



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, July 10, 2024 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/87329501219>

Passcode: 595282

Webinar ID: 873 2950 1219

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the June 12, 2024 meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
7. **OLD BUSINESS**
 - a) Master Plan Discussion – July 24 working session
8. **NEW BUSINESS**
 - a) **SP24-05:** 630 S. Main, Site Plan Review
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.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

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

Planning Commission 2024 Goals

1. Complete the master plan review
2. Engage in a training session
3. Review a compatibility ordinance

***“The government in this community is small
and accessible to all concerned.”***

-Plymouth Mayor Joe Bida November 1977



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, June 12, 2024 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:01 p.m.

Present: Chair Sisolak, Commissioners Sidney Filippis, Joe Hawthorne (left at 8:27 p.m.), Trish Horstman, Kyle Medaugh, Hollie Saraswat, and Eric Stalter

Excused: Vice Chair Scott Silvers, Member Zachary Funk

Also present: Planning and Community Development Director Greta Bolhuis, Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF MEETING MINUTES

Hawthorne offered a motion, seconded by Saraswat, to approve the minutes of the May 8, 2024 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Hawthorne, to approve the agenda for June 12, 2024. Saraswat offered a friendly amendment to move item 8 before item 7. Medaugh and Hawthorne accepted the friendly amendment.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Hawthorne remarked on how nice the city looks.

Saraswat suggested that the Planning Commission study the PUD ordinance and consider how the public benefit component should be addressed. She added that Planning Commissioners usually know what the public benefit should be and they should offer suggestions.

Hawthorne said he disagreed, and that some projects have obvious public benefits and others do not.

Filippis suggested a matrix for objectivity.

Sisolak said the zoning audit suggested an update of the PUD ordinance.

Stalter said residential compatibility should be reviewed.

Hawthorne suggested the City Commission put this on their one-year plan.

6. PUBLIC HEARINGS

- a. SP 24-02: 413 N. Main: Aqua Fine Dining, special land use and site plan review

Architect Jim Korf explained the request to use two parking spaces for outdoor dining. He replied to questions in the Carlisle Wortman report, including right-of-way concerns, a shared parking agreement, hours of operation, and landscaping. He said he calculated the square footage of the restaurant's usable space and that they had more parking spaces than required.

Elmiger said there was an enclosed porch on the building in the city right-of-way that needed to be addressed.

Sisolak opened the public hearing at 7:37 p.m.

Building owner Victor Nikollbibaj said he hadn't been aware that the porch space was in the right-of-way or that replacing plastic with glass windows would be an issue.

Sisolak closed the public hearing at 7:40 p.m.

Motion

Hawthorne offered a motion, seconded by Horstman, to approve SP24-02 for special land use as proposed.

Conditions

No music

The patio hours may be 4-close, or per city outdoor dining policy

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Motion

Hawthorne offered a motion, seconded by Filippis, to approve SP 24-02 for site plan review.

Conditions

The applicant is to restripe barrier-free parking to meet the 8-foot code.

City Commission approval of existing permanent porch with easement.

Patio is to be surrounded with temporary planters on the west side of the dining area of approximately four feet with greenery height in addition.

This is conditional approval for applicant to resurrect the temporary removable patio for summer of 2024.

Applicant is to have approval of the existing permanent porch by City Commission prior to temporary removable patio installation for patio season 2025.

Applicant is to submit a shared parking agreement to the city for review in June 2024.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

7. NEW BUSINESS

a. PUD 24-01: 230 Wilcox, Preliminary PUD

Greg Donofrio shared a presentation about restoring the Wilcox Mill. He said he was working with a surveyor to remove the property from the floodplain map. Specific uses for the building and impacts on neighboring properties were discussed. Donofrio said he wanted to add a photometric study and a bike rack to the plan prior to a public hearing.

8. OLD BUSINESS

a. Master Plan Discussion – public engagement survey results

The group reviewed results of surveys taken at two public engagement sessions. There was a discussion about the age of respondents, and that a large majority were over the age of 50. Sisolak said she emailed and texted her friends about the meetings, and it was agreed that all members of the Planning Commission would reach out to their friends of all ages if there are future meetings. The group also discussed logistics of conducting the surveys and it was stated that hearing a presentation prior to completing the survey helped participants formulate their responses.

The future land use subcommittee reported they are nearing completion of their studies, as did Medaugh, who is studying transportation.

They scheduled a working session for July 24 at 6:30 p.m.

9. REPORTS AND CORRESPONDENCE

City Commission liaison Brock Minton said the Planning Commission's public engagement work was appreciated.

Bolhuis reviewed a special land use article that Silvers provided prior to the meeting.

Bolhuis said she would be out of the office from July 1-15 and that Economic Development Director John Buzuvis would be available to them during that time.

10. ADJOURNMENT

Stalter offered a motion, seconded by Filippis, to adjourn the meeting at 9:15 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: July 1 2024

**Site Plan Review
For
Plymouth, Michigan**

Applicant: MH Holdings, LLC
22207 Michigan Ave.
Dearborn, MI 48124

Project Name: Famous Burger Change of Use

Plan Date: June 19, 2024

Location: 630 S. Main Street

Zoning: B-1 – Local Business District

Action Requested: Site Plan Approval

Required Information: Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

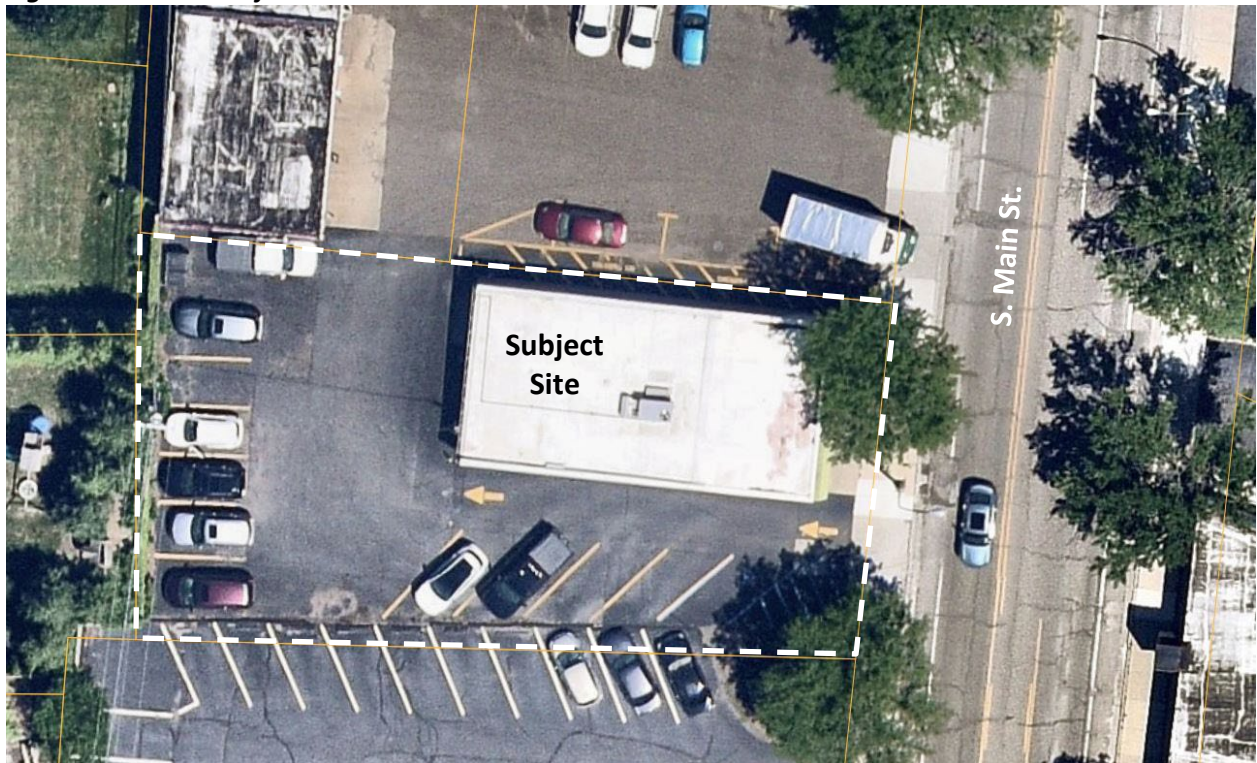
The applicant is proposing to renovate the interior and exterior of this existing, single-story building at 630 S. Main St., and change the current spa use to a burger restaurant. The building will remain at 2,018 s.f. in size, and the parking lot will not be changed. They are proposing to place tables and chairs outside along S. Main St., and add a new dumpster screen at the rear of the site.

Restaurants not serving alcoholic beverages are permitted uses in this zoning district.

Sec. 78-242 requires any “change of use,” other than single-family or two-family residential, to submit a Site Plan to the Planning Commission.

An aerial of the subject site is shown in **Figures 1 and 2** on the next page.

Figures 1. and 2. Subject Site



Source: Near Map (Capture Date 6-12-24)



Source: Google Maps (Capture Date July, 2018)

REQUIRED INFORMATION

Section 78-247 lists the requirements for a site plan. A Site Plan has been furnished, and lists the name of a surveyor. Therefore, we assume that the Site Plan has been prepared on a survey, drawn to scale. The property lines are not "square," which creates a slightly skewed lot, which is common. However, some of the building walls are also illustrated as not "square." Typically, walls are constructed at 90-degree angles. The applicant should confirm that the existing building walls are not "square," and that the Site Plan accurately reflects the existing site conditions.

Note that this is an existing building, site layout, and parking lot, which could fall under Sec. 78-351, *Nonconforming lots and sites – Governing regulations*. This section recognizes that certain sites do not comply with the current paving, lighting, landscaping and other non-safety related site development requirements. This section intends to allow for reasonable re-use and improvements to these sites that will gradually improve compliance with the zoning requirements. We evaluate this proposal against the standards in this section throughout the review.

There are no proposed changes to the site.

Items to be Addressed: 1) Applicant to confirm that the existing building walls are not all “square,” and that the Site Plan accurately reflects the existing conditions on the site.

PARKING, LOADING

This building is currently vacant, and will be occupied by a restaurant.

	Required Parking Calculation (Sec. 78-271)	Proposed Parking	Difference
Restaurant (Establishment for sale and consumption on the premises of beverages, food and refreshments)	<p>One space for each 75 s.f. of usable floor area, or one space per 3 persons allowed maximum occupancy, as established by applicable code, whichever is greater</p> <hr/> <p>?? s.f. / 75 = ?? spaces Or Maximum occupancy??</p>	12 spaces	??

Number of Spaces: The method used on the plans to calculate required parking is not consistent with the Zoning Ordinance, as follows:

1. Usable Floor Area: The plans do not provide a “usable” floor area figure. The usable floor area figure that is consistent with the definition in the Zoning Ordinance should be provided on the plans. The definition is provided below:

“Floor area, usable, for the purposes of computing parking, means that area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or customers. Such floor area which is used or intended to be used principally for the storage or processing of merchandise, hallways or for utilities or sanitary facilities, shall be excluded from the computation of usable floor area. Measure of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.”

2. Maximum Occupancy: The ordinance references “...the maximum occupancy load as established by local, county or state fire, building or health codes, whichever is larger.” The plans propose to count the number of seats, plus five (5) employees to establish the maximum occupancy load. However, Table 1004.1.2 of the Michigan Building Code calculates maximum occupancy as follows:

- a. One person per 15 s.f. of seating area
- b. One person per 5 s.f. of waiting area
- c. One person per 200 s.f. of kitchen

Also, the standards above do not include the wait staff. Therefore, the plans should provide a floor plan of the proposed restaurant that labels each area, and an accurate “maximum occupancy” calculation based on the Michigan Building Code. The number of wait staff, at the largest shift, should also be shown on the plans.

At least one (1) barrier-free space, sized as a “van-accessible space” with an 8-foot wide aisle, needs to be shown on the plans.

The applicant should consider adding at least one bike rack to the site, given the property’s location on a street with bicycle lanes.

Loading/Unloading Space: Sec. 78-191(j), *Notes to Schedule*, requires at least one (1) off-street loading space in the rear yard per establishment. The plans should indicate where loading/unloading will occur on site. Also, the applicant should provide information about the size and type of expected delivery vehicles.

Location of Parking: Sec. 78-270(a)(3) requires a five-foot-wide setback between off-street parking and the rear lot lines of all adjoining properties. The existing parking lot locates parking spaces directly next to the rear property line, and does not provide the required five-foot setback. This requirement may be waived by the Planning Commission for sites where there is limited land area available to meet it, or where it is possible to provide additional landscaping or screening to buffer parking from adjoining uses and a public road right-of-way. Sec. 78-351(b)(3)(f)(3) requires that landscape buffer strips shall be installed between the right-of-way and parking lot, per Sec. 78-203. Therefore, since a landscaped buffer is required between the right-of-way and parking lot (or in the stripped area next to the S. Main St. sidewalk), then the Planning Commission may waive the 5-foot-wide buffer requirements.

Figures 3. Requirement for Landscaped Island Between Right-of-way and Parking



Parking Lot Layout: Sec. 78-272 outlines the minimum parking lot dimensions. As mentioned above, the drawing is not an accurate representation of the subject site. But the GIS aerial photograph shows that the south property line is at an angle to S. Main St., putting the building wall closer to this property line on the east end (dimensioned at 28-feet) than on the west end (dimensioned at 32.8-feet). The tight dimension at the east end of the lot supports a landscaped island next to the sidewalk which will protect vehicles parked in the most eastern space from vehicles entering the narrow maneuvering lane.

Items to be Addressed: 1) Provide “usable” floor area figure on the plans that is consistent with this definition in the Zoning Ordinance. 2) Provide proposed floor plans, with the use of each area inside the building labeled. 3) Provide “maximum occupancy” figure on the plans that is consistent with the calculation in the Michigan Building Code. Add number of wait staff at the largest shift. 4) Add one “van-accessible” barrier-free space to plans. 5) Applicant to consider adding at least one bike rack to the site. 6) Show proposed loading/unloading space on the plans. 7) Provide description of the size and type of expected delivery vehicles. 8) Planning Commission to consider waiving 5-foot parking setback requirement based on the requirement for a landscape buffer between the street right-of-way and parking spaces (or in the area of striped pavement next to S. Main St. sidewalk), and to help protect vehicles parked in easterly space from vehicles entering the narrow maneuvering lane.

SITE ACCESS AND CIRCULATION

This site has direct vehicular access from S. Main St. Vehicles enter the site from this driveway, and circulate to the west to the rear parking spaces. Vehicles exit this site to the north, using the neighbor’s paved area (behind the proposed restaurant building). Vehicle access between this site and the neighbor to the south is not possible given that there is a curb at the head of the angled spaces, and parking spaces along this entire property line on the neighbor’s site.

The applicant should provide the City with a written cross access agreement allowing this circulation pattern with the neighbor to the north.

Pedestrians/non-motorized travelers can arrive at the site via the City’s public sidewalk system, and bicycle travel lanes. There is not a dedicated sidewalk system on site for pedestrians to move from their cars to the building entrance; however, we would consider the current parking lot pavement adequate for this purpose.

Items to be Addressed: 1) Applicant provide City with a written cross access agreement allowing vehicles from the subject site to exit using the neighbor’s property.

LIGHTING

No lighting information has been provided on the plans; however, a note on the plans states: “All new light fixtures.” From the street view photographs available online, it appears that two (2) downward-facing fixtures are mounted on the south side of the building to illuminate the maneuvering lane. We can’t see the rear of the building, and can’t confirm that any lighting exists there. (Note the residential use on the adjacent property to the west.) It doesn’t appear that any pole-mounted fixtures exist on the site, or are proposed to be added.

Sec. 78-204 requires site plans to show all lighting in sufficient detail with appropriate photometric studies to allow determination of the effects of such lighting on adjacent properties, traffic safety and overhead sky glow. Sufficient information should be provided to enable the City to evaluate whether the proposed fixtures conform with the ordinance requirements. This information should include proposed building elevations.

Items to be Addressed: 1) Provide lighting information to enable the City to evaluate whether the proposed lighting conforms with the ordinance requirements. 2) Provide building elevations showing location of proposed light fixtures.

DUMPSTER/REFUSE

The non-conforming section of the ordinance requires that all waste receptacles shall be screened. The aerial photograph shows the location of a dumpster in the northwest corner of the parking lot (no screen).

The plans show a new dumpster screen, made of vinyl fencing. A detail of the proposed screen should be provided. Also, a graphic illustrating that a garbage truck will be able to access the dumpster inside of the screen, and maneuver around the site, also needs to be provided.

Items to be Addressed: 1) Provide detail of proposed dumpster screen. 2) Provide graphic illustrating that garbage truck can access the dumpster inside of the screen, and successfully maneuver around the site.

LANDSCAPING

The applicant is proposing to add outdoor seating at the front of the building, between the sidewalk and front façade. The seating area will be book-ended with planters with flowering shrubs.

As noted above, the ordinance requires a landscaped buffer between the right-of-way, and the parking lot.

Items to be Addressed: 1) Add landscaped buffer between right-of-way and parking lot.

SIGNS

No sign information has been provided. The applicant will be required to obtain a Sign Permit, and any new signage will need to be compliant with the ordinance.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

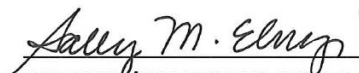
No floor plans or building elevations of the proposal have been provided. As mentioned above, these should be submitted to the Planning Commission to better illustrate the proposal.

Items to be Addressed: None.

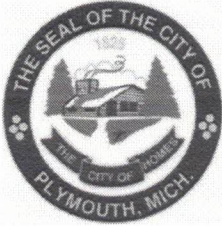
RECOMMENDATIONS

The following information should be provided to the Planning Commission/City, to the satisfaction of the Commissioners:

- A. Required Information: Applicant to confirm that the existing building walls are not all “square,” and that the Site Plan accurately reflects the existing conditions on the site.
- B. Parking/Loading:
 - 1) Provide “usable” floor area figure on the plans that is consistent with this definition in the Zoning Ordinance.
 - 2) Provide proposed floor plans, with the use of each area inside the building labeled.
 - 3) Provide “maximum occupancy” figure on the plans that is consistent with the calculation in the Michigan Building Code. Add number of wait staff at the largest shift.
 - 4) Add one “van-accessible” barrier-free space to plans.
 - 5) Applicant to consider adding at least one bike rack to the site.
 - 6) Show proposed loading/unloading space on the plans.
 - 7) Provide description of the size and type of expected delivery vehicles.
 - 8) Planning Commission to consider waiving 5-foot parking setback requirement based on the requirement for a landscape buffer between the street right-of-way and parking spaces (or in the area of striped pavement next to S. Main St. sidewalk), and to help protect vehicles parked in easterly space from vehicles entering the narrow maneuvering lane.
- C. Site Access and Circulation: Applicant to provide City with a written cross access agreement allowing vehicles from the subject site to exit using the neighbor’s property to the north.
- D. Lighting:
 - 1) Provide lighting information to enable the City to evaluate whether the proposed lighting conforms with the ordinance requirements.
 - 2) Provide building elevations showing location of proposed light fixtures.
- E. Refuse:
 - 1) Provide detail of proposed dumpster screen.
 - 2) Provide graphic illustrating that garbage truck can access the dumpster inside of the screen, and successfully maneuver around the site.
- F. Landscaping: Add landscaped buffer between right-of-way and parking lot.


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

- c: Greta Bolhuis
John Buzuvis
Marleta Barr
Ornamics Group (Riham@ornamics.com & Oliver@ornamics.com)



City of Plymouth

Site Plan Review Application

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234 x 232
Fax 734-455-1824

GENERAL INFORMATION:

Applicants seeking site plan approval are encouraged to familiarize themselves with the City of Plymouth Zoning Ordinance, Zoning Map, and Master Plan. Review these documents in order to assure that the land is properly zoned to permit 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 are met. Copies of the Zoning Ordinance, Zoning Maps and Master Plans may be obtained online.

Site plans for all Multiple Family Residential, Condominium/Townhome Residential, and all Non-Residential developments 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 \$350.

SITE PLAN REVIEW FEE(S):

Site Plan Review (initial review only).....\$1,000 + \$75/acre or fraction thereof
Subsequent Site Plan Review/Revision \$800
Special Land Use Review \$700 in addition to Site Plan Review fee
Condominium application, review \$500
Rezoning \$800

REVIEW PROCESS:

Submit 15 copies of the Site Plan Review 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 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 submission deadline in order to be on the following month's agenda. Specific 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 determination of completeness, 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
SITE PLAN REVIEW 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 630 S MAIN ST	Current Zoning Classification B1	Date of Application 06/18/2024
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Name of Property Owner MH HOLDINGS LLC	Phone Number 3136586118	
Mailing Address 22207 MICHIGAN AVENUE	Email Address (Required) MOE@FAMOUSHAMBURGER.COM	
City DEARBORN	State MICHIGAN	Zip Code 48124

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	X	Architect	Developer	Engineer	Lessee
Applicant/Company Name ORNAMICS GROUP	Phone Number 3132092772				
Applicant/Company Address 930 MASON ST	City DEARBORN	State MI	Zip Code 48124		
Email Address (Required) RIHAM@ORNAMICS.COM / OLIVER@ORNAMICS.COM					

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name HADLA DESIGN ARCHITECTS	Phone Number 313-492-5347		
Company Address 15244 MICHIGAN AVENUE	City DEARBORN	State MI	Zip Code 48126
Registration Number 1301071204	Expiration Date	Email Address (Required) MHADLA@HADLADESIGN.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 checked="" type="checkbox"/> Remodel <input type="checkbox"/> Mixed Use <input type="checkbox"/> Industrial <input type="checkbox"/> Addition <input type="checkbox"/> Interior Finish	<input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Special Land Use	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 Work

REQUESTING CHANGE OF OCCUPANCY FOR THE CONVERSION OF EXISTING MESSAGE
BUSINESS INTO A FAST-CASUAL ALL-AMERICAN BURGER JOINT. WE PLAN TO PRESERVE
EXISTING PARKING AND SITE CONDITIONS WITH NO MAJOR STRUCTURAL CHANGES TO
BUILDING. WE WILL UPGRADE EXTERIOR FACADE/SIGNAGE AND ADD PATIO SEATING.

VII. Applicant Signature

Signature of Applicant



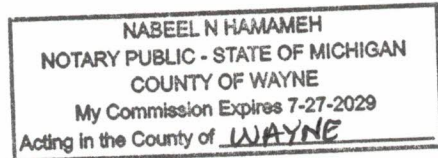
Date 06/18/2024

VIII. Property Owner Signature

Signature of Property Owner



Date 06/18/2024

Subscribed and sworn before me this 18th day of June, 2024.Notary Public: My Commission expires: 7-27-2029**For Office Use Only**

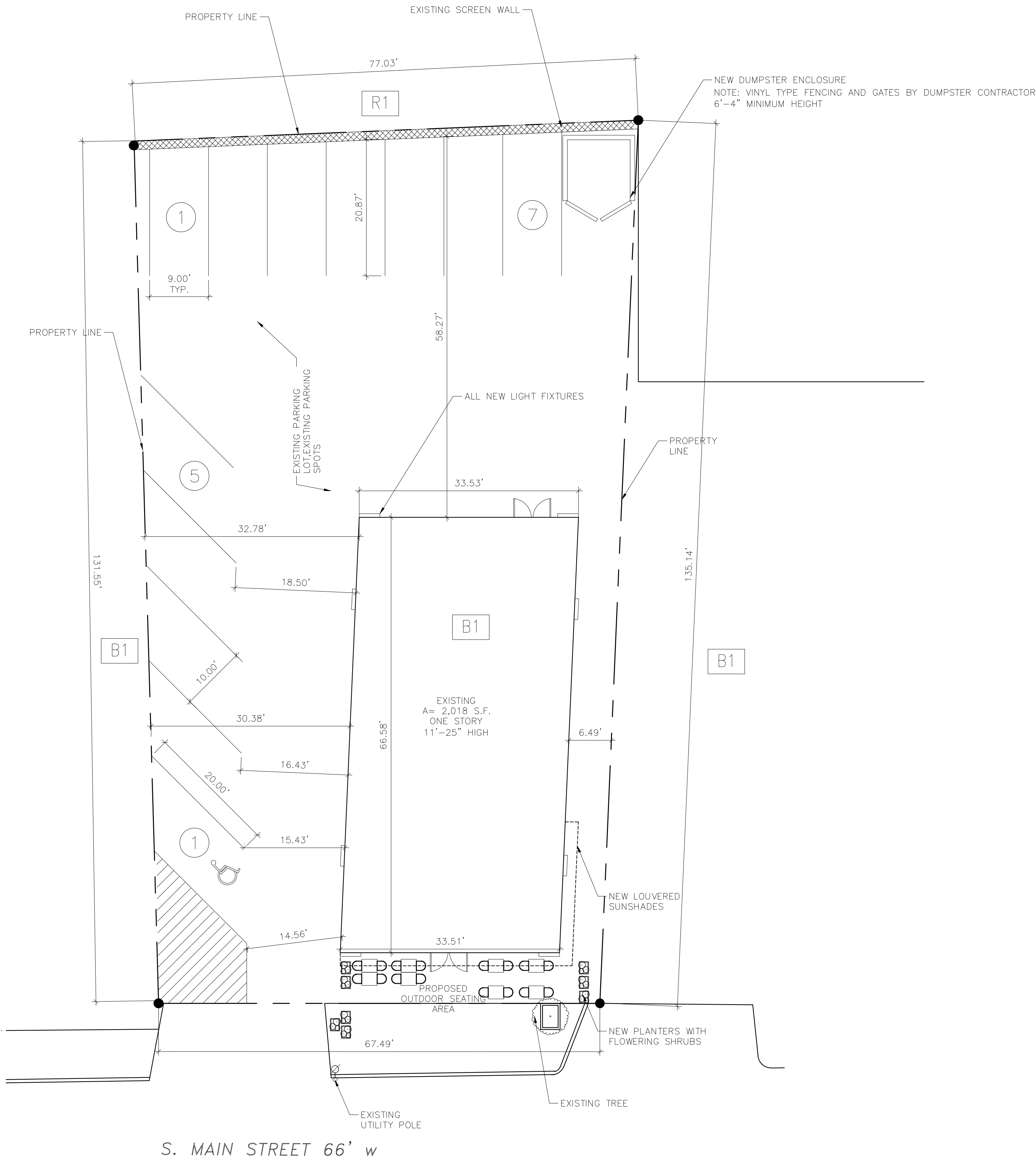
		YES/DATE	NO	N/A
1.	Pre-Application Meeting			
2.	Digital Copy of Application Package			
3.	Public Hearing Notice			
4.	CWA Review			
5.	Municipal Services Review			
6.	Fire Department Review			
7.	Engineering Review			

IX. Site Plan Review Checklist

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Name of person preparing plan*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Date, north point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Property line dimension	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Street right-of-way widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Existing utilities (sewer, water, gas, etc.) and easements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	Show adjacent property and buildings, including zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Existing topography, trees and other features	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
12.	Number of dwelling units per building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Height of structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Percent one room apartments (efficiencies)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15.	Total number of rooms if multiple-family	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16.	Parking requirements met (See Section 78-270)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	Number of units and bedrooms each building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18.	Parking lot layout (showing paved area) including ingress and egress and service area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.	Parking lot space dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20.	Loading and unloading space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
22.	Utility connections (sanitary sewer, water, storm sewers)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23.	On-site storm water retention	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24.	Fire hydrants within 300 feet (on- and off-site)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25.	Sidewalks and elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26.	Sedimentation and erosion control plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27.	Landscape plan showing plant materials to be used	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28.	Sign requirements met	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29.	Require walls and fences or greenbelts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30.	Corner clearance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31.	Service drive needed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32.	Acceleration lanes and traffic pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33.	Trash receptacle locations including screening type and height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34.	Mail box locations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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



PROPOSED ARCHITECTURAL SITE PLAN
SCALE 1"=10'

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
ZONING	B1	B1	B1
FRONT YARD-BLDG	NONE	-	0'
SIDE YARD	NONE	6.5'	-
REAR YARD	35'	60'	-
LOADING	NONE	NONE	NONE
PARKING	10	-	12
PARKING SPACE	9x20(9x18*)	-	9x20(9x18*)
HC PARKING	1	-	1
MAXIMUM HEIGHT	25	-	11.25'
STORIES	-	-	ONE
FLOOR AREA	NONE	-	2,018 S.F.
MAXIMUM AREA OF EXTERIOR WALL OPENINGS		15% PROTECTED ON NORTH SIDE	
MAXIMUM AREA OF EXTERIOR WALL OPENINGS		25% NOT PROTECTED ON SOUTH SIDE	

* 18' LONG IF 2' OF OVERHANG IS PROVIDED WHEN PARKING AGAINST THE CURB

REQUIRED PARKING CALCULATIONS:

PROPOSED ESTABLISHMENT FOR SALE & CONSUMPTION OF BEVERAGES, FOOD, AND REFRESHMENT

Sec. 78-271. - Schedule

OCCUPANT LOAD FOR FIXED SEATING RESTAURANT:	26
MAXIMUM NUMBER FOR EMPLOYEES :	5
MAXIMUM OCCUPANT LOAD:	31

OUTSIDE THE DOWNTOWN DEVELOPMENT DISTRICT: ONE PARKING SPOT FOR EACH THREE PERSONS

ALLOWED WITHIN THE MAXIMUM OCCUPANCY LOAD: 31/3= 10 PARKING SPOTS REQUIRED

PROVIDED 12 EXISTING PARKING SPOTS

REQUIRED LANDSCAPE CALCULATIONS:

Sec. 78-168. -INTERIOR PARKING LOT LANDSCAPING

OFF-STREET PARKING AREAS CONTAINING TWENTY-FIVE OR MORE PARKING SPACES SHALL PROVIDE INTERNAL LANDSCAPING.

SURVEY BY ANTHONY SYCKO, JR.

PROFESSIONAL SURVEYOR NO. 47976

KEM-TEC : PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES

PROPERTY LEGAL DESCRIPTION: LOT 859: ASSESSOR'S PLYMOUTH PLAT NO.23, OF PARTS OF THE S.W 1/4 OF SEC. THE S.E. 1/4 OF SEC. 27 AND N.E. 1/4 OF SEC. 34, T.1 S., R.8 E., CITY OF PLYMOUTH, WAYNE COUNTY, MI, AS RECORDED IN LIBERAL 69 OF PLATS, PAGE 49 OF WAYNE COUNTY RECORDS.

LEGEND

- NEW GRASS
- VIBURNUM TREE
- PROPERTY CORNERS
- SANITARY SEWER
- SANITARY SEWER
- SANITARY LEAD
- WATER MAIN
- WATER SERVICE
- OVERHEAD LINE
- GAS LINE
- UTILITY POLE
- EX LIGHT POLE
- NEW LIGHT POLE
- FIRE HYDRANT

ORNAMICS

FAMOUS BURGER
NEW LOCATION REMODELING

630 S MAIN ST
PLYMOUTH, MI 48170

ISSUE DATE
6/18/24

DRAWN BY: RIHAM

ARCHITECTURAL SEAL:

06/19/24
MOHAMMAD
HADLA
ARCHITECT
No. 1301071204
GENERAL ARCHITECT

SHEET TITLE:
ARCHITECTURAL
SITE
PLAN

SHEET NO.:

ASP-1