



# City of Plymouth Planning Commission

## Regular Meeting Agenda

Wednesday, January 11, 2023 – 7:00 p.m.  
City Hall & Online Zoom Webinar

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170  
Fax 734-455-1892

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234

<https://us02web.zoom.us/j/85826099923>

Passcode: 704178

Webinar ID: 858 2609 9923

1. **CALL TO ORDER**
  - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
  - a) Approval of the December 14, 2022 meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **ELECTION OF OFFICERS**
6. **COMMISSION COMMENTS**
7. **PUBLIC HEARINGS**
8. **OLD BUSINESS**
9. **NEW BUSINESS**
  - a) SP 23-01: 980 W. Ann Arbor Road, Site Plan Review
  - b) 2022 Annual Report
  - c) Discussion on February 1 Working Session
10. **REPORTS AND CORRESPONDENCE**
11. **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, 35<sup>th</sup> 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 policies and programs that support staff recruitment/retention, including a coordinated recruitment program, flexible scheduling, and an internship program
2. Increase staff levels to appropriately support city services and departments
3. 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

## 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

## **Planning Commission 2022 Goals**

1. Address ordinances pertaining to R-1 fences and height of residential structures
2. Begin the preliminary process for the 2023 master plan revision in Q4
3. Explore an impervious surface ordinance
4. Audit the current zoning ordinance and identify an approach for implementing form-based codes



**Plymouth Planning Commission**  
**Regular Meeting Minutes**  
**Wednesday, December 14, 2022 - 7:00 p.m.**  
**Plymouth City Hall 201 S. Main**

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

[www.plymouthmi.gov](http://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, Vice Chair Silvers, Commissioners Joe Hawthorne, Tim Joy, Jennifer Mariucci, Kyle Medaugh, Hollie Saraswat, Eric Stalter

Excused: Commissioner Shannon Adams

Also present: City Commissioner Kelly O'Donnell, Community Development Director Greta Bolhuis, and Planning Consultant Megan Masson-Minock

**2. CITIZENS COMMENTS**

There were no citizen comments

**3. APPROVAL OF MEETING MINUTES**

Joy offered a motion, seconded by Medaugh, to approve the minutes for the November 9, 2022, meeting.

There was a roll call vote.

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

Abstain: Hawthorne

MOTION PASSED 7-0

**4. APPROVAL OF THE AGENDA**

Hawthorne offered a motion, seconded by Joy, to approve the agenda for December 14, 2022.

There was a roll call vote.

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

MOTION PASSED 8-0

**5. COMMISSION COMMENTS**

Sisolak thanked everyone for their hard work.

**6. PUBLIC HEARINGS**

There were no public hearings

**7. OLD BUSINESS**

a. Impervious Surface Ordinance Edits

Bolhuis reviewed the edits and shared the City Attorney's recommendations. There was a discussion about these recommendations, and why the Planning Commission's decisions about driveway width



and the requirement to install landscaping prior to receiving a certificate of occupancy were changed. O'Donnell said the City Commission would review the ordinance and would give the Planning Commission feedback if they made any changes. It was agreed that the Planning Commission would send the ordinance language to the City Commission with the attorney's recommended changes in order to move the process forward.

## **8. NEW BUSINESS**

### **a. Presentation of the Zoning Audit**

Carlisle Wortman Planning Consultant Megan Masson-Minock gave an overview of the audit and its relationship to the upcoming five-year master plan review. She suggested the Planning Commission first address the items that don't comply with state or federal law and then expand on form-based codes in the master plan. It was agreed that Commissioners would review the audit document and narrow down the items they want to prioritize.

### **b. Presentation of the Master Plan Process**

Bolhuis reviewed the purpose, content, and distribution process for the master plan. She also provided a suggested timeline for completing the review in 2023.

## **9. REPORTS AND CORRESPONDENCE**

O'Donnell said the City Commission asked the administration to develop a paid parking plan for them to review, and recommended that Planning Commissioners watch the parking meeting videos on the City's website. She also reported that they had the first reading of the B-2 zoning changes the Planning Commission submitted, and that no changes were made.

Silvers said the Zoning Board of Appeals was asked to interpret whether the FAR ordinance would impact changing a non-conforming garage into living space. The ZBA ruled that doing so would not require a FAR review.

## **10. ADJOURNMENT**

Joy offered a motion, seconded by Medaugh, to adjourn the meeting at 8:48 p.m.

There was a voice vote.

MOTION PASSED 8-0

RECEIVED

Soothing Dental PLLC Office  
SP 23-01 980 W. Ann Arbor Rd  
Site Plan Review  
PC Mtg 1/11/23

DEC 16 2022

CITY OF PLYMOUTH  
SITE PLAN REVIEW APPLICATION

Community Development Department  
201 S. Main Street Plymouth, MI 48170  
Ph. 734-453-1234 ext. 232  
[www.plymouthmi.gov](http://www.plymouthmi.gov)

ITEM 9) a

CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT

I. Site/Project Information

Site Address 980 Ann Arbor Rd, Plymouth, MI 48170	Current Zoning Classification ARC	Date of Application 11/09/2022
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Name of Property Owner KC & AC Investments LLC	Phone Number 810-523-1614	
Mailing Address 50255 Boardwalk Ave	Email Address (Required) kacinvests@gmail.com	
City Northville	State MI	Zip Code 48167

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name Iden Kalabat/Kalabat Engineering	Phone Number 248-798-6077			
Applicant/Company Address 31333 Southfield Rd.	City Beverly Hills	State MI	Zip Code 48025	
Email Address (Required) iden@kalabat.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Kalabat Engineering	Phone Number 248-600-8707		
Company Address 31333 Southfield Rd.	City Beverly Hills	State MI	Zip Code 48025
Registration Number	Expiration Date	Email Address (Required) iden@kalabat.com	


IV. Type of Project (Please Select All that Apply)

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


VI. Description of Work

Building addition of 1,294 SF and existing building interior renovation. Existing asphalt removal, existing concrete curb island removal, concrete sidewalk installation, construct new dumpster enclosure and new pavement markings.

**VII. Applicant Signature**

Signature of Applicant  <small>Iden Kafabat (Nov 10, 2022 12:55 EST)</small>	Date Nov 10, 2022
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**VIII. Property Owner Signature**

Signature of Property Owner  <small>Kreig Cutter (Nov 11, 2022 13:27 EST)</small>	Date Nov 11, 2022
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Subscribed and sworn before me this 10th day of November, 2022.

Notary Public:   
Wendy (Nov 11, 2022 13:46 EST)

My Commission expires: October 30, 2026

**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			

### IX. Site Plan Review Checklist

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*	<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, including zoning	<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"/>
14.	Percent one room apartments (efficiencies)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Total number of rooms if multiple-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	Parking requirements met (See Section 78-720)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	Number of units and bedrooms each building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.	Parking lot layout (showing paved area) including ingress and egress and service area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.	Parking lot space dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20.	Loading and unloading space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.	Utility connections (sanitary sewer, water, storm sewers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23.	On-site storm water retention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24.	Fire hydrants within 300 feet (on- and off-site)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25.	Sidewalks and elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26.	Sedimentation and erosion control plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27.	Landscape plan showing plant materials to be used	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28.	Sign requirements met	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29.	Require walls and fences or greenbelts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30.	Corner clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31.	Service drive needed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32.	Acceleration lanes and traffic pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33.	Trash receptacle locations including screening type and height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34.	Mail box locations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please include the following applicable information on the site plan.		YES	NO	N/A
35.	Air conditioner unit locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36.	Special site features (play areas, pools, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
37.	Handicapped facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38.	Building elevation drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*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.












# PC\_ Site Plan Review Application

Final Audit Report

2022-11-11

Created:	2022-11-10
By:	Iden Kalabat (ikalabat@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaWWegQby0oZOWieydLOOPB_J42q4zoCY

## "PC\_ Site Plan Review Application" History

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✔ Agreement completed.

2022-11-11 - 6:46:30 PM GMT

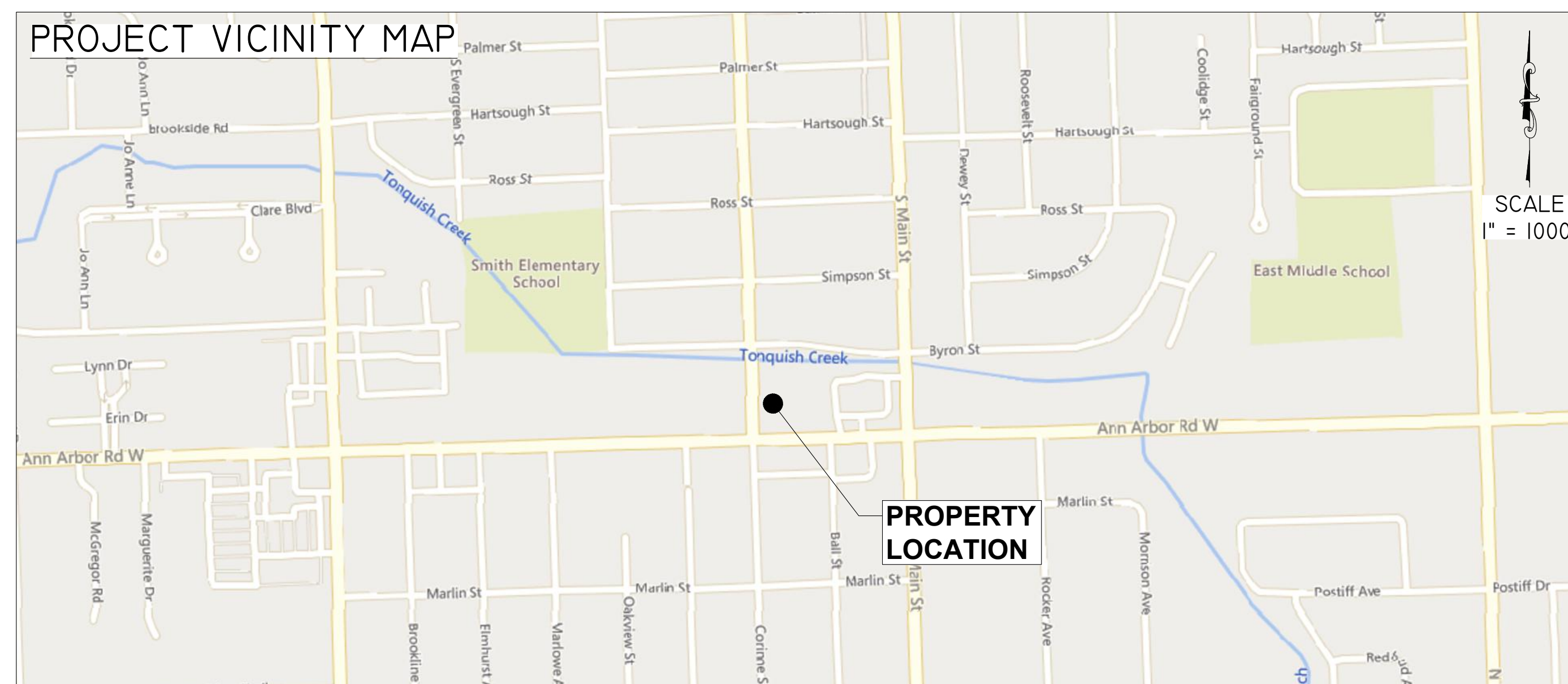


# DENTAL OFFICE INTERIOR BUILDOUT AND ADDITION SITE PLAN APPROVAL

PREPARED FOR  
**SOOTHING DENTAL PLLC**



SHEET INDEX	
SHEET NO.	SHEET TITLE
C0.0	TITLESHEET
I	TOPOGRAPHIC & BOUNDARY SURVEY PLAN
C2.0	SESC & DEMOLITION PLAN PHASE 1
C2.1	SESC & DEMOLITION PLAN PHASE 2
I OF I	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
C3.0	SITE PLAN PHASE 1
C3.1	SITE PLAN PHASE 2
C4.0	GRADING PLAN PHASE 1
C4.1	GRADING PLAN PHASE 2
C5.0	UTILITY PLAN PHASE 2
A-1	FLOOR PLAN
A-2	PROPOSED ELEVATIONS
A-3	PROPOSED ELEVATIONS



### OWNER

SOOTHING DENTAL PLLC  
496 W ANN ARBOR TRAIL SUITE 201  
PLYMOUTH, MI 48170

### ENGINEER

KALABAT ENGINEERING  
31333 SOUTHFIELD RD. SUITE 250  
BEVERLY HILLS, MI 48025  
IDEN KALABAT  
IDEN@KALABAT.COM  
248-600-8707

### ARCHITECT

MOISEEV/GORDON ASSOCIATES, INC.  
4351 DELEMERE COURT  
ROYAL OAK, MI 48073  
INFO@MQA.ARCHITECTS.NET  
248-549-4500

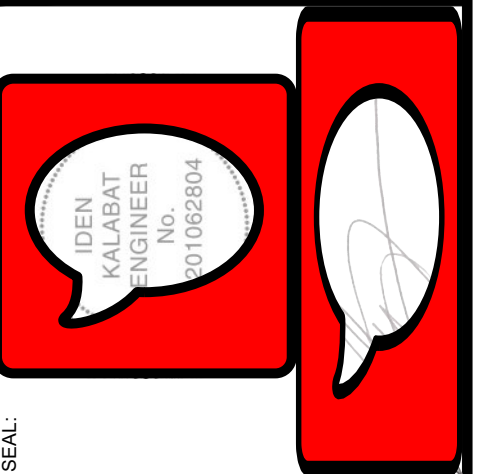
### LEGAL DESCRIPTION

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF WAYNE, CITY OF PLYMOUTH, LOT 115, AND LOT 134 EXCEPT THE SOUTH 20 FEET OF LOT 134, RE-SUBDIVISION OF LOTS 3 TO 7, 14 TO 22, 24 TO 33, 40, 48 TO 52, 54 TO 55, 57 TO 66 AND PART OF LOTS 23, 47 AND 56, ALL INCLUSIVE, OF PLAT OF SUNSHINE ACRES SUBDIVISION OF PART OF NORTHEAST ¼ OF SECTION 34, TOWN 1 SOUTH, RANGE 1 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 51, PAGE 44 OF PLATS, WAYNE COUNTY RECORDS.

### BUILDING USE AND FLOOR AREA

PHASE 1  
BUILDING USE - DENTAL OFFICE  
EXISTING FLOOR AREA - 3,328 SF  
PROPOSED FLOOR AREA - 1,294 SF

PHASE 2  
BUILDING USE - PROFESSIONAL OFFICE  
PROPOSED FLOOR AREA - 5,000 SF



PROJECT NUMBER:	M202219
DRAWN BY:	C.GUNASEKARA
CHECKED BY:	I.KALABAT

NO.	REVISION	DATE	NO.	REVISION	DATE
1	SITE PLAN APPROVAL	12/22/22	10		
2			11		
3			12		
4			13		
5			14		
6			15		
7			16		
8			17		
9			18		

CLIENT:  
**SOOTHING DENTAL PLLC**  
496 W ANN ARBOR TRAIL SUITE 201  
PLYMOUTH, MI 48170

PROJECT:  
**DENTAL OFFICE INTERIOR BUILDOUT AND ADDITION**  
980 ANN ARBOR RD  
PLYMOUTH, MI 48170

SHEET TITLE:  
**TITLESHEET**

SHEET NUMBER:  
**C0.0**





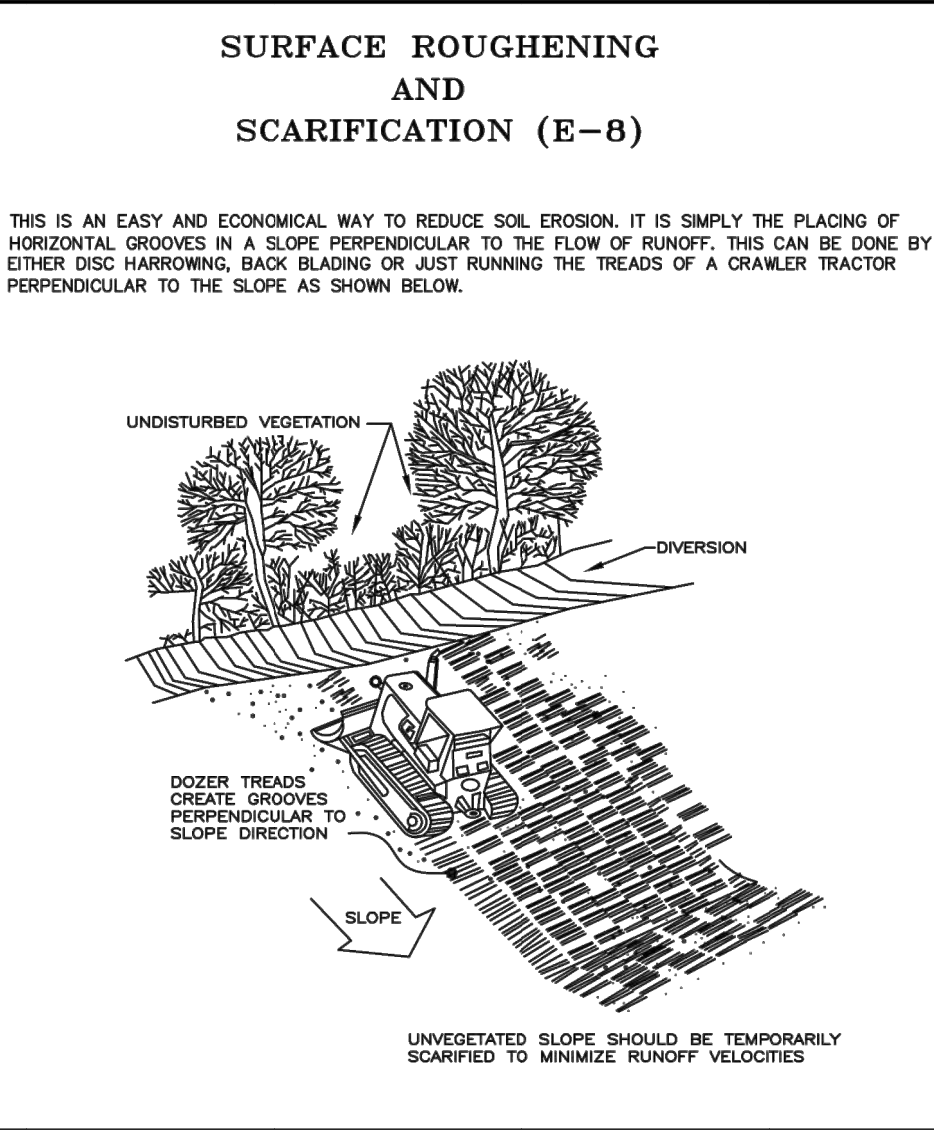
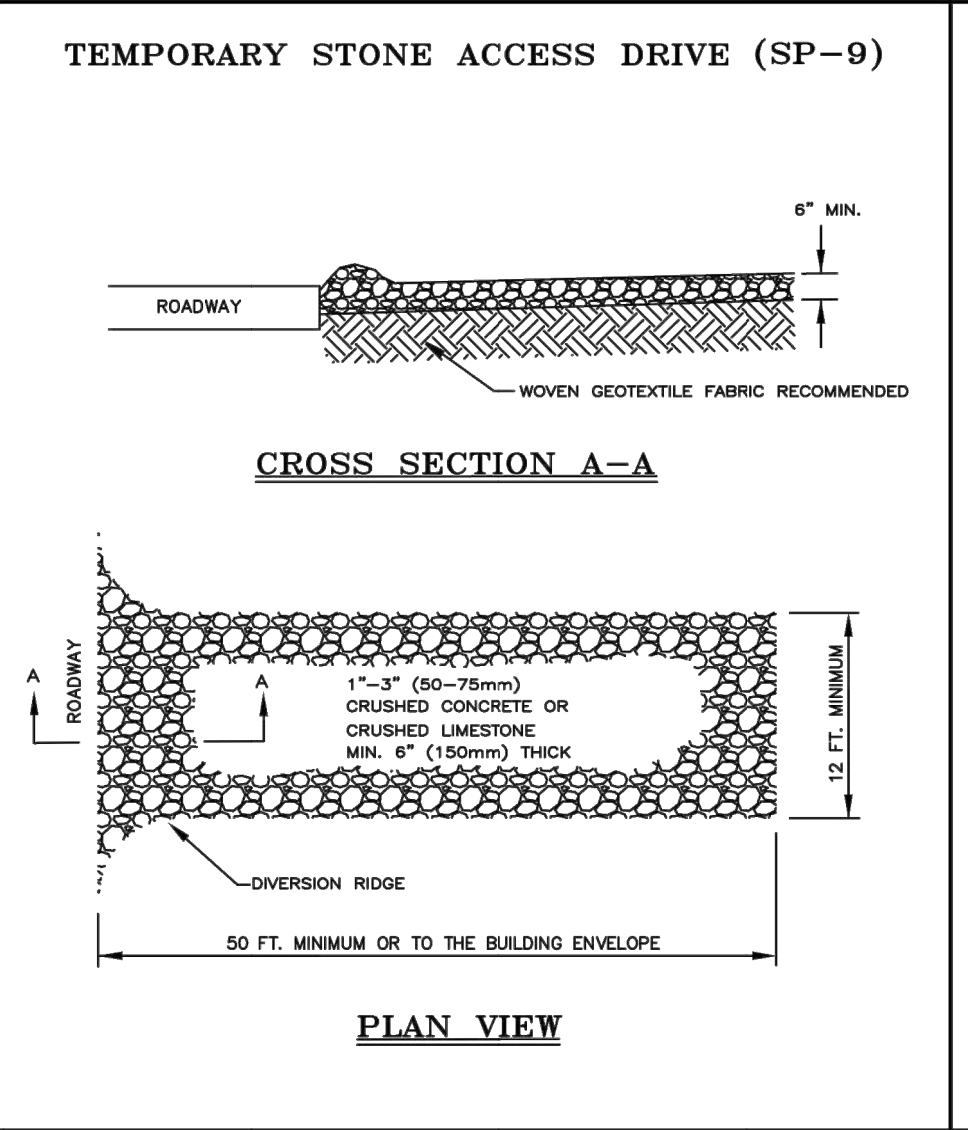
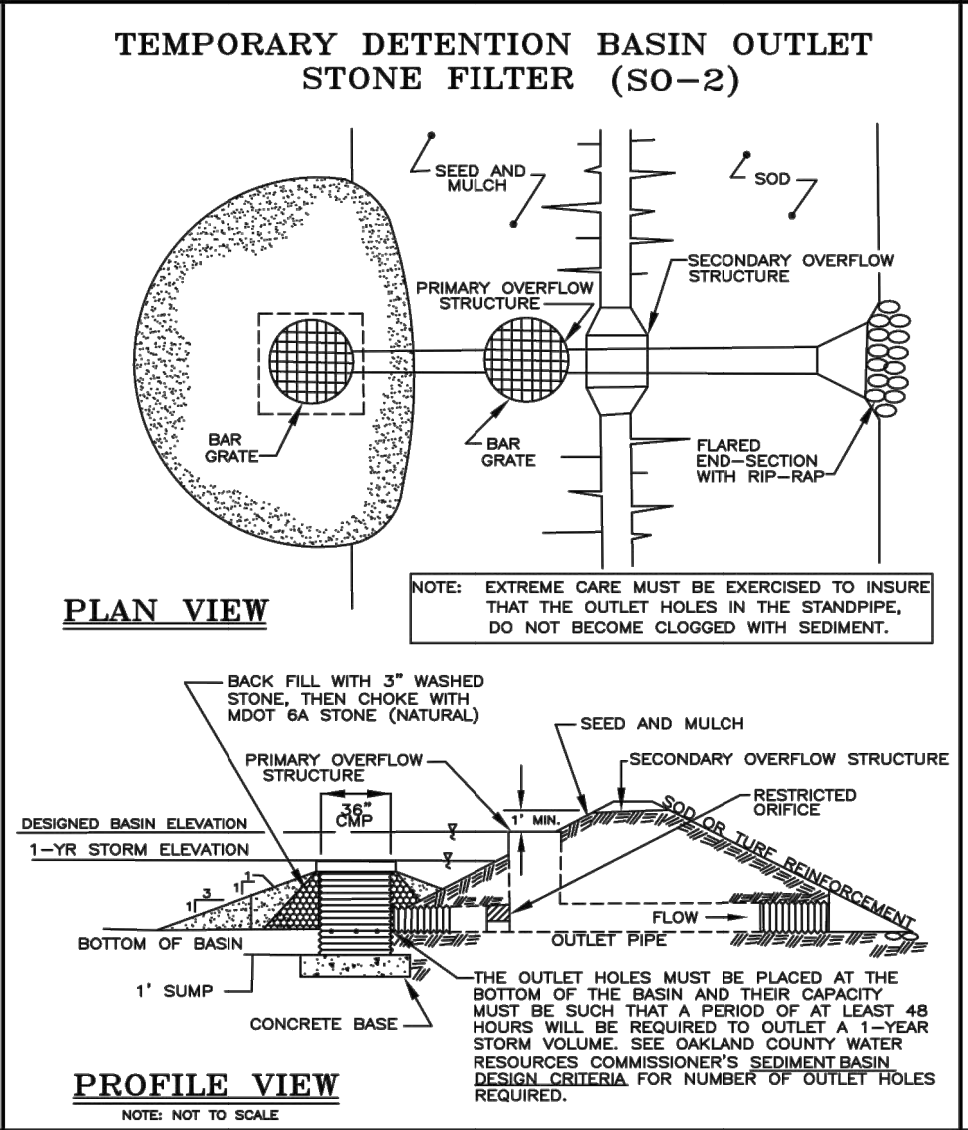
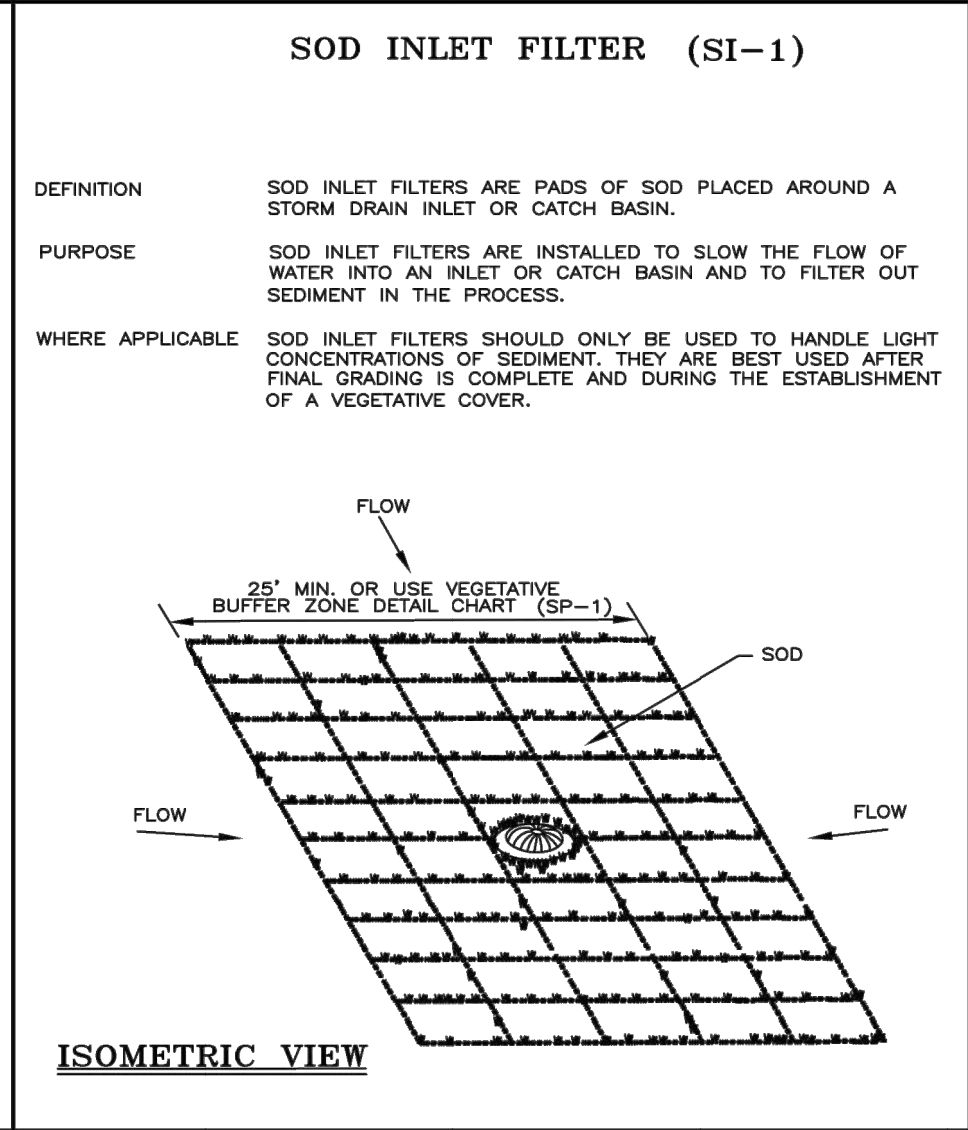
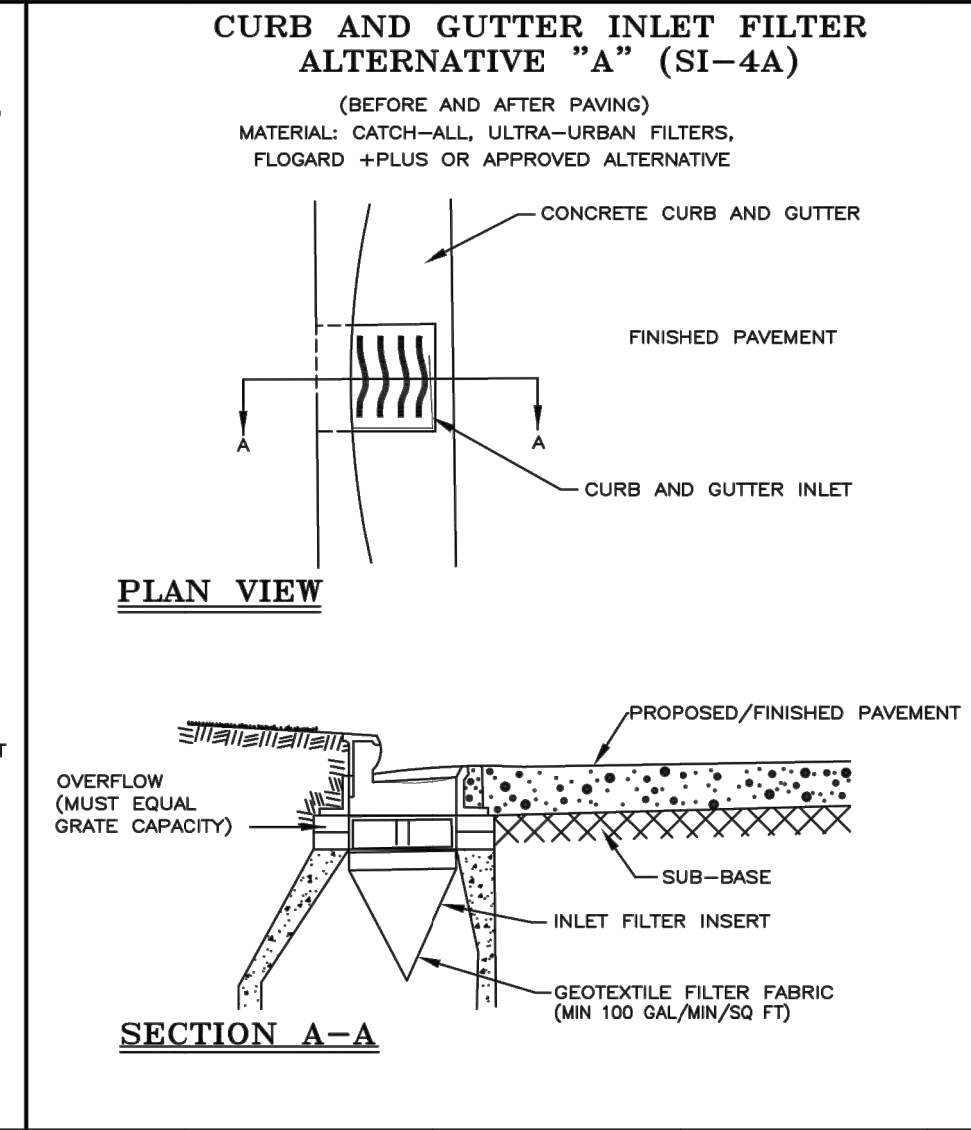
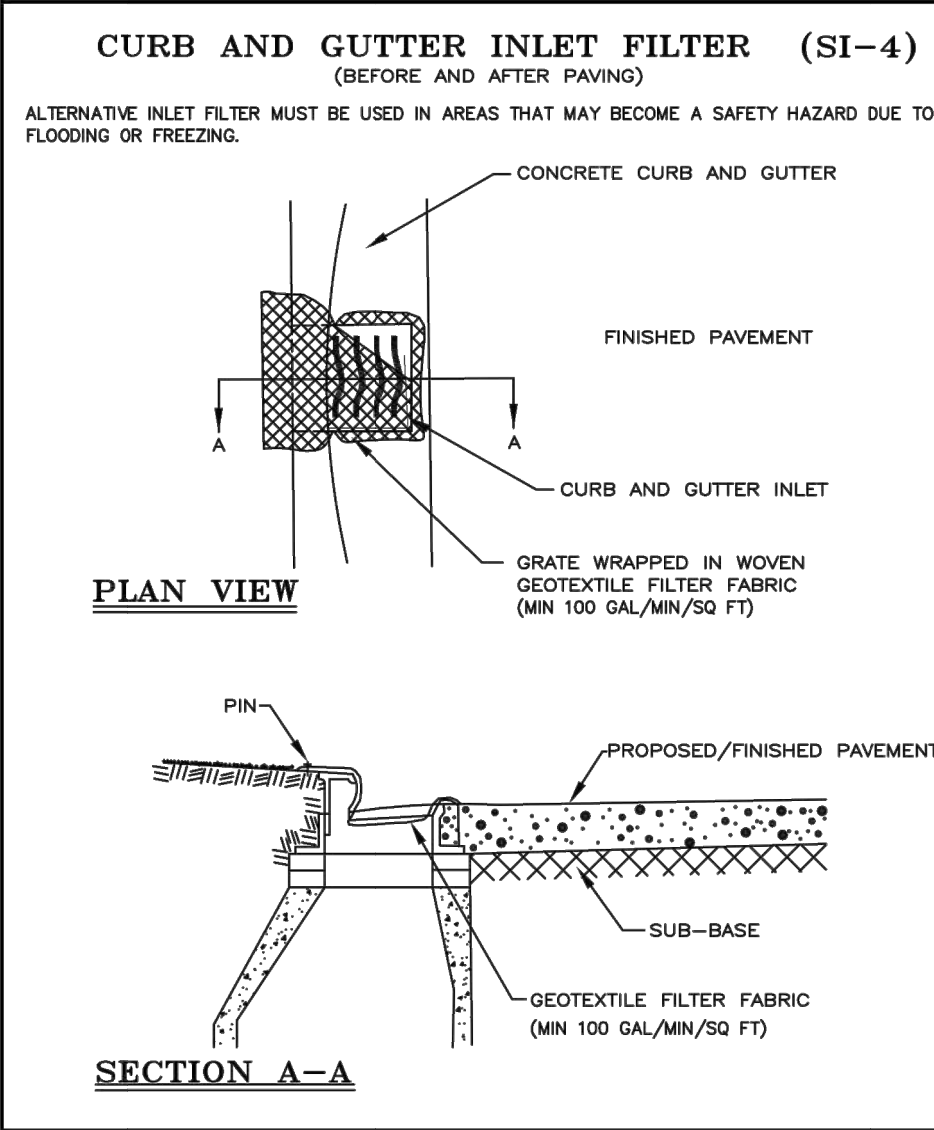
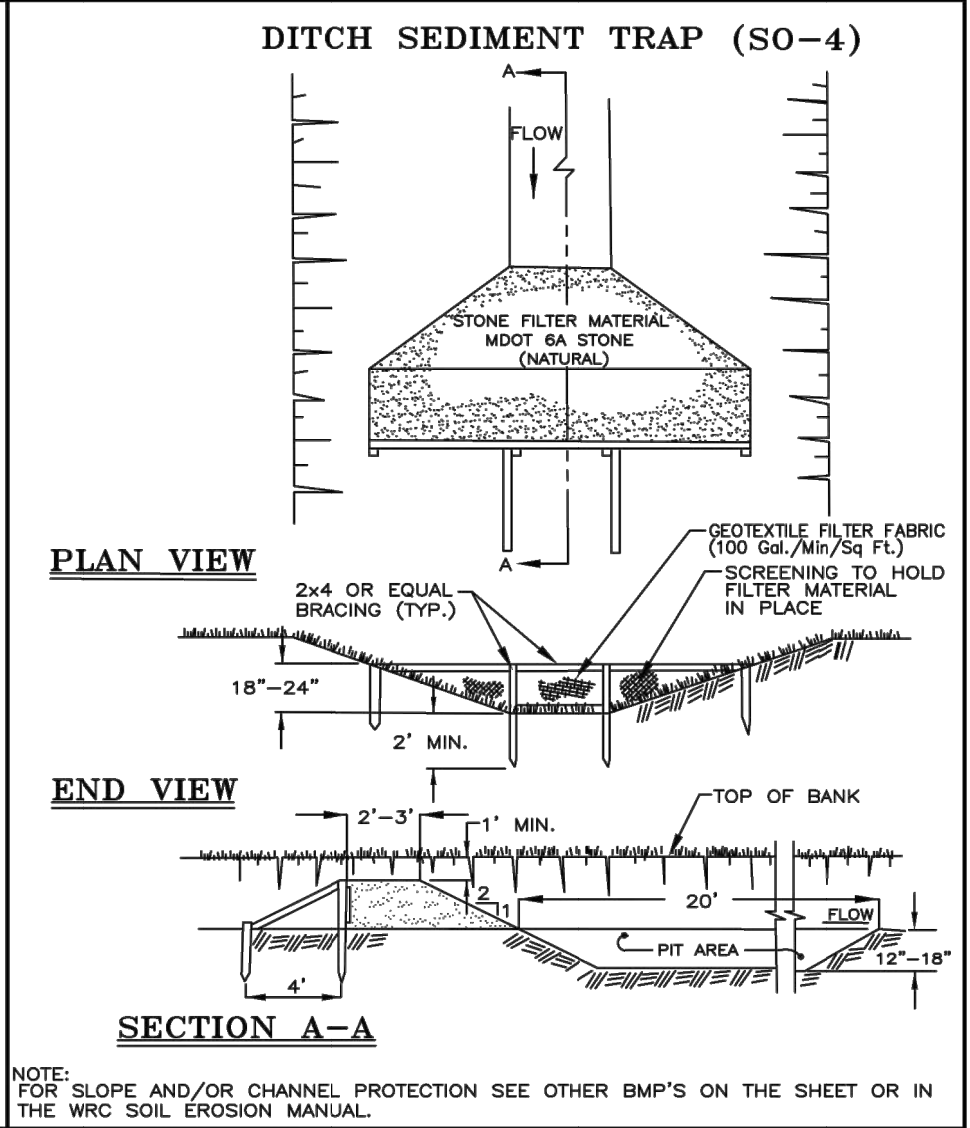
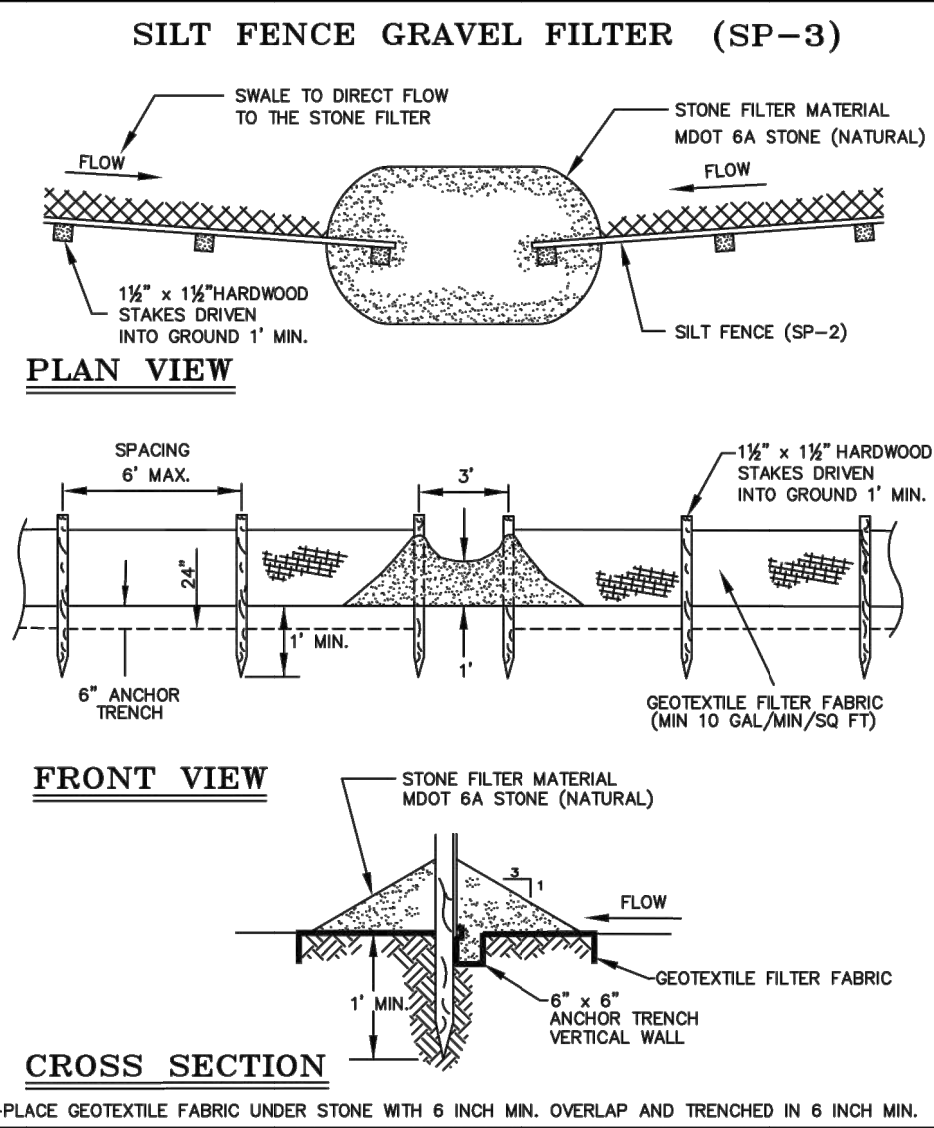
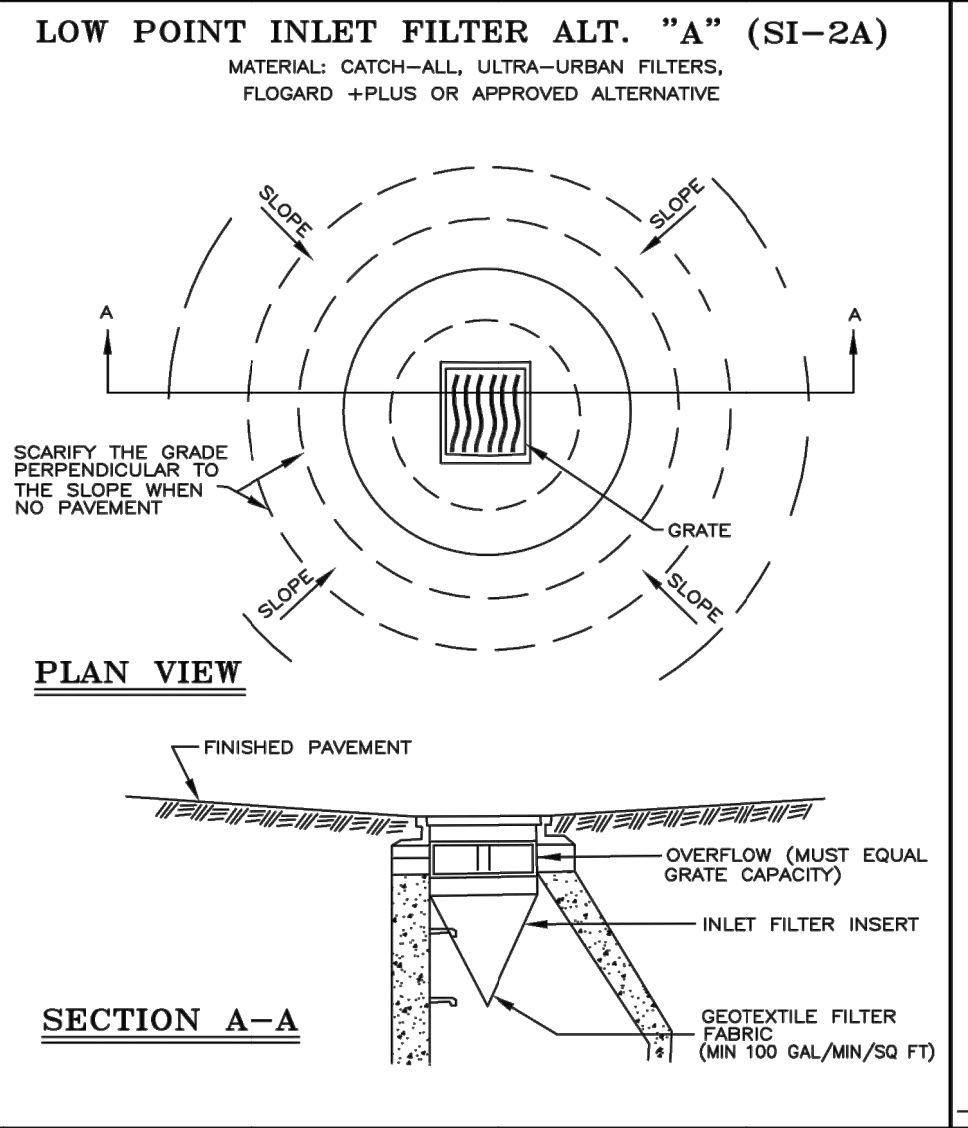
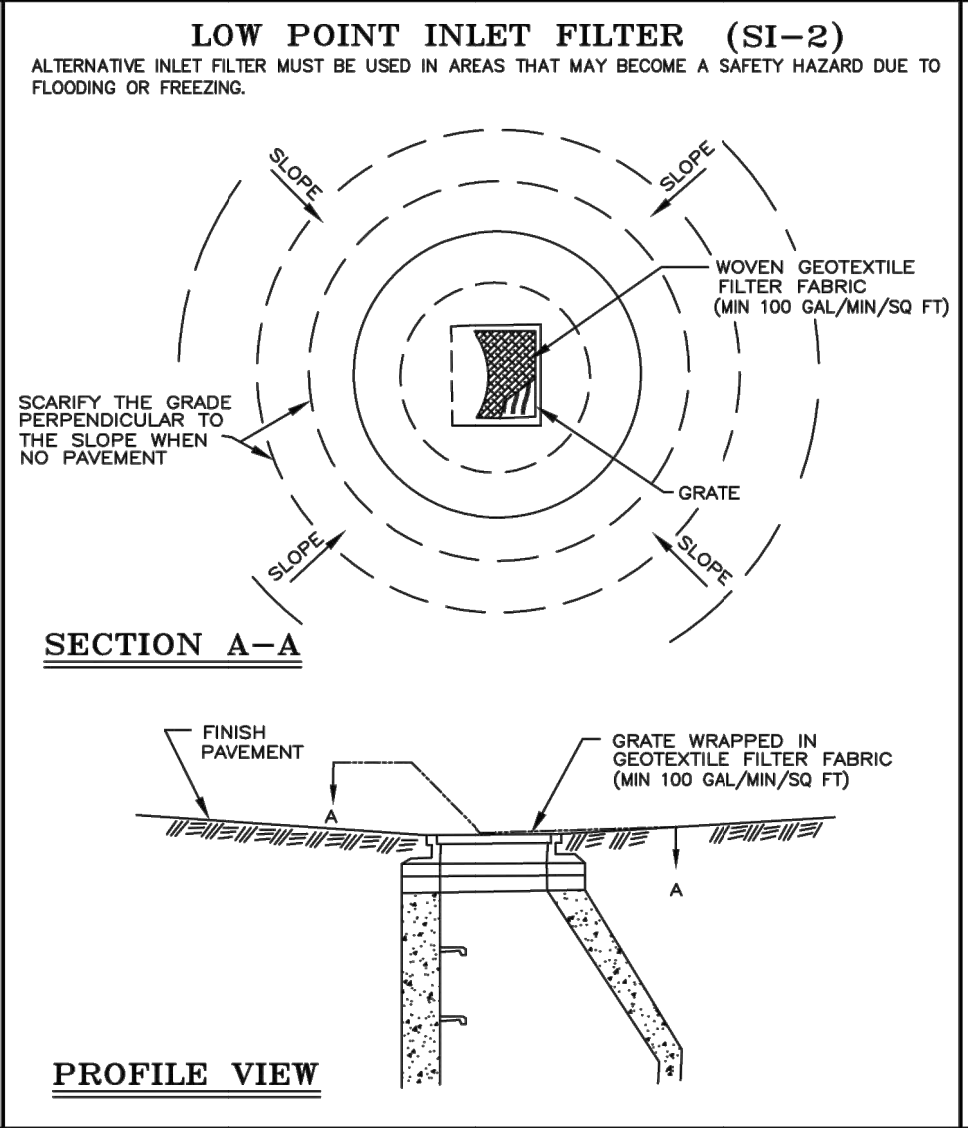
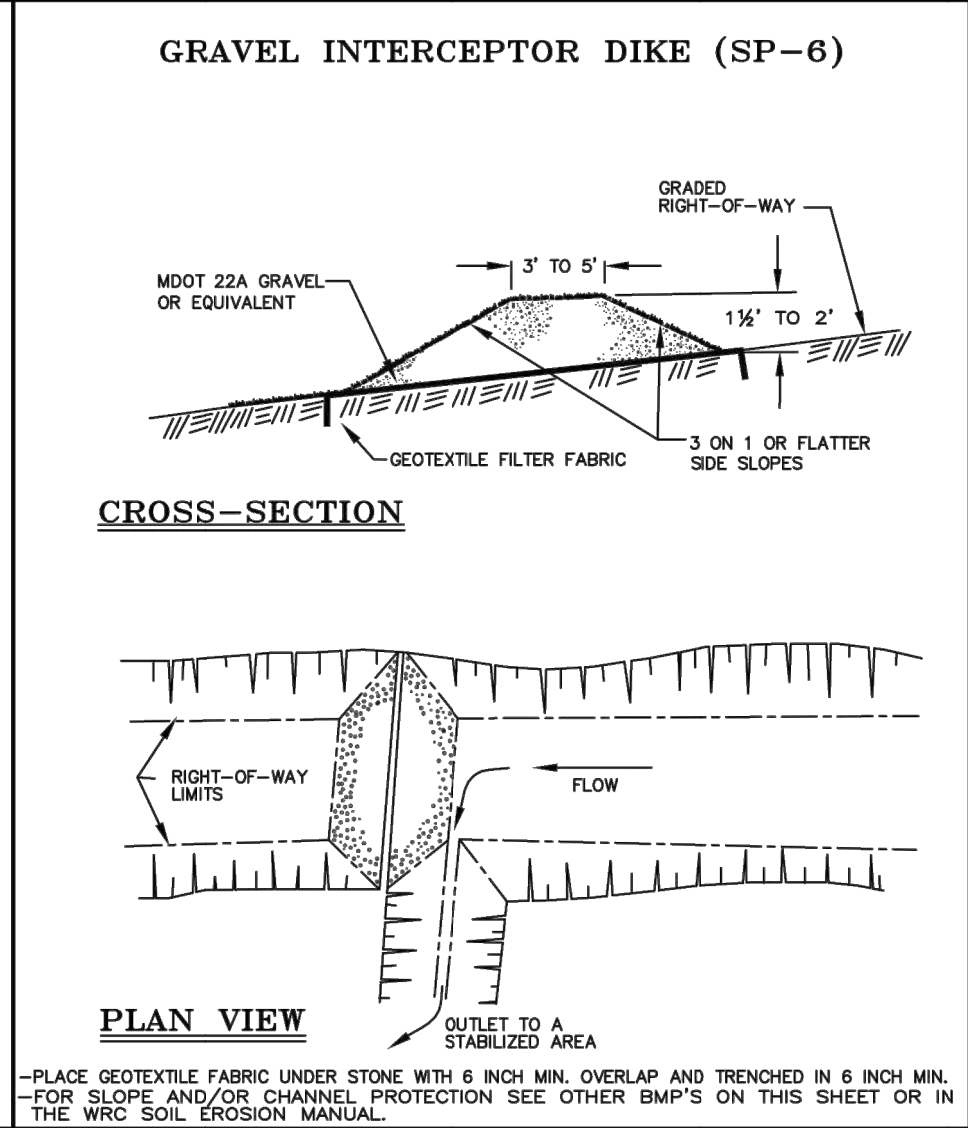
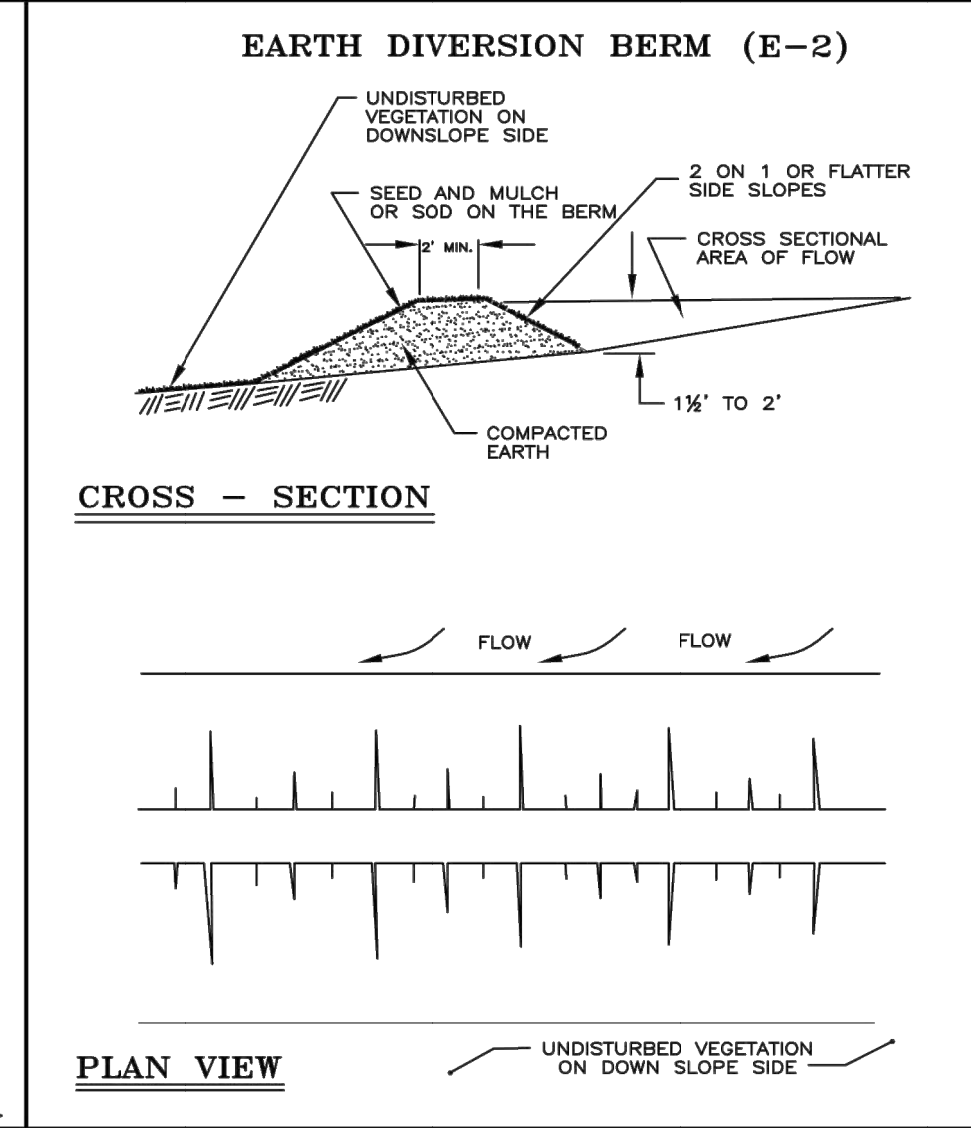
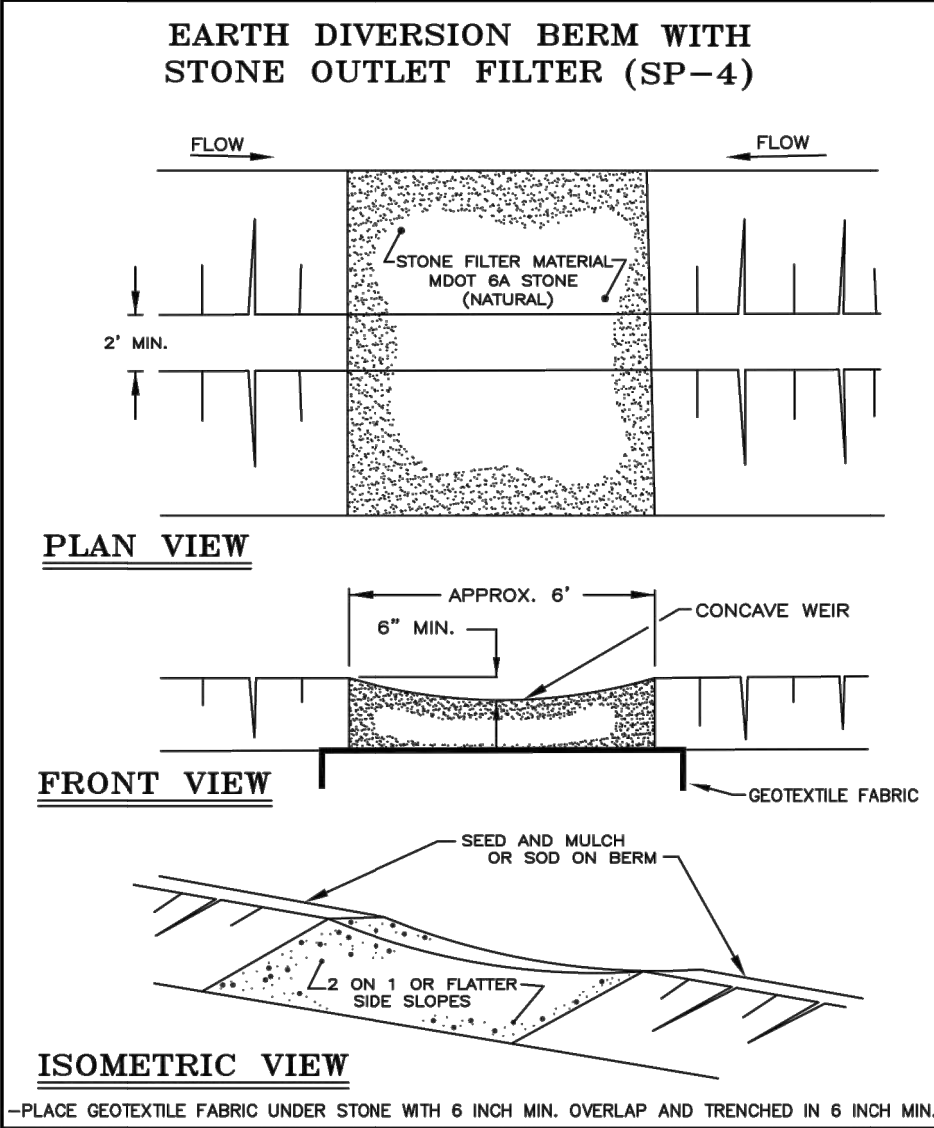
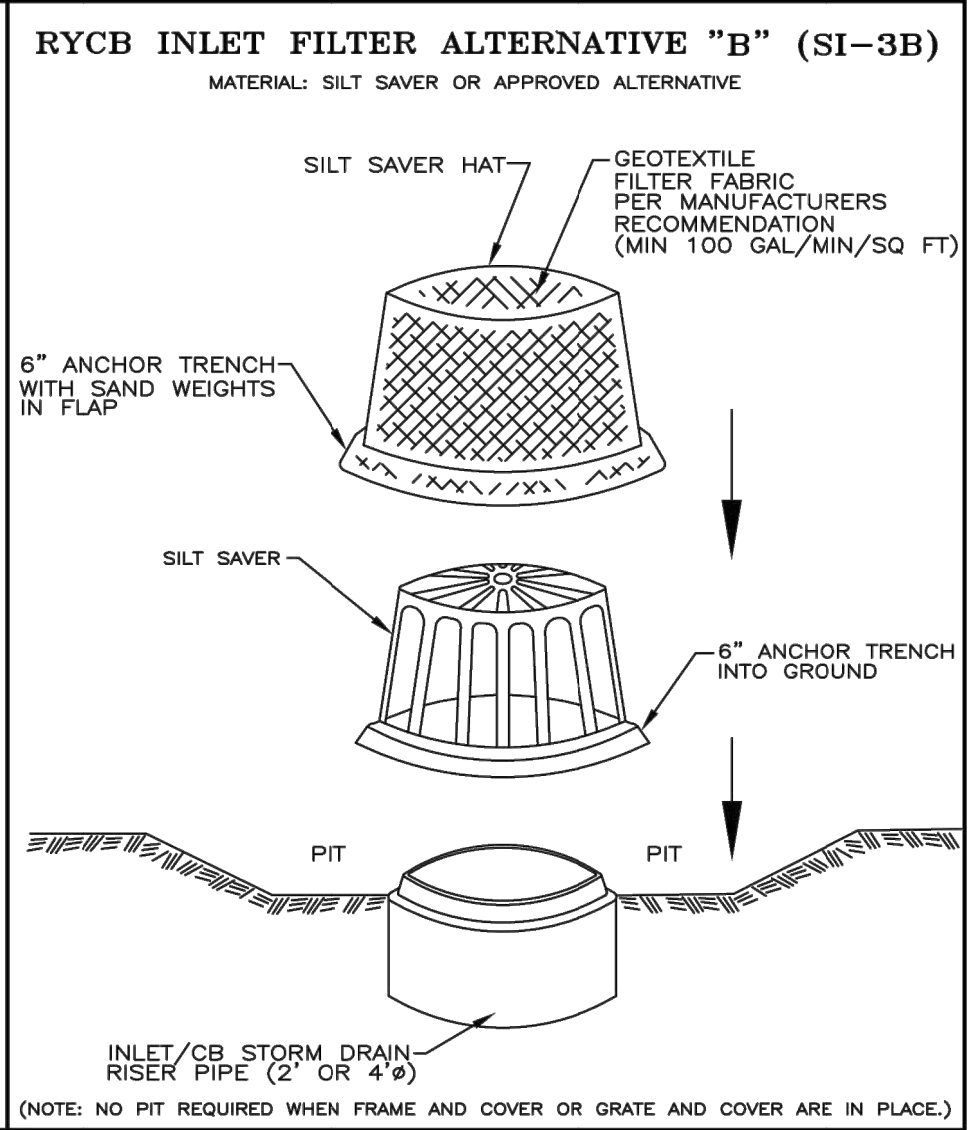
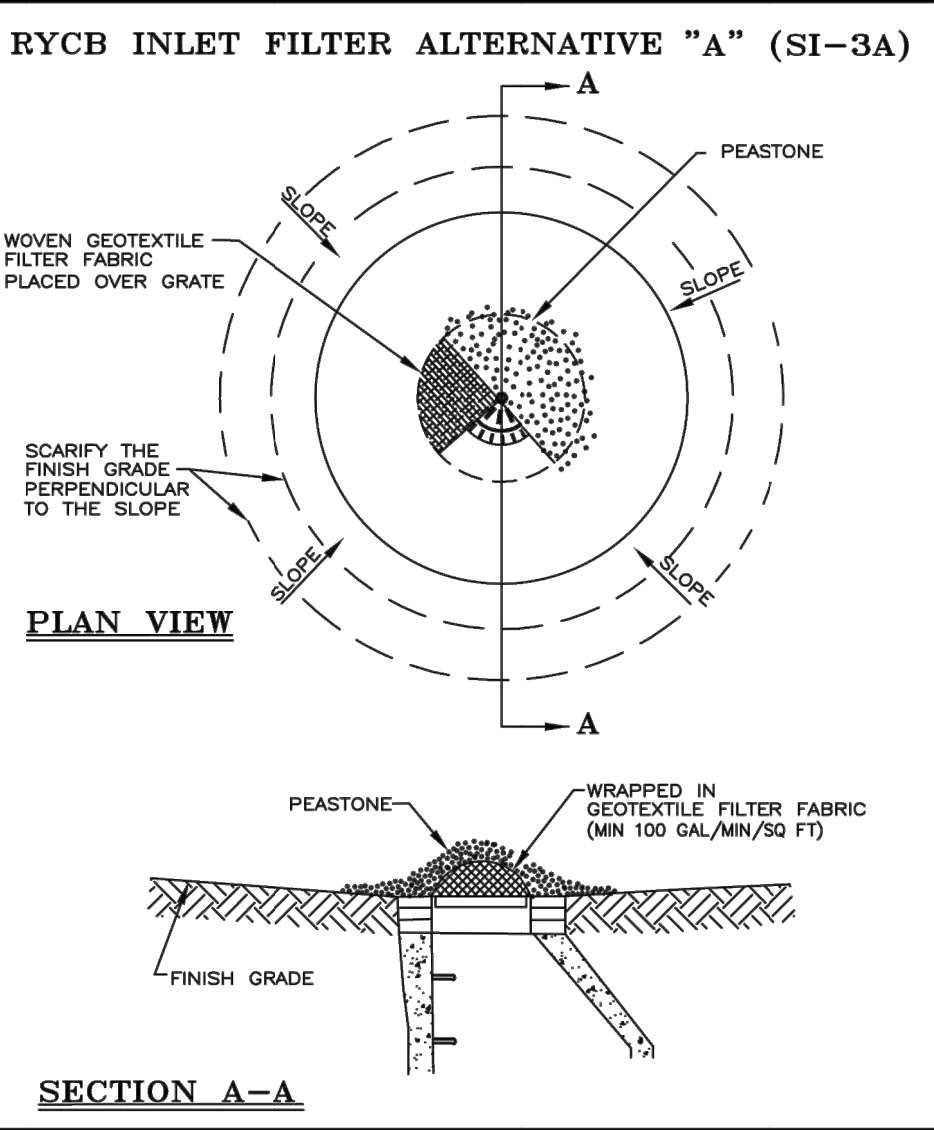
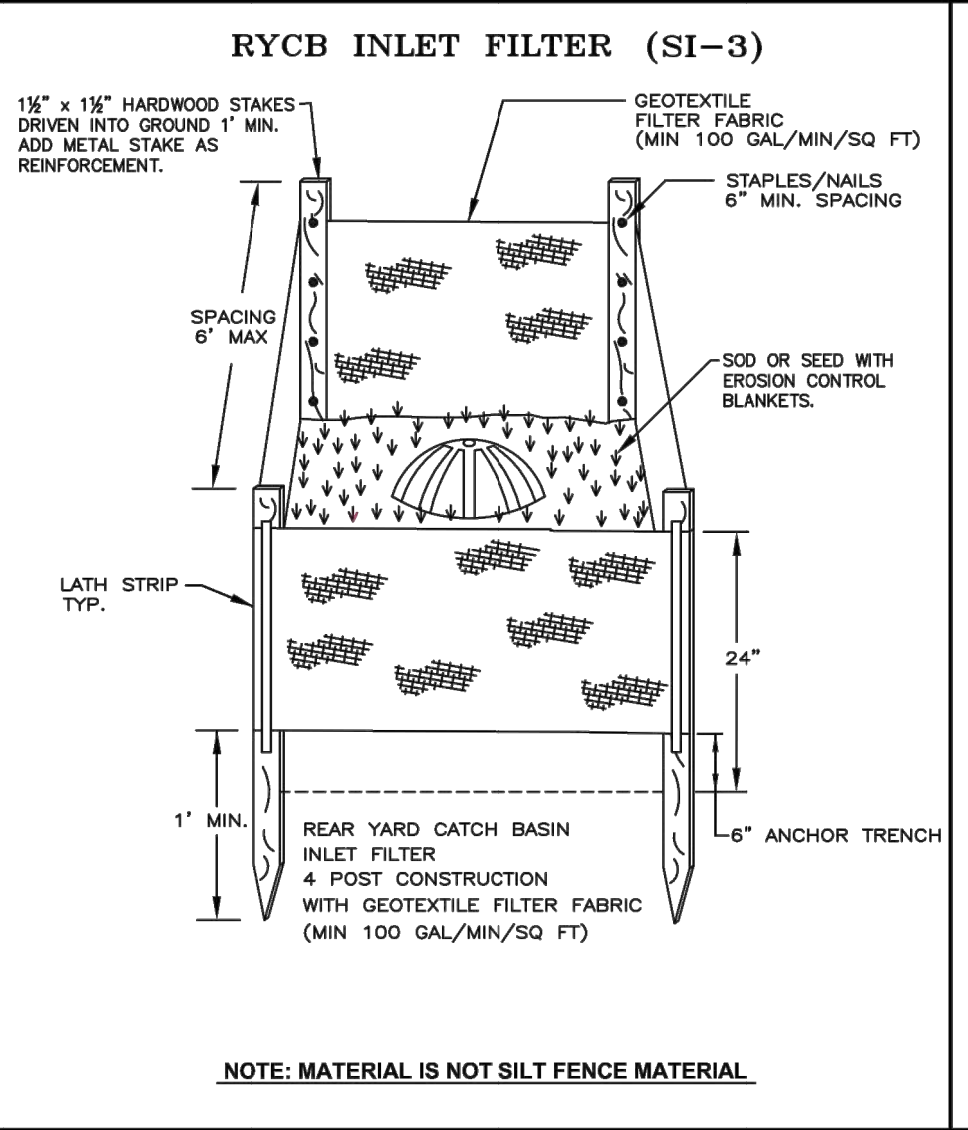
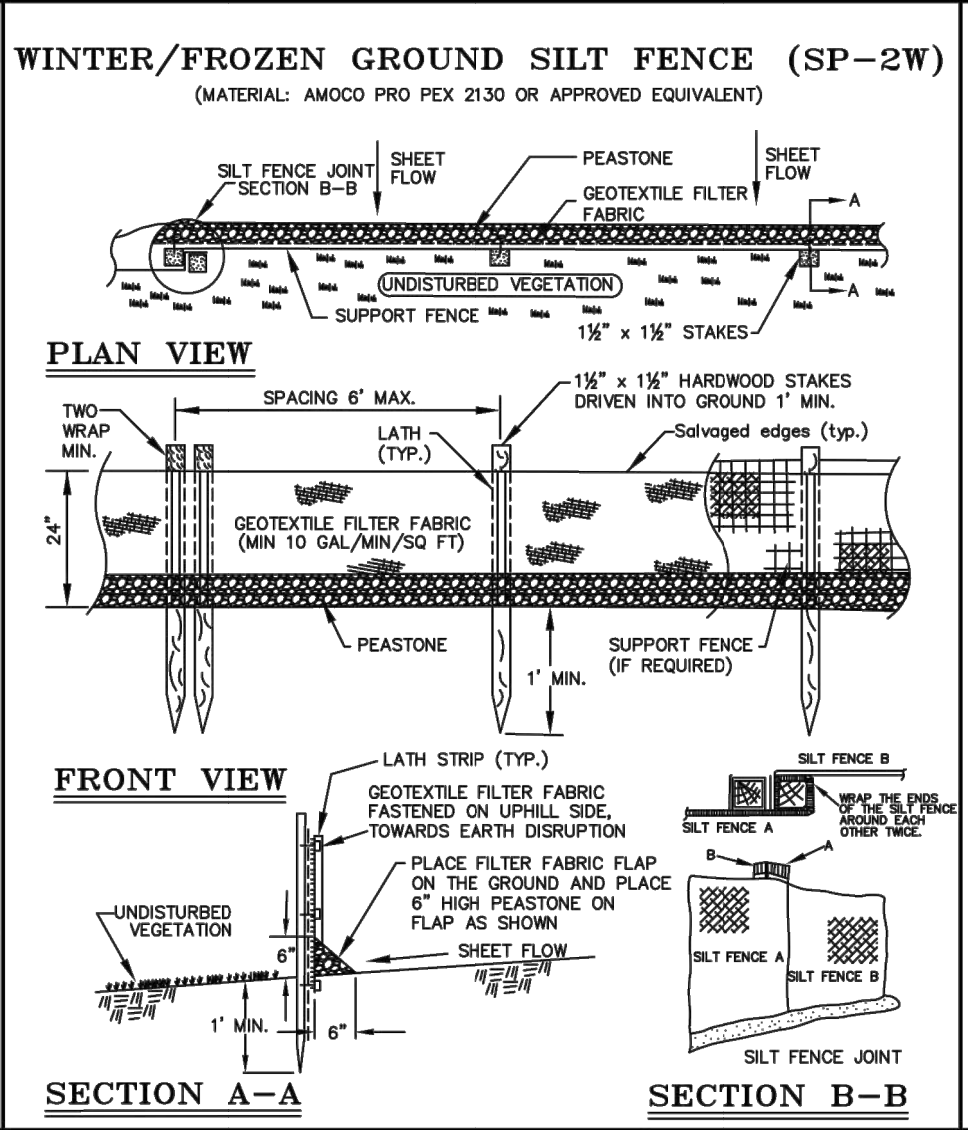
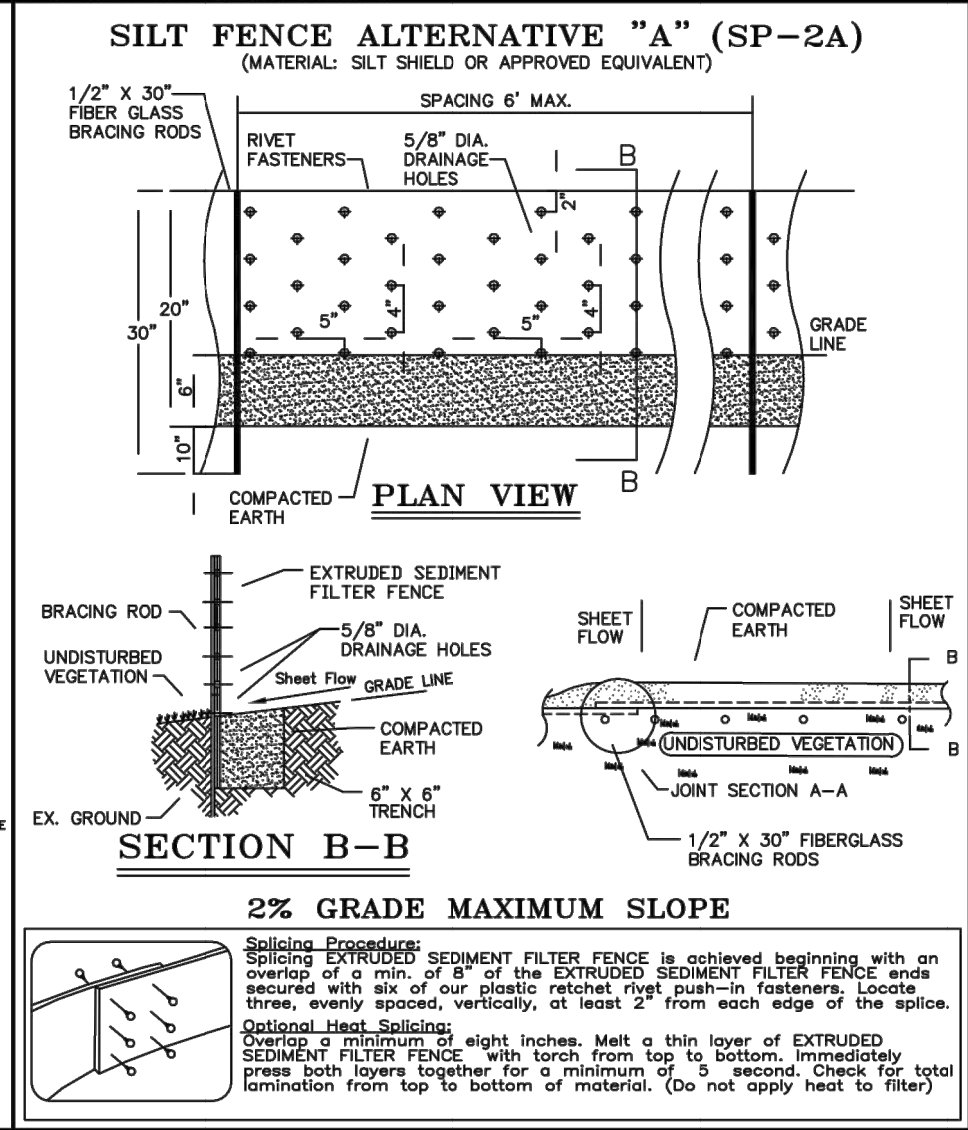
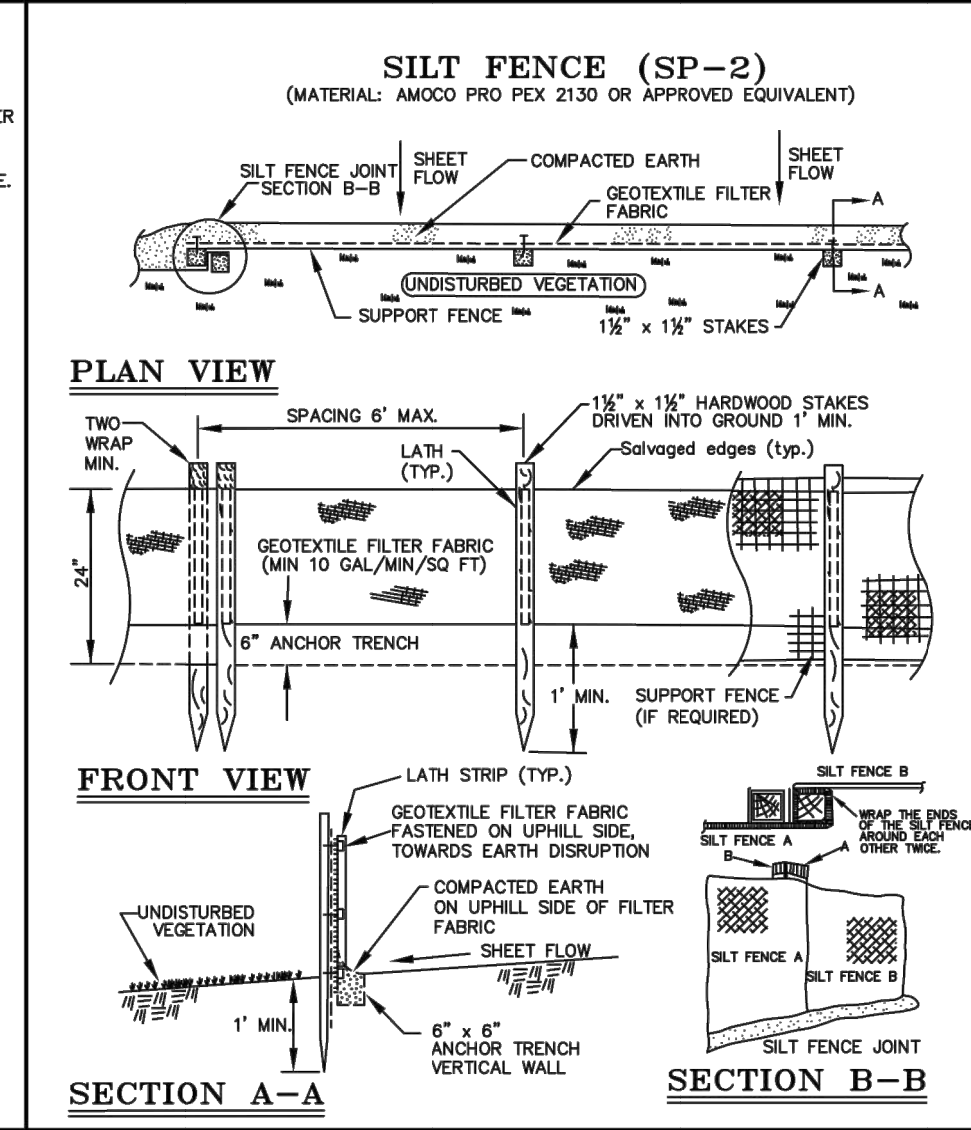
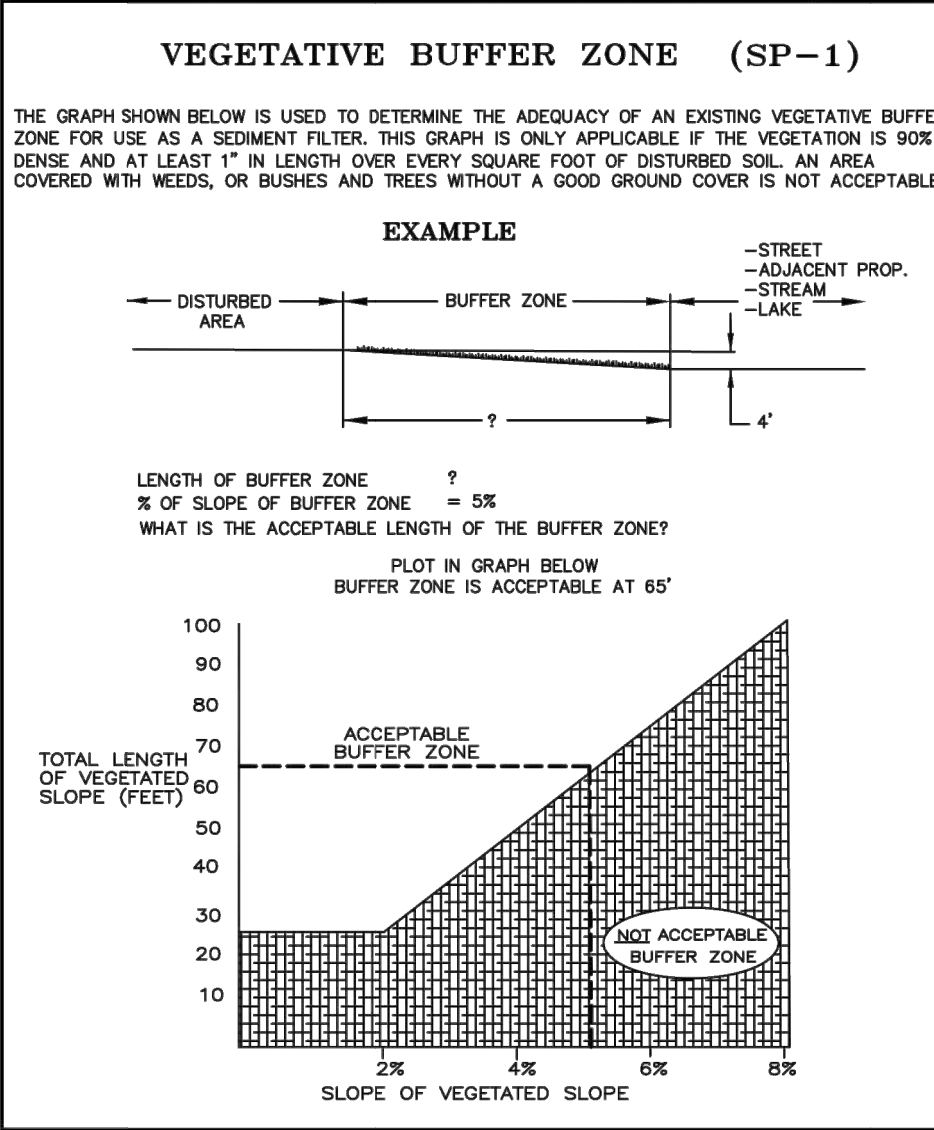
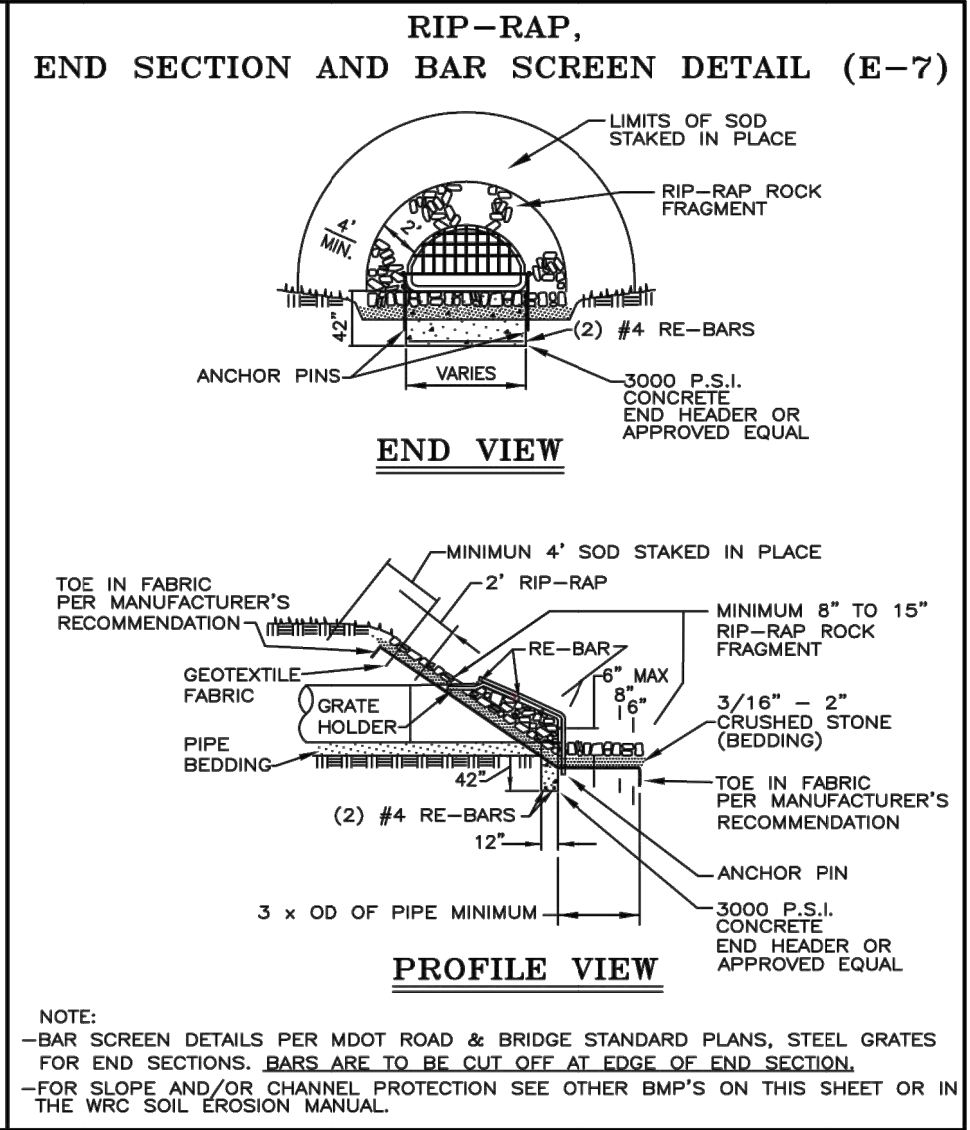
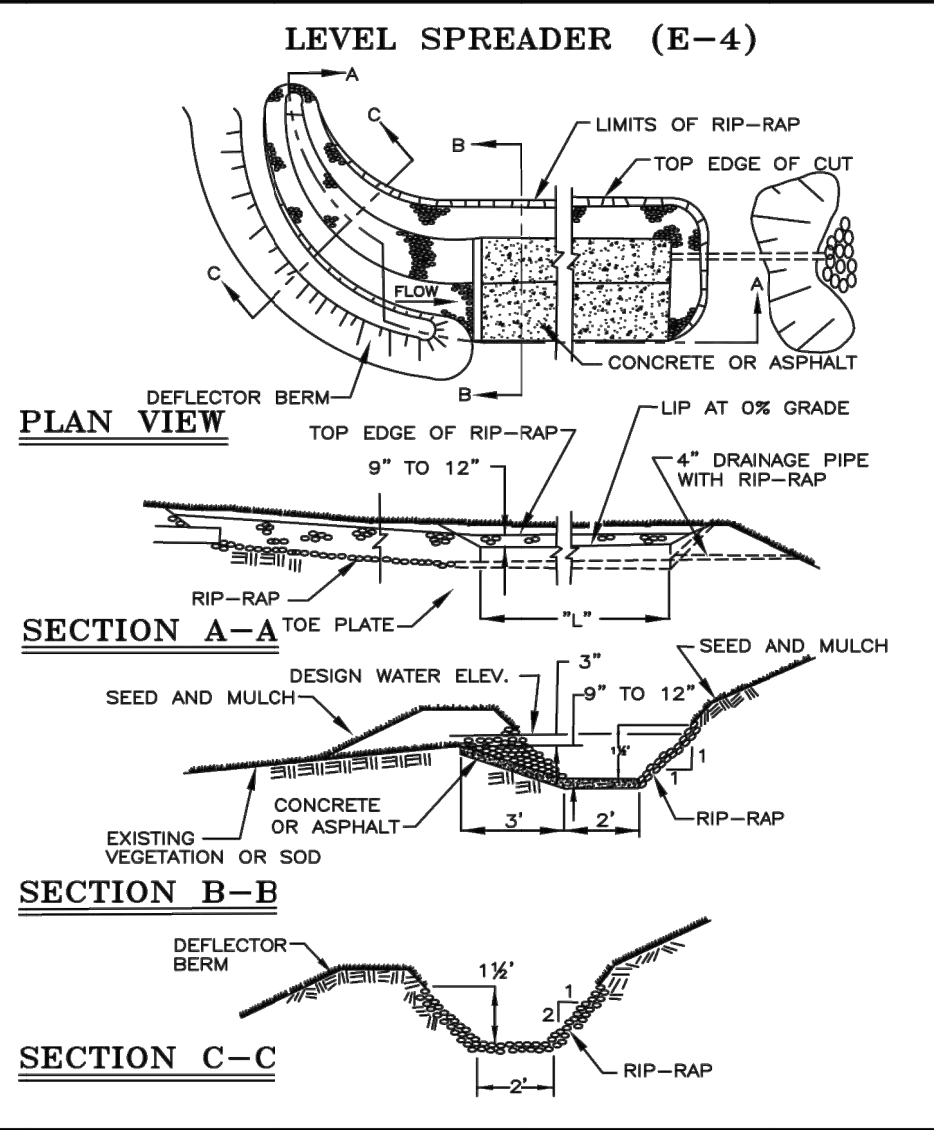
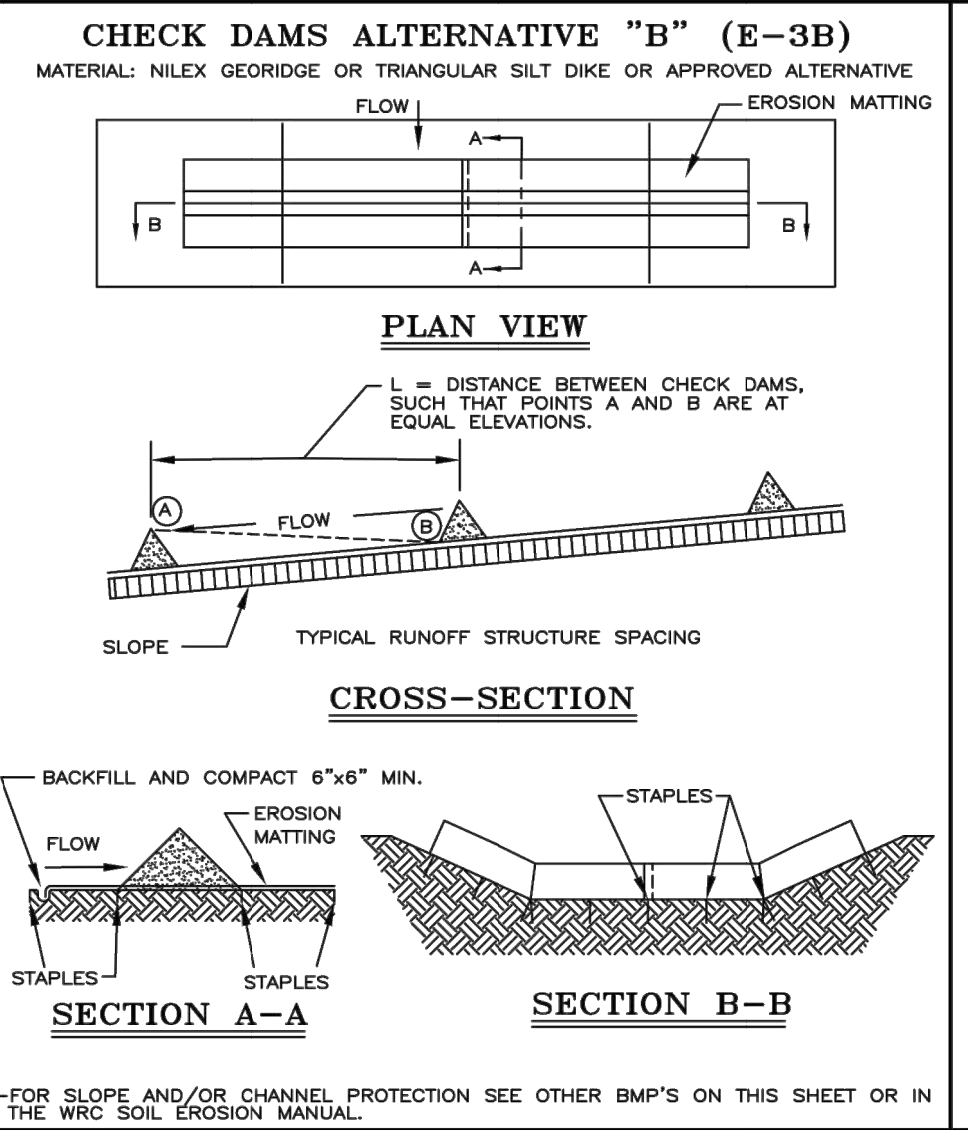
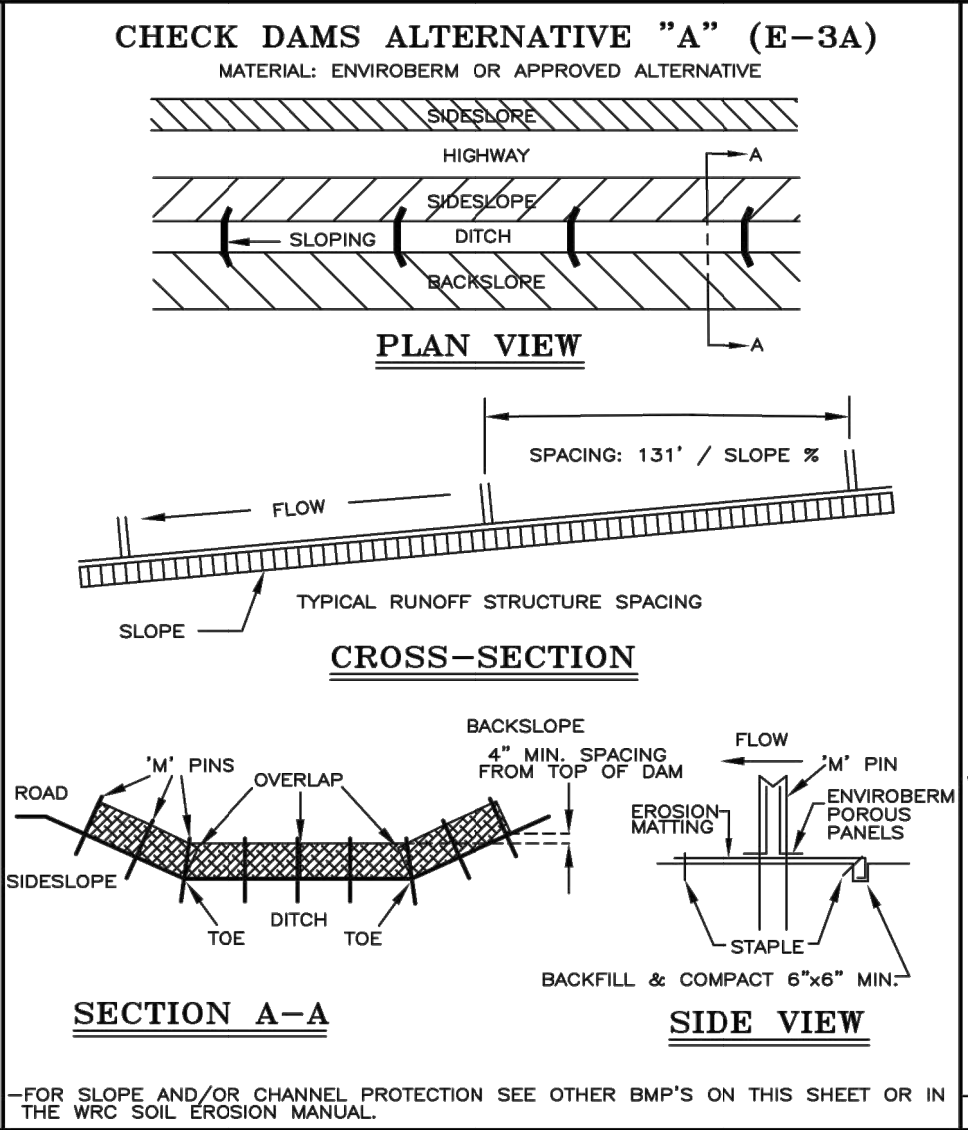
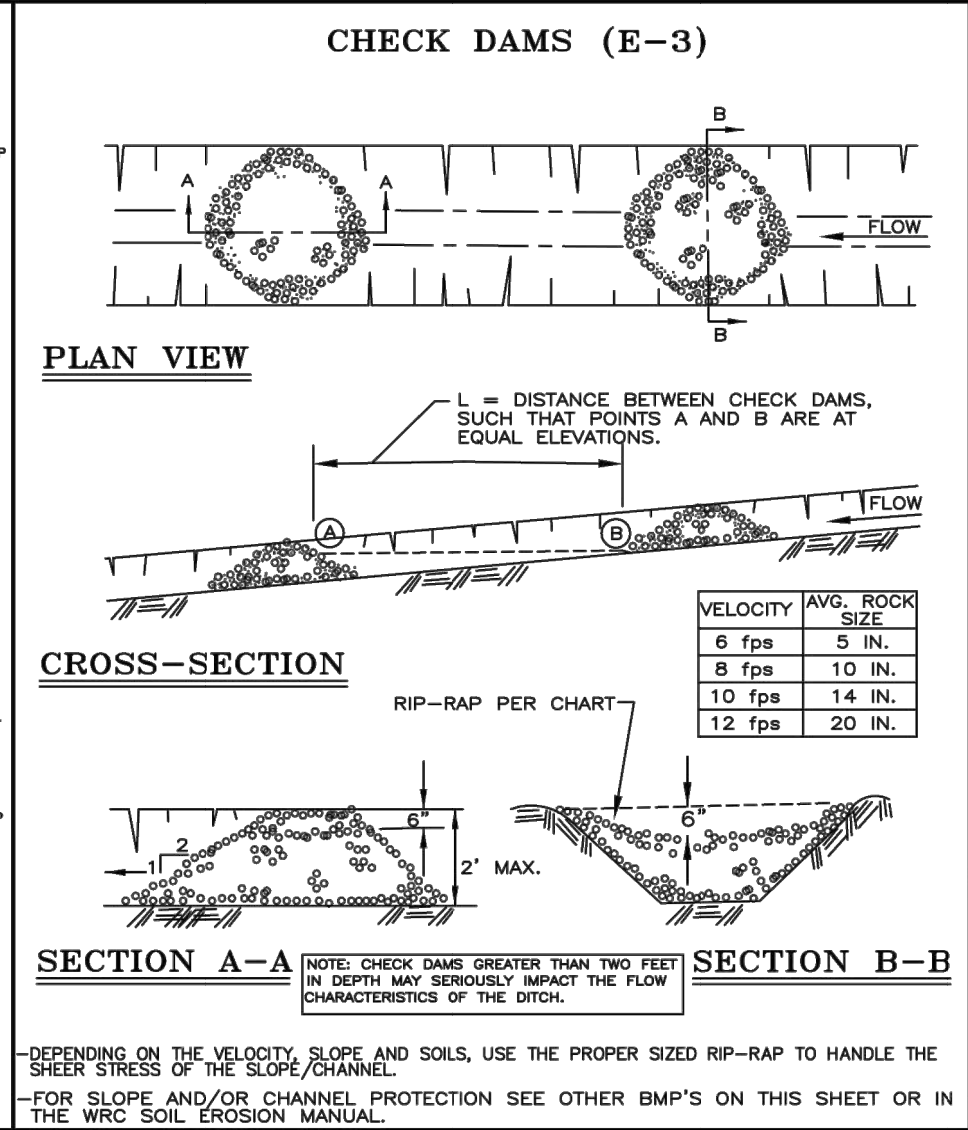
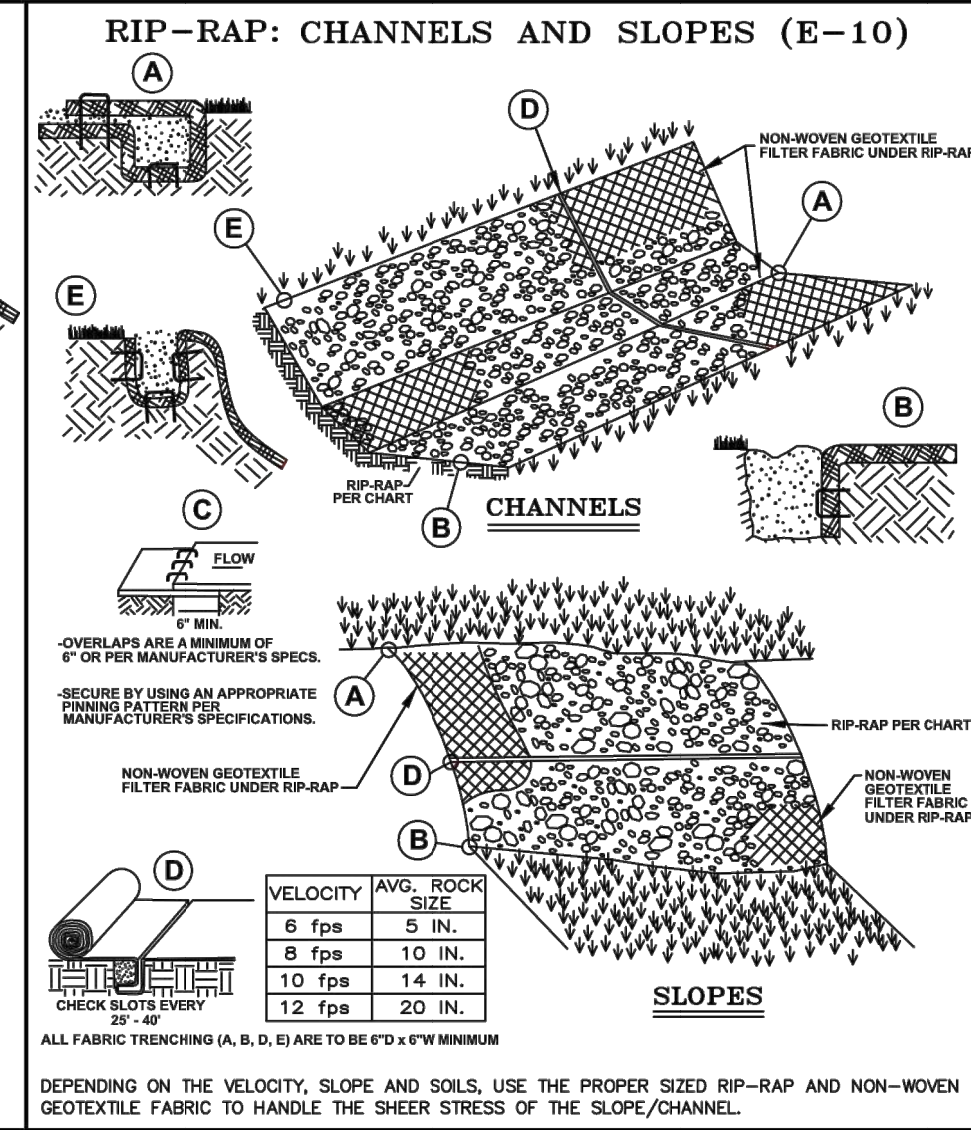
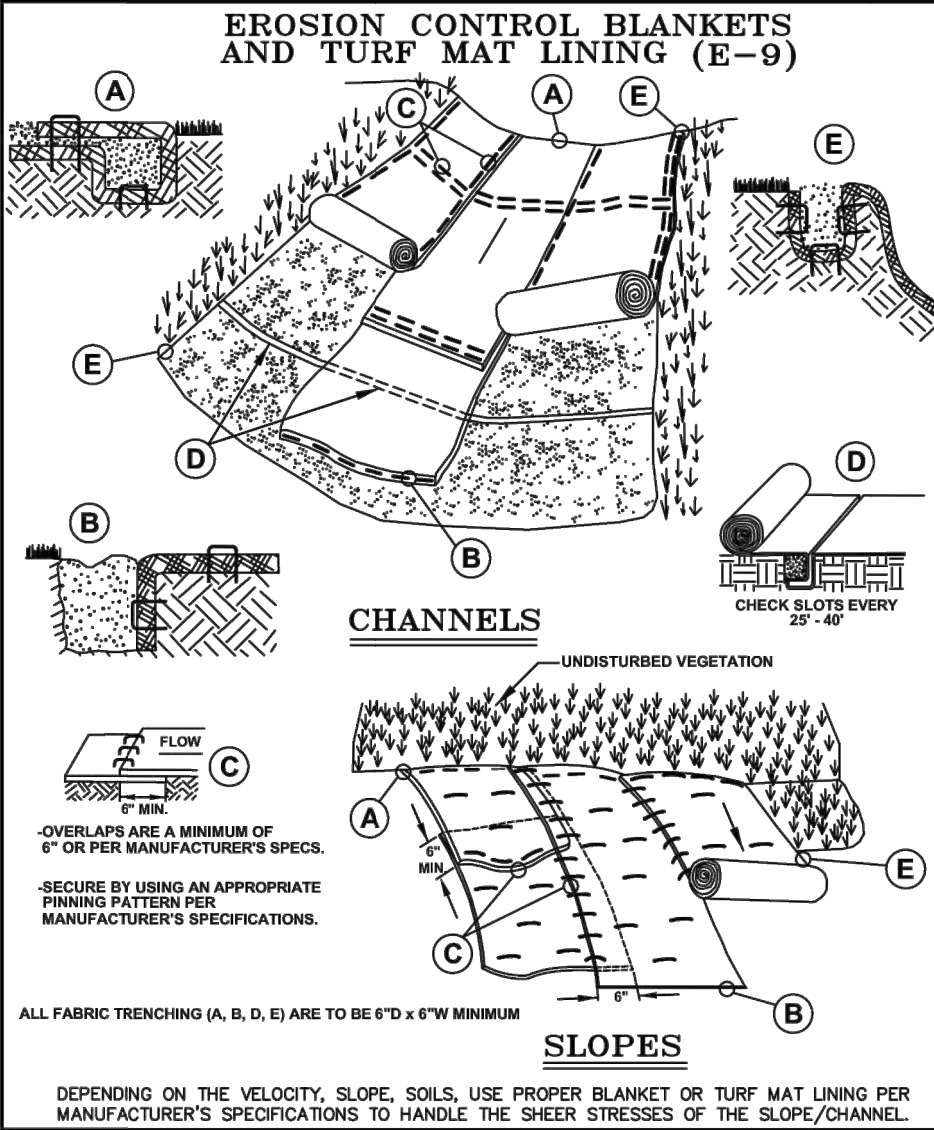












**NOTE:**

WHILE PERFORMING WORK INVOLVING GROUNDS MAINTENANCE AND/OR THE CONSTRUCTION/MAINTENANCE OF ANY INFRASTRUCTURE, INCLUDING ROADS, WATER MAINS, SANITARY SEWERS, STORM DRAINS AND STORM WATER BEST MANAGEMENT PRACTICES (BMPs), CONTRACTORS SHALL MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN AFFECT WATER QUALITY RELATED TO WORK ACTIVITIES. POLLUTANTS THAT COULD IMPAIR WATER QUALITY MAY INCLUDE FUEL, GREASE AND OIL, NUTRIENTS, BACTERIA AND PATHOGENS, LITTER AND DEBRIS, AND SOIL EROSION AND SEDIMENTATION. APPLICABLE BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR TO THE MAXIMUM EXTENT PRACTICABLE TO PROTECT WATER QUALITY AND WILDLIFE HABITAT.

### SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

REVISION BLOCK

Rev.	By	Date	Description
1	WRC	01/01/01	ISSUED FOR PERMITS
2	WRC	01/01/01	PROPOSED DETAIL REVISIONS
3	WRC	01/01/01	PERMITS COMMITTEE APPROVAL, NAME CHANGES
4	WRC	01/01/01	PERMITS COMMITTEE APPROVAL, DETAIL, PLAN NUMBER
5	WRC	01/01/01	PERMITS COMMITTEE APPROVAL, FIELD CHANGES

ORIG. DATE: 01/01/01

SCALE: NONE

DESIGNED BY: WRC

DRAWN BY: Mapping

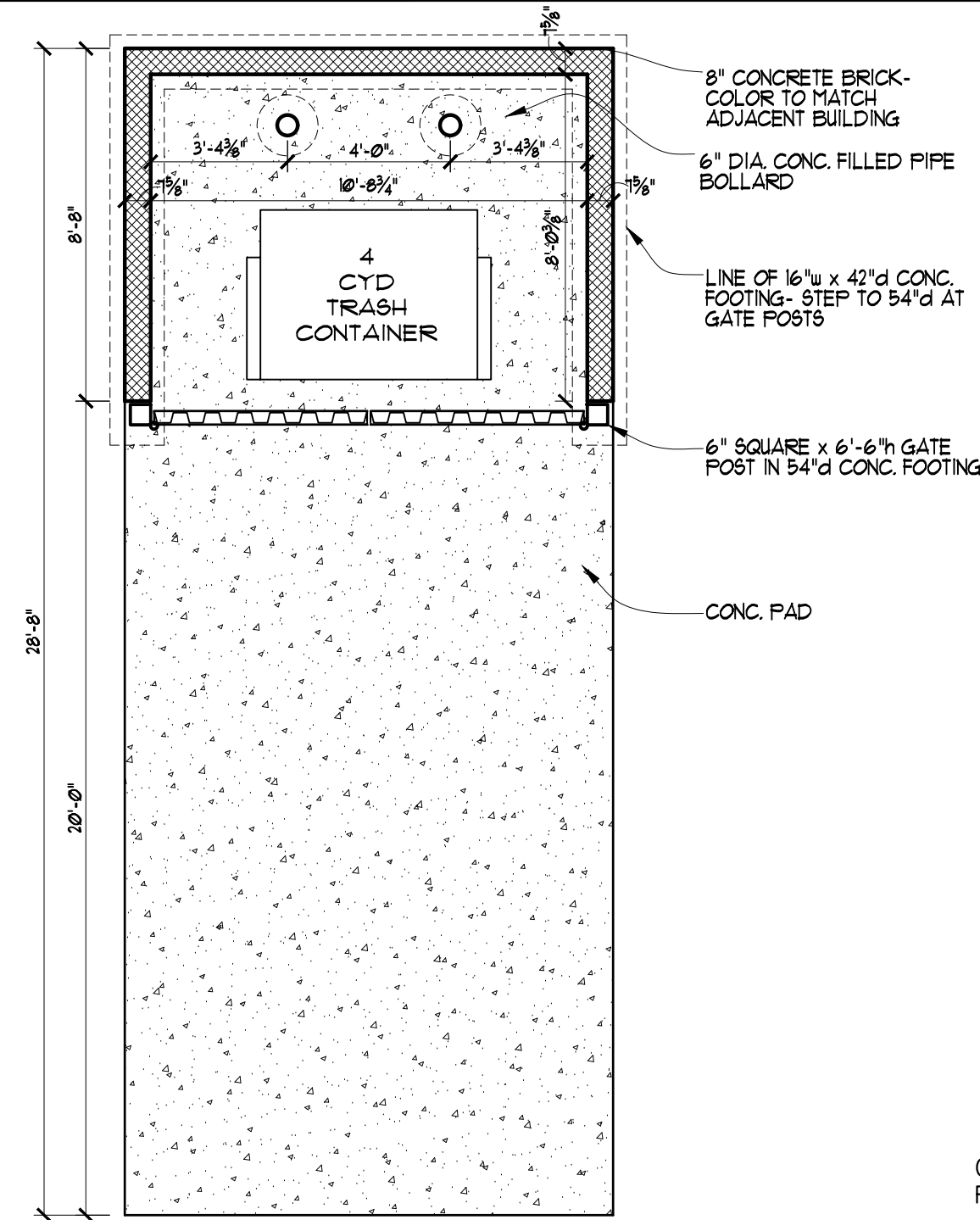
WRC WATER RESOURCES COMMISSIONER

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48326-1907

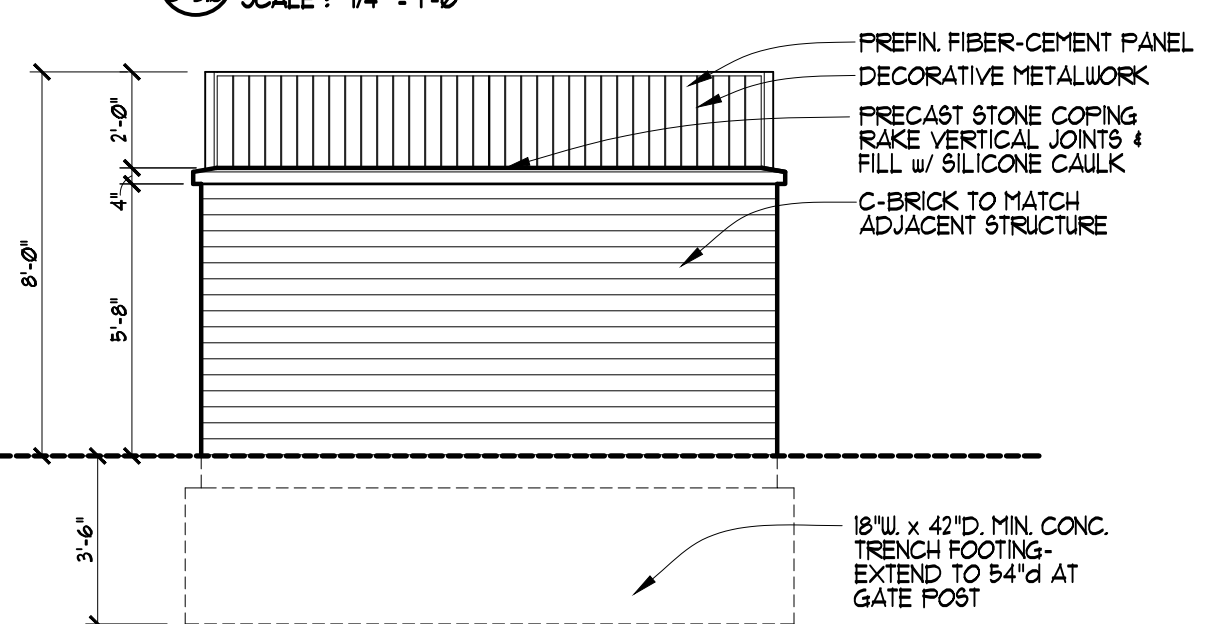
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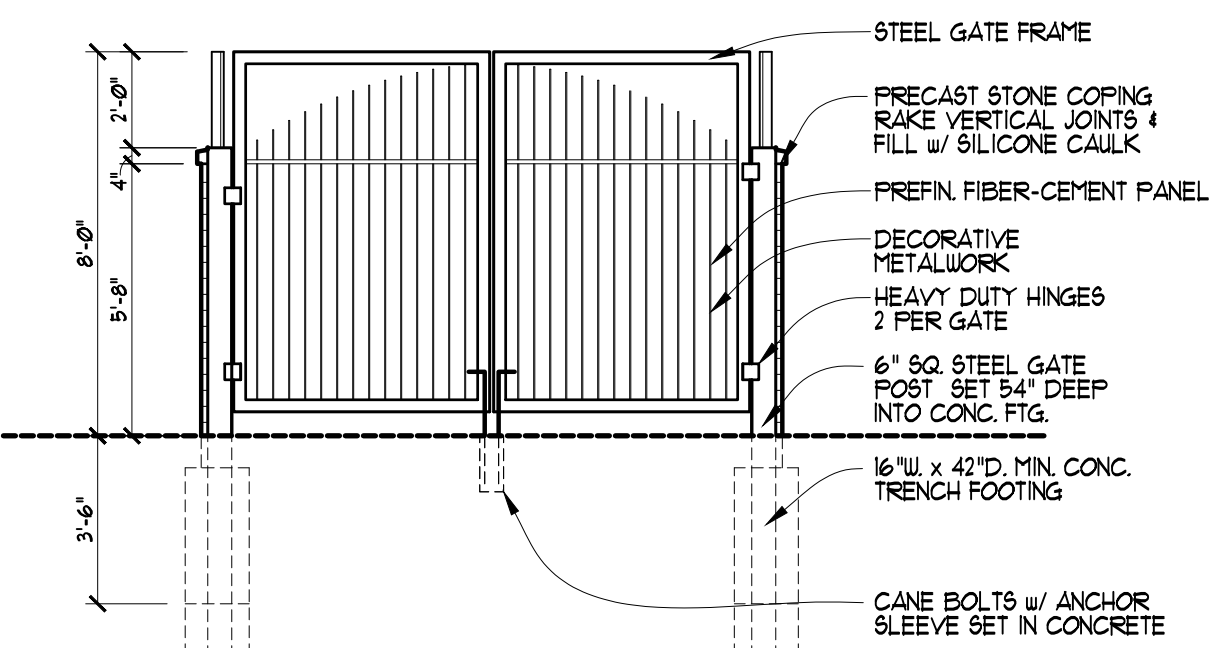
**SITE DETAILS**



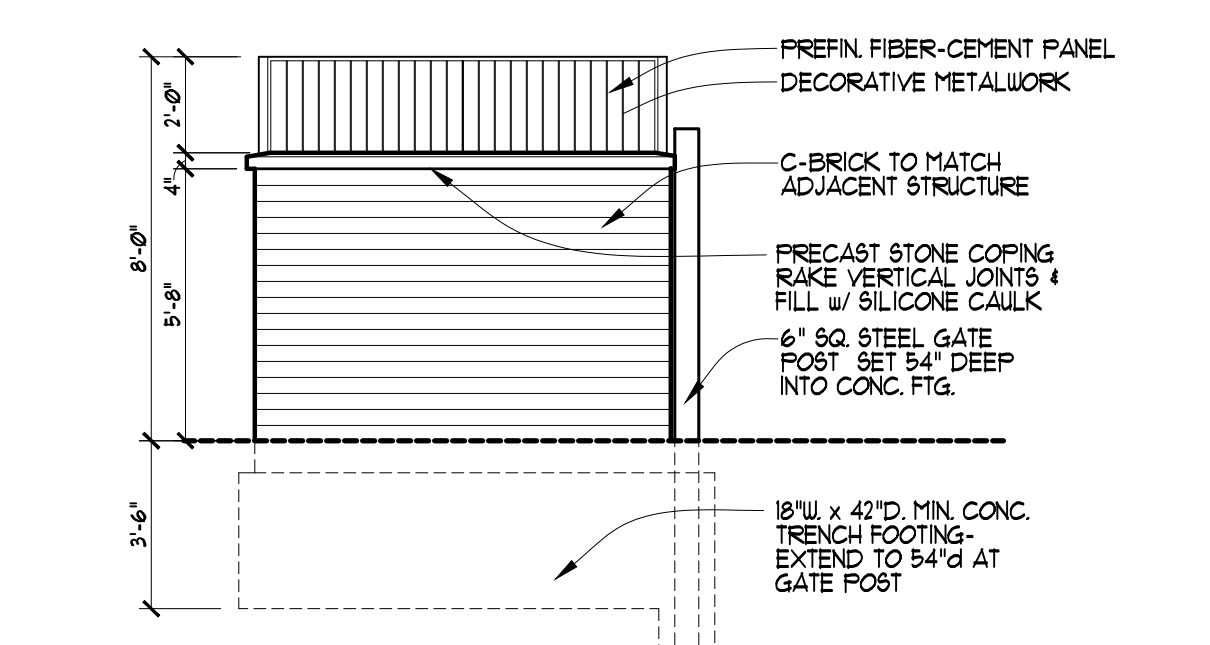
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SCALE: 1/4" = 1'-0"



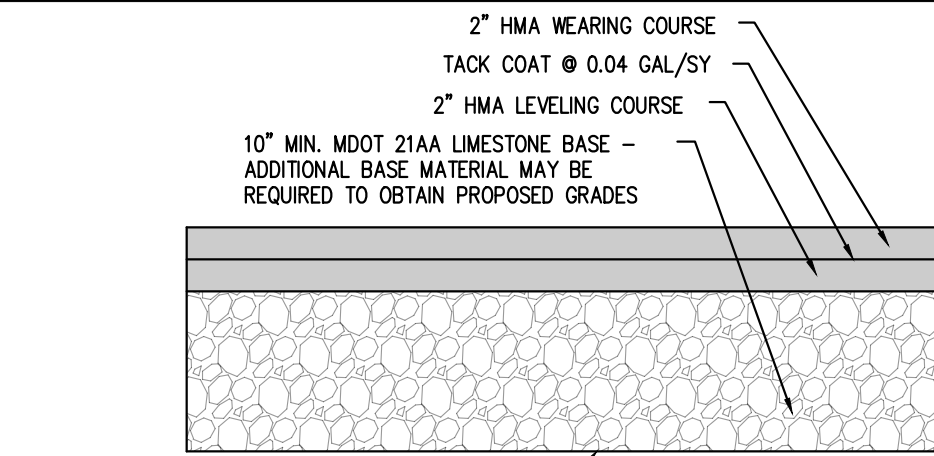
**REFUSE ENCLOSURE ELEVATION**  
SCALE: 1/4" = 1'-0"



**REFUSE ENCLOSURE ELEVATION**  
SCALE: 1/4" = 1'-0"

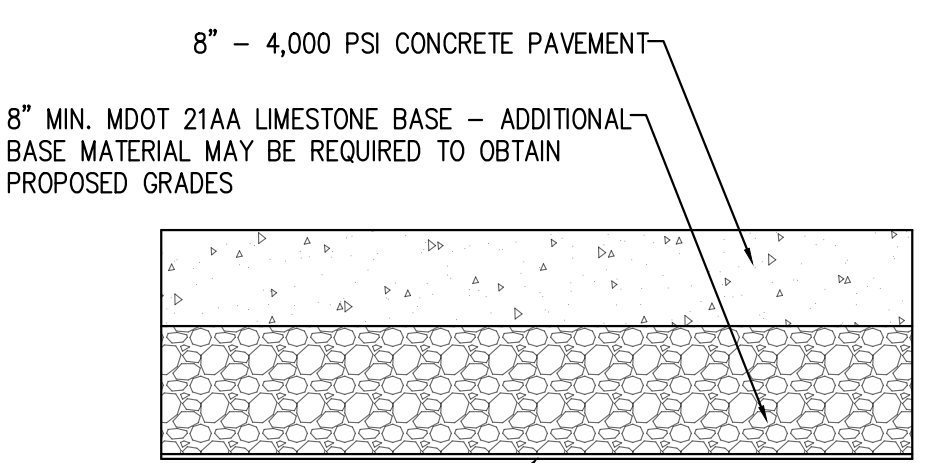


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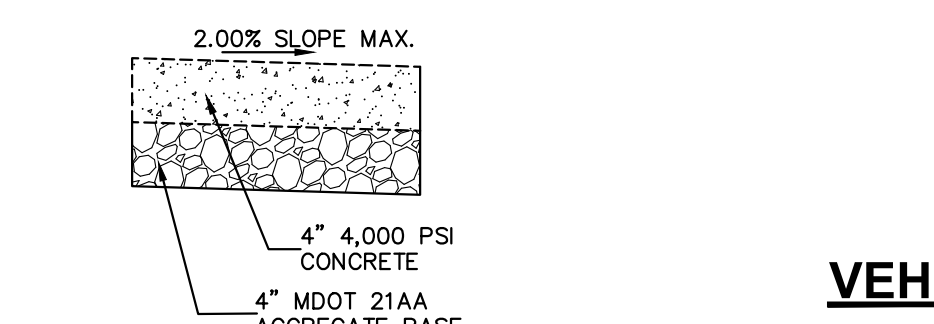


**NOTES:**  
PAVING CONTRACTOR TO SUBMIT HMA PAVEMENT MIX SELECTION TO DESIGN ENGINEER OR MUNICIPAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

**STANDARD DUTY ASPHALT PAVEMENT SECTION**  
SCALE: N.T.S.



**8" CONCRETE PAVEMENT**  
SCALE: N.T.S.



**TYPICAL SIDEWALK SECTION**  
SCALE: N.T.S.

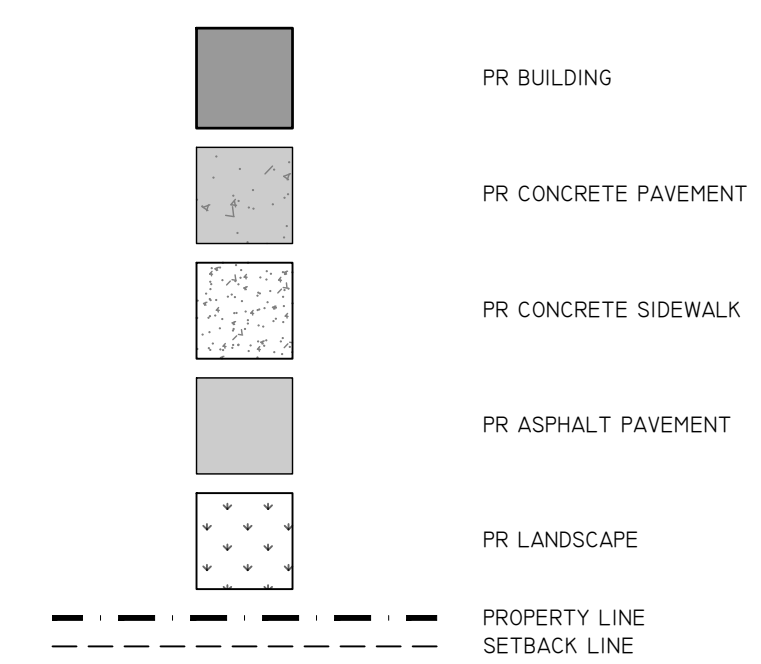
**WEIGHTED RUNOFF CO-EFFICIENT CALCULATION**

EXISTING DRAINAGE AREA				
Land cover	C	Area	C x Area	Unit
Asphalt	0.95	32071	30467.45	
Concrete	0.95	1755	1667.25	
Roof	0.95	4656	4423.20	
Landscape	0.45	20109	9049.05	
$\Sigma (C \times Area)$			45606.95	
$\Sigma (Area)$			58591.00 ft <sup>2</sup>	
Weighted run-off co-efficient (C)			0.78	

PROPOSED DRAINAGE AREA				
Land cover	C	Area	C x Area	Unit
Asphalt	0.95	29537	28060.15	
Concrete	0.95	2695	2560.25	
Roof	0.95	4826	4584.70	
Landscape	0.45	21533	9689.85	
$\Sigma (C \times Area)$			44894.95	
$\Sigma (Area)$			58591.00 ft <sup>2</sup>	
Weighted run-off co-efficient (C)			0.77	

- NOTES**
- OVERALL RUN-OFF CO-EFFICIENT HAS BEEN REDUCED, THEREFORE, NO STORMWATER DETENTION HAS BEEN PROPOSED. CATCHMENT AREA OF EACH EXCB01 AND EXCB02 HAS NOT BEEN CHANGED. EXISTING STORMWATER SYSTEM TO BE USED.
  - NO EXTERIOR LIGHTING HAS BEEN PROPOSED. EXISTING LIGHT POLES AND CANOPY LIGHTS AROUND EXISTING BUILDING TO REMAIN.
  - EXISTING WATER AND SANITARY LEADS TO BE USED FOR PROPOSED BUILDING ADDITION.
  - CONTRACTOR LOCATE EXISTING SANITARY LEAD LOCATION.

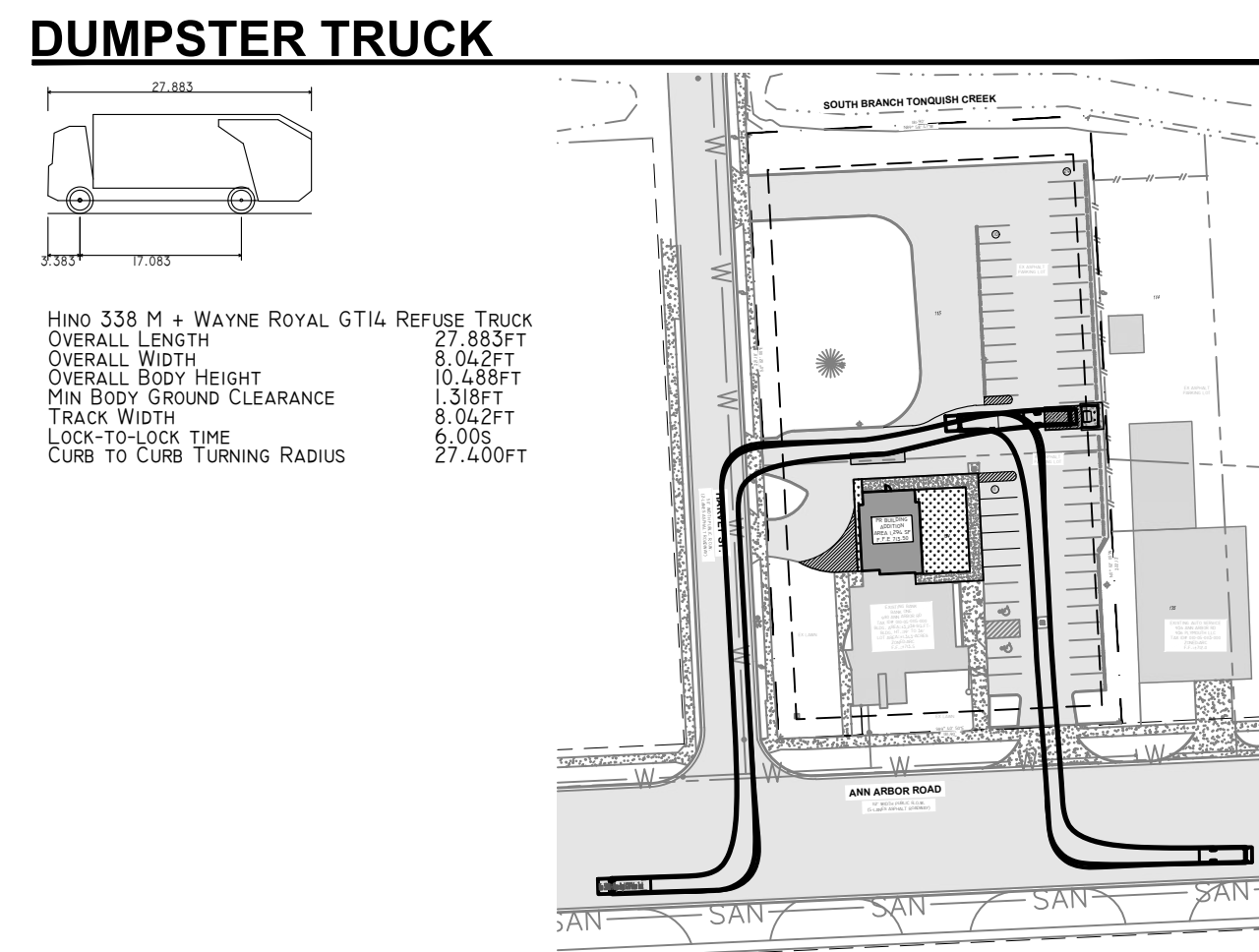
**LEGEND**



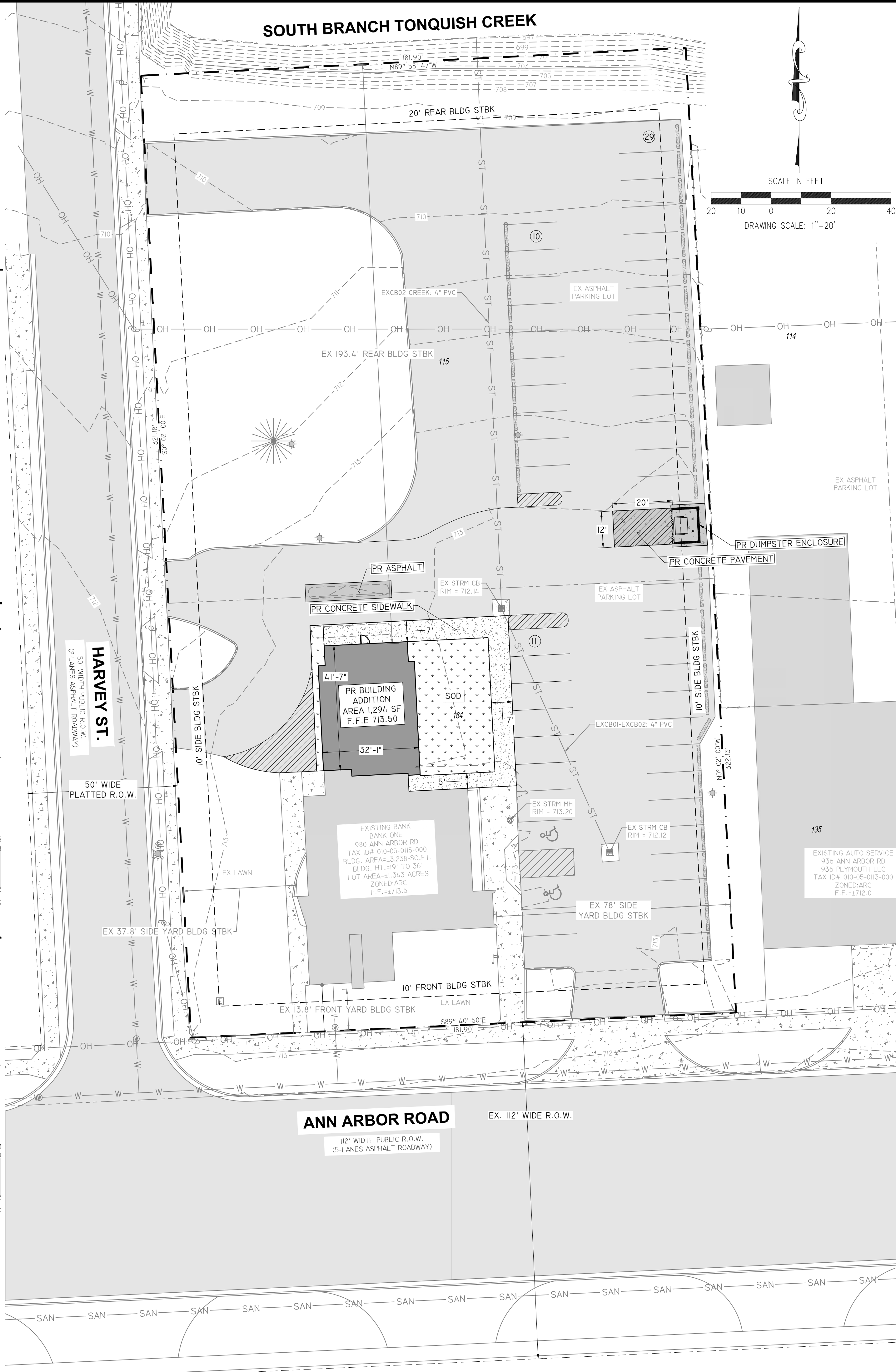
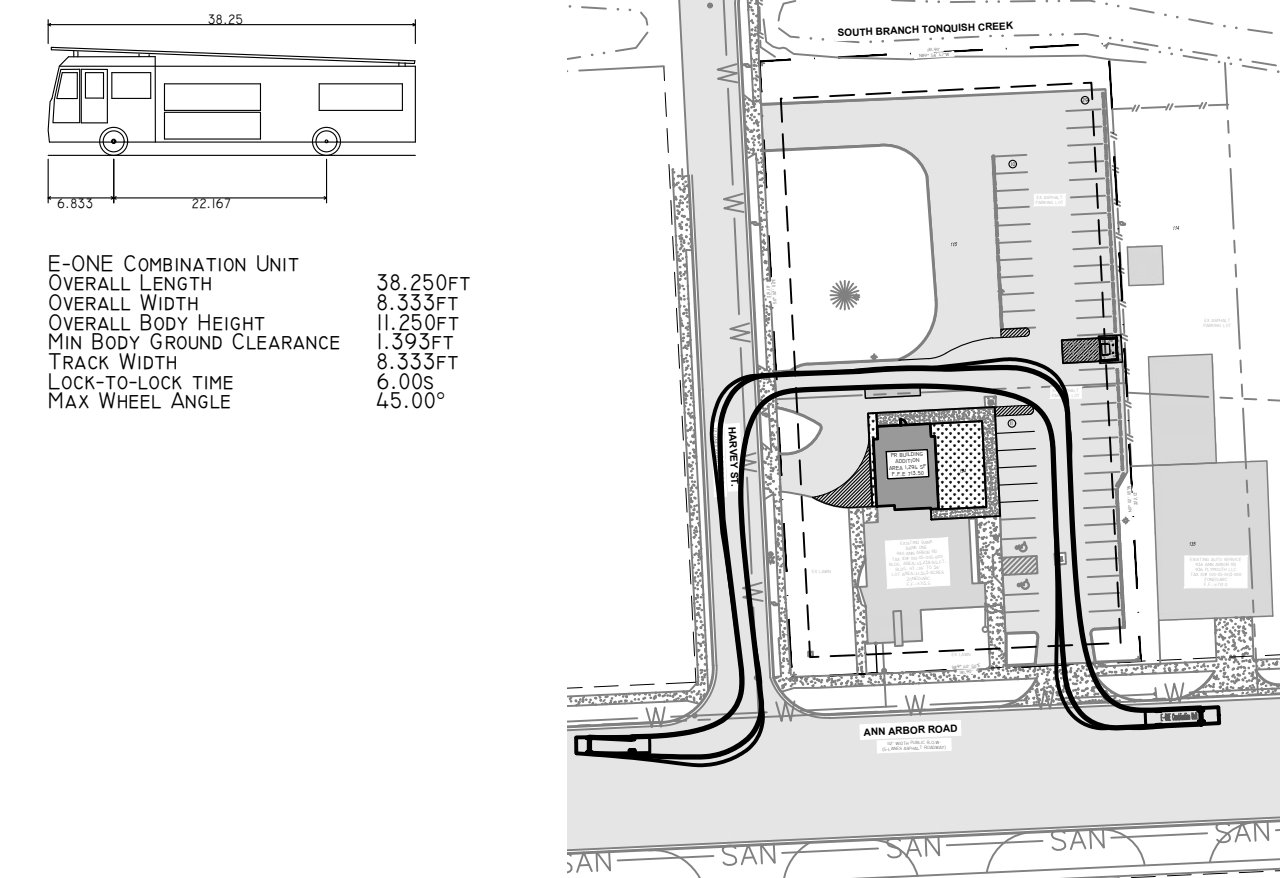
**SITE DATA**

TOTAL LAND AREA:	1.343 ACRES (58,507 S.F.)
CURRENT ZONING:	ARC
PROPOSED ZONING:	ARC
CURRENT USE:	BANK
PROPOSED USE:	MEDICAL OFFICE
EXISTING FLOOR AREA:	3,328 SF
PROPOSED FLOOR AREA ADDITION:	1,343 SF
TOTAL FLOOR AREA:	4,671 SF
BUILDING SETBACKS:	REQUIRED PROVIDED
FRONT YARD SETBACK	10' 13'-10"
REAR YARD SETBACK	20' 19'-5"
WEST SIDE YARD SETBACK	10' 37'-10"
EAST SIDE YARD SETBACK	10' 78'-0"
PARKING REQUIREMENTS:	REQUIRED PROVIDED
PHASE I PROFESSIONAL OFFICE (GFA = 4,671 S.F.)	27 50
WAITING AREA- 227 SF	
EXAMINING ROOMS - 8	
EMPLOYEES AT MAX SHIFT - 8	
1 PER 20 S.F. AREA OF WAITING ROOM PLUS	
1 PER EXAMINING ROOM PLUS	
1 PER EACH EMPLOYEE AT MAX SHIFT	
ACCESSIBLE PARKING - VAN	2 2
ACCESSIBLE PARKING - CAR	2 2

**VEHICLE TURNING MOVEMENT PLAN**



**FIRE TRUCK**



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**KALABAT ENGINEERING**  
**KE**  
 CIVIL ENGINEERING & SITE DEVELOPMENT  
 31333 Southfield Road Suite 250  
 Beverly Hills, MI 48025  
 Ph 248.600.8707  
 F 248.594.5919  
 iden@kalabat.com

Professional Engineer Seal for IDEN KALABAT ENGINEER, License No. 6201002804.

NO.	REVISION	DATE	NO.	REVISION	DATE
1	SITE PLAN APPROVAL	12/12/22	11		
2			12		
3			13		
4			14		
5			15		
6			16		
7			17		
8			18		

**SOOTHING DENTAL PLLC**  
 496 W ANN ARBOR TRAIL SUITE 201  
 PLYMOUTH, MI 48170

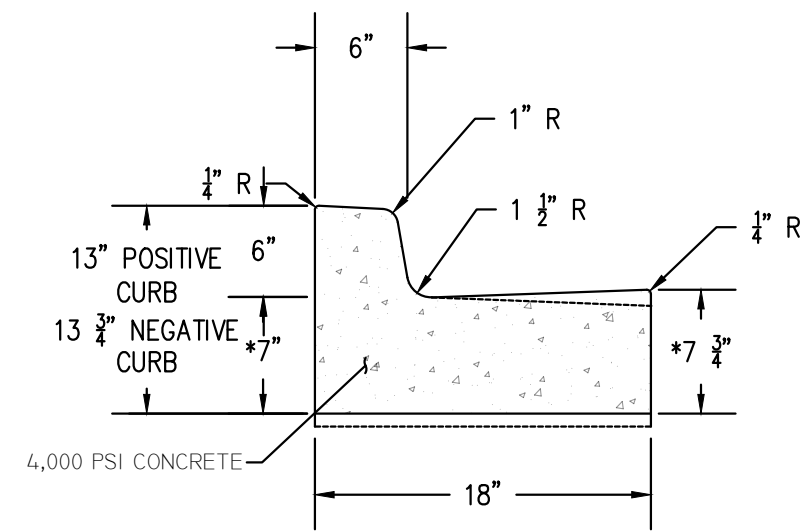
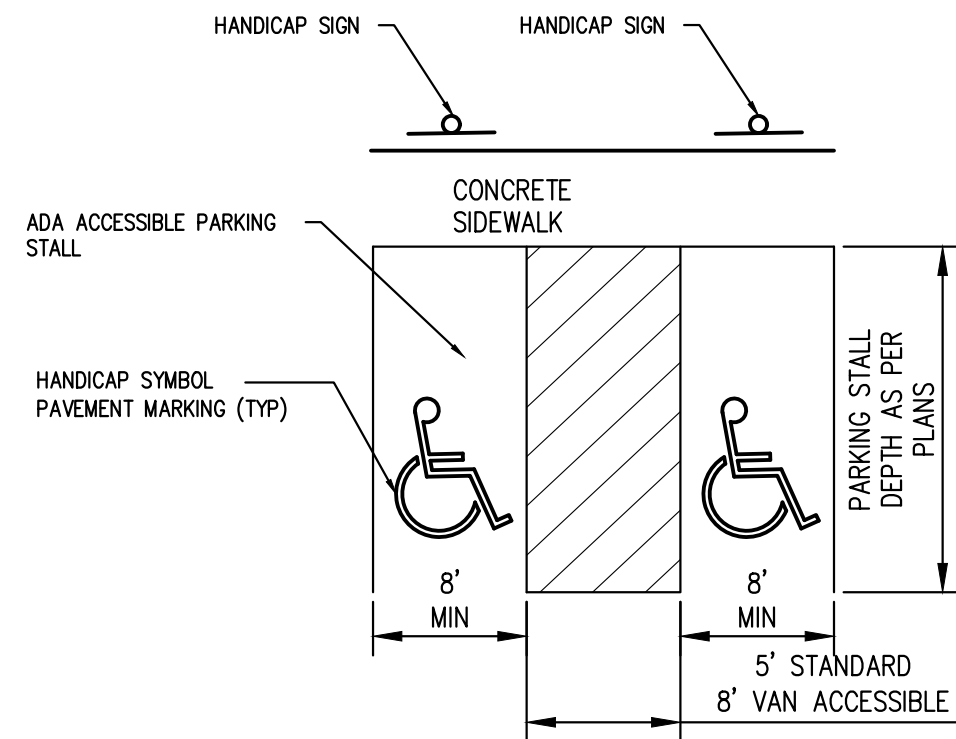
**DENTAL OFFICE INTERIOR BUILDOUT AND ADDITION**

**SITE PLAN PHASE 1**

**C3.0**



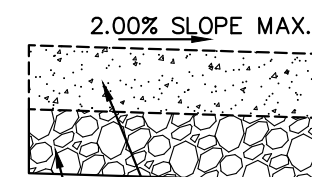
**SITE DETAILS**



NOTE: EXPANSION JOINTS REQUIRED AT 100' MAXIMUM SPACING OR AT ALL BUT JOINTS TO EXISTING CONCRETE, CURB RETURNS OR AS DIRECTED BY THE ENGINEER

**CONCRETE CURB AND GUTTER**

SCALE: N.T.S.



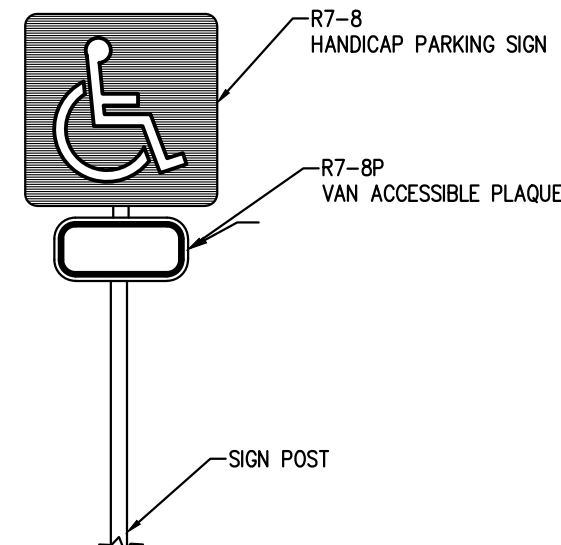
**TYPICAL SIDEWALK SECTION**

SCALE: N.T.S.

- NOTES:
1. STRIPING TO BE 4 INCHES WIDE AND BLUE IN COLOR.
  2. HANDICAP SIGNS TO BE PLACED IN THE NEAREST GRASS AREA ACROSS CONCRETE WALKS FOR SPACES THAT ABUT WALKS. HANDICAP SIGNS TO BE BOLLARD MOUNTED AND PLACED AT HEAD OF SPACE FOR SPACES THAT DO NOT ABUT WALKS.
  3. STALL AND AISLE WIDTHS ARE TYPICAL UNLESS OTHERWISE STATED ON PLAN.

**ADA ACCESSIBLE PARKING STRIPING DETAIL**

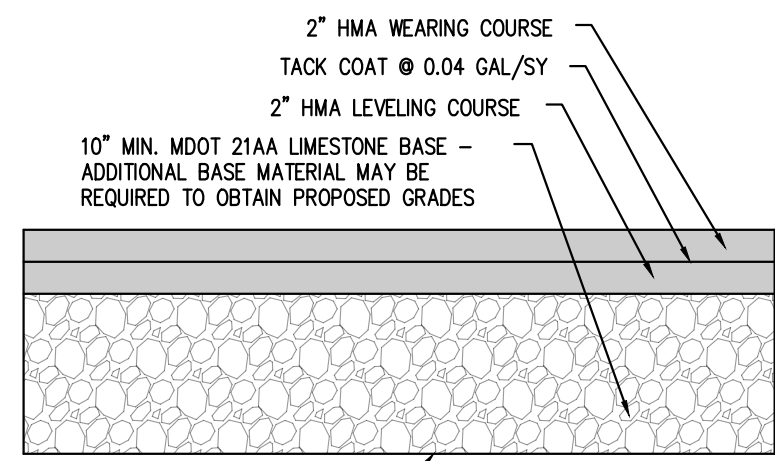
SCALE: N.T.S.



NOTE: HANDICAP PARKING SIGN SHALL CONFORM WITH THE CURRENT STATE AND LOCAL CODES AND REGULATIONS

**HANDICAP PARKING AND VAN ACCESSIBLE SIGN**

SCALE: N.T.S.



**STANDARD DUTY ASPHALT PAVEMENT SECTION**

SCALE: N.T.S.

**SITE DATA**

TOTAL LAND AREA: 1.343 ACRES (58,507 S.F.)  
 CURRENT ZONING: ARC  
 PROPOSED ZONING: ARC  
 CURRENT USE: BANK  
 PROPOSED USE PHASE 1: MEDICAL OFFICE  
 PROPOSED USE PHASE 2: MEDICAL OFFICE

PHASE 1	EXISTING FLOOR AREA:	3,328 SF
	PROPOSED FLOOR AREA ADDITION:	1,343 SF
	TOTAL FLOOR AREA:	4,671 SF

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT YARD SETBACK	10'	13'-10"
REAR YARD SETBACK	20'	193'-5"
WEST SIDE YARD SETBACK	10'	37'-10"
EAST SIDE YARD SETBACK	10'	78'-0"

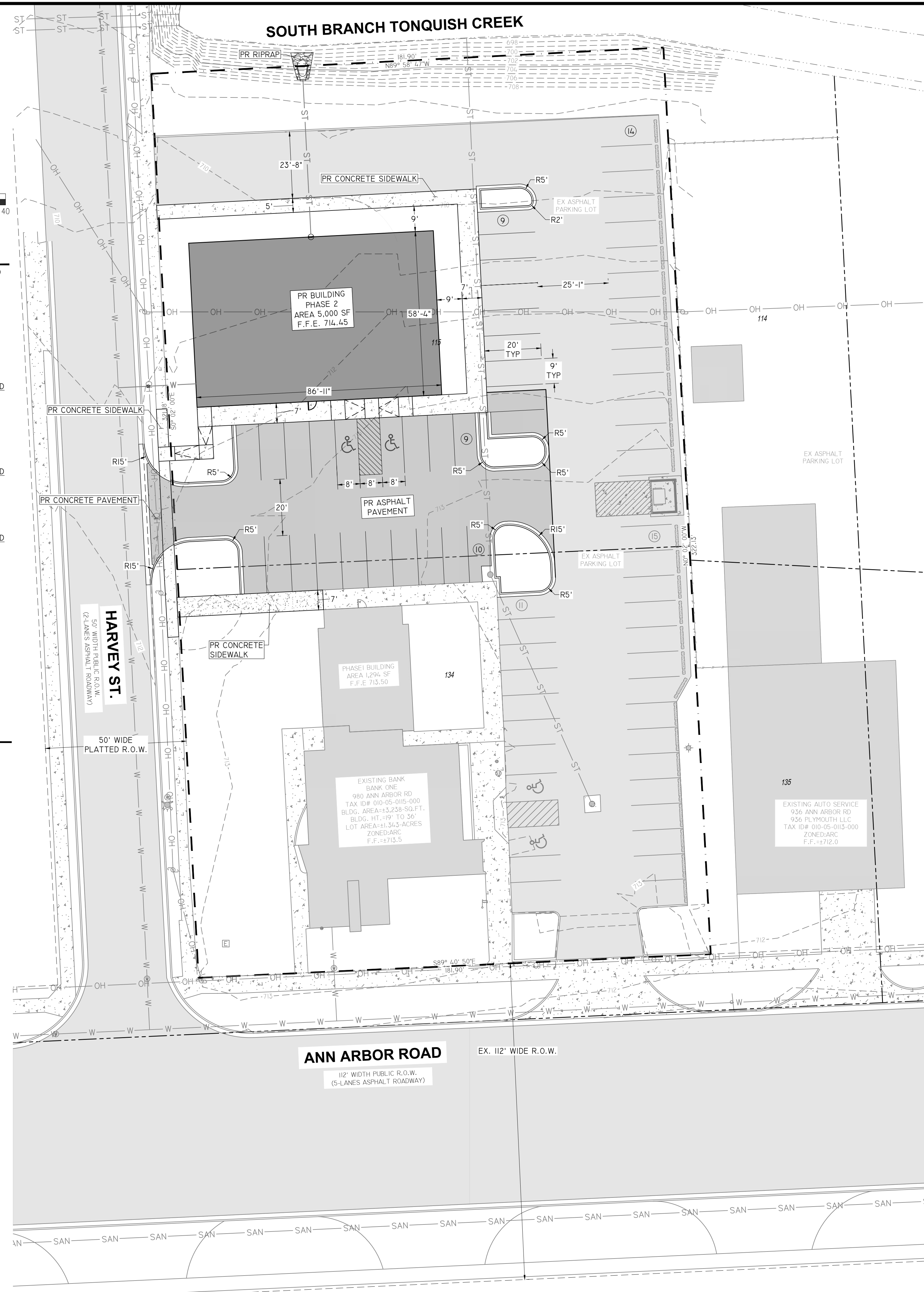
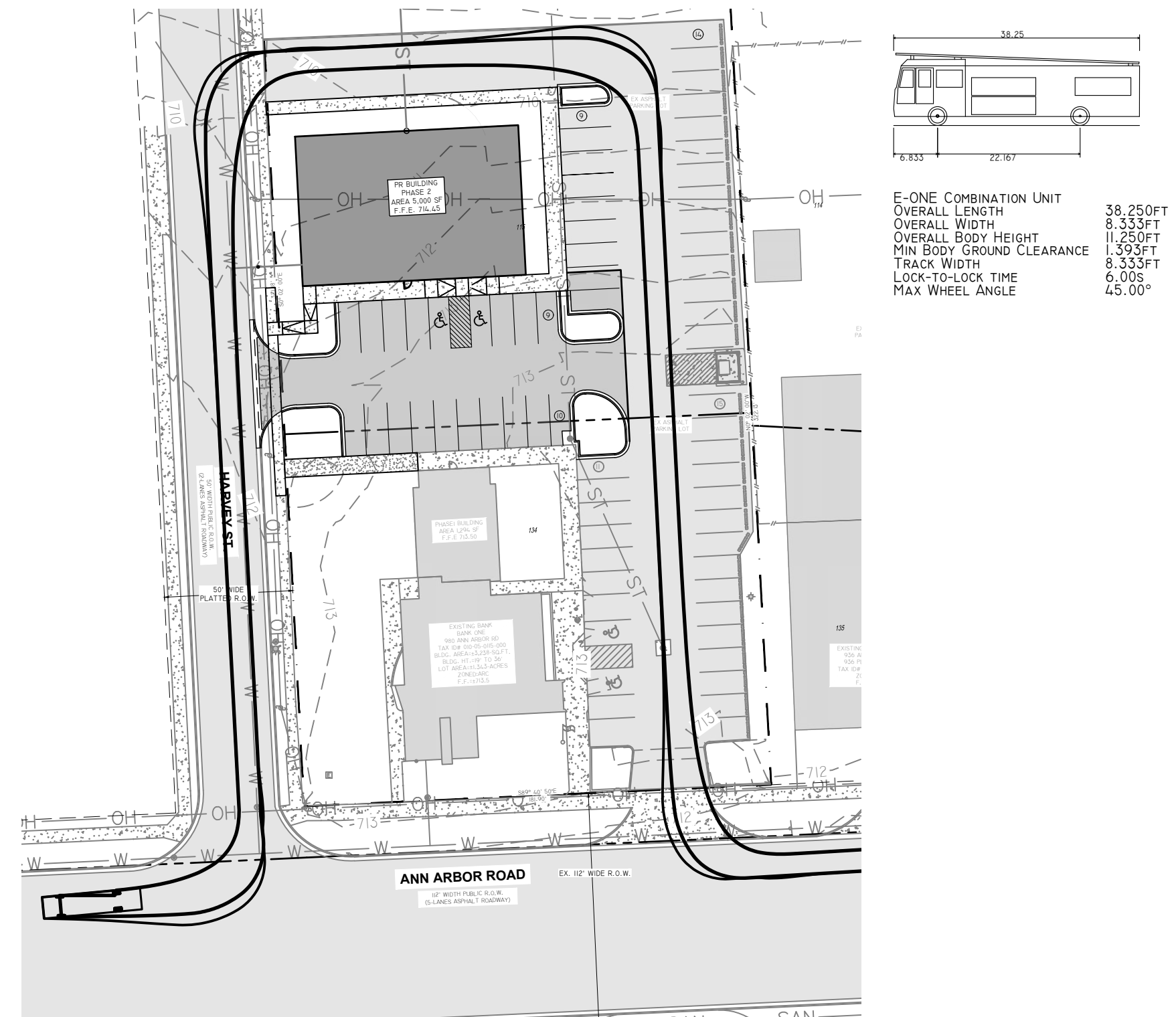
PHASE 2	PROPOSED BUILDING FLOOR AREA:	6,450 SF
	FRONT YARD SETBACK	10'
	REAR YARD SETBACK	20'
	WEST SIDE YARD SETBACK	10'-0"
	EAST SIDE YARD SETBACK	10'

PHASE 1 AND 2	PARKING REQUIREMENTS:	REQUIRED	PROVIDED
PHASE 1	PROFESSIONAL OFFICE (GFA - 4,671 S.F.)	27	36
	WAITING AREA- 227 SF		
	EXAMINING ROOMS - 8 EMPLOYEES AT MAX SHIFT - 8		
	1 PER 20 S.F. AREA OF WAITING ROOM PLUS		
	1 PER EXAMINING ROOM PLUS		
	1 PER EACH EMPLOYEE AT MAX SHIFT		
PHASE 2	PROFESSIONAL OFFICE (GFA - 6,100 S.F.)	41	32
	1 PER 150 SF		
TOTAL		68	68
	ACCESSIBLE PARKING - VAN	2	2
	ACCESSIBLE PARKING - CAR	2	2

**LEGEND**

- PR BUILDING
- PR CONCRETE PAVEMENT
- PR CONCRETE SIDEWALK
- PR ASPHALT PAVEMENT
- PROPERTY LINE
- SETBACK LINE
- PR 18" CURB & GUTTER
- PR SUMP
- PR FLARED END SECTION
- PR GATE VALVE

**FIRE TRUCK TURNING MOVEMENT PLAN**



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**KALABAT ENGINEERING**

CIVIL ENGINEERING & SITE DEVELOPMENT

31333 Southfield Road Suite 250  
 Beverly Hills, MI 48025  
 Ph 248.600.8707  
 F 248.594.5919  
 iden@kalabat.com

PROJECT NUMBER:	DATE:	NO.:	REVISION:
M202213	12/22/22	11	
		12	
		13	
		14	
		15	
		16	
		17	
		18	

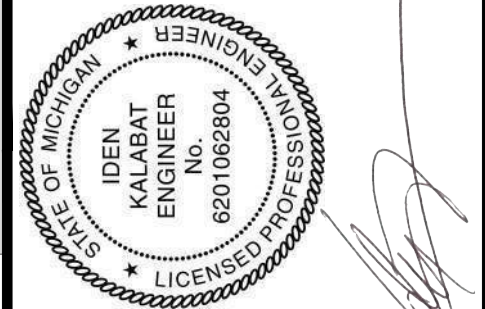
CLIENT: **SOOTHING DENTAL PLLC**  
 496 W ANN ARBOR TRAIL SUITE 201  
 PLYMOUTH, MI 48170

PROJECT: **DENTAL OFFICE INTERIOR BUILDOUT AND ADDITION**  
 980 ANN ARBOR RD  
 PLYMOUTH, MI 48170

SHEET TITLE: **SITE PLAN PHASE 2**

SHEET NUMBER: **C3.1**





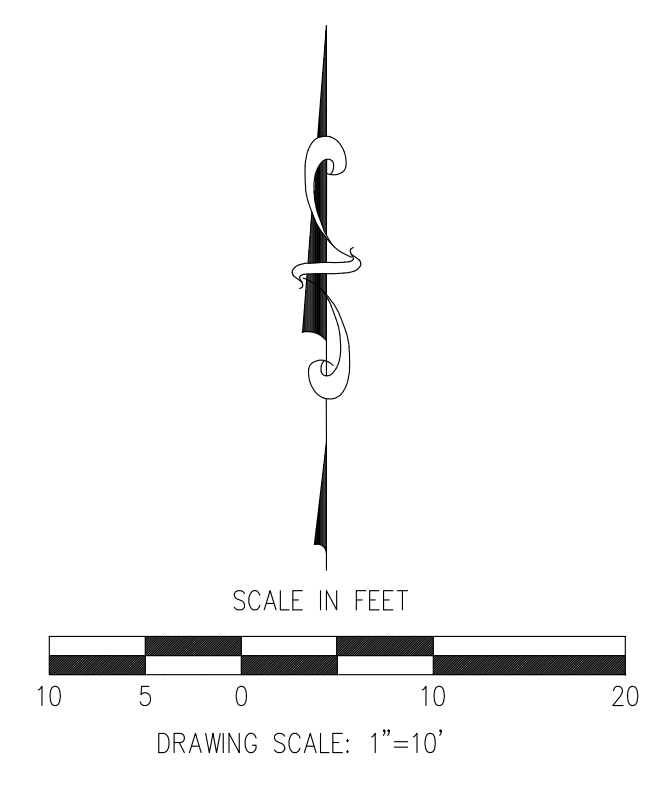
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2			11		
3			12		
4			13		
5			14		
6			15		
7			16		
8			17		
9			18		

**CLIENT:**  
**SOOTHING DENTAL PLLC**  
 496 W ANN ARBOR TRAIL SUITE 201  
 PLYMOUTH, MI 48170

**PROJECT:**  
**DENTAL OFFICE INTERIOR BUILDOUT AND ADDITION**  
 980 ANN ARBOR RD  
 PLYMOUTH, MI 48170

**SHEET TITLE:**  
**GRADING PLAN PHASE 1**

**SHEET NUMBER:**  
**C4.0**



- LEGEND**
- XXX --- PR MAJOR CONTOUR LINE
  - XXX --- PR MINOR CONTOUR LINE
  - XXX --- EX MAJOR CONTOUR LINE
  - XXX --- EX MINOR CONTOUR LINE
  - FG XXX.XX PR FINISH GRADE ELEVATION LABEL
  - T/W XXX.XX PR TOP OF SIDEWALK ELEVATION LABEL
  - XXX.X ME MATCH EXISTING ELEVATION LABEL
  - EX RIM XXX.XX EXISTING RIM ELEVATION LABEL
  - G XXX.XX PR GUTTER ELEVATION LABEL

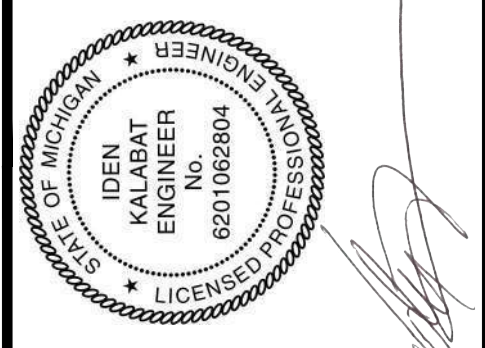


**HARVEY ST.**  
 50' WIDE PLATTED R.O.W.  
 (2 LANE ASPHALT ROADWAY)

50' WIDE PLATTED R.O.W.

EXISTING BANK  
 BANK ONE  
 980 ANN ARBOR RD  
 TAX ID# 00-05-015-000  
 BLDG. AREA=15,258-SQ.FT.  
 BLDG. HT.-19' TO 36'  
 LOT AREA=11.345-ACRES  
 ZONE=DARK  
 F.F.E.=713.5





PROJECT NUMBER:	M202219
DRAWN BY:	C. GUANASAKARA
CHECKED BY:	I. KALABAT

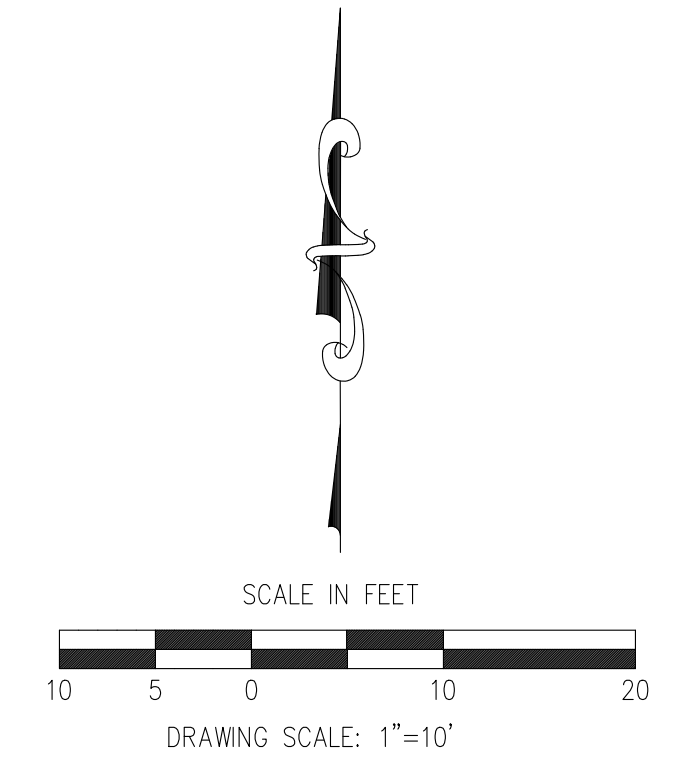
NO.	REVISION	DATE	NO.	REVISION
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3			12	
4			13	
5			14	
6			15	
7			16	
8			17	
9			18	

CLIENT:  
**SOOTHING DENTAL PLLC**  
 496 W ANN ARBOR TRAIL SUITE 201  
 PLYMOUTH, MI 48170

PROJECT:  
**DENTAL OFFICE INTERIOR BUILDOUT AND ADDITION**  
 980 ANN ARBOR RD  
 PLYMOUTH, MI 48170

SHEET TITLE:  
**GRADING PLAN PHASE 2**

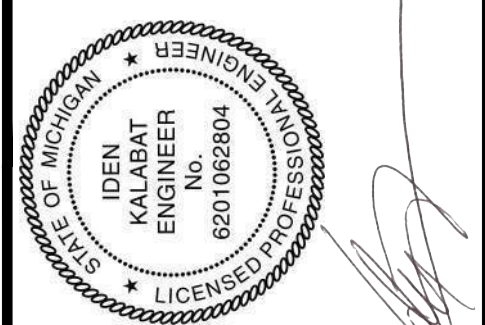
SHEET NUMBER:  
**C4.1**



- LEGEND**
- XXX --- PR MAJOR CONTOUR LINE
  - XXX --- PR MINOR CONTOUR LINE
  - - - XXX - - - EX MAJOR CONTOUR LINE
  - - - XXX - - - EX MINOR CONTOUR LINE
  - FG XXX.XX PR FINISH GRADE ELEVATION LABEL
  - T/W XXX.XX PR TOP OF SIDEWALK ELEVATION LABEL
  - XXX.X ME MATCH EXISTING ELEVATION LABEL
  - EX RIM XXX.XX EXISTING RIM ELEVATION LABEL
  - G XXX.XX PR GUTTER ELEVATION LABEL
  - T/C XXX.XX PR TOP OF CURB ELEVATION LABEL







NO.	REVISION	DATE	NO.	REVISION	DATE
1	SITE PLAN APPROVAL	12/22/22	10		
2			11		
3			12		
4			13		
5			14		
6			15		
7			16		
8			17		
9			18		

**SOOTHING DENTAL PLLC**  
 496 W ANN ARBOR TRAIL SUITE 201  
 PLYMOUTH, MI 48170

**DENTAL OFFICE INTERIOR BUILDOUT AND ADDITION**  
 980 ANN ARBOR RD  
 PLYMOUTH, MI 48170

**UTILITY PLAN PHASE 2**

**C5.0**

**WEIGHTED RUNOFF CO-EFFICIENT CALCULATION**

**PROPOSED DRAINAGE AREAS**

PROPOSED DRAINAGE AREA 01 (PHASE 2)			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	8311	7895.45
Concrete	0.95	688	653.60
Roof	0.95	3465	3291.75
Landscape	0.45	292	131.40
Σ (C x Area)			11972.20
Σ (Area)			12756.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.94

PROPOSED DRAINAGE AREA 02 (PHASE 2)			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	7272	6908.40
Concrete	0.95	1569	1490.55
Roof	0.95	1361	1292.95
Landscape	0.45	1843	829.35
Σ (C x Area)			10521.25
Σ (Area)			12045.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.87

PROPOSED DRAINAGE AREA 03 (PHASE 2)			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	493	468.35
Concrete	0.95	218	207.10
Roof	0.95	0	0.00
Landscape	0.45	2145	965.25
Σ (C x Area)			1640.70
Σ (Area)			2856.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.57

PROPOSED DRAINAGE AREA 04 (PHASE 2)			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	1089	1034.55
Concrete	0.95	994	944.30
Roof	0.95	0	0.00
Landscape	0.45	6324	2845.80
Σ (C x Area)			4824.65
Σ (Area)			8407.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.57

PROPOSED DRAINAGE AREA 05 (PHASE 2)			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	2267	2153.65
Concrete	0.95	464	440.80
Roof	0.95	0	0.00
Landscape	0.45	824	370.80
Σ (C x Area)			2965.25
Σ (Area)			3555.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.83

PROPOSED DRAINAGE AREA 06 (PHASE 2)			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	7416	7045.20
Concrete	0.95	591	561.45
Roof	0.95	0	0.00
Landscape	0.45	672	302.40
Σ (C x Area)			7909.05
Σ (Area)			8679.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.91

PROPOSED DRAINAGE AREA 07 (PHASE 2)			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	0	0.00
Concrete	0.95	0	0.00
Roof	0.95	5067	4813.65
Landscape	0.45	0	0.00
Σ (C x Area)			4813.65
Σ (Area)			5067.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.95

TOTAL DRAINAGE AREA			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	26848	25505.60
Concrete	0.95	4211	3914.95
Roof	0.95	9893	9398.35
Landscape	0.45	6448	2901.60
Σ (C x Area)			41720.50
Σ (Area)			47310.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.88

**EXISTING DRAINAGE AREAS**

EXISTING DRAINAGE AREA 01			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	8311	7895.45
Concrete	0.95	688	653.60
Roof	0.95	3465	3283.20
Landscape	0.45	350	157.50
Σ (C x Area)			11989.75
Σ (Area)			12805.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.94

EXISTING DRAINAGE AREA 02			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	7989	7209.55
Concrete	0.95	77	73.15
Roof	0.95	1195	1135.25
Landscape	0.45	168	75.60
Σ (C x Area)			8493.55
Σ (Area)			9029.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.94

EXISTING DRAINAGE AREA 03			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	493	468.35
Concrete	0.95	218	207.10
Roof	0.95	0	0.00
Landscape	0.45	2145	965.25
Σ (C x Area)			1640.70
Σ (Area)			2856.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.57

EXISTING DRAINAGE AREA 04			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	3250	3087.50
Concrete	0.95	487	462.65
Roof	0.95	0	0.00
Landscape	0.45	3338	1502.10
Σ (C x Area)			5052.25
Σ (Area)			7075.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.71

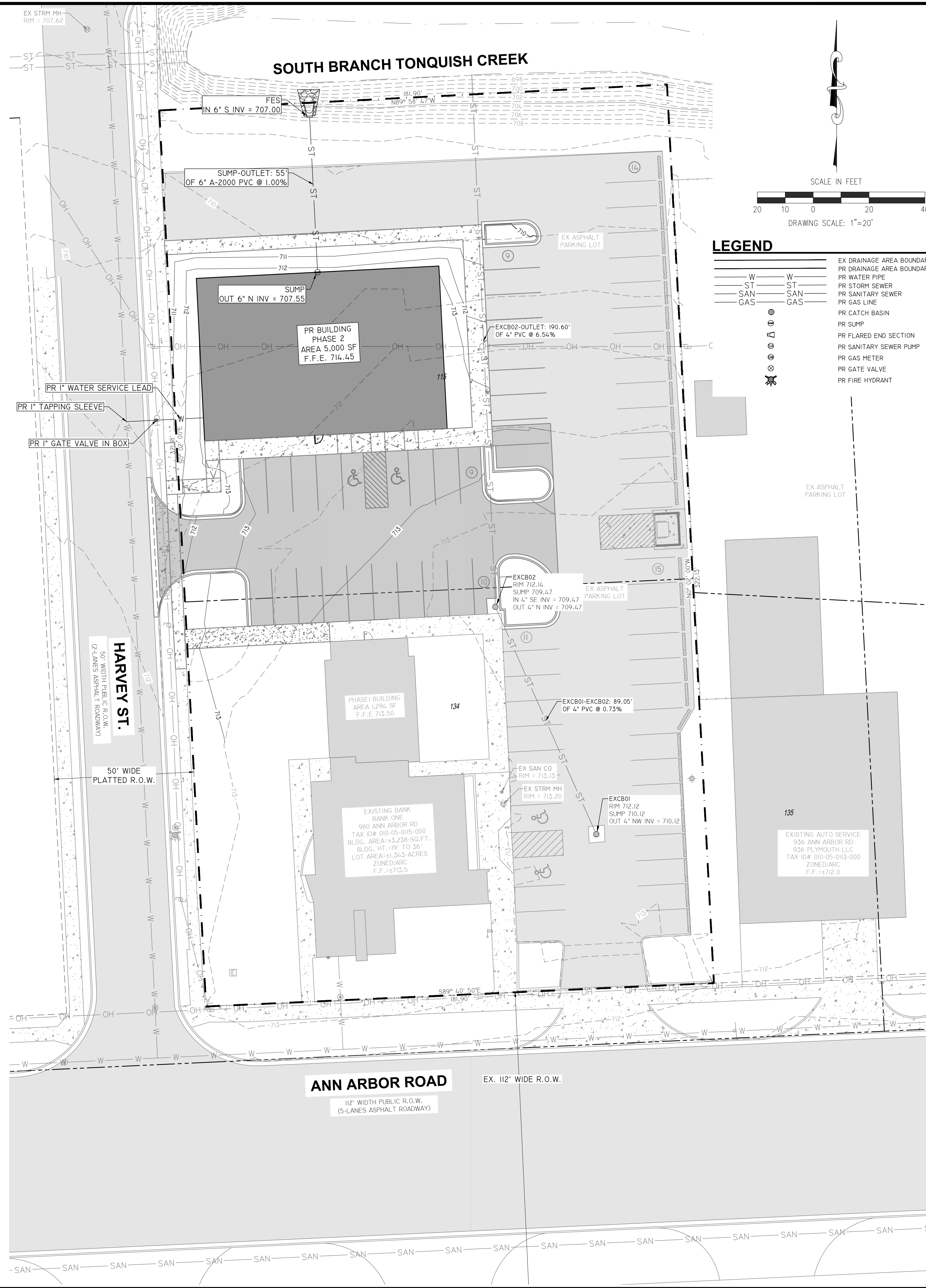
EXISTING DRAINAGE AREA 05			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	3666	3482.70
Concrete	0.95	0	0.00
Roof	0.95	0	0.00
Landscape	0.45	9251	4162.95
Σ (C x Area)			7645.65
Σ (Area)			12917.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.59

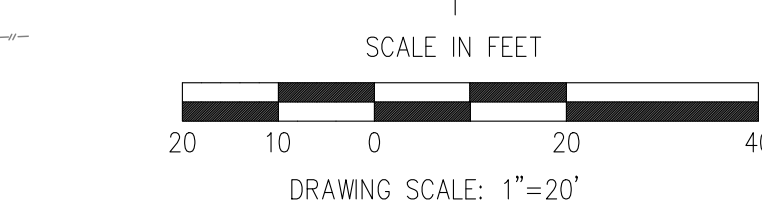
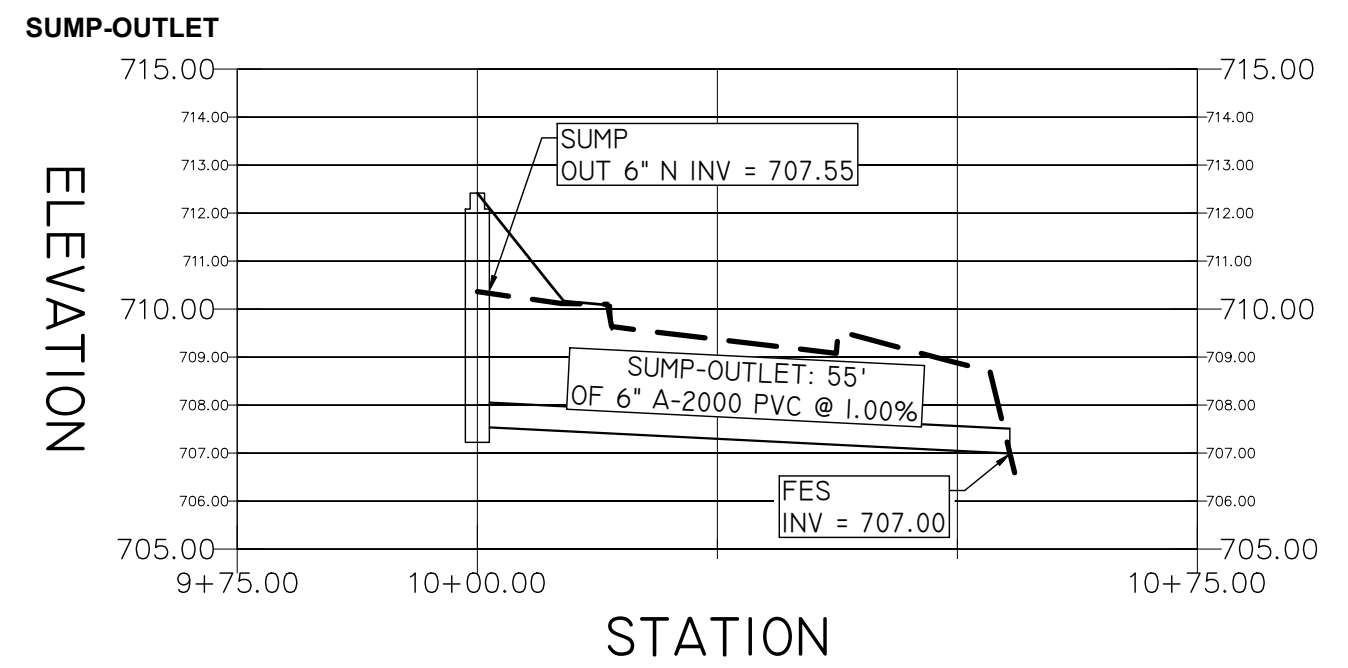
EXISTING DRAINAGE AREA 06			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	8723	8286.85
Concrete	0.95	0	0.00
Roof	0.95	0	0.00
Landscape	0.45	0	0.00
Σ (C x Area)			8286.85
Σ (Area)			8723.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.95

TOTAL DRAINAGE AREA			
Land cover	C	Area	C x Area Unit
Asphalt	0.95	32032	30430.40
Concrete	0.95	1470	1396.50
Roof	0.95	4651	4418.45
Landscape	0.45	15252	6863.40
Σ (C x Area)			43108.75
Σ (Area)			53405.00 ft <sup>2</sup>
Weighted run-off co-efficient (C)			0.81



**STORM DRAIN PROFILES**

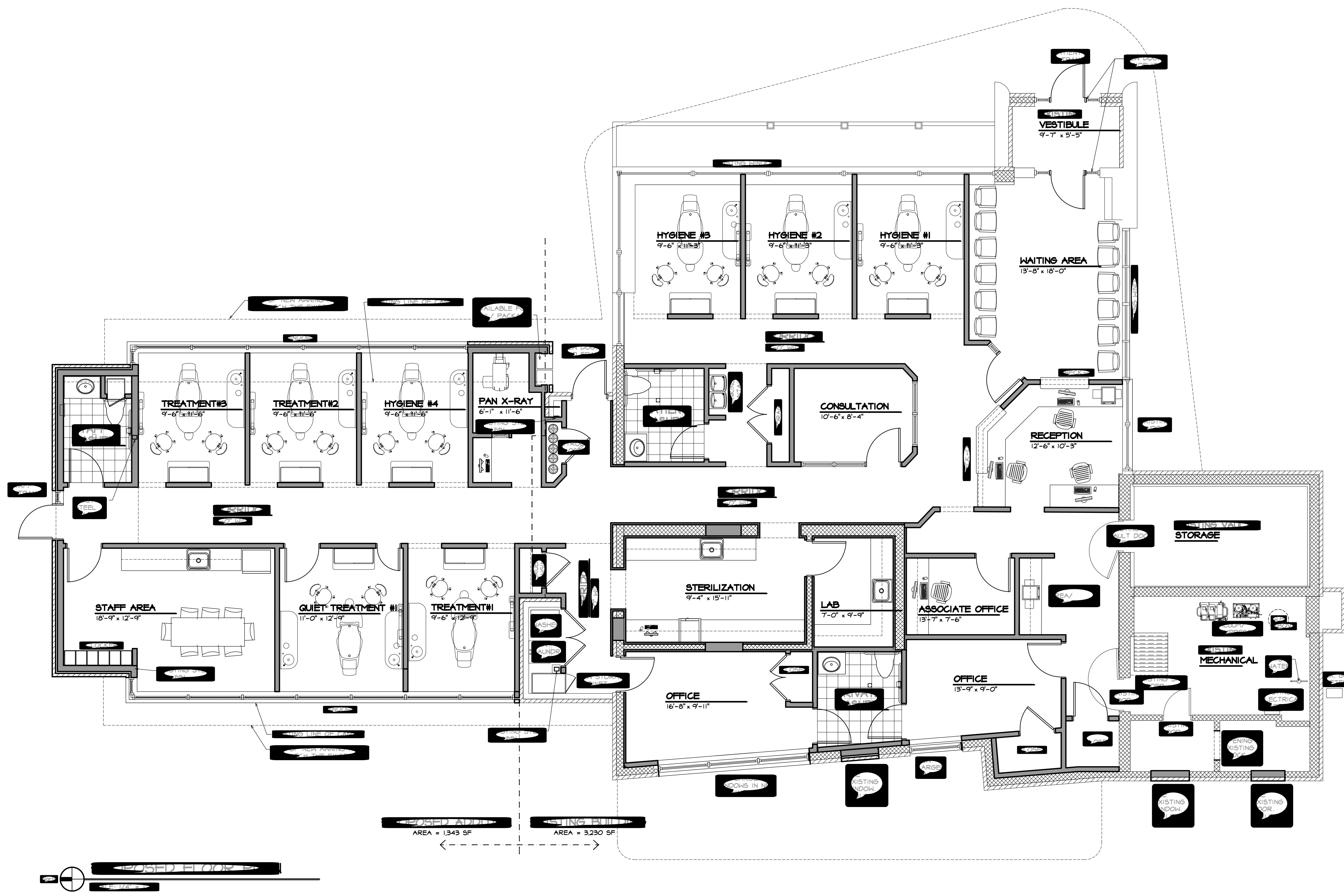


**LEGEND**

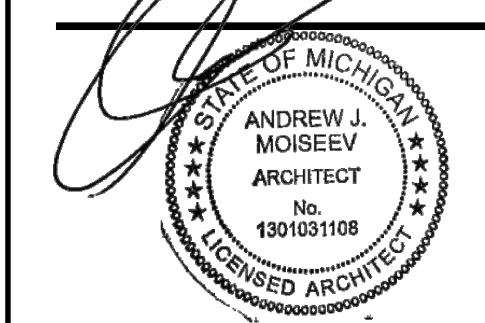
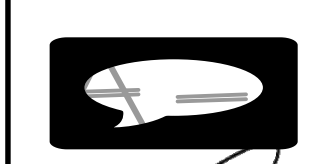
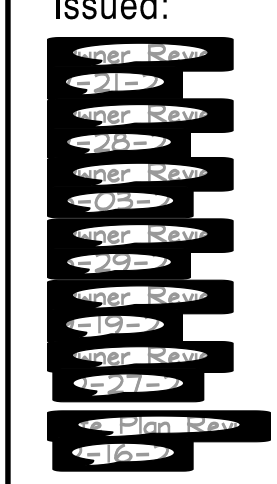
—	EX DRAINAGE AREA BOUNDARY
—	PR DRAINAGE AREA BOUNDARY
W	WATER
ST	STORM SEWER
SAN	SANITARY SEWER
GAS	GAS LINE
⊙	PR CATCH BASIN
⊙	PR SUMP
⊙	PR FLARED END SECTION
⊙	PR SANITARY SEWER PUMP
⊙	PR GAS METER
⊙	PR GATE VALVE
⊙	PR FIRE HYDRANT

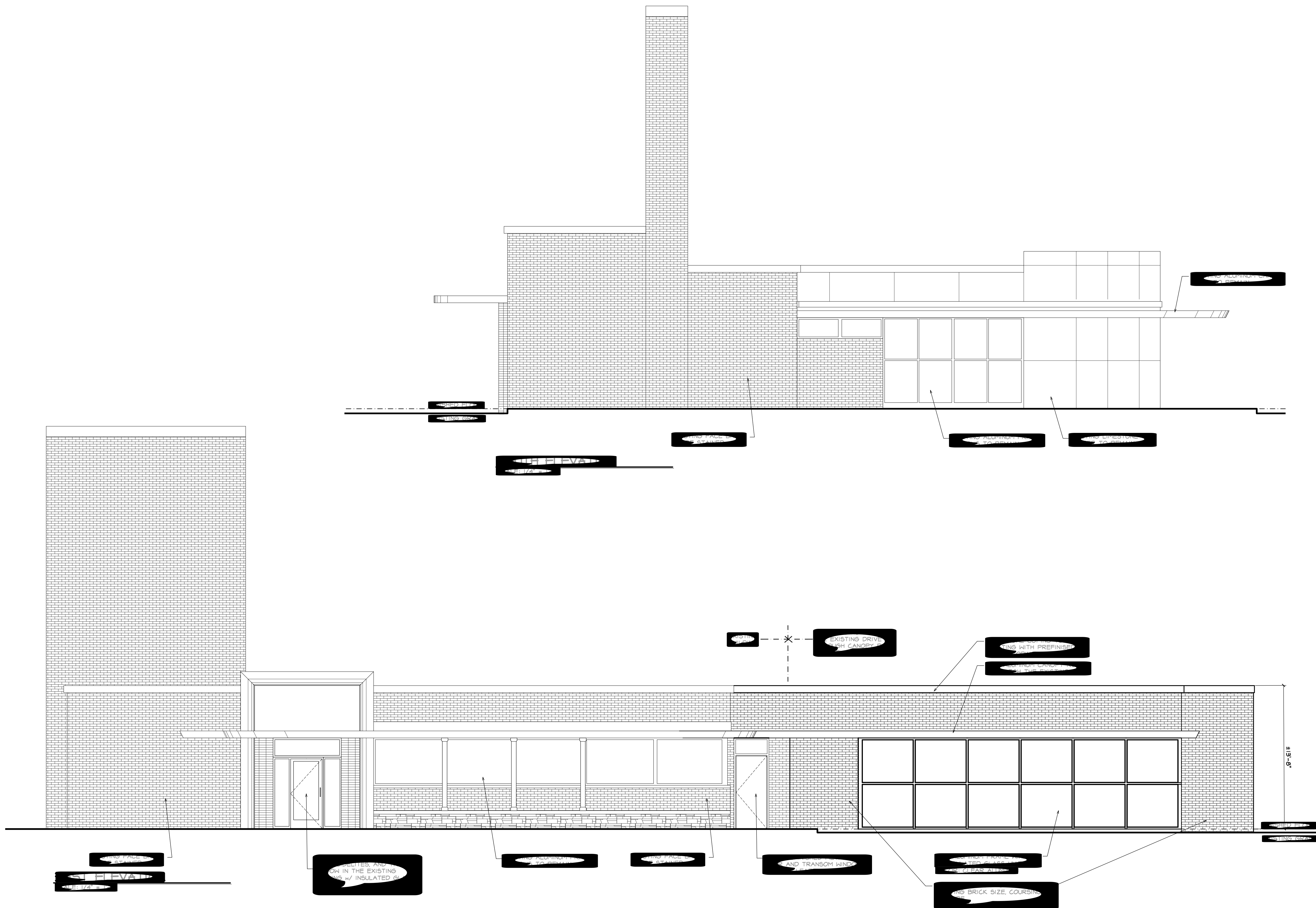
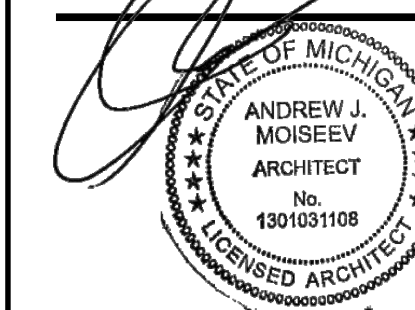
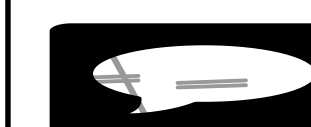
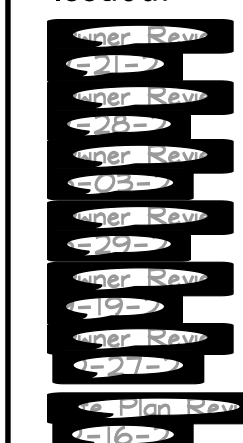
SHEET NUMBER:





AREA = 1,343 SF      AREA = 3,230 SF











**Carlisle | Wortman**  
ASSOCIATES, INC.

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

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Date: January 5, 2023

**Site Plan Review  
For  
Plymouth, Michigan**

<b>Applicant:</b>	Soothing Dental PLLC 496 W. Ann Arbor Trail Suite 201 Plymouth, MI 48170
<b>Project Name:</b>	Soothing Dental
<b>Plan Date:</b>	December 12, 2022
<b>Location:</b>	980 W. Ann Arbor Road
<b>Zoning:</b>	ARC – Ann Arbor Road Corridor District
<b>Action Requested:</b>	Site Plan Approval
<b>Required Information:</b>	Any deficiencies are noted in the report.

**PROJECT AND SITE DESCRIPTION**

The applicant is proposing a two phase project at this location. The first phase will add a 1,343 square foot addition onto the existing building, and convert the entire building from a bank to a dental office. The second phase will construct a second building on the site, 6,450 square feet in size, for use as a medical office building. The site will have vehicular access off of Ann Arbor Road and Harvey Street.

An aerial of the subject site is shown in **Figure 1** on the next page.

**Figure 1. Subject Site**



Source: Google Maps

### **ANN ARBOR ROAD CORRIDOR DISTRICT**

The Ann Arbor Road Corridor (ARC) District lists dental offices and other professional offices as permitted uses.

**Items to be Addressed:** None.

**AREA, WIDTH, HEIGHT, SETBACKS (Bulk Requirements)**

The site must meet the minimum standards for the ARC District, as stated in Section 78-162 and summarized in **Table 1** below:

**Table 1. ARC Schedule of Regulations Summary**

	Required	Provided
<b>Lot Area</b>	NA	1.343 ac. (58,507 s.f.)
<b>Lot Width</b>	NA	181.90 ft. (Ann Arbor Rd.) 321.18 ft. (Harvey St.)
<b>Lot Coverage</b>	NA	<u>Existing:</u> 5.6% <sup>1</sup>  <u>Proposed:</u> Phase I: 7.9% <sup>2</sup> Phase II: 19% <sup>3</sup>
<b>Setbacks</b>		
<b>Front</b>	10 ft. <sup>4</sup>	<u>Existing:</u> 13.8 ft. (Ann Arbor Rd.) 37.8 ft. (Harvey St.)  <u>Proposed:</u> Phase I 13.8 ft. (Ann Arbor Rd.) Phase II 202.3 ft. Phase I: 37.8 ft. (Harvey St.) Phase II: 10 ft. (Harvey St.)
<b>Side</b>		
Minimum	10 ft.	Phase I: 101 ft. <sup>5</sup> Phase II: 85 ft. <sup>5</sup>
Total of Two	20 ft.	NA
<b>Rear</b>	75 ft. <sup>6</sup>	Phase I: 193.4 ft. Phase II: 60 ft.
<b>Building Height</b>	30 ft. / 2 stories	Phase I: 13.67 feet / 1 story Phase II: ??

Because this is a corner lot it has two “front” yards adjacent to a street. Either yard opposite a front yard may be the “rear” yard; the remaining yard is considered a “side” yard. The plans show that they consider the northern property line to be the “rear” yard; therefore, the eastern property line is a “side” yard. We have determined how the project meets the setback requirements with these yards in mind, as shown in the following table:

<b>North:</b> Rear Yard	<b>East:</b> Side Yard	<b>South:</b> Front Yard (Ann Arbor Road)	<b>West:</b> Front Yard (Harvey St.)
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The footnotes to the table above are provided on the next page.

<sup>1</sup>Existing Building: Site Data Table (Sheet C3.0) and label on plans are inconsistent. Site Data Table shows existing building is 3,328 s.f.; label on plans shows existing building is 3,238 s.f.

<sup>2</sup>Proposed Building Addition (Phase I). Site Data Table (Sheet C3.0) and label on plans are inconsistent. Site Data Table shows proposed addition is 1,343 s.f.; label on plans shows proposed addition is 1,294 s.f.

<sup>3</sup>Proposed New Building (Phase II). Site Data Table (Sheet C3.1) and label on plans are inconsistent. Site Data Table shows proposed new building is 6,450 s.f.; label on plans shows proposed addition is 5,000 s.f.

<sup>4</sup>When parking is furnished between the building and the street, a front yard of not less than 75 feet shall be provided. There are no proposed parking spaces located in either front yard.

<sup>5</sup>Side Setback. Site Data Table (Sheets C3.0 and Sheet C3.1) and scaled dimensions on plans are inconsistent. Site Data table shows proposed addition located at 78-feet from east property line; but plans scale at 101-feet. Site Data table shows proposed new building located at 75.916-feet from east property line; but plans scale at 85-feet.

<sup>6</sup>Rear Setback. Sec. 78-162(5) requires a side or rear yard adjacent to a residential district be at least 75-feet wide. The rear setback of the proposed building (Phase II) needs to be increased to 75-feet.

Since the dimensions on the plans are inconsistent with the Site Data Table, we used the most conservative dimensions to determine if the proposal meets the ordinance requirements. The proposal for Phase I meets all bulk requirements. The proposal for Phase II meets ordinance requirements except for the rear yard. The new building needs to be shifted south/made smaller so that it is located at least 75-feet from the north property line. Architectural building information for Phase II, including height, has not been provided.

**Items to be Addressed:** 1) Correct/clarify plans so that dimensions in Site Data Table and labels on plans are consistent. 2) Shift proposed building (Phase II) to be located at least 75 feet from the rear property line. 3) Provide architectural building information for new building (Phase II) to enable confirmation of all bulk requirements.

**PARKING, LOADING**

Section 78-163 lists parking requirements for the ARC District. Parking space requirements are summarized in **Tables 2 and 3** below.

**Table 2.** ARC Parking Requirements – Phase I

ARC DISTRICT	REQUIRED	PROVIDED
<b>Professional Office of Doctors and Dentists – Existing Building Only</b>	1 per 20 s.f. waiting room floor area 1 per exam room 1 per employee at greatest shift  246 s.f./20 = 12 spaces 8 exam rooms = 8 spaces 8 employees at greatest shift = 8 spaces  <p style="text-align: center;"><b>28 spaces</b></p>	50 spaces
<b>Barrier-Free</b>	<b>2 spaces</b>	2 spaces (included in 50 spaces)



**Table 3. ARC Parking Requirements – Phases I & II**

ARC DISTRICT	REQUIRED	PROVIDED
<b>Professional Office of Doctors and Dentists – Existing Building</b>	1 per 20 s.f. waiting room floor area 1 per exam room 1 per employee at greatest shift  246 s.f./20 = 12 spaces 8 exam rooms = 8 spaces 8 employees at greatest shift = 8 spaces  <b>28 spaces</b>	50 spaces
<b>Professional Office of Doctors and Dentists – New Building</b>	1 per 20 s.f. waiting room floor area 1 per exam room 1 per employee at greatest shift  Information about new building unknown  <b>?? spaces</b>	18 additional spaces*
<b>Barrier-Free</b>	<b>3 spaces</b>	4 spaces (included in 68 spaces)

\*Note that the Phase II plans eliminate one parking space in the existing lot. This creates a “net” increase in parking on site of 18 spaces.

The Phase I site plan meets the parking requirement for the number of spaces to serve the existing building and building addition. However, because we don’t have enough information, we cannot determine if the Phase II site plan meets the parking requirements for the number of spaces at this time.

Layout of the Phase I parking lot meets dimensional requirements for maneuvering lane width, parking space width/length, and barrier-free space width/length.

The ordinance requires concrete curbing or other features as approved by the Planning Commission to protect adjoining properties and planting areas. It appears that the existing parking lot has bumper blocks on the ends of most parking spaces.

See the “Landscaping” section of this review for information regarding parking lot landscaping requirements.

**Loading/Unloading**

The applicant should indicate if they receive delivery of materials. If so, the type and size of delivery truck typically visiting the dental office should be provided. Also, Sec. 78-163 requires one loading/unloading space, indicated on the site plan, for Phase I and Phase II of the project. This space (10’ x 50’) should be shown on the plans.

**Items to be Addressed:** 1) Provide information enabling calculation of required number of parking spaces for Phase II building. 2) Revise site plans to show location of one 10' x 50' loading/unloading space.

## **SITE ACCESS AND CIRCULATION**

Section 78-164 outlines access management and driveway standards for the ARC District.

The site plans (Phase I and Phase II) do not show any proposed work within the Ann Arbor Road right-of-way. If the plans change, any work within this right-of-way will require a permit from the Michigan Department of Transportation (MDOT). Phase I plans also don't show any work within the Harvey St. right-of-way. The new Harvey St. driveway approach on the Phase II plans will require a Building Permit from the City.

The ordinance has specific standards for driveway number, location, and spacing, as follows:

- **Number of Driveways.** Each site is permitted one (1) driveway. The site plan shows one driveway on Ann Arbor Road and two driveways on Harvey. We consider one driveway on each street reasonable, and permits alternatives for accessing the site. However, the need for a second driveway on Harvey St. is not obvious for the new dental office use. The Phase II demolition plan (Sheet C2.1) shows removal of the existing pavement for the two most southerly Harvey St. driveways, and eliminating the most southerly drive.
- **Location of Driveways from Intersection.** The location of a driveway must be at least 175 feet from the Ann Arbor Road/Harvey St. intersection. The driveway on Harvey St. is approximately 117-feet from the intersection, and the driveway on Ann Arbor Road is approximately 138-feet from the intersection. However, both driveways exist, and it is not physically possible to provide the spacing from the intersection called for in the ordinance. However, if the most southerly driveway on Harvey St. were eliminated with Phase I of the project, the spacing would increase from 117 to 155-feet. See below.
- **Spacing of Driveways.** Spacing between two commercial driveways on the same side of the road is based on posted speed limits.
  - a. **Harvey St.:** The posted speed limit on Harvey St. is 25 mph, which requires a distance of 155 feet between driveways. The two most southerly driveways are only 40-feet apart (centerline to centerline). If the most southerly driveway were eliminated as mentioned above, the two remaining driveways on Harvey St. would be 135-feet apart. See below.
  - b. **Ann Arbor Rd.:** Spacing between the Ann Arbor Rd. driveway on this site, and the driveway on the neighboring site to the east is 90-feet. Based on the 45 mph speed limit on Ann Arbor Road, the ordinance requires a distance of 300 feet. However, this project is re-using an existing driveway. Also, the width of this property (181 feet) doesn't allow for such a substantial distance between driveways. See below.

The ordinance allows the Planning Commission to consider alternatives to the above requirements for redevelopment/reuse of a site if the Commissioners think that compliance with the standards is unreasonable. However, to make this determination, the applicant must demonstrate that all of the following criteria apply. We have provided a comment after each criterion. In our opinion, the project meets the standards, enabling the Planning Commission to allow alternatives to the ordinance requirements:

- a. **Size of the parcel is insufficient to meet the dimensional standards.** *CWA Comment: The width/length of the site is too small to accommodate some of the requirements above, such as distance from intersection and distance from neighboring driveways. However, eliminating the second driveway on Harvey St. with Phase I of the project is possible given the size of the property.*
- b. **The spacing of existing, adjacent driveways or environmental constraints prohibits adherence to the access standards at a reasonable cost.** *CWA Comment: The location of the neighboring driveway to the east doesn't allow the required distance between driveways on Ann Arbor Rd., given the width of the subject site and its location on a corner. However, for Harvey St., removing the most southerly driveway will eliminate the very short distance between driveways.*
- c. **The use will generate less than five hundred (500) total vehicle trips per day or less than seventy-five (75) total vehicle trips in the peak hour of travel on the adjacent street, based on rates developed by the Institute of Transportation Engineers.** *CWA Comment: Per the ITE Trip Generation Manual (11<sup>th</sup> Edition), a medical-dental office building the size of Phase I of this project generates 168 trips per day, and 14.5 – 18.3 trips per peak hour, meeting this standard. For Phase II, both buildings will generate 400 trips per day, and 34.4 – 43.7 trips per peak hour, meeting this standard.*
- d. **There is no other reasonable means of access.** *CWA Comment: We would consider re-using the existing pavement/driveway locations to be reasonable. However, we also consider it reasonable to eliminate the most southerly drive on Harvey St. as part of Phase I of the project to be more compliant with the ordinance standards.*

Regarding traffic circulation on site, the existing pavement provides ample space for safe vehicular circulation in both directions. The most southerly driveway on Harvey St. is no longer needed for the dental office, doesn't add to traffic safety, and increases confusion for drivers in our opinion. It should be eliminated with Phase I of the project.

The plans should illustrate how a delivery truck will traverse the site, where it will park, and what type of truck will be used for regular deliveries, if any. Sheet C3.0 shows how a trash hauler will access the dumpster and traverse the site.

Regarding pedestrian circulation, the Phase I site plan shows a sidewalk connection between the public walk along Ann Arbor Road to the sidewalk adjacent to the building. The Phase II site plan shows a sidewalk connection between the public walk along Harvey St. and the building. This pedestrian connection is another benefit that could be achieved if the southerly drive were eliminated during Phase I of the project.

**Items to be Addressed:** 1. Planning Commission to consider alternatives to driveway spacing from intersection/neighboring driveway. 2. Planning Commission to consider requiring elimination of most southerly drive on Harvey St. as part of Phase I of the project to improve compliance with ordinance requirements. 3. Illustrate how a delivery truck will traverse the site, where it will park, and what type of truck will be used for regular deliveries.

## UTILITIES

Sec. 78-163 requires that parking lots be graded with proper drainage facilities provided to dispose of all surface water, per approval of the City Engineer. Sheet C3.0 shows that existing catch basins will be used to capture stormwater runoff from the new building addition (Phase I). For Phase II, Sheet C3.1 shows a storm line discharging stormwater directly to Tonquish Creek. We assume some type of pre-treatment will be required per the Wayne County Stormwater Standards. We defer evaluation of the proposed utilities to the City Engineer.

The plans don't currently show the location of utility equipment, such as an air conditioning condenser or HVAC equipment. This should be added to the plans, along with the necessary screening.

**Items to be Addressed:** 1. *Defer evaluation of stormwater system to City Engineer.* 2. *Show location of utility equipment (HVAC/air conditioning condenser) and required screening on the plans.*

## LANDSCAPING AND SCREENING

A landscape plan has not been submitted. Sections 78-165, 78-166, 78-167, and 78-168 provide standards for landscaping in the ARC District. Note that the Planning Commission has the ability to approve alternatives it deems necessary to accommodate peculiar circumstances or unforeseen problems, or to carry out the spirit, intent, and purposes of these requirements.

A landscape plan needs to be provided to illustrate how both Phase I and Phase II of the project will meet these standards, as they apply to: "...any site development, redevelopment, alteration or expansion or re-occupancy of a vacant building." This includes compliance with the Ann Arbor Road Streetscape Prototype, Sec. 78-171.

A dumpster screen that completely screens this area from the view of the street is required. Details of the proposed dumpster screen are shown on Sheet C3.0. The outside façade of the screen is 5.67-feet of brick to match the building, topped with coping, and then a 2-foot tall decorative fiber-cement fiberboard and decorative metalwork.

**Items to be Addressed:** 1. *Provide landscape plan illustrating compliance with Sec. 78-165, 78-166, 78-167, 78-168, and 78-171.*

## LIGHTING

Lighting information has not been provided. Per Sec. 78-163, existing/proposed light fixtures need to be shown on the plans to confirm that the site is sufficiently lit for safe movement of vehicles and pedestrians at night. The ARC District references the requirements in Sec. 78-204.

Lighting informational requirements include:

1. Light fixture information to confirm that the lighting is non-glare, color-corrected lighting; downward directed, with full cutoff shades.

2. Fixture mounting height.
3. Photometric studies to ensure light levels are within ordinance standards.

**Items to be Addressed:** *Lighting information provided in plan set.*

## SIGNS

No signage information has been provided. The plans should describe/illustrate the type/size of signs proposed for this site.

**Items to be Addressed:** *Signage details provided in plan set.*

## FLOOR PLAN AND ELEVATIONS

Sec. 78-161 states that any exterior façade which faces a street or is adjacent to property zoned or used for residential purposes shall be finished in a uniform manner consistent with the exterior of the front of the building. This section also requires that any building additions shall be designed to complement the Ann Arbor Road streetscape with use of brick, stone, black wrought iron accents, peaked roof elements, building architectural detail to enhance door and window openings, and other elements approved by the Planning Commission.

Phase I of the project is proposing a building addition on the back of the building, in the same location as the awning for the drive-thru teller kiosks. The roof-line of the new addition is flat; however, it matches the design of the existing building, which we consider appropriate. The west facade of the new addition incorporates large windows that are very similar in configuration to the existing windows on this side of the building. The east façade of the new addition is similar to the west façade; however, the existing east façade incorporates a stone foundation feature, and pillars between the windows. The new addition lacks these architectural details. However, this elevation does have a brick façade, and an aluminum canopy roof to match the existing roof over the main pedestrian entrance. The north elevation of the proposed addition uses face brick and stone coping to match the existing metal coping on the rest of the building. It also includes a pedestrian door with side and transom windows.

No architectural renderings of the Phase II building have been provided.

The Planning Commission will need to determine if the proposal meets the standards of the ARC District.

**Items to be Addressed:** *Planning Commission to determine if the proposal meets the standards of the ARC District.*

## RECOMMENDATIONS

After reviewing the plans, it appears that the applicant will construct Phase I in the near future, and is not yet ready to move ahead with Phase II at this time. We appreciate the information about Phase II, as it illustrates the ultimate intentions of the applicant.

### Phase I:

Given the number of questions on the site plan for Phase I, It is our opinion that additional information is necessary for the Phase I project. We would recommend the applicant discuss the outstanding issues with the Planning Commission to obtain guidance, and then return to the Commission once the plans have been modified to reflect this discussion. Issues identified in this review include the following:

- A. **Bulk Requirements:** 1) Correct/clarify plans so that dimensions in Site Data Table and labels on plans are consistent.
- B. **Parking, Loading:** 1) Revise site plans to show location of one 10' x 50' loading/unloading space.
- C. **Site Access and Circulation:** 1. Planning Commission to consider alternatives to driveway spacing from intersection/neighboring driveway. 2. Planning Commission to consider requiring elimination of most southerly drive on Harvey St. as part of Phase I of the project to improve compliance with ordinance requirements. 3. Illustrate how a delivery truck will traverse the site, where it will park, and what type of truck will be used for regular deliveries.
- D. **Utilities:** 1. Defer evaluation of stormwater system to City Engineer. 2. Show location of utility equipment (HVAC/air conditioning condenser) and required screening on the plans.
- E. **Landscaping and Screening:** 1. Provide landscape plan illustrating compliance with Sec. 78-165, 78-166, 78-167, 78-168, and 78-171.
- F. **Lighting:** Lighting information provided in plan set.
- G. **Signs:** Signage details provided in plan set.
- H. **Floor Plans and Elevations:** Planning Commission to determine if the proposed architecture meets the standards of the ARC District.

### Phase II:

A number of the comments listed above also apply to Phase II, as well as the following specific comments:

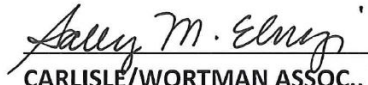
- 1. Shift proposed building (Phase II) to be located at least 75 feet from the rear property line.
- 2. Provide architectural building information for new building (Phase II) to enable confirmation of all bulk requirements.
- 3. Provide information enabling calculation of required number of parking spaces for Phase II building.

The applicant will need to confirm their desired timing for this part of the project before we can recommend the next steps.

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Soothing Dental – 980 W. Ann Arbor Rd.  
January 5, 2023

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

# 152-2210

cc: Greta Bolhuis  
Marleta Barr

**To:** Ms. Greta Bolhuis, AICP, Planning and Community Development Director

**From:** Shawn Keough, PE

**Date:** January 3, 2023

**Subject:** 980 West Ann Arbor Trail – Site Plan Approval Review for Soothing Dental PLLC

On December 21, 2022, Wade Trim was asked to review the site plan dated December 12, 2022, submitted by KALABAT Engineering/JSK Design Group for Site Plan Approval for a building and site renovation project for Soothing Dental at 980 West Ann Arbor Trail.

### **Description of Existing Property**

The existing property at 980 West Ann Arbor Road was most recently occupied by Chase Bank. The existing site includes four driveway access points – one off Ann Arbor Road (MDOT jurisdiction) and three off South Harvey (City of Plymouth jurisdiction). The existing property contains one building and a large parking lot which provides a total of 57 parking spaces, including 2 ADA compliant barrier free spaces. The current site does not appear to have any storm water detention or management. A significant portion of the pavement drains to an area with no outlet.

With that background in mind, we offer the following comments for the City and Planning Commission to consider:

### **General Site Plan Comments**

The site plan proposes a two-phase approach for the redevelopment of the site. It is unclear of the timeline for each phase. It would be helpful for the developer to provide an overall timeline for the proposed project.

For the first phase, the site plan proposes that the existing building will be renovated along with the construction of a 1,294 square foot building addition. No utility work is currently proposed in the first phase. Minor parking lot and driveway modifications are proposed.

For the second phase, the site plan proposes to add a new 5,000 square foot building and an additional parking area, increasing the amount of impervious surface on the property.

### **Sanitary Sewer System Comments**

1. The site plan does not currently show any public sanitary sewer or the sanitary sewer lead that serves the existing building.
2. We believe that the public sanitary sewer that serves this property is a 24-inch sanitary sewer on the north side of Byron Street, north of the subject property. The City does not have any public sanitary sewer on Harvey between Ann Arbor Road and Byron. The topographic survey should be expanded to include the Byron Street right of way. The site plan should be updated to show the location of the City's public sanitary sewer and the existing sanitary sewer lead that serves the existing building.



3. We believe that the existing sanitary sewer lead extends from the existing building to the north under the South Branch of Tonquish Creek (commonly called the Byron Drain). Since the sewer lead has not been in use for some time, we recommend that the developer televise and video record the condition of the sanitary sewer lead. A copy of the video inspection of the sanitary sewer lead should be shared with the City's Department of Municipal Services (DMS). Following review of the video inspection, the existing sanitary sewer lead will be required to be brought into compliance with the City's plumbing code, which at a minimum would include adding cleanouts for access. The video inspection may also identify any offset joints, infiltration location or blockages, which would then need to be corrected prior to putting it back in use.
4. For Phase 2, the site plan does not currently show a proposed sanitary sewer lead for the 5,000 square foot new building. Once the topographic survey has been updated, the site plan should be updated to show the proposed location of the new sanitary sewer lead and how it will connect to the City's public sanitary sewer.

### **Water System Comments**

1. The City currently has a 12-inch water main along the north side of Ann Arbor Road and an 8-inch water main along Harvey.
2. The site plan indicates that the existing building is served by a water service connecting to the 12-inch water main on Ann Arbor Road. The developer should contact the City DMS to verify the size of the existing service and add the size to the site plan.
3. For Phase 2, the site plan proposes a new 1-inch water service off the City's 8-inch water main on Harvey to serve the new 5,000 square foot building. The site plan should show the proposed roadway repairs on Harvey Street that are required to install the new water service.
4. For fire coverage of commercial buildings, typically all portions of buildings should be within 250 feet of drivable pathway from a fire hydrant so that hose can be pulled to provide coverage. There is an existing hydrant on Harvey adjacent to the existing building. We would recommend that an additional hydrant be installed on Ann Arbor Road near the driveway entrance to provide coverage to the east side of the building.

### **Storm Water Management System Comments**

1. The existing site does not include a storm water management (detention) system. The eastern portion of the site and lot drains north to the South Branch of the Tonquish Creek. It also appears that portions of the eastern parking area and western portion of the site flows to a low point on the north side of the northern drive entrance. We witnessed standing water in this location after the rain on January 2<sup>nd</sup>/3<sup>rd</sup> of this year.
2. The site plan proposes one small sump pump connection from the 2<sup>nd</sup> building to the South Branch of the Tonquish Creek.
3. The site plan does not currently propose a storm water detention.
4. The site plan should be updated to include a storm water detention and management plan that meets the City's storm water ordinance.

5. The South Branch of the Tonquish Creek is under the jurisdiction of the Wayne County Department of Public Services (WCDPS). A permit will be required from WCDPS for any future discharge of storm water to the Byron Drain and for work within the Drain right-of-way.

### **Access Driveway Comments**

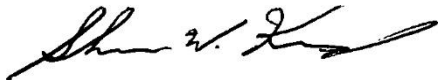
All work within the Ann Arbor Road right of way will require a permit from the Michigan Department of Transportation. Currently, the developer is not proposing to change the access driveway to/from Ann Arbor Road.

### **Recommendation**

There is a significant amount of detail related to the public sanitary sewer system that is missing from this site plan submittal. The plans also do not include any proposed storm water detention. We recommend that the developer provide this additional detail and re-submit for further review prior to receiving site plan approval.

Please note that this review is very conceptual in nature. Following any site plan approval that may be granted in the future, a full engineering review will be required.

Please feel free to contact me directly at 313.363.1434 with any questions you have regarding our comments.



Shawn W. Keough  
Director of Client Services

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## City of Plymouth Planning Commission 2022 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. A typical meeting consists of public comments, a 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 2022 year included: Karen Sisolak (Chair), Scott Silvers (Vice-Chair), Joe Hawthorne, Shannon Adams, Tim Joy, Hollie Saraswat, Eric Stalter, Jennifer Mariucci, and Kyle Medaugh.

The Planning Commission met twelve times during 2022. All twelve meetings 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 seven site plan reviews, one PUD approval, and three ordinance amendments.

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## Planning Commission 2022 Goals

The goals adopted on February 9, 2022 are below:

1. Address ordinances pertaining to R-1 fences and height of residential structures
  - a. COMPLETED: Staff are currently drafting Chapter 18 updates which will be presented with the approved Chapter 78 amendments to the City Commission in early 2023.
2. Begin the preliminary process for the 2023 master plan revision in Q4
  - a. COMPLETED: Planning Commissioners have reviewed the current master plan. Staff presented information on master planning on December 14, 2022.
3. Explore an impervious surface ordinance
  - a. COMPLETED: Approved by the Planning Commission on September 14, 2022. Reviewed the City Attorney's changes on December 14, 2022. The first reading was held by City Commission on January 3, 2023.
4. Audit the current zoning ordinance and identify an approach for implementing form-based codes
  - a. IN PROGRESS: Draft presented in November. Presentation made by Planning Consultant to Planning Commission on December 14, 2022.

## 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 matched to the City Commission's Strategic Plan from 2017-2021.

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

Reflection:

The Master Plan is due for review in 2023. One element of the plan that needs updating is the Strategic Plan Goal Topics. The Goals for Land Use will need to be reviewed and rematched to the four goal areas.

## 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		
<b>Regulatory and Policy Change</b>							
<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
<b>Partnerships, Programs, and Promotion</b>							
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 three zoning ordinance text amendments during the 2022 calendar year. The amendments were for the B-2, Central Business District, impervious surface edits, and fences. As of this writing, the amendments to the B-2 District have been approved and will be enacted after publication. As of this writing, the impervious surface edits received approval at their first reading. As of this writing, the amendments to the fence ordinance have not been presented to the City Commission for approval.

Community Development staff expects 2023 to include continued discussion and research on zoning ordinance amendments as the Planning Commission works through the Zoning Audit update process.

## Development Reviews

The following list summarizes the Planning Commission's docket for 2022.

Project Type	Location	Description	Meeting Outcome	Fwd. to CC?	Date of Action
Site Plan Review	885 Fralick	Parking lot expansion and reconfiguration, and landscaping	Approved with conditions	N/A	2-9-22
Site Plan Review and Special Land Use	306 S. Main	Change of use to urban lounge for a liquor serving establishment	Approved with conditions	N/A	3-9-22
Site Plan Amendment	1490 W. Ann Arbor Road	Masonry screen wall and streetscape features	Approved with conditions	N/A	5-19-22
Site Plan Review and Special Land Use	340 N. Main	New restaurant and liquor serving establishment	Approved with conditions	Yes	6-8-22
Rezoning	110 W. Ann Arbor Trail	Rezoning from I-2, Heavy Industrial to B-1, Local Business	Approved	Yes	6-8-22
Site Plan Review and Special Land Use	110 W. Ann Arbor Trail	Change of use to a service club that is a liquor serving establishment	Approved with conditions	Yes	6-8-22
Site Plan Review and Special Land Use	900 N. Mill	Change of use to a retail shop and salon	Approved with conditions	N/A	9-14-22
Site Plan Review	936 N. Sheldon	Building addition and parking lot reconfiguration	Approved with conditions	N/A	9-14-22
Site Plan Review and Special Land Use	330 S. Main	Change of use to liquor serving establishment	Approved with conditions	Yes	10-12-22
Planned Unit Development	100 S. Mill	29 new construction townhomes connected to the original development	Approved with conditions	Pending	11-9-22

## Variance Requests

The following list summarizes the Zoning Board of Appeals' docket for 2022.

Variance Type	Location	Description	Meeting Outcome	Date of Action
Non-Use	190 Hamilton	Front yard setback	Denied	3-3-22
Non-Use	712 Fairground	Front yard setback along Joy	Approved with conditions	4-7-22
Non-Use	170 Blunk	Garage height	Denied	4-7-22
Non-Use	701 Pacific	Side yard setback	Approved with conditions	6-2-22
Non-Use	696 Forest	Fence greater than 30" located in the front yard along Linden	Approved with conditions	6-2-22
Use	159 S. Harvey	Expansion of a non-conforming use	Zoning interpretation that the use is conforming	6-2-22
Non-Use	717 McKinley	Generator location	Approved with conditions	7-7-22
Non-Use	647 Maple	Generator location	Approved with conditions	7-13-22
Non-Use	860 Penniman	Installation of 3 banner signs	Approved with conditions	8-4-22
Non-Use	980 Carol	Front porch setback and lot coverage	Approved with conditions	8-4-22
Non-Use	383 N. Harvey	Generator location	Approved with conditions	9-1-22
Non-Use	948 Dewey	Side yard setback	Denied	10-6-22
Non-Use	693 Maple	Fence greater than 30" located in the front yard along Maple	Approved with conditions	11-3-22
Zoning Interpretation		Floor area ratio for the conversion of attached garage space to living space	This change does not require review of floor area ratio	12-1-22
Non-Use	592 Kellogg	Lot coverage	Denied	12-1-22

## Actions by City Commission

The following list includes all the planning and development related actions taken by the City Commission during 2022.

Description	Date of Action
First reading of the ordinance amendment to adopt the Wayne County Stormwater Standards	1-3-22
Second reading of Wayne County Stormwater Standards	1-18-22
Joint meeting with Planning Commission to present the Annual Report	3-7-22
Presentation of Redevelopment Ready Communities Essentials Award	4-4-22
Adoption of the Builder Code of Conduct	4-4-22
Community Development fee schedule	6-20-22
Liquor license transfer for Sidecar Slider Bar	7-5-22
Liquor license transfer for the Elks Club	7-5-22
First reading of 110 W. Ann Arbor Trail rezoning from I-2 to B-1	7-5-22
Second reading of 110 W. Ann Arbor Trail rezoning	7-18-22
Authorization for Zoning Audit project	8-15-22
Presentation on tax incremental financing options in Old Village	10-3-22
Public hearing and first reading to expand the liquor license cap	11-7-22
Final reading to expand the liquor license cap by 2 in the downtown	11-21-22
Directed the administration to develop a paid parking implementation plan for all municipally controlled parking downtown except the Wing/Harvey lot and research alternative and additional funding sources for paid parking for the entire DDA.	11-21-22
Directed the administration to develop a complete project scope inclusive of estimated expenditures to implement a TIF district in Old Village.	11-21-22
First reading of the ordinance amendments to the B-2 Central Business District	12-6-22
Second reading of the ordinance amendments to the B-2 Central Business District	12-19-22

## Zoning Map Changes

The property at 110 W. Ann Arbor Trail was rezoned from I-2, Heavy Industrial to B-1, Local Business.

## Trainings and Joint Meetings

A joint meeting was held with the City Commission on March 7 in which the Planning Commission's Annual Report was presented.

Community Development staff provided educational sessions about Redevelopment Ready Communities and the Master Planning Process. Staff anticipate having an in-person training provided by Carlisle-Wortman Associates sometime in 2023.