



## LINCOLN PARK PLANNING COMMISSION

City Hall – Council Chambers  
1355 Southfield Road | Lincoln Park, MI

February 9, 2022 at 7 p.m.

### AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Previous Minutes**
- IV. **Approval of Agenda**
- V. **Old Business**
- VI. **New Business**
  - A. Rezoning: 1522 Dix
  - B. Conceptual Site Plan Review: 1522 Dix – Auto Sales
- VII. **Policy Review and Discussion**
  - A. Zoning Text Amendment: E-Commerce
- VIII. **Education and Training** (see February Planning Report)
- IX. **Reports from Department and Other Boards and Commissions**
- X. **Public Comments**
- XI. **Comments from Planning Commissioners**
- XII. **Adjournment**

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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 JANUARY 12, 2022**

A Planning Commission meeting of January 12, 2022, via Zoom for Lincoln Park, Michigan was called to order at 7:02 p.m. Mr. Palmer, Commencing with the Pledge of Allegiance.

**PRESENT:** Palmer, Kissel, Horvath, Duprey,

**ABSENT:**

**EXCUSED:** LoDuca, Persinger

**ALSO PRESENT:** Elizabeth Gunden, John Meyers, Maureen Tobin

**APPROVAL OF MINUTES**

Moved by: Horvath

Supported by: Palmer

**MOTION CARRIED unanimously**

**APPROVAL OF AGENDA**

Moved by: Duprey to amend the agenda.

Supported by: Persinger

**MOTION CARRIED unanimously**

**5. NEW BUSINESS**

**(A) ELECTION OF OFFICERS**

President: Kevin Kissel

Vice Chairman: Joe Palmer

Secretary: Mike Horvath

Yay's: Palmer, Kissel, Horvath, Duprey

Nay's: None

Motion Approved

**(B) PLANNING COMMISSION ANNUAL REPORT**

Yay's: Palmer, Kissel, Horvath, Duprey

Nay's: None

Motion Approved

**POLICY REVIEW AND DISCUSSION**

**A. Zoning Text Amendment - Ecommerce**

Discussion led by John Meyers.

**EDUCATION AND TRAINING**

A. See January Planning Report

**REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS**

**PUBLIC COMMENTS**

**COMMENTS FROM PLANNING COMMISSIONERS**

Comments from members regarding Taco Bell and Pleasantrees

**ADJOURNMENT**

Moved by: Duprey

Supported by: Horvath

**MOTION CARRIED unanimously**

Meeting adjourned at 8:14 p.m.



MICHAEL HORVATH, Secretary

1522 Dix

## Zoning Amendment (Rezoning) Review

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Applicant	Mohammad Bazzi
Address	1522 Dix Hwy, Lincoln Park, MI 48126
Date	February 9, 2022
Request	Rezoning: SFRD to MBD

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### REQUEST

The applicant wishes to rezone the property at 1522 Dix Highway, located on the west side of Dix Highway between Russell Avenue to the north and Euclid Street to the south, from Single Family Residential District (SFRD) to Municipal Business District (MBD). The site was previously used a parking for the PNC Bank to the south, but it has been vacant for some time.

The City believes the current zoning designation (SFRD) to be an error, and the site should be commercially zoned. The proposed zoning is Municipal Business District, and is requested in conjunction with a proposed automobile sales use, which is permitted after special approval in the MBD. It is important to note that the rezoning, once accomplished, means that all principally permitted uses and those permitted after special approval could occupy the site, and therefore important for the Planning Commission and, later, City Council to approve this zoning amendment only if it finds the entire range of uses acceptable.

### Criteria for Review

The Planning Commission and City Council shall at a minimum, consider the following before taking action on any proposed amendment:

#### **(1) Will the proposed amendment be in accordance with the basic intent and purpose of the Zoning Ordinance?**

Exhibit 1 at the end of this document shows the zoning of the subject and adjacent parcels. The purpose of the Municipal Business District is below, per §1278.01 of the Lincoln Park Zoning Ordinance, is cited below. This parcel is larger than some parcels in the City with MBD designation, so it would be able to accommodate substantial access for parking, and is located on a regional thoroughfare.

“The permitted uses are intended to provide businesses and services usually found in major business areas along major streets or regional thoroughfares or near freeway access ramps. These uses generate large volumes of vehicular traffic, require substantial access for off-street parking and loading and require detailed planning, particularly as to relationships with adjacent residential areas. The intended potential customer base for these uses is the entire Municipality, and not just the immediate residential neighborhoods.”

*This condition is met.*

**(2) Will the proposed amendment further the comprehensive planning goals of the City?**

Exhibit 2 at the end of this document shows the future land use designations of the subject and adjacent parcels. The Future Land Use Map in the 2019 Lincoln Park Master Plan designates the subject property as "General Commercial" and "Low Density Residential." The description of the "General Commercial" future land use category from the 2019 Master Plan is below. The zoning designations which correspond to this category are MBD as well as NBD, Neighborhood Business District. The Low Density Residential portion of the property is adjacent to the adjacent single-family residential neighborhood.

"Main commercial designation along all major corridors; intended to permit maximum flexibility of use in conjunction with strong redevelopment and landscaping standards."

The Future Land Use Map specifically designates an "Auto Service Overlay." These are areas which have been determined during the master plan process to have been historically used for auto-related businesses or which have specific characteristics that support such businesses. The purpose of designating this area on the Future Land Use Map is to control the proliferation of auto-related businesses in the city. Though a rezoning is considered independently of the proposed use, this report recognizes that an auto-related use proposal is the impetus behind this request and thus notes that the subject parcel is not within the "Auto Service Overlay."

*This condition is partially met.*

**(3) Have conditions changed since the Zoning Ordinance was adopted or was there a mistake in the Zoning Ordinance that justifies the amendment?**

All other properties along the corridor have non-residential zoning designations, and there does not appear to be documentation providing evidence or history for how the site came to be zoned SFRD.

*This condition is met.*

**(4) Will the amendment correct an inequitable situation created by the Zoning Ordinance, rather than merely grant special privileges?**

The requested amendment may correct an inequitable situation, which is that the development potential of the SFRD district is different in type and intensity than the rest of the corridor. However, it may also grant special privileges in assigning a zoning designation of higher commercial intensity than is consistent with the City's established zoning scheme.

*This condition is partially met.*

**(5) Will the amendment result in unlawful exclusionary zoning?**

The concept of "exclusionary zoning" applies to residential land use.

*This condition is not applicable.*

**(6) Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?**

The amendment to a commercial zoning designation will align the property with other parcels along Dix Highway. This alignment may be accomplished with the MBD designation, but may also be accomplished with a lower-intensity NBD designation which is more consistent with the established zoning scheme of the City. Though a rezoning is considered independently of the proposed use, it is

worth noting that the proposed use in this case is an automotive-related use. These are specifically designated on the City’s adopted future land use map, and the subject parcel is not so designated. Thus, accomplishing a rezoning to accommodate the proposed use may set a precedent for permitting additional automotive sales establishments, which could result in an undesired and inappropriate proliferation of automotive-related uses along this corridor.

*This condition is partially met.*

**(7) If a rezoning is requested, is the proposed zoning consistent with the zoning classification of surrounding land?**

Parcels fronting Dix Highway between Southfield Road and Euclid Street are zoned Municipal Business District (MBD). Parcels from Euclid Street northward are zoned Neighborhood Business District (NBD). Both classifications are therefore adjacent to the subject parcel. Treating the subject parcel similarly to the parcels northward of Euclid, where it itself is located, is most consistent with the zoning scheme of the City.

*This condition is partially met.*

**(8) If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?**

The Municipal Business District schedule of regulations is shown in the table below alongside the relevant approximate dimensions of the subject parcel.

	Required	Approximate Dimensions
Minimum lot width	40 ft	~226 ft.
Minimum lot area	4,000 sf	~42,366 sf

*This condition is met.*

**(9) If a rezoning is requested, is the proposed zoning consistent with the trends in land development in the general vicinity of the property in question?**

The commercial uses along Dix Highway are compatible and consistent with the proposed rezoning request. With the required landscaping and screening, adjacent residential properties will be protected.

*This condition is met.*

**Proposed Motion**

I move to recommend to the Lincoln Park City Council [approval / denial] of the proposed rezoning from Single Family Residential District (SFRD) to Municipal Business District (MBD) for the property located at 1522 Dix Highway.

EXHIBIT 1: Zoning



- UNKNOWN
- PUD
- Single Family
- Multiple Family Residential
- Mobile Home Park
- Neighborhood Business
- Municipal Business District
- Central Business District
- Regional Business
- Light Industrial
- General Industrial
- Community Service

EXHIBIT 2: Future Land Use



- Low Density Residential
- Higher Density Residential
- Manufactured Home Park
- Neighborhood Commercial
- General Commercial
- Downtown Commercial
- RC
- Public
- Quasi Public / Inst
- Industrial

RECEIVED

1522 Dix

Lincoln Park  
Beckett & Raeder

JAN 13 2022

CITY OF LINCOLN PARK  
BUILDING DEPARTMENT

FOR OFFICE USE ONLY	
CASE #	PPC21-0050
DATE ISSUED	1/13/22
ISSUED BY	

PZBA

**PETITION FOR ZONING AMENDMENT (REZONING)**

BUILDING DEPARTMENT  
1355 SOUTHFIELD RD. LINCOLN PARK, MI 48146  
PH: (313) 386-1800 | FAX: 313-386-0490

**NOTICE TO APPLICANT:** Petitions to rezone a parcel must be submitted to the City with all required attachments at least thirty (30) days before the Planning Commission meeting at which the request will be considered. This application must be accompanied by the drawings required by the City of Lincoln Park Code of Ordinances as well as by the review fee.

**DRAWING REQUIREMENTS:** Petitions shall be accompanied by a plot plan or survey, which shall contain the following information:

- A. Applicant's name, address, and telephone number.
- B. Scale, northpoint, and dates of submission and revisions.
- C. Zoning classification of petitioner's parcel and all abutting parcels.
- D. Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within fifty (50) feet of the site.
- E. Proposed lot lines and lot dimensions, and general layout of proposed structures, parking areas, driveways, and other improvements on the site.
- F. Dimensions, centerlines, and right-of-way widths of all abutting streets and alleys.
- G. Location of existing drainage courses, floodplains, lakes and streams, and woodlots.
- H. All existing and proposed easements.
- I. Location of sanitary sewer or septic systems, existing and proposed.
- J. Location and size of watermains, well sites, and building service, existing and proposed.
- K. A sign location plot plan, in accordance with the Rezoning Sign Requirements below.

**REZONING SIGN REQUIREMENTS:** At least twenty-one (21) days prior to the public hearing before the Planning Commission, the applicant must, at his own expense, install rezoning signage on the property proposed for rezoning, in full public view along street or road frontages. The sign must be located along the property line of the right-of-way at the midpoint of the property width. A corner lot will require a sign for each road frontage. The location and content of the signage must be approved by the Building Department prior to installation.

The signage must meet the following specifications:

- A. Black letters on white background
- B. Size: minimum four (4) feet (vertical) by minimum six (6) feet (horizontal)
- C. Sign facing must be exterior plywood, aluminum, or similar material
- D. Wording on the signage shall be as follows:
 

ZONING CHANGE PROPOSED	(minimum 8" high letters)
A public hearing has been scheduled	(minimum 4" high letters)
For more information call:	(minimum 4" high letters)
Lincoln Park Building and Engineering Department	(minimum 4" high letters)
(Building Department Telephone #)	(minimum 4" high letters)
- E. Sign support system must be structurally sound.



TO BE COMPLETED BY THE APPLICANT:

I (we), the undersigned, do hereby make application to and petition the Planning Commission to amend the Zoning Ordinance and change the zoning map as requested. The following facts are shown as part of this application.

1. It is desired and requested that the following described property be rezoned from the current zoning district of RESIDENTIAL to the proposed zoning district of MUNICIPAL BUSINESS
2. The property, according to the City of Lincoln Park Comprehensive Development Plan of Future Land Use, is described as GENERAL COMMERCIAL - 2019 MASTER PLAN
3. The property sought to be rezoned is located at 1522 DIX HIGHWAY - NORTH SIDE between EUCLID ST. and RUSSELL AVE.
4. The property sought to be rezoned is legally described as follows:  
PLEASE REFER TO EXHIBIT-A ATTACHED.

5. The land area of this subject property is (square ft/acre) ~ 1 ACRE

6. The property sought to be rezoned is owned by  
Name: MOHAMMED BAZZI Email: MBTRCITYAUTOGROUP@GMAIL.COM  
Address: 4468 WESTLAND STREET City/State/Zip: LINCOLN PARK, MI 48746

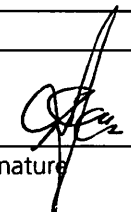
7. Person requesting rezoning:  
Name: MOHAMMED BAZZI Email: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

8. Basis of representation: Legal Representative / Owner / Option to Buy

9. It is proposed that the property will be developed as follows:  
A USED CAR SALES LOT AND OFFICE W/PREP GARAGE

10. The following statement indicates why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor the property of other persons located in the vicinity.

SEE ATTACHMENT - LETTER

  
\_\_\_\_\_  
Signature

10/15/21  
\_\_\_\_\_  
Date

## EXHIBIT A

Land in the City of Lincoln Park, County of Wayne, State of Michigan:

Lots 822 and 823, except the east 17 feet of each lot deeded for highway purposes, Lots 824 and 825, except the easterly part of Lots 824 and 825 measuring 16.72 feet on the northerly line of Lot 824 and 16.77 feet on the Southerly line of Lot 824 and 16.77 feet on the southerly line of Lot 825, Lots 826, 827, 828, 829, 830, 831 and 832, excepting therefrom the Easterly 17 feet of each lot deeded for street purposes, AND Lots 892, 893 and 894, except the west 20 feet of Lot 892, Lots 895, 896, 897, 898, except the east 17 feet deeded for highway purposes, Lots 899, 900, 901 and 902, except the easterly 17 feet deeded for highway purposes, Lots 903, 904, 905, except the easterly 17 feet thereof, Lots 906 and 907, Lot 908, except the west 20 feet of Lot 908, and vacated alley in the rear of Lots 895 to 905, and vacated alley 18.0 feet wide in the rear of Lots 893, 894, 906, 907, and the easterly 15 feet of Lots 892 and 908, of DIX BOULEVARD VILLAS NO 1 SUBDIVISION OF PART OF P.C. 49, 51 & 59 VILLAGE OF LINCOLN PARK AND ECORSE TOWNSHIP, according to the plat thereof as recorded in Liber 52 of Plats, page 18, Wayne County Records

FOR INFORMATIONAL PUPOSES ONLY -TAXES ASSESSED AS FOLLOWS:

Parcel 1:

Lots 822 through 832, Inclusive, EXCEPT the Easterly 17 feet thereof, DIX BOULEVARD VILLAS SUBDIVISION NO. 1, as recorded in Liber 52, Page 18 of Plats, Wayne County Records.

Parcel 2:

The Easterly 15 feet of Lot 892 Also Lots 893 and Lot 894, Also the adjacent to the South line of said Lots ALSO Lot 895 through 905, EXCEPT the Easterly 17 feet thereof, Also adjacent vacated alley ALSO Lots 906 and 907, Also the Easterly 15 feet of Lot 908, DIX BOULEVARD VILLAS SUBDIVISION NO. 1, as recorded in Liber 52, Page 18 of Plats, Wayne County Records.

COMMONLY KNOWN AS:

1466 Dix Hwy., Lincoln Park, MI 48146-1445 (Parcel 1) 1522 Dix Hwy., Lincoln Park, MI 48146-1445 (Parcel 2)

Tax I.D. No.:

45-005-01-0822-001 (Parcel 1) 45-005-01-0892-001 (Parcel 2)

**PROPOSED ZONING CHANGE TO  
METRO COMMERCIAL  
and  
USE OF PROPOSED SITE  
1522 Dix Highway**

The Proposed site located at **1522 Dix Highway** (next to the PNC Bank) was a parking lot previously known as the PNC Lot has gone vacant for years. Currently zoned Residential given closer review with Lincoln Park Planning agree it appears to be an incorrect zoning given its footprint is very similar to the PNC Bank in its size and position on Dix Highway. There are no residents on DIX in this region at all. All other properties on either side of Dix is strictly zoned commercial. Furthermore, in this same discussion with city staff, it was mutually agreed that this property should be zoned as Metro Commercial under the current city plan and as General Use noted on Page 10 of the November 2019 Master Plan. As part of this application for Special Use is an application to have the zoning corrected so that this application using this property as a Used Car Sales Lot can go forward without incident.

As a Used Car Sales Lot this property shall be tastefully constructed and manicured with a decorative aluminum fence around its perimeter to help secure the area. The property shall have a new tastefully designed and constructed single 2,546 sq-ft facility to be used as a sales and business office with a small auto prep garage. The general business hours shall be from 9am-6pm Monday-Friday and 9am-3pm on Saturday.

There shall be occasions of special community events from time to time and there is a consideration for on-going training for the community and targeted public in the automotive service trades especially for our youth, hobbyists, and 2<sup>nd</sup> chance citizens who need and want an opportunity. As community-based business we look to serve our ***immediate community*** in which we are located and involve them (and appropriate city officials) in any kinds of decisions that will affect their quality of life as they see it. In addition, we feel we can help create unique opportunity for the playing fields for the youth as a further extension of our service.

1522 Dix – Automotive Sales

## Site Plan Review

Applicant	Mohammad Bazzi
Project	Automotive Sales
Address	1522 Dix Hwy. Lincoln Park, MI 48146
Date	February 9, 2022
Request	Conceptual Site Plan Review

### 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

The proposed project is a used automobile sales establishment. The site is currently vacant and was previously the parking lot for the neighboring PNC Bank to the south. The site is currently zoned Single Family Residential District, which is inconsistent with the non-residential zoning designations along the remainder of the corridor. This review is contingent upon approval of the rezoning request to the Municipal Business District.

#### *Site Conditions*

The 0.41-acre site is located along Dix Highway between Euclid Street to the south and Russell Avenue to the north. There is an existing 6-ft. concrete

sidewalk along all three sides of the site, and the rear (west) side of the property abuts a residential neighborhood. There are four existing access points to the site – one on Dix Highway, one on Euclid Street, and two on Russell Avenue. There are existing curbs, landscaped islands, and asphalt pavement on the site.

**Master Plan**

*Future Land Use Classification*

The future land use classification for the site is General Commercial. The proposed use of *automotive sales* is consistent with the designation. The Future Land Use Map also designates an "Auto Service Overlay," which are areas that were determined during the Master Plan process to have been historically used for auto-related businesses or which have specific characteristics that support such businesses. The purpose of designating this area on the Future Land Use Map is to control the proliferation of auto-related businesses in the City. The site is not located within the "Auto Service Overlay."

*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 is a suitable location for automobile-oriented uses that are not appropriate in pedestrian-oriented City areas such as the downtown, including as restaurants with car service, gas stations with or without convenience stores, minor auto repair shops, and car washes that comply with special design standards.

**Land Use and Zoning**

*Zoning*

The site is currently zoned Single Family Residential District (SFRD), which is inconsistent with the non-residential zoning designations along the remainder of the corridor. This review is contingent upon approval of a rezoning request to the Municipal Business District (MBD). An automotive sales establishment is permitted after special approval per §1278.03(k) of the Lincoln Park Zoning Ordinance.

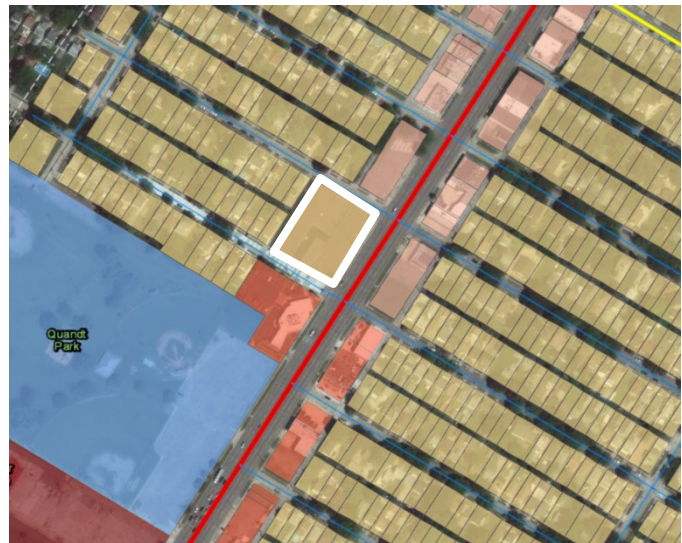


Figure 2: Zoning Map

*Proposed and Existing Uses*

Site	Vacant – Currently Single Family Residential District (SFRD), proposed Municipal Business District (MBD)
North	ROW, then Commercial & Residential – Neighborhood Business District (NBD), Single Family Residential District (SFRD)
East	ROW, then Commercial – Neighborhood Business District (NBD)
South	ROW, then Commercial – Municipal Business District (MBD)
West	Residential – Single Family Residential District (SFRD)

### 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
TS-1	Boundary & Topographic Survey	11/30/2021	–
A-1	Proposed Site Plan	05/24/2021	–
A-1	Floor Plan	01/10/2022	–

### Items to be addressed

- Applicant shall provide drawings that are signed and sealed by a Michigan Professional Engineer.
- Applicant shall correct the proposed zoning listed on Sheet A-1 to be Municipal Business District.

### Dimensional Standards

The dimensional requirements of the Municipal Business District (MBD) district are described in the chart below. (§1294.32, except where noted)



	Required	Provided	Compliance
<b>Lot Width</b>	Min. 40	~226 ft.	<b>Met</b>
<b>Street Frontage</b> (§1294.09)	Shrubbery and low retaining walls maximum 2 ½' < height < 8'	Proposed fence and building are within the triangular visibility area.	<b>NOT MET</b>
<b>Lot Area</b>	Min. 4,000 sq. ft.	~42,366 sq. ft.	<b>Met</b>
<b>Lot Coverage</b>	Max. 50%	~2,591/42,366 = 6%	<b>Met</b>
<b>Height</b>	2-Story Building; 25 ft	1 story	<b>Met</b>
<b>Setback – Front</b>	0	0' (Dix & Russell) ~187' (Euclid)	<b>Met</b>
<b>Setback – Sides</b>	0	N/A	<b>N/A</b>
<b>Setback – Rear</b>	0	~120'	<b>Met</b>

### Items to be addressed

- Applicant shall move the proposed fence on the corner of Euclid Street and Dix Highway and the proposed building on the corner of Russell Avenue and Dix Highway out of the triangular visibility area.

### 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"> <li>Building mass, height, bulk and width-to-height ratio within 50-150% of buildings within 500'</li> </ul>	INQUIRY
<ul style="list-style-type: none"> <li>Architectural variety</li> <li>Similar materials and entrances to buildings within 500'</li> </ul>  <p>1 block north on Dix Hwy – single-story, square, flat roofs, auto-oriented.</p>  <p>1 block south of Dix Hwy – single-story, square, flat roofs, auto-oriented, park.</p>	INQUIRY
<ul style="list-style-type: none"> <li>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)</li> <li>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)</li> <li>Natural colors (bright for decorative features only)</li> </ul>	INQUIRY
<ul style="list-style-type: none"> <li>Façade: &lt;100' uninterrupted</li> <li>If &gt;100' = recesses, off-sets, angular forms, arches, colonnades, columns, pilasters, detailed trim, brick bands, contrasting courses of material, cornices or porches</li> <li>All sides similar</li> </ul>	INQUIRY
<ul style="list-style-type: none"> <li>Windows: vertical, recessed, visually obvious sills</li> <li>Spaces between windows = columns, mullions, or material found elsewhere on the façade</li> <li>Front facades &gt; 25% windows</li> <li>Size, shape, orientation, spacing to match buildings within 500'</li> </ul>	INQUIRY
<ul style="list-style-type: none"> <li>Main entrances: doors larger</li> <li>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)</li> </ul>	INQUIRY
<ul style="list-style-type: none"> <li>Pitched / shingled roof forms suggested; overhanging eaves with slope of 0.5 to 1</li> <li>Rooflines &gt;100' = roof forms, parapets, cornice lines</li> <li>Roof-top mechanical equipment screened by roof form.</li> </ul>	INQUIRY

Scaled elevations are needed to evaluate the standards for Building Design.

**Items to be addressed**

- *Applicant shall provide scaled elevations for all four sides of the building with building material details.*

**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.*

There are no significant natural features to preserve.

**Items to be addressed**

None

**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 site is served by a 6-ft. public sidewalk on all three sides of the site (Euclid Street to the south, Dix Highway to the east, and Russell Avenue to the north) which provides pedestrian circulation separated from the vehicular circulation. There are no bicycle lanes on the ROW or bicycle parking facilities proposed. Any broken, cracked, or unsafe sidewalks in the right-of-way must be repaired.

**Items to be addressed**

- Applicant shall ensure that concrete sidewalks are 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	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.  <i>Approximate GFA of sales room = 1,531 sf</i> $1,531 / 400 = 3.8 = 4 \text{ spaces}$  $\text{Max employment shift} = 3 = 3 \text{ spaces}$  <i>Detail Bay shown on A-2, no details provided</i>  $\text{TOTAL} = 7 \text{ spaces}$	9 parking spaces	<b>INQUIRY</b>



	Required	Proposed	Compliance
<b>Parking Area Type B</b> §1290.05	Adequate means of ingress and egress shall be provided and shown	Existing ingress and egress points provided on Dix Hwy., Euclid St., and Russell Ave.	<b>Met</b>
	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	Parking area has existing asphalt; however, asphalt appears to be in poor condition and will likely need to be replaced.	<b>INQUIRY</b>
	Concrete curbs and gutters	Concrete curbs and gutters are existing but some appear to be in poor condition.	<b>INQUIRY</b>
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	6' concrete wall proposed adjacent to residential property. No details provided.	<b>INQUIRY</b>
	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.	6' concrete wall proposed adjacent to residential property. No details provided.	<b>INQUIRY</b>
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	There is ample space for maneuvering.	<b>Met</b>
	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 concrete curbs adjacent to sidewalks.	<b>Met</b>

Applicant comment is requested on the proposed "detail bay" identified on the floor plan to determine if it if additional parking spaces are needed.

**Items to be addressed**

- Applicant shall provide comment and details on the proposed detail bay identified on the floor plan.
- Applicant shall provide curb and gutter details and ensure that existing curbs and gutters are brought up to City standards.
- Applicant shall remove and replace broken and settled asphalt and shall bring up the parking lot to current City standards.

- Applicant shall provide details for the required 6’ solid masonry wall, ornamental on both sides, with bumper guards, on the rear end of the property line abutting residential properties.

**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 to 25	1	1	<b>Met</b>

**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
2,001 to 5,000	1	No loading space provided.	<b>NOT MET</b>

**Items to be addressed**

- Applicant shall provide the required loading space.

**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 Rd., Fort St., Dix Ave., and Outer Dr.

Required	Provided	Compliance
<ul style="list-style-type: none"> <li>• Single two-way driveway or pair of one-way driveways</li> <li>• Two-way: 25’ &lt; throat width &lt; 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</li> </ul>	<ul style="list-style-type: none"> <li>• One existing drive on Dix; it is unclear if this drive will be one-way or two-way.</li> <li>• Existing width is 20’ indicating a one-way drive; Sidewalk proposed to be continued/maintained</li> </ul>	<p><b>INQUIRY</b></p> <p><b>Met</b></p>

Required	Provided	Compliance
<ul style="list-style-type: none"> <li>• 25' radii; 30' radii where daily truck traffic expected</li> <li>• Corner lots: one access point per street with &gt;100' frontage</li> <li>• If frontage &gt;300' and documented need (ITE), may allow additional access with design restrictions</li> <li>• If frontage &gt;600', max of 3 drives may be allowed; one with design restrictions</li> </ul>	<ul style="list-style-type: none"> <li>• No radii provided</li> <li>• One access point on Dix Hwy., one access point on Euclid St., two access points on Russell Ave.</li> <li>• Not Applicable</li> <li>• Not Applicable</li> </ul>	<p><b>INQUIRY NOT MET</b></p> <p>N/A</p> <p>N/A</p>
<ul style="list-style-type: none"> <li>• 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 &lt;300' frontage; with sight distance problems; along congested or accident-prone roadway segments</li> <li>• Connection to adjacent facilities may be required; site accommodation may be required for future connection to undeveloped adjacent property</li> <li>• Letters of agreement or access easements required</li> </ul>	Not Applicable	N/A
<ul style="list-style-type: none"> <li>• 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</li> <li>• Grass / groundcover only in 3' strip abutting driveway and ROW</li> <li>• Trees permitted if trimmed between 30" and 6' from ground level</li> </ul>	Proposed fence located in triangular unobstructed view area at the corner of Dix Hwy. and Euclid St.	<b>NOT MET</b>
<ul style="list-style-type: none"> <li>• May require drive to be located on the far side of the property from congested intersections</li> <li>• &gt;150' from signalized intersection or 4-way stop, or right-turn-only at 75' from intersection</li> <li>• &gt;100' otherwise</li> <li>• &gt;200' from centerline of I-75 access ramps</li> </ul>	Not Applicable	N/A
<ul style="list-style-type: none"> <li>• Same side of street: Driveway spacing determined by speed limits in §1290.10. <i>Speed limit is 40 mph = 185' driveway spacing</i></li> <li>• Across the street: Driveways directly aligned or &gt;150' offset (excludes right-turn-only)</li> <li>• 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</li> </ul>	<ul style="list-style-type: none"> <li>• Nearest driveway on Dix is ~300 ft. at PNC bank</li> <li>• Driveway across street is not aligned.</li> <li>• Not Applicable</li> </ul>	<p><b>Met</b></p> <p><b>NOT MET</b></p> <p>N/A</p>

More details are needed to evaluate the proposed driveway configuration, even though the driveways are existing. The proposed locations of the fence and building fall within the triangular unobstructed view area and must be relocated. Because the project is redeveloping an existing site, the Planning Commission has the authority to apply the standards to the maximum extent possible if it determines that compliance with all the standards of this section is unreasonable.

(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

- Applicant shall provide details on ingress and egress points, including whether the access points are one-way or two-way.
- Applicant shall provide drive radii details.
- Applicant shall move the proposed fence on the corner of Euclid Street and Dix Highway and the proposed building on the corner of Russell Avenue and Dix Highway out of the triangular visibility area

#### 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.*

Emergency vehicles may access the building via Dix Highway, Euclid Street, or Russell Avenue. The Police Department has indicated that it has no concerns with the proposal.

#### Items to be addressed

*None*

#### 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	Existing greenbelts: 4.5' on Dix, 9.7' on Euclid, 6.25' on Russell.	NOT MET
	1 tree and 4 shrubs per 40' of street frontage = 226' of frontage on Dix + 187' on Russell + 187' on Euclid = 600 lineal feet <i>15 trees and 60 shrubs</i>	Detailed landscaping plan not provided.	INQUIRY
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	Proposed vehicle parking spaces facing Dix Hwy. and Euclid St. Detailed landscaping plan not provided.	INQUIRY
Interior Landscaping	10% of total lot area landscaped, including groundcover <i>(42,366 sf * 0.1) = 4,237 sf landscaping</i>	Detailed landscaping plan not provided.	INQUIRY
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Detailed landscaping plan not provided.	INQUIRY
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>11 trees and 17 shrubs</i>	Detailed landscaping plan not provided.	INQUIRY
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces <i>9 parking spaces + 53 display spaces = 62 spaces = 6 trees</i>	Detailed landscaping plan not provided.	INQUIRY
	100 sf of planting area per tree		
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	No waste management plan provided.	INQUIRY
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive), and/or solid 6' masonry wall ornamental on both sides	6' concrete wall proposed adjacent to residential property. No details provided.	INQUIRY

Items to be addressed

- Applicant shall provide a detailed landscaping plan.
- Applicant shall provide a waste management plan.
- Applicant shall provide details for the required 6' solid masonry wall, ornamental on both sides, with bumper guards, on the rear end of the property line abutting residential properties.

### 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.*

All erosion and sedimentation measures are under the jurisdiction of Wayne County.

#### Items to be addressed

- Applicant shall work with the building superintendent, City Engineer, and Lincoln Park Department of Public Services to comply with soil erosion control standards.*
- A Soil Erosion and Sedimentation permit must be obtained from Wayne County.*

### 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 comments state that adequate services and utilities, including water, sewage disposal, sanitary sewer, and stormwater control services, shall be available or provided, and shall be designed with sufficient capacity and durability to properly serve the development. There are no proposed or existing utilities shown on the plans. Any work proposed in the Dix Highway right-of-way will require a Wayne County permit.

#### Items to be addressed

- Applicant shall show existing and proposed utilities on the plans.*

### 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.*

Stormwater management is under the jurisdiction of Wayne County.

#### Items to be addressed

- Applicant shall work with the City Engineer to review stormwater system to determine the appropriate permitting process.*

### 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.*

No lighting details have been provided.

#### Items to be addressed

- Applicant shall provide manufacturer specifications to ensure that lighting is arranged to deflect away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

## 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 details on mechanical equipment have been provided.

### Items to be addressed

- Applicant shall show proposed mechanical equipment with the required screening on the site plan.

## 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.

### 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 of hazardous materials and waste.

## SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

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

There are no specific standards for automotive sales.

### Items to be addressed

*None*

## 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.*

### Items to be addressed

- Work in the Dix Highway right of way requires a permit from the Wayne County Road Commission.*
- Applicant to secure all appropriate agency reviews as needed.*

## VARIANCES

Applicant comment is requested on the proposed “detail bay” identified on the floor plan. An automotive service use is not permitted within 5,000 ft. of an existing automotive service use.

### Items to be addressed

- Applicant shall provide comment and details on the proposed detail bay identified on the floor plan.*

## RECOMMENDATIONS

### Findings

There is a substantial amount of information still needed in order for this proposal to be in compliance with with §1296.01, Site Plan Review.

### Conditions & Waivers

- Applicant shall provide drawings that are signed and sealed by a Michigan Professional Engineer.*
- Applicant shall correct the proposed zoning listed on Sheet A-1 to be Municipal Business District.*
- Applicant shall move the proposed fence on the corner of Euclid Street and Dix Highway and the proposed building on the corner of Russell Avenue and Dix Highway out of the triangular visibility area.*
- Applicant shall provide scaled elevations for all four sides of the building with building material details.*
- Applicant shall ensure that concrete sidewalks are brought up to City standards.*
- Applicant shall provide comment and details on the proposed detail bay identified on the floor plan.*



- Applicant shall provide curb and gutter details and ensure that existing curbs and gutters are brought up to City standards.
- Applicant shall remove and replace broken and settled asphalt and shall bring up the parking lot to current City standards.
- Applicant shall provide details for the required 6' solid masonry wall, ornamental on both sides, with bumper guards, on the rear end of the property line abutting residential properties.
- Applicant shall provide the required loading space.
- Applicant shall provide details on ingress and egress points, including whether the access points are one-way or two-way.
- Applicant shall provide drive radii details.
- Applicant shall provide a detailed landscaping plan.
- Applicant shall provide a waste management plan.
- Applicant shall work with the building superintendent, City Engineer, and Lincoln Park Department of Public Services to comply with soil erosion control standards.
- A Soil Erosion and Sedimentation permit must be obtained from Wayne County.
- Applicant shall show existing and proposed utilities on the plans.
- Applicant shall work with the City Engineer to review stormwater system to determine the appropriate permitting process.
- Applicant shall provide manufacturer specifications to ensure that lighting is arranged to deflect away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.
- Applicant shall show proposed mechanical equipment with the required screening on the site plan.
- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.
- Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal of hazardous materials and waste.
- Work in the Dix Highway right of way requires a permit from the Wayne County Road Commission.
- Applicant to secure all appropriate agency reviews as needed.

### Recommendations

None – advisory only.

Project:

**Metro City Auto  
USED CARS**

**1522 Dix Highway  
Lincoln Park, MI 48146**

Designed J. G.

Drawn L. A.

Approved S. S. P.E.

Scale AS NOTED

Notes

All drawings and written material appearing herein constitute original and unpublished work of Gumma Group and may not be duplicated, used or disclosed without the written consent of Gumma Group.

Do not scale drawings. Use given dimensions only. If not shown, verify correct dimensions with Gumma Group. Contractor shall check and verify all dimensions and conditions at job site.

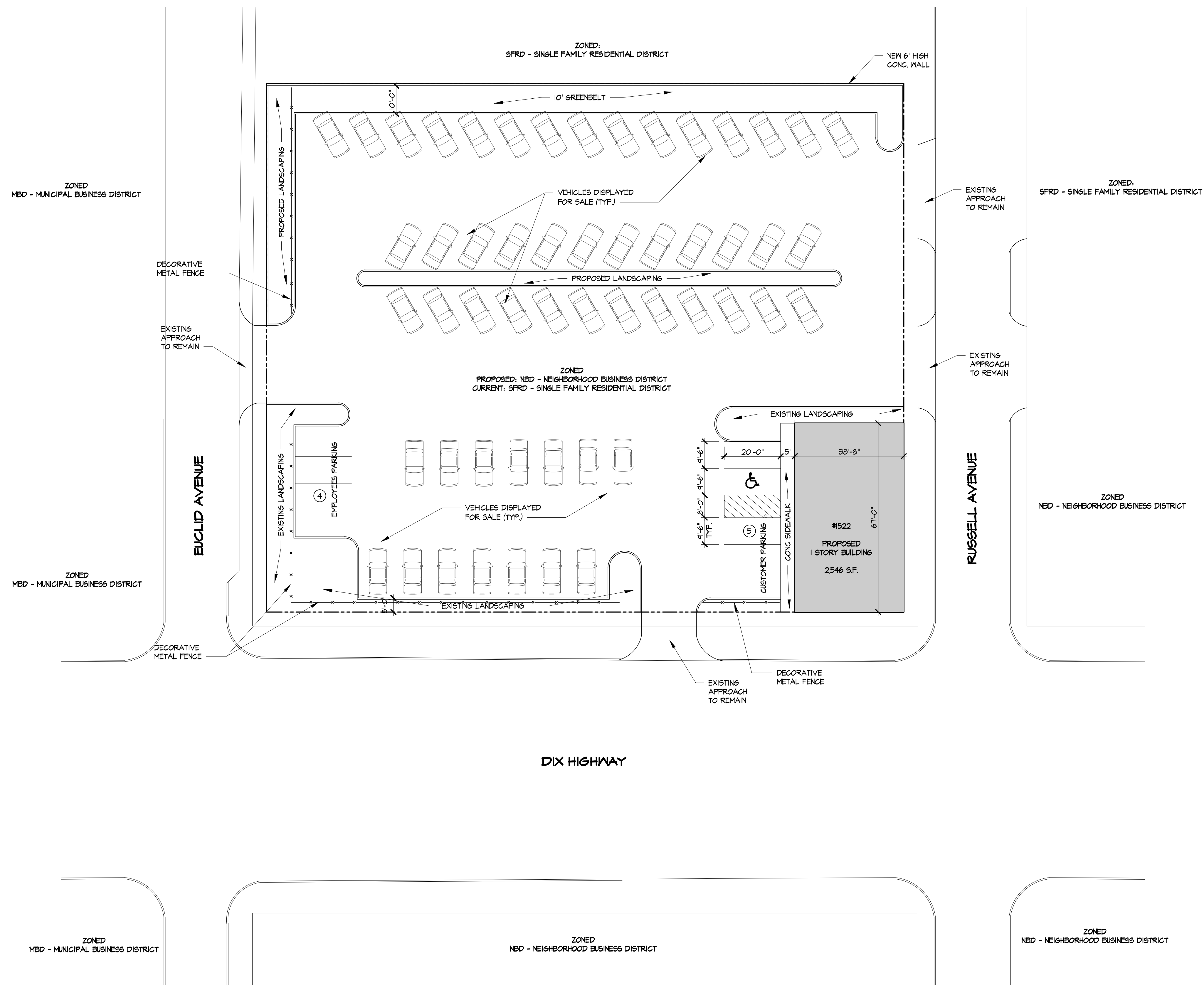
Project No. \_\_\_\_\_

Issued

Owner's Review 05/24/21

Sheet Title and Number

Proposed Site Plan



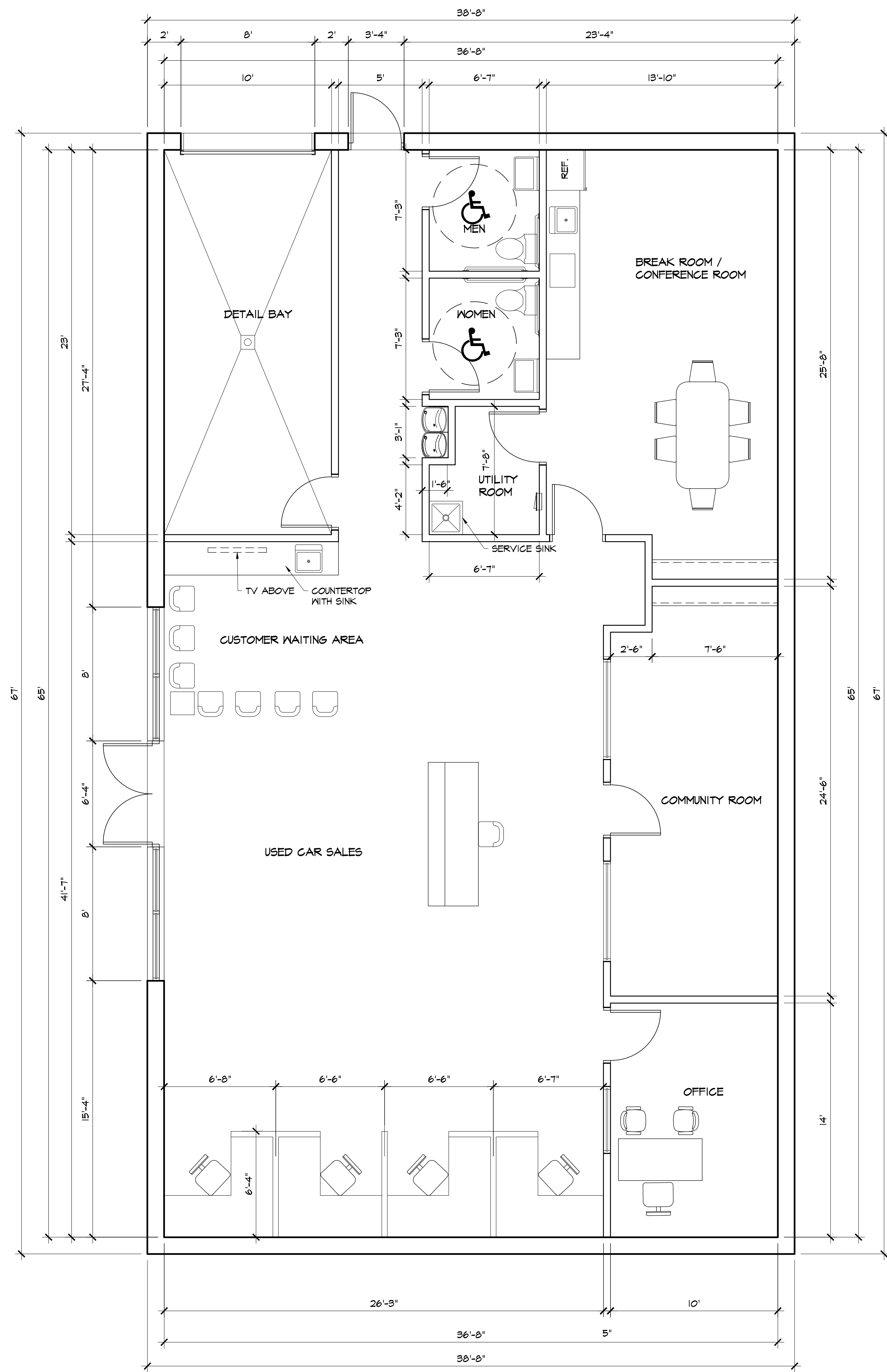
**ZONING:**  
NBD - NEIGHBORHOOD BUSINESS DISTRICT

**PARKING REQUIRED:**  
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  
2546 S.F. x .25 = 400 = 4 SPACES  
USED CARS MAX. EMPLOYMENT SHIFT: 3 SPACES  
TOTAL REQUIRED = 7 SPACES

**PARKING PROVIDED:** 9 SPACES

**PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"





**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 TRUE NORTH PROJECT NORTH



www.GUMMAGROUP.net

7419 Middlebelt Rd. Suite 4  
 West Bloomfield, MI 48322  
 (248) 865-5555 Fax (248) 865-5015

Project:

**Metro City Auto  
 USED CARS**

**1522 Dix Highway  
 Lincoln Park, MI 48146**

Designed JG

Drawn LA

Approved SS P.E.

Scale AS NOTED

**Notes**

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Project No.

19-75

**Issued**

Owner's Review 01/10/22

Sheet Title and Number

**Floor Plan**

**A-2**



January 27, 2022

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

Re: Proposed Building (Metro City Auto)  
1522 Dix Highway  
City of Lincoln Park, MI  
Hennessey Project #72165

Dear Ms. Gunden:

Hennessey Engineers, Inc. completed our first review of the plans for the Planning Commission submittal dated May 24, 2021 and received via email from your office.

The project consists of constructing a 2546 sq-ft building with landscaping and a decorative fence in an existing asphalt parking lot.

Listed below are some comments which are recommended to be addressed in the Preliminary Plan approval but would not be grounds for a reason for denial from an engineering feasibility standpoint:

1. The proposed development may require a storm water permit from the Wayne County Department of Public Services. The developer must satisfy their requirements prior to obtaining a City permit. If it's determined that no permit is necessary, provide documentation to this office prior to our construction permit review.
2. Storm drainage must be contained on site prior to its controlled discharge. No sheet drainage will be allowed. Elevations at the property lines and within the site must be provided on the detailed engineering plans for permit review.
3. Adequate services and utilities, including water, sewage disposal, sanitary sewer, and stormwater control services, shall be available or provided, and shall be designed with sufficient capacity and durability to properly serve the development. There are no proposed or existing utilities shown on the plans. Any work proposed in the Dix Highway right-of-way will require a County permit. This would include any utility connections and pavement repairs.
4. A Soil Erosion and Sedimentation permit must be obtained from Wayne County.
5. Any existing pavement, within or adjacent to the site including sidewalks and drive approaches, that is not in good condition will have to be replaced or repaired.

6. There are no wetlands shown in the development area. The developer will need to confirm that there are not any wetlands on this site. If there are wetlands on the site the developer must obtain a permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
7. If the development is impacted by the 100-year flood plain, the flood plain must be shown on the plans. If it is not, a note must be put on the plans indicating that the area being developed is not within the 100-year flood plain.
8. The plans must be signed and sealed by a Michigan Professional Engineer. The plans should be signed and sealed for the Planning Commission submittal.

From an engineering feasibility standpoint, our office has no objection to the Preliminary Site Plan. Therefore, it's our recommendation for preliminary site plan approval.

Prior to the start of any construction, a permit from the City must be obtained. A detailed engineering review and approval of the construction plans will be required prior to permit issuance.

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

Sincerely,

HENNESSEY ENGINEERS, INC



Richard J. McCarty, P.E.  
Project Manager

RJM/rjm

cc: John Kozuh, DPW Director, City of Lincoln Park  
John Meyers, Building Official, City of Lincoln Park  
Laura Passalacqua (D'Onofrio), Commercial Business Assistant, City of Lincoln Park  
Monserrat Contreras, Permit Clerk, City of Lincoln Park  
James Hollandsworth, Lincoln Park Project Manager, Hennessey Engineers

R:\Municipalities\70000's Lincoln Park\72000's\72165 Auto Sales at 1522 Dix\2022-1-27\_1522 dix 1st PC Review\_72165.docx

## Elizabeth Gunden

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**From:** Ray Watters <RWatters@citylp.com>  
**Sent:** Monday, January 24, 2022 9:20 AM  
**To:** Elizabeth Gunden  
**Subject:** Re: Site Plan Review Request: 1522 Dix - Auto Sales

The police department has no issues with the auto sales business moving forward.

Chief R.Watters

---

**From:** Elizabeth Gunden <egunden@bria2.com>  
**Sent:** Wednesday, January 19, 2022 1:38 PM  
**To:** Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Robert Wright <RWright@citylp.com>; Ray Watters <RWatters@citylp.com>; Krystina Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>; jdhollandsworth@engineers.com <jdhollandsworth@engineers.com>  
**Subject:** Site Plan Review Request: 1522 Dix - Auto Sales

Hello and Happy New Year!

Please find attached a set of plans for an auto sales use at 1522 Dix. Please note that this plan is for conceptual review only at this point. Also, there is an associated rezoning request that is going to the Planning Commission at the same time (requested change from Single Family Residential District to Municipal Business District). Comments are appreciated by reply to this email by Friday, January 28<sup>th</sup>. Thank you!

Liz Gunden. AICP  
Project Planner

**Beckett&Raeder, Inc.**

*Making Great Places for over 50 Years*

535 West William St Suite 101  
Ann Arbor, MI 48103

Office: 734.663.2622  
Direct Line: 734.239.6615

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

Please visit us at [www.bria2.com](http://www.bria2.com)

RECEIVED

JAN 13 2022

CITY OF LINCOLN PARK  
BUILDING DEPARTMENT

1522 DIX

City of Lincoln Park

Case No. PPC21-0050

Date Submitted 1-13-22

SPR

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: Mohammad Bazzi (Mo)  
Mailing Address: 4468 Westland St Dearborn, MI 48126  
Email: Metrocityautogroup@gmail.com  
Telephone: (313) 289-6765 Fax: 313-436-5596

Property Owner(s) Name (if different from Applicant): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Applicant(s) Explanation of Legal Interest in Property:

Owner

Location of Property: Street Address: 1522 Dix Hwy Lincoln Park, MI 48146

Nearest Cross Streets: Dix and Euclid

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.

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Property Size (Square Ft): \_\_\_\_\_ (Acres): Approximately 1 Acre

**Existing Zoning (please check):**

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

Present Use of Property: Empty Lot

Proposed Use of Property: Used car Dealership

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	<u>1</u>	<u>2,546 sqft</u>	
Industrial			
Other			

Professionals Who Prepared Plans:

A. Name: Gumma Group

Mailing Address: 7419 Middlebelt Rd. Suite 4  
West Bloomfield, MI 48322

Email Address: Gummagroup@gmail.com

Telephone: (248) 865-5555 Fax: (248) 865-5015 Primary Design Responsibility: Site Plan

B. Name: Michael Ralph

Mailing Address: 3334 ROCHESTER RD #158 Address: \_\_\_\_\_  
TROY MI 48083  
 Email MICHAEL.E.RALPH@GMAIL.COM

Address: \_\_\_\_\_

Telephone: (810) 814-0263 Fax: \_\_\_\_\_ Primary Design Responsibility: Consultant/Planner

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 ' SENDORSEMENT:**

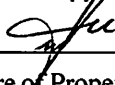
All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City and its employees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

  
 \_\_\_\_\_  
 Signature of Applicant

10/4/21  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature of Property Owner Authorizing this Application

10/4/21  
 \_\_\_\_\_  
 Date

**TO BE COMPLETED BY THE CITY**

Case No. \_\_\_\_\_

Date Submitted: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

By: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

**PLANNING COMMISSION ACTION**

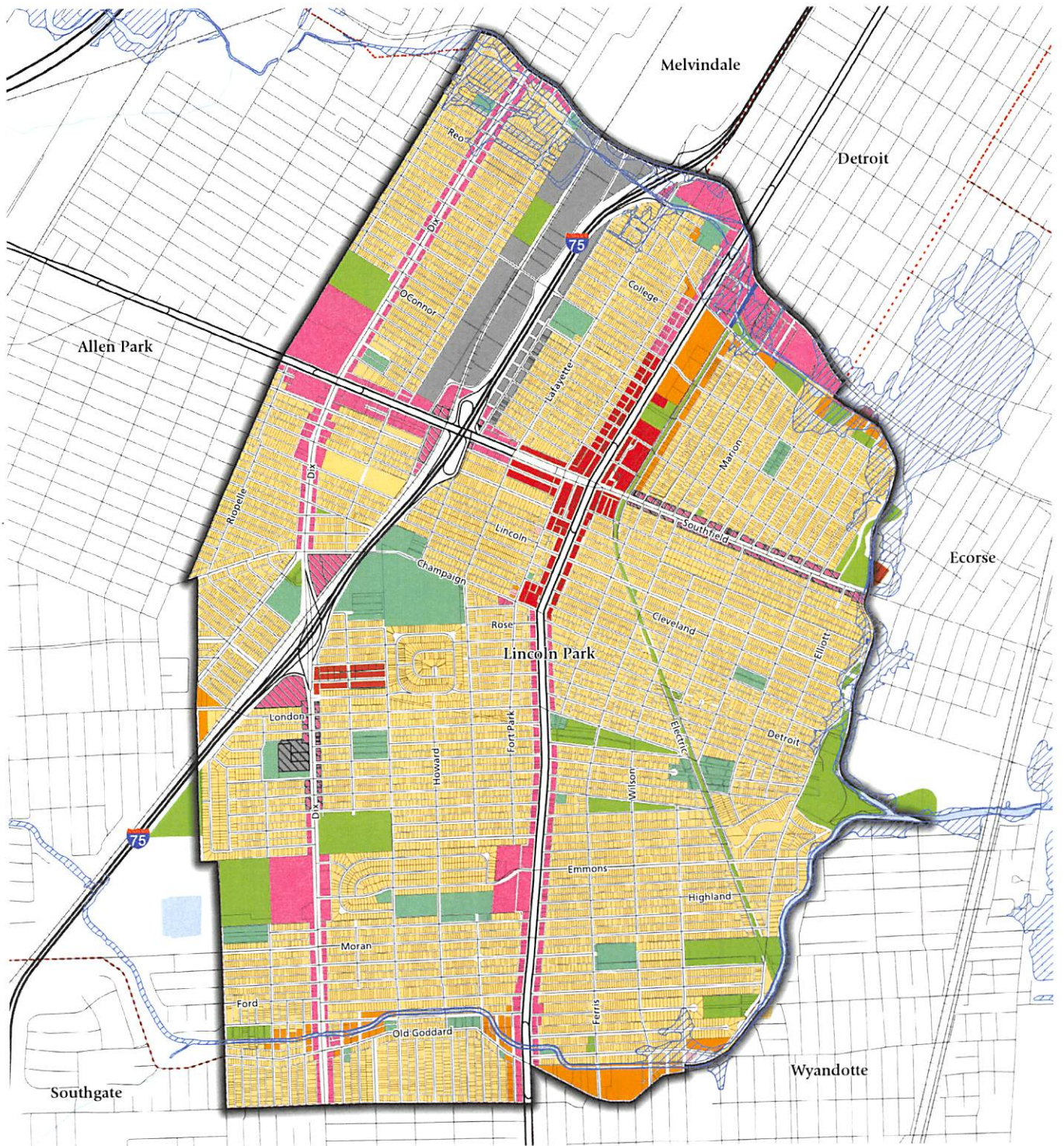
Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Date of Action: \_\_\_\_\_

**PROPOSED ZONING CHANGE TO  
METRO COMMERCIAL  
and  
USE OF PROPOSED SITE  
1522 Dix Highway**

The Proposed site located at **1522 Dix Highway** (next to the PNC Bank) was a parking lot previously known as the PNC Lot has gone vacant for years. Currently zoned Residential given closer review with Lincoln Park Planning agree it appears to be an incorrect zoning given its footprint is very similar to the PNC Bank in its size and position on Dix Highway. There are no residents on DIX in this region at all. All other properties on either side of Dix is strictly zoned commercial. Furthermore, in this same discussion with city staff, it was mutually agreed that this property should be zoned as Metro Commercial under the current city plan and as General Use noted on Page 10 of the November 2019 Master Plan. As part of this application for Special Use is an application to have the zoning corrected so that this application using this property as a Used Car Sales Lot can go forward without incident.

As a Used Car Sales Lot this property shall be tastefully constructed and manicured with a decorative aluminum fence around its perimeter to help secure the area. The property shall have a new tastefully designed and constructed single 2,546 sq-ft facility to be used as a sales and business office with a small auto prep garage. The general business hours shall be from 9am-6pm Monday-Friday and 9am-3pm on Saturday.

There shall be occasions of special community events from time to time and there is a consideration for on-going training for the community and targeted public in the automotive service trades especially for our youth, hobbyists, and 2<sup>nd</sup> chance citizens who need and want an opportunity. As community-based business we look to serve our ***immediate community*** in which we are located and involve them (and appropriate city officials) in any kinds of decisions that will affect their quality of life as they see it. In addition, we feel we can help create unique opportunity for the playing fields for the youth as a further extension of our service.



## CITY OF LINCOLN PARK Future Land Use

Data Sources: State of Michigan Geographic Data Library, City of Lincoln Park, Wayne County GIS



B R A  
Beckett&Raeder

- |                            |                            |                              |
|----------------------------|----------------------------|------------------------------|
| Lincoln Park Boundary      | Lower Density Residential  | Downtown Commercial          |
| Freeways                   | Higher Density Residential | Industrial                   |
| State Roads                | Manufactured Home Park     | Public                       |
| All Roads                  | Neighborhood Commercial    | Quasi-Public / Institutional |
| Flood Hazard Overlay       | General Commercial ✓       |                              |
| Automotive Service Overlay |                            |                              |

Example action items for Downtown include removing parking minimums downtown, continuing to work with MDOT to bring the speed limit on Fort Street back down, maintaining sidewalks so they are safe and clean for all users, and hosting regular food truck events downtown.

## NATURAL FEATURES

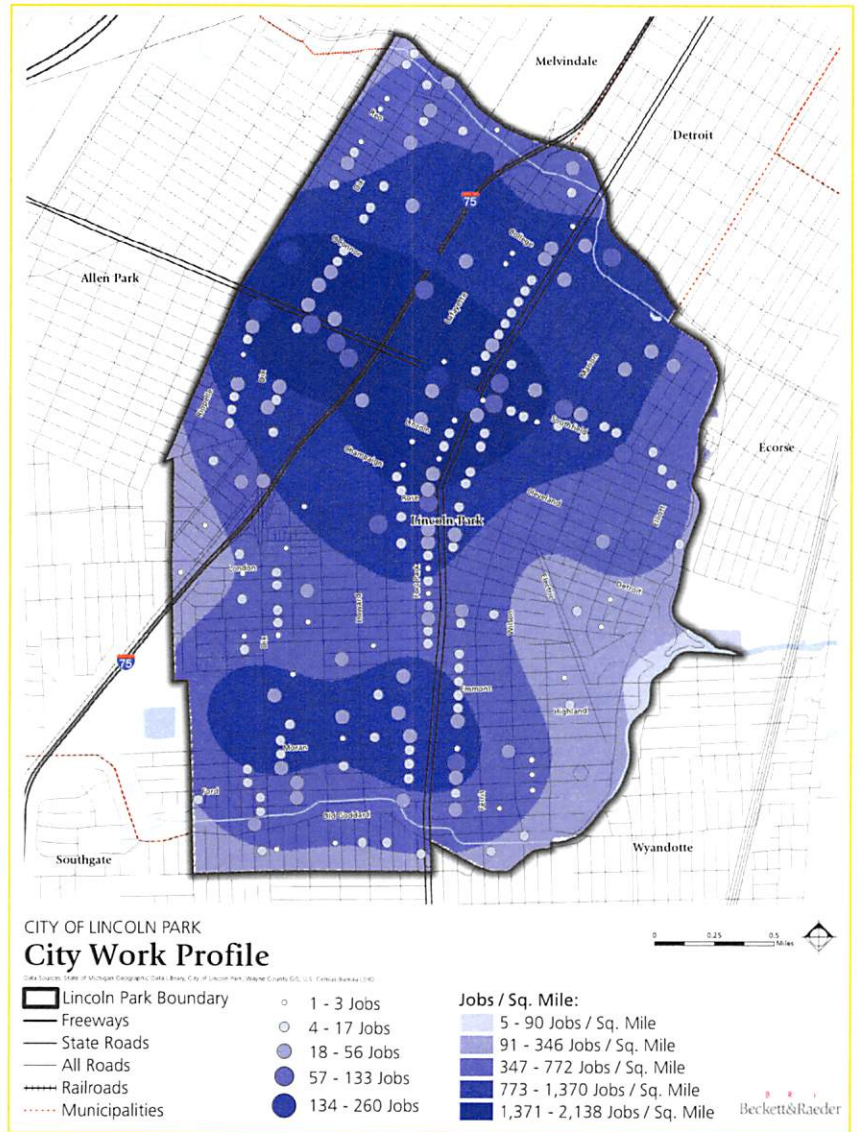
The majority of Lincoln Park is covered in impervious surfaces, though there are areas of permeability along the Ecorse River and in Lincoln Park’s municipal parks. Impervious surfaces increase stormwater runoff and contribute to the urban heat island effect. Increasing the tree canopy coverage is an effective strategy in mitigating these negative effects. Increasing the City’s understanding of the role that natural features can and do play in a successful urban ecosystem will be crucial to the successful future of Lincoln Park.

With the impending unpredictability of Climate Change, the City should adopt standards that exceed FEMA-established minimums in flood zones. However, most of the parcels that flooded during the May of 2019 flooding event were outside of the FEMA-designated flood zones – the greatest recent risk came not from open watercourses but from inadequate infrastructure. When the combined sewer system overflows, the City must discharge untreated sewage into the Ecorse River, and there have been many instances of raw sewage backups in basements. These issues present a great opportunity for green infrastructure improvements.

The Environment recommendations call for the City to reduce the instances of flooding and to mitigate the damage to people and property. In order to do this, the City and its partners must:

- » Reduce the amount of water that hits impervious surfaces.
- » Protect the people and properties at greatest risk of flooding.

Example action items for Environment include minimizing impervious surfaces in



site design approvals, eliminating impervious surfaces that are directly adjacent to water bodies, and updating floodplain overlay zone standards to exceed National Flood Insurance Program minimum guidelines.

## ECONOMIC ANALYSIS

Historically, Southeast Michigan has been a manufacturing hub. The manufacturing sector has shrunk by 30% in the region, but compared to the entire U.S. economy, Southeast Michigan still has a higher concentration of manufacturing jobs. The top three sectors that Lincoln Parkers work in are: “manufacturing,” “healthcare and social assistance,” and “retail trade.” The City has especially felt the recent collapse of



## CAMILLA

Land in the City of Lincoln Park, County of Wayne, State of Michigan:

Lots 822 and 823, except the east 17 feet of each lot deeded for highway purposes, Lots 824 and 825, except the easterly part of Lots 824 and 825 measuring 16.72 feet on the northerly line of Lot 824 and 16.77 feet on the Southerly line of Lot 824 and 16.77 feet on the southerly line of Lot 825, Lots 826, 827, 828, 829, 830, 831 and 832, excepting therefrom the Easterly 17 feet of each lot deeded for street purposes, AND Lots 892, 893 and 894, except the west 20 feet of Lot 892, Lots 895, 896, 897, 898, except the east 17 feet deeded for highway purposes, Lots 899, 900, 901 and 902, except the easterly 17 feet deeded for highway purposes, Lots 903, 904, 905, except the easterly 17 feet thereof, Lots 906 and 907, Lot 908, except the west 20 feet of Lot 908, and vacated alley in the rear of Lots 895 to 905, and vacated alley 18.0 feet wide in the rear of Lots 893, 894, 906, 907, and the easterly 15 feet of Lots 892 and 908, of DIX BOULEVARD VILLAS NO 1 SUBDIVISION OF PART OF P.C. 49, 51 & 59 VILLAGE OF LINCOLN PARK AND ECORSE TOWNSHIP, according to the plat thereof as recorded in Liber 52 of Plats, page 18, Wayne County Records

FOR INFORMATIONAL PUPOSES ONLY -TAXES ASSESSED AS FOLLOWS:

Parcel 1:

Lots 822 through 832, Inclusive, EXCEPT the Easterly 17 feet thereof, DIX BOULEVARD VILLAS SUBDIVISION NO. 1, as recorded in Liber 52, Page 18 of Plats, Wayne County Records.

Parcel 2:

The Easterly 15 feet of Lot 892 Also Lots 893 and Lot 894, Also the adjacent to the South line of said Lots ALSO Lot 895 through 905, EXCEPT the Easterly 17 feet thereof, Also adjacent vacated alley ALSO Lots 906 and 907, Also the Easterly 15 feet of Lot 908, DIX BOULEVARD VILLAS SUBDIVISION NO. 1, as recorded in Liber 52, Page 18 of Plats, Wayne County Records.

COMMONLY KNOWN AS:

1466 Dix Hwy., Lincoln Park, MI 48146-1445 (Parcel 1) 1522 Dix Hwy., Lincoln Park, MI 48146-1445 (Parcel 2)

Tax I.D. No.:

45-005-01-0822-001 (Parcel 1) 45-005-01-0892-001 (Parcel 2)

RECEIVED

1522 Dix

OR.

JAN 13 2022

Case No. PPC21-0050

Date Submitted 1-13-22

SLU

CITY OF LINCOLN PARK  
BUILDING DEPARTMENT

City of Lincoln Park

APPLICATION FOR SPECIAL USE APPROVAL

**NOTICE TO APPLICANT:** Applications for Special Use 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 six (6) individual folded copies of the site plan, 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.

Special Uses shall comply with the standards in Section 1262.08 of the Zoning Ordinance. Accordingly, a public hearing shall be held by the Planning Commission before a decision is made on any Special Use request. Furthermore, a site plan shall be required, which shall be prepared in accordance with Section 1294.01 of the Ordinance.

**TO BE COMPLETED BY APPLICANT:**

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

Applicant: Mohammad Bazzi (Mo)

Mailing Address: 4468 Westland St  
Dearborn, MI 48126

Email Address: MetroCityAutoGroup@gmail.com

Telephone: (313) 289-6765 Fax: \_\_\_\_\_

Property Owner(s) (if different from Applicant): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: 313-436-5596

Applicant's Legal Interest in Property: Owner

Location of Property: Street Address: 1522 Dix Hwy Lincoln Park, MI 48146

Nearest Cross Streets: Dix and Euclid

Sidwell Number: \_\_\_\_\_

**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): Approximately 1 Acre (Acres): \_\_\_\_\_

Present Use of Property: Empty Lot

Proposed Use of Property: Used Car Dealership

Existing Zoning (please check):

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

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	1	2,546 Sqft	
Industrial			
Other			

**ATTACH THE FOLLOWING:**

- Six (6) individually folded copies of the site plan, sealed by a registered architect, engineer, landscape architect or community planner.
- Proof of property ownership.
- A brief written description of the proposed use.

**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.

**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 application.

Signature of Applicant _____	Date _____ 10/4/21
Signature of Applicant _____	Date _____
Signature of Property Owner Authorizing this Application _____	Date _____ 10/4/21

To be completed by City:

Date Submitted: \_\_\_\_\_ Fee Paid: \_\_\_\_\_  
 Received By: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

**PLANNING COMMISSION ACTION (RECOMMENDATION)**

To Approve: \_\_\_\_\_ To Deny: \_\_\_\_\_ Date of Action: \_\_\_\_\_  
 Reasons for Action Taken: \_\_\_\_\_

**CITY COUNCIL ACTION**

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Date of Action: \_\_\_\_\_  
 Reasons for Action Taken: \_\_\_\_\_

**PROPOSED ZONING CHANGE TO  
METRO COMMERCIAL  
and  
USE OF PROPOSED SITE  
1522 Dix Highway**

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WWW.GUMMAGROUP.COM  
 4175 MIDLAND BLVD. #100  
 FARMINGTON HILLS, MI 48334  
 (248) 852-5557 FAX (248) 852-9015

Project:

**Metro City Auto  
USED CARS**

1522 Dix Highway  
 Lincoln Park, MI 48146

Designed J.G.

Drawn L.A.

Approved S.S., P.E.

Scale AS NOTED

Note:

All shown lot with existing driveway shown.  
 Existing driveway and easement are shown. Drive  
 easement is shown. Lot is shown. Lot is shown. Lot  
 is shown. Lot is shown. Lot is shown. Lot is shown.  
 Drive easement. Use plan dimensions only. Use  
 dimensions with existing driveway. Use lot area  
 shown. Use lot area shown. Use lot area shown.  
 Use lot area shown.

Project No.

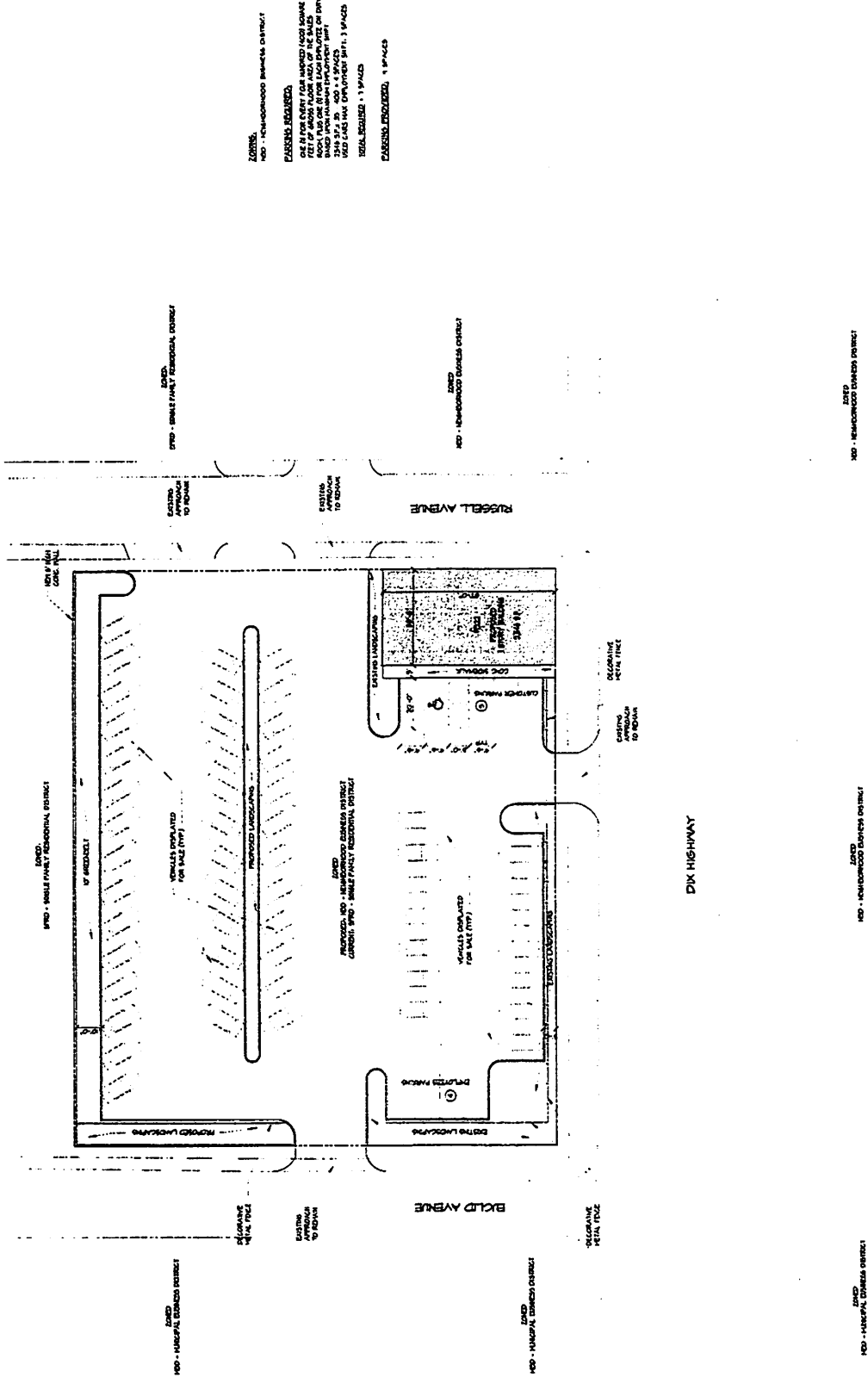
Issued

05/21/21

Sheet Title  
 and Number

**Proposed Site Plan**

A-1



PROPOSED SITE PLAN  
 SCALE 1" = 30'-0"

+City of Lincoln Park Planning and Development  
**Zoning Text Amendment: E-Commerce**

*February 9, 2022*

## Overview

The City of Lincoln Park is increasingly getting requests for “e-commerce” uses, typically referring to the use of an existing commercial building for the storage of products to be sold online, often with accompanying office space. “E-commerce” is non-customer-facing, which is inherently different than retail in traditional customer-facing commercial districts. The Zoning Ordinance does not currently have a definition for an “e-commerce” use; however, due to the changing retail realities of increased online shopping, exacerbated by the Covid-19 pandemic, it has become apparent that this use should be considered for incorporation into the Zoning Ordinance.

The Planning Commission held policy discussions on this subject in March, April, and July of 2021 and concluded that “e-commerce” is a use that should be incorporated into the Zoning Ordinance but should be limited in the Central Business District and should have standards for development. The Commission held an additional policy discussion in January of 2022 to review the proposed standards. Below are updated recommendations for how to incorporate the use into the Zoning Ordinance.

## Zoning Text Amendment Recommendations

The proposed zoning text amendments include definitions for an “e-commerce” use as well as an “e-commerce establishment.” It is proposed that the use would be permitted by special land use in the Neighborhood Business District (NBD) and the Central Business District (CBD), limited to 5,000 sq. ft.; permitted by right but limited to 10,000 sq. ft. in the Municipal Business District (MBD) and Regional Business District (RBD); and permitted by right with no size limitations in the Light Industrial District (LID), and General Industrial District (GID). The City’s DDA Director deems that use should be permitted by special land use in the Central Business District. The proposed amendments also include parking requirements.

### ***§1260.08 Rules of Construction; Definitions.***

**E-Commerce:** A method of retail or wholesale sales where the transaction originates on and is completed on the Internet via an individual website or a third-party marketplace. These transactions may include taking orders, closing sales, making purchases, providing customer service, processing and packaging orders, shipping by common carriers, and other similar activities that serve the business’s overall purpose.

**E-Commerce Establishment:** A building that may contain goods which are warehoused, distributed, and/or retailed at the same location. Products may be purchased in-person onsite or online via the Internet.

### ***§1276.03 Uses Permitted After Special Approval. (Applies to NBD)***

(i) E-Commerce establishments with less than five thousand (5,000) square feet of gross floor area.

***§1278.02 Principal Permitted Uses. (Applies to MBD)***

(dd) E-Commerce establishments with less than ten thousand (10,000) square feet of gross floor area.

***§1280.02 Principal Permitted Uses. (Applies to CBD)***

(a) All principal permitted uses and uses permitted after special approval in the Neighborhood Business District (NBD), excluding drive-through establishments and e-commerce establishments, subject to the conditions therein.

***§1280.03 Uses Permitted After Special Approval. (Applies to CBD)***

(m) E-commerce establishments with less than five thousand (5,000) square feet of gross floor area.

***§1282.02 Principal Permitted Uses. (Applies to RBD)***

(x) E-Commerce establishments with less than ten thousand (10,000) square feet of gross floor area.

***§1284.02 Principal Permitted Uses. (Applies to LID and GID)***

(i) E-Commerce establishments

***§1290.02 Number of Spaces Required.***

(c) Business and Commercial

E-Commerce establishments: One (1) for every employee on peak shift, plus retail space requirements if included.

***§1296.02 Site Design Standards for Uses Permitted After Special Approval.***

(RR) E-Commerce establishments

1. Between ten (10%) and twenty-five percent (25%) of gross floor area shall be dedicated to customer-facing retail. The Planning Commission shall have discretion in determining the required percentage depending on the proposed goods to be warehoused, distributed, and/or retailed.
2. A plan for shipments shall be required.
3. Pick-up and delivery trucks shall be limited to 26 feet in length.
4. No semi tractor-trailer trucks shall be permitted for pick-up and delivery.

## Planning Report

Serving & Planning Communities Throughout Michigan

February 2022

Top  
Story

### American Recovery Plan “Final Rule” approved

*“Recipients of funds were encouraged to begin using funds under the interim final rule, which was released in May 2021, ... to address the COVID-19 pandemic and its economic effects, including by expanding access to testing, vaccines, and taking other steps to protect their communities including those that are high-risk and underserved.”*

The Michigan Municipal League (MML) is covering the US Treasury's issuance of the “final rule” implementing the Coronavirus State and Local Fiscal Recovery Funds (SLFRF), which takes effect April 1, 2022. According to Treasury, an “[Overview of the Final Rule](#)” document is meant to serve as a user guide. It highlights the following features of the new rule: a standard allowance for revenue loss up to \$10M; permission to use funds for public health and economic responses; an expanded definition of “impacted” households and communities; broadened definition of workers eligible for premium pay; and a widened range of water, sewer, and broadband investments.

Even though the rule does not technically take effect until April, Treasury notes that it “will not take action to enforce the interim final rule to the extent that a use of funds is consistent with the terms of the final rule.” The MML Foundation’s ServeMiCity program is offering assistance to communities in accepting the funds and deciding how use them, as well as in providing resources about the program.

*Michigan Municipal League*, <https://blogs.mml.org/wp/inside208/2022/01/06/u-s-treasury-issues-final-rule-for-state-and-local-fiscal-recovery-funds-program/> and <https://mmlfoundation.org/servemicity/>

News

### De-icing Michigan’s wintry roads: what about brine?

*“As Michigan endures another icy winter, state and local road officials say the most realistic remedy to Michigan’s salt pollution problem is simply using less.”*

Bridge Magazine’s Environment Watch takes a look at a new report examining the effects of using rock salt to de-ice winter roads, produced by Michigan State University and the University of Wisconsin-Madison. The report found that local rivers and even Lake Michigan are steadily increasing in salinity, suggesting serious consequences over time to those ecosystems. But the article notes that despite experimentation with a variety of methods, salt remains the cheapest and most effective...and human lives are on the line. However, in a model that may be repeatable, the Oakland County Road Commission (the largest County road system in the State) has reduced its annual salt usage by about a quarter over the past 20 years by supplementing rock salt with naturally-occurring brine. MDOT is conducting its own experiment, which is showing early promise and could see brine substituted for salt on many roads over the next ten years.

*Bridge Magazine*, <https://www.bridgemi.com/michigan-environment-watch/road-salt-threatens-michigan-lakes-and-rivers-can-alternative-take-hold?>

## Ideas

### American Planning Association looks into “game-changing trends”

*“Ultimately, this report addresses the future of planning, explaining how the planning profession will have to evolve to keep up with a continuously changing world, what new skills planners will have to develop, and which new tools are worth trying.”*

The “2022 Trend Report for Planners” organizes 100 trends that affect planning into a framework based on urgency and importance for those of use who need to act on them. Among the “act now” trends are issues that make up the day-to-day roster of concerns in our local planning departments: the climate crisis, digitization, health impacts, access to nature, housing availability, and population diversification. Those that are creeping into our fields of vision, described as “trends we need to prepare for,” include autonomous vehicles, Big Data, the ethics of artificial intelligence, and private-sector funding of the public sphere. And while the “learn and watch” trends seem distant now, it’ll probably be no time at all before we’re worrying about 3D printed homes, community funds for equity, the metaverse, and who’s going to do planning as outer space is privatized.

American Planning Association, <https://www.planning.org/publications/document/9228382/>; produced with the Lincoln Land Policy Institute and the Consortium for Scenario Planning

## Legal

### From the court files: Local condemnation and demolition upheld

*“[T]hey pulled the permit to demolish this property and they did not follow through with that, and, in fact, allowed the permit to lapse, and the fact that they have not replied to this lawsuit demonstrates that they are disingenuous.”*

West Bloomfield Charter Township issued a condemnation of a property in 2016. The property owners pulled a demolition permit in 2017 and allowed it to lapse, citing insufficient funds, but work continued. Judgement granted to Township to demolish, which is the subject of this appeal. State of Michigan Court of Appeals upholds the judgement.

State Bar of Michigan. <http://www.michbar.org/file/opinions/appeals/2021/121621/76684.pdf>

## Training and Education

### Michigan Association of Planning: Annual Workshops for Officials

*Most programs are live presentations via Zoom; one in-person day held at the Bavarian Inn in Frankenmuth includes light meals. Cost: members, \$75-\$115, nonmembers, \$110-\$175.*

Yearly offering of MAP’s suite of trainings in the core competencies for planning and zoning practitioners and officials.

- Zoning Administration, March 1-2
- Managing Risk, March 8
- Zoning Ordinance: A to Z, March 10
- Zoning Board of Appeals, March 15
- Planning and Zoning Essentials, March 16 **in person**
- Capital Improvements Program, March 16 **in person**
- Planning and Zoning Essentials, March 21-22

More information: <https://www.planningmi.org/regional-workshops>; pdf brochure: <https://www.planningmi.org/assets/2022regionalworkshops/2022%20Regional%20Workshop%20One%20Page%20Brochure.pdf>

### Shared On-Site Workshop in Northern Michigan

BRI is organizing a training event to be held at the Torch Lake Township Community Services Building in March or April. The event will cover Planning and Zoning Essentials and Zoning Board of Appeals trainings (these are Michigan Association of Planning workshops, delivered by BRI planning professionals to the participating communities’ officials and staff). Interested? Email Sara Kopriva at [skopriva@bria2.com](mailto:skopriva@bria2.com) for more information.