



LINCOLN PARK PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS 1355 SOUTHFIELD ROAD
LINCOLN PARK, MICHIGAN

October 9, 2019 at 7 p.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approval of Previous Minutes**
- V. Approval of Agenda**
- VI. Old Business**
- VII. New Business**
 - A. SLU Conceptual Review: 970 Fort – Auto Repair and Sales
 - B. Wireless Communication Facilities Ordinance
 - C. Package Delivery Lockers Ordinance
- VIII. Policy Review and Discussion**
- IX. Education and Training**
 - A. Corktown Breakfast, Beverages, Bright Ideas: Thursday October 24, 4-6 pm.
www.planningmi.org “Upcoming Events”
- X. Reports from Department and Other Boards and Commissions**
- XI. Public Comments**
- XII. Comments from Planning Commissioners**
- XIII. Adjournment**

The City of Lincoln Park will provide necessary reasonable auxiliary aides and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the meeting to individuals with disabilities at the meeting/hearing upon seven (7) days prior notice to the City of Lincoln Park. Individuals with disabilities requiring auxiliary aides or services should contact the City of Lincoln Park by writing or calling the following: The Building Department, 1355 Southfield Road, Lincoln Park MI 48146; 313-386-1800 ext. 1296

**CITY OF LINCOLN PARK
COUNTY OF WAYNE, STATE OF MICHIGAN
PLANNING COMMISSION MEETING OF JULY 10, 2019**

A Planning Commission meeting of July 10, 2019, Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan was called to order at 7:00 p.m. by Mr. Horvath, Commencing with the Pledge of Allegiance.

PRESENT: Palmer, Horvath, Graczyk, Persinger, Kelsey, LoDuca

ABSENT: Briones

EXCUSED: Kissel

ALSO PRESENT: Leah DuMouchel, John Meyers, Lillian Ross

APPROVAL OF MINUTES

a. June 12, 2019

Moved by Horvath to approve minutes as written, support by Kelsey

MOTION CARRIED

APPROVAL OF AGENDA

Moved by Kelsey to approve the agenda as submitted, support by Persinger

MOTION CARRIED

OLD BUISNESS:

None

NEW BUISNESS

a. Master Plan – Submittal to Legislative body

Discussion amongst members regarding Master Plan zoning changes

Address missing items on page 56 & page 67

Possible to include Executive summary or spread sheet.

Moved by Kelsey to request the Lincoln Park City Council to approve for distribution and review the draft of the "Lincoln Park Master Plan" pursuant to Section 41 (MCL 125.3841) of Public Act 38 of 2008, known as the Michigan Panning Enabling Act., support by Loduca

AYES: Palmer, Graczyk, Kelsey, Persinger, LoDuca, Horvath

NAYES:

ABSENT: Kissel, Briones

MOTION CARRIED

POLICY REVIEW AND DISCUSSION

EDUCATION AND TAINING

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

There will be two addresses coming before the Dangerous Building on Emmons & Mill

PUBLIC COMMENTS

Lillian Ross asked if the city was mandated to do a Master Plan? Leah responded, as of 2017 in order to receive community development funds the community must be involved in the Community redevelopment readiness program.

COMMENTS FROM PLANNING COMMISSIONERS

Kelsey mentioned councilwoman Lillian Ross will be a liaison for the Planning Commission and DBB

ADJOURNMENT

Moved by Kelsey to adjourn, support by Persinger

MOTION CARRIED

Meeting adjourned at 7:47PM

MICHAEL HORVATH, Secretary

970 Fort Street – Auto Sales and Services

Site Plan Review

Applicant	Mohammed Aoude
Project	Auto Sales and Service
Address	970 Fort Street, Lincoln Park, MI 48146
Date	October 9, 2019
Request	Conceptual Review – Special Land Use
Recommendation	None – Advisory Only

GENERAL

All elements of the site plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Zoning Code. The site plan shall conform with all requirements of this Zoning Code, including those of the applicable zoning district(s).

Project and Site Description



Figure 1: Aerial View

An auto sales and service business has been operating on this site for approximately 4.5 years. It was the subject of several enforcement actions in August 2017, and during the subsequent investigation it was discovered that the property did not have the required Special Land Use approval to operate these uses. The Building Department referred the project for Planning approval before a Certificate of Occupancy can be issued.

Incomplete site plan packages were submitted in June and October of 2018. These plans did not address a primary challenge to the site, which is its adjacency to Ecorse Creek. The whole of the parcel is within the floodway, 100-year floodplain, or 500-year floodplain. This limits the permitted activities on the site, and also has implications for stormwater management.

The site is an existing auto sales and service business that is located on a parent parcel that recently was split into two child parcels: the south parcel with the auto sales and services building on it that the applicant is proposing to improve, and the north vacant parcel that the applicant has stated an intention to sell. However, the plans submitted show both parking and a dumpster on the north parcel

Master Plan

Future Land Use Classification

The future land use classification for the site is General Commercial.

Intent; Desirable Uses and Elements

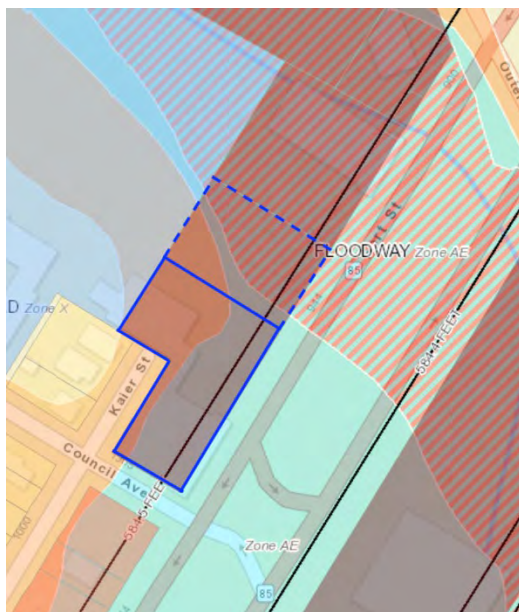
The General Commercial land use is intended to provide retail goods and services on a city-wide scale as well as a regional-scale that draw customers from within and outside the City. This land use is appropriate location for automobile-oriented uses such as restaurants, gas stations with or without convenience stores, minor auto repair shops, and car washes that comply with special design standards that are not appropriate in other City areas such as the downtown.

Land Use and Zoning

Zoning

The site is zoned Regional Business District (RBD). The proposed use of automotive repair station and used motor vehicle uses are permitted after special approval under section 1282.03, listed below

- (a) (2) Automotive repair stations, provided that any outdoor storage of vehicles is screened in accordance with the standards of Section 1294.28, Screening.
- (e) New or used motor vehicle or recreational vehicle sales or rentals, including boats, snowmobiles, travel trailers, campers, motor homes, tents and accessory equipment, wherein motor vehicles or recreational vehicles are stored or displayed outside of completely enclosed buildings.



In addition to the general regulations and standards for buildings that fall within the RBD, special design standards for automotive service stations, repair center, and public garages are provided under section 1294.14 to control noise, odor, light, fumes, vibration, dust, and any other adverse effect that may impact the surrounding areas.

Also, the site falls within a flood hazard overlay zone; any development within the property shall comply with section 1294.36 to ensure conformity with the National Flood Insurance Program to reduce harm to people and damage to property as a result of flood occurrences in the City.

Figure 3: Zoning Map

Proposed and Existing Uses

Site	Commercial; Regional Business District
North	Commercial then Floodplain zone overlay; Regional Business District
East	ROW then Commercial; Regional Business District
South	ROW Then Commercal; Municipal Buisness District
West	ROW then Single Family Residential District and Community Service

Site Plan Documents

The following site plan drawings have been used to perform this review and are part of the public record.

Page	Sheet Title	Original Date	Last Revision
SP-1	Existing Site Plan/Topo Survey (Cover Sheet)	07/08/2019	-
SP-2	Proposed Site Plan	07/08/2019	-
SP-3	Proposed Landscape & Lighting Plans	07/08/2019	-
SP-4	Proposed Grading & Utility Plans	07/08/2019	-
SP-5	Soil Erosion and Sedimentation Control	07/08/2019	-
A-1	Existing Building Floor Plan	07/08/2019	-
A-2	Existing Building Elevations	07/08/2019	-

Dimensional Standards

The dimensional requirements of the Regional Buisness District (RBD) are described in the chart below. (§1294.32, except where noted.)

	Required	Provided	Compliance
Lot Width (§1294.14)	Min. 150 ft	240.28 ft	MET
Street Frontage (§1294.09)	Shrubbery and low retaining walls 2 ½' < height < 8'	No shrubby Area within the corner of the lot	MET
Lot Area (§1294.14)	Min. 15,000 sf	31,398 Sf	MET
Lot Coverage	Max. 50%	32%	MET
Height	Max. 2-story building; 25ft	One story building; 18.5 ft	MET
Setback – Front (§1294.14)	Min. 40 ft from ROW	Setback approximately ranges from 0 ft, 73.90 ft, 98.95 ft	*PARTIALLY MET
Setback – Sides (§1294.14) (§1294.32)	Min. 40 ft from ROW At least 10 ft, total of two 20 ft	Council Ave; 0 ft Interior lot (north) side; 39.38 ft	NOT MET MET
Setback – Rear (§1294.14) (§1294.32)	Min. 40 from ROW Min. 25 ft	Kaiser St; 0 ft Community Service; 0 ft	NOT MET NOT MET
Setback – Similar Uses (§1294.14)	No automotive fueling station, service station or repair center shall be permitted within a five thousand (5,000) foot radius of an existing automotive fueling station, service station or repair center. Measurement of the five thousand (5,000) foot radius shall be made from the outermost boundaries of the lot or parcel upon which the proposed automotive fueling station, service station or repair center will be situated.	Google shows 3 auto repair stations and 6 gas stations within the setback area	NOT MET

*Front Setback: Approximetly 60% of the garage building is built on the front property line. The other 9% area is built approximately 74 ft from the front line. The dealer building, which is 30% of the facade, is built approximately 99 ft from property line.

Items to be addressed

- The property does not conform to the setback standards of 1294.14. Site plan approval requires granting the waiver described under Site Design Standards for Uses Under Special Approval, below.*

BUILDING DESIGN

The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design guidelines adopted in specific district or sub-area plans, the building design shall meet the requirements of Section 1296.04, Standards for Architecture and Building Materials.

Required	Compliance
<ul style="list-style-type: none"> • Building mass, height, bulk and width-to-height ratio within 50-150% of buildings within 500' 	<p>MET</p>
<ul style="list-style-type: none"> • Architectural variety • Similar materials and entrances to buildings within 500' <div data-bbox="253 758 1240 942" data-label="Image"> </div> <p data-bbox="253 947 342 972">The site</p> <div data-bbox="253 1008 1240 1192" data-label="Image"> </div> <p data-bbox="253 1197 805 1222">Fort St. and Outer Dr. intersection; looking north</p> <div data-bbox="253 1257 1240 1486" data-label="Image"> </div> <p data-bbox="253 1491 842 1516">Fort St. and Council Ave. intersection; looking south</p>	<p>MET</p>

Required	Compliance
<ul style="list-style-type: none"> • Building materials: primarily natural products conveying permanence (brick, decorative masonry block, stone, or beveled wood siding) = 75% of each façade (industrial districts, 50% if facing ROW) <i>Percentage is not provided, building materials are mostly painted CMU Block and painted brick, there is un-identified material across the extended parapet of the service and sales building. The percentage of the unidentified material is 12% on east elevation, 3% on north elevation, and 2% on south elevation. This condition is MET.</i> • 25% may be glass, exterior insulation finish systems (EIFS), vinyl, aluminum, or steel siding; or similar synthetic or highly-reflective materials (industrial districts not facing public streets or freeways, these and pre-cast concrete or plain masonry block) <i>This condition is MET.</i> • Natural colors (bright for decorative features only) <i>CMU Block on Fort St. is painted in black, white, and red Color.</i> 	MET
<ul style="list-style-type: none"> • Façade: <100' uninterrupted • If >100' = recesses, off-sets, angular forms, arches, colonnades, columns, pilasters, detailed trim, brick bands, contrasting courses of material, cornices or porches • All sides similar 	MET
<ul style="list-style-type: none"> • Windows: vertical, recessed, visually-obvious sills • Spaces between windows = columns, mullions, or material found elsewhere on the façade • Front facades > 25% windows <i>Percentage is not provided; estimated percentage is 4% on Fort St. and 1% on Council Ave, and 0% on Kaiser St. This condition in NOT MET.</i> • Size, shape, orientation, spacing to match buildings within 500' 	NOT MET
<ul style="list-style-type: none"> • Main entrances: doors larger • Framing devices (overhangs, recesses, peaked roof forms, porches, arches, canopies, parapets, awnings, display windows, accent colors, tile work, moldings, pedestrian-scale lighting, distinctive door pulls) 	MET
<ul style="list-style-type: none"> • Pitched / shingled roof forms suggested; overhanging eaves with slope of 0.5 to 1 • Rooflines >100' = roof forms, parapets, cornice lines • Roof-top mechanical equipment screened by roof form. 	NOT APPLICABLE

Items to be addressed

- Applicant shall indicate a clear description of the unidentified material on the extended roof across the service and sales building on the elevations on Sheet A-2.
- Applicant shall indicate the extended roof above the sidewalks on Fort St. and Council Ave. on Sheets SP-1, SP-2, SP-3, SP-4

PRESERVATION OF SIGNIFICANT NATURAL FEATURES

Judicious effort shall be used to preserve the integrity of the land, existing topography, and natural, historical, and architectural features as deemed in this Zoning Code, in particular flood hazard areas and wetlands designated/regulated by the Michigan

Department of Environmental Quality, and, to a lesser extent, flood hazard areas and wetlands which are not regulated by the Department.

The property falls in proximity to Ecrose Creek within the Flood Hazard Overly Zone. Development within the floodplain is subject to regulation by the Michigan Department of Environmental Quality.

Engineering review comments:

1. The plans acknowledge the site is in a flood plain. They do not indicate part of the site is in a floodway. The flood plain and floodway should be clearly indicated on the site plan.
2. Work within the flood plain may require an EGLE/CORP joint Permit. Any work in the floodway will require an EGLE/CORP joint Permit.
3. It appears that the building is located in the flood plain. The engineer must verify that the finish floor is above the flood plain elevation. If possible a LOMA or LOMR may need to be filed.

Items to be addressed

- Applicant shall clearly indicate the floodplain and floodway on the Existing and Proposed Site Plan; Sheets SP-1 SP-2.*
- Applicant shall apply for a floodplain boundary to determine the parts of the site that falls within the regulatory floodway and the parts that falls within 1% annual chance flood hazard.*
- Applicant shall verify that the finish floor is above the floodplain elevation. If possible, a LOMA or LOMR may need to be filed.*
- Applicant shall work with Michigan Department of Environmental Quality (MDEQ) to ensure the building conforms with its regulation and get all the required permits.*

SIDEWALKS, PEDESTRIAN AND BICYCLE CIRCULATION

The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and sidewalks/ pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of primary and secondary schools, playgrounds, local shopping areas, fast food/ service restaurants and other uses which generate a considerable amount of pedestrian or bicycle traffic.

The property is serviced by (6) ft of concrete sidewalk along Fort St and (5) ft concrete sidewalk along Council Ave. which provides pedestrain circulation seperated from the vehicular circulation. No sidewalk on Kaiser St along the west side of the building; however, a sidewalk is provided along the residential area across the street from the building. There is no bicycle lanes either on the ROW or bicycle parking facilities.

Engineering review comments:

1. Fort Street is under the jurisdiction of Michigan Department of Transportation (MDOT). A permit is required from the MDOT to do any work within the Fort Street Right-of-Way.

2. Any sidewalk that is broken in the Fort Street or Council Street right-of-way will need to be replaced

Items to be addressed

- Applicant shall work with the Michigan Department of Transportation (MDOT) to ensure the work within the ROW conforms with its regulation.
- Applicant shall ensure that concrete sidewalk must be brought up to City Standards.

PARKING

The number and dimensions of off-street parking [spaces] shall be sufficient to meet the minimum required by this Zoning Code. However, where warranted by overlapping or shared parking arrangements, the Planning Commission may reduce the required number of parking spaces, as provided in this Zoning Code.

Use	Required	Proposed	Compliance
Automobile and truck sales, with or without automotive service and/or repair facilities	<p>One (1) for every four hundred (400) square feet of gross floor area of the sales room, plus one (1) for each employee on duty based upon maximum employment shift, plus spaces required for any automotive service and/or repair facilities.</p> <p>Automotive Service station: two (2) for each service bay.</p> <p><i>Automobile sales area: 4,934 sf/400 = 12</i></p> <p><i>Employment: (5) employess and (2) Manager = 7</i></p> <p><i>Repair facility/bay: 3X2 =6</i></p> <p><i>Total = 25 required parking spaces</i></p>	21	NOT MET

§1290.01 (q) Waiver or Modification of Standards for Special Situations. The Planning Commission may reduce or waive the number of off-street parking and/or loading spaces required for a specific use, provided they determine that no good purpose would be served by providing the required number of such spaces. In making such a determination to reduce or waive the requirements for off-street parking and/or loading spaces of this chapter, the following may be considered:

- (1) Extent that existing off-street parking and/or loading spaces can effectively accommodate the parking and loading needs of a given use.
- (2) Extent that existing on-street parking and/or loading spaces can effectively accommodate the parking and loading needs of a given use without negatively impacting traffic safety or adjacent uses.
- (3) Existing and proposed building placement.
- (4) Location and proximity of municipal parking lots and/or public alleys.
- (5) Agreements for parking and/or loading spaces with adjacent or nearby property owners.

	Required	Proposed	Compliance
Parking Area Type B §1290.05	Adequate means of ingress and egress shall be provided and shown	Existing egress and ingress is indicated on Fort St.	MET
	Parking facilities, access drives, and maneuvering aisles shall be hard surfaced with concrete or plant-mixed bituminous material, maintained in a usable dustproof condition and graded and drained appropriately	Ex. Pavement to be resurfaced with a min. 2" of Asphalt pavement on subbase and new asphalt is proposed.	MET
	Concrete curbs and gutters	Not provided	NOT MET
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	NOT APPLICABLE	NOT APPLICABLE
	All street boundaries of such parking facilities, where residential property is located on the opposite side of the street, shall be treated the same as set forth in Section 1290.04, Off-Street Parking A Areas; Residential Districts Adjoining Business or Industrial Districts.	NOT APPLICABLE	NOT APPLICABLE
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	Provided	MET
	In all cases where such parking facilities abut public sidewalks, a wall or curb at least six (6) inches high, or steel posts twenty-four (24) to thirty (30) inches high and not more than five (5) feet apart, set three (3) feet in concrete, shall be placed thereon so that a motor vehicle cannot be driven or parked with any part thereof extending within two (2) feet of a public sidewalk.	Existing chain link fence is provided along the lot line facing Fort St. and a concrete bumper is proposed on all parking spaces.	MET

Engineering review comments:

1. The southerly drive approach is broken and will need to be replaced.
2. The proposed work in the parking lot will need to be evaluated during the detailed engineering site plan review

The parking lot has been preliminarily evaluated by Hennessey Engineers in an effort to accommodate the applicant's intent to conduct the minimal repairs required to meet code. This evaluation, while preliminary, indicated that the parking lot's condition was to deteriorated to be repaired with the proposed resurfacing and would instead need to be fully reconstructed.

Items to be addressed

- Planning Commission waiver sought to reduce the number of required parking spaces from 25 to 21 (provides 84% of requirement)*
- Applicant shall provide indicate and detail curb and gutter.*
- Applicant shall ensure that the broken south drive approach must brought up to the City Standards.*
- Proposed work in parking lot will be evaluated for adequacy during detailed engineering review*

BARRIER-FREE ACCESS

The site has been designed to provide barrier-free parking and pedestrian circulation.

Required Spaces	Required Barrier-Free Spaces	Proposed Barrier-Free Spaces	Compliance
1-25	1	1	MET

Items to be addressed

None

LOADING

All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened in accordance with this Zoning Code.

Gross Floor Area	Loading Spaces – Required	Loading Spaces – Provided	Compliance
5,001 to 20,000	1	Not provided	NOT MET

Items to be addressed

- Applicant shall provide off-street loading space of 10X50 ft with a (15) ft height clearance in accordance with the code of ordinance section 1290.09.*

ACCESS, DRIVEWAYS, AND VEHICULAR CIRCULATION

Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, parking and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points. All driveways shall meet the design and construction standards of the City. Access to the site shall be designed to minimize conflicts with traffic on adjacent streets, particularly left turns into and from the site. For uses having frontage and/or access on a major traffic route, as defined in the City of Lincoln Park Comprehensive Development Plan, the number, design, and location of access driveways and other provisions for vehicular circulation shall comply with the provisions of Section 1290.10, Access Management Standards.

The standards of this section shall be applied to the following major traffic routes (arterials) identified in the City of Lincoln Park Comprehensive Development Plan: Southfield Road, Fort Street, Dix Avenue, and Outer Drive.

Required	Provided	Compliance
<ul style="list-style-type: none"> • Single two-way driveway or pair of one-way driveways • Two-way: 25' < throat width < 30' (face to face of curb). One-way paired: each 20' measured perpendicularly. May be separated by 10' median; sidewalks shall be continued or maintained • 25' radii; 30' radii where daily truck traffic expected • Corner lots: one access point per street with >100' frontage • If frontage >300' and documented need (ITE), may allow additional access with design restrictions • If frontage >600', max of 3 drives may be allowed; one with design restrictions 	<ul style="list-style-type: none"> • The north and south driveways are two-way • The north driveway is 32.83 ft and the south driveway is 32.84 ft • Not provided • There are two access points on Fort St. and no access point on Council Ave. or Kaiser St. • Not Applicable • Not applicable 	<ul style="list-style-type: none"> • NOT MET • NOT MET • NOT PROVIDED • NOT MET • NOT APPLICABLE • NOT APPLICABLE
<ul style="list-style-type: none"> • Shared access: driveways along property lines, connecting parking lots, on-site frontage roads, rear service drives. Encouraged and may be required for sites within 1/4 mile of major intersections; having dual frontage; with <300' frontage; with sight distance problems; along congested or accident-prone roadway segments • Connection to adjacent facilities may be required; site accommodation may be required for future connection to undeveloped adjacent property • Letters of agreement or access easements required 	<p>Approximately 4 ft of the north driveway located on parcel (B), as well as the dumpster and (14) parking spaces are located within Parcel (B). As submitted, this site plan covers and applies to both parcels.</p>	<p>NOT APPLICABLE</p>
<ul style="list-style-type: none"> • Triangular unobstructed view areas: from corner of two ROWs, 25' along each; from corner of ROW and driveway, 10' along driveway and 5' along ROW • Grass / groundcover only in 3' strip abutting driveway and ROW • Trees permitted if trimmed between 30" and 6' from ground level 	<p>The building structure is constructed within the traingular area; however, the curb line is extended on Fort St. to providing clear view.</p>	<p>MET</p>
<ul style="list-style-type: none"> • May require drive to be located on the far side of the property from congested intersections • >150' from signalized intersection or 4-way stop, or right-turn-only at 75' from intersection • >100' otherwise • >200' from centerline of I-75 access ramps 	<p>The south driveway is approximately 105 ft from Fort St. and Council Ave. intersection</p>	<p>MET</p>

Required	Provided	Compliance
<ul style="list-style-type: none"> • Same side of street: Driveway spacing determined by speed limits in §1290.10 • Across the street: Driveways directly aligned or >150' offset (excludes right-turn-only) • Directional driveways, divided driveways, and deceleration tapers and/or by-pass lanes may be required by the Planning Commission where they will reduce congestion and accident potential 	<p>Fort St. speed is 45 mph; required spacing is 230 ft. Provided 79 ft</p>	<p>NOT MET</p>

In addition to the general standards set forth in the above section, the following requirements shall comply with section 1294.14 automotive service stations, repair centers, and public garages

Required	Provided	Compliance
<ul style="list-style-type: none"> • Driveways providing ingress or egress, not more than 30 ft wide at property line • Not more than (1) curb opening along any street • No driveway or curb opening located nearer than 20ft from corner or exterior line • No driveway located nearer than 30ft to any driveway 	<ul style="list-style-type: none"> • The north driveway is 32.83 ft and the south one is 32.84 ft • Provided two (2) curb opening along Fort St. • The north driveway is approximately 0 ft from the exterior line of the property and the south driveway is approximately 105' from the corner of Fort St. and Council Ave. • The north driveway is 79 ft away from the south driveway 	<ul style="list-style-type: none"> • NOT MET • NOT MET • NOT MET • MET
<ul style="list-style-type: none"> • Raised concrete curb (6) inches, along all street lot lines, except driveways. 	<p>Curblines are provided on existing and proposed site plan along Fort St. and Council Ave.</p>	<p>MET</p>
<ul style="list-style-type: none"> • The entire lot, except building, of hard surfaced; concrete or plant-mixed bituminous material. • Landscaped shall be separated from by raised concrete curb (6) inches. 	<ul style="list-style-type: none"> • Provided existing pavement area to be resurfaced and new asphalt area. • Not provided; landscaped areas are along the rear side of parking spaces which is separated by concrete bumper. 	<ul style="list-style-type: none"> • MET • NOT MET

(4) For expansion and/or redevelopment of existing sites where the Planning Commission determines that compliance with all the standards of this section is unreasonable, the standards shall be applied to the maximum extent possible. In such situations, suitable alternatives which substantially achieve the purpose of this section may be accepted by the Planning Commission, provided that the applicant demonstrates that all of the following apply:

A. The size of the parcel is insufficient to meet the dimensional standards.

- B. The spacing of existing, adjacent driveways or environmental constraints prohibit adherence to the access standards at a reasonable cost.
- 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 (ITE).
- D. There is no other reasonable means of access.

Items to be addressed

- Driveways and curb cuts are larger than permitted by either 1290.10 or 1294.14*
- Curb cuts exceed the maximum number permitted*
- Applicant shall provide concrete raised curb (6) Inches along the landscaped areas.*

EMERGENCY VEHICLE ACCESS

All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department and Police Department.

A firehydrant is located on the sidewalk of Fort St. within approximately 70 ft away from the north driveway. The applicant proposes a Fire Lane, approximately 12X50 ft, within the site on the north side of the automobile sales building.

Police Department comment:

The police department has no issues with the used auto sales/repair facility moving forward.

Fire Department comment:

I would request that this site plan go out for a third party review regarding fire codes. It was a really complicated building and the site was a combination of grass, gravel, and concrete which may need to be corrected for FD access. I also think the size of the building may need additional fire suppression to bring it up to current code.

(Note: Such review would occur during detailed engineering, in conjunction with the finalized parking lot scheme and the MDOT approval process)

Items to be addressed

- Site plan to be evaluated by third party for Fire Code compliance during detailed engineering review*

STREETS

All streets shall be developed in accordance with the City of Lincoln Park Subdivision Control Ordinance and construction standards, unless developed as a private road in accordance with the requirements of the City.

No new streets are proposed.

Items to be addressed

None

LANDSCAPING, SCREENING, AND OPEN SPACE

The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Zoning Code. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping, landscape buffers, greenbelts, fencing, walls and other protective barriers shall be provided and designed in accordance with the provisions of Section 1296.03, Landscaping Standards. Recreation and open space areas shall be provided in all multiple-family residential and educational developments.

	Required	Proposed	Compliance
Street Landscaping	Greenbelt, 10' width minimum with groundcover	<i>Fort St</i> ; provided approximately 5 ft with provision of curblin greenbelt approximately 6 ft. <i>Council Ave</i> ; not provided. Provision of curblin greenbelt approximately 2 ft and 4ft between the sidewalk. <i>Kasier St</i> ; not provided. Provison of curblin greenbelt approximately 10 ft	MET AS POSSIBLE
	1 tree and 4 shrubs per 40' of street frontage <i>Fort St</i> : 240'/40 = 6 trees and 24 shrubs <i>Council Ave</i> : 100'/40= 3 trees and 10 shrubs <i>Kaiser St</i> : 133'/40 = 4 trees and 14 shrubs Total: 13 trees and 48 shrubs 30%: 4 trees and 14 shrubs	<i>Fort St</i> : provided 5 trees and 14 shrubs. <i>Council Ave</i> : Not provided <i>Kaiser St</i> : Not provided	MET
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	2 trees and 9 shrubs are proposed where headlights from parked vehicles could shine into <i>Fort St</i> .; applicant to confirm that these species in this quantity are "totally obscuring"	INQUIRY
Interior	10% of total lot area landscaped, including groundcover $(51,871 \text{ sf} * 0.1) = 5,187 \text{ sf landscaping}$	16,580 sf or 32%	MET

	Required	Proposed	Compliance
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Most of landscaping is on the opposite side of the site from these features, likely to accommodate existing impervious surface.	SUBSTANTIALLY MET
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>5,187 sf = 13 trees and 21 shrubs</i> <i>30% = 4 trees and 7 shrubs</i>	4 trees and 21 shrubs	MET
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces <i>21/10 = 3 trees</i>	3 trees	MET
	100 sf of planting area per tree	Trees are located within Parcel (B) without planters	MET
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	Provided	MET
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive); solid 6' masonry wall ornamental on both sides	Not Applicable	NOT APPLICABLE

§1296.03 (c) Special Provisions for Existing Sites. Special provision is made for applying these standards to developed sites which existed prior to the City adopting landscaping requirements. Therefore, when an existing site is undergoing redevelopment, improvement, a change in use, or expansion, the objective of these standards is to gradually bring the existing site into compliance with the minimum standards of this section in relation to the extent of expansion or change on a site.

When reviewing plans for a change in use or expansion which requires site plan review, the Planning Commission shall require an upgrade in landscaping, using the following as guidelines:

- (1) Each building expansion of one percent (1%) of gross floor area should include at least two percent (2%) of the landscaping required for new developments, or a minimum of thirty percent (30%) of the landscaping required for new developments, whichever is greater.
- (2) Landscaping along the street and as a buffer between adjacent land uses should take priority over parking lot and site landscaping. Where parking lot landscaping cannot be provided, additional landscaping along the street or in the buffer areas should be considered.

Items to be addressed

None

SOIL EROSION CONTROL

The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Building Superintendent or City Engineer.

The applicant proposed soil erosion and sedimentation control notes and maintenance notes of constructing the project in compliance with part 91 of Act 451 of 1995, as amended, the Soil Erosion and Sedimentation Control Act and the Oakland County Soil Erosion and Sedimentation Control Ordinance. All erosion and sedimentation control work shall conform to the standards and specification of Oakland County Public Works Office.

Items to be addressed

- *Applicant shall work with the building Superintendent or City Engineer of Lincoln Park Department of Public Services to review the proposal measure. The site is located under floodplain hazard overlay zone, special attention shall be given to soil erosion by the applicant.*

UTILITIES

Public water and sewer facilities shall be available or shall be provided for by the developer as part of the site development, where such systems are available.

Engineering review comments:

1. Based on the site plan submitted, all existing utilities and leads are being reused. It is our recommendation that the new addition should be serviced by new water and sanitary sewer services. If the existing services are approved for tie-in by the Plumbing Inspector it is important that the developer realize these existing utilities are very old and may have reached their life expectancy. It is our strong recommendation for the developer to at least videotape the existing sewer lead to determine its condition prior to doing any renovations on the existing building. If the service lead needs to be replaced the installation of the new service will need to be inspected by our office. The developer should verify with the City the existing sanitary service type and size. If it is undersized for the proposed building use it must be replaced. The developer's engineer or architect shall determine the sanitary service lead capacity.
2. The developer should verify with the City the existing water service type and size. If it is a lead service or if the service is undersized for the proposed building use, it should be replaced. The developer's engineer or architect shall determine the water service lead capacity.

Items to be addressed

- *Applicant is recommended to videotape the existing sewer lead to determine its condition prior to doing renovations on the existing building, if the service lead needs to be replaced the installation of the new service will need to be inspected.*
- *Applicant shall verify with the City the existing sanitary service type and size. If it is undersized for the proposed building use it must be replaced. The applicant's engineer or architect shall determine the sanitary service lead capacity.*

- *Applicant shall verify with the City the existing water service and size. If It Is lead service or If Is undersized for the proposed building use, it should be replaced. the applicant's engineer or architect shall determine the water service lead capacity.*
- *Applicant shall work with City Engineer of Lincoln Park Department of Public Services to review the public water and sewer systems on the site.*

STORMWATER MANAGEMENT

Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be encouraged. The use of detention/ retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

Engineering review comments:

Storm water management is under the jurisdiction of Wayne County. A detention basin and/ or bioswale will probably be required. We have concerns about how this will be accomplished since the majority of the site is in the 100-year flood plain.

Items to be addressed

- *Applicant shall work with City Engineer to review stormwater system to determine the appropriate permitting process. Engineering comments note that a detention basin and/or bioswale will likely be required, and raise concerns about the site's capability to accomplish these measures considering that the majority of it is in the floodplain or floodway. If the site plan must be changed after approval in order to accommodate such features, such change shall not be considered a minor modification as defined in 1296.01, and full and approval review shall be required by the Planning Commission.*
- *Applicant shall work with Michigan Department of Environmental Quality (MDEQ) to ensure the stormwater management conforms with its regulation.*

LIGHTING

Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.

Street lightings to remain. Applicant proposes (7) new building wall mount light on the north and east interior sides of the building facing Fort St. and the parking spaces. All proposed lighting will be directed downward and away from the street and adjacent properties.

Items to be addressed

- *None*

NOISE

The site has been designed, buildings so arranged, and activities/equipment programmed to minimize the emission of noise, particularly for sites adjacent to residential districts.

No indication of adverse noise impacts are anticipated from the development.

Items to be addressed

None

MECHANICAL EQUIPMENT

Mechanical equipment, both roof and ground mounted, shall be screened in accordance with the requirements of this Zoning Code.

No roof or ground mounted mechanical equipment is visible from the ROW.

Items to be addressed

None

SIGNS

The standards of the City's Sign Code are met.

Signs shall be permitted by the building Department in accordance with the Lincoln Park Sign Ordinance. Sign information presented during Site Plan Review is for illustrative purposes only.

Items to be addressed

- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.*

HAZARDOUS MATERIALS OR WASTE

For businesses utilizing, storing or handling hazardous material such as automobile service and automobile repair stations, dry cleaning plants, metal plating industries, and other industrial uses, documentation of compliance with state and federal requirements shall be provided.

The proposed use is expected to generate some quantity of hazardous materials or waste. Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal.

Items to be addressed

- Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal*

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

All applicable standards for uses permitted after special approval are met.

(a) Purposes. In order to regulate and control the problems of noise, odor, light, fumes, vibration, dust, danger of fire and explosion and traffic congestion, which result from the unrestricted and unregulated construction and operation of automotive service stations and automotive repair centers, and to regulate and control the adverse effects which these and other problems incidental to automotive service stations and repair centers may exercise upon adjacent and surrounding areas, the following regulations and requirements are provided for automotive service stations and repair centers located in any zone. All automotive service stations and repair centers erected after the effective date of this Zoning Code shall comply with this section. No automotive service station or repair center existing on the effective date of this Zoning Code shall be structurally altered so as to provide a lesser degree of conformity with this section than existed on the effective date of this Zoning Code.

Requirement	Proposed	Compliance
Frontage along the principal street of not less than one-hundred- fifty (150) feet Minimum area of fifteen-thousand (15,000) square feet.	357 feet 51,871 square feet	Met
> 40' from any street lot line >15' from any side or rear lot line directly adjoining a residentially zoned district (may be constructed on property line if abutting an alley) >5000' from existing automotive fueling station, service station or repair center (outermost boundaries of the lot)	0 feet from street lot line ~5 feet from residentially zoned partial side lot line (~15' adjacency of 170' parcel depth) ~3 service stations and 6 fueling stations are identified within the setback radius	Not met
Driveways < 30' feet wide at the property line 1 curb opening along any street Driveway / curb opening > 20' to any corner or exterior line (along the property line) Driveway > 30' to any other driveway (along the property line) 6" concrete curb along all street lot lines	~32' 2 curb cuts on Fort 110' from lot line and 100' from corner 150' to next driveway Curb is existing	Not met
Entire lot hard surfaced (concrete or plant-mixed bituminous material) Landscaped area separated from all paved areas by 6" concrete curb	Covered by asphalt Curb not shown	Not met
All lubrication equipment, motor vehicle washing equipment, hydraulic hoists and pits enclosed entirely within a building All gasoline / fuel pumps > 15' from any lot line Pumps arranged so that motor vehicles shall not overhang any public sidewalk, street or right of way.	None shown outside building No pumps proposed	Met

Requirement	Proposed	Compliance
<p>Lot 15,000 sf: 4 double gasoline / fuel pumps or 8 single gasoline / fuel pumps and 2 enclosed stalls for servicing Additional 2 gasoline / fuel pumps and/or 1 enclosed stall may be included with each additional 2,000 sf of lot area.</p>	<p>No pumps proposed</p>	<p>Not applicable</p>
<p>Where adjoining residential district: 6' solid, ornamental, masonry wall erected and maintained along the interior (or alley) lot line All trash areas, used tires, automotive parts, other items enclosed on all sides by 6' masonry wall constructed of the same materials as main or principal building, faced with brick, decorative block, or pre-cast concrete (decorative pattern, painted in the same color scheme) Masonry walls protected by a fixed curb or vehicle barrier Masonry wall may be required by the Building Superintendent where adjoining a nonresidential use, such as a professional office building, clinic or day nursery, or a landscaped area of any other nonresidential use Walls may be stepped down within 25' of street right-of-way line.</p>	<p>Not applicable</p> <p>Dumpster enclosure proposed; no other exterior storage is permitted</p> <p>No independent wall proposed or required</p> <p>No wall has been required</p>	<p>Met as applicable</p>
<p>Exterior lighting, including illuminated signs, hooded or shielded away from neighboring property</p>	<p>See Lighting</p>	
<p>>200 from school, playground, church, hospital or other such use where large numbers of people congregate (measured from property line)</p>	<p>Iglesia La Casa De Mi Padre church: 195' from lot lines Former St. Henry's: Adjacent lot line (0'); future use unclear</p>	<p>Not Met</p>
<p>All repair work conducted completely within enclosed building; no storage of parts, trash, supplies or equipment outside of a building. Outdoor vehicle and trailer storage / parking prohibited between 10:00 p.m. and 7:00 a.m. Exceptions: private passenger automobiles, equipment rental operations (see ordinance for details)</p>	<p>No outside storage shown</p>	<p>Met</p>

Requirement	Proposed	Compliance
If use abandoned or terminated > 1 year, all underground gasoline storage tanks shall be removed from the premises.	No USTs known	Met

The site does not meet any of the required setbacks of 1294.14. The driveways are wider than are permitted by either 1290.10 or 1294.14, and the second curb cut violates 1294.14. Curbs are not shown near the landscaping. Most seriously, the location is prohibited by its proximity of two properties which are listed as churches in City records, though current use of both is unclear.

(n) **Waiver or Modification of Standards for Special Situations.** In cases where an applicant is proposing to open a new automotive service station or repair center on a site that was previously a non-conforming service station, the Planning Commission may reduce or waive the minimum area, frontage, or setback standards, provided they determine that no good purpose would be served by upholding the minimum standards. In making such a determination to reduce or waive the requirements for the minimum area, frontage, or setbacks, the following may be considered:

(1) **Extent that the proposed site can effectively accommodate and control the problems of noise, odor, light, fumes, vibration, dust, danger of fire and explosion, and traffic congestion associated with automatic service stations and repair centers.**

The site has been operating as intended for several years, and no changes are proposed which would address the above criteria. Evaluation of this criteria should be based on experience.

(2) **Extent that the proposed site can operate as an automotive service station or repair center without negatively impacting traffic safety or adjacent uses.**

The site has been operating as intended for several years and no changes are proposed which would address the above criteria. Evaluation of this criteria should be based on experience.

(3) **Existing and proposed building placement.**

The site has been operating as intended for several years and no changes are proposed which would address the above criteria. Evaluation of this criteria should be based on experience.

(4) **On-site traffic circulation.**

The second curb cut is prohibited by ordinance, and does not appear to be critical to the site's internal circulation. It is the City's preference that the applicant provide a redesigned site that addresses the Engineer's concerns about stormwater management and parking lot condition in addition to the site concerns presented in this report.

(5) **Proximity to residential uses.**

The majority of the site is not adjacent to a residential use.

(6) **Visual impacts.**

The proposed site design improves the visual impact of the property by introducing landscaping and removing blighted paving.

Items to be addressed

- Planning Commission waiver sought for all of the setback requirements of 1294.14.*
- A waiver is not provided by ordinance to address the site's prohibited location; Planning Commission discretion will prevail*

OTHER AGENCY REVIEWS

The applicant has provided documentation of compliance with other appropriate agency review standards, including, but not limited to, the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Transportation, Wayne County Drain Commission, Wayne County Health Department, and other federal and state agencies, as applicable.

Applicant shall provide documentation of compliance with other appropriate agency review standards, including but not limited to the Michigan Department of the Environment, Great Lakes, and Energy (EGLE) and the Michigan Department of Transportation.

Items to be addressed

- Applicant to secure all appropriate agency reviews as needed, including but not limited to the Michigan Department of the Environment, Great Lakes, and Energy (EGLE) and the Michigan Department of Transportation.*

VARIANCES

No variances are anticipated as part of this proposal.

Items to be addressed

None

RECOMMENDATIONS

Findings

Significant site design issues remain unresolved on the site. The City's Engineer and Fire Department have both flagged potential problems as the project unfolds: 1. uncertainty about the adequacy of the work proposed on the parking lot, 2. stormwater management in the presence of the floodplain and floodway, and 3. Fire Department access on the proposed mixed surfaces. Experience would indicate that it is nearly impossible to adequately address stormwater with the site design as presented, but the prescribed process does not require a full investigation until Detailed Engineering. Each of these items are subject to review by County and State agencies or third-party expertise.

The Planning Commission should not approve a design unless it at least attempts to address the issues identified above. Given the findings, it is highly likely that a full redesign of the site will be required to meet the upcoming detailed requirements, and the applicant will then be required to start this process from the

beginning again. These findings are sufficient for the Planning Commission to reasonably request at least a preliminary analysis of stormwater management showing that the design as proposed can accommodate the expected stormwater load. It need to rise to the level of a “detailed hydrology analysis” as described in 1296.01 Site Plan Contents, but should satisfy the intent in light of the prevailing site conditions, which are adjacency to the Creek and the significant presence of floodplain and floodway on the site. If the site must be redesigned to accommodate stormwater, the new proposal should address the driveway and curb cut concerns noted here.

It is notable that while a site plan which meets all required criteria shall be approved, a Special Land Use approval is discretionary to the Planning Commission. As presented, the proposal does not meet the following criteria, and consequently would receive a recommendation to deny from City staff.

The special use will protect the natural environment, help conserve natural resources and energy, and will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance;

Conditions and Waivers

Waivers

- *The property does not conform to the setback standards of 1294.14. Site plan approval requires granting the waiver described under Site Design Standards for Uses Under Special Approval, below.*
 - *Driveways and curb cuts are larger than permitted by either 1290.10 or 1294.14*
 - *Curb cuts exceed the maximum number permitted*
- *Planning Commission waiver sought to reduce the number of required parking spaces from 25 to 21 (provides 84% of requirement)*

Conditions to be addressed before approval

- *Applicant shall indicate a clear description of the unidentified material on the extended roof across the service and sales building on the elevations on Sheet A-2.*
- *Applicant shall indicate the extended roof above the sidewalks on Fort St. and Council Ave. on Sheets SP-1, SP-2, SP-3, SP-4*
- *Applicant shall clearly indicate the floodplain and floodway on the Existing and Proposed Site Plan; Sheets SP-1 SP-2.*
- *Applicant shall provide concrete raised curb (6) Inches along the landscaped areas.*
- *Applicant shall provide indicate and detail curb and gutter.*
- *Applicant shall ensure that the broken south drive approach must brought up to the City Standards.*
- *Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal*

Conditions of approval

- Proposed work in parking lot will be evaluated for adequacy during detailed engineering review*
- Applicant shall verify that the finish floor is above the floodplain elevation. If possible, a LOMA or LOMR may need to be filed.*
- Applicant shall work with Michigan Department of Environmental Quality (MDEQ) to ensure the building conforms with its regulation and get all the required permits.*
- Applicant shall work with the Michigan Department of Transportation (MDOT) to ensure the work within the ROW conforms with its regulation.*
- Applicant shall ensure that concrete sidewalk is brought up to City Standards.*
- Site plan to be evaluated by third party for Fire Code compliance during detailed engineering review*
- Applicant is recommended to videotape the existing sewer lead to determine its condition prior to doing renovations on the existing building, if the service lead needs to be replaced the installation of the new service will need to be inspected.*
- Applicant shall verify with the City the existing sanitary service type and size. If it is undersized for the proposed building use it must be replaced. The applicant's engineer or architect shall determine the sanitary service lead capacity.*
- Applicant shall verify with the City the existing water service and size. If it is lead service or if it is undersized for the proposed building use, it should be replaced. The applicant's engineer or architect shall determine the water service lead capacity.*
- Applicant shall work with City Engineer of Lincoln Park Department of Public Services to review the public water and sewer systems on the site.*
- Applicant shall work with City Engineer to review stormwater system to determine the appropriate permitting process. Engineering comments note that a detention basin and/or bioswale will likely be required, and raise concerns about the site's capability to accomplish these measures considering that the majority of it is in the floodplain or floodway. If the site plan must be changed after approval in order to accommodate such features, such change shall not be considered a minor modification as defined in 1296.01, and full and approval review shall be required by the Planning Commission.*
- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.*
- Applicant to secure all appropriate agency reviews as needed, including but not limited to Wayne County, the Michigan Department of the Environment, Great Lakes, and Energy (EGLE) and the Michigan Department of Transportation.*

Recommendations

None – advisory only



September 3, 2019

Ms. Leah DuMouchel, AICP
Beckett & Raeder, Inc.
535 West William St. Suite 101
Ann Arbor, MI, 48103-4978

**Re: Auto Repair Facility Site Plan
970 Fort Street
City of Lincoln Park, MI
Hennessey Project 72111**

Dear Ms. DuMouchel:

Hennessey Engineers, Inc., as performed our second review for the Planning Commission for the above referenced project. Listed below are some comments some of which should be addressed in the Preliminary Plan approval:

GENERAL

1. The plans acknowledge the site is in a flood plain. They do not indicate part of the site is in a floodway. The flood plain and floodway should be clearly indicated on the site plan.
2. Work within the flood plain may require an EGLE/CORP joint Permit. Any work in the floodway will require an EGLE/CORP joint Permit.
3. It appears that the building is located in the flood plain. The engineer must verify that the finish floor is above the flood plain elevation. If possible a LOMA or LOMR may need to be filed.
4. Fort Street is under the jurisdiction of Michigan Department of Transportation (MDOT). A permit is required from the MDOT to do any work within the Fort Street Right-of-Way.
5. The southerly drive approach is broken and will need to be replaced.
6. Any sidewalk that is broken in the Fort Street or Council Street right-of-way will need to be replaced.
7. The proposed work in the parking lot will need to be evaluated during the detailed engineering site plan review.
8. Storm water management is under the jurisdiction of Wayne County. A detention basin and/ or bioswale will probably be required. We have concerns about how this will be accomplished since the majority of the site is in the 100-year flood plain.
9. Based on the site plan submitted, all existing utilities and leads are being reused. It is our recommendation that the new addition should be serviced by new water and sanitary sewer services. If the existing services are approved for tie-in by the Plumbing Inspector it is important that the developer realize these existing utilities are very old and may have reached their life expectancy. It is our strong recommendation for the developer to at least videotape the

September 3, 2019

existing sewer lead to determine its condition prior to doing any renovations on the existing building. If the service lead needs to be replaced the installation of the new service will need to be inspected by our office. The developer should verify with the City the existing sanitary service type and size. If it is undersized for the proposed building use it must be replaced. The developer's engineer or architect shall determine the sanitary service lead capacity.

10. The developer should verify with the City the existing water service type and size. If it is a lead service or if the service is undersized for the proposed building use, it should be replaced. The developer's engineer or architect shall determine the water service lead capacity.

Comments 1-4 and 8 listed above should be reviewed and addressed for the Planning Commission. From an engineering feasibility our office does have any some concerns with the how the above items will be achieved. If the items are addressed to the Planning Commissions satisfaction, we would recommend approval of the Preliminary Site Plan submittal and therefore, from the engineering feasibility review it would be our recommendation for the "**approval**" of the Preliminary Site Plan. This is not a detailed engineering review or approval. Once the Planning Commission approves the Site Plan the engineer shall submit three (3) sets of signed and sealed plans and a cost estimate to our office for detailed engineering review. An escrow account will need to be established for the detailed engineering review and construction inspection, test and management. Prior to any start of construction the plans must approved by our office.

If you have any questions, please do not hesitate to contact me.

Sincerely,

HENNESSEY ENGINEERS, INC



James D. Hollandsworth, P.E., P.S.
Lincoln Park Project Manager

JDH/bd

cc: John Kozuh, DPW Director, City of Lincoln Park
John J. Hennessey, Hennessey Engineers, Inc.
Ryan Kern, Hennessey Engineers, Inc.
B.3

R:\Municipalities\70000's Lincoln Park\72000's\72111 Auto Repair 970 Fort\PC Review Letters\Auto Repair 970 Fort St 2nd PC Review Sept. 3, 2019.docx

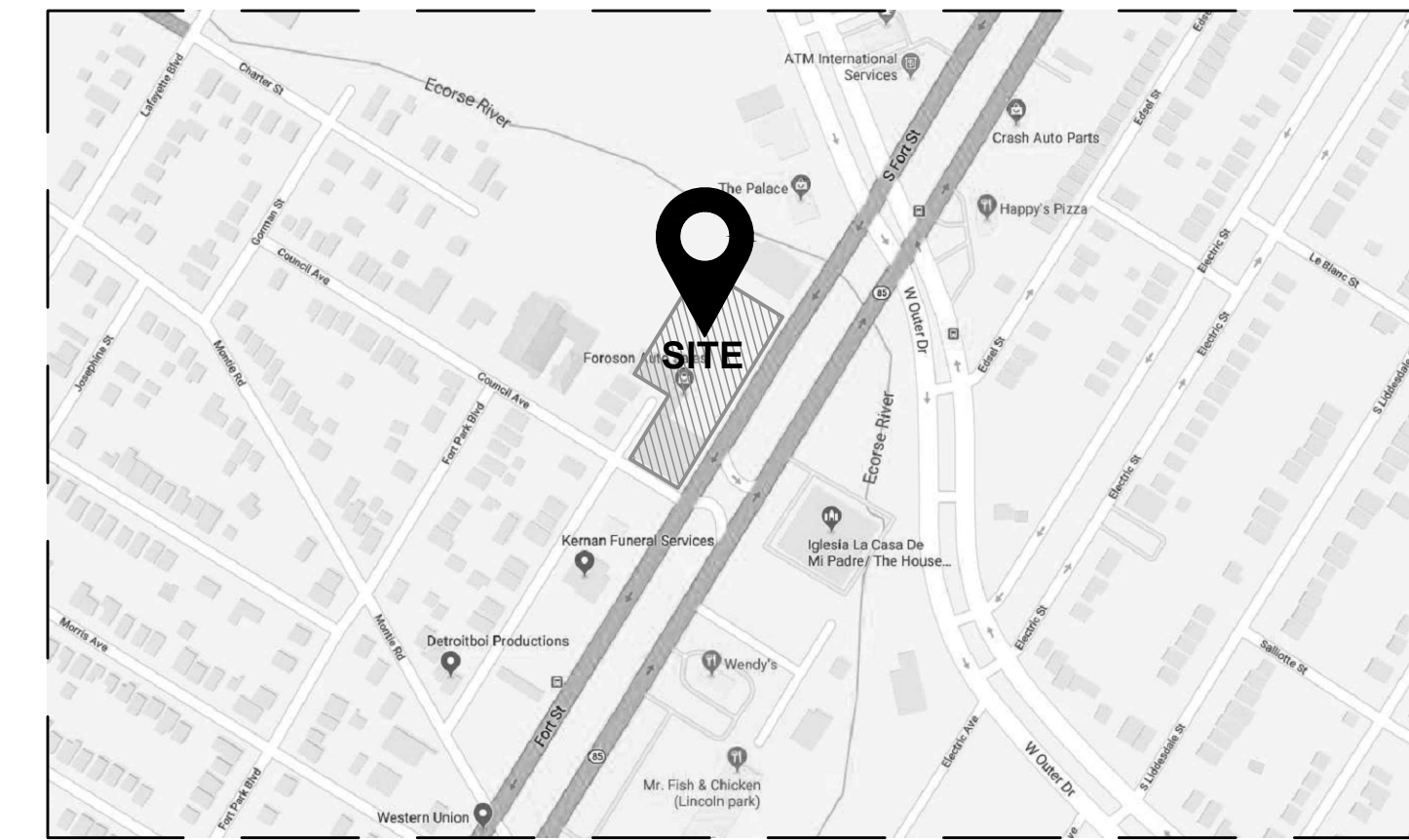
PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY

LOCATION:
970 FORT ST. LINCOLN PARK, MI 48146

DRAWING INDEX	
SHEET No.	SHEET TITLE
SP-1	EXISTING SITE PLAN/TOPO SURVEY (COVER SHEET)
SP-2	PROPOSED SITE PLAN
SP-3	PROPOSED LANDSCAPE & LIGHTING PLANS
SP-4	PROPOSED GRADING & UTILITY PLANS
SP-5	SOIL EROSION AND SEDIMENTATION CONTROL
A-1	EXISTING BUILDING FLOOR PLAN
A-2	EXISTING BUILDING ELEVATIONS

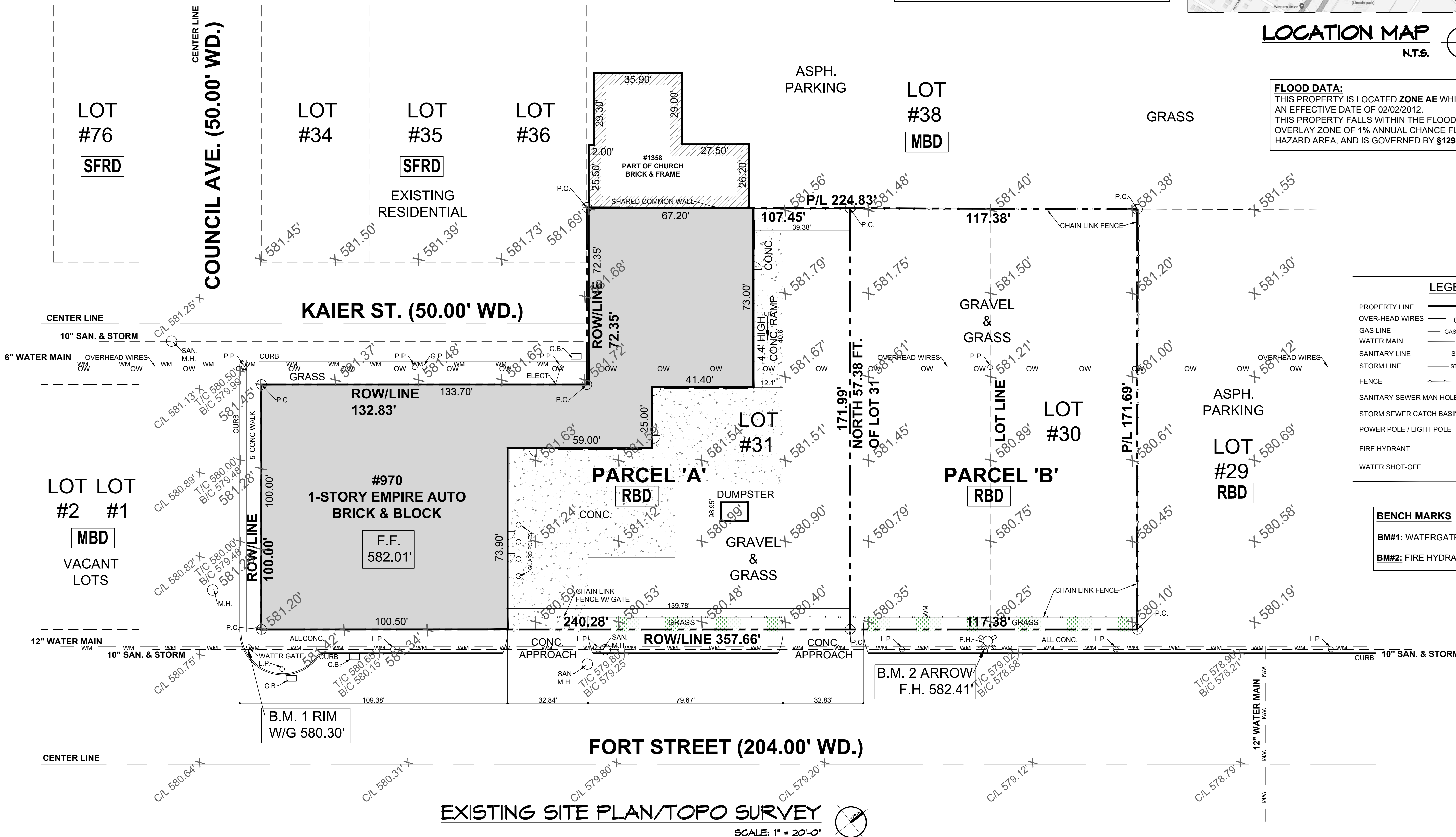
PARCEL 'A'
 PARCEL ID: 45 003 01 0031 311
LEGAL DESCRIPTION: (EXISTING BUILDING)
 THE SOUTH 240.28 FT. OF LOT 31 OF LINCOLN PARK ASSESSORS PLAT No. 3, PC 50, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 65, PAGE 59 OF PLAT, WAYNE COUNTY RECORDS.
PROPERTY AREA: 31,398 SQ.FT. (0.72 ACRES)

PARCEL 'B'
 PARCEL ID: 45 003 01 0031 310
LEGAL DESCRIPTION: (VACANT LOT)
 THE LOT 30 AND THE NORTH 57.38 FT. OF LOT 31 OF LINCOLN PARK ASSESSORS PLAT No. 3, PC 50, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 65, PAGE 59 OF PLAT, WAYNE COUNTY RECORDS.
PROPERTY AREA: 20,473 SQ.FT. (0.47 ACRES)



LOCATION MAP
N.T.S.

FLOOD DATA:
 THIS PROPERTY IS LOCATED ZONE AE WHICH HAS AN EFFECTIVE DATE OF 02/02/2012. THIS PROPERTY FALLS WITHIN THE FLOOD HAZARD OVERLAY ZONE OF 1% ANNUAL CHANCE FLOOD HAZARD AREA, AND IS GOVERNED BY §1294.36.



LEGEND	
PROPERTY LINE	---
OVER-HEAD WIRES	— OW — OW —
GAS LINE	— GAS — GAS — GAS —
WATER MAIN	— WM — WM — WM —
SANITARY LINE	— SAN — SAN — SAN —
STORM LINE	— STORM — STORM —
FENCE	— — — — —
SANITARY SEWER MAN HOLE	○ SAN. M.H.
STORM SEWER CATCH BASIN	⊗ C.B.
POWER POLE / LIGHT POLE	○ PP / LP
FIRE HYDRANT	⊙
WATER SHOT-OFF	⊗

BENCH MARKS
 BM#1: WATERGATE RIM 580.30'
 BM#2: FIRE HYDRANT ARROW 582.41'

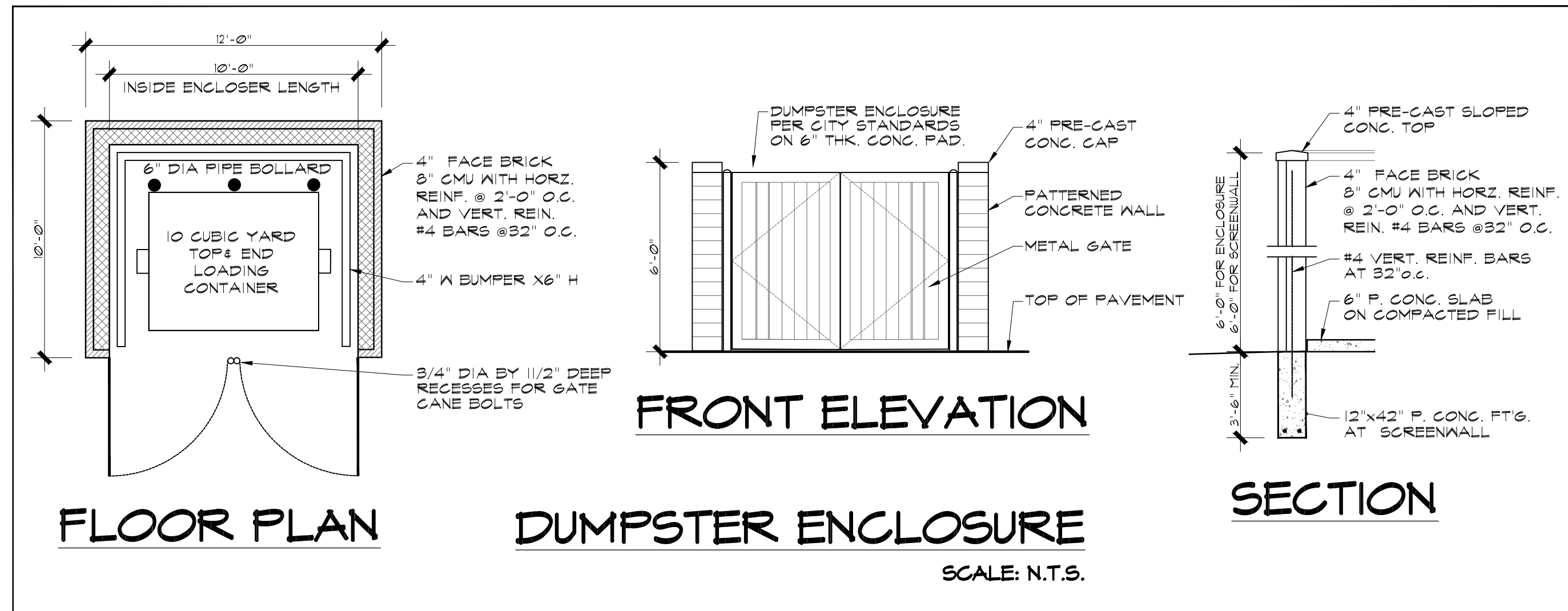
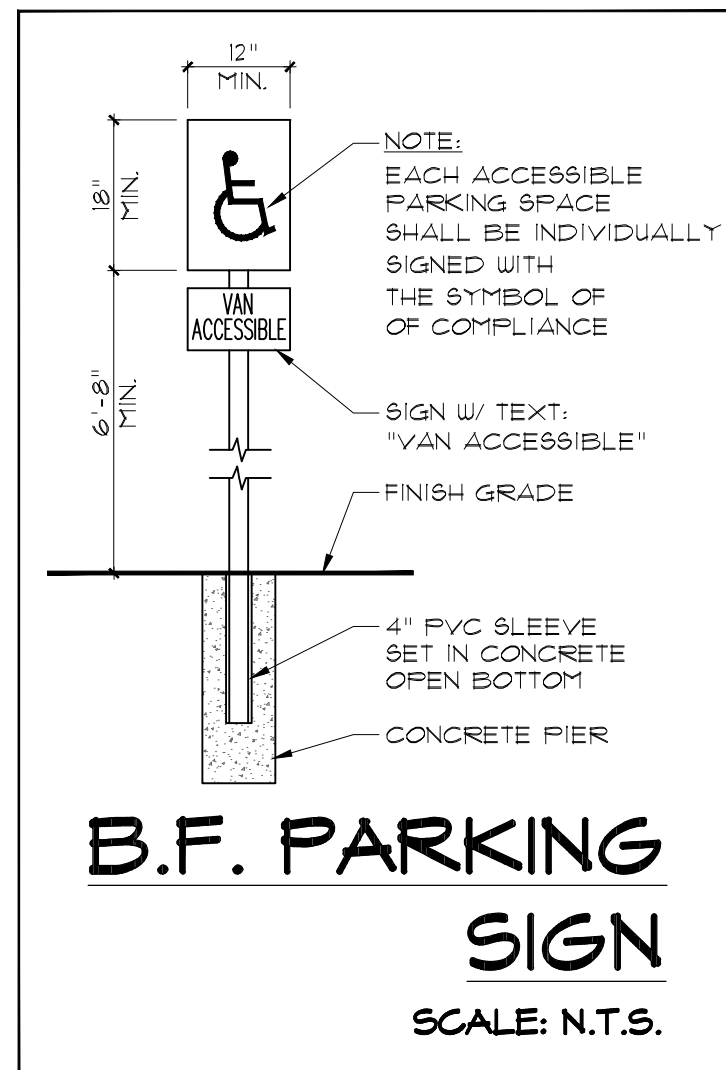
MONIEER ALAHWAL
 Residential & Commercial Designer
 Cell Phone: (313) 505-7744
 Email: alahwalmonieer@gmail.com

PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY
LOCATION: 970 FORT ST. LINCOLN PARK, MI 48146
OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146
 NOTICE: This material on these drawings may not be reproduced or distributed without the prior written permission of Monieer Alahwal. All rights reserved.

REVISIONS:

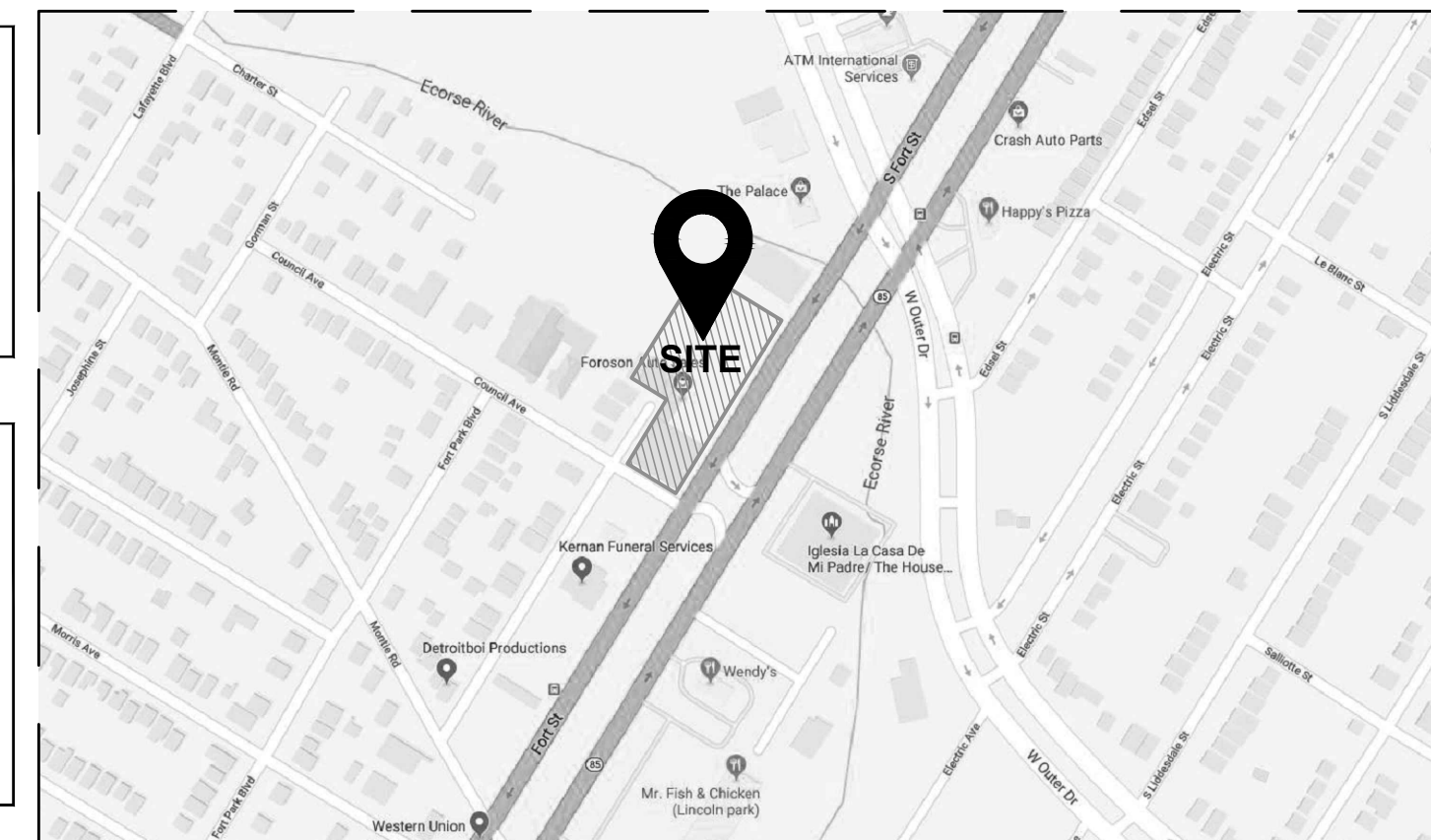
DATE:	07/08/2019
DRAWN BY:	MONIEER ALAHWAL
SCALE:	AS NOTED
* DO NOT SCALE DRAWING. Use figure dimensions only.	
SHEET TITLE: - EXISTING SITE PLAN / TOPO SURVEY (COVER SHEET)	
SHEET #: SP-1	
APPROVED BY:	

MOHAMED NASRI BAZNA
 ENGINEER
 No. 32351
 PROFESSIONAL ENGINEER



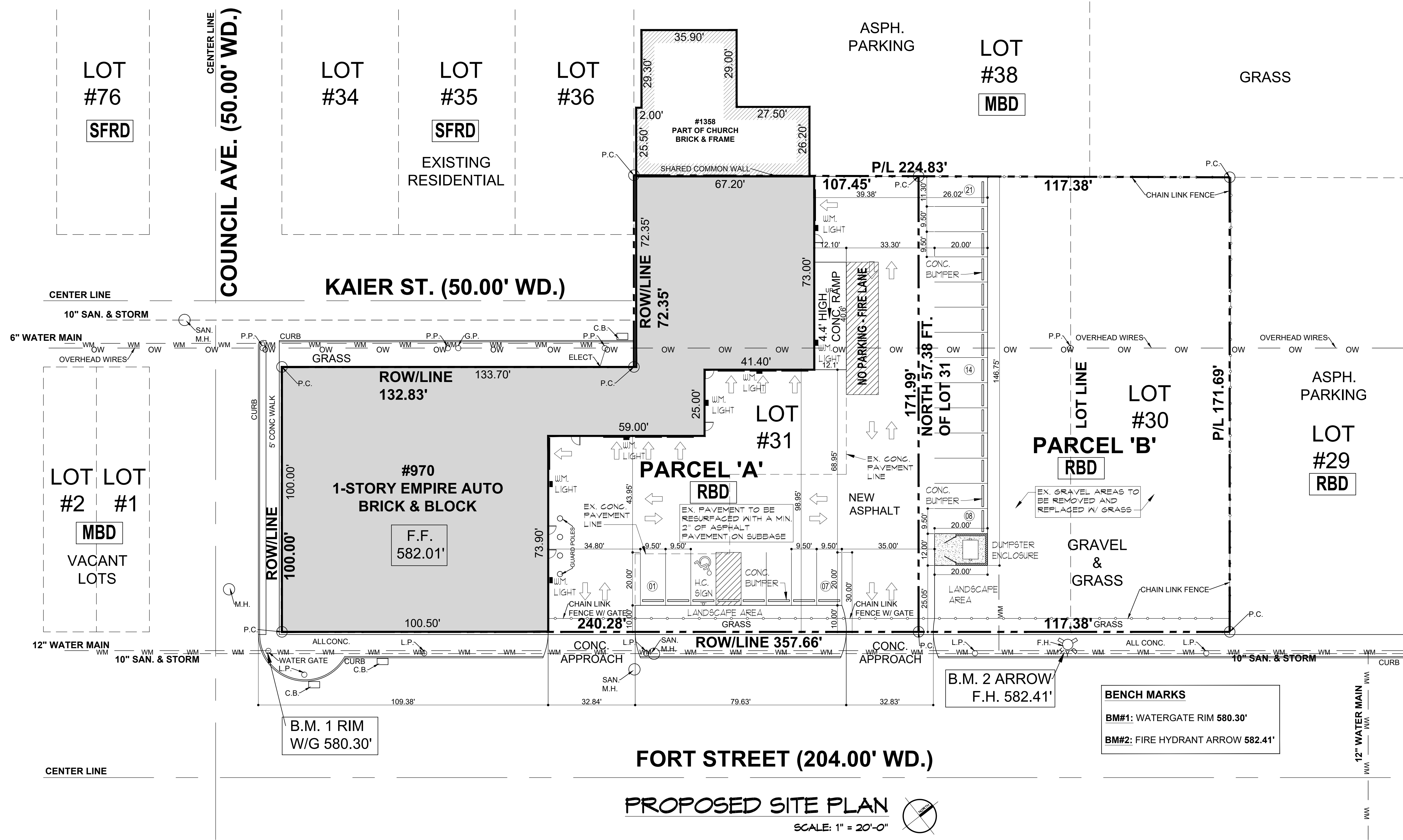
PARCEL 'A'
PARCEL ID: 45 003 01 0031 311
LEGAL DESCRIPTION: (EXISTING BUILDING)
THE SOUTH 240.28 FT. OF LOT 31 OF LINCOLN PARK ASSESSORS PLAT No. 3, PC 50, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 65, PAGE 59 OF PLAT, WAYNE COUNTY RECORDS.
PROPERTY AREA: 31,398 SQ.FT. (0.72 ACRES)

PARCEL 'B'
PARCEL ID: 45 003 01 0031 310
LEGAL DESCRIPTION: (VACANT LOT)
THE LOT 30 AND THE NORTH 57.38 FT. OF LOT 31 OF LINCOLN PARK ASSESSORS PLAT No. 3, PC 50, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 65, PAGE 59 OF PLAT, WAYNE COUNTY RECORDS.
PROPERTY AREA: 20,473 SQ.FT. (0.47 ACRES)



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PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY
LOCATION: 970 FORT ST. LINCOLN PARK, MI 48146
OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146
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GOVERNING CODE:
MICHIGAN BUILDING CODE 2015 AND CITY OF LINCOLN PARK CODE OF ORDINANCES

ZONING: RBD (REGIONAL BUSINESS DISTRICTS)
CURRENT BUILDING USE: AUTO SERVICES & USED AUTO SALES
USE GROUP: S-1 (MODERATE-HAZARD STORAGE)
CONSTRUCTION TYPE: IIIB
SPRINKLER SYSTEM: N/A

BUILDING DATA:

TOTAL PROPERTY AREA (PARCEL 'A'+PARCEL 'B'):	± 51,871 SQ.FT. = 1.2 ACRES
EXISTING BUILDING AREA:	= 16,460 SQ.FT.
EXISTING BUILDING HEIGHT:	= APPROXIMATELY 18.5 FT.

LOT COVERAGE

REQUIRED = 50% MAX.	EXISTING = 31.73%
---------------------	-------------------

SETBACK REQUIREMENTS

REQUIRED:	EXISTING:
FRONT: N/A	FRONT: 0.0 FT.
WEST SIDE: N/A	WEST SIDE: 0.0 FT. (ABUTS COUNCIL AVE.)
EAST SIDE: N/A	EAST SIDE: 39.38 FT.
REAR: N/A	REAR: 0.0 FT. (ABUTS KAIER ST.)

*ACCORDING TO SECTION 1294.32 (C), NO SIDE YARD SETBACK SHALL APPLY.
*ACCORDING TO SECTION 1294.32 (S), NO REAR YARD SETBACK IS REQUIRED WHERE PROPERTY ABUTS A PUBLIC ALLEY.

OCCUPANCY CALCULATIONS

OFFICE AND SALES AREA:	TOTAL OFFICE AND SALES AREA: 650 SQ. FT.
	OCCUPANT LOAD: 650/100=7

STORAGE SPACE AREA:

OCCUPANT LOAD: 921/300=4
TOTAL OCCUPANT LOAD= 11

EGRESS EXIT DOORS REQUIRED: 1
EGRESS EXIT DOORS PROVIDED: 1
MAX. TRAVEL DISTANCE REQUIRED: 75'
MAX. TRAVEL DISTANCE PROVIDED: < 75'

PARKING REQUIREMENTS

REQUIRED PARKING SPACES FOR AUTOMOBILE SALES W/ REPAIR FACILITY:
ONE (1) FOR EVERY FOUR HUNDRED (400) SQUARE FEET OF GROSS FLOOR AREA OF THE SALES ROOM, PLUS ONE (1) FOR EACH EMPLOYEE ON DUTY BASED UPON MAXIMUM EMPLOYMENT SHIFT.

AUTOMOBILE SALES AREA = 4,934 SQ. FT.
(5) EMPLOYMENT + (2) MANAGER.

PARKING REQUIRED= (4,934/400)+5+2 = 13+5+2 = 20 PARKING SPACES REQUIRED

PROVIDED PARKING SPACES:
21 PARKING SPACES, INCLUDING 1 HANDICAPPED PARKING.

OPERATING HOURS
MON - SAT
9:00 AM - 6:00 PM

CODES CURRENTLY IN EFFECT

- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE MMC 2015
- 2015 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE W/STATE AMENDMENTS, NEC 2014
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2003 ICC/ANSI A117.1 STANDARD

NOTE:
- THERE SHALL BE NO STORAGE OF VEHICLE COMPONENTS AND PARTS, TRASH, SUPPLIES OR EQUIPMENT OUTSIDE OF A BUILDING. OUTDOOR STORAGE OR PARKING OF VEHICLES, OTHER THAN PRIVATE PASSENGER AUTOMOBILES, SHALL BE PROHIBITED BETWEEN 10:00 P.M. AND 7:00 A.M.

- SIGNS. THERE SHALL BE COMPLIANCE WITH CHAPTER 1476, SIGNS, OF THE BUILDING AND HOUSING CODE.

REVISIONS:

DATE: 07/08/2019

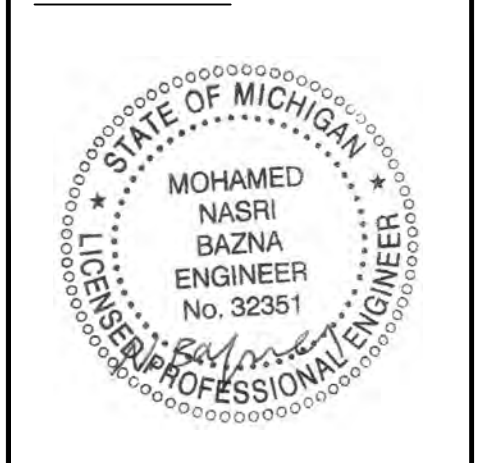
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SCALE: AS NOTED
* DO NOT SCALE DRAWING. Use figure dimensions only.

SHEET TITLE:
- PROPOSED SITE PLAN

SHEET #: SP-2

APPROVED BY:



BUILDING WALL MOUNT LIGHT

FEATURES & SPECIFICATIONS

INTENDED USE — For building and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast door/frame has impact-resistant, tempered, glass lens. Door/frame is fully sealed with a closed-cell silicone gasket.

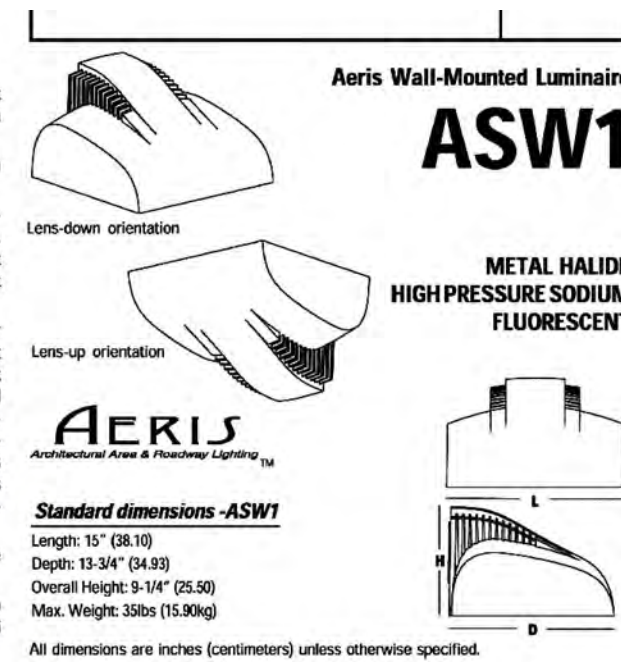
FINISH — Standard finish is textured dark bronze (DOB) polyester powder finish, with other architectural colors available.

OPTICAL SYSTEM — High performance segmented reflectors provide superior uniformity and control. Specialty anodized aluminum spot and grazer optics are also available. Reflectors are interchangeable and have field degree aiming capability up to 10° without tools. Reflectors allow for tool-less access to electrical components. All optics meet EISA Full-Cutoff Criteria in lens-down orientation.

ELECTRICAL SYSTEM — HID 70W-150W utilizes a high reactance, high power factor ballast. T5W allows a constant wattage size end-to-end ballast. Compact fluorescent utilizes an electronic high-frequency ballast. Quick-disconnect plugs easily disconnect reflectors from ballasts and fixture from supply wires. Ballasts are precision-wound and 100% factory tested. For HID operation, medium base socket with copper alloy, nickel-plated screw shell and center contact. Compact fluorescent is four-pin positive latching thermoplastic. UL listed, CSA, NOM or NLL required for probe stake segments outside of the US for T5W. Not available with T5W SCWA. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired.

INSTALLATION — Universal mounting plate with integral mounting bolts supports the fixture for easy one-person installation.

LISTING — UL listed suitable for wet locations in up or down orientation. UL listed to US and Canadian safety standards (see Options). NOM Certified (see Options). IP65 rated US Patent No. 5,506,589. Canadian Patent No. 10,759,1.



Standard dimensions -ASW1

Length: 15" (381)
Depth: 15.5" (393)
Overall Height: 9-1/4" (235)
Max. Weight: 35lbs (15.9kg)

All dimensions are inches (centimeters) unless otherwise specified.

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Notes
■	A	7	ASW1 ISOM SR3 (PROBE)	AERIS ARCHITECTURAL BUILDING MOUNTED LUMINAIRE, SR3 (SEGMENTED TYPE III, ASYMMETRIC) DISTRIBUTION, ISOM MH W/ CLEAR LAMP.	ONE 150-WATT CLEAR EDIT METAL HALIDE, HORIZONTAL POS.	ASW1 ISOM SR3 (PROBE).igs	12500	0.85	224

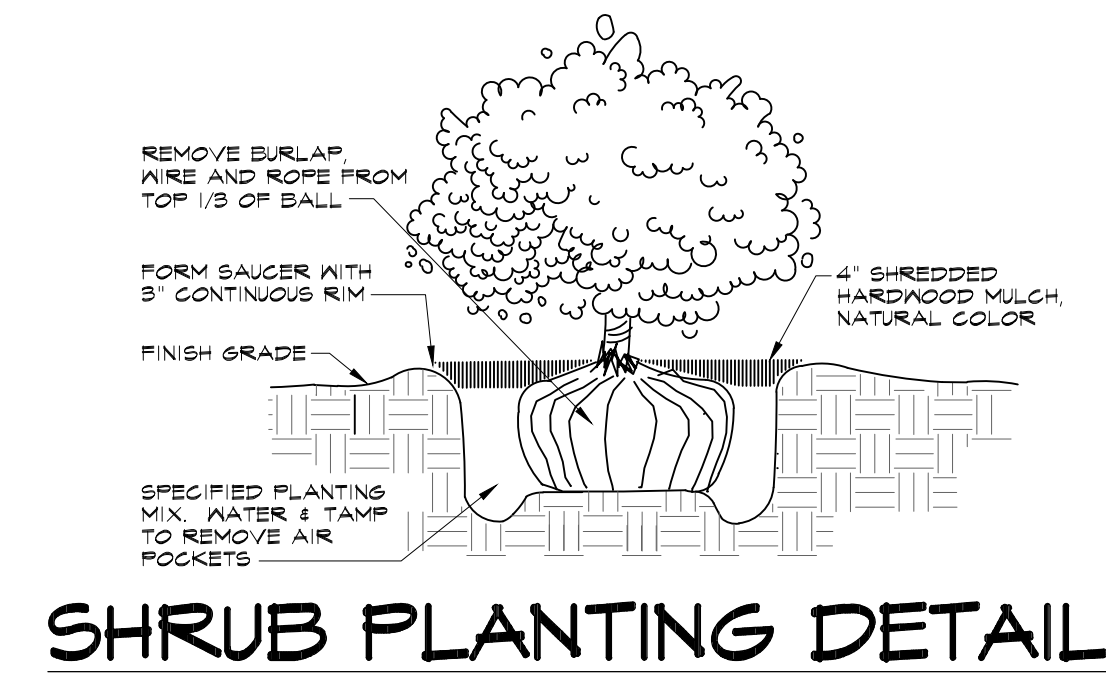
NOTE: ALL LIGHTING WILL BE DIRECTED DOWNWARD AND AWAY FROM THE STREET AND ADJACENT PROPERTIES.

GENERAL LANDSCAPE NOTES

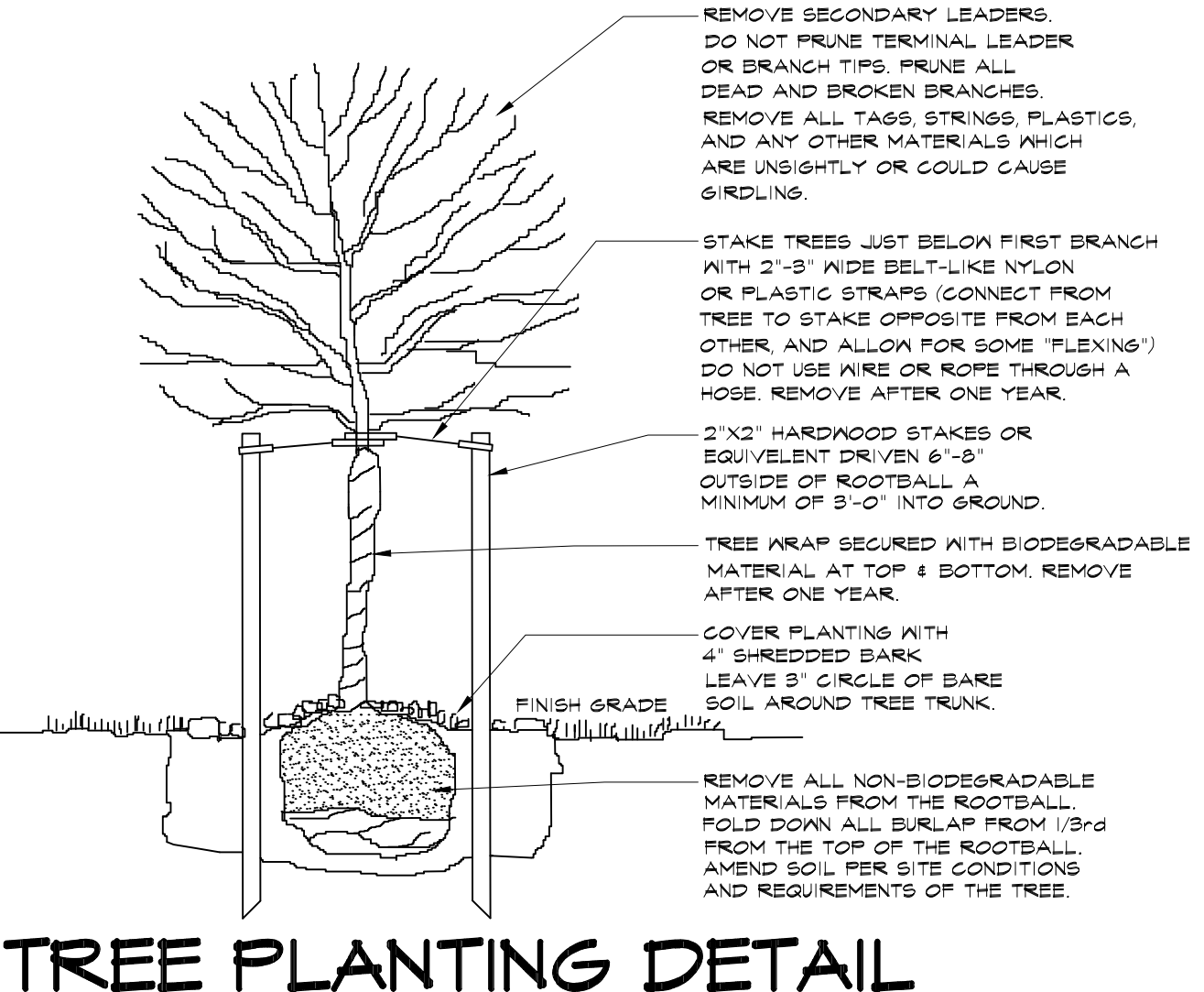
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY.
- ANY SUBSTITUTION OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS TO BE CONFIRMED BY THE LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, SUYED AND WRAPPED, AS DETAILED ON PLAN.
- PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREPPED HARDWOOD BARK.
- EVERGREEN GROUPINGS TO VARY IN HEIGHT AS SPECIFIED IN THE PLANT MATERIAL LIST.
- DIS SHRUB PITS: LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL AND ONE PART SOIL EXCAVATED FROM PLANTING HOLE.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS (IN DETAIL).
- LAWN TREES TO BE MULCHED WITH A 4" WIDE MINIMUM OF 6" DEEP SHREPPED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
- PROVIDE SOD AND 1 YEAR MAINTENANCE FOR ALL NEW LAWN AREAS, IF NECESSARY NEXT SPRING.
- INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS. ALL PLANT MATERIALS SHALL BE NURSERY GRADE NO.
- PLANT MATERIALS, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITION (CLAY, ETC.) PREVAIL.
- NO TREES OR LARGE EVERGREENS TO BE PLANTED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
- ALL LAWN AREA AND LANDSCAPE AREA TO BE FULLY IRRIGATED WITH AUTOMATIC UNDERGROUND SYSTEM.
- LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4" WIDE BY 6" DEEP SHREPPED BARK RINGS OR APPROVED DESIGNS FOR TRUNK PROTECTION. ONLY NATURAL COLORED SHREPPED HARDWOOD BARK MULCH.
- SOD IS TO BE PROVIDED FOR ALL NEW LAWN AREAS, ESPECIALLY IN RIGHTS-OF-WAY AND HIGH.
- BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTling.
- ALL LANDSCAPE AREA ESPECIALLY PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12-18" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND GROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTling UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:
 - REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6-18" DEPENDING ON THE DEPTH OF THE SUB BASE AND DISPOSE OFF OF SITE.
 - CALL FOR AN INSPECTION PRIOR TO BACKFILLING.
 - REPLACE EXCAVATED MATERIAL WITH THE FOLLOWING: GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND GROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTling UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN. IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREA(S) REPLACE EXCAVATED MATERIAL WITH THE FOLLOWING: GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND GROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTling UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- ALL EXISTING TREES ON SITE AND IN THE RIGHTS-OF-WAY SHALL BE PRUNED AS DIRECTED BY THE CITY TO REMOVE DEAD, DYING AND HAZARDOUS LIMBS OR TO REMOVE LIMBS WHICH IMPEDE CONSTRUCTION, DRIVEWAYS AND SIDEWALKS. PRUNING AND DEEP-ROOT FERTILIZING IS TO BE DONE ONLY BY A QUALIFIED TREE SERVICE LICENSED COMPANY.
- CONTRACTOR SHALL SEED ALL BARE SPOTS IN EXISTING TURF ON SITE, INCLUDING EXISTING RIGHTS OF WAY AND ETC. TO PROVIDE A CONTINUOUS DENSE LAWN.

NEW PLANTING SCHEDULE

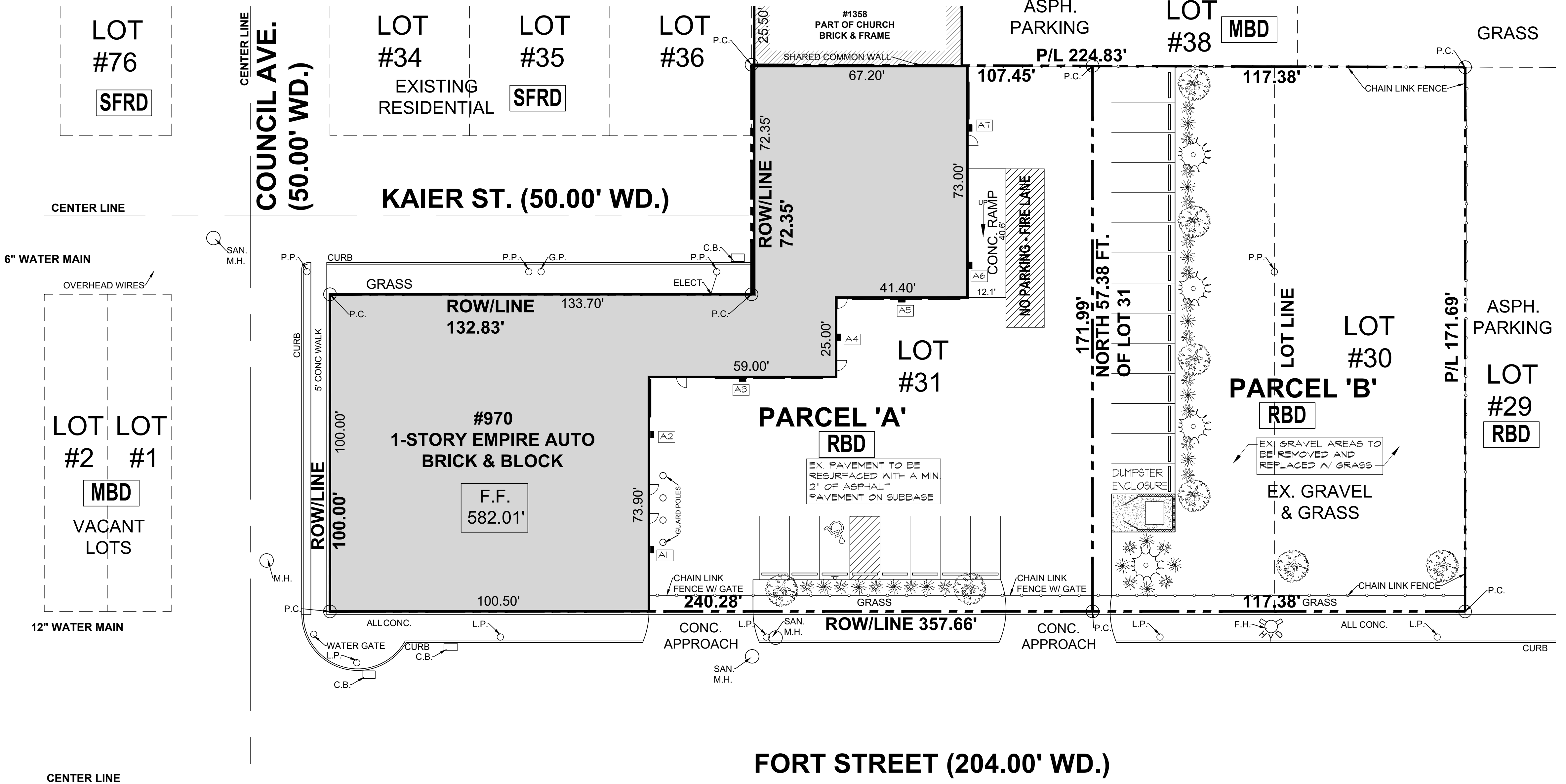
KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS	NEW QUAN
DECIDUOUS TREES					
SM	ACER SACCHARUM / SUGAR MAPLE	3" CALIP.	B, 4 B.	NEW	8
ORNAMENTAL TREES					
RC	MALUS ROYALTY [®] / ROYALTY CRABAPPLE	3" CALIP.	B, 4 B.	NEW	4
TOTAL					12
SHRUBS					
BB	BARBERIS / BERBERIS	24" SPD.	B, 8 B.	NEW	21
WR	WEIGELA / ROSE WEIGELA	24" SPD.	B, 8 B.	NEW	14
TOTAL					35
SYMBOLS					
DECIDUOUS (STREET) TREES			ORNAMENTAL TREES		
SM	ACER SACCHARUM / SUGAR MAPLE 3" CALIFER	RC	MALUS ROYALTY [®] / ROYALTY CRABAPPLE 3" CALIP.		
SHRUBS					
BB	BARBERIS 24" SPD.	WR	WEIGELA / ROSE WEIGELA 24" SPD.		



SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.



FORT STREET (204.00' WD.)

PROPOSED LANDSCAPE & LIGHTING PLANS

SCALE: 1" = 20'-0"

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PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY
LOCATION: 970 FORT ST. LINCOLN PARK, MI 48146
OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146
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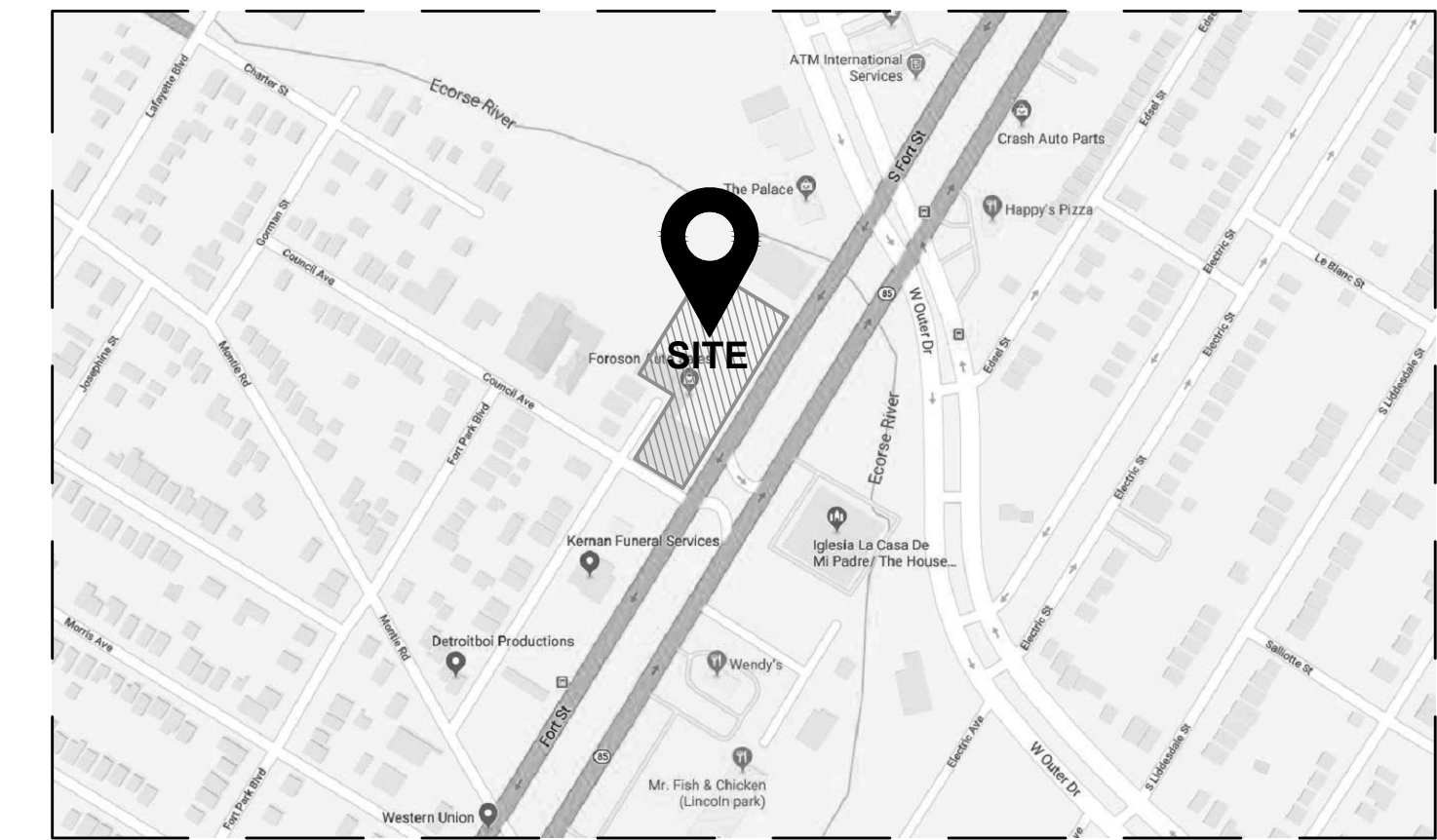
REVISIONS:

DATE: 07/08/2019
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SCALE: AS NOTED
SHEET TITLE: * DO NOT SCALE DRAWING. Use figure dimensions only.
- PROPOSED LANDSCAPE & LIGHTING PLANS
SHEET #: **SP-3**
APPROVED BY:



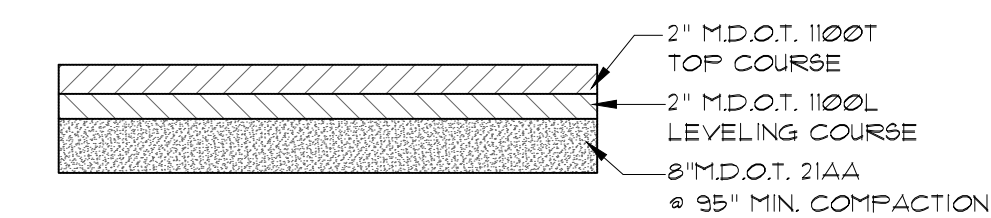
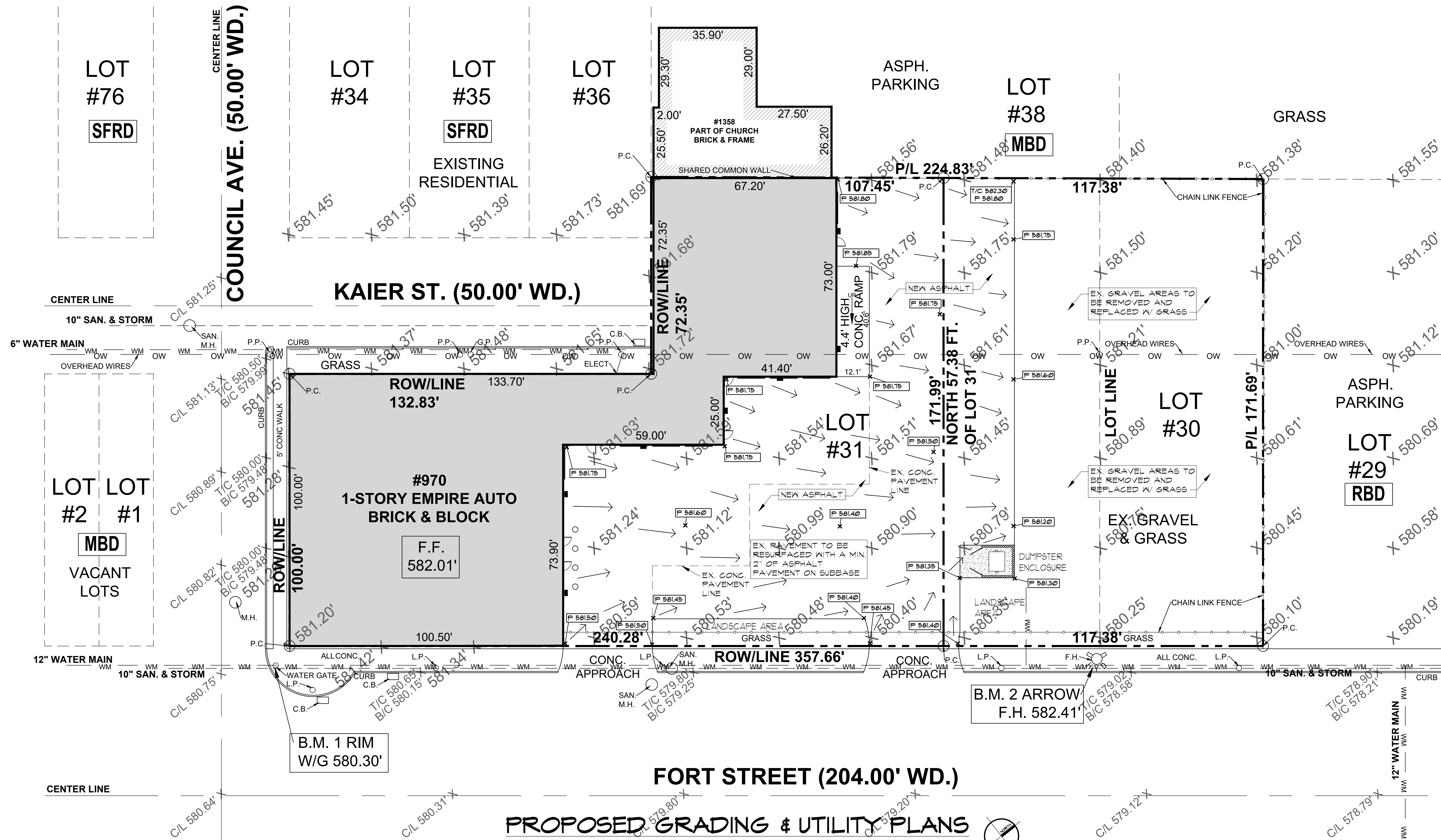
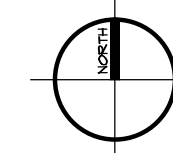
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LOCATION MAP

N.T.S.



ASPHALT PAVEMENT DETAIL
NOT TO SCALE

LEGEND

PROPERTY LINE	---	---
OVER-HEAD WIRES	— OW —	— OW —
GAS LINE	— GAS —	— GAS —
WATER MAIN	— WM —	— WM —
SANITARY LINE	— SAN —	— SAN —
STORM LINE	— STORM —	— STORM —
FENCE	—	—
SANITARY SEWER MAN HOLE	○ SAN. M.H.	
STORM SEWER CATCH BASIN	⊗ C.B.	
POWER POLE / LIGHT POLE	○ PP / LP	
FIRE HYDRANT	⊗	
WATER SHOT-OFF	⊗	
WATER SERVICE LINE	---	
PROP. SANITARY	---	
PROP. STORM	---	
DRAINAGE DIRECTION	→	
EXISTING ELEVATION	580.50	
PROPOSED ELEVATION	581.20	
PAVEMENT	P	

BENCH MARKS

BM#1:	WATERGATE RIM 580.30'
BM#2:	FIRE HYDRANT ARROW 582.41'

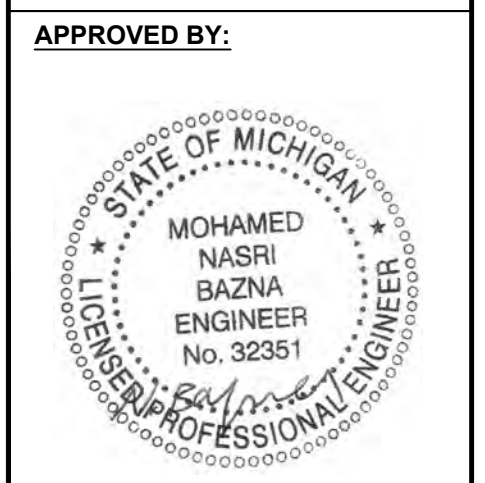
PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY
LOCATION: 970 FORT ST. LINCOLN PARK, MI 48146
OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146
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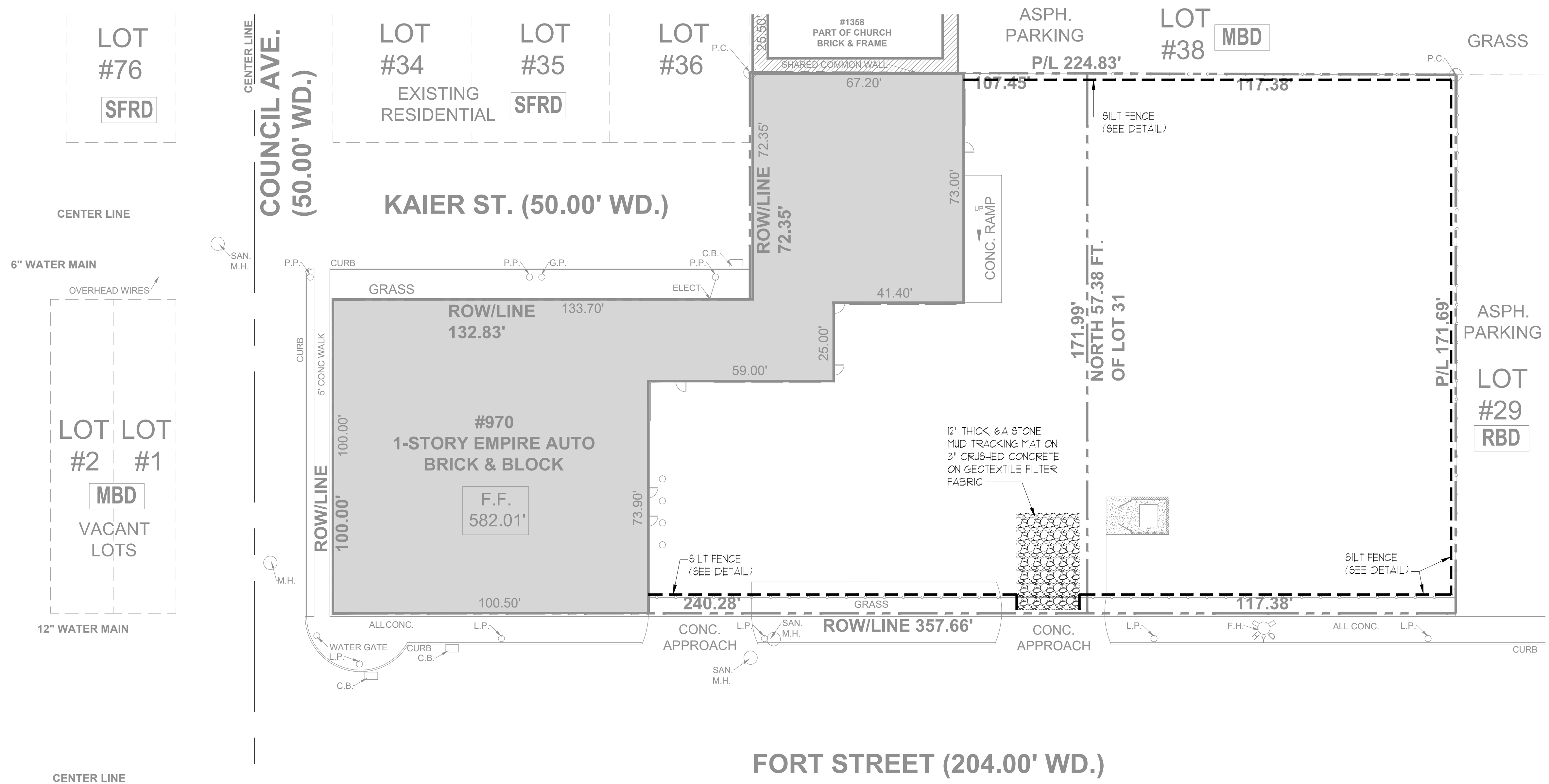
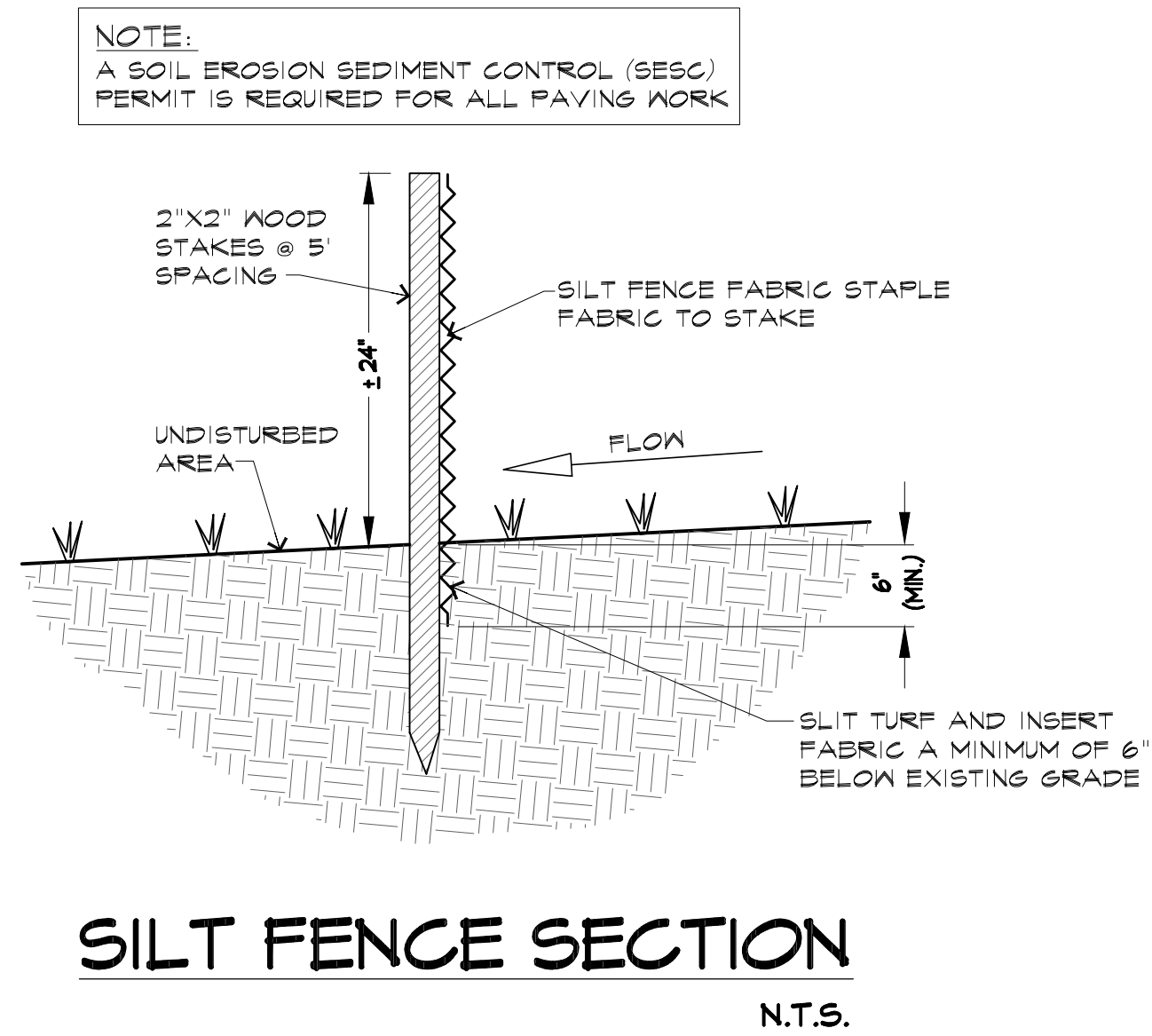
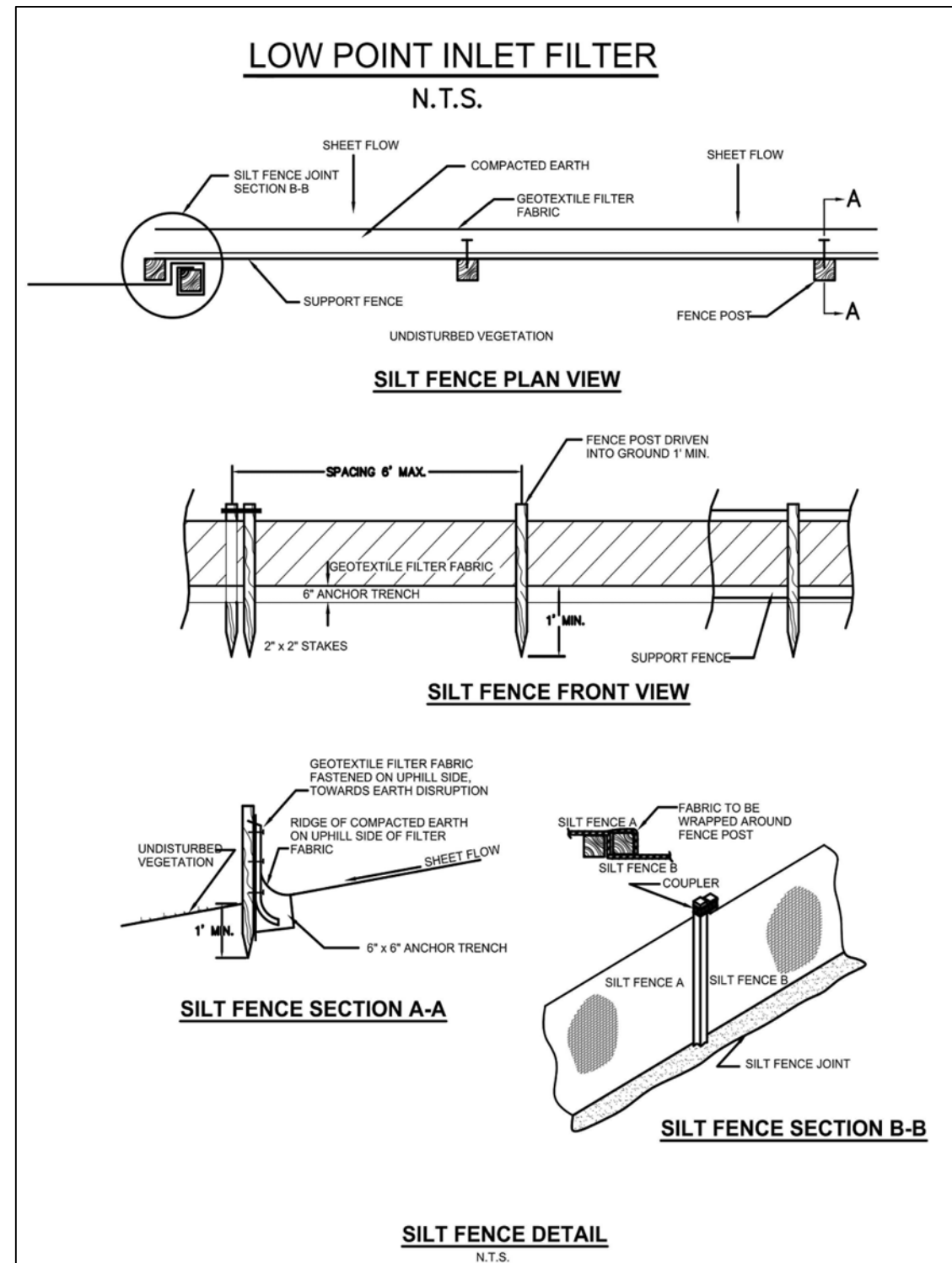
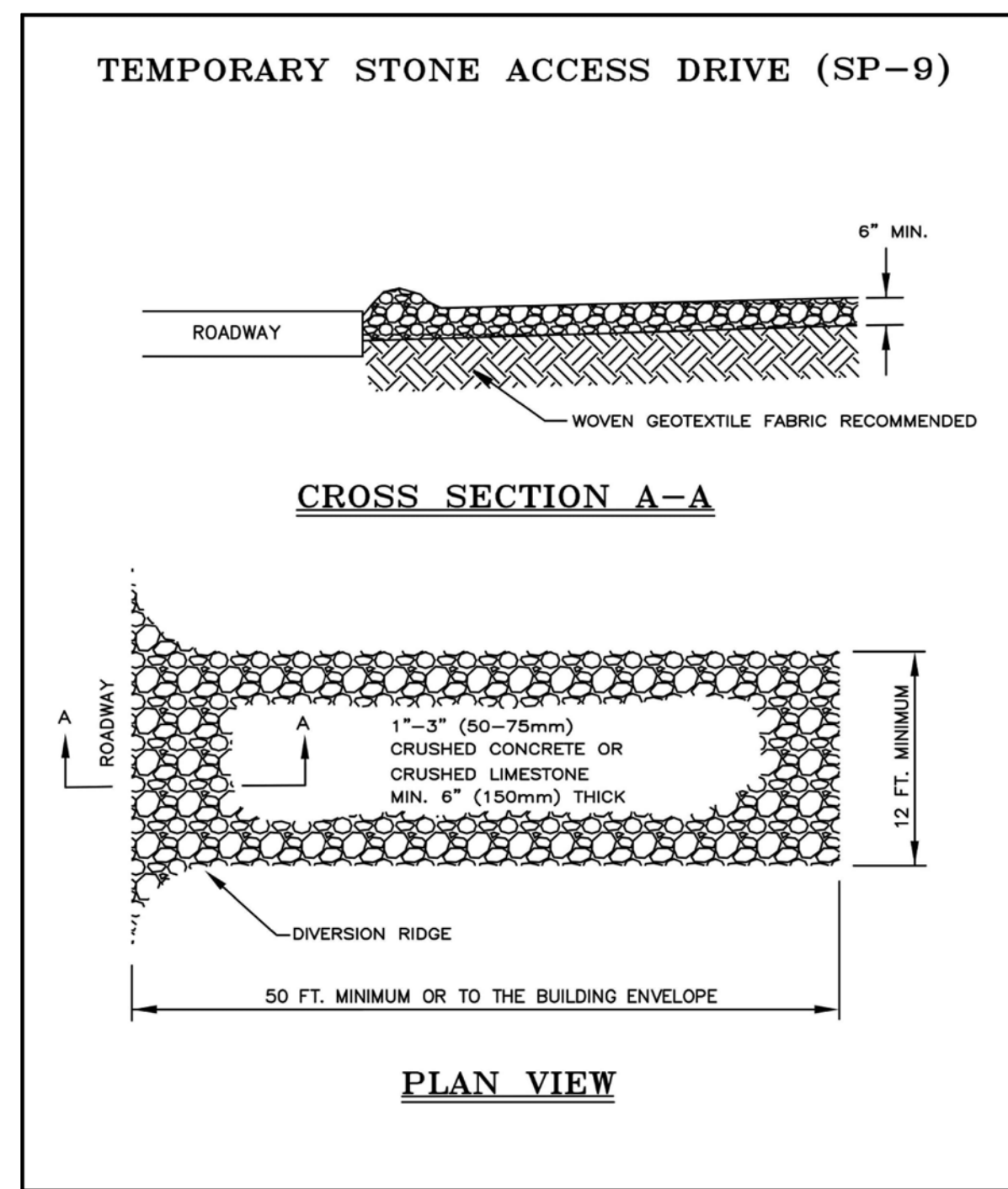
DATE: 07/08/2019
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SHEET TITLE:
 - PROPOSED GRADING & UTILITY PLANS

SHEET #: SP-4



PROPOSED GRADING & UTILITY PLANS
SCALE: 1" = 20'-0"



SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND MAINTENANCE NOTES

This project shall be constructed in compliance with part #1 of Act 481 of 1964, as amended, the Soil Erosion and Sedimentation Control Act and the Oakland County Soil Erosion and Sedimentation Control Ordinance.

All erosion and sedimentation control work shall conform to the standards and specifications of the Oakland County Public Works Office.

Erosion and any sedimentation from work on this site shall be contained on the site and not allowed to collect on any off site areas or waterways. Waterways include both natural and man made open ditches, streams, storm drains, lakes and ponds.

Staging the work will be done by the landowner or landowner's representative as directed in these plans and as required to ensure progressive stabilization of disturbed earth change.

The landowner or landowner's representative shall be responsible for installation and maintenance of soil erosion and sedimentation control devices.

The landowner or landowner's representative shall implement and maintain the soil erosion control measures as shown on the plans before and at all times during construction on this project. Any modifications or additions to soil erosion control measures due to construction or changed conditions shall be compiled with as required or directed by Oakland County Public Works Office.

If any of the SESC measures on this site are deemed inadequate or ineffective, the Oakland County Public Works Office SESC division has the right to require additional SESC measures at the expense of the landowner.

Install a crushed concrete access drive placed on geotextile fabric as indicated on the plan. The access drive must be a minimum 30"x50"x8".

A. New layers of crushed concrete will be added as old layers become compacted.

Install silt fence as indicated on the plan and at additional areas as necessary.

A. Silt fence shall be installed per detail.

B. Build up sediment shall be removed when sediment accumulates to 1/3 to 1/2 the height of the silt fence.

C. If silt fence fabric decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly.

D. Silt fence shall be inspected weekly under normal conditions, within 24 hours of rainfall and daily during a prolonged rain event. Required maintenance shall be provided promptly.

Install Inlet Filter on all pavement catch basins per detail.

A- Inlet filters shall be inspected weekly under conditions, within 24 hours of rainfall and during a prolonged rain event.

B- Build up sediment and debris shall be removed promptly.

C- If fabric decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the fabric shall be replaced promptly.

Install drain guard on all catch basins per detail, seed or sod the area between the silt fence and the filter.

A- Drain guards shall be inspected weekly under normal conditions, within 24 hours of rainfall and during a prolonged rain event.

B- Build up sediment shall be removed when sediment accumulates to 1/3 to 1/2 the height of the silt fence.

C- If fabric decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly.

All stockpiled soils shall be maintained in such a way as to prevent erosion from leaving the site. If the stockpile will be on site for more than 30 days, then the stockpile must be seeded. Silt fence must be installed around the perimeter of the stockpile.

Immediately after seeding, mulch all seeded areas with unweathered small grain straw, spread uniformly at the rate of 1 to 2 tons per acre or 100 pounds (2-3 square feet). This mulch shall be anchored with disk type mulch anchoring tool or other means as approved by the Oakland County Public Works Office. Mulch mowing may be used in lieu of loose mulch.

If any dewatering is needed, it shall be discharged through a filter bag over a well-vegetated area. The pump must discharge at a non-erosive velocity. If necessary, and approved energy dissipator may be used.

All dirt tracked onto any roadway shall be removed immediately.

Streets and on parking areas will be scraped on a daily basis and swept at a minimum of once per week by the landowner or landowner's representative.

During dry periods, all disturbed areas shall be watered for dust control.

Permanent soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within 5 calendar days after final grading or the final earth change has been completed. When it is not possible to permanently stabilize a disturbed area after earth change activity ceases, temporary soil erosion control measures shall be implemented immediately. All temporary soil erosion control shall be maintained until permanent soil erosion control measures are implemented. All permanent soil erosion control measures will be implemented and established before a certificate of compliance is issued.

DEWATERING CONSTRUCTION SITES

IT IS A VIOLATION OF THE MICHIGAN SOIL EROSION AND SEDIMENT CONTROL ACT (PAET #1) AND THE WAYNE COUNTY SOIL EROSION ORDINANCE TO DISCHARGE SEDIMENT LADEN WATER DIRECTLY TO LAKES, STREAMS, COUNTY DRAINS, WETLANDS OR STORM SEWER. THIS PRACTICE WILL RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND ENFORCEMENT ACTION BEING TAKEN AGAINST THE VIOLATORS. THE PROPER METHOD TO DEWATER A SITE IS AS FOLLOWS:

DISCHARGE SEDIMENT-LADEN WATER TO:

- GEOTEXTILE FILTER BAG
- SEDIMENT BASIN
- VEGETATED AREA (NOT WETLANDS)
- CONSTRUCTION CONTAINMENT AREAS

DISSIPATE ENERGY TO PREVENT SCOURING, AND INSPECT DEWATERING OPERATION SEVERAL TIMES DAILY.

NOTE:

STREETS AND WALK WILL BE SCRAPPED AND SWEEPED ON A DAILY BASIS AT A MINIMUM OF ONCE PER WEEK BY LANDOWNER OR LANDOWNER'S REPRESENTATIVE.

NOTE:

ALL DIRT TRACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.

DESCRIPTION	WORK PROGRESS				
	1	2	3	4	5
INSTALL SESC MEASURES	█				
PAVEMENT REMOVAL		█			
R.O.W. WORK			█		
PAVEMENT INSTALLATION				█	
RESTORATION & LANDSCAPING					█
REMOVE SESC MEASURES					█

SOIL EROSION AND SEDIMENTATION CONTROL
SCALE: 1" = 20'-0"

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PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY

LOCATION: 970 FORT ST. LINCOLN PARK, MI 48146

OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146

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REVISIONS:

DATE: 07/08/2019

DRAWN BY: MONIEER ALAHWAL

SCALE: AS NOTED

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SHEET TITLE:

- SOIL EROSION AND SEDIMENTATION CONTROL

SHEET #: SP-5

APPROVED BY:



MONEER ALAHWAL
Residential & Commercial Designer

Cell Phone: (313) 505-7744
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PROJECT:
USED AUTOMOBILE SALES WITH REPAIR FACILITY

LOCATION:
970 FORT ST. LINCOLN PARK, MI 48146
OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146

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SCALE: AS NOTED

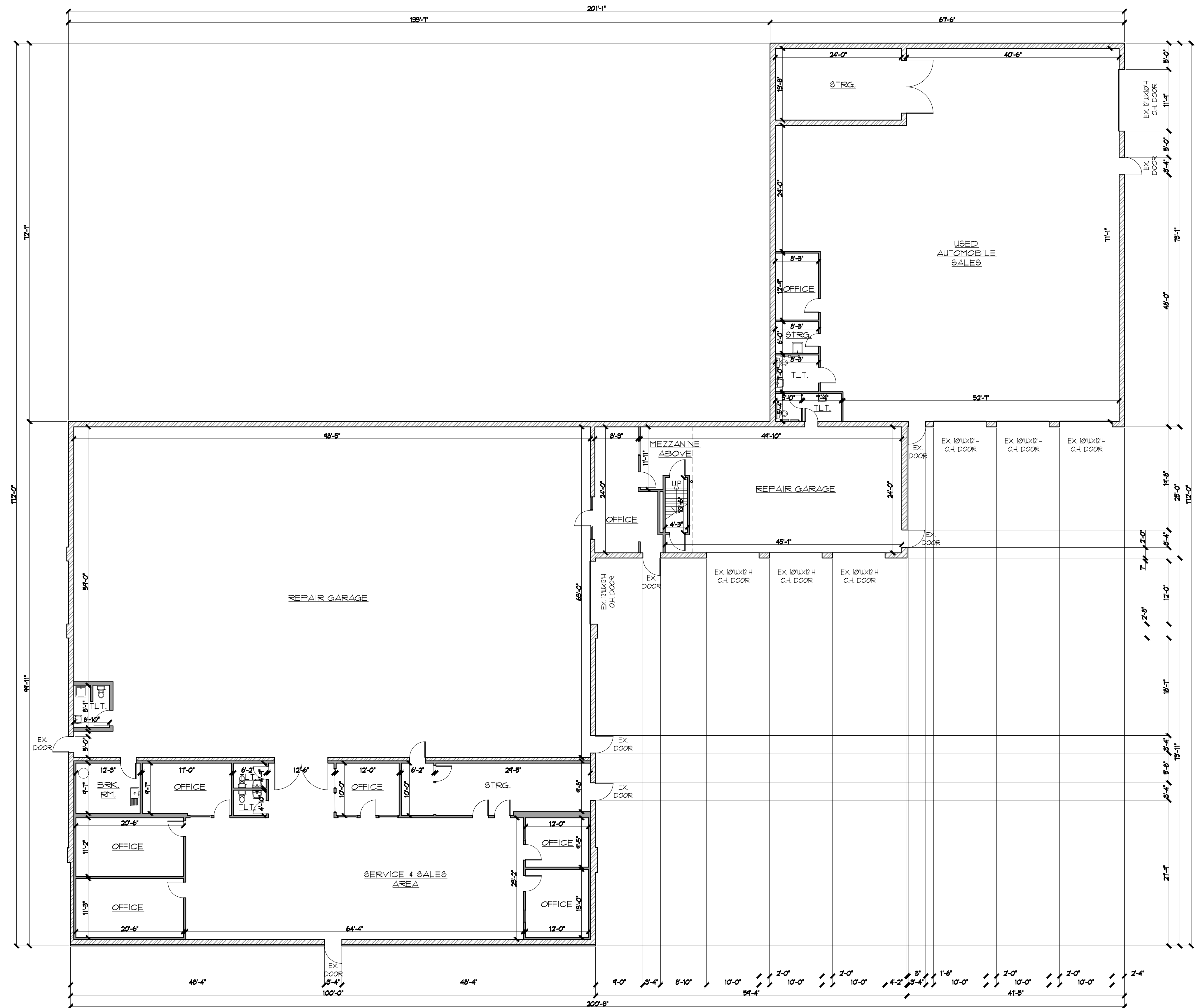
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SHEET TITLE:

- EXISTING BUILDING FLOOR PLAN

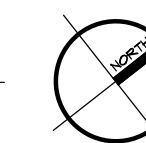
SHEET #:
A-1

APPROVED BY:



EXISTING BUILDING FLOOR PLAN

SCALE: 3/32" = 1'-0"

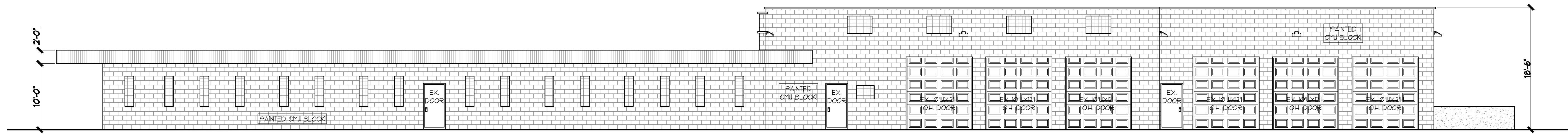


BUILDING DATA-MBC 2015	
USE GROUP	S-1 (STORAGE)
CONSTRUCTION TYPE	II-B
BUILDING AREA	EXISTING AUTOMOBILE SALES AREA = 4,934 SQ. FT. EXISTING SERVICE & SALES AREA = 3,603 SQ. FT. EXISTING REPAIR GARAGES AREA = 1,923 SQ. FT. TOTAL EXISTING BUILDING AREA = 10,460 SQ. FT.
OCCUPANT LOAD CALCULATION	FOR USED AUTOMOBILE SALES AREA: 4,934/100 = 50 2 EXIT DOOR REQUIRED, 2 EXIT DOOR PROVIDED SERVICE & SALES AREA: 3,603/100 = 36 1 EXIT DOOR REQUIRED, 2 EXIT DOOR PROVIDED FOR REPAIR GARAGES AREA: 1,923/300 = 21 1 EXIT DOOR REQUIRED, 1 EXIT DOOR PROVIDED TOTAL OCCUPANT LOAD = 50+36+21= 113 OCCUPANTS



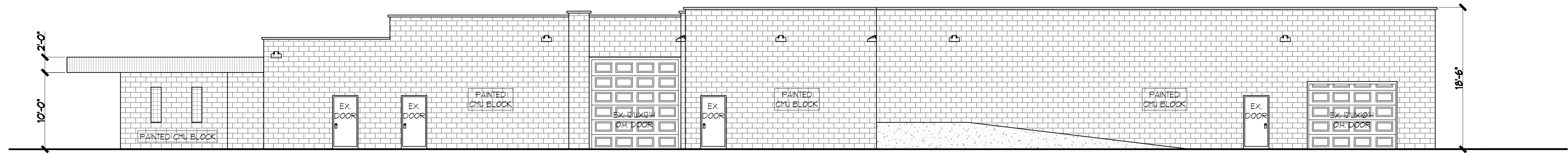
MONEER ALAHWAL
Residential & Commercial Designer

Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com



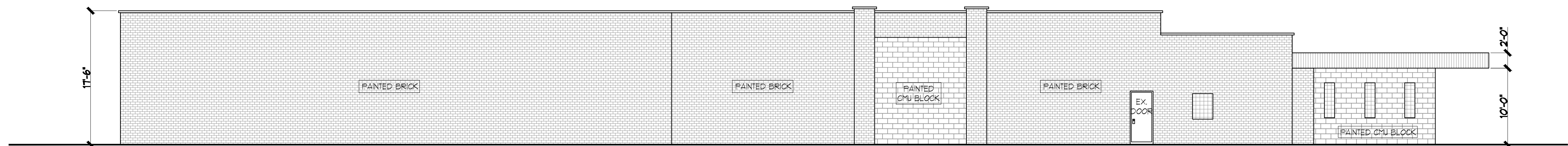
EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT:
USED AUTOMOBILE SALES WITH REPAIR FACILITY

LOCATION:
970 FORT ST. LINCOLN PARK, MI 48146

OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146

NOTICE:
The material on these drawings may not be reproduced or distributed without the prior written permission of Moneer Alahwal. All rights reserved.

REVISIONS:	

DATE: 07/08/2019

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

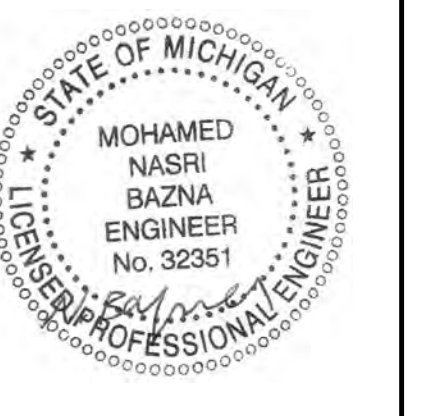
* DO NOT SCALE DRAWING.
Use figure dimensions only.

SHEET TITLE:

- EXISTING BUILDING ELEVATIONS

SHEET #:
A-2

APPROVED BY:



RECEIVED

JUN 11 2018

Beckett & Raeder Inc

City of Lincoln Park

Case No. PPC18-0005

Date Submitted 6/4/18

~~UNDER REVIEW~~

APPLICATION FOR SITE PLAN REVIEW

NOTICE TO APPLICANT: Applications for Site Plan Review by the Planning Commission must be submitted to the City in substantially complete form at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. The application must be accompanied by the data specified in the Zoning Ordinance and Site Plan Review Guidelines, including fully dimensioned site plans, plus the required review fees. Regular meetings of the Planning Commission are held on the second Wednesday of each month at 7:00 p.m. All meetings are held at the Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan 48146. Phone number (313) 386-1800; Fax (313) 386-2205.

TO BE COMPLETED BY APPLICANT:

I (we) the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Applicant: * Mohamed Aoude *
Mailing Address: 2020 Whitefield st. Dearborn Hgts, MI 48127
Email: aoude mi@outlook.com
Telephone: 313-229-7112 Fax:

Property Owner(s) Name (if different from Applicant): Emad Aoude
Mailing Address: 2020 Whitefield st Dearborn Hgts MI 48127
Telephone: 313 706-1200 Fax:

Applicant(s) Explanation of Legal Interest in Property:

Location of Property: Street Address: 970 Fort st, Lincoln Park, MI 48146
Nearest Cross Streets: Fort st. & Outer dr.
Sidwell Number (Parcel ID#):

Property Description:
If part of a recorded plat, provide lot numbers and subdivision name. If not part of a recorded plat (i.e., Acreage parcel"), provide metes and bounds description. Attach separate sheets if necessary.

Property Size (Square Ft): (Acres): 1.19

Existing Zoning (please check):

- G SFRD Single Family Residential District
G MFRD Multiple Family Residential District
G MHRD Mobile Home Park District
G NBD Neighborhood Business District
G MBD Municipal Business District
G PUD Planned Unit Development District
G RBD Regional Business District
G CBD Central Business District
G GID General Industrial District
G LID Light Industrial District
G CSD Community Service District

Present Use of Property: Auto Repair and Cardealership

Proposed Use of Property: Auto Repair and Sale Used Cars

Please Complete the Following Chart:

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential			
Office			
Commercial			
Industrial			
Other			

Professionals Who Prepared Plans:

A. Name: A & M Consultant

Mailing Address: 835 MASON UNIT B290

Dearborn, MI 48124

Email Address: aboaled@yahoo.com

Telephone: 313 582 0022 Fax: _____ Primary Design Responsibility: Architecture, Engineering

B. Name: _____

Mailing _____ Address: _____

_____ Email _____

Address: _____

Telephone: _____ Fax: _____ Primary Design Responsibility: _____

C. Name: _____

Mailing Address: _____

Email Address: _____

Telephone: _____ Fax: _____ Primary Design Responsibility: _____

ATTACH THE FOLLOWING:

1. Eight (8) individually folded copies of the site plans, sealed by a registered architect, engineer, landscape architect or community planner as well as ONE (1) Electronic copy.
2. **A brief written description** of the existing and proposed uses, including but not limited to: hours of operation, number of employees on largest shift, number of company vehicles, etc.
3. Proof of property ownership.
4. Review comments or approval received from county, state, or federal agencies that have jurisdiction over the project, including but not limited to:

- | | |
|---|--|
| G Wayne County Road Commission | G Wayne County Drain Commission |
| G Wayne County Health Division | G Michigan Department of Natural Resources |
| G Michigan Department of Transportation | G Michigan Department of Environmental Quality |

PLEASE NOTE: The applicant or a designated representative **MUST BE PRESENT** at all scheduled review meetings or the site plan may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a site plan application or to revoke any permits granted subsequent to site plan approval.

APPLICANT 'S ENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this site plan application.

<u>M. Toude</u>	<u>5/29/2018</u>
Signature of Applicant	Date
_____	_____
Signature of Applicant	Date
<u>[Signature]</u>	<u>5/31/2018</u>
Signature of Property Owner Authorizing this Application	Date

TO BE COMPLETED BY THE CITY

Case No. _____

Date Submitted: _____

Fee Paid: _____

By: _____

Date of Public Hearing: _____

PLANNING COMMISSION ACTION

Approved: _____ Denied: _____ Date of Action: _____

From: [Leah DuMouchel](#)
To: "[Mohamad Aoude](#)"; [John Meyers](#)
Subject: RE: Site Plan Draft
Date: Wednesday, October 24, 2018 9:07:00 AM

Hi, Mohamad. Thank you for your submission, and I apologize for the delay in my response. I took this plan to the City's development team, and we remain puzzled by the biggest issue with the site: the lot to the north. The site plan as presented does not account for that portion of the site, which is a significant portion of the total land area. It does not now meet code, and nothing the site plan shows how it will be brought up to code, nor how it will be used in the future. We do understand that that portion of the site is a significant challenge, given the poor condition of the asphalt and its adjacency to the creek. But that is exactly what has to be worked out during site plan approval.

Would it help to have a phone call so that you can represent to me your client's thoughts here, and I can more clearly explain why we need to have a full understanding of the site and a plan to address all issues before the project can be considered by the Planning Commission? Please let me know.

Thank you,

Leah DuMouchel, AICP
Senior Associate

Beckett&Raeder, Inc.
Making Great Places for over 50 Years
535 West William St Suite 101
Ann Arbor, MI
734.663.2622

Direct Line: 734.239.6616

Petoskey, MI 231.347.2523
Traverse City, MI 231.933.8400
Toledo, OH 419.242.3428

Please visit us at www.bria2.com

From: Mohamad Aoude <aoudemi@outlook.com>
Sent: Monday, October 08, 2018 9:31 PM
To: Leah DuMouchel <ldumouchel@bria2.com>; John Meyers <jmeyers@citylp.com>
Subject: Site Plan Draft

Hi Leah,

Could you please review the revised site plan and let me know if it meets what you are looking for.



November 3, 2018

Ms. Leah DuMouchel, AICP
Beckett & Raeder, Inc.
535 West William St. Suite 101
Ann Arbor, MI, 48103-4978

**Re: Auto Repair
970 Fort Street
City of Lincoln Park, MI
Hennessey Project 72111**

Dear Ms. DuMouchel:

I met with the owner of the property on Friday, November 2, 2018 at the above referenced site. He explained that he owned the building for approximately 4-years and it has been used as an auto repair facility since that time. So our focus on was on the site existing conditions.

Listed below are some comments which we recommend be addressed in the Preliminary Plan approval or property use. They are not necessarily be grounds for denial from an engineering feasibility standpoint:

GENERAL

1. The parking lot conditions vary considerably. In some areas there is concrete which is in good condition with some low areas that are holding water which will need to be addressed. There are other areas where the parking lot paving is non-existent and will need to be paved.
2. There is a vacant area on the north side of the development that has gravel, and has broken and severely deteriorated asphalt pavement. The vacant area does not appear to be used at this time. At the Planning Commission's discretion the owner may be able to place a barrier such as a fence around the perimeter of the vacant area and not use that for the auto repair facility. This would be a decision that they Planning Commission could possibly review and approve or deny.
3. The one of the drive entrances appears to be badly broken up and should be replaced.
4. The concrete sidewalks must be brought up to City Standards. Any broken, cracked or unsafe sidewalks in the road right of ways and onsite that should be repaired.

From an engineering feasibility our office does not have any issues with the approval of the Preliminary Use and Site Plan submittal. Therefore, from the engineering feasibility review it would be our recommendation for the "**approval**" of the Preliminary Site Plan contingent upon the items listed above being addressed.

**Auto Repair
970 Fort Street
City of Lincoln Park, MI
Hennessey Project 72111**

**Page 2
November 3, 2018**

If you have any questions, please do not hesitate to contact me.

Sincerely,

HENNESSEY ENGINEERS, INC



James D. Hollandsworth, P.E., P.S.
Lincoln Park Project Manager

JDH/bd

cc: John Kozuh, DPW Director, City of Lincoln Park
John J. Hennessey, Hennessey Engineers, Inc.
Ryan Kern, Hennessey Engineers, Inc.
B.3

R:\Municipalities\70000's Lincoln Park\72000's\72111 Auto Repair 970 Fort\PC Review Letters\Auto Repair 970 Fort St 1st PC Review Nov 1, 2018.docx

April 24, 2019

Mohamad Adoude
2020 Whitefield St.
Dearborn Heights, MI 48127

Regarding: Applicant for Site Plan Review and Special Land Use – 970 Fort St (Auto Sales and Service)

Dear Mr. Adoude,

We have reviewed your revised site plan. While the proposed new parking lot is an improvement over previous submittals, it does not represent a solution to the site's issues. The following concerns are substantial in nature:

1. The proposed lot split isolates the floodway portion of the parcel, creating a lot that is unbuildable.
2. An engineering inspection in November 2018 showed standing water in parts of the site that are proposed for the new parking lot. No information at all has been provided concerning drainage of the site: the requested topographic survey has not been submitted; stormwater management is not shown on the conceptual plan; and catchbasins and other existing utilities are not shown. This information has been called out as critical to the evaluation of the site plan in June 2018 and again in October 2018. Adequacy of drainage is an item required for conceptual review.
3. **The applicant and property owner must understand that the City of Lincoln Park does not have final jurisdiction over the stormwater management of the site.** Even if the City was able to magically grant approval to the site plan (which it can't, of course), no permits can be pulled without approval from Wayne County Stormwater Management and also from the Michigan Department of Transportation. I held a detailed conversation with the City Engineer this afternoon to understand exactly what the process would look like for this project after approval. He clarified that those approvals **will not be secured** without a survey and an engineer-designed stormwater management program.

Unfortunately, it appears to be very clear that this property cannot be put back into use without an investment in correcting the stormwater management system. It has been the City's understanding to this point that the applicant does not have the resources to conduct costly improvements. With this understanding, it would be a disservice to the applicant to move this project forward on a path that is certain to end in a failure to obtain building permits. Over the course of three site plan submittals, substantial progress has not been made toward addressing the drainage of the site, and it may be the case that the required investments are simply out of reach. Since the City cannot change those requirements, there is little we can offer in response except to identify them to you, and decline to move your project forward until they are addressed as required by local ordinance.

I understand that this is a disappointing outcome, and if I have misconstrued or misunderstood the situation, I would be happy to discuss it further. I would also be willing to schedule a meeting with both the owner and the architect to explain these findings in more detail if that is warranted.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Leah DuMouchel", enclosed within a large, hand-drawn oval.

Leah DuMouchel
Planner of Record, City of Lincoln Park

cc: City of Lincoln Park Building Department
A&M Consultants

encl: Checklist for Site Plan Review, annotated

Date: October 9, 2019

From: Beckett & Raeder
To: **Lincoln Park Planning Commission**
1355 Southfield Road
Lincoln Park, MI 48146

Project: **Small Cell Wireless Draft Ordinance**

Remarks:

The draft enclosed is designed to comply with Public Acts 365 and 366, both of which were passed by the state in 2018 and went into effect in the beginning of 2019. The intent of PA 365 is to accelerate the deployment of small wireless communication facilities in the public rights-of-way to expand the 5G network across the state. The hope is that this type of smaller cell technology will reduce the need for macro towers and will set the stage for the development of “smart cities.” As the name implies, these devices are smaller than traditional towers (their size is prescribed by the PA 365) and are attached to new or existing structures in the public rights-of-way to provide a denser more reliable network and better signal coverage.

Some of local government’s power has been superseded as the acts permit colocation by right in public rights-of-way with only some exceptions. For those exceptions, municipalities may require a site plan review process and provide some requirements such as design criteria. In order to craft this ordinance, BRI consulted the new legislation, reviewed PROTEC’s model ordinance, and reviewed the few ordinances that have been approved by Michigan cities. PROTEC is the coalition to protect public rights-of way which has been at the forefront of responding to Michigan laws regarding telecommunications issues.

Some of the language used in this ordinance is taken directly from PA 365 to ensure compliance with the law, however, where municipal discretion is permitted, some regulations were added largely to control some of the unsightly aspects of the small cell wireless facilities and associated equipment. Most of the design standards call for compatibility with local character, spacing, color and materials, and enclosure. Additional restrictions are added to residential areas and the downtown district. Financial protections are written into the law so that any damage done to a public right-of-way holds the wireless provider liable so that Lincoln Park will not have to pay for repairs that could be caused by installation or operation.

Please note that because this law is new that some revisions may be necessary with guidance from an attorney.

Proposed motion:

The Lincoln Park Planning Commission finds that the City would benefit from the adoption of regulations governing the provision of Small Cell Wireless Facilities as permitted by Michigan Public Acts 365 and 366, and that the regulations proposed in the memo titled “Ordinance Amendment Proposal: Small Cell Wireless Facilities” dated October 9, 2019 accomplishes this purpose. The Planning Commission recommends that the Lincoln Park City Council adopt this ordinance, subject to review and amendment by the City Attorney.

City of Lincoln Park Planning and Development

Ordinance Amendment Proposal: Small Cell Wireless Facilities

October 9 2019

{Section 1} Intent

1. Increase investment in wireless networks that will benefit the citizens of this state by providing better access to emergency services, advanced technology, and information.
2. Increase investment in wireless networks that will enhance the competitiveness of the region in the global economy.
3. Encourage the deployment of advanced wireless services by streamlining the process for the permitting, construction, modification, maintenance, and operation of wireless facilities in the public rights-of-way.
4. Allow wireless services providers and wireless infrastructure providers access to the public rights-of-way {460.1301}

{Section 2} General Provisions

The co-location of a small cell wireless facility and associated support structure within a public right of way ("ROW") is not subject to zoning reviews or approvals under this ordinance to the extent exempt from such reviews under Act 365 of 2018, as amended ("Act 365"). {460.1313(5)}

1. Co-location of a small cell wireless facility or installation of an associated support structure shall require that the wireless provider apply for and obtain a permit from the City consistent with the Code.
2. No wireless providers shall attach, alter, or modify a City-owned pole or wireless support structure without entering into a license agreement with the City.
3. Small cell wireless facilities and associated support structures non exempt from zoning reviews are only permitted in accordance with the provisions of this zoning ordinance and Act 365, and upon application for and receipt from the City of a permit consistent with the Code.
4. The approval of a small cell wireless facility authorizes the co-location of a small cell wireless facility but does not authorize the installation, placement, modification, or operation of a wireline in the ROW.

{Section 3} Exempt Small Cell Wireless Facilities

Small cell wireless facility siting is a permitted use in the ROW in all zoning districts and not subject to zoning regulation if it complies with the following requirements:

1. The small cell wireless facility will be co-located on an existing wireless communications support structure or wireless communication equipment
2. The proposed co-location will shall comply with the following:

- a. Not exceed 40 feet or increase the overall height of the wireless communication support structure by more than 5 feet above a utility pole or wireless support structure on which the small cell wireless facility is collocated {460.1313(5)(a)}
- b. A wireless provider shall comply with design and/or concealment requirements in a commercial zoning district so that the equipment and small cell wireless facility is compatible with the character of its surroundings
- c. The size is not to exceed the definition of small cell wireless facility as an enclosure of 6 cubic feet and associated equipment cumulatively is no more than 25 cubic feet in volume, per Act 365 of 2018 {Act 365 Definition}
- d. Enclosure must contain all parts of the equipment and parts of the small cell wireless facility, must be a neutral and uniform color and made of a material that does not conflict with the aesthetics of its surroundings
- e. A co-location in a public ROW shall not inhibit other utility installations {Fenton}
- f. Small cell wireless facilities shall not be permitted on any building that is on the National Register of Historic Places pursuant of 47 C.F.R 1.1307(a)(4) {Fenton}

{Section 4} Non Exempt Small Cell Wireless Facilities; Site Plan Review Process

A small cell wireless facility is subject to site plan review, Section 1296.01 of the Lincoln Park Zoning Ordinance, if it does not comply with Section 3 and shall be subject to all of the following requirements as codified in Public Act 365 of 2018 {460.1317}:

1. Within 30 days after receiving an application under this section, an authority shall notify the applicant in writing whether the application is complete. If the application is incomplete, the notice shall clearly and specifically delineate all missing documents or information. The notice tolls the running of the 30-day period.
2. The running of the time period tolled under subdivision 1 (above) resumes when the applicant makes a supplemental submission in response to the authority's notice of incompleteness. If a supplemental submission is inadequate, the authority shall notify the applicant not later than 10 days after receiving the supplemental submission that the supplemental submission did not provide the information identified in the original notice delineating missing documents or information. The time period may be tolled in the case of second or subsequent notices under the procedures identified in subdivision 1. Second or subsequent notices of incompleteness may not specify missing documents or information that was not delineated in the original notice of incompleteness.
3. The Planning Commission shall approve or deny the application and notify the applicant in writing within 90 days after an application for a modification of a wireless support structure or installation of a small cell wireless facility is received or 150 days after an application for a new wireless support structure is received. The time period for approval may be extended by mutual agreement between the applicant and the City. If the City fails to comply with this subdivision, the application is considered to be approved subject to the condition that the applicant provide the Planning Commission not less than 15 days' advance written notice that the applicant will be proceeding with the work pursuant to this automatic approval.
4. Co-location of small cell wireless facilities shall commence within one year of permit issuance and shall be activated for use no later than one year from the permit issuance date. Failure to commence collocation within one year of permit issuance shall void said

permit. A small cell wireless facility not activated within one year of permit issuance shall be considered abandoned and shall be removed from the public right-of-way at the wireless provider's sole expense.

{Section 5} Wireless Communication Equipment

Wireless communication equipment (but not a wireless communication support structure) is a permitted use and allowed in all zoning districts. Wireless communication equipment does not have to be related to the principal use of the site. Wireless communications equipment is not subject to zoning review and approval if all of the following requirements are met pursuant of Public Act 366 of 2018:

1. The wireless communications equipment will be co-located on an existing wireless communications support structure or in an existing equipment compound.
2. The existing wireless communications support structure or existing equipment compound is in compliance with the City's zoning ordinance or was approved by the appropriate zoning body or official for the City.
3. The proposed co-location will not do any of the following {Act 366 514(c)}, if it does not comply with these requirements, it is subject to the site plan review process:
 - a. Increase the overall height of the wireless communications support structure by more than 20 feet or 10% of its original height, whichever is greater
 - b. Increase the width of the wireless communications support structure by more than the minimum necessary to permit co-location.
 - c. Increase the area of the existing equipment compound to greater than 2,500 square feet.
4. The proposed co-location complies with the terms and conditions of any previous final approval of the wireless communications support structure or equipment compound by the appropriate zoning body or official of the City.
5. Notwithstanding the foregoing, wireless communications equipment otherwise exempt must still comply with all other applicable codes including a requirement that the building inspector determines that the co-location will not adversely impact the structure to which it is attached.
6. Any equipment placed in a residential district shall not be erected at a height that requires lighting.
7. Wireless communications equipment that is not attached to an existing structure or becomes unattached due to abandonment, removal, or relocation of an existing structure (thus requiring the installation of a new wireless communications support structure), is subject to site plan review consistent with the zoning ordinance. {Traverse City}

{Section 6} Design

Small cell wireless facilities requiring the installation of a new pole or wireless support structure in residential, historic, and downtown districts shall comply with the following design and concealment standards:

1. If possible, poles, and wireless support structures shall be designed to accommodate small cell wireless facilities for multiple wireless services providers.

2. Poles shall be located a minimum of 15 feet from any tree, measured to the tree-trunk center. Additionally, 80 percent of the root protection zone shall remain undisturbed. The root protection zone shall either be a six-foot radius around the tree or a one-foot radius for every inch of tree diameter at breast height, whichever is greater. This minimum separation shall not apply for a new pole that replaces an existing pole, where the new pole is installed in the same place as, or immediate vicinity of, the existing pole.
3. Poles shall be designed pursuant to city standards or the applicable utility's standard, and function as street light poles, utility poles, or traffic signal poles in consultation with the city or the applicable utility and shall be incorporated into the applicable utility or signaling system.
4. Poles shall comply with the following height regulations:
 - a. In residential districts, poles shall not exceed 33 feet in height from ground level.
 - b. In downtown districts, poles shall not exceed 10% of an adjacent building or exceed 40 feet in height from ground level, whichever is less.
 - c. In all other districts, poles shall not exceed 40 feet in height from ground level.
5. Poles shall be designed and installed with materials and appearance consistent with existing poles in the adjacent public way, unless materials and appearance are prescribed by other ordinance, law, or City requirements. Poles shall be aesthetically pleasing, consistent with the local character of the area and shall not detract from the streetscape.
6. Antenna shall be installed within the pole and not visible. If any antenna cannot be installed within the pole and made not visible, then it shall extend vertically from the pole or be flush-mounted to the side of the pole and shall be designed to be an architecturally compatible extension of the pole. The diameter of the antenna shall be consistent with the diameter of the pole, not including other appurtenances or extensions from the pole, or the base to which the pole is mounted. The antenna shall not extend more than five feet above the top of the pole.
7. To the extent practicable, all accessory cables and equipment shall be installed within the pole or placed underground as required by this article.
8. New utility poles and ground mounted equipment shall be installed at least 300 feet from any existing or proposed utility pole or ground mounted equipment. Any wireless provider desiring to install poles less than 300 feet apart shall demonstrate to the City's satisfaction that the wireless provider could not serve a location without the desired placement. {Fenton}

{Section 7} Maintenance

All wireless providers shall repair all damage to the ROW caused by the activities of the wireless provider while occupying, constructing, installing, mounting, maintaining, modifying, operating, or replacing small cell wireless facilities, utility poles, or wireless support structures in the ROW and to return the ROW to its original condition. If the wireless provider fails to make the repairs required by the authority within 60 days after written notice, the City of Lincoln Park may make those repairs and charge the wireless provider the reasonable, documented cost of the repairs {460.1313(10)}.

{Section 8} Permit Application Process

The applicant shall seek a ROW access permit from the Building Department to co-locate a small cell wireless facility or install, modify, or replace a utility pole on which a small cell wireless facility

will be collocated as required by all ROW users. To obtain this permit, an applicant is subject to all of the following:

1. An application for a permit is subject to all of the following requirements:
 - a. Name of the company and contact information
 - b. Applicant name and contact information
 - c. Map of georeferenced location(s) of where the company is proposing the installation(s) of a supporting structure and/or small cell wireless facility
 - d. Parcel identification number and property ownership for parcels located within 75 feet of the proposed facility
 - e. Distance from the proposed facilities and the nearest property line, roadways, rights-of-way, and utilities within the rights-of-way
 - f. Zone and adjacent zones
 - g. Dimensions of all proposed installations and height on the utility pole or support structure where a small cell wireless facility will be mounted
 - h. For deployments in downtown or residential districts, documentation of compliance with design and location requirements
 - i. An inventory of any existing and approved small cell wireless facilities, poles, and wireless support structures that are within the jurisdiction of the City;
 - j. For all new poles, replacement poles, and wireless support structures, a certification by the wireless provider and a structural analysis sealed by a licensed engineer attesting that the towers and structures will accommodate co-location of additional antennas, including the extent of such collocation space
 - k. For all new poles, replacement poles, and wireless structures, demonstration of compliance with ANSI/TIA 222-G-2 standards
 - l. For all new poles, replacement poles, and wireless support structures, a statement from a licensed engineer why no current existing towers or structures are adequate to provide the services planned with the wireless facility
 - m. Copy of all other permits related to the deployment, including any applicable METRO Act application and permit
 - n. Documentation showing adequate insurance, including the City named as an additional insured
 - o. A performance bond meeting the requirements of this Article
 - p. Attestation that the small cell wireless facility will be operational for use by a wireless service provider within one year after the permit issuance date
 - q. Site/structure remediation plan for restoring the public ROW after removal of wireless facilities or equipment
 - r. Provide the estimated radius of service the small cell wireless facility will provide
 - s. Material used to enclose small cell wireless facility and associated equipment
 - t. Photo of installations
 - u. Work plans for the amount of time and type of disturbance will be caused to the public ROW
 - v. Certification of compliance with FCC radio frequency emission regulations
 - w. Detailed description of the activities the applicant needs to accomplish:
 - i. Construct a utility pole or support structure
 - ii. Install small cell wireless facility on an existing pole
 - x. Any additional information requested by the City.
2. Within 25 days after receiving an application, the Lincoln Park Building Department shall notify the applicant in writing whether the application is complete. If the application is

incomplete, the notice shall clearly and specifically delineate all missing documents or information. The notice tolls the running of the time for approving or denying an application

3. The running of time period resumes when the applicant makes a supplemental submission in response to the authority's notice of incompleteness. If a supplemental submission is inadequate, the authority shall notify the applicant in writing not later than 10 days after receiving the supplemental submission that the supplemental submission did not provide the information identified in the original notice delineating missing documents or information. The time period may be tolled in the case of second or subsequent notices under the procedures identified in subdivision Second or subsequent notices of incompleteness may not specify missing documents or information that was not delineated in the original notice of incompleteness.
4. The Lincoln Park Building Department may require an applicant to include an attestation that the small cell wireless facilities will be operational for use by a wireless services provider within 1 year after the permit issuance date, unless the Lincoln Park Building Department and the applicant agree to extend this period or delay is caused by lack of commercial power or communications transport facilities to the site. {460.1315(d-f)}

{Section 9} Alternative Siting; Decommission

1. Upon receiving an application to place a new utility pole, Lincoln Park Building Department may propose an alternate location within the ROW or on property or structures owned or controlled by Lincoln Park within 75 feet of the proposed location to either place the new utility pole or co-locate on an existing structure. The applicant shall use the alternate location if, as determined by the applicant, the applicant has the right to do so on reasonable terms and conditions and the alternate location does not impose unreasonable technical limits or significant additional costs. {Section 15(6) 460.1315}
2. Before discontinuing its use of a small cell wireless facility, utility pole, or wireless support structure, a wireless provider shall notify Lincoln Park Building Department in writing. The notice shall specify when and how the wireless provider intends to remove the small cell wireless facility, utility pole, or wireless support structure. If the wireless provider does not complete the removal within 45 days after the discontinuance of use, the City may complete the removal and assess the costs of removal against the wireless provider's performance bond. If the City incurs costs that exceed the performance bond, then the wireless provider shall reimburse the City within 30 days. A permit under this section for a small cell wireless facility expires upon removal of the small cell wireless facility. {Section 15(7) 460.1315}

{Section 10} Basis for Denial OF a Permit

Lincoln Park Building Department shall deny a completed application for a proposed co-location of a small cell wireless facility or installation, modification, or replacement of a utility pole that meets the height requirements if the proposed activity would do any of the following:

1. Materially interfere with the safe operation of traffic control equipment.
2. Materially interfere with sight lines or clear zones for transportation or pedestrians; any small cell wireless facility should be mounted at least 10 feet high.

3. Materially interfere with compliance with the Americans with Disabilities Ordinance of 1990, Public Law 101- 36, or similar federal, state, or local standards regarding pedestrian access or movement.
4. Materially interfere with maintenance or full unobstructed use of public utility infrastructure under the jurisdiction of an authority.
5. Materially interfere with maintenance or full unobstructed use of the drainage infrastructure as it was originally designed
6. Not be located a reasonable distance from the drainage infrastructure to ensure maintenance under the drain code of 1956, 1956 PA 40, MCL 280.1 to 280.630, and access to the drainage infrastructure.
7. Fail to comply with reasonable, nondiscriminatory, written spacing requirements of general applicability adopted by ordinance or otherwise that apply to the location of ground-mounted equipment and new utility poles and that do not prevent a wireless provider from serving any location.
8. Fail to comply with all other applicable codes.
9. Fail to meet reasonable, objective, written stealth or concealment criteria for small cell wireless facilities applicable in a historic district, downtown, or residential district, as specified in an ordinance or otherwise and nondiscriminatorily applied to all other occupants of the ROW, including electric utilities, incumbent or competitive local exchange carriers, fiber providers, cable television operators, and the authority. {PROTEC}

{Section 11} Insurance; Bonding

1. The wireless provider shall furnish proof of insurance in an amount and form satisfactory to the City, naming the City as an additional insured. Such insurance shall cover a period of not less than the term of this permit and shall provide that it cannot be cancelled without thirty (30) days advance written notice to the City.
2. Before any work under a permit issued pursuant to this Article may commence, a wireless provider shall furnish to the City a performance bond in the form of an irrevocable bank letter of credit form or surety bond form approved by City, in the amount of \$1,000.00 per small cell wireless facility included in the application for a permit, to provide for the reasonable costs of removal of abandoned or improperly maintained small cell wireless facility, to repair the ROW, or to recoup unpaid rates or fees {460.1333}

{Section 12} Labeling

A small cell wireless facility for which a permit is issued shall be labeled with the name of the wireless provider, emergency contact telephone number, and information that identifies the small cell wireless facility and its location {460.1335}.

{Section 13} Appeals

The applicant may appeal any authority determinations related to this ordinance to the highest elected body of the authority or, the circuit court in the judicial circuit where the authority is located. {PROTEC}

Definitions

5G: The term for emerging 5th generation wireless telecommunications standards usually associated with network speeds of 1 Gpbs or more.

Co-locate to install, mount, maintain, modify, operate, or replace wireless facilities on or adjacent to a wireless support structure or utility pole. Colocate does not include make-ready work or the installation of a new utility pole or new wireless support structure {460.1305}

Micro wireless facility means a small cell wireless facility that is not more than 24 inches in length, 15 inches in width, and 12 inches in height and that does not have an exterior antenna more than 11 inches in length. {Section 460.1307}

Small cell wireless facility means a wireless facility that meets both of the following requirements: Each antenna is located inside an enclosure of not more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements would fit within an imaginary enclosure of not more than 6 cubic feet. All other wireless equipment associated with the facility is cumulatively not more than 25 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meters, concealment elements, telecommunications demarcation boxes, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services. {Section 460.1307}

Utility pole means a pole or similar structure that is or may be used in whole or in part for cable or wireline communications service, electric distribution, lighting, traffic control, signage, or a similar function, or a pole or similar structure that meets the height requirements and is designed to support small cell wireless facilities. Utility pole does not include a sign pole less than 15 feet in height above ground.

Wireless support structure means a freestanding structure designed to support or capable of supporting small cell wireless facilities. Wireless support structure does not include a utility pole.

Wireless Communication Equipment the set of equipment and network components used in the provision of wireless communication services, including, but not limited to, antennas, transmitters, receivers, base stations, equipment shelters, cabinets, emergency generators, power supply cables, coaxial and fiber optic cables, but excluding wireless communications support structures.

City of Lincoln Park Planning and Development

Ordinance Amendment Proposal: Package Delivery Lockers

October 9, 2019

The City of Lincoln Park has been approached to permit the addition of package delivery lockers to certain commercial properties within the City. The following regulations are proposed to ensure the safe installation and use of such lockers.

Definitions

proposed 1260.08

OUTSIDE STORAGE CONTAINER: A privately owned container or locker serving as a package delivery alternative, to be used for personal package pick-up and / or return.

Standards

proposed 1294.41

- a. The maximum depth of the outside storage container shall be three (3) feet.
- b. The outside storage container shall be bolted into a concrete pad on a flat surface. The change in grade over a nine (9)-foot span shall not be more than two (2) inches.
- c. The outside storage container shall have the same minimum front, side, and rear setback requirements as a structure within the established zoning district.
- d. There shall be a minimum of five (5) inches between any side of the outside storage container and any adjacent structure or wall.
- e. There shall be a minimum of one (1) foot of wall clearance for the electrical disconnect box.
- f. There shall be a minimum of three (3) feet of clearance along the front of the outside storage container.

Proposed motion

The Lincoln Park Planning Commission finds that it is desirable to regulate package delivery lockers to ensure their safe installation and use, and recommends that the Lincoln Park City Council add the language contained in the Package Delivery Locker Ordinance Amendment Proposal dated October 9, 2019.