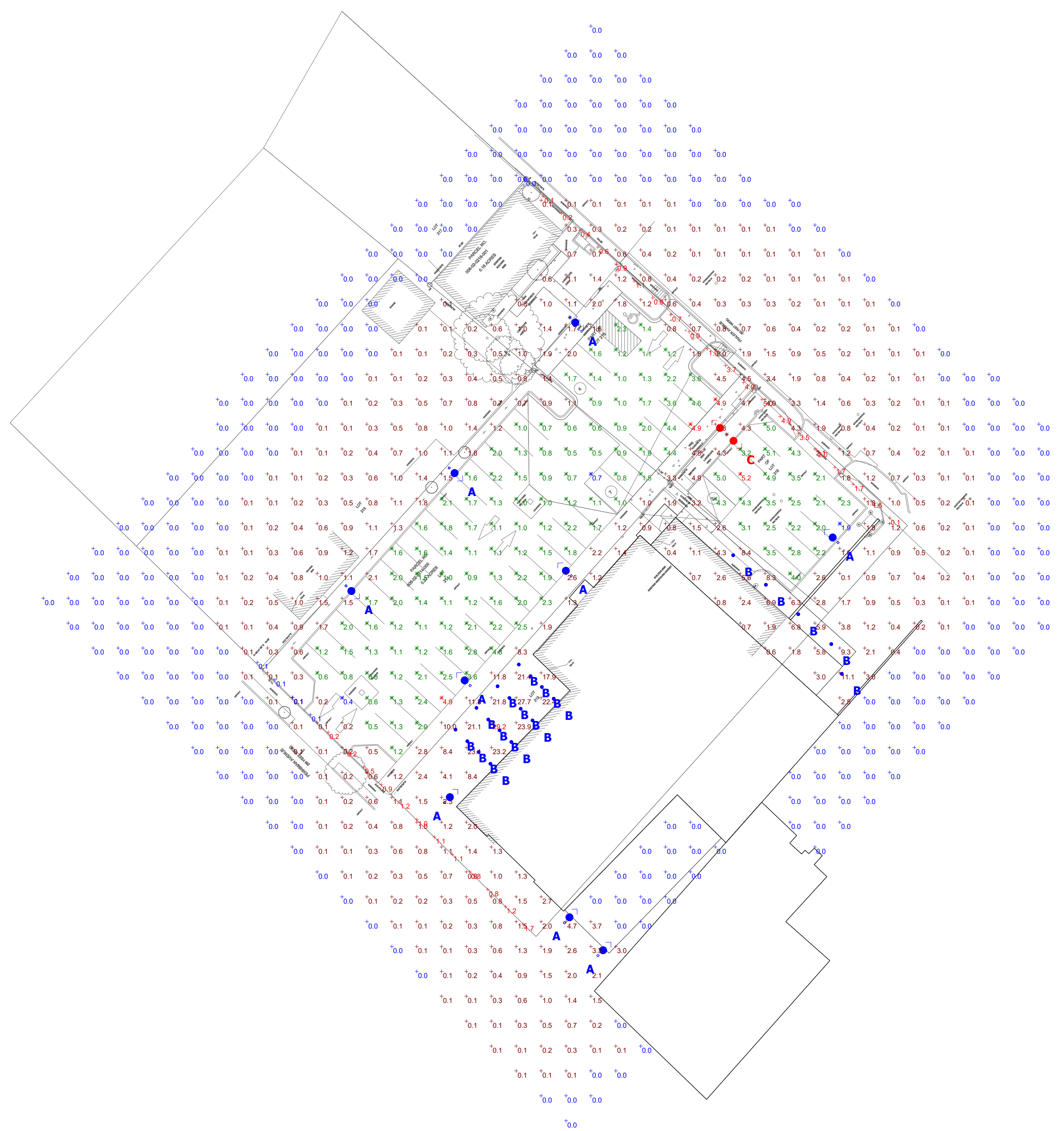
Checked By:

jca





Plan View - PARKING AREA LTG VALUES 5' AFG
Scale - 1" = 30ft



Plan View - PARKING AREA LTG VALUES AT GRADE
Scale - 1" = 30ft

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
EAST PROPERTY LINE @ GRADE	+	1.8 fc	5.0 fc	0.0 fc	N/A	N/A	0.4:1
PARKING AREA #1 @ 5' A.F.G.	+	1.4 fc	4.7 fc	0.1 fc	47.0:1	14.0:1	0.3:1
PARKING AREA #1 @ GRADE	X	1.5 fc	4.9 fc	0.4 fc	12.3:1	3.8:1	0.3:1
PARKING AREA #2 @ 5' A.F.G.	+	4.0 fc	10.9 fc	0.9 fc	12.1:1	4.4:1	0.4:1
PARKING AREA #2 @ GRADE	X	3.4 fc	5.2 fc	1.9 fc	2.7:1	1.8:1	0.7:1
PARKING AREA EXPANSION @ 5' A.F.G.	+	1.9 fc	10.7 fc	0.3 fc	35.7:1	6.3:1	0.2:1
PARKING AREA EXPANSION @ GRADE	X	2.1 fc	4.9 fc	0.7 fc	7.0:1	3.0:1	0.4:1
WEST PROPERTY LINE @ GRADE	+	0.7 fc	1.7 fc	0.1 fc	17.0:1	7.0:1	0.4:1

Luminaire Schedule												
Symbol	Label	Quantity	Manufacturer	Description	Catalog Number	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
⤴	A	9	Holophane	ESPLANADE PEDESTRIAN	ESP100HP00X4SS	100W CLEAR HPS	1	ESP100HP00X4SS.ies	9500	0.86	128	15'-0"
⊙	B	21	ANP LIGHTING, INC.	27"DIA. X 15"H. LED LUMINAIRE WHITE REFLECTOR WITH DIFFUSED LENS	W527 M021 LD N/D W 30K	LED	1	W516 M031 LD ND W 30K.IES	2624	0.9	36.39	10'-0"
⊙	C	1	Holophane	Esplanade Pedestrian Tear Drop LED, LED Package 50, 3000K, Teardrop symmetric distribution	ESPL2 P50 30K XX TG5	LED	1	ESPL2_P50_30K_XX_TG5.ies	12645	0.9	240	15'-0"

- Note**
- SEE LUMINAIRE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHTS.
 - SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE & 5' AFG.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.



CITY OF PLYMOUTH

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Plymouth, Michigan 48170

www.plymouthmi.gov

Phone 734-453-1234
Fax 734-455-1892

City of Plymouth Planning Commission 2021 Annual Report

The City of Plymouth Planning Commission is made up of nine members. They regularly meet on the second Wednesday of the month at 7:00 pm in the Commission Chambers at City Hall located at 201 S. Main. Due to the COVID-19 pandemic the Commission met online via Zoom January through December. A typical meeting consists of public comments, review of the previous meetings minutes, commissioner comments, public hearings, new and/or old business, and reports and correspondence from staff. Planning Commission members for the 2021 year included: Karen Sisolak (Chair), Jennifer Kehoe (Vice-Chair) (retired in October), Joe Hawthorne, Shannon Adams, Scott Silvers, Chuck Myslinski (retired in April), Adam Offerman (retired in August), Tim Joy, Hollie Saraswat, and Eric Stalter (appointed in October).

The Planning Commission met fifteen times during 2021. Of those fifteen meetings, twelve were regularly scheduled meetings. This meets the requirements of the Michigan Planning Enabling Act (MPEA) for the minimum number of meetings (4).

The main purpose of this report is to meet the requirements of the MPEA. However, this report increases information sharing between staff, boards, commissions, and the City Commission. This report anticipates upcoming issues and asks the Planning Commission to identify priorities so that staff may appropriately allocate time and resources. Lastly, it is the opportunity to reflect on the hard work of the past year and thank our dedicated appointed and elected officials for their support of the City’s planning and zoning efforts.

The Planning Commission’s primary accomplishments for the year were completing nine site plan reviews, an update of the Planning Commission Bylaws and amending the multi-family residential district.

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Planning Commission 2021 Goals

The goals adopted on January 13, 2021 are below:

1. Focus on education by scheduling four educational, working sessions on the following dates: February 24, March 24, October 27, and November 17.
 - a. COMPLETED: See Trainings on page 7.
2. Draft a Form Based Code test case.
 - a. IN PROGRESS: Discussed MAP training video on FBCs on March 24.
3. Approve a mixed use, high density zoning ordinance.
 - a. IN PROGRESS: This goal evolved and got combined with form based code initiatives. Initial presentations were made to the Planning Commission on February 10 with subsequent discussions on March 10, April 14, June 9, and July 14.
4. Review existing ordinances for amendments related to residential building heights and habitable space within accessory buildings.
 - a. IN PROGRESS: Held joint educational working session with ZBA on February 24.

Master Plan Review

The Planning Commission and City Commission adopted the Master Plan update on August 15, 2018 and September 17, 2018, respectively.

Below are the Master Plan goals

CC Strategic Plan Goal Topics	Guiding Master Plan Goals for Land Use
Goal I: Quality of Life	<ul style="list-style-type: none"> ● Encourage appropriate home sizing & massing ● Create lifelong neighborhoods of diverse housing for various income levels ● Maintain and enhance the tree canopy ● Encourage historic preservation
Goal II: Financial Stability	1. Plan for a variety of land uses that creates a dynamic environment supportive of residences, community institutions, and businesses
Goal III: Economic Vitality	<ul style="list-style-type: none"> ● Promote a welcoming environment for commercial business & industry ● Encourage environmentally sensitive/context sensitive and sustainable development
Goal IV: Service Infrastructure	<ul style="list-style-type: none"> ● Improve street mobility, connectivity & safety ● Plan for vehicular needs, including parking

Reflection:

To accomplish the various goals outlined in the document, the Planning Commission needs to identify their top priority (topic) out of the Implementation Matrix of the Master Plan and the Master Plan Goals for Land Use. Once this is identified, the Planning Commission, with the help of Community Development staff and approval of the City Commission, can take steps to implement those goals. The next page includes some of the actions identified in the Master Plan Implementation Matrix that could be selected as accomplishable tasks during 2022.

Master Plan Implementation Matrix

The table on the following page are the actions listed in the Implementation Matrix from the Master Plan which has the Planning Commission as one of the responsible parties.

Action	Priority Term	City Commission Goal Area				Responsibility	Funding
		I	II	III	IV		
Regulatory and Policy Change							
<i>Redevelopment Ready Communities</i>							
Ensure clear definitions and requirements are included in necessary sections of the ordinance	Short	X				PC, CDD	CDD
Review the Zoning Map annually, update if and as necessary	Cont.	X				PC	CDD
Align the zoning ordinance with the Master Plan goals.	Mid.			X		PC	CDD
Review and clarify special land use approval processes	Short				X	PC, CDD	CDD
Ensure industrial districts allow for compatible new economy-type businesses	Short				X	PC	CDD
Allow for non-traditional housing types in appropriate areas	Short	X		X		PC	CDD
<i>Site Design</i>							
Adopt clear, concise, enforceable ordinance requirements for landscaping, signage, lighting, parking, and access management for Commercial/Business districts	Short	X		X		PC	CDD
Adopt standards that encourage shared parking access and locates parking behind buildings	Short				X	PC	CDD
Adopt ordinance requirements that accommodate pedestrian activity within and around development	Short				X	PC	CDD
Adopt flexible parking standards	Short				X	PC	CDD
<i>Residential</i>							
Increase residential densities in the appropriate areas	Mid.	X	X	X		PC	CDD
Monitor and encourage appropriate home sizing and massing	Immed.	X				PC, CDD	CDD
<i>Environmental</i>							
Encourage environmentally sensitive/context sensitive and sustainable development	Mid.	X				PC	CDD
Maintain and enhance the City's tree canopy	Immed.	X				PC, CDD, DMS	CDD, DMS
Adopt standards that require low-impact development, sustainability, and energy conservation practices.	Short	X				PC	CDD
<i>Transportation</i>							
Adopt Complete Streets policies	Short	X			X	PC, CC	CDD
Plan for vehicular needs, including parking	Mid.				X	PC, CC, DDA	DDA, CC
<i>Administrative</i>							
Research the use of "form-based-codes" and "overlay districts" in the appropriate areas	Mid.	X		X		PC, CDD, CC	CDD
Review lists of uses in all Zoning Districts. Research/add zoning categories for "Parks/Open Space" and/or "Institutional" uses.	Short	X				PC, CDD	CDD
Partnerships, Programs, and Promotion							
Become a Redevelopment Ready Community through MEDC	Short			X		CDD, PC, CC	CDD, CC
Identify priority redevelopment sites/transitional properties and determine desired future use and development	Cont.	X				PC, CDD	CDD
Develop a clear vision for development outcomes and criteria for priority sites	Short	X				PC, CDD	CDD
Promote a welcoming environment for commercial businesses and industry	Short			X		CDD, CC, PC	CDD

Zoning Ordinance Amendments

The Planning Commission approved one zoning ordinance text amendment during the 2021 calendar year. That was the multi-family residential district.

Community Development staff expects 2022 to include continued discussion and research into zoning ordinance amendments. The ordinances listed below include some of the sections the Planning Commission may wish to examine and discuss further.

1. Landscaping requirements (Section 78-203)
2. Fences in front yards (Section 78-208)
3. Creation of non-conforming parcels (Section 78-351)
4. City-wide parking requirements (Section 78-270 through 78-275)
5. Projections into yards (Section 78-217)
6. Permitted and special land uses within each zoning district (Various sections)
7. FAR for zoning districts that allow single family as a special land use (Various sections)
8. Habitable space in accessory buildings
9. What does and does not contribute to lot coverage
10. What does and does not contribute to floor area ratio
11. Temporary uses
12. Mobile and temporary sales

Along with the items above, the Planning Commission, through their 2022 Goal Setting session should consider the relevant one year-tasks in the Strategic Plan approved on January 18, 2022, by the City Commission. These include:

Goal Area One – Sustainable Infrastructure

One-Year Tasks

1. Explore/create impervious surface ordinance

Goal Area Four – Attractive, Livable Community Key Objectives

One-Year Tasks

1. Audit current zoning ordinance and identify the approach for updating ordinances

The Planning Commission may choose to address some, all, or other ordinances during the 2022 calendar year. There may be some ordinances that can be “batched” together to expedite the ordinance amendment process. Additionally, staff is suggesting setting a priority and only discussing ordinances that meet the priority.

Development Reviews

Project Type	Location	Description	Meeting Outcome	Fwd. to CC?	Date of Action
Text amendment and rezoning	Old Village/North Main	Create new mixed use, high density district and rezone affected parcels stated in the future land use map to said district	Tabled	No	Feb. 10, Mar. 10, Apr. 14, Jun. 9, Jul. 14
PUD amendment	550 N Holbrook	Amendment to allow building heights greater than 25-feet	Approved with conditions	Yes	Apr. 14, May 12
Site plan review	296 S. Main 006 02 0206 004	Permanent, year-round outdoor dining space adjacent to the Penn Grill in the alley behind Kilwin's	Approved	N/A	May 12
Site plan review	1250 S. Main	Adaptive reuse for Canzano Salon	Approved with conditions, fwd. to ZBA	N/A	May 12
Site plan review	690 Junction	New construction building and site improvements for Consumers Energy	Approved with conditions	N/A	Mar. 11
Text amendment	City-wide	Update RM-1, RM-2 zoning ordinance to accommodate modern housing types	Approved	Yes	Aug. 11, Sept. 8
Policy review	N/A	Planning Commission bylaws	Approved	N/A	Aug. 11, Sept. 8, Oct. 13
Site plan review and special land use	500 Forest	Front entrance reconfiguration and permanent enclosure of existing outdoor dining	Approved with conditions	N/A	Oct. 13, Oct. 27
Site plan review and special land use	844 Penniman	Building addition and permanent expansion of outdoor dining area	Approved with conditions	N/A	Oct. 13, Nov. 10
Site plan review	1115 S. Main	Addition onto the existing building	Approved with conditions, fwd. to ZBA Dec. 2	N/A	Oct. 13, Oct. 27
Site plan review and special land use	1490 W. Ann Arbor Road	New construction drive-through coffee shop	Approved with conditions	N/A	Oct. 13, Dec. 8
Site plan review	885 Fralick	Reconfiguration of Westborn Market parking lot	Tabled	N/A	Dec. 8

Variance Requests

Variance Type	Location	Description	Meeting Outcome	Date of Action
Use	606 Maple	Habitable space in detached garage	Denied	Jan. 7
Non-Use	1071 N. Holbrook	Rear yard lot coverage	Approved	Jan. 7
Non-Use	365 Joy	Front yard setback	Approved with conditions	Jan. 7
Non-Use	696 Forest	Front yard setback along Linden	Approved with conditions	Feb. 11
Non-Use	925 Fairground	Front yard setback	Approved with conditions	Feb. 16
Non-Use	1294 Maple	Side yard setback	Approved with conditions	Mar. 4
Non-Use	629 Herald	Front yard setback	Approved with conditions	Mar. 4
Non-Use	271 S. Main	Windows facing interior lot line within the side yard setback	Approved	Apr. 1
Non-Use	921 Sutherland	Garage height	Denied	Apr. 1
Non-Use	933 Church	Front yard setback	Approved with conditions	May 6
Non-Use	1012 William	Front yard fence height	Approved with conditions	Jun. 3
Non-Use	290 E. Pearl	Front yard setback for attached front-facing garage	Approved	Jun. 3
Non-Use	690 Junction	Front yard setback and front yard fence height	Approved	Jun. 3
Non-Use	1250 S. Main	Landscaping	Approved with conditions	Jun. 3
Non-Use	1112 Hartsough	Distance between house and garage and side yard setback for detached garage	Approved with conditions	Jul. 1
Non-Use	148 E. Spring	Side yard setback and front yard setback for porch	Approved with conditions	Sep. 2
Non-Use	123 N. Union	Side yard setback	Approved with conditions	Sep. 2
Non-Use	718 Burroughs	Generator location	Approved with conditions	Oct. 7
Non-Use	885 Fralick	Landscape buffer along Fralick, private parking area exceeding six spaces, locating parking area not in the rear yard, parking area exceeding 19-foot maximum depth	Approved	Oct. 7
Non-Use	1115 S. Main	Landscape buffer and AC screening	Approved with conditions	Dec. 2

Actions by City Commission

The following list includes all the planning and development related actions taken by the City Commission during 2021.

Description	Date of Action
Beck Road Business Corridor Improvement Project – Resolution of Support – approved	April 5
Wayne County Stormwater Standards Ordinance amendment – first reading	June 21
Wayne County Stormwater Standards Ordinance amendment – second reading + approval	July 6
Starkweather School PUD amendment – first reading	July 6
Starkweather School PUD amendment – second reading + approval	July 19
GIS Tax Map (Plat Map) – contract approved	Sept. 20
City Planner retainer renewal – contract approved	Oct. 4
Downtown patios – extension to December 31, 2021	Oct. 18
RM-1, RM-2 text amendment – first reading	Oct. 18
RM-1, RM-2 text amendment – second reading + approval	Nov. 1

Zoning Map

There were no changes made to the Zoning Map during 2021.

Trainings and Joint Meetings

Due to COVID-19, training sessions were provided virtually this year.

A Joint Educational Working Session with the ZBA was held on February 24th which covered how building height and grade are determined based on the current ordinances for residential homes and accessory buildings. Habitable space was also discussed.

The Planning Commission completed the following Michigan Association of Planning (MAP) Workshop Modules:

1. Form Based Codes
2. Planned Unit Development
3. Roles and Responsibilities

An Educational Working Session was held on March 24 where Commission members reviewed information presented in the Form Based Codes module, with particular emphasis on how Form Based Codes can impact aesthetics and to what extent they might be helpful in Plymouth. It was agreed that the administration would prepare an outline of a viable process to introduce a test case in the city. The Planning Commission Discussed the Roles and Responsibilities and Planned Unit Development modules at the July 14th meeting.

Potential training(s) in 2022 include Carlisle-Wortman Associates session(s) and Michigan Municipal League (MML) and Michigan Association of Planning (MAP) conferences and sessions.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: February 4, 2022

**Planned Unit Development
For
City of Plymouth, Michigan**

GENERAL INFORMATION

Applicant: Pulte Homes of Michigan, LLC
2800 Livernois Road, Building D, Suite 320
Troy, MI 48083

Project Name: Mill Street Towns PUD Amendment

Plan Date: December 16, 2021

Location: 100 S. Mill St.

Zoning: I-1, Light Industrial (in northwest corner)
I-2, Heavy Industrial (remainder of site)

Action Requested: Preliminary PUD Approval

PROJECT DESCRIPTION

The Mill Street Towns PUD project was approved by the City Commission in April, 2019. The approval included the southern portion of the project, and “excepted” the northern portion (as identified in the aerial photo on the next page). The applicant is now returning to develop the northern portion of the site, which is currently vacant and was previously used for industrial purposes.

The project will be an amendment to the PUD, which will rezone the northern portion from I-1 and I-2 to PUD. The northern portion contains 4.8-acres of land, and the proposal will locate an additional 29 townhouse units that are the same size and design as the units located on the southern portion of the site. The northern portion will also continue the existing roadway network from the southern portion, and will accommodate the pedestrian pathway leading from the southern portion to Main St.

An aerial of the proposed project area is shown on the next page.



Google Maps

The Planning Commission recommended approval of the original PUD in October 2018, and the City Commission approved the PUD in April, 2019.

PUD PROCESS AND PLAN REQUIREMENTS

Because this portion of land was “exempted” from the original PUD, we are following the same process outlined in the PUD ordinance (Section 78-314) to evaluate the proposed development on the northern portion of land. This includes a pre-application conference, a preliminary plan and public hearing, a final plan, and then City Commission review of the project.

As required, the applicant attended a pre-application conference with City staff in July, 2021. A formal application has been submitted and includes the transmittal of preliminary PUD plans.

The ordinance requires specific information be included in a Preliminary Site Plan submission that accompany a PUD. We have reviewed the submission, and the following information needs to be provided:

1. Narrative report providing a description of the project, discussing the market concept of the project, and explaining the manner in which the criteria set forth in the design standards has been met.
2. Sheet 2, Existing Conditions, needs to be amended to show the following:
 - a. Current zoning of site (PUD) showing “exempted” area.

- b. Surveyed property lines, and dimensions. A note on this sheet states that the property boundaries are approximate per tax records, and “best fit” GIS records. The ordinance requires accurate information, not approximations.
 - c. Actual topography on the northern portion. Again, the plans show “estimated” topography. The ordinance requires accurate information.
 - d. Actual existing conditions on the southern portion. This sheet shows the southern portion before it was developed. Since this request is amending an existing PUD, accurate information that illustrates the current development, including building locations, roads, sidewalks, and topography, needs to be shown on this sheet to understand the relationship of the current conditions on each portion of the site. Showing it on the grading plan is not sufficient.
 - e. Areas along the north property line of the northern portion are identified with a hatch pattern but are not labeled, and need to be. They appear to be remaining in the proposed layout. Their purpose should also be described.
3. Tree survey indicating location and diameter of trees greater than 12 inches in diameter.

Items to be Addressed: *Provide Preliminary site plan and PUD informational requirements.*

PUD CRITERIA

Section 78-311(c) of the City of Plymouth Zoning Ordinance establishes PUD criteria which determine the overall eligibility for a Planned Unit Development. While the Planning Commission and City Commission agreed that the original PUD met these criteria, we have evaluated the added townhouse units against the same criteria below.

(1) Grant of the planned unit development will result in one (1) of the following:

- a. ***A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;***

CWA Comment: The public benefits, in our opinion, include the following:

Environmental Remediation

This site is a vacant, environmentally contaminated site. During the original PUD process, the applicant stated (in the October 10, 2018 minutes) that this site contains groundwater contamination. At that time, the developer, “...decided to change the construction standards adding vapor barriers to all units and disclose this to the buyers at the time of sale.”

Any redevelopment of this property will require significant efforts to clean it up. We consider the environmental remediation proposed by this project to be a public benefit to the users of the site and the overall community.

We also believe that this public benefit could not be achieved without application of the PUD process. To build a residential project on this industrially-zoned site, and realize the proposed environmental remediation, the applicant could either use the PUD process to build something other than industrial, or re-zone the property to a multi-family residential zoning district. We consider the PUD process more appropriate, as the ultimate use and

site design is more predictable than if the property were simply re-zoned. A re-zoning could result in a number of permitted uses, which the City would have to accept. Therefore, we think the benefit of environmental remediation is best accomplished through the PUD process.

Common Open Space

The applicant's description of open space (Sheet 3) states that this portion of the site will offer an additional 2.9 acres of open space, in addition to the 5.2 acres on the southern portion of the site.

To assess the open space in this project, we've looked at other zoning districts that have a similar building type. The RT-1, Two-Family Residential District, allows for attached single-family units. The RM-1, Multi-Family Residential District, also allows for attached units. We consider the project to be a hybrid of the two since the largest proposed buildings will contain up to six units.

The RT-1, Two-Family Residential District does not have any open space requirements. However, the RM-1, Multi-Family Residential District requires at least 150 square feet of "usable" open space for each bedroom. If all the new 29 units were built out at the maximum 5-bedroom option, then 0.6 acres of "usable" open space would be required. Counting all of the "usable" open space (space that a person could walk on) on the northern portion, we calculate that the project offers approximately 1 acre. (Note that this figure does not include the detention basin.)

The southern portion (without detention basins) offers 1.21 acres of open space (with a 1.3-acre requirement). Usable open space across both portions is 2.21 acres, exceeding the ordinance requirement of 1.8 acres of "usable" open space for the whole project.

On-Site Pedestrian Amenities

1. Sidewalks

The site design shows the existing pedestrian connection to Main Street (across the adjacent parcel's parking lot to the north). We assume that an access easement to this adjacent parcel has been secured, but this should be confirmed. We ask because Sheet 3 includes a note: "Potential connection pending easement securement."

A second pathway is shown on the northeast boundary of the northern portion, connecting the front sidewalks of the units facing east with the existing pathway to Main St., and pathway system in the southern portion of the project.

The Planning Commission conditioned their PUD recommendation to City Commission on allowing public use of the sidewalk system on site in perpetuity. The applicant should confirm that this condition was included in the PUD agreement.

2. Seating/Bicycle parking:

The Cover Sheet describes other on-site pedestrian amenities. A "pedestrian node" with benches and bicycle parking, is located along the S. Mill St. sidewalk. The concrete paving, benches, and bike loops for this area have been installed

There are no additional benches/bicycle parking proposed on the northern portion.

3. Mini-park

We would assume that the open space along S. Mill St. (on the northern portion) will be used by residents as a “mini-park,” at least to walk dogs. We would suggest some type of loop pathway (could be “informal” surface such as wood chips or crushed gravel) so that residents can use this area.

Off-Site Pedestrian Amenities

The original PUD also proposed “Hawk Signal” and cross walk across S. Mill St. at the boulevard entrance. This has also been installed.

These plans show that the Mill St. right-of-way will be widened, occupying approximately 230 lineal feet across the northern portion of the site. The plans show that the new sidewalk on the southern portion will connect with the existing sidewalk in the existing right-of-way across the northern portion. However, this existing sidewalk is located approximately 4-feet from the edge of Mill St. travel lanes. The applicant should describe why a new sidewalk further from the travel lanes is not being proposed within the new right-of-way?

- b. *Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;***

CWA Comment. No natural features exist on the project site.

- c. *Long-term protection of historic structures or significant architecture worthy of historic preservation; or***

CWA Comment. There are no existing buildings on site.

- d. *A nonconforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.***

CWA Comment: There are no existing uses on site.

- (2) *The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities.***

CWA Comment: This project is proposing 29 townhomes, in addition to the existing 76 townhomes on the southern portion. Density is calculated by dividing the “net” area of the site by 900; the resulting figure represents the number of “rooms” permitted. Rooms are defined as bedrooms, den, library, or other extra room. Site area used in the calculation is the “net” area, defined as follows:

The area used for computing density shall be the total site area exclusive of any dedicated public right-of-way of either interior or bordering streets.

As mentioned above, additional Mill St. right-of-way will extend across the northern portion of the site. The plans show that 0.5-acres of the site will be within the “proposed” right-of-way, creating a “net” area for the site at 14.7 acres.

One hundred and five townhomes on this site equates to approximately 7 dwelling units to the acre. Calculating the “permitted” density shows that the site could accommodate 118 units, or 8 dwelling units to the acre. The proposed density is less than what would be permitted if the site were zoned for two-family or multi-family residential purposes.

We assume that the City’s water and sewer system has additional capacity to handle these added townhomes. This needs to be confirmed by the City’s Engineer.

Regarding traffic, the additional units proposed will increase traffic on S. Mill Street. Traffic generation rates provided by the *Trip Generation Manual* of the Institute of Transportation Engineers estimates that the additional 29 units in this project would generate approximately 15 vehicle trips during the peak morning and evening hours, the same time road traffic is at its peak. We don’t think this will be an issue.

- (3) ***The proposed planned unit development shall be consistent with the public health, safety and welfare of the City.***

CWA Comment: We consider this project to be, in general, consistent with the public health, safety and welfare of the City.

However, we recommend that the site design be reviewed by the City’s Fire Chief to confirm that the limited access via the one roadway from Mill St. is adequate to serve these units. The note: “Potential connection pending easement securement” may apply to an emergency access to the parking lot to the north. This should be confirmed.

- (4) ***The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land.***

CWA Comment: Given the proposed environmental remediation, this project will improve the environmental conditions on this site.

- (5) ***The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties.***

CWA Comment: Redevelopment of this site will benefit the property values of nearby properties, as it is redeveloping a vacant, blighted site to a residential use that is consistent with the adjoining uses to the north.

- (6) ***The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this article.***

CWA Comment: The applicant confirmed during the original PUD process that the PUD will be under single-ownership and/or control. They should confirm that this is still the case.

(7) The proposed planned unit development shall be consistent with the goals and policies of the City Master Plan.

CWA Comment: The City’s Master Plan designates the future land use of this property as Mixed Use High Density. The intent of this future land use category is described in the Master Plan document:

- *Mixed Use: High Density* The Mixed Use High density land use designation includes a mixture of retail, service, office, recreation, and residential uses. It is desirable in these areas to locate commercial uses on the ground floor of a building, with upper level office and/or residential uses. Properties within this land use category should be compatible with abutting uses. The mixed use designation has been applied to larger tracts of land that can accommodate various uses in a harmonious design, offering unique benefits to the residents/tenants, such as live-work or home-based-business opportunities, and pedestrian access to work or commercial businesses. The Mixed Use designation has also been applied to single lots that could accommodate a single, mixed-use building. Generally, buildings in Mixed Use High Density have uniform setbacks which are zero-lot line, and match with the character of the buildings in Downtown. Parking should be located at the rear of the building or integrated and hidden within any new construction. Generally, this land use designation should not exceed 3 stories, with some locations along major streets potentially appropriate at 4 stories.

All the commercial uses along S. Mill (south of Amelia) are located at the intersection of S. Mill St. and Ann Arbor Trail. We wouldn’t consider commercial uses all along S. Mill St. appropriate. In our opinion, the northern portion of this mixed-use area is more appropriate for residential uses, and the southern portion more appropriate for commercial uses. In this way, the mixed-use vision will be accomplished, but by strategically locating each use to coordinate with existing surrounding uses. The Planning Commission will need to determine if this is the vision for this property.

We consider the residential proposal to be consistent with the surrounding land uses, particularly since the developed portion of the site is separated from the single-family residential uses by the intervening property.

(8) The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts.

CWA Comment: The PUD process will rezone this site to PUD. The underlying zoning will not be continued, and the Master Plan indicates that this is the City’s desire.

In evaluating the size and character of the proposed residential units, we have compared the proposal to the standards for multi-family residential uses, and the surrounding neighborhood.

The information provided with the previous PUD application (in 2018-19) stated that the proposed townhouse units are between 1,500 and 2,300 square feet in size, and 3-3.5 stories tall. The elevations provided in this set of plans appears to be identical to what was previously proposed. The applicant should confirm that the unit design proposed to the Planning Commission were not changed later in the approval process, and represent what was actually constructed on site.

Assuming that is the case, the height dimensions provided in the previous set of plans showed that the units without the optional loft are 34'-10" in height; and units with the optional loft are 36'-7" in height. During discussion of the original PUD, the Commissioners discussed the proposed heights of the buildings, and in general, thought the proposed heights were acceptable.

The additional 29 units will not be visible from Mill St., as the landscape plan shows a number of proposed trees in front of the proposed detention basin, similar to the treatment in the southern portion of the project.

We consider the character that the townhomes provide (vs. traditional apartment-type building) to coordinate with the surrounding area.

(9) *A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.*

CWA Comment: Given that the proposal is limited in the number of units, and that they have incorporated green space and pedestrian amenities across the site, we don't think the PUD is proposed to circumvent the zoning standards. The main deviation of this project is the proposed use on this site, given the underlying industrial zoning. The plans also propose a 66-foot distance between the rear of the new buildings, while the ordinance requires 70-feet of separation.

In summary, we consider this amendment to generally meet the PUD criteria. The questions/concepts listed in this part of the review should be addressed by the applicant.

Items to be Addressed: 1. Applicant to confirm that access easement for existing sidewalk leading from southern portion, across northern portion, to Main St. has been obtained. 2. Applicant to confirm that Planning Commission recommendation that sidewalk system is available to the public has been included in the PUD agreement. 3. Applicant to consider informal looped pathway through mini-park (northern portion). 4. Applicant to describe why new sidewalk isn't proposed in new Mill St. right-of-way on the northern portion, similar to the southern portion. 5. City Engineer to confirm capacity in City water and sewer systems to accommodate this development. 6. Recommend City's Fire Chief review the plans and single entrance to this part of the site. 7. Applicant confirm if they are seeking emergency access via the adjacent parking lot to the north. 8. Applicant to confirm that entire PUD project will be under single ownership. 9. Applicant to confirm that the unit design proposed to the Planning Commission were not changed later in the approval process, and represent what was actually constructed on site.

DENSITY ANALYSIS

As mentioned above, we have used assumptions from the original PUD materials (i.e., possibility of 5 bedrooms/ or 6 "rooms" per unit) to calculate the proposed density of this portion of the project, as well as the project overall.

The northern portion of the site is 4.8 "net" acres, with 29 townhome units. Assuming the possibility for 5 bedrooms (or s "rooms") per unit, this site would be permitted 38 townhome units. The proposal for the northern section is well within the ordinance allowance.

The permitted density for the entire site is 118, 5-bedroom units. The full project is proposing 13 fewer units.

Items to be Addressed: None.

SCHEDULE OF REGULATIONS

Section 78-313 states that the schedule of regulations for each respective land use must be met, unless the Planning Commission and City Commission approve deviations that advance the objectives of the Zoning Ordinance. We have applied the schedule of regulations to the multi-family uses in the table below.

Multi-Family Residential Schedule of Regulations Requirements

RM-2 Multi-Family Residential		Required	Provided (Northern Portion)
Minimum lot size		10,000 s.f.	4.8 ac.
Height of buildings		2 – 4 stories maximum	3-3.5 stories, 34'=10" to 36'-7"
Minimum yard setback	Front	25 feet, or height of building, or 60 feet (half of ROW)	This portion of the site does not have any "front" yard.
	Sides	Total of 2 13.75 feet / 27.5 feet	46-70 feet / total of 2 N.A.
	Rear		
Min. Usable Open Space		150 s.f. x No. of bedrooms (174) = .60 ac.	1 acre (see above)
Minimum distance between buildings	Front to rear	70 feet	N.A.
	Front to front	70 feet	N.A.
	Rear to rear	70 feet	66.1 feet
	End to end	25 feet	N.A.
	End to front	50 feet	N.A.
	End to rear	50 feet	N.A.

Rear to Rear Distance Between Buildings: The plans deviate from the required 70 foot distance between the rears of buildings by 3.9 feet. This deviation is minimal, in our opinion.

Items to be Addressed: None.

PARKING, LOADING

The table below shows the required parking for the northern portion of this project, as well as the parking proposed on the site plan:

Parking Requirements

	Parking Required	Parking Provided
Multiple-Family Use - 29 units	2.5 spaces per 5-bedroom unit, or 2.5 spaces x 29 units = 73	58 garage spaces 58 driveway spaces <u>3 visitor spaces</u> 119 total spaces
Barrier-Free Spaces	1 barrier-free space (One in visitor parking area)	0 spaces

Number & Size of Parking Spaces

Each unit will have at least a two-car garage on the ground level. The driveways are all a minimum of 20-foot long, enabling two cars to park on each driveway as well. The site plan also shows 3 visitor parking spaces.

One barrier-free parking space is required in the visitor parking area. One barrier-free space needs to be designated in the visitor parking area.

The size of the visitor and driveway parking spaces and maneuvering lanes meet ordinance requirements.

Screening of Parking Areas

Section 78-270 requires a minimum five-foot wide landscape strip to screen all parking from adjoining lots. The visitor parking will be screened from view of the commercial neighbor to the east by a landscape buffer. The maneuvering lanes will be screened from view of the neighbors by the townhome units themselves.

Items to be Addressed: 1. Add one barrier-free space in visitor parking area.

CIRCULATION

Access to and from the northern part of this project is from the existing maneuvering lanes located on the southern part of the project.

Based on the average traffic generation estimates provided by the Institute of Transportation Engineers, the project as proposed will not generate enough traffic during peak hours to warrant a traffic study.

The roadway system in the development provides adequate access to the buildings and garages. We also believe that it will accommodate van-style delivery trucks.

As mentioned above, the Fire Chief should evaluate the plans to ensure the road system can accommodate the City’s fire equipment, and that access via one point is acceptable.

Items to be Addressed: None.

SIDEWALKS/PEDESTRIAN AMENITIES

Under the PUD Criteria section of this review, we provided the following comments and/or questions:

1. The note: “Pending connection pending easement procurement” begged the question of whether the existing pathway that ends at the northern property line (and adjacent property parking lot) received an access easement. Please confirm.
2. As part of the original PUD approval, the Planning Commission recommendation that the sidewalk system be available to the public, in perpetuity. The applicant should confirm that this condition was included in the PUD agreement.
3. Assuming that residents will want to use the open space on the northern portion, we suggested that they applicant consider installing an informal looped pathway through this “mini-park.”
4. We also asked if the applicant could describe why new sidewalk isn’t proposed in new Mill St. right-of-way on the northern portion of the site, similar to the southern portion.

Items to be Addressed: See comments above.

PUD AGREEMENT / PHASING

The PUD Agreement will need to be amended prior to final approval. The agreement will specify performance guarantees and conditions of approval, if any.

Items to be Addressed: Amend PUD Agreement with performance guarantees for public amenities, and conditions of approval, if any.

ARCHITECTURAL ELEVATIONS

The applicant has provided renderings of the building facades in the submission. They are proposing to build more of the same townhomes as were constructed on the southern portion of the site.

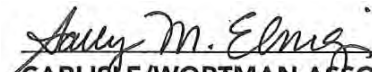
Items to be Addressed: None.

RECOMMENDATIONS

In our opinion, the “approximate” property boundaries and estimated topography does not provide the required confidence in this information. A survey needs to be conducted and grades shot in the field to ensure that the proposal coordinates with the existing conditions on site, particularly given the relatively close proximity of commercial and residential buildings. Also, the development constructed on the southern portion of the property is not illustrated on the existing conditions sheet.

While we consider the amended PUD to generally meet the standards of Section 78-311 in the Zoning Ordinance, we would recommend that the Planning Commission give the applicant more time to amend the plans given the number of outstanding items in the Preliminary Site Plan:

- A. Provide Preliminary site plan and PUD informational requirements.
- B. Applicant to confirm that access easement for existing sidewalk leading from southern portion, across northern portion, to Main St. has been obtained.
- C. Applicant to confirm that Planning Commission recommendation that sidewalk system is available to the public, in perpetuity, has been included in the PUD agreement.
- D. Applicant to consider informal looped pathway through mini-park (northern portion).
- E. Applicant to describe why new a sidewalk is not proposed in the new Mill St. right-of-way on the northern portion, similar to the southern portion.
- F. City Engineer to confirm capacity in City water and sewer systems to accommodate this development.
- G. Recommend City's Fire Chief review the plans and single entrance to this part of the site.
- H. Applicant to confirm if they are seeking emergency access via the adjacent parking lot to the north.
- I. Applicant to confirm that entire PUD project will be under single ownership.
- J. Applicant to confirm that the unit design originally proposed to the Planning Commission in 2018 were not changed later in the approval process, and the drawings represent what was actually constructed on site.
- K. Add one barrier-free space in visitor parking area.
- L. Amend PUD Agreement with performance guarantees for public amenities, and conditions of approval, if any.



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

#152-1709

cc: John Buzuvis
Marleta Barr



**CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION**
201 S. Main Street
Plymouth, MI 48170
Phone (734) 453-1234
www.plymouthmi.gov

General Information:

Sites that are developed as a Planned Unit Development (PUD) offer a public benefit in exchange for deviations from the requirements of a specific zoning district. Put simply, a PUD is a rezoning with a formal agreement to the conditions. As such, it must also be approved by the City Commission. Applicants seeking a PUD and site plan approval are encouraged to familiarize themselves with the City of Plymouth Zoning Ordinance, Zoning Map, and Master Plan in order to assure that the proposed PUD considers the use proposed for development of the site and the building height, bulk, density, area, off-street parking, landscaping and screening requirements of the zoning ordinance. Copies of the Zoning Ordinance, Zoning Maps and Master Plans may be obtained online or from the Community Development Department.

Site plans must be reviewed and approved by the City of Plymouth Planning Commission before building permits may be issued.

Applicants must have a pre-application meeting prior to submittal unless waived by the Community Development Director. Pre-application meeting fee is \$325.

PUD Review Fee:

PUD Preliminary Plan (initial review and one revision).....\$2,000 + \$50/acre or fraction thereof
PUD Final Plan (includes initial review and one revision) \$1,750
Subsequent PUD Review (beyond initial and one revision)..... \$750
Final Site Conformance Review (Multi-Family and Non-Residential) \$50/acre, \$200 Min.

Review Process:

Submit 15 copies of the PUD Application and 15 copies of the site plan drawings and any supplemental information folded and stapled to the Community Development Department before the review process can begin. Site plan drawings shall be on a sheet size that is at least 24 inches by 36 inches, with graphics and scale. Submit one digital copy of the entire submission package (application, site plan drawings, supplemental information, etc.) via email to plans@plymouthmi.gov or by document sharing application. Site plans submitted for review must be in the hands of the City **by 12:00 PM on the third Monday of the month** in order to be on the following month's agenda. Deadlines and meeting dates can be found on the Planning Commission's page on the City's website. Fees shall be provided at the time of submittal.

This application will be initially reviewed for completeness by the Community Development Department. Incomplete applications will be returned for modification. Following receipt, applications are distributed to the City's Planning Consultant, Fire Marshall, applicable department heads, and Planning Commissioners for review to ensure compliance with all applicable codes and ordinances.

The applicant will be provided with the Planning Consultant's comments and recommendations concerning the application in advance of the meeting.

The Planning Commission meets on the second Wednesday of the month in the City of Plymouth Commission Chambers (second floor), 201 S. Main Street, Plymouth, MI at 7:00 PM.

CITY OF PLYMOUTH
PLANNED UNIT DEVELOPMENT APPLICATION

Community Development Department
 201 S. Main Street Plymouth, MI 48170
 Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 100 South Mill Street	Current Zoning Classification I-2	Date of Application 12/16/2021
---------------------------------------	--------------------------------------	-----------------------------------

Name of Property Owner	Phone Number	
Mailing Address	Email Address (Required)	
City	State	Zip Code

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name Pulte Homes of Michigan LLC	Phone Number (248) 330-3069			
Applicant/Company Address 2800 Livernois Road, Building D, Suite 320	City Troy	State MI	Zip Code 48083	
Email Address (Required) joe.skore@pultegroup.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Atwell, LLC	Phone Number (810) 923-6878			
Company Address 311 N. Main St.	City Ann Arbor	State MI	Zip Code 48104	
Registration Number 58580	Expiration Date	Email Address (Required) mbush@atwell-group.com		


IV. Type of Project

<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Mixed Use <input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remodel <input type="checkbox"/> Addition <input type="checkbox"/> Interior Finish	V. Historic District Is this project located in the Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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VI. Description of Project

Addition of 29 multi-family townhome units to the previously approved PUD plan at 100 South Mill St.
These additional units will bring the total development to 105 units.

VII. Applicant Signature

Signature of Applicant 	Date 12/22/21
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VIII. Property Owner Signature

Signature of Property Owner DocuSigned by:  9715A0393AB5414...	Date 12/22/2021
--	--------------------

Subscribed and sworn before me this _____ day of _____, 20_____.

Notary Public: _____

My Commission expires: _____

IX. PUD General Design Standards (from Sec. 78-313)

The PUD meets the following general design standards		YES	NO	N/A
1.	All regulations within the city zoning ordinance applicable to setback, parking and loading, general provisions, and other requirements shall be met in relation to each respective land use in the development based upon zoning districts in which the use is listed as a principal permitted use. In all cases, the strictest provisions shall apply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Notwithstanding (1) above, deviations with respect to such regulation may be granted as part of the overall approval of the planned unit development, provided there are features or elements demonstrated by the applicant and deemed adequate by the city commission upon the recommendation of the planning commission designed into the project plan for the purpose of achieving the objectives of this section.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	The public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	The number and dimensions of off-street parking shall be sufficient to meet the minimum required by the ordinances of the city. However, where warranted by overlapping or shared parking arrangements, the planning commission or city commission may reduce the required number of parking spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	All streets and parking areas within the planned unit development shall meet the minimum construction and other requirements of city ordinances, unless modified by city planning commission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Effort shall be used to preserve significant natural, historical, and architectural features and the integrity of the land, including MDEQ regulated and non MDEQ regulated wetlands or floodplains.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	There shall be underground installation of utilities, including electricity and telephone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12.	The pedestrian circulation system, and its related walkways and safety paths, shall be separated from vehicular thoroughfares and ways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Signage, lighting, landscaping, building materials for the exterior of all structure, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Where nonresidential uses adjoin off-site residentially zoned property, noise reduction and visual screening mechanisms such as earthen and/or landscape berms and/or decorative walls, shall be employed in accordance with section 78-206.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses (measured by stated acreage allocated to each use) of the development by the district regulations of the underlying zoning district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

X. Requirements for Preliminary PUD Site Plan Review (from Sec. 78-314)

Applicant is requesting that the Planning Commission review the preliminary and final PUD plans concurrently, rather than as two separately phased applications.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
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Please include the following applicable information on the site plan.		YES	NO	N/A
1.	The applicant's name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Name of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	The preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license in the state	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Date of preparation and any revisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Property lines and dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Complete and current legal description and size of property in acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Small location sketch of the subject site and area within ½ mile; and scale of no less than one inch equals 1,000 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the PUD site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Lot lines and all structures on the property and within 100 feet of the PUD property lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Location of any access points on both sides of the street within 100 feet of the PUD site along streets where access to the PUD is proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Existing locations of significant natural, historical, and architectural features, existing drainage patterns, surface water bodies, floodplain areas, MDEQ designated or regulated wetlands with supporting documentation and a tree survey indicating the location and diameter (in inches, measured four feet above grade) trees greater than 12 inches in diameter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Existing and proposed topography at five-foot contour intervals, or two-foot contour intervals (two-foot intervals required for final site plan), and a general description of grades within 100 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Dimensions of existing and proposed right-of-way lines, names of abutting public streets, proposed access driveways and parking areas, and existing and proposed pedestrian and/or bicycle paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Existing buildings, utility services (with sizes), and any public or private easements, noting those which will remain and which are to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please include the following applicable information on the site plan.		YES	NO	N/A
16.	Layout and typical dimensions of proposed lots, footprints and dimensions of proposed buildings and structures; uses with the acreage allotted to each use. For residential developments: the number, type and density of proposed housing units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees and landscaping to be retained	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.	Size, type and location of proposed identification signs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.	If a multiphase planned unit development is proposed, identification of the areas included in each phase. For residential uses identify the number, type, and density of proposed housing units within each phase	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20.	Any additional graphics or written materials requested by the planning commission or city commission to assist the city in determining the appropriateness of the PUD such as, but not limited to: aerial photography; market studies; impact on public primary and secondary schools and utilities; traffic impacts using trip generation rates recognized by the Institute of Transportation Engineers for an average day and peak hour of the affected roadways; impact on significant natural, historical, and architectural features and drainage; impact on the general area and adjacent property; description of how property could be developed under the regulations of the underlying district; preliminary architectural sketches; and estimated construction cost	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.	An explanation of why the submitted planned unit development plan is superior to a plan which could have been prepared under strict adherence to related sections of this chapter.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.	A narrative report shall accompany the site plan providing a description of the project, discussing the market concept of the project, and explaining the way the criteria set forth in the preceding design standards has been met.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XI. Requirements of the Final PUD Review Application

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Name of person preparing plan – Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Date, north point	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Property line dimension	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Street right-of-way widths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Existing utilities (sewer, water, gas, etc.) and easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Show adjacent property and buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Existing topography, trees and other features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Number of dwelling units per building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Height of structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please include the following applicable information on the site plan.		YES	NO	N/A
14.	Percent one room apartments (efficiencies)	[]	[]	[]
15.	Total number of rooms if multiple-family	[]	[]	[]
16.	Parking requirements met (See Section 78-720)	[]	[]	[]
17.	Number of units and bedrooms each building	[]	[]	[]
18.	Parking lot layout (showing paved area) including ingress and egress and service area	[]	[]	[]
19.	Parking lot space dimensions	[]	[]	[]
20.	Loading and unloading space	[]	[]	[]
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	[]	[]	[]
22.	Utility connections (sanitary sewer, water, storm sewers)	[]	[]	[]
23.	On-site storm water retention	[]	[]	[]
24.	Fire hydrants within 300 feet (on- and off-site)	[]	[]	[]
25.	Sidewalks and elevations	[]	[]	[]
26.	Sedimentation and erosion control plan	[]	[]	[]
27.	Landscape plan showing plant materials to be used	[]	[]	[]
28.	Sign requirements met – proposed signage with height, dimensions, location, setbacks, etc.	[]	[]	[]
29.	Require walls and fences or greenbelts	[]	[]	[]
30.	Corner clearance	[]	[]	[]
31.	Service drive needed	[]	[]	[]
32.	Acceleration lanes and traffic pattern	[]	[]	[]
33.	Trash receptacle locations including screening type and height	[]	[]	[]
34.	Mailbox locations	[]	[]	[]
35.	Air conditioner unit locations	[]	[]	[]
36.	Special site features (play areas, pools, etc.)	[]	[]	[]
37.	Handicapped facilities	[]	[]	[]
38.	Building elevation drawings	[]	[]	[]

Please include the following additional information for final PUD review		YES	NO	N/A
1.	A separately delineated specification of all deviations from this chapter which would otherwise be applicable to the uses and development proposed in the absence of this article	[]	[]	[]
2.	A specific schedule of the intended development and construction details, including phasing or timing	[]	[]	[]
3.	A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features	[]	[]	[]
4.	A specification of the exterior building materials with respect to the structures proposed in the project	[]	[]	[]
5.	Signatures of all parties having an interest in the property	[]	[]	[]

For Office Use Only

		YES/DATE	NO	N/A
1.	Pre-Application Meeting			
2.	Digital Copy of Application Package			
3.	Public Hearing Notice			
4.	CWA Review			
5.	Municipal Services Review			
6.	Fire Department Review			
7.	Engineering Review			



AMENDED PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

MILL STREET TOWNS

A MULTI-FAMILY SITE CONDOMINIUM COMMUNITY

100 SOUTH MILL STREET, CITY OF PLYMOUTH, WAYNE COUNTY

DEVELOPMENT TEAM

APPLICANT / DEVELOPER
 PULTE HOMES OF MICHIGAN, LLC
 2800 LIVERNOIS ROAD
 BUILDING D, SUITE 320
 TROY, MI 48063
 PHONE: 248.330.3069
 CONTACT: JOE SKORE
 EMAIL: JOE.SKORE@PULTEGROUP.COM

PLANNER / ENGINEER
 ATWELL, LLC
 311 N. MAIN STREET
 ANN ARBOR, MICHIGAN 48104
 PHONE: 810.923.6878
 CONTACT: MATTHEW W. BUSH, PE
 EMAIL: MBUSH@ATWELL-GROUP.COM

LEGAL DESCRIPTION

TAX ID: 006-09-0643-300

TAX DESCRIPTION:

LOTS 643 TO 653 INCL ALSO PART OF LOT 654 DESC AS BEG AT THE NE COR OF LOT 654 TH S 07D 20M 48S E 658 FT TH N 17D 08M W 220.09 FT TH N 17D 39M 14S W 460.45 FT TH N 88D 20M 20S E 119.27 FT TO POB ASSESSORS PLYMOUTH PLAT NO 18 11S R8E L67 P27 WCR ALSO SLY 25 FT OF LOT 363 ALSO SE TRI PART OF LOT 364 MEAS 102.78 FT ON S LOT LINE AND 80 FT ON E LOT LINE ALSO PART OF LOT 362 BEG AT SE COR OF LOT 362 TH S 88D 20M 20S W 317.99 FT TH N 17D 40M 50S W 340.05 FT TH N 72D 13M 10S E 128.26 FT TH N 53D 32M 12S E 40 FT TH S 55D 23M E 462.98 FT TO POB ASSESSORS PLYMOUTH PLAT NO 14 11S R8E L66 P80 WCR

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CITY OF PLYMOUTH CURRENT STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR MUST OBTAIN PERMITS FROM WCDFS FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF LILLEY ROAD.
- ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, INVERTS AND GRADES PRIOR TO START OF WORK.
- THE 8" SANITARY SEWER AND 8" WATER MAIN WILL BE INSTALLED IN ACCORDANCE WITH STATE AND LOCAL STANDARDS AND PROVISIONS PRIOR TO ACCEPTANCE AS PUBLIC UTILITIES.

PARKING

- 4 PARKING SPACES PER UNIT (2 IN DRIVEWAY / 2 IN GARAGE)
- 3 ADDITIONAL ON STREET GUEST PARKING SPACES PROVIDED

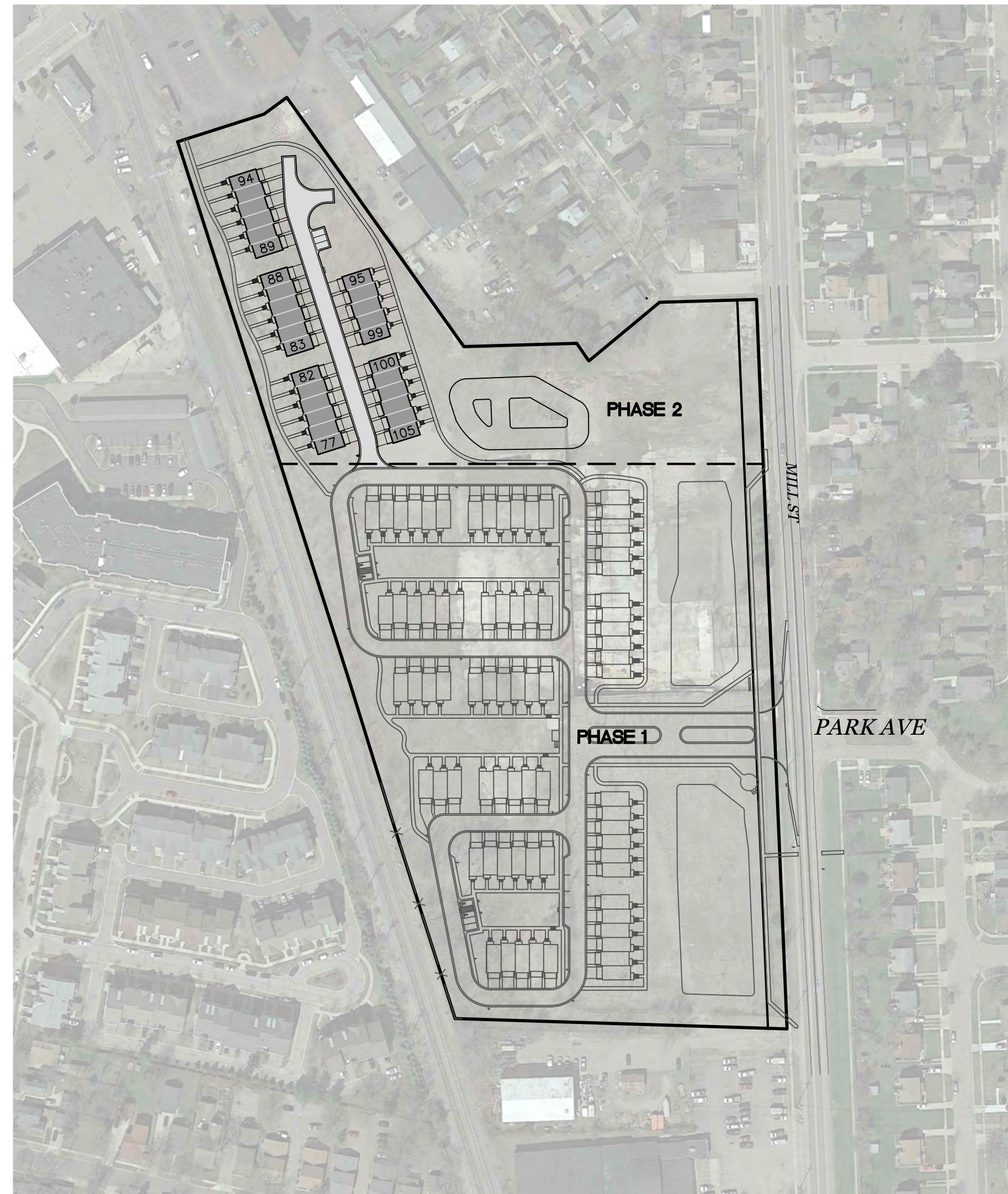
PROPOSED PUBLIC BENEFITS

THE DEVELOPMENT PROPOSES THE FOLLOWING COMMUNITY BENEFITS:

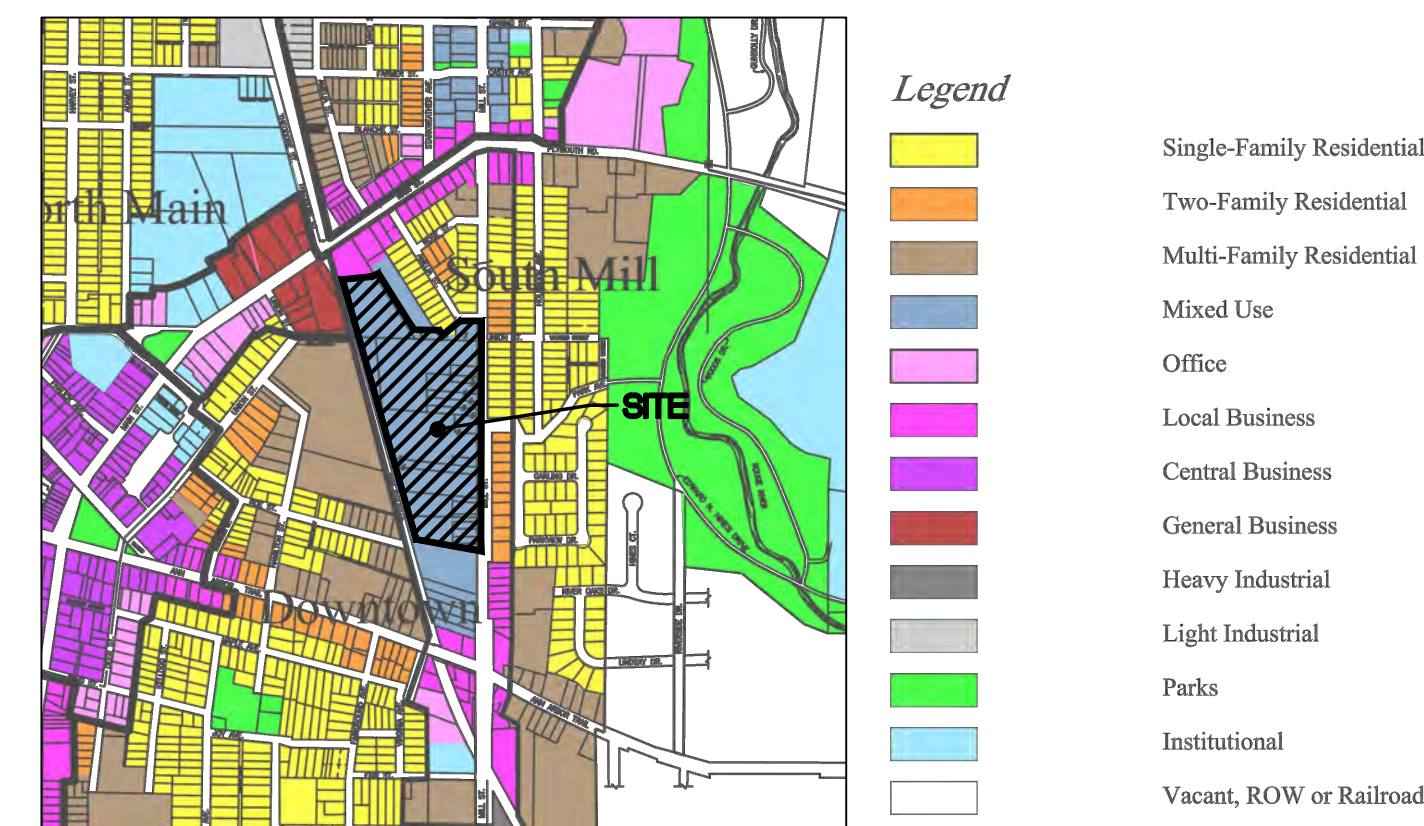
- NEW DOWNTOWN HOUSING:** THE PROJECT PROPOSES 105 NEW OWNER OCCUPIED HOUSING UNITS WITHIN THE DOWNTOWN AREA. BE IN COMPLIANCE WITH THE FUTURE MASTER PLAN DESIGNATING THIS AREA FOR MIXED USE AND WOULD HELP PROVIDED THE CITY WITH A NEEDED VARIETY OF HOUSING IN THE CORE DOWNTOWN AREA.
- CLEAN UP OF A NEGLECTED SITE:** THE PROJECT PROPOSES TO CLEANING UP AN OLD AND NEGLECTED INDUSTRIAL SITE LOCATED IN THE CITY DOWNTOWN AREA.
- ADDITIONAL OPEN SPACE PROVIDED:** THE DEVELOPMENT PROVIDES FOR APPROXIMATELY 8 ACRES OF COMMON AREA OPEN SPACE, WHICH GREATLY EXCEEDS THE REQUIRED 1.08 ACRES THAT WOULD BE REQUIRED IN ACCORDANCE WITH THE CITY'S RM-2 ORDINANCE.
- PEDESTRIAN NODE AMENITIES & BIKE PARKING FACILITIES:** THE DEVELOPMENT PROVIDES FOR LARGE OPEN SPACE AREAS INTEGRATED INTO THE DEVELOPMENT. AT EACH OF THE OPEN SPACE CORRIDORS, A PEDESTRIAN NODE WITH SEATING BENCHES AND A LANDSCAPING PERGOLA FEATURE OR OTHER ITEM OF INTEREST IS PROPOSED FOR COMMON USE. THE OPEN SPACE AREA AT THE FRONT ENTRANCE APPROACH PROPOSES ADDITIONAL BIKE PARKING FACILITIES TO PROMOTE MULTI-MODAL TRANSPORTATION FOR THE RESIDENTS ART THE DEVELOPMENT.
- ARCHITECTURAL DESIGN:** THE DEVELOPMENT PROPOSES INTERESTING ARCHITECTURAL FEATURES AND ACCENTS WITH THE BUILDINGS THAT RESULT IN THE CREATION OF A SENSE OF PLACE AND COMMUNITY WITHIN THE DEVELOPMENT.
- OFFSITE PEDESTRIAN CONNECTIONS AND AMENITIES:** THE PROJECT PROPOSES A PEDESTRIAN NODAL FEATURE ALONG LILLEY ROAD COMPLETE WITH SEATING AREA BENCHES AND BIKE PARKING FACILITIES PROVIDING ADDITIONAL INTEREST AND PEDESTRIAN USABILITY OF THIS CORRIDOR. THE PROJECT IS ALSO EVALUATING THE POTENTIAL FOR A 550-LINEAR FOOT 5' WIDE SIDEWALK EXTENSION TO THE NORTH WITHIN THE EXCEPTION PARCEL.
- OFFSITE PEDESTRIAN HAWK SIGNAL:** THE PROJECT PROPOSES A PEDESTRIAN CROSSING H.A.W.K. SIGNAL ACROSS LILLEY ROAD TO CONNECT THE CITY PARK TO THE WEST.

PROPOSED PUD LIMITED DEVIATIONS

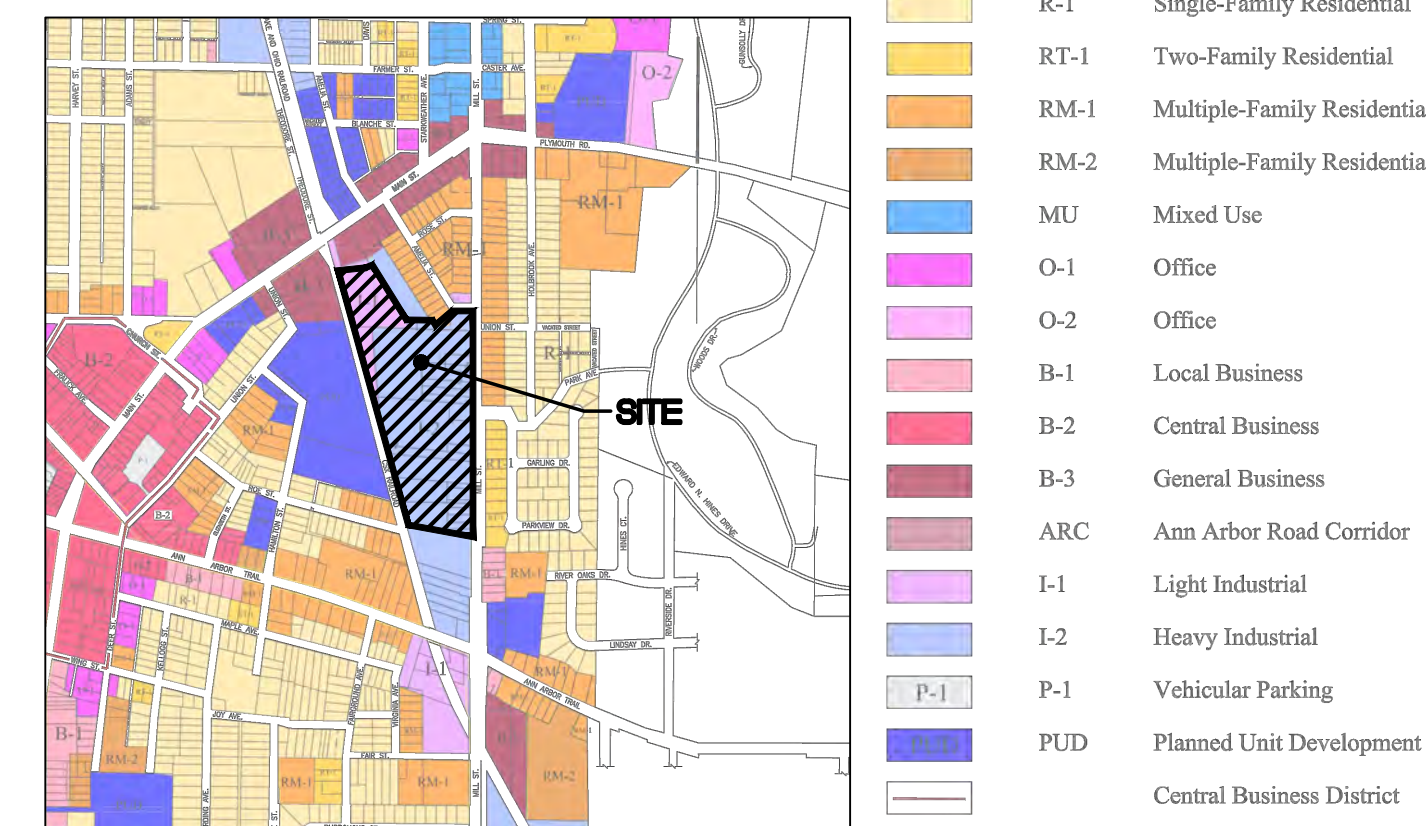
DEVIATION REQUESTED	REQUIRED (RM-2)	PROPOSED (PUD)
1. REAR TO REAR SETBACK	70' (MIN)	66' (MIN)



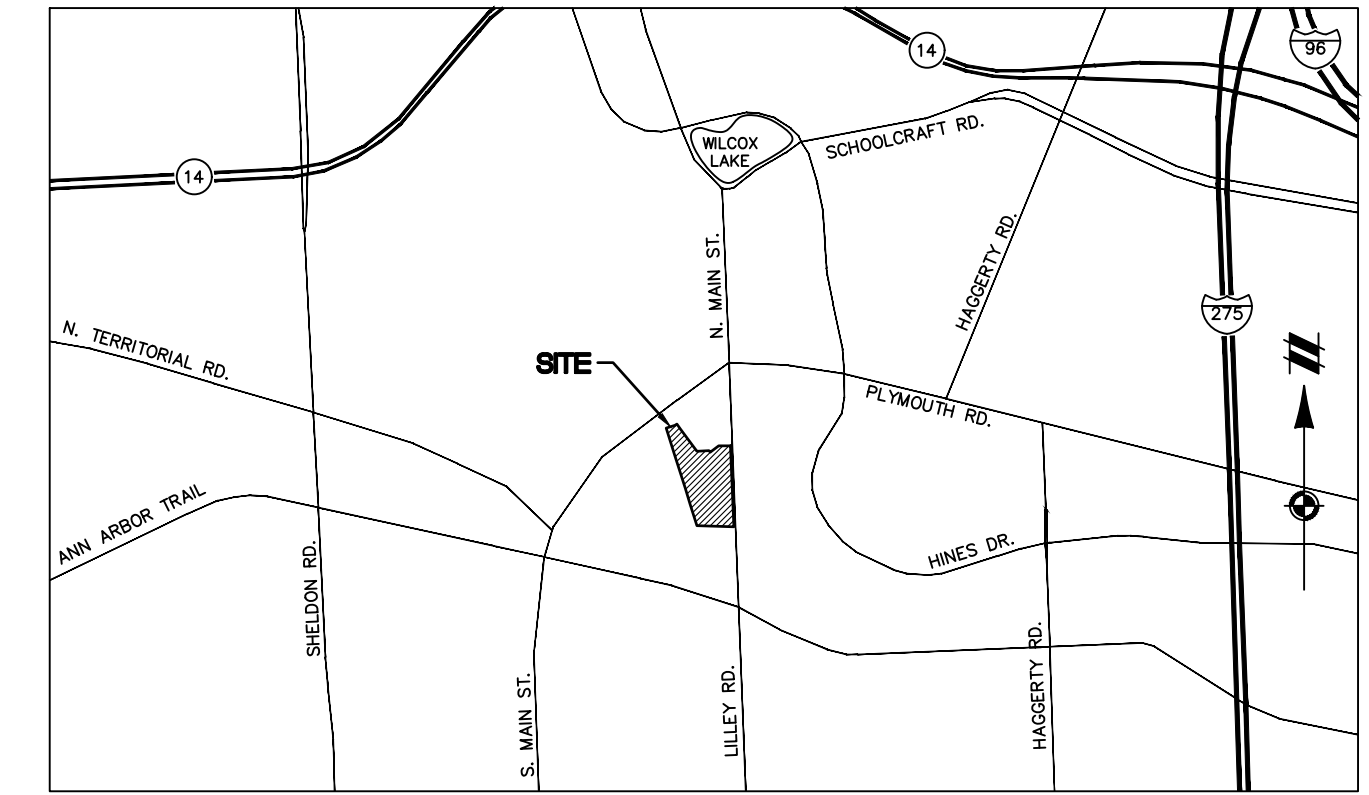
OVERALL DEVELOPMENT MAP
 1" = 150 FEET



CITY OF PLYMOUTH - FUTURE LAND USE MAP
 APPROXIMATE SCALE: 1" = 1500'



CITY OF PLYMOUTH - ZONING DESIGNATION MAP
 APPROXIMATE SCALE: 1" = 1500'



VICINITY MAP
 SCALE: 1" = 2500'

SHEET INDEX

- COVER SHEET
- ORIGINAL CONDITIONS
- LAYOUT PLAN
- UTILITY AND GRADING PLAN
- STORMWATER MANAGEMENT PLAN
- LANDSCAPE PLAN
- DETAIL SHEETS
- ILLUSTRATIVE ELEVATIONS

SITE DATA TABLE

PROPOSED R.O.W. AREA:	±0.5 AC
ORIGINAL PUD SITE AREA:	±9.9 AC
AMENDED PUD SITE AREA:	±4.8 AC
TOTAL PUD SITE AREA:	±15.2 AC
ORIGINAL PUD UNITS:	76 UNITS
AMENDED PUD UNITS:	29 UNITS
TOTAL UNITS:	105 UNITS
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
PROPOSED ZONING:	PUD (RM-2 MULTIPLE FAMILY RESIDENTIAL)

SETBACKS:	REQUIRED	PROVIDED
FRONT:	25'	25'
SIDE:	10'	10'
REAR:	35'	35'
BUILDING SEPARATION:	REQUIRED (RM-2)	PROVIDED
FRONT TO FRONT:	70'	92'
FRONT TO REAR:	70'	N/A
REAR TO REAR:	70'	66'
END TO END:	25'	25'
END TO FRONT:	50'	N/A
END TO REAR:	50'	61'
OPEN SPACE:	REQUIRED*	PROVIDED
	1.1 AC	8.1 AC

* 150 SF/BEDROOM X 3 BEDROOMS/UNIT X 105 UNITS = 1.1 AC

PROJECT NARRATIVE

PULTE HOMES OF MICHIGAN, THE DEVELOPER OF THE MILL STREET TOWNS RESIDENTIAL COMMUNITY ON 100 SOUTH MILL STREET, IS RESPECTFULLY REQUESTING AN AMENDMENT TO THE MILL STREET TOWNS PUD TO INCLUDE AN ADDITIONAL 29 HIGH-QUALITY TOWNHOME RESIDENCES LOCATED ON THE ADJACENT 4.8-ACRE PARCEL TO THE NORTH. THIS PARCEL IS CURRENTLY VACANT AND WAS FORMERLY LISTED AS THE "EXCEPTION" AREA ON THE INITIAL MILL STREET TOWNS PUD. THE ADDITIONAL TOWNHOMES BEING PROPOSED WITH THIS AMENDMENT ARE THE SAME AS THE TOWNHOMES PROPOSED AND CONSTRUCTED UNDER THE CURRENT MILL STREET TOWNS PUD AND THERE ARE NO ADDITIONAL DEVIATIONS BEING REQUESTED WITH THIS AMENDMENT. UTILITIES WILL BE PROVIDED VIA CONNECTIONS TO THE CITY SYSTEMS CONSTRUCTED INTERNAL TO THE MILL STREET TOWNS DEVELOPMENT. STORMWATER MANAGEMENT FOR THE AMENDMENT EXPANSION AREA (PHASE 2) WILL BE COLLECTED IN A SEPARATE PROPOSED DETENTION BASIN DESIGNED IN ACCORDANCE WITH COUNTY STANDARDS. ADDITIONAL GUEST PARKING, PEDESTRIAN CONNECTIONS AND OPEN SPACE AREAS ARE BEING PROVIDED WITH THE AMENDED PUD PLAN EXPANSION.

MILL STREET TOWNS PUD ENTITLEMENT HISTORY:

- PRELIMINARY PUD APPROVED - JULY 2018
- FINAL PUD PLAN APPROVED - APRIL OF 2019
- ENGINEERING PLAN APPROVALS AND A PRE-CONSTRUCTION MEETING HELD - MAY OF 2019



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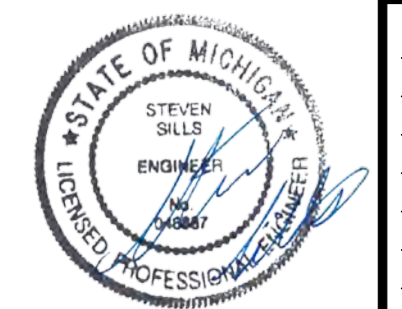
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SECTION 26
 TOWN 01 SOUTH, RANGE 08 EAST
 CITY OF PLYMOUTH
 WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
 PLYMOUTH MULTI-FAMILY
 AMENDED PRELIMINARY PUD PLAN
 COVER SHEET

DATE
 DECEMBER 16, 2021



REVISIONS

SCALE 0 75 150
 1" = 150 FEET
 DRAWN BY: CR
 CHECKED BY: MB
 P.M.: M. BUSH
 JOB #: 17002512
 FILE CODE: -
 SHEET NO. 01



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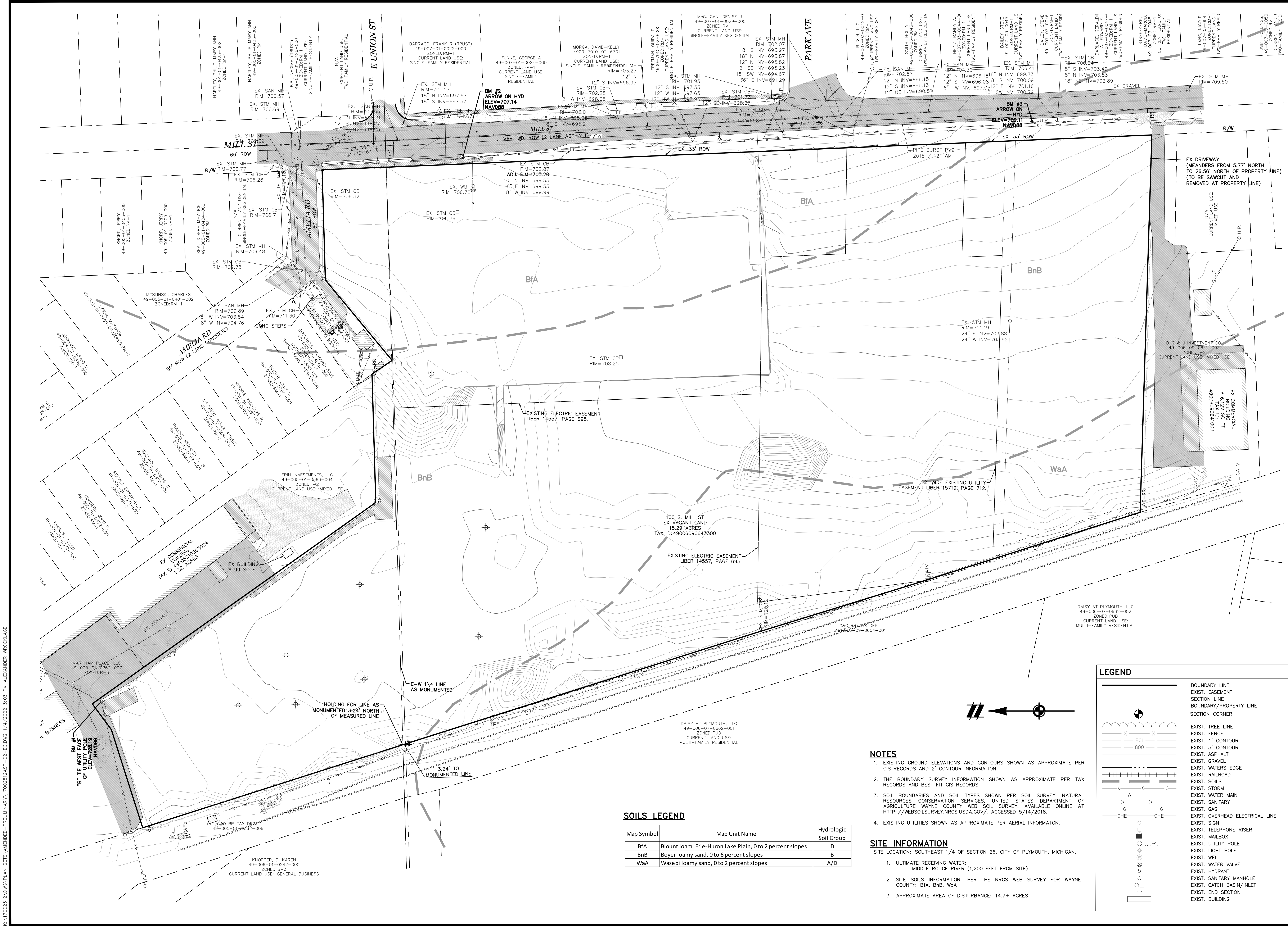


SECTION 26
TOWN 01 SOUTH, RANGE 08 EAST
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
ORIGINAL CONDITIONS

DATE
DECEMBER 16, 2021

REVISIONS
SCALE 0 25 50
1" = 50 FEET
DRAWN BY: CR
CHECKED BY: MB
P.M.: M. BUSH
JOB #: 17002512
FILE CODE: -
SHEET NO. 02



LEGEND

	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	SECTION CORNER
	EXIST. TREE LINE
	EXIST. FENCE
	EXIST. 1' CONTOUR
	EXIST. 5' CONTOUR
	EXIST. ASPHALT
	EXIST. GRAVEL
	EXIST. WATERS EDGE
	EXIST. RAILROAD
	EXIST. SOILS
	EXIST. STORM
	EXIST. WATER MAIN
	EXIST. SANITARY
	EXIST. GAS
	EXIST. OVERHEAD ELECTRICAL LINE
	EXIST. SIGN
	EXIST. TELEPHONE RISER
	EXIST. MAILBOX
	EXIST. UTILITY POLE
	EXIST. LIGHT POLE
	EXIST. WELL
	EXIST. WATER VALVE
	EXIST. HYDRANT
	EXIST. SANITARY MANHOLE
	EXIST. CATCH BASIN/INLET
	EXIST. END SECTION
	EXIST. BUILDING

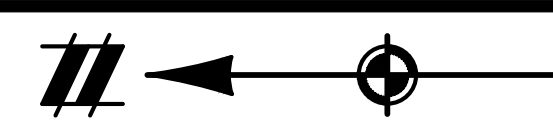
- ### NOTES
- EXISTING GROUND ELEVATIONS AND CONTOURS SHOWN AS APPROXIMATE PER GIS RECORDS AND 2' CONTOUR INFORMATION.
 - THE BOUNDARY SURVEY INFORMATION SHOWN AS APPROXIMATE PER TAX RECORDS AND BEST FIT GIS RECORDS.
 - SOIL BOUNDARIES AND SOIL TYPES SHOWN PER SOIL SURVEY, NATURAL RESOURCES CONSERVATION SERVICES, UNITED STATES DEPARTMENT OF AGRICULTURE WAYNE COUNTY WEB SOIL SURVEY, AVAILABLE ONLINE AT [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/](http://websoilsurvey.nrcs.usda.gov/), ACCESSED 5/14/2018.
 - EXISTING UTILITIES SHOWN AS APPROXIMATE PER AERIAL INFORMATION.

- ### SITE INFORMATION
- SITE LOCATION: SOUTHEAST 1/4 OF SECTION 26, CITY OF PLYMOUTH, MICHIGAN.
- ULTIMATE RECEIVING WATER: MIDDLE ROUGE RIVER (1,200 FEET FROM SITE)
 - SITE SOILS INFORMATION: PER THE NRCS WEB SURVEY FOR WAYNE COUNTY; BfA, BnB, WaA
 - APPROXIMATE AREA OF DISTURBANCE: 14.7± ACRES

SOILS LEGEND

Map Symbol	Map Unit Name	Hydrologic Soil Group
BfA	Blount loam, Erie-Huron Lake Plain, 0 to 2 percent slopes	D
BnB	Boyer loamy sand, 0 to 6 percent slopes	B
WaA	Wasepi loamy sand, 0 to 2 percent slopes	A/D

K:\17002512\DWG\PLAN SETS\AMENDED-PRELIMINARY\17002512PUD-02-EC.DWG, 1/4, 2022, 3:03 PM, ALEXANDER, WROCKLAGE

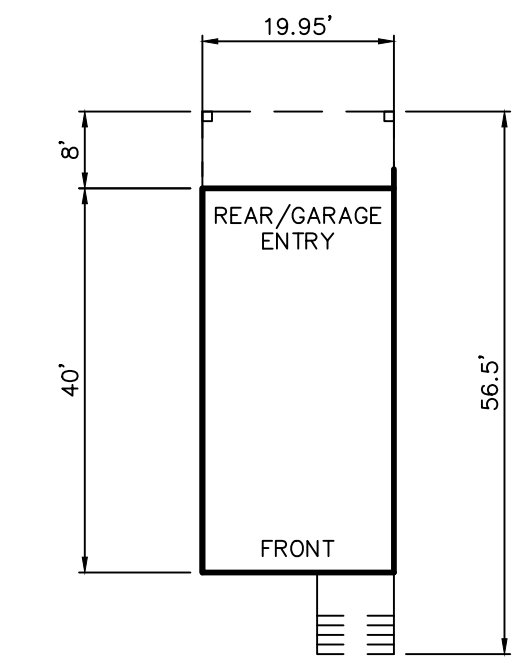
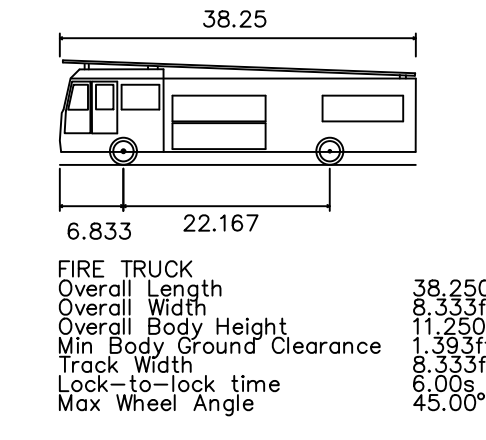


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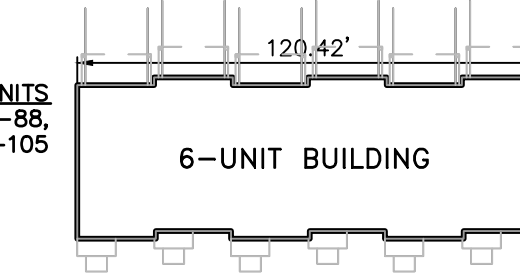
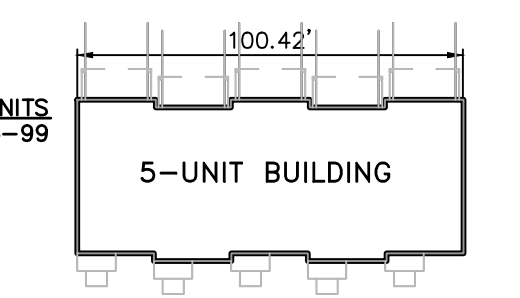
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UNIT DETAIL
NOT TO SCALE



BUILDING DETAILS
NOT TO SCALE

NOTES:
1. PROPOSED SIDEWALK AND RAMPS SHALL CONFORM TO ADA REQUIREMENTS.

LEGEND	
	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	EXIST. SETBACK
	EXIST. TREE LINE
	EXIST. CURB AND GUTTER
	EXIST. FENCE
	EXIST. GRAVEL
	EXIST. BUILDING
	PROP. SETBACK
	PROP. BUILDING
	PROP. BACK OF CURB
	PROP. R.O.W.
	PROP. EASEMENT
	PROP. CONCRETE
	PROP. ASPH.
	PROP. PHASE 1 DEVELOPMENT
	PROP. BUILDING (PH 1)
	PROP. BACK OF CURB (PH 1)
	PROP. WALK (PH 1)

SECTION 26
TOWN 01 SOUTH, RANGE 08 EAST
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

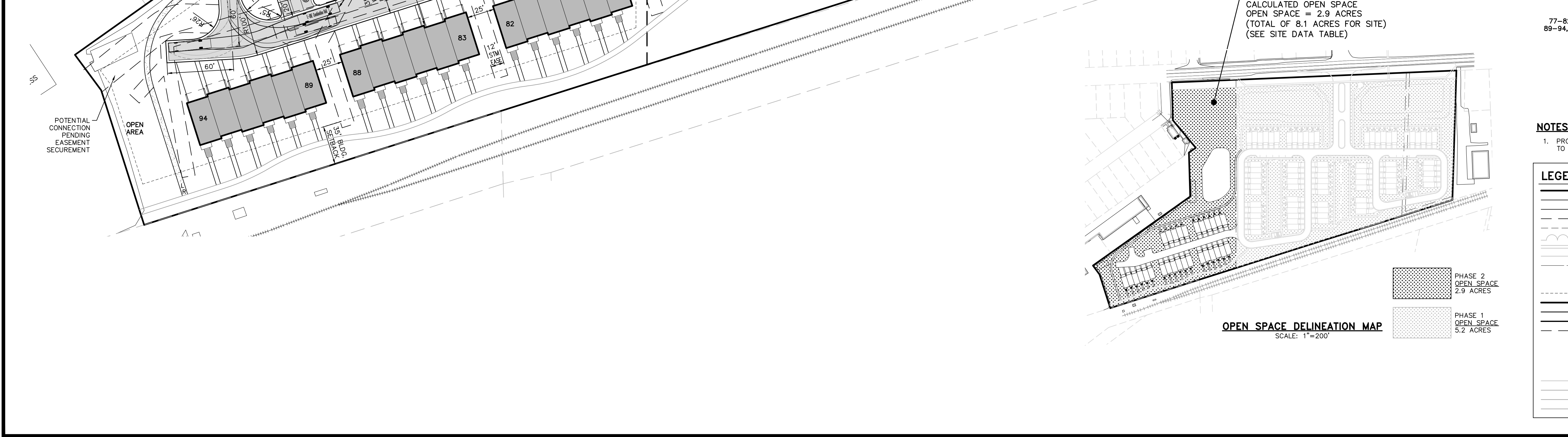
PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
LAYOUT PLAN

DATE: DECEMBER 16, 2021

REVISIONS	

SCALE: 0 25 50
1" = 50 FEET
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SHADED AREA INDICATES CALCULATED OPEN SPACE
OPEN SPACE = 2.9 ACRES
(TOTAL OF 8.1 ACRES FOR SITE)
(SEE SITE DATA TABLE)

OPEN SPACE DELINEATION MAP
SCALE: 1"=200'

PHASE 2
OPEN SPACE
2.9 ACRES

PHASE 1
OPEN SPACE
3.2 ACRES

EX COMMERCIAL BUILDING
TAX ID: 49006710583004
1.32 ACRES

EX BUILDING
4 99 SQ FT

100 S. MILL ST
EX VACANT LAND
15.29 ACRES
TAX ID: 490067090843300

POTENTIAL CONNECTION PENDING EASEMENT SECUREMENT



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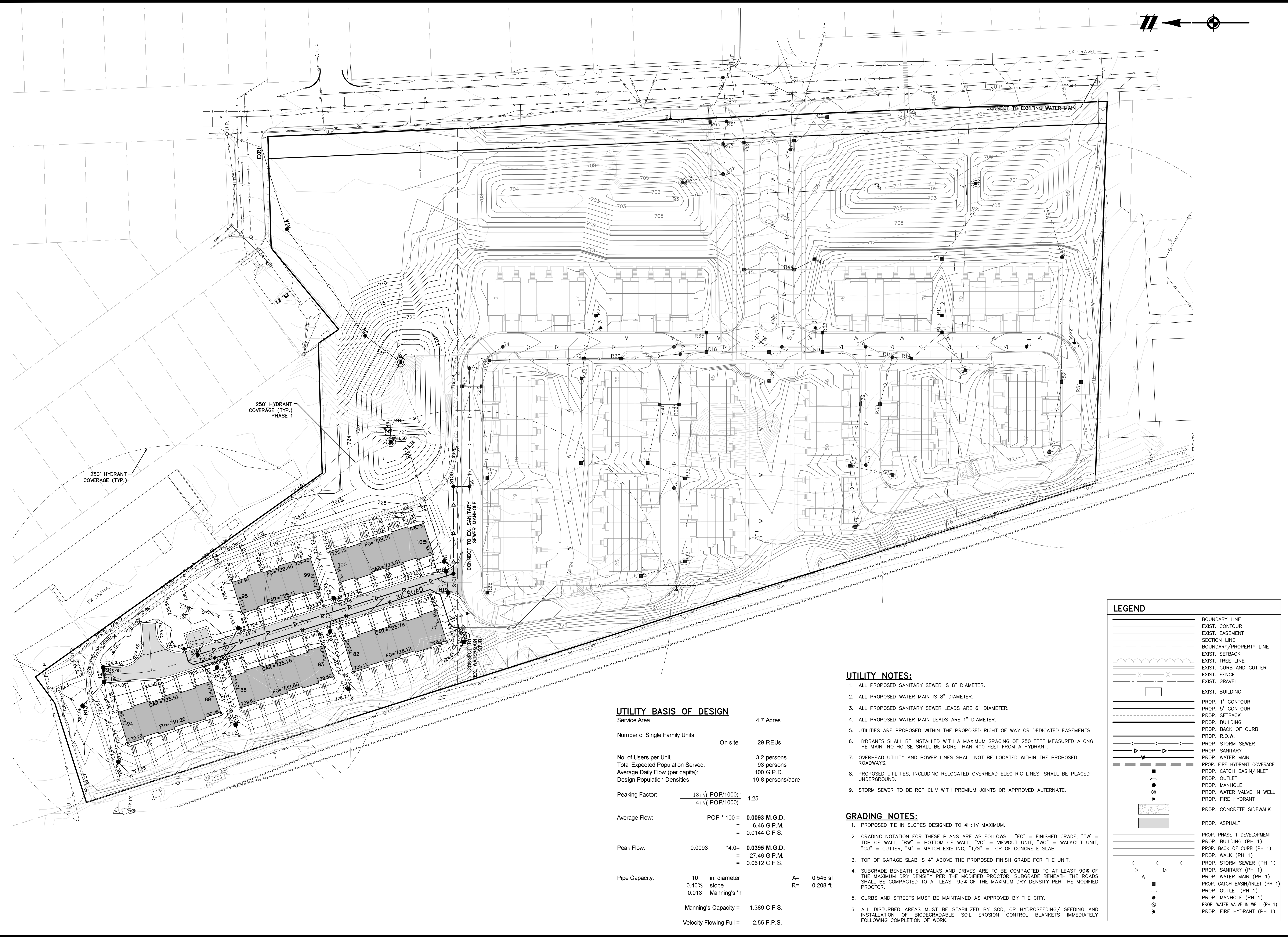
SECTION 26
TOWN 01 SOUTH, RANGE 08 EAST
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
UTILITY AND GRADING PLAN

DATE
DECEMBER 16, 2021

Table with 2 columns: REVISIONS, SCALE. Includes a graphic scale from 0 to 50 feet and a note '1" = 50 FEET'.

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SHEET NO. 04



UTILITY BASIS OF DESIGN

Table with utility design parameters: Service Area (4.7 Acres), Number of Single Family Units (29 REUs), No. of Users per Unit (3.2 persons), Total Expected Population Served (93 persons), Average Daily Flow (per capita) (100 G.P.D.), Design Population Densities (19.8 persons/acre), Peaking Factor (4.25), Average Flow (0.0093 M.G.D.), Peak Flow (0.0395 M.G.D.), Pipe Capacity (10 in diameter, 0.40% slope, 0.013 Manning's 'n'), Manning's Capacity (1.389 C.F.S.), Velocity Flowing Full (2.55 F.P.S.).

UTILITY NOTES:

- 1. ALL PROPOSED SANITARY SEWER IS 8" DIAMETER.
- 2. ALL PROPOSED WATER MAIN IS 8" DIAMETER.
- 3. ALL PROPOSED SANITARY SEWER LEADS ARE 6" DIAMETER.
- 4. ALL PROPOSED WATER MAIN LEADS ARE 1" DIAMETER.
- 5. UTILITIES ARE PROPOSED WITHIN THE PROPOSED RIGHT OF WAY OR DEDICATED EASEMENTS.
- 6. HYDRANTS SHALL BE INSTALLED WITH A MAXIMUM SPACING OF 250 FEET MEASURED ALONG THE MAIN. NO HOUSE SHALL BE MORE THAN 400 FEET FROM A HYDRANT.
- 7. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED WITHIN THE PROPOSED ROADWAYS.
- 8. PROPOSED UTILITIES, INCLUDING RELOCATED OVERHEAD ELECTRIC LINES, SHALL BE PLACED UNDERGROUND.
- 9. STORM SEWER TO BE RCP CLIV WITH PREMIUM JOINTS OR APPROVED ALTERNATE.

GRADING NOTES:

- 1. PROPOSED TIE IN SLOPES DESIGNED TO 4H:1V MAXIMUM.
- 2. GRADING NOTATION FOR THESE PLANS ARE AS FOLLOWS: "FG" = FINISHED GRADE, "TW" = TOP OF WALL, "BW" = BOTTOM OF WALL, "VO" = VIEWOUT UNIT, "WO" = WALKOUT UNIT, "GU" = GUTTER, "M" = MATCH EXISTING, "T/S" = TOP OF CONCRETE SLAB.
- 3. TOP OF GARAGE SLAB IS 4" ABOVE THE PROPOSED FINISH GRADE FOR THE UNIT.
- 4. SUBGRADE BENEATH SIDEWALKS AND DRIVES ARE TO BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR. SUBGRADE BENEATH THE ROADS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR.
- 5. CURBS AND STREETS MUST BE MAINTAINED AS APPROVED BY THE CITY.
- 6. ALL DISTURBED AREAS MUST BE STABILIZED BY SOD, OR HYDROSEEDING/ SEEDING AND INSTALLATION OF BIODEGRADABLE SOIL EROSION CONTROL BLANKETS IMMEDIATELY FOLLOWING COMPLETION OF WORK.

LEGEND

Legend table listing symbols for: BOUNDARY LINE, EXIST. CONTOUR, EXIST. EASEMENT, SECTION LINE, BOUNDARY/PROPERTY LINE, EXIST. SETBACK, EXIST. TREE LINE, EXIST. CURB AND GUTTER, EXIST. FENCE, EXIST. GRAVEL, EXIST. BUILDING, PROP. 1" CONTOUR, PROP. 5" CONTOUR, PROP. SETBACK, PROP. BUILDING, PROP. BACK OF CURB, PROP. R.O.W., PROP. STORM SEWER, PROP. SANITARY, PROP. WATER MAIN, PROP. FIRE HYDRANT COVERAGE, PROP. CATCH BASIN/INLET, PROP. OUTLET, PROP. MANHOLE, PROP. WATER VALVE IN WELL, PROP. FIRE HYDRANT, PROP. CONCRETE SIDEWALK, PROP. ASPHALT, PROP. PHASE 1 DEVELOPMENT, PROP. BUILDING (PH 1), PROP. BACK OF CURB (PH 1), PROP. WALK (PH 1), PROP. STORM SEWER (PH 1), PROP. SANITARY (PH 1), PROP. WATER MAIN (PH 1), PROP. CATCH BASIN/INLET (PH 1), PROP. OUTLET (PH 1), PROP. MANHOLE (PH 1), PROP. WATER VALVE IN WELL (PH 1), PROP. FIRE HYDRANT (PH 1).

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SECTION 26
TOWN 01 SOUTH, RANGE 08 EAST
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
STORMWATER MANAGEMENT PLAN

DATE
DECEMBER 16, 2021

Table with 2 columns: REVISIONS, SCALE. Includes a graphic scale bar showing 0, 50, 100 feet and the text '1" = 100 FEET'.

REVISIONS
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1" = 100 FEET
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CHECKED BY: MB
P.M.: M. BUSH
JOB #: 17002512
FILE CODE: -
SHEET NO. 05

STORMWATER MANAGEMENT CALCULATIONS

Design Basis: Wayne County Storm Water Management Program standards, including "first flush", bankfull & 100 year storm event design measures.

I. Total Volume of Detention Area: 100 Year storm

1) Developed area contributing runoff (a) = 3.65 acres

Surface	Area	C Factor	CA	Weighted C
Water Surfaces	0.49	1.00	0.49	0.05
Roofs	1.42	0.95	1.35	0.13
Asphalt or concrete pavements	2.48	0.95	2.36	0.23
Semi-pervious: lawns & parks	5.98	0.30	1.79	0.17
	10.37		5.99	0.58

Developed Runoff Coefficient (c) = 0.58

Stations of Road Frontage (Rd₅₀) = 3.42

2) Maximum Allowable Runoff, Q_a = 0.55 cfs
or Q_a = Rd₅₀ x 0.103 cfs/acre = 0.35 cfs

Q_a = discharge to County storm sewer = 0.35 cfs

3) Calculate Q₀ = Q_a / (a x c) = 0.17 cfs/acre imperv.
(max. outflow per acre impervious)

4) Max. Storage Time, T₁₀₀ = 45 + sqrt(19845/Q₀) = 296.67 minutes

5) Max. Storage Required, V_s = ((17849 x T₁₀₀) / (T₁₀₀ + 45)) + 40Q₀ x T₁₀₀ = 13,307 cf / acre imperv.

6) Total Storage Required, V₁₀₀ = V_s x a x c = 28,171 c.f.

Total Adjusted Storage, V₁₀₀ - V_{1H} = 24,329 cf

II. Storage volume to detain "first flush" runoff
Volume of 0.5 inch rain over entire watershed.
V_{1H} = 1815 x acreage x relative imperv. factor (c) = 3,842 cf

III. Storage volume to control "bankfull" flood (1.5 year storm/24 hr. event)
V_{1H} = 5160 x acreage x relative imperv. factor (c) = 10,924 cf

Adjusted Storage, V_{1H} - V_{1H} = 7,082 cf

IV. Basin volume provided

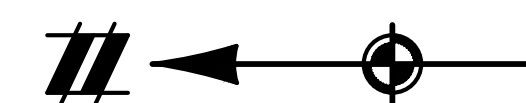
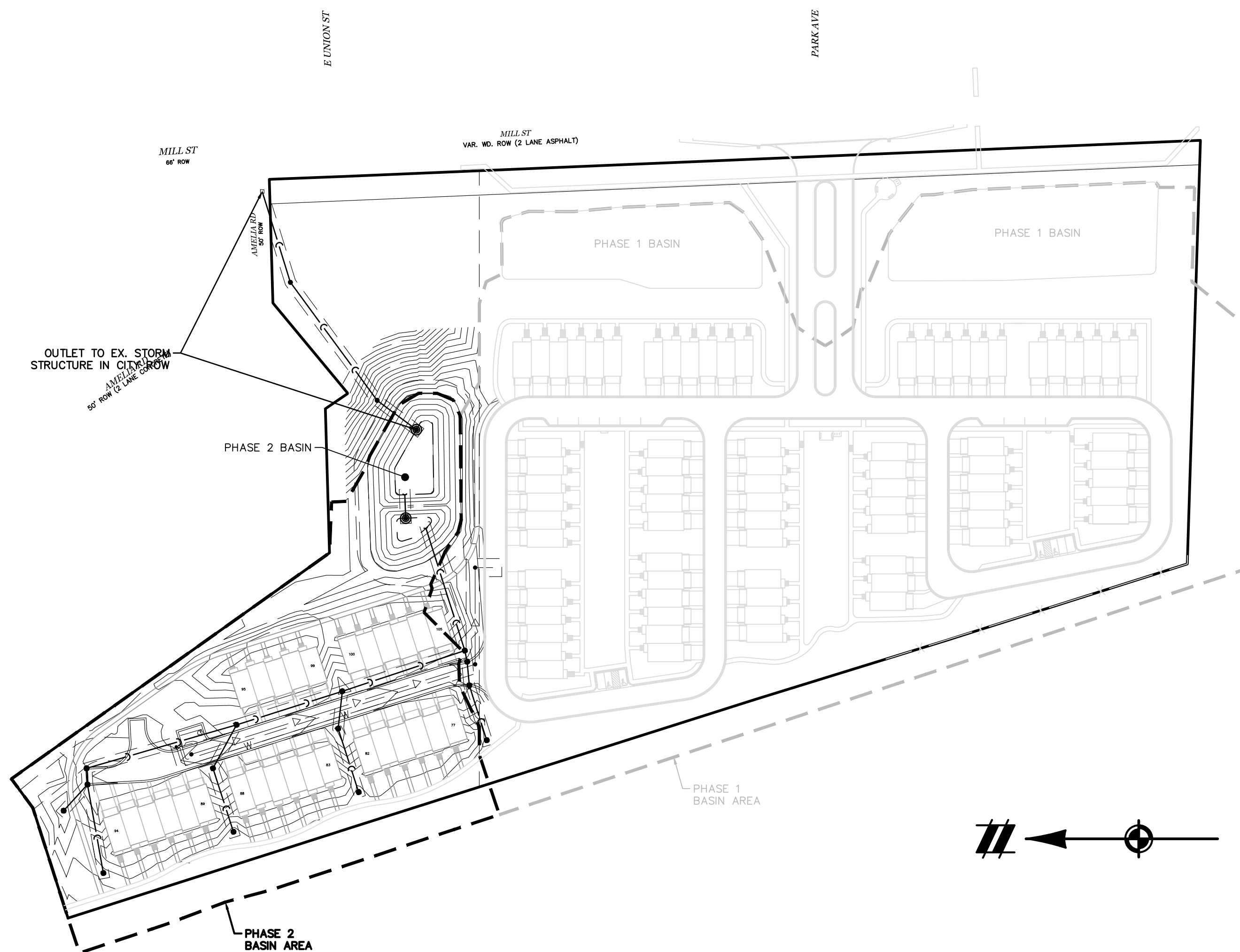
Elev	Area	Avg. Area	Height	Incremental Volume	Cumulative Volume
718.3	725			0	0
719.0	1,485	1105	0.7	774	774
720.0	2,475	1980	1.0	1,980	2,754
721.0	3,660	3068	1.0	3,068	5,822

V_{Forebay} = 5,822 cf Z_{el} = 720.35

Elev	Basin Area	Avg. Area	Height	Incremental Volume	Cumulative Volume
718.0	2,675			0	0
719.0	4,060	3368	1.0	3,368	3,368
720.0	5,665	4863	1.0	4,863	8,231
721.0	7,070	6368	1.0	6,368	14,599
722.0	14,020	10545	1.0	10,545	25,144
723.0	16,950	15485	1.0	15,485	40,629

Elev.	Area (sf)		Volume (cf)		Cumulative Volume
	Basin Only	Forebay (only above elev. Z _{el})	Basin Only	Forebay (only above elev. Z _{el})	
718.0	2,675	-	0	0	0
719.0	4,060	0	3,368	0	3,368
720.0	5,665	0	4,863	0	8,231
721.0	7,070	0	6,368	1,980	16,579
722.0	14,020	0	10,545	0	27,124
723.0	16,950	0	15,485	0	42,609

Storage Elevations Z₀ = 718.00 (Permanent Water)
Z_{el} = 719.76
Z₁₀₀ = 721.73
Freeboard = 1.27 @ 708.85



STORMWATER NOTES

- 1. STORM PIPE SIZES APPROXIMATE FOR PRELIMINARY PUD. SIZES TO BE CONFIRMED DURING FINAL DESIGN.
- 2. OUTLET TO BE CONFIRMED.

LEGEND

[Symbol]	BOUNDARY LINE
[Symbol]	EXIST. CONTOUR
[Symbol]	EXIST. EASEMENT
[Symbol]	SECTION LINE
[Symbol]	BOUNDARY/PROPERTY LINE
[Symbol]	EXIST. SETBACK
[Symbol]	EXIST. TREE LINE
[Symbol]	EXIST. CURB AND GUTTER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. GRAVEL
[Symbol]	EXIST. WATERS EDGE
[Symbol]	EXIST. BUILDING
[Symbol]	PROP. CONTOUR
[Symbol]	PROP. SETBACK
[Symbol]	PROP. BUILDING
[Symbol]	PROP. R.O.W.
[Symbol]	PROP. STORM SEWER
[Symbol]	PROP. CATCH BASIN/INLET
[Symbol]	PROP. OUTLET
[Symbol]	PROP. CONCRETE SIDEWALK
[Symbol]	PROP. ASPHALT
[Symbol]	PROP. DRAINAGE AREA LINE
[Symbol]	PROP. PHASE 1 DEVELOPMENT
[Symbol]	PROP. BUILDING (PH 1)
[Symbol]	PROP. BACK OF CURB (PH 1)
[Symbol]	PROP. WALK (PH 1)



6' TALL DECORATIVE FENCE, TYPE AND MATERIAL TO BE DETERMINED DURING FINAL SITE PLAN.

OPEN SPACE SHALL BE PLANTED WITH NATIVE SEED MIX

AMELIA RD
50' ROW (2 LANE CONCRETE)

MILL ST
66' ROW

MILL ST
VAR. WD. ROW (2 LANE ASPHALT)

EX. 33' ROW

EX. 33' ROW

LANDSCAPE LEGEND

- EVERGREEN
- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS
- ORNAMENTAL GRASSES

DETENTION POND PLANTING ZONES

- POND ZONE
- EDGE ZONE
- UPLAND ZONE

LANDSCAPE NOTES

1. ALL WORKMANSHIP SHALL CONFORM TO CITY OF PLYMOUTH STANDARDS AND SPECIFICATIONS.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES.
3. LANDSCAPING OPERATIONS, INCLUDING PLANTING OF TREES AND SHRUBS, SHALL NOT DAMAGE ANY UTILITY OR INTERRUPT ANY UTILITY SERVICE, AND SHALL NOT DAMAGE OR CREATE A NUISANCE AFFECTING ADJACENT PROPERTY, PUBLIC STREETS, OR SIDEWALKS.
4. PLANT AND GRASS MATERIALS SHALL BE INSTALLED ACCORDING TO THE CITY OF PLYMOUTH AND CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARDS.
5. ALL OPEN OR OTHERWISE DISTURBED AREAS THAT ARE NOT SPECIFIED WITH OTHER PLANTING, PAVING OR SEED MIXTURES SHALL BE PLANTED WITH A STANDARD PERMANENT GRASS SEED MIXTURE.
 - a. SEED MIXTURE SHALL BE THIN MIX PLANTED ACCORDING TO MDOT SPECIFICATION 816 AND 816-1A INCLUDING PLACEMENT OF 4 INCH TOPSOIL BED.
 - b. SOO WHERE SPECIFIED, SHALL BE CLASS B PLANTED PER MDOT SPECIFICATION 816.
6. LANDSCAPING MATERIALS THAT ARE UNSIGHTLY, DEAD, DYING, OR THAT BECOME UNHEALTHY BECAUSE OF DAMAGE, NEGLIGENCE, DRAINAGE PROBLEMS, DISEASE, INSECT INFESTATION, OR OTHER CAUSES SHALL BE REPLACED WITHIN ONE YEAR, OR THE NEXT PLANTING PERIOD, WHICHEVER OCCURS FIRST. REPLACEMENT MATERIALS SHALL MEET ALL STANDARDS OF THE ORIGINAL INSTALLATION.
7. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN ADEQUATE WATER SUPPLY. IF AUTOMATIC IRRIGATION IS PROVIDED.
8. THE PROPERTY OWNER (OR ANY APPLICABLE OWNER'S ASSOCIATION) SHALL BE RESPONSIBLE TO ENSURE THE PROPER CARE AND MAINTENANCE OF LANDSCAPE AREAS, INCLUDING KEEPING ALL LANDSCAPE MATERIALS IN A HEALTHY AND GROWING STATE.
9. TOPSOIL REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED IN AN APPROPRIATE MANNER TO PREVENT EROSION, AND SHALL BE REDISTRIBUTED ON RE-GRADED SURFACES TO BE LANDSCAPED, TO PROVIDE A MINIMUM OF FOUR INCHES OF EVEN COVER. THE TOPSOIL SHALL THEN BE PERMANENTLY STABILIZED BY GRASS, GROUND COVER, OR OTHER PLANTINGS.
10. NO PLANT MATERIAL SHALL BE PLANTED CLOSER THAN 4 FEET FROM ANY PROPERTY LINE.
11. REMOVE ALL TWINE, WIRE, NURSERY GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALL. PEEL BACK THE BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP, TWINE OR WIRE AROUND THE TRUNK FLARE AND ABOVE.
12. ALL PLANTING AREAS ARE TO BE EXCAVATED OF ALL BUILDING / CONSTRUCTION AND FILL MATERIALS AND BACKFILLED WITH GOOD MEDIUM TEXTURED PLANTING SOIL. SEEDING AREAS ARE TO BE TREATED WITH 4" OF NEW TOPSOIL AND ROTOTILLED OR OTHERWISE SCARIFIED TO BREAK UP COMPACTION AT LEAST 8" BELOW THE TOPSOIL.
13. TOPSOIL SHALL BE SCREENED AND SUITABLE FOR GROWING VEGETATION AND MEET AT A MINIMUM CITY OF PLYMOUTH OR ASTM D-5268 AND MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
14. RECOMMENDED PLANTING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.

PLANT PALLETTE

Sym.	Quant.	Botanical Name	Common Name	Size	Notes
AC		Amalanchier canadensis	Serviceberry	6' hgt.	B&B
AR		Acer rubrum 'Bowhall'	Bowhall Red Maple	3" cal	B&B
AS		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3" cal	B&B
AM		Aronia melanocarpa	Black Chokeberry	36" hgt.	B&B
CC		Cornus canadensis	Red Bud	6' hgt.	B&B
CF		Cornus florida	Dogwood	2" cal	B&B
CO	No. 3	Cephalanthus occidentalis	Buttonbush		Cont.
CS		Cornus sericea	Red Twig Dogwood	36" hgt.	B&B
FG		Festuca glauca	Blue Fescue	No. 3	Cont.
HS		Helictotrichon sempervirens	Blue Oat Grass	No. 3	Cont.
LT		Liriodendron tulipifera	Tulip Tree	3" cal	Cont.
PG		Picea glauca	White Spruce	6'-8' hgt.	B&B
PD		Picea glauca 'Densata'	Black Hills Spruce	6'-8' hgt.	B&B
PS		Pinus strobus	White Pine	6'-8' hgt.	B&B
QR		Quercus rubra	Red Oak	3" cal	B&B
RR	No. 3	Rosa 'Radtko'	Double Knockout Rose		Cont.
TG		Thuja occidentalis 'Golden Globe'	Golden Globe Arborvitae	36" hgt.	B&B
TO		Thuja occidentalis	Dark Green Arborvitae	6' hgt.	B&B

NOTES:

1. SEE SHEET 07 FOR LANDSCAPE DETAILS

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. GRAVEL
- EXIST. BUILDING
- PROP. SETBACK
- PROP. BUILDING
- PROP. BACK OF CURB
- PROP. R.O.W.
- PROP. EASEMENT
- PROP. CONCRETE
- PROP. ASPH.
- PROP. PHASE 1 DEVELOPMENT
- PROP. BUILDING (PH 1)
- PROP. BACK OF CURB (PH 1)
- PROP. WALK (PH 1)

City of Plymouth

Strategic Planning Workshop

November 13, 2021

Overview

On Saturday, November 13, 2021, the elected and appointed leaders of the City of Plymouth spent the day discussing the five-year future of the city. The combined team discussed the internal strengths and weaknesses of the City's operations and the external opportunities and threats that could impact the city. The team then created a shared vision of what the city may look like in 2026. That shared vision was translated into four major goal areas, key objectives for each goal area, and one-year tasks to be completed by the end of 2022.

The city has a rich and long history of successfully achieving its five-year strategic plans. There is no doubt that tradition will continue.

Major Goal Areas with Key Objectives and One Year Tasks

To realize this shared vision of the future for the City of Plymouth, the group identified the following four major goal areas with supporting key objectives and one-year tasks. Bullet points identify top objectives in each goal area.

I. Goal Area One – Sustainable Infrastructure

Key Objectives

- Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
- Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
- Partner with or become members of additional environmentally aware organizations
- Increase technology infrastructure into city assets, services, and policies
- Continue sustainable infrastructure improvement for utilities, facilities, and fleet
- Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

One-Year Tasks

- Update investment policy
- Begin update to Recreation Master Plan
- Analyze current financial models for capital projects, OV business district, 35th District Court, recreation department and public safety
- Explore/create impervious surface ordinance
- Explore/implement organic material collection
- Develop educational/resource material on native and pollinator friendly plantings
- Identify possible future rain garden locations
- Increase educational/resource material on tree related information
- Research possible partnerships/memberships with “green” organizations
- Evaluate city facilities and technology to assess necessary upgrades and emergency preparedness needs
- Initiate Drinking Water Asset Management (DWAM) grant activities
- Acquire fleet upgrades based on 2021 approved funding plan
- Review the potential to modernize city facilities and ensure ADA compliance
- Complete ADA compliance project at Cultural Center (extent based on pending Federal funding)
- Decide on direction for paid parking
- Review and discuss electric vehicle infrastructure and possible charging locations
- Design parking lot at Saxton’s site

II. Goal Area Two – Staff Development, Training, and Succession

Key Objectives

- Create policies and programs that support staff recruitment/retention, including a coordinated recruitment program, flexible scheduling, and an internship program
- Increase staff levels to appropriately support city services and departments
- Provide staff/board/volunteer trainings and programming with a focus on improving understanding on issues of diversity, equity, and inclusion and emphasizing working with and serving diverse communities

One-Year Tasks

- Create a 5-year staffing projection
- Review current recruitment strategies and identify additional resources
- Identify/establish flex scheduling positions and procedures
- Develop a plan for an internship program
- Review potential department collaborations
- Hire an additional recreation professional
- Review current diversity, equity, and inclusion training opportunities
- Seek out training opportunities for serving diverse communities

III. Goal Area Three – Community Connectivity

Key Objectives

- Engage in partnerships with public, private and non-profit entities
- Increase residential/business education programs for active citizen engagement
- Robust diversity, equity, and inclusion programs
- Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

One-Year Tasks

- Review park sponsorship and explore the establishment of a “friends of the park” type organization
- Solicit interest in renewal of “Citizen’s Academy” type program
- Attend governmental professional organization meetings/conferences/events
- Increase targeted, cohesive use of web pages, social media, videos, etc. to provide education on city services

IV. Goal Area Four Attractive, Livable Community

Key Objectives

- Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
- Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
- Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
- Improve link between Hines Park, Old Village, downtown Plymouth, Plymouth Township, and other regional destinations
- Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction.
- Modernize and update zoning ordinance to reflect community vision
- Implement Kellogg Park master plan

One-Year Tasks

- Implement Redevelopment Ready Community (RRC) certification 1.0 –begin research on RRC 2.0
- Identify possible green space opportunities
- Research multi-modal best practices
- Review bike ordinance
- Identify location for new bike racks

- Construct multi-modal pathway along N. Territorial connecting Plymouth City and Plymouth Township
- Review noise ordinance
- Develop a construction site expectations program
- Identify possible locations for a dog park
- Audit current zoning ordinance and identify the approach for updating ordinances
- Reach decision on outdoor dining plan and consider “parklets”
- Continue process of upgrading Tonquish Creek Nature Walk

Next Steps

To achieve the visions and goals, the *Manager, Mayor, Commission Members, and Department Heads* will engage in the following steps:

- 1) The Manager and Department Heads review this draft and develop a proposed final draft that emphasizes "do-ability." In addition, the manager and staff should identify the who, what, and when for moving forward.
- 2) Propose a final draft to the Commission for review, possible revision, and final adoption.
- 3) Every month, the mayor and manager should discuss/update some elements of the strategic plan with the Commission.
- 4) At the 6–7-month juncture, the entire team (*manager, mayor, commission members, and staff*) will hold a dedicated meeting focusing on the status of the strategic plan.
 - a. Strategic planning total status
 - b. Update and adjust the plan and one-year tasks as necessary
- 5) Month 12/13 – The entire Leadership Team will meet to update and revise the strategic plan as appropriate and identify the one-year tasks for 2023.

Submitted by:
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 November 13, 2021

ATTACHMENT: SWOT Analysis

SWOT Analysis – City of Plymouth – November 13, 2021

<p>Strengths</p> <ul style="list-style-type: none"> • Communication and follow-through • City services - customer service • Great place to work - Staff and personnel • Training and investment in staff • Supportive of volunteers • Longevity – loyalty - consistency • Plan together, strategic planning • Funding, resources • Communication amongst the staff • Flexibility, versatility, ability to adapt • Responsiveness • Small BWEC? – Flat – not a lot of layoffs • Reliability, sticktoitiveness • Follow-through, support • Vision – plan and execute the plan • External communication - residents messaging - public perception • Teamwork and pride • Problem-solving • Experience and expertise – subject matter experts – institutional knowledge • Try to get to Yes • Plymouth way! 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Established patterns • Funding • Large groupthink • Lack of perspective • Facilities • Succession • Recruitment, recruitment pipeline • Internship program • Retention • Longevity • Potential loss of institutional knowledge • Staff levels • Outdated policies • Facility maintenance • Lack of time • Victims of our own success • Reluctance to say no • Work-life balance – burnout • Lack of diversity • Distraction from the strategic plan – side-tracked – shiny things • Closed mindedness
<p>Opportunities</p> <ul style="list-style-type: none"> • Community relationships • Training and development • Succession planning • Building on strengths and opportunities • Funding – free money – grants, state and federal • Increased technology – communication • Legislation (Pandemic) • Crisis management • New staff – perception and ideas • Education • Training for staff and board • Shared resources – people and equipment • Working with other levels of government and non-profits • Maximize on desirability • Partnerships <ul style="list-style-type: none"> • Mutual aid • Public and Private 	<p>Threats</p> <ul style="list-style-type: none"> • Losing staff • Consolidation – being consolidated • Lean staff • Unknown developments in the future • Headlee • Court funding • Rapid inflation • Unfunded mandates • Team angry • Neighbor wars • Lack of interest in government employment • Recruitment • Pandemic • Legislation • Shiny things • Longevity • Unrealistic expectations • Mental healthy • Changing work – environment, and expectations