



LINCOLN PARK PLANNING COMMISSION

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

September 14, 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. Site Plan Review: 2472 Dix – Gas Station Expansion
- VII. Policy Review and Discussion
- VIII. Education and Training (see September Planning Report)
- IX. Reports from Department and Other Boards and Commissions
- X. Public Comments
- XI. Comments from Planning Commissioners
- XII. 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 13, 2022**

A Planning Commission meeting of July 13, 2022, Lincoln Park City Hall at 1355 Southfield, Lincoln Park Michigan was called to order at 7:03 p.m. Mr. Palmer, Commencing with the Pledge of Allegiance.

PRESENT: Palmer, Kissel, Horvath, Loduca, Duprey

ABSENT:

EXCUSED: Persinger

ALSO PRESENT: Elizabeth Gunden, John Meyers, Larry Kelsey, Abdallah Sheik, Chester Stempieu, Michael Higgins

APPROVAL OF MINUTES AS CORRECTED

Moved by: Kissel

Supported by: Duprey

MOTION CARRIED unanimously

APPROVAL OF AGENDA

Moved by: Palmer

Supported by: Duprey

MOTION CARRIED unanimously

OLD BUSINESS

NEW BUSINESS

A. SITE PLAN REVIEW 2121 DIX – DRIVE-THRU RESTAURANT

The proposed project is a drive-thru restaurant (Captain Jay's). The site was formerly a sit-down restaurant (Pizza Hut); however, the site has been vacant for quite some time. The property currently consists of two zoning districts rather than one, and the back half of the parcel is zoned residential. This likely represents an oversight during the permitting process for Pizza Hut, as that is where the building sits and thus is now clearly hosts a commercial use. The City is requesting a rezoning for this parcel in conjunction with this site plan review request.

The 0.53-acre site is located on the east side of Dix Highway between Philomene Blvd. to the north and White Ave. to the south. There is an existing public sidewalk along Dix Hwy. and White Ave., and the rear (east) side of the property directly abuts a residential neighborhood. Access to the site is via Dix Hwy. via two existing driveways, and there is existing parking in front of the building.

Recommended that the City of Lincoln Park Planning Commission approve the site plan numbered PPC22-0008, proposing a drive-thru restaurant at 2121 Dix Highway and consisting of the pages and revision dates found under 'Site Plan Documents' above, based on the finding that the proposal substantially complies with the requirements of §1296.01. This approval is conditional

upon the submittal, within 45 days of the date of this report, of a revised Site Plan resolving the items noted above and subject to administrative review and approval.

Moved by: Loduca

Supported by: Horvath

Yay's: Kissel, Horvath Loduca

Nay's: Palmer, Duprey

MOTION CARRIED

B. REZONING – 2121 DIX

City of Lincoln Park wishes to rezone the property at 2121 Dix Highway to correct split zoning on the

lot, located on the east side of Dix Highway between Philomene Boulevard to the north and White Avenue to the south, from Single Family Residential District (SFRD) and Municipal Business District (MBD) to Municipal Business District (MBD). The site was previously used as a sit-down restaurant (Pizza Hut), but it has been vacant for some time.

The property currently consists of two zoning districts rather than one, and the back half of the parcel is

zoned residential. This likely represents an oversight during the permitting process for Pizza Hut, as that is where the building sits and thus is now clearly hosts a commercial use.

Recommended that the Lincoln Park City Council **approval** of the proposed rezoning from Municipal Business District (MBD) and Single Family Residential District (SFRD) to Municipal Business District (MBD) for the property located at 2121 Dix Highway.

Moved by: Loduca

Supported by: Duprey

MOTION CARRIED TO RECOMMEND APPROVAL TO CITY COUNCIL

C. PUBLIC HEARING: 2121 DIX

Public Hearing opened at 7:16 p.m.

Seeing no comment and hearing no comment

Public hearing closed at 7:17 p.m.

POLICY REVIEW AND DISCUSSION

EDUCATION AND TRAINING

A. See July Planning Report

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

PUBLIC COMMENTS

Comment from Michael Higgens regarding short-term rentals.

COMMENTS FROM PLANNING COMMISSIONERS

Comments from members on the status of the Mobile Home Park, the Car Wash and the Dangerous Building Board.

ADJOURNMENT

Moved by: Horvath

Supported by: Kissel

MOTION CARRIED unanimously

Meeting adjourned at 8:02 p.m.

MICHAEL HORVATH, Secretary

2472 Dix – Gas Station Expansion

Site Plan Review

Applicant	Y & A Investments, LLC, represented by MA Designers, Inc.
Project	Gas Station Expansion
Address	2472 Dix Hwy, Lincoln Park, MI 48146
Date	September 14, 2022
Request	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

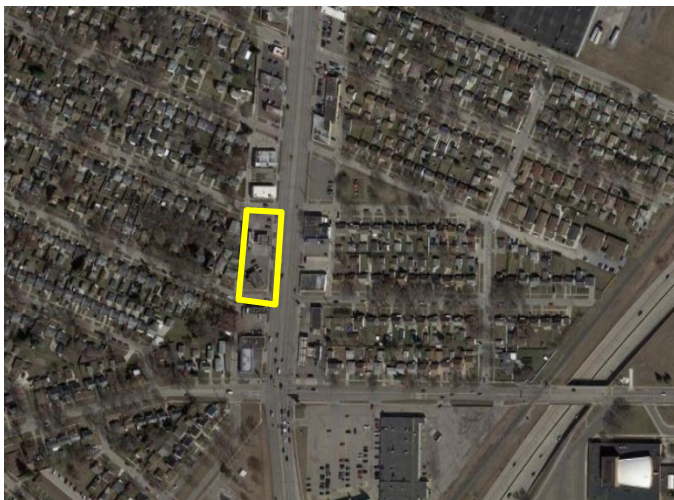


Figure 1: Aerial View

The proposed project is an expansion of an existing gas station. The existing building on west side of the property will be demolished and replaced with a new, larger building, to be used as a convenience store and payment location for gas station customers. The site is considered a legal nonconforming use as the property is zoned Neighborhood Business District (NBD) where gas stations are not a permitted use. The City of Lincoln Park Zoning Board of Appeals approved a use variance for the expansion of a legal nonconforming use on July 21, 2022. Additionally, the site through site plan review before the Planning Commission in 2019; however, the owner's plans for the site have changed.

Site Conditions

The 0.35-acre site is located along the west side of Dix Highway between Regina Avenue to the north and Markese Avenue to the south. The site consists of two buildings (one of which will be replaced), gas pumping stations, and parking areas. There is an existing concrete sidewalk along all three rights-of-way, and the rear (west) side of the property is separated from a residential neighborhood by an alley. Vehicular access to the site is via Dix Highway and the alley.

Master Plan

Future Land Use Classification

The future land use classification for the site is General Commercial. A gas station and convenience store are consistent with the designation.

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



Figure 2: Zoning Map

Zoning

The site is zoned Neighborhood Business District (NBD). A gas station is neither a principal permitted use nor permitted after special land use approval in the NBD; therefore, it is considered a legal nonconforming use, governed by Chapter 1292 of the Lincoln Park Zoning Code. Per §1292.02(a), “no such nonconforming use shall be enlarged, increased or extended to occupy a greater area of land.” The City of Lincoln Park Zoning Board of Appeals approved a use variance for the expansion of a legal nonconforming use on July 21, 2022.

Proposed and Existing Uses

Site	Commercial (Gas Station & Convenience Store) – Neighborhood Business District (NBD)
North	ROW, then Commercial – Neighborhood Business District (NBD)
East	ROW, then Commercial – Neighborhood Business District (NBD)
South	ROW, then Commercial – Municipal Business District (MBD)
West	ROW, then 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
SP-1	Proposed Site Plan	06/20/2022	–
SP-2	No Title	06/20/2022	–
A-1	Proposed Floor Plan	06/20/2022	–
A-2	Proposed Elevations	06/20/2022	–

Dimensional Standards

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

	Required	Provided	Compliance
Lot Width	Min. 40	~248 ft.	Met
Street Frontage (§1294.09)	Shrubbery and low retaining walls maximum 2 ½' < height < 8'	No proposed landscaping in visibility triangle.	N/A
Lot Area	Min. 4,000 sq. ft.	~20,629 sq. ft.	Met
Lot Coverage	Max. 50%	~(2,105+1,472/20,629) = 17%	Met
Height	2-Story Building; 25 ft	1 story	Met
Setback – Front	0	~20 ft.	Met
Setback – Sides	0	~5 ft.	Met
Setback – Rear	0	0 ft.	Met



Items to be addressed

None

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' 	Met

Required	Compliance
<ul style="list-style-type: none"> Architectural variety Similar materials and entrances to buildings within 500'  <p>1 block north on Dix Hwy. – single-story, square, flat roofs, auto-oriented.</p>  <p>1 block south on Dix Hwy. – single-story, square, flat roofs, auto-oriented.</p>	<p>Met</p>
<p>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)</p> <p><u>East Elevation (Dix Highway): 96% masonry (1,073/1,123)</u></p> <ul style="list-style-type: none"> Brick / Block: ~1,073 sf Glass (exempt): ~520 sf Aluminum: ~50 sf Total Area: ~1,643 sf <p><u>West Elevation (alley): 97% masonry (1,540/1,590)</u></p> <ul style="list-style-type: none"> Block: ~1,540 sf Aluminum: ~50 sf Total Area: ~1,590 sf <p><u>North Elevation (Regina Ave.): 89% masonry (299/335)</u></p> <ul style="list-style-type: none"> Block: ~299 sf Aluminum: ~12 sf Metal Door: ~24 sf Total Area: ~335 sf <p><u>West Elevation (Markese Ave.): 96% masonry (323/335)</u></p> <ul style="list-style-type: none"> Block: ~323 sf Aluminum: ~12 sf Total Area: ~335 sf <ul style="list-style-type: none"> 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) Natural colors (bright for decorative features only) 	<p>Met</p>
<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 	<p>Met</p>

Required	Compliance
<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>Dix: 520 / 1,643 = 31.6% transparency</i> Size, shape, orientation, spacing to match buildings within 500' 	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. 	Met

Items to be addressed

None

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 public sidewalk on all three sides of the site (Dix Highway, Regina Avenue, and Markese Avenue) 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
Convenience store, with or without automotive fuel service	<p>One (1) for every one-thousand (1,000) square feet of gross floor area, plus spaces required for automotive fuel service. The Planning Commission may permit each fuel pump space to count as one-half (½) of a required parking space.</p> <p>$2,105\text{ sf} + 1,472\text{ sf} = 3,577\text{ GFA} / 1,000 = 3.58 = 4\text{ spaces}$</p> <p>$8\text{ fuel pumps} = 8\text{ spaces}$</p> <p>$TOTAL = 12\text{ spaces}$</p>	16 spaces	Met

	Required	Proposed	Compliance
Parking Area Type B §1290.05	Adequate means of ingress and egress shall be provided and shown	Existing ingress and egress provided via Dix Hwy.	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	Parking area has existing asphalt; however, asphalt appears to be in poor condition and will likely need to be replaced.	INQUIRY
	Concrete curbs and gutters	Parking lot drains directly onto sidewalk and alley.	NOT MET
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	No wall provided.	NOT MET
	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.	No wall provided.	NOT MET
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	There is ample room for maneuvering.	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.	No parking spaces abut a public sidewalk.	Met
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Items to be addressed

- Applicant shall ensure that the existing asphalt meets City standards.
- Applicant shall provide the required 6’ solid masonry wall, ornamental on both sides, with bumper guards, on the east property line abutting the residential alley.

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	2	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
2,001 – 5,000 sf	1	No loading space shown.	INQUIRY

Items to be addressed

- Applicant shall provide the required loading and unloading space in accordance with §1290.09 of Lincoln Park Zoning Code.

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"> • 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"> • 3 existing driveways. • Outside drives are 26', middle drive is 24'; Sidewalk continues • No radii details provided • Three access points • Not Applicable • Not Applicable 	<p>NOT MET NOT MET</p> <p>INQUIRY NOT MET</p> <p>N/A</p> <p>N/A</p>
<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 	Not applicable	N/A
<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 	No obstructed view in the triangular area.	Met
<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 	Drive is about 390 ft. from nearest signalized intersection at Dix Hwy. and Champaign Rd..	Met
<ul style="list-style-type: none"> • Same side of street: Driveway spacing determined by speed limits in §1290.10. <i>40 mph = 185 ft. driveway spacing</i> • 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 	<ul style="list-style-type: none"> • Nearest drive to north is 140' and to south is 180' • Driveways are <150' offset • Not Applicable 	<p>NOT MET</p> <p>NOT MET</p> <p>N/A</p>

In the proposed site design, cars which are using the fueling pumps block ingress and egress from the middle curb cut, effectively rendering it useless and potentially dangerous. The existing driveways do not meet the standards for number, size, or location. 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 propose to close the middle driveway that is located between the egress and ingress driveways. The location of the driveway impacts of the pedestrian and vehicular circulation on the site.*

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 or the public alley in the rear. 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: 9.5' on Dix, 10.5' on Regina, 10' on Markese	Met as possible
	1 tree and 4 shrubs per 40' of street frontage = 248' of frontage on Dix + 83' on Regina + 83' on Markese = 414 lineal feet <i>10 trees and 41 shrubs *30% redevelopment credit = 3 trees and 12 shrubs</i>	3 deciduous small crab trees, 20 juniper bush shrubs, and 9 yew shrubs provided.	Met
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	Proposed vehicle parking spaces facing Regina Ave. are screened with landscaping.	Met
Interior Landscaping	10% of total lot area landscaped, including groundcover <i>(20,629 sf *0.1) = 2,063 sf landscaping * 30% redevelopment credit = 619 sf</i>	~697 sf provided	Met
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Landscaping is near front entrance and walkways	Met
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>619 sf = 1.5 trees and 2.47 shrubs = 2 trees and 2 shrub with rounding</i>	1 deciduous small crab tree and 14 juniper bush shrubs provided. Additional shrubs count toward tree requirement	Met
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces <i>16 spaces = 1.6 trees = 2 trees * 30% redevelopment credit = 0.6 trees = 1 tree</i>	1 deciduous small crab tree provided.	Met
	100 sf of planting area per tree		
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	Existing dumpster and 6' masonry enclosure provided.	Met
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive), and/or solid 6' masonry wall ornamental on both sides	No wall provided.	NOT MET

Items to be addressed

- *Applicant shall provide the required 6' solid masonry wall, ornamental on both sides, with bumper guards, on the east property line abutting the residential alley.*

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.

The site is served by public water and sewer. No new water line or sanitary sewer systems are proposed for the site. Engineering comments state that if the existing sanitary sewer is going to be reused, the architect should verify that the existing sanitary service is adequate to handle the required flows for the building's use. If it is being reused, it is important that the developer realize this existing sanitary service is old and may have reached its life expectancy. It is highly recommended that the existing sanitary sewer service be videotaped to determine the condition of the service lead. If the existing water service is being reused, it is important that the developer realize this existing water service is also old and may have reached its life expectancy. If the existing service is a lead-type service or undersized, it will be required to be removed and replaced. The design professional must verify the existing water service type, size, and lead capacity and should verify that the existing service is adequate to handle the required flows.

Items to be addressed

- *Applicant shall work with the City Engineer to verify the existing water service and sanitary service type, size, and determine the lead capacity for the proposed building use.*
- *It is highly recommended that the existing sanitary service be videotaped to determine the condition of the service lead.*

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 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 location or details on mechanical equipment provided.

Items to be addressed

- Applicant shall provide the location and screening details for proposed mechanical equipment.*

SIGNS

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

There is an existing sign at the corner of Dix Highway and Regina Avenue. 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. Applicant shall also provide record that existing tanks are not leaking.

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.
- Applicant shall provide record that existing tanks are not leaking.

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

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

	Required	Proposed	Compliance
Area and Frontage	Frontage on principal street >150'	~248' on Dix Hwy.	Met
	Minimum area of 15,000 sf	~20,629 sf	Met
Setbacks	Building >40' from street lot line Building >15' from side or rear lot line adjoining residential zoning (may abut open alley)	Existing south building: ~20' from Dix; ~5' side setback; 10' rear setback. New building to replace existing building: ~62' from Dix; ~44' side setback; 0' rear setback	Partially Met
	>5,000' from existing similar use from lot line to lot line	Existing gas station.	N/A
Drives and Curbs	<30' wide at lot line	Outside drives are 26', middle drive is 24'	Met
	1 curb cut per street	3 existing curb cuts	NOT MET
	>20' from corner or exterior lot line	~35' to north lot line >72' to south lot line	Met
	>30' from other driveway	<30' between existing drives	NOT MET
	6" curb along all street lot lines	Existing curbs	Met
Paved Areas	Hard surfaced; curbs along landscape	Hard surfaced, though appears to need repair; existing curbs along landscaping	INQUIRY
Equipment	Lubrication equipment, motor vehicle washing equipment, hydraulic hoists and pits enclosed entirely within a building	No proposed equipment outside.	Met

	Required	Proposed	Compliance
	Gasoline and fuel pumps >15' from any lot line	Existing pumps ~15 from front lot line	Met
	Vehicles shall not be serviced while overhanging public sidewalk, street, or right of way.	No proposed outdoor service area.	Met
Number of Pumps	Max of 4 double gasoline and fuel pumps or 8 single gasoline and fuel pumps and 2 enclosed stalls for service	4 existing double pumps.	Met
	2 additional gasoline and fuel pumps and/or 1 enclosed stall for each additional 2,000 sf of lot area over 15,000		
Walls	Where adjoining residential district: 6' solid, ornamental, masonry wall along interior or alley lot line	There is no wall existing or proposed on the west side of the parking lot adjoining residential alley.	NOT MET
	Trash areas, tires, parts, etc. enclosed on all sides by 6' masonry wall	Existing dumpster and enclosure.	Met
	Walls: same materials as principal building; brick, decorative block, pre-cast concrete with decorative pattern; painted principal building color scheme	Existing dumpster enclosure matches building.	Met
	Protected by curb or vehicle barrier	There is no wall existing or proposed.	NOT MET
	May be required adjoining nonresidential use, e.g. office, clinic, day care, or landscaped area	N/A	N/A
	May be stepped down 25' from ROW	N/A	N/A
Prohibited	>200' from school, playground, church, hospital, or other congregating use, property line to property line	>200'	Met
Outdoor Storage and Parking	All work conducted completely within enclosed building	No proposed outdoor service area.	Met
	No storage of parts, trash, supplies, or equipment outside of a building		
	Vehicle storage generally limited to private passenger automobiles between 10pm-7am; see 1294.14 for exceptions		

The site does not meet the standards for setbacks and driveways. Because this is an existing site, the City has historically permitted these conditions to remain.

Items to be addressed

- Applicant shall ensure that the existing asphalt meets City standards.

- *Applicant shall provide the required 6' solid masonry wall, ornamental on both sides, with bumper guards, on the east property line abutting the residential alley.*

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

The Lincoln Park Zoning Board of Appeals approved a use variance for the expansion of a legal nonconforming use on July 21, 2022.

Items to be addressed

None

RECOMMENDATIONS

Findings

The information submitted with this proposal is substantially in compliance with §1296.01, Site Plan Review.

Conditions of Approval

Conditions to be Addressed Before Approval Letter is Issued

- *Applicant shall provide the required 6' solid masonry wall, ornamental on both sides, with bumper guards, on the east property line abutting the residential alley.*
- *Applicant shall provide the required loading and unloading space in accordance with §1290.09 of Lincoln Park Zoning Code.*
- *Applicant shall propose to close the middle driveway that is located between the egress and ingress driveways. The location of the driveway impacts of the pedestrian and vehicular circulation on the site.*
- *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 provide the location and screening details for proposed mechanical equipment.*
- *Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.*

- *Applicant shall provide record that existing tanks are not leaking.*

Conditions of Approval

- *Applicant shall ensure that the existing asphalt meets City standards.*
- *Applicant shall ensure that concrete sidewalks are brought up to City standards.*
- *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 work with the City Engineer to verify the existing water service and sanitary service type, size, and determine the lead capacity for the proposed building use.*
- *It is highly recommended that the existing sanitary service be videotaped to determine the condition of the service lead.*
- *Applicant shall work with the City Engineer to review stormwater system to determine the appropriate permitting process.*
- *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.*

Proposed Motion

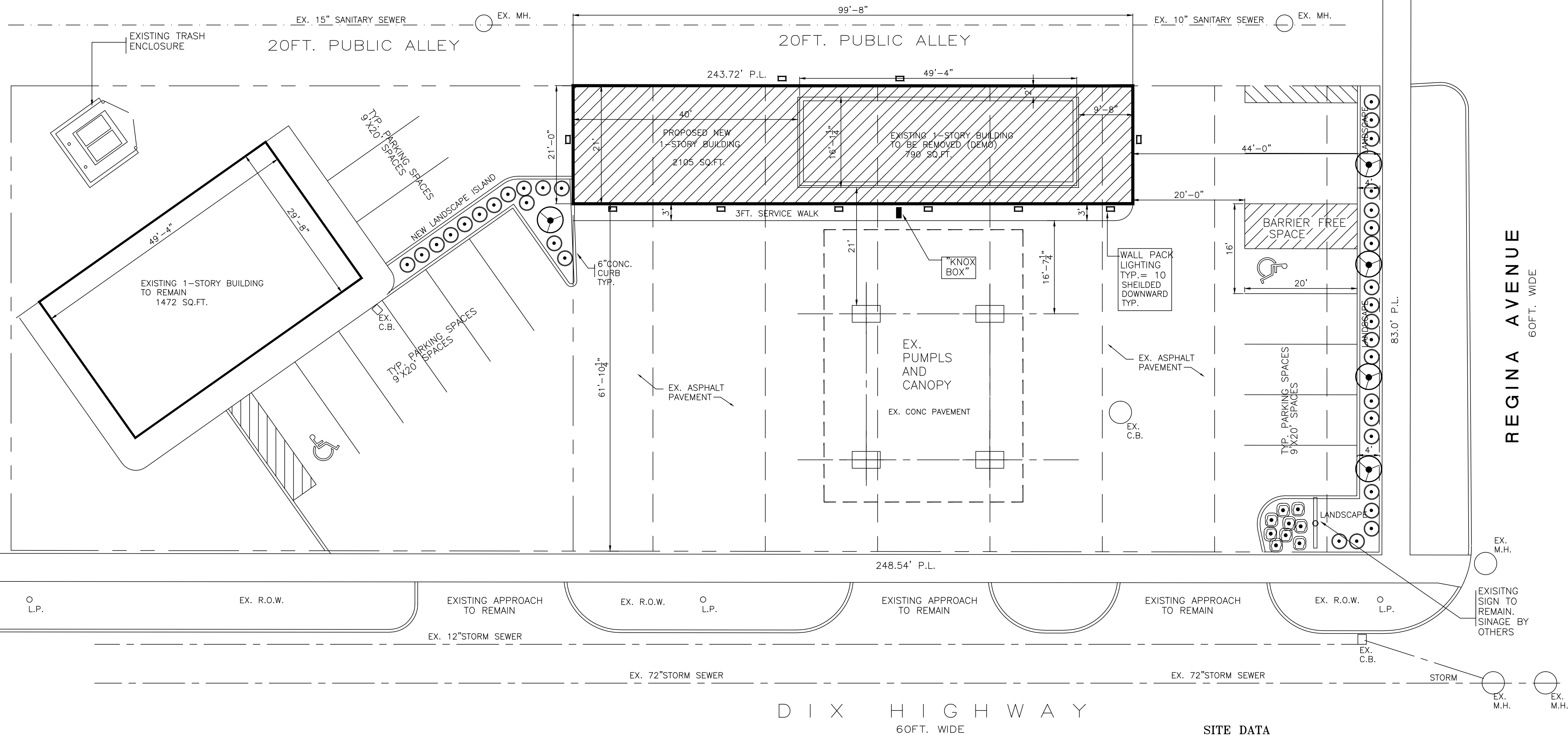
I move that the City of Lincoln Park Planning Commission **approve** the site plan numbered PPC22-0009, proposing an expansion of an existing gas station at 2472 Dix Highway and consisting of the pages and revision dates found under 'Site Plan Documents' above, based on the finding that the proposal substantially complies with the requirements of §1296.01. This approval is conditional upon the submittal, within 45 days of the date of this report, of a revised Site Plan resolving the items noted above and subject to administrative review and approval.

RESIDENTIAL ZONING

RESIDENTIAL ZONING

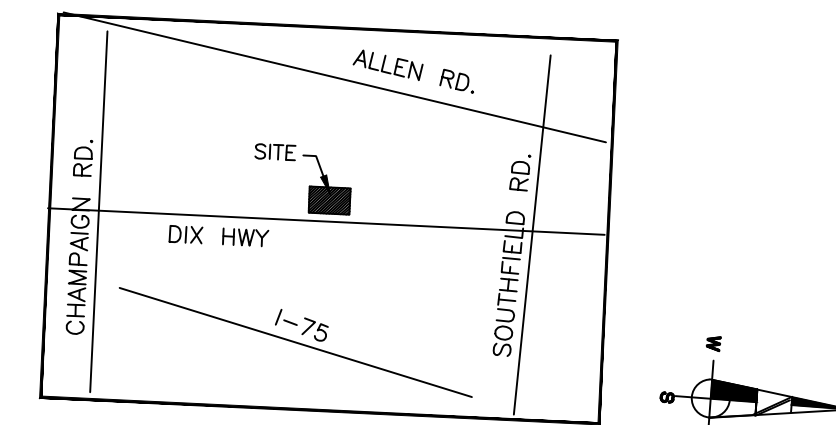
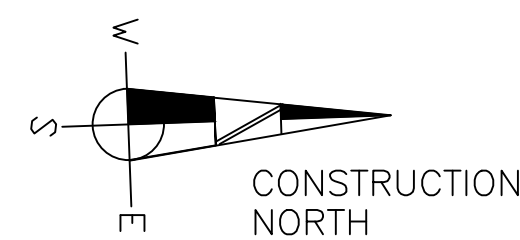
MARKESE AVENUE
60FT. WIDE
83.0' P.L.

REGINA AVENUE
60FT. WIDE
83.0' P.L.



PROPOSED SITE PLAN

SCALE 1" = 20'-0"



KEY PLAN

SITE NOTES:

- 1. NO OUTDOOR SALES AND DISPLAY AREA'S WILL BE ON SITE.

SCOPE OF WORK:

DEMO EXISTING BUILDING ON SITE AND CONSTRUCT NEW 1-STORY BLOCK/BRICK BUILDING. NEW RETAIL STORE. NO WORK IS PROPOSED ON EXTERIOR SITE AS IN PUMPS, CANOPY, PAVEMENT WILL REMAIN EXISTING.

LEGAL DESCRIPTION:

PARCEL 45-010-07-1436-001 LOTS 1436 THROUGH 1448, BOTH INCLUSIVE, EXCEPT THE EAST 7FT. OF SAID LOTS DEEDED FOR ROAD PURPOSES, LINCOLNSHIRE SUBDIVISION NO. 3, AS RECORDED IN LIBER 49 OF PLATS, PAGES 86, WAYNE COUNTY RECORDS. COMMONLY KNOWN AS: 2472 DIX HIGHWAY, LINCOLN PARK, MI 48146.

SITE DATA

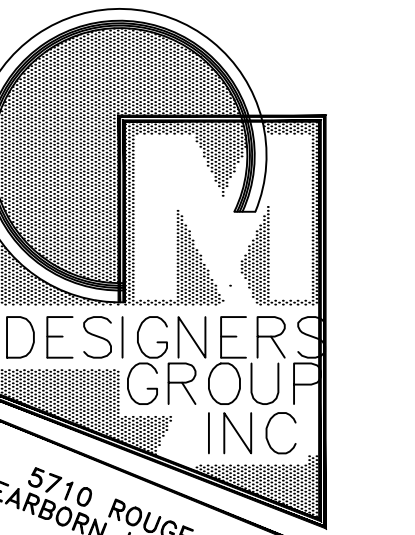
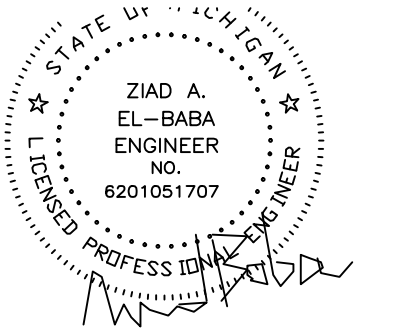
ZONING	COMMERCIAL (NBD)
USE GROUP :	M
CONSTRUCTION TYPE :	III B
SITE TOTAL AREA =	11,988 SQ. FT. (.35 ACRE)
NEW BUILDING SQ. FT. =	2,096 SQ. FT.
OCCUPANT LOAD:	
RETAIL AREA: 3676x.8 = 2096/100	= 21

PARKING CALCULATIONS:

RETAIL AREA = 2096 x .8 / 150 = 11 SPACES

PARKING SPACES REQUIRED =	11
PARKING SPACES PROVIDED =	7
PARKING SPACES AT PUMPS =	8
TOTAL PARKING SPACES PROVIDED =	15

TYP. PARKING DIM. 9'-0" x 20'-0" (6)
H.C. PARKING SPACE (B.F.) 16' x 20' (1)



5710 ROUGE CIRCLE
DEARBORN HEIGHTS, MI. 48127

(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 06202022

FILE NAME: DIX-GAS-A1

PROJECT NAME:
PROPOSED NEW BUILDING TO EXISTING GAS STATION
2472 DIX HWY, LINCOLN PARK, MICHIGAN 48146

OWNER:
Y + A INVESTMENT LLC
2472 DIX HWY.
LINCOLN PARK, MICHIGAN 48146

DRAWN BY: A.R.

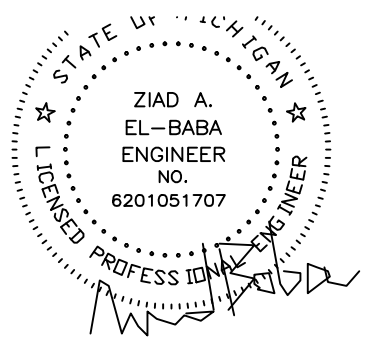
CHECKED BY: H.S.

DATE PLOTTED: 6-20-2022

DATE SUBMITTED: 6-20-2022

REVISIONS:

SHEET NO.: SP-1



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 06202022
FILE NAME: DIX-GAS-A1

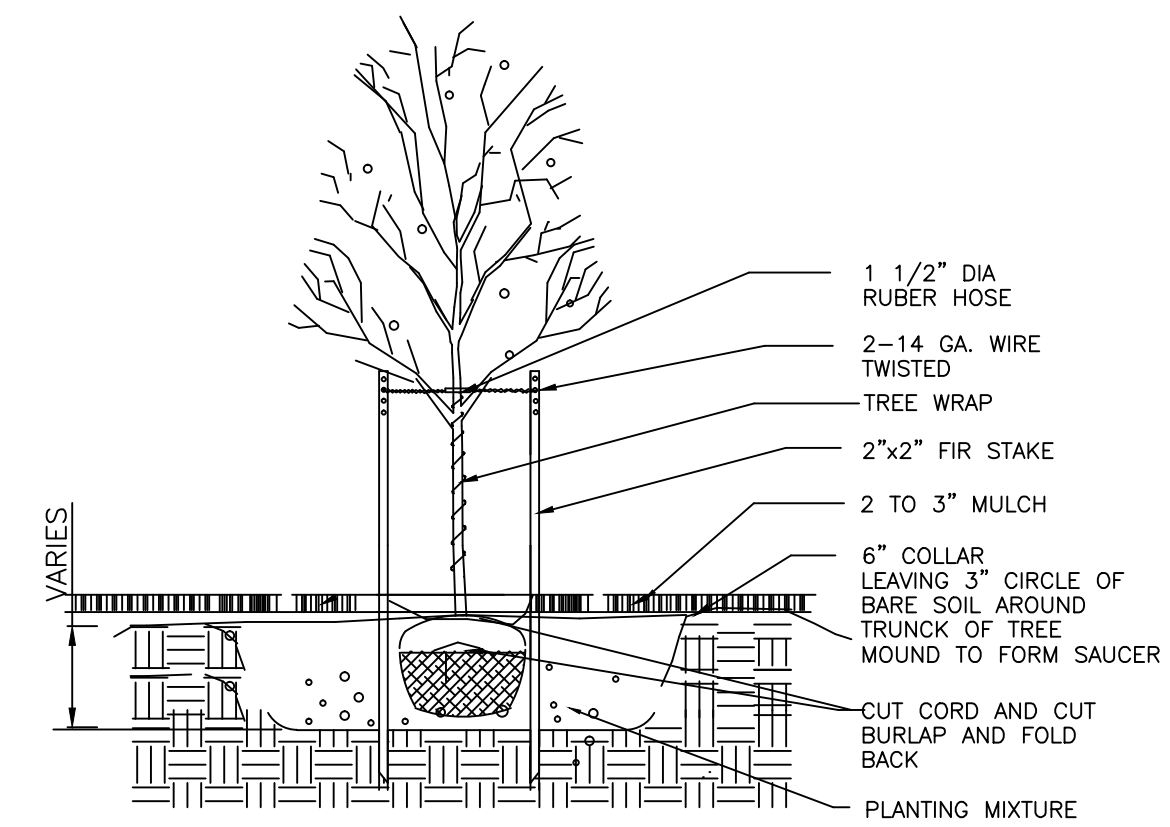
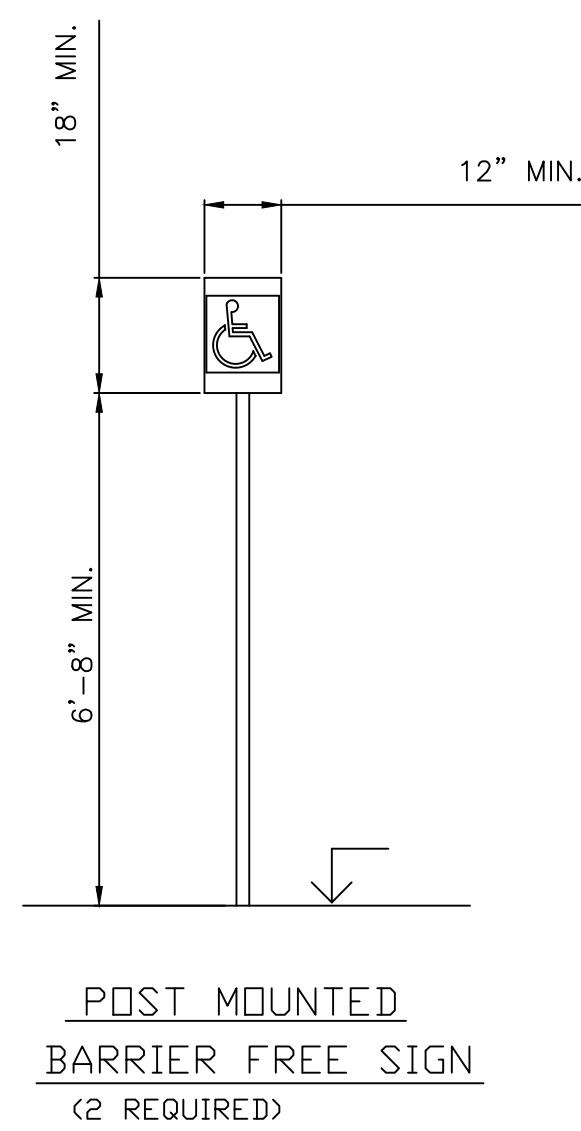
PROJECT NAME:
**PROPOSED NEW BUILDING
TO EXISTING GAS STATION**
2472 DIX HWY., LINCOLN PARK, MICHIGAN 48146
OWNER:
Y + A INVESTMENT LLC
2472 DIX HWY.
LINCOLN PARK, MICHIGAN 48146

DRAWN BY: **A.R.**
CHECKED BY: **H.S.**
DATE PLOTTED: 6-20-2022
DATE SUBMITTED: 6-20-2022

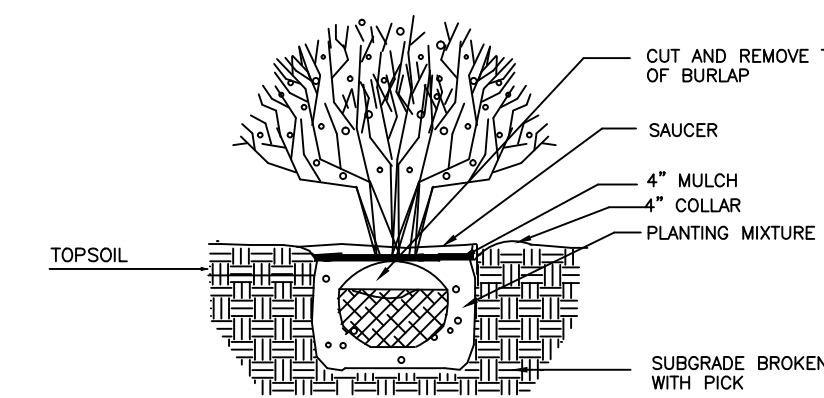
REVISIONS:

SHEET NO.:

SP-2



Deciduous Tree Planting NTS



Shrub Planting NTS

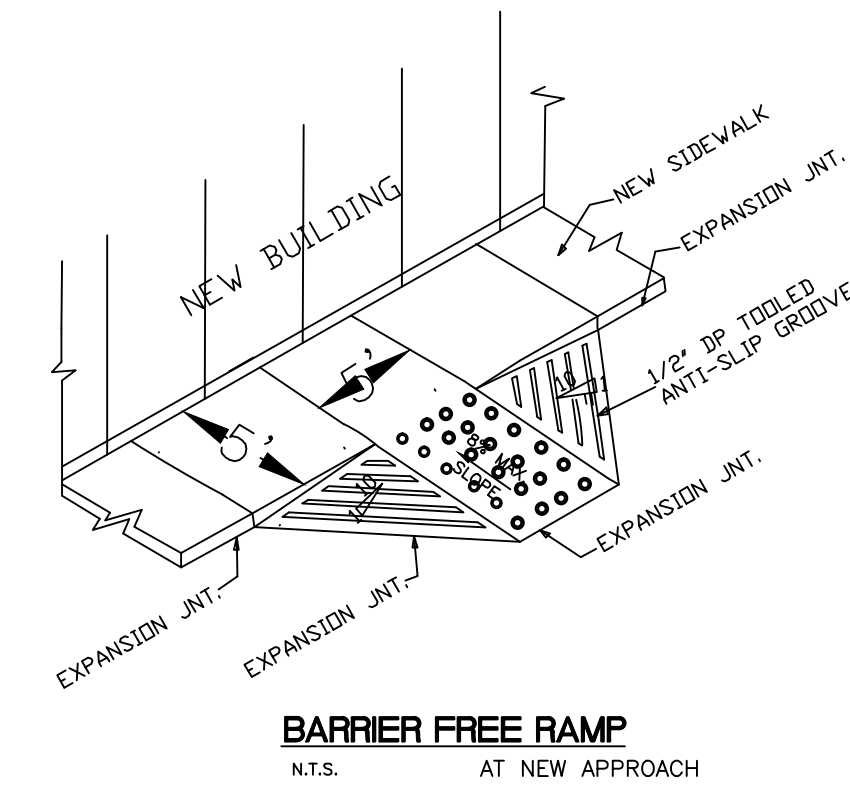
LANDSCAPING PLAN

TYPE	SYMBOL	SIZE	QUANTITY
YEW		4FT. O.C.	9
REDSPIRE PEAR TREES		3.0" CAL	
JUNIPER BUSH		AT 30'-0" C/C	34

TYPE	SYMBOL	SIZE	BOTANICAL	QUANTITY
NEW BLUE TAMS JUNIPER	SHRUB	CONT 30" SPREAD	JUNIPERUS S.T. "NEW BLUE"	
DECIDUOUS SMALL CRABTREE		B&B ROOT 1 1/2" cal.	MALLUS SYLVESTRIS LOLLIPOP	5
DECIDUOUS SUGAR MAPLE		B&B ROOT 2 1/2" CALIP.	ACER SACCHARUM	0

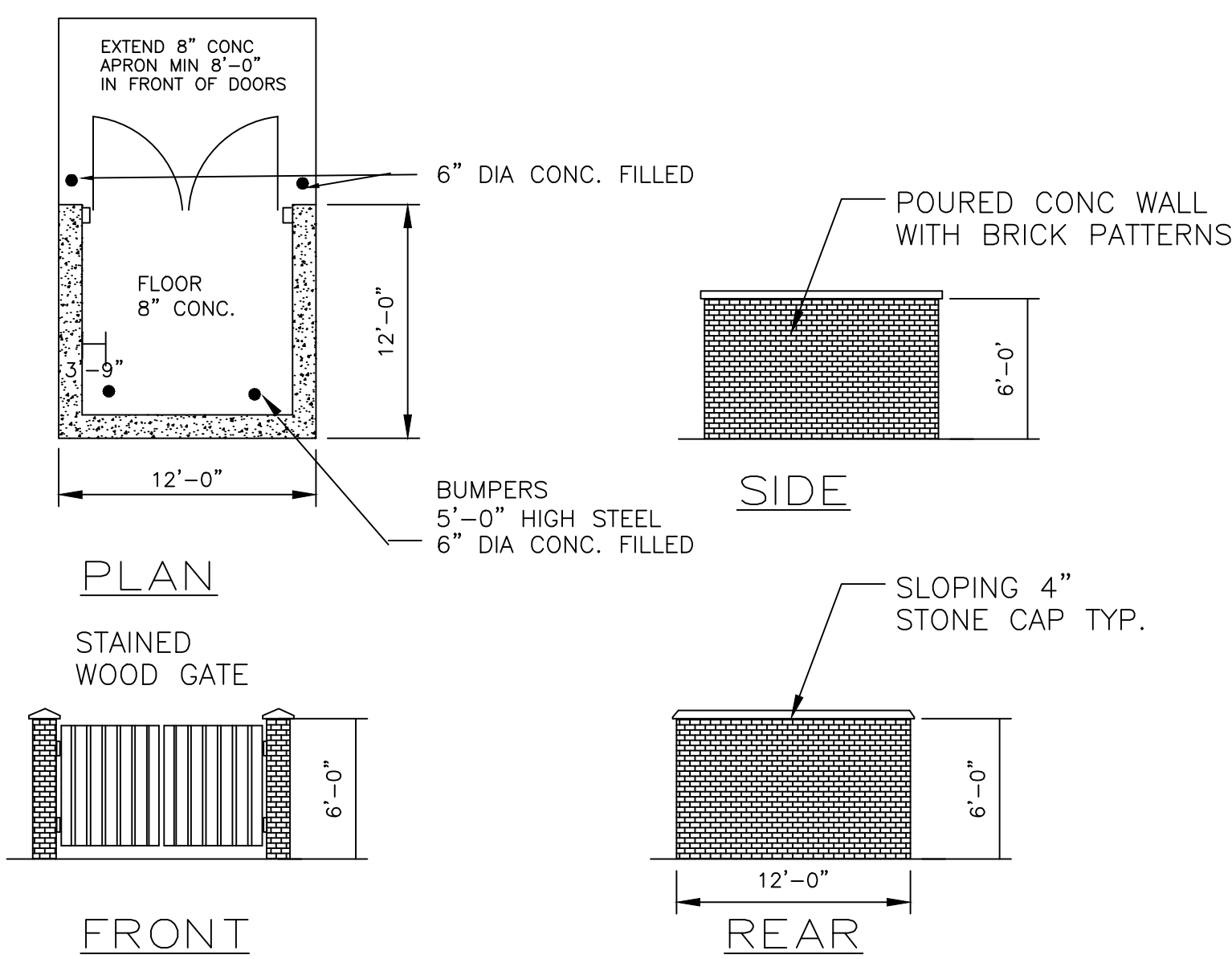
LANDSCAPING NOTES:

- EXISTING TOP SOIL FOUND TO BE IN GOOD CONDITION TO BE STORED ON SITE AND PROTECTED FROM EXTREME WEATHER CONDITIONS, BAD SOIL TO BE DISPOSED IN LEGAL MANNER.
- ALL LANDSCAPED AREA (L.S. AREA) TO RECEIVE MIN. 4" TOP SOIL WITH SOD. PROVIDE FERTILIZER UNDER SOD, ALL PER CITY STANDARDS.
- ALL PLANT MATERIALS ARE TO BE FIRST QUALITY NURSERY STOCK, FREE FROM DISEASE OR OBJECTIONABLE DISFIGUREMENTS, AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
- ALL NEW TREES ARE TO BE STAKED WITH TWO 6 FT., CEDAR STAKES GUYED WITH HOSE COVERED WIRE.
- ALL PLANTING PITS ARE TO RECEIVE 3 AGRIFORM TABS (3-YEAR FERTILIZER) AT TIME OF PLANTING
- ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR ONE YEAR TO BE IN HEALTHY AND VIGOROUS CONDITION, IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE PERIOD



SIDEWALK RAMP NOTES:

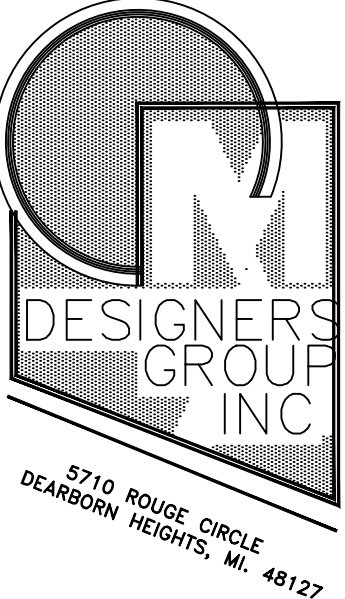
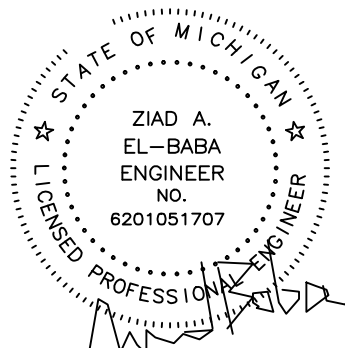
- ALL SIDEWALK RAMP AS CALLED FOR ON THE PLANS SHALL HAVE DETECTABLE WARNINGS
- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE.
- DETECTABLE WARNING SHALL BE MODULAR PLASTIC TILE, POLYMER CONCRETE TILE OR OTHER SIMILAR TILE EMBEDDED INTO THE FRESH CONCRETE, AS APPROVED BY THE ENGINEER, OR A STAMPED PATTERN IN THE FRESH CONCRETE WITH INTEGRAL COLOR (NOT SHAKE-ON COLOR). ADHESIVE APPLIED DETECTABLE WARNINGS ARE NOT ACCEPTABLE.
- ALL DETECTABLE WARNINGS SHALL HAVE SKID RESISTANT SURFACE.
- SYSTEM AND COLOR SHALL BE APPROVED BY THE ENGINEER PRIOR TO BEGINNING WORK



12'x12'DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

BUILDING DESIGNED USING MICHIGAN BUILDING CODE 2015

USE GROUP :	M
CONSTRUCTION TYPE :	III B
EXISTING BUILDING AREA:	2096 S.F. (1 STORY)
OCCUPANT LOAD:	
RETAIL AREA: 2096/100	= 21



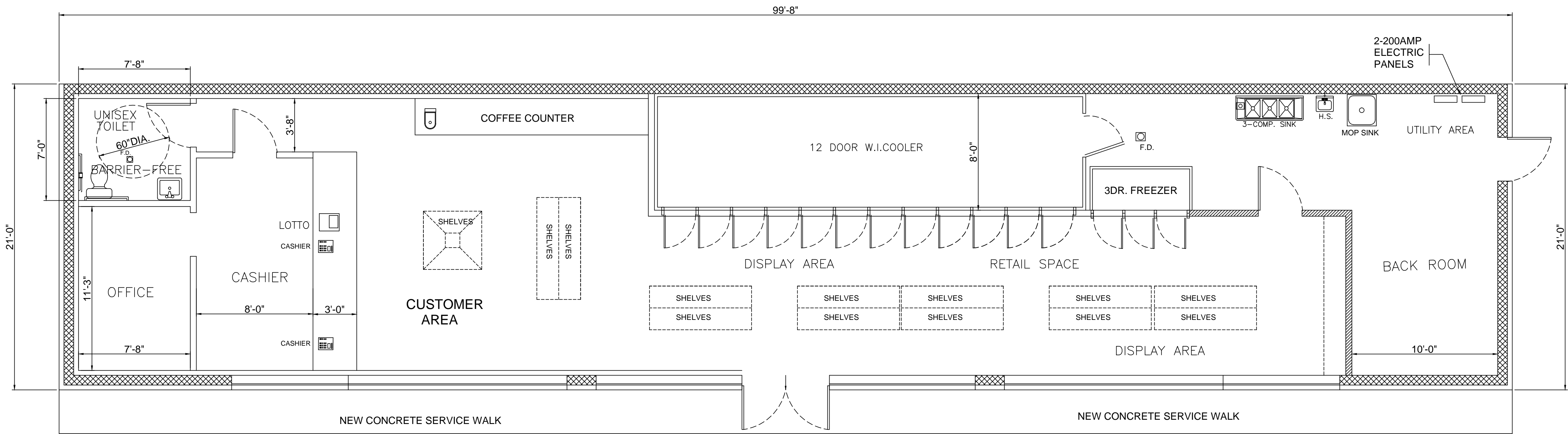
(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 06202022
FILE NAME: DIX-GAS-A1

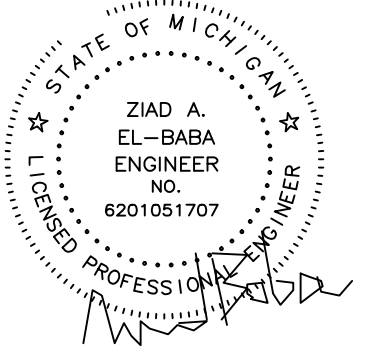
PROJECT NAME:
PROPOSED NEW BUILDING TO EXISTING GAS STATION
2472 DIX HWY, LINCOLN PARK, MICHIGAN
OWNER:
MARATHON GAS STATION
2472 DIX HWY
LINCOLN PARK, MICHIGAN

DRAWN BY: A.R.
CHECKED BY: H.S.
DATE PLOTTED: 6-20-2022
DATE SUBMITTED: 6-20-2022
REVISIONS:

SHEET NO.:
A-1



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 06202022

FILE NAME: DIX-GAS-A1

PROJECT NAME:
PROPOSED NEW BUILDING TO EXISTING GAS STATION
2472 DIX HWY, LINCOLN PARK, MICHIGAN

OWNER:
MARATHON GAS STATION
2472 DIX HWY
LINCOLN PARK, MICHIGAN

DRAWN BY: A.R.

CHECKED BY: H.S.

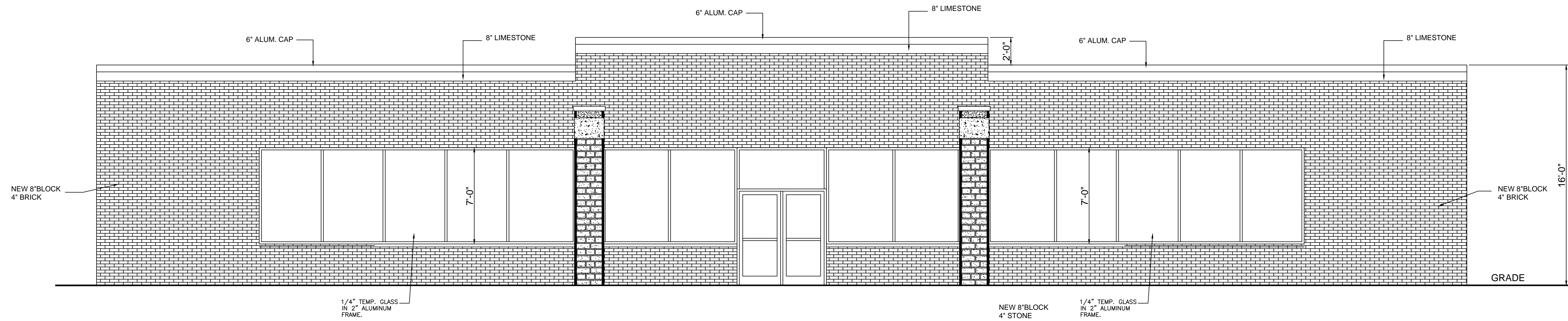
DATE PLOTTED: 6-20-2022

DATE SUBMITTED: 6-20-2022

REVISIONS:

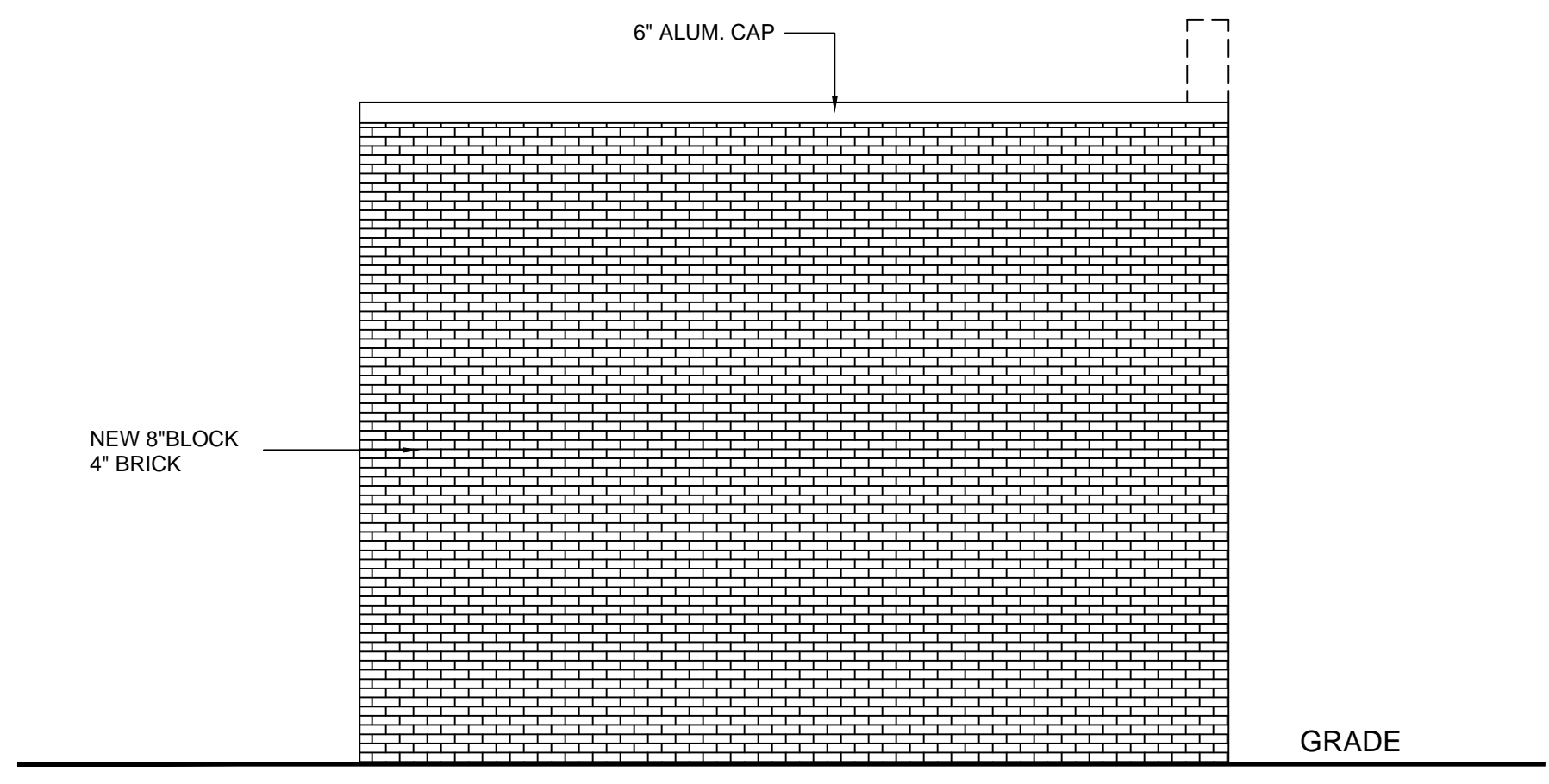
SHEET NO.:

A-2



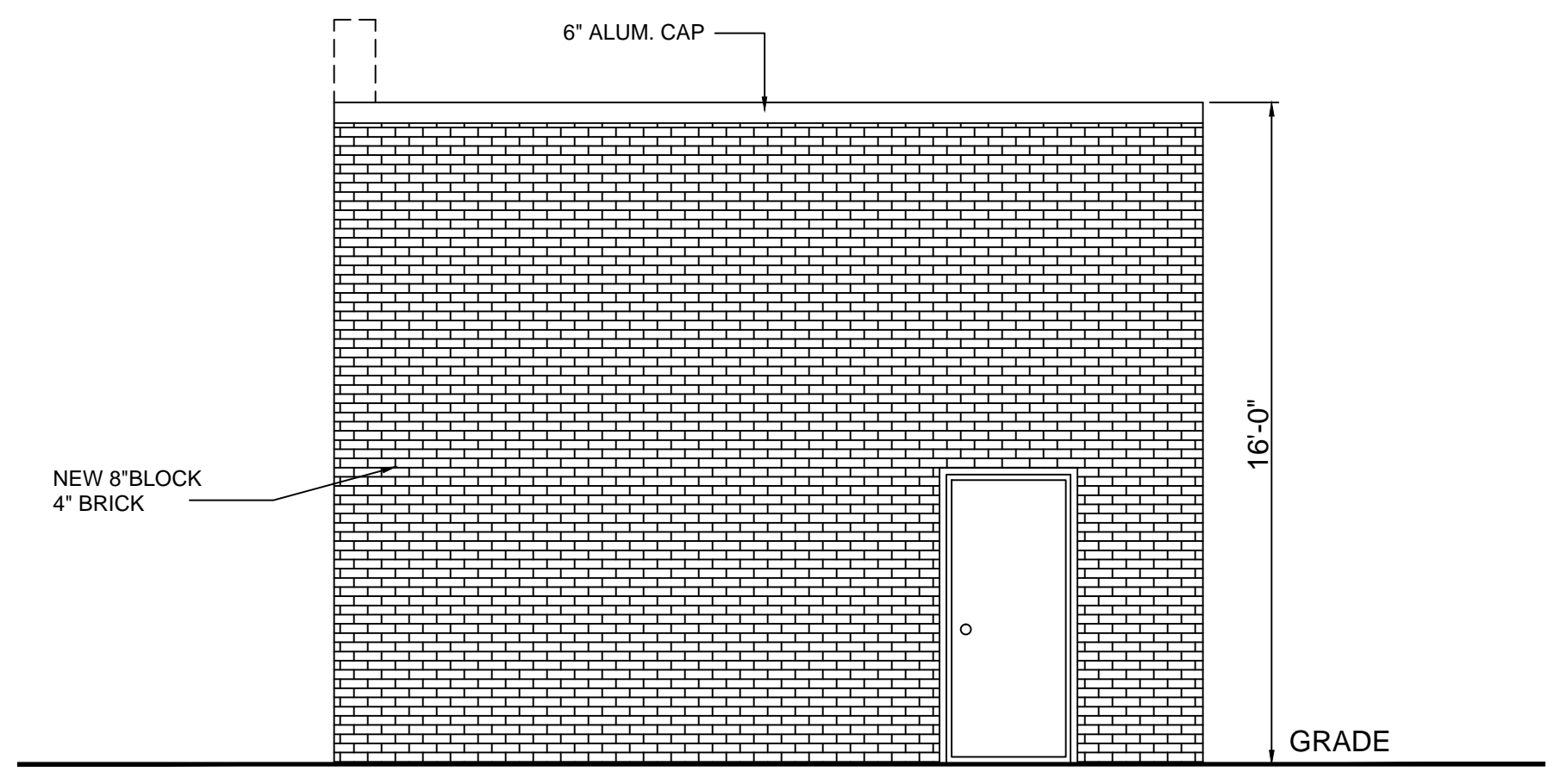
PROPOSED EAST ELEVATION

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



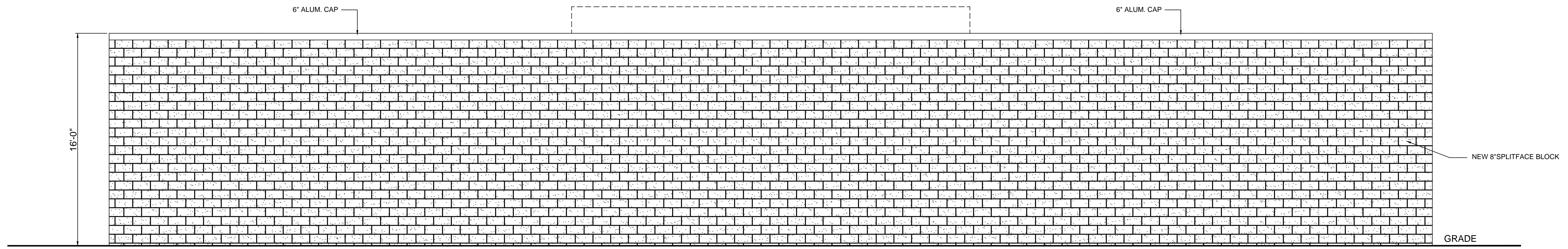
PROPOSED SOUTH ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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



August 31, 2022

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

Re: New Building at an Existing Gas Station
2472 Dix Highway, City of Lincoln Park, MI
Hennessey Engineers Project #72184

Dear Ms. Gunden:

Pursuant to your request, received via email from your office on August 16, 2022, Hennessey Engineers, Inc. has completed our first review of the site plans for planning commission purposes. The project consists of demolishing an existing 790-sqft building and replacing it with a 2,105-sqft a building. No civil site work is proposed on the plans.

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. Based on the site plan submitted, the existing utilities and utility leads for the commercial site are being reused. It is important that the developer realize these existing utilities are 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 performing any new renovation on or around the building. If the service lead needs to be replaced the installation of the new service will need to be inspected by our office.
2. The developer should verify with the City the existing water service type and size. If the water service is a lead service, it will have to be replaced. The developer's engineer or architect shall determine the water service lead type and capacity.
3. Any work proposed in the Dix Highway right-of-way will require a Wayne County Department of Public Services (WCDPS) permit. This would include any utility connections and pavement repairs.

4. All 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. Some of the sidewalk and the south drive approach within the Dix Highway right-of-way will need to be replaced. The existing asphalt within the site will need repairs and/or resurfacing.

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.

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
Monserat Contreras, Permit Clerk, City of Lincoln Park
James Hollandsworth, Lincoln Park Project Manager, Hennessey Engineers

R:\Municipalities\70000's Lincoln Park\72000's\72184 2472 Dix - New Building for Exsiting Gas Station\2022-8-31_2472 Dix 1st PC Review_72184.docx

Elizabeth Gunden

From: Ray Watters <RWatters@citylp.com>
Sent: Tuesday, August 16, 2022 1:39 PM
To: Elizabeth Gunden
Subject: Re: Site Plan Review Request: 2472 Dix - Gas Station Expansion

The police department has no issues with the expansion.

Chief R.Watters

From: Elizabeth Gunden <egunden@bria2.com>
Sent: Tuesday, August 16, 2022 7:34 AM
To: Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Mike Prinz <MPrinz@citylp.com>; Sam Norton <SNorton@citylp.com>; Ray Watters <RWatters@citylp.com>; Krystina Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>; jdhollandsworth@hengineers.com <jdhollandsworth@hengineers.com>; Richard McCarty <rjmccarty@hengineers.com>
Cc: John Meyers <JMeyers@citylp.com>
Subject: Site Plan Review Request: 2472 Dix - Gas Station Expansion

Good morning!

Please find attached a set of plans for an expansion of an existing gas station at 2472 Dix Highway. Comments are appreciated by reply to this email by Wednesday, August 31st. 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

RECEIVED

AUG 11 2022

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

Lincoln Park

Beckett & Raeder

FOR OFFICE USE ONLY	
CASE #	DP22-0009
DATE SUBMITTED	8/11/22



APPLICATION FOR SITE PLAN REVIEW

CITY OF LINCOLN PARK

1355 SOUTHFIELD RD. LINCOLN PARK, MI 48146

PH: (313) 386-1800 | FAX: 313-386-2205

NOTICE TO APPLICANT:

Applications for Site Plan Review by the Planning Commission must be submitted to the City in **complete** form at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. City Staff will review the application for completeness. 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 pm. All meetings are held at the Lincoln Park City Hall.

APPLICANT INFORMATION

NAME MA DESIGNERS INC.			ADDRESS 5710 ROUGE CIRCLE		
CITY DEARBORN HIGHTS	STATE MI.	ZIP CODE 48107	PHONE 313-995-1515	EMAIL MADDESIGN19@YAHOO.COM	

PROPERTY OWNER (if different from Applicant)

NAME MOHAMAD YASSINE			ADDRESS 2476 DIX HWY.		
CITY LINCOLN PARK	STATE MI.	ZIP CODE 48146	PHONE 313-675-6764	EMAIL MOHAMADYASSINE@YAHOO.COM	

Attached written consent of property owner or lessee of property, if different than applicant.

PROPERTY INFORMATION

PROPERTY ADDRESS 2472 DIX HWY	NEAREST CROSS STREETS SOUTHFIELD FWY
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 a metes and bounds description. Attach separate sheets if necessary.) SEE ATTACHED PLANS.	
PROPERTY SIZE (square feet and acres)	ZONING DISTRICT

PROPOSED DEVELOPMENT

Present Use of Property: VACANT / RETAIL

Proposed Use of Property: Ex. RETAIL STORE - EXPAND BUILDING AND REMODEL FOR NEW STORE.

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	2000	2
Industrial			
Other			

PROFESSIONALS WHO PREPARED THE PLANS:

NAME <u>MA DESIGNERS INC. / 2100 RIVER ROAD</u>			ADDRESS <u>5710 ROVER CIRCLE</u>	
CITY <u>DEARBORN MI</u>	STATE <u>MI</u>	ZIP CODE <u>48127</u>	PHONE <u>313-995-1515</u>	EMAIL <u>MADESIGN19@AARP.COM</u>
PRIMARY DESIGN RESPONSIBILITY				

NAME			ADDRESS	
CITY	STATE	ZIP CODE	PHONE	EMAIL
PRIMARY DESIGN RESPONSIBILITY				

NAME			ADDRESS	
CITY	STATE	ZIP CODE	PHONE	EMAIL
PRIMARY DESIGN RESPONSIBILITY				

NAME			ADDRESS	
CITY	STATE	ZIP CODE	PHONE	EMAIL
PRIMARY DESIGN RESPONSIBILITY				

ATTACH THE FOLLOWING:

<input checked="" type="checkbox"/> Eight (8) individually folded copies of the site plan (24" x 36"), sealed by a registered architect, engineer, landscape architect, or community planner as well as ONE (1) electronic copy in PDF format.						
<input type="checkbox"/> A brief written description of the existing and proposed uses as identified in the "Narrative" section of the Site Plan Application Requirements Table, including but not limited to hours of operation, number of employees, number of employees on largest shift, number of company vehicles, etc.						
<input checked="" type="checkbox"/> Proof of property ownership or lease agreement.						
<input checked="" type="checkbox"/> Review comments of approval received from County, State, or Federal agencies that have jurisdiction over the project, including but not limited to:						
<table> <tr> <td>Wayne County Road Commission</td> <td>Wayne County Drain Commission</td> </tr> <tr> <td>Wayne County Health Division</td> <td>Michigan Department of Natural Resources</td> </tr> <tr> <td>Michigan Department of Transportation</td> <td>Michigan Department of Environment, Great Lakes, & Energy</td> </tr> </table>	Wayne County Road Commission	Wayne County Drain Commission	Wayne County Health Division	Michigan Department of Natural Resources	Michigan Department of Transportation	Michigan Department of Environment, Great Lakes, & Energy
Wayne County Road Commission	Wayne County Drain Commission					
Wayne County Health Division	Michigan Department of Natural Resources					
Michigan Department of Transportation	Michigan Department of Environment, Great Lakes, & Energy					

IMPORTANT

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 after the site plan approval.

APPLICANT 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. Finally, I acknowledge that part of the site plan review process includes City staff entering the exterior of the property for site visits.

Signature of Applicant:  Date: 8-11-2022

Signature of Applicant: _____ Date: _____

Signature of Property Owner:  Date: 8-11-2022
 Authorizing this Application

TO BE COMPLETED BY THE CITY

DATE SUBMITTED:	FEE PAID:
BY:	DATE OF PUBLIC HEARING:
PLANNING COMMISSION ACTION	DATE OF ACTION:
<input type="checkbox"/> APPROVED	
<input type="checkbox"/> DENIED	

Planning Report

Serving & Planning Communities Throughout Michigan

September 2022

Top
Story

APA releases biennial State of Transportation report

Keeping up with change in a way that's safe and just.

The American Planning Association assesses our national circulation system every other year, and the 2022 version is titled "Intersections + Identities: A Radical Rethinking of Our Transportation Experiences." Following an introduction from Pete Buttigieg, former mayor and current US Secretary of Transportation, the report focuses its main investigations on the pandemic, equity, technology, and expanding from "transportation" to "mobility." APA offers free access to the report, which includes case studies, policy-based advocacy, and critical thinking from 50 thought leaders and practitioners in the field.

American Planning Association. <https://transportation.planning.org/knowledge-center/publications/sotp/>

News

Pedestrian fatalities increase even as crashes fall

Pedestrian crashes in Michigan fell by 20 percent; fatalities rose by about the same margin

Bridge Magazine reports that "pedestrian fatalities have been rising annually since 2018, hitting...a 24-year high in 2021," a year that had the most traffic-related deaths in the state in 16 years. The increase is in line with a national trend that has planners, engineers, and law enforcement guessing at the reasons: an uptick in speed (speed-related fatalities increased 8% during the pandemic), distracted driving (up 27% in Michigan in the past 5 years), taller vehicles that strike the pedestrian's upper body rather than her legs, and of course jaywalking. The per-capita pedestrian fatality rate in Detroit has dropped from first in the nation in 2010-2016 to 16th in 2020, a change partly credited to the City's investments in 15 streetscaping projects since 2019.

Bridge Magazine. <https://www.bridgemi.com/michigan-health-watch/pedestrian-deaths-are-rising-michigan-roads-reason-debate>

Funding

Michigan Mobility Fund Platform award drawing near

Applications received by October 31 will be reviewed for December award notification.

The Michigan Mobility Funding Platform, hosted by the Michigan Department of Transportation and the Office of Future Mobility and Electrification, provides grants to mobility and electrification companies looking to deploy their technology solutions in the state of Michigan. It aims to "evolve to enable Michigan-based organizations (public and private) to launch their own mobility and electrification funding initiatives," meaning that communities may be able to access the funds to support projects that "create safer, more equitable and environmentally conscious transportation for all Michigan residents." Also targeted are companies "who anticipate long-term growth in Michigan and seek to play a meaningful role in the state's mobility ecosystem." Awards have ranged up to \$100,000K.

Michigan Economic Development Corporation. <https://www.michiganbusiness.org/mobility-funding/>

News

Third of three new State skilled trade training centers opens

The new center aims to train about 1500 apprentices per year.

Good news for development: the Michigan Regional Council of Carpenters and Millwrights opened a new Detroit Apprentice Training Center, joining recently-opened centers in Wayland (Allegan County) and Negaunee (UP), and existing centers in Grayling and Saginaw. Availability of skilled trades has dramatically affected project cost and timeline in recent years and has been exacerbated by post-pandemic labor shortages.

Detroit News. <https://www.detroitnews.com/story/business/2022/06/15/skilled-trades-training-center-opens-detroit/7625805001/>

Legal

Deck-to-porch conversion "increases nonconformity"

Extending a roof over an existing nonconforming deck means it now must meet the setback.

A homeowner who built, without seeking permits, walls and a roof around an existing deck that didn't meet the setback requirements has been ordered by the Michigan Court of Appeals to abide by the ZBA's judgement that the new structure is no longer a "deck" but a "porch" by ordinance definition, and so must meet the setback. "The photo evidence shows that the appellant had added a structure that changed the overall tenure of the deck. The roof structure provides cover, shelter, increases the use of the deck in inclement weather, there were windows added to the side, and the manner in which the roof was added provided walls on several sides to the deck and the roof is intended to be permanent." The Court specifically contrasted this ruling to the unpublished ruling in *Randazzo v Lake Township*, in which a second story addition on an existing setback encroachment was not deemed to increase the conformity: in the current case, "These alterations completely transformed the deck into an entirely new structure, which is not consistent with the intent of...the Zoning Ordinance."

Michigan Bar Association. <http://www.michbar.org/file/opinions/appeals/2022/072122/77827.pdf>

Training

Annual Planning Michigan Conference

October 12-14, Mission Point Resort, Mackinac Island. Includes virtual program November 15-16. Cost: \$435 member rate (virtual only, \$285)

Yearly flagship gathering of planners and planning officials returns. Keynote topics include overcoming NIMBYism and the healing power of urban forests.

More information: <https://miapa.memberclicks.net/planning-michigan-conference>

Michigan Townships Association Regional Summits

October 2-4 in Marquette; October 10-11 in Kalamazoo; October 12-13 in Bellaire; October 18-19 in Mt. Pleasant; October 25-26 in Port Huron

Biennial bonanza of 1.5 day trainings with a mini-expo and evening entertainment.

More information: https://www.michigantownships.org/mta_otr.asp

Michigan Municipal League Convention 2022

October 19-21, VanDyk Mortgage Convention Center, Muskegon. Cost: \$520-\$1349.

"Turn the Page: Local Leaders Shaping the Future" is this year's program, promising optimism, tools, and empowerment.

More information: <http://blogs.mml.org/wp/events/>