

Village of Lawton
PLANNING COMMISSION / ZONING BOARD OF APPEALS / VILLAGE COUNCIL
JOINT SPECIAL MEETING
125 S. MAIN, LAWTON MI 49065 269.624.6407
Thursday, June 2, 2022
AGENDA

I. PLANNING COMMISSION

A. Call to Order / Roll Call

B. Approval of Agenda: Motion to approve the Planning Commission Agenda for June 2, 2022

C. Public Comment / Communications: (related to agenda items only - limit 3 min/person)

D. New Business:

1. Zoning Amendment Consideration – Should churches be allowed in the I-1 Zoning District subject to Special Use Permit **AND** review comment if the New Community Church should be allowed at 502 N Main as a Special Use.....Hold Public Hearing

a. Chairperson Opens Public Hearing

b. Staff Report

c. Public Comment

d. Chairperson closes Public Hearing

e. Planning Commission Discussion and Recommendation to Village Council

2. Site Plan Review – New Community Church, 502 N Main Street Parcel #80-45-700-083-00.....Staff Recommends Conditional Approval

a. Site Plan Presentation – Zion Church Builders / New Community Church

b. Staff Report

c. Site Visit

d. If I-1 Church Special Use zoning is approved, review of special use consideration

e. Planning Commission Decision

3. Public Comment/Hear from the Audience: (Limit of 3 min/person)

4. Adjournment of Planning Commission Meeting

II. ZONING BOARD OF APPEALS:

A. Call to Order / Roll Call

B. Approval of Agenda: Motion to approve the ZBA Agenda for June 2, 2022

C. Public Comment / Communications: (related to agenda items only - limit 3 min/person)

D. New Business:

- 1. Consider Two (2) Zoning Variance Request for 502 N Main** – Allow a north property Line variance to allow for a 17’ side setback (from the required 30’) for distance of 16’ **and** to allow the Church a 130’ front lot width (from the required 150’)Hold Public Hearing
 - a. Description of Variance Requests
 - b. Chairperson Opens Public Hearing
 - c. Applicant Comments
 - d. Public Comment
 - e. Chairperson closes Public Hearing
 - f. Discussion and Determination
- 2. Public Comment/Hear from the Audience:** (Limit of 3 min/person)
- 3. Adjournment of Zoning Board of Appeals Meeting**

III. VILLAGE COUNCIL:

E. Call to Order / Roll Call

F. Approval of Agenda: Motion to approve the Village Council Agenda for June 2, 2022

G. Public Comment / Communications: (related to agenda items only - limit 3 min/person)

H. New Business:

- 1. Zoning Amendment Consideration** – Allow churches in I-1 Zoning District subject to Special Use Permit.....Receive Planning Commission Recommendation / Decision
- 2. Consideration of Special Use Permit** for New Community Church at 502 N MainReceive Planning Commission Recommendation / Decision
- 3. Hear Requests from New Community Church**.....Discussion / Decision
 - a. Parking Lot Surface
 - b. Construction Storage / Security
- 4. Public Comment/Hear from the Audience:** (Limit of 3 min/person)
- 5. Adjournment of Village Council Meeting**

Village of Lawton

Planning Commission

Applicant: New Community Church

Subject

Property: 502 N Main, Lawton MI

Parcel #: 80-45-050-001-00

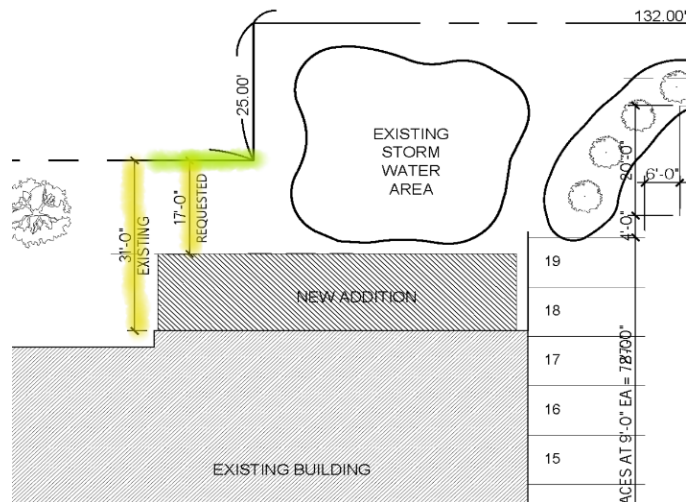
Zoning: I-1 Light Industrial District

Request: Review and approve Site Plan to convert Scott

Trucking Facility into New Community Church Building. **Approval will require:**



1. Zoning Amendment to allow Churches in the I-1 Light Industrial Zoning district under a special use permit (Planning Commission/Village Council)
2. Variance for side setback – request variance on side setback to be reduced to 17' (from the required 30') for a length of 16' along the northern property line
3. Variance for lot width to be reduced from the required 150' for churches to 130'



Application Overview

- ✓ Subject property is located at 502 N Main, currently the site of Scott's Trucking.
- ✓ Subject parcel is .8 acres (34,848 sq. ft), with adjacent parcel of 6.7 acres with 132' of frontage on N Main.
- ✓ Applicant proposes a change of use to a church facility with an addition of 858 sq. ft and the addition of 25 parking spaces.
- ✓ I-1 Zoning does not allow a church, and a zoning amendment is being proposed to allow churches as a special use in the I-1 zoning District.

Sec 4.6.5 – Criteria for granting Site Plan Approval

1. Character

- a. No lighting is proposed.
- b. No outdoor trash containers/dumpsters are not proposed (using herbie-curbie). Per Sec 18.4, outdoor trash containers or dumpsters may be required by the Village if it is determined that 'the provision of such will address a health, safety or aesthetic concern.
- c. No Outdoor storage is proposed.
- d. **Outdoor mechanical equipment must be screened from view.**
- e. Proposed signage meets district zoning compliance. **Placement needs to be confirmed.**
- f. The site plan does not reflect a phased-development approach.

2. District Requirements

- a. The planned development (church) requires a 150' lot frontage. Current lot frontage is 132'. **A variance will be required.**
- b. North side setback does not meet the required 30' side setback. It is proposed at 17' for a distance of 16'. **A variance will be required.**
- c. All other district requirements are met.

3. Landscaping

- a. A commercial use within the I-1 Zoning District is subject to the following minimum landscaping requirements - all requirements are met with current landscaping.
 - i. 15% of site in landscaped open space (5,227) required
 - ii. 1 evergreen tree/shrub per 1,000 sq ft of open space (5 evergreen trees/shrubs) required
 - iii. 1 deciduous tree per 2,000 sq ft of open space (2 trees) required
 - iv. 30% of required open space to be between the building and the roadway (1,568 sq ft)

4. Site Drainage

- a. Approval shall **be subject to Village review/approval of the grading and storm water management plan by the department of public works.**

5. Parking:

- a. The subject property is surrounded on the north by R-3 and on the south by I-1 zoning. **All off-street parking areas, except those serving single and two-family residences, shall be screened.**
- b. All parking lots shall have a **hard surface unless waived by the Village Council.**

6. Utilities – all requirements are met

- a. The site is served by public sewer/water.

Summary of Conclusions for Site Plan

Upon satisfactory response to the standards noted above, the Planning Commission may grant approval of the Site Plan based upon a finding that the proposal meets the criteria for site plan approval set forth in Sec 4.6.5, and conditioned upon the following:

1. Planning Commission Recommends, and Village Council approves to allow Churches in the I-1 Zoning District subject to a Special Use Permit.
2. The Zoning Board of Appeals grants a 14’ setback variance on the N side of the property.
3. The Zoning Board of Appeals grants an 18’ lot width variance.
4. Proposed signage location shall be subject to review/approval by zoning administrator.
5. Village Department of Public Works review/approval of the grading plan and proposed method of on-site storm water disposal.
6. Village Fire Department review/approval.
7. Compliance with all applicable Federal, State and Local codes/ordinances.
8. If Planning Commission recommends to allow for churches in the I-1 zoning district as a special use, they must also then recommend to Council if they approve granting the special use.

Criteria for Granting Special Use Permit

If the Planning Commission recommends the zoning be changed to allow churches in the I-1 zoning district by special use, Council will then review the Planning Commission’s recommendation and vote on the final decision. If the zoning is changed to allow for churches in I-1, the following criteria will need to be considered by both the Planning Commission and Council to determine if the special use be granted.

1. Is the location, scale, and intensity of proposed use compatible with adjacent uses/zoning?
2. Does the proposed use adversely impact the social or economic well-being of users, residents, businesses, neighbors; or the Village as a whole.

3. Is the proposed use compatible with the general principles and future land use configuration of the Village?
4. Is the proposed use designed, constructed, operated and maintained so as to assure long-term compatibility with surrounding land uses? Consideration shall be given to:
 - a. The size, placement, and materials of construction in relation to surrounding uses.
 - b. The location and height of buildings, walls and fences; and the nature and extent of landscaping.
 - c. The location/screening of outdoor storage, work areas, or mechanical equipment
 - d. Hours of operation (special use may be conditioned upon operation within specified hours)
 - e. Will the special use minimize the impact of the traffic? Provisions for pedestrian traffic?
5. Is the proposed special use consistent with existing and future capabilities of public services and facilities?
6. Does the proposed use involve any activities, processes, materials, equipment, to be detrimental to public health, safety, and welfare?
7. Is the proposed use compatible with the natural environment?

Criteria for Granting Zoning Variances

A Zoning Variance may be granted by the Zoning Board of Appeals if the ZBA Determines:

20.4.2 By reason of exceptional narrowness, shallowness, or shape, or by exceptional topographic conditions, or by another extraordinary situation or condition of land, building, or structure, or the use or development of property immediately adjoining the property in question, the literal enforcement of the requirements of this Ordinance would involve practical difficulties or would cause undue hardship; or

20.4.3 Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of this Ordinance relating to construction, structural changes to buildings and structures, shall be observed, public safety secured, and substantial justice done.

502 N Main could be possibly be considered an odd shaped lot due to the jag in the north property line. This odd shape that originated from the split of the property and requires a variance for both a side yard variance and the lot frontage along M-40.

Village of Lawton

Village of Lawton Offices
125 S Main Street, P.O. Box 367
Lawton MI 49065

phone: (269) 624.6407 fax: (269) 624.6408

TYPE OF REVIEW:

Site Plan

Special Land Use

Submission Date: _____

Fee: \$1,265

Receipt #: _____

APPLICANT'S NAME:

New Community Church

Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

E-mail: _____

PROPOSED DEVELOPMENT:

Name of Development: Church

Proposed Use: Church

Parcel #: _____

Acreage: _____

Lot Area: _____

Lot Depth: _____

Lot Width: _____

Existing Zoning: _____

Proposed Zoning: _____

Zoning of Surrounding Property: _____

Site Location/Address: 502 N. Main St Lawton MI

(please provide the complete legal description & attach separately or provide on site plan).

SITE PLAN PREPARER:

Daniel A White

Address: 8576 West Farm Rd 76

City/State/Zip: Willard Mo. 65781

Phone: 417-425-9618

Fax: _____

E-mail: Danwhite@Gm

DEVELOPER: (If not same as applicant)

Church

Address: ~~South Fradette~~

City/State/Zip: ~~Lawton~~

Phone: _____

Fax: _____

E-mail: _____

LEGAL OWNER:

New Community Church

Address: 502 N. Main St

City/State/Zip: Lawton

Phone: _____

Fax: _____

E-mail: _____

The applicant or representative must be present at the Planning Commission meeting if Planning Commission review is required. undersigned deposes that foregoing statements and answers and accompanying information are true and correct:


Signature of Applicant
Please type or print your name below

Signature of Legal Owner
Please type or print your name below

A NEW ADDITION FOR

NEW COMMUNITY CHURCH

502 NORTH MAIN
Lawton, Michigan

WALL TYPE LEGEND

Symbol	Description	UL Design
A	5/8" FIRECODE GYP BD R19 BATT INSUL 2x6 STUDS AT 16" O.C. - SEE STRUCTURAL PLAN 1/2" APA RATED "OSB" WALL SHEATHING METAL SINGING TO MATCH EXISTING OVER WEATHER RESISTANT BARRIER	
B	5/8" FIRECODE GYP BD 3/4" SOUND BATT INSUL (OPTIONAL) 2x4S AT 16" O.C.	
B1	5/8" FIRECODE GYP BD 3/4" SOUND BATT INSUL (OPTIONAL) 2x4S AT 16" O.C. 5/8" FIRECODE GYP BD	UL DESIGN #U309
C	5/8" FIRECODE GYP BD 5/8" SOUND BATT INSUL (OPTIONAL) 2x6'S AT 16" O.C. 5/8" FIRECODE GYP BD	
C1	5/8" FIRECODE GYP BD 5/8" SOUND BATT INSUL (OPTIONAL) 2x6'S AT 16" O.C. 5/8" FIRECODE GYP BD	UL DESIGN #U309

GENERAL NOTES

- THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND CONTAIN EXCLUSIVE DESIGNS OF DANIEL G. WHITE, ARCHITECT, LLC. THE USE OF THESE DRAWINGS AND SPECIFICATIONS ARE RESTRICTED TO THE PROJECT FOR WHICH THEY WERE PREPARED. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF DANIEL G. WHITE, ARCHITECT, LLC, BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. JAN. 2022. RSM0-417.016 -417.140. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN WITH DANIEL G. WHITE, ARCHITECT, LLC. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
- NO CHANGES SHALL BE MADE TO THESE DRAWINGS AND SPECIFICATIONS WITHOUT FIRST RECEIVING A WRITTEN CHANGE ORDER SIGNED BY THE CHURCH AND APPROVED BY ZION CHURCH BUILDERS, INC. AND DANIEL G. WHITE, ARCHITECT, LLC.
- CONTRACTORS TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND MAKE CONNECTIONS PER LOCAL UTILITY COMPANY REQUIREMENTS AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
- CONTRACTORS TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING BUILDINGS, STRUCTURES AND ETC. AS NECESSARY FOR THE COMPLETION OF THIS PROJECT.

ABBREVIATIONS

ACOUS.	ACUSTIC	MAX.	MAXIMUM
AF.F.	ABOVE FINISH FLOOR	MDP.	MAIN DISTRIBUTION PANEL
ALUM.	ALUMINUM	MECH.	MECHANICAL
BD.	BOARD	MIN.	MINIMUM
CH.	COAT HOOK	MIR.	MIRROR
CL	CENTERLINE	MSC.	MISCELLANEOUS
CLG	CLOSET	MTL.	METAL
CMU	CONCRETE MASONRY UNIT	N/A.	NOT APPLICABLE
COL.	COLUMN	N.I.C.	NOT IN CONTRACT
		O.C.	ON CENTER
		OC.	OCCUPANTS
		PART.	PARTIAL
		PR.	PAIR
		PSF	POUNDS PER SQUARE FOOT
		UNO.	UNLESS NOTED OTHERWISE
		REFLD.	REFLECTIVE
		REINF.	REINFORCEMENT
		S.C.W.	SOLID CORE WOOD
		S.F.	SQUARE FOOT
		SURF.	SURFACE
		STOR.	STORAGE
		T&G.	TONGUE AND GROOVE
		TH.	TISSUE HOLDER
		VERT.	VERTICAL
		W.	WITH
		W/S.F.	WELDED WIRE FABRIC

PROJECT DESCRIPTION

THIS PROJECT IS A NEW ADDITION FOR LAWTON, MICHIGAN. THE BUILDING WILL BE USED AS A CHURCH ASSEMBLY BUILDING.

NEW CONSTRUCTION CONSISTS OF CONCRETE SLAB ON GRADE, MANUFACTURED STONE MASONRY, METAL STUD WALLS, SYNTHETIC STUCCO OVER RIGID INSULATION, PLUMBING, HVAC, AND ELECTRICAL WORK.

THIS BUILDING DESIGNED IN ACCORDANCE WITH THE 2015 MICHIGAN BUILDING CODE, 2015 MICHIGAN ENERGY CODE, 2018 MICHIGAN PLUMBING CODE, 2015 MICHIGAN MECHANICAL CODE, 2017 NATIONAL ELECTRIC CODE AND REFERENCED APPENDICES.

OCCUPANCY USE GROUP: A3
CONSTRUCTION TYPE: 5B
OCCUPANT LOAD - SEE LSI

EXISTING BUILDING - 4607 S.F.
NEW ADDITION - 859 S.F.
TOTAL BUILDING FOOTPRINT = 5,466 SQUARE FEET

ALLOWABLE AREA PER TABLE 506.2 - 6,000 S.F.
FRONTAGE INCREASE - EQUATION 5-5: $IFP - 251 W30 - IF = [244/320 - .25130/30] - 51$
ALLOWABLE AREA PER EQUATION 5-1: $10' + [AT] + [AT]S) = AA - (6000 + [6000 \cdot 51] - [6000 \cdot 0]) = 9,060 S.F.$
ALLOWABLE HEIGHT - 1 STORY, 40 FOOT (TABLE 504.3 AND TABLE 504.4)

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS IN TYPE 5B CONSTRUCTION
STRUCTURAL FRAME - 0 HOURS
INTERIOR BEARING WALLS - 0 HOURS
EXTERIOR BEARING WALLS - 0 HOURS
EXTERIOR NON-BEARING WALLS - 0 HOURS
FLOOR CONSTRUCTION - 0 HOURS
ROOF CONSTRUCTION - 0 HOURS

CORRIDORS ARE REQUIRED TO BE 1 HOUR RATED
SHAFT ENCLOSURE REQUIRED RATING - NOT APPLICABLE
STAIRWAY ENCLOSURE REQUIRED RATING - 1 HOUR (LESS THAN 4 STORIES)
TENANT, DWELLING OR SLEEPING UNIT SEPARATIONS - NOT APPLICABLE
OCCUPANCY SEPARATIONS - NOT APPLICABLE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
GENERAL	
T1	PROJECT COVER SHEET
C1	ARCHITECTURAL SITE PLAN
LS1	LIFE SAFETY PLAN
ARCHITECTURAL	
A1	FLOOR PLAN
A2	EXTERIOR ELEVATIONS AND DOOR SCHEDULE
A3	ENLARGED PLANS AND DETAILS
A4	BUILDING SECTION AND WALL SECTION
A5	STRUCTURAL PLANS AND DETAILS
A6	PLUMBING PLANS
A7	MECHANICAL PLAN
A8	ELECTRICAL PLANS

A NEW ADDITION FOR
NEW COMMUNITY CHURCH
Lawton, Michigan

PROJECT COVER SHEET

No.	Date
PROJECT NUMBER	22-04
ISSUE DATE	18MAY22
T1	
© 2022	
OF 1	

A PROJECT FOR:
ZION CHURCH BUILDERS, INC.
P.O. Box 218
MATTAWAN, MI 49071
(269)544-7211 - (269) 544-7216 FAX
EMAIL: ZIONCHURCHBUILDERS@GMAIL.COM

Daniel G. White, Architect
PO Box 695
8576 WEST FARM ROAD 76
WILLARD, MISSOURI 65781
(417)425-9818
DOWCHATHON@GMAIL.COM





Daniel G. White, Architect
 P.O. Box 695
 8576 West Farm Road 76
 Willard, Missouri 65781
 (417)259618
 DOWCFATYTONS@GMAIL.COM

A Project For:
ZION CHURCH BUILDERS, INC.
 P.O. Box 218
 Mattawan, MI 49071
 (269)544-7211 - (269)544-7216 FAX
 EMAIL: ZIONCHURCHBUILDERS@GMAIL.COM

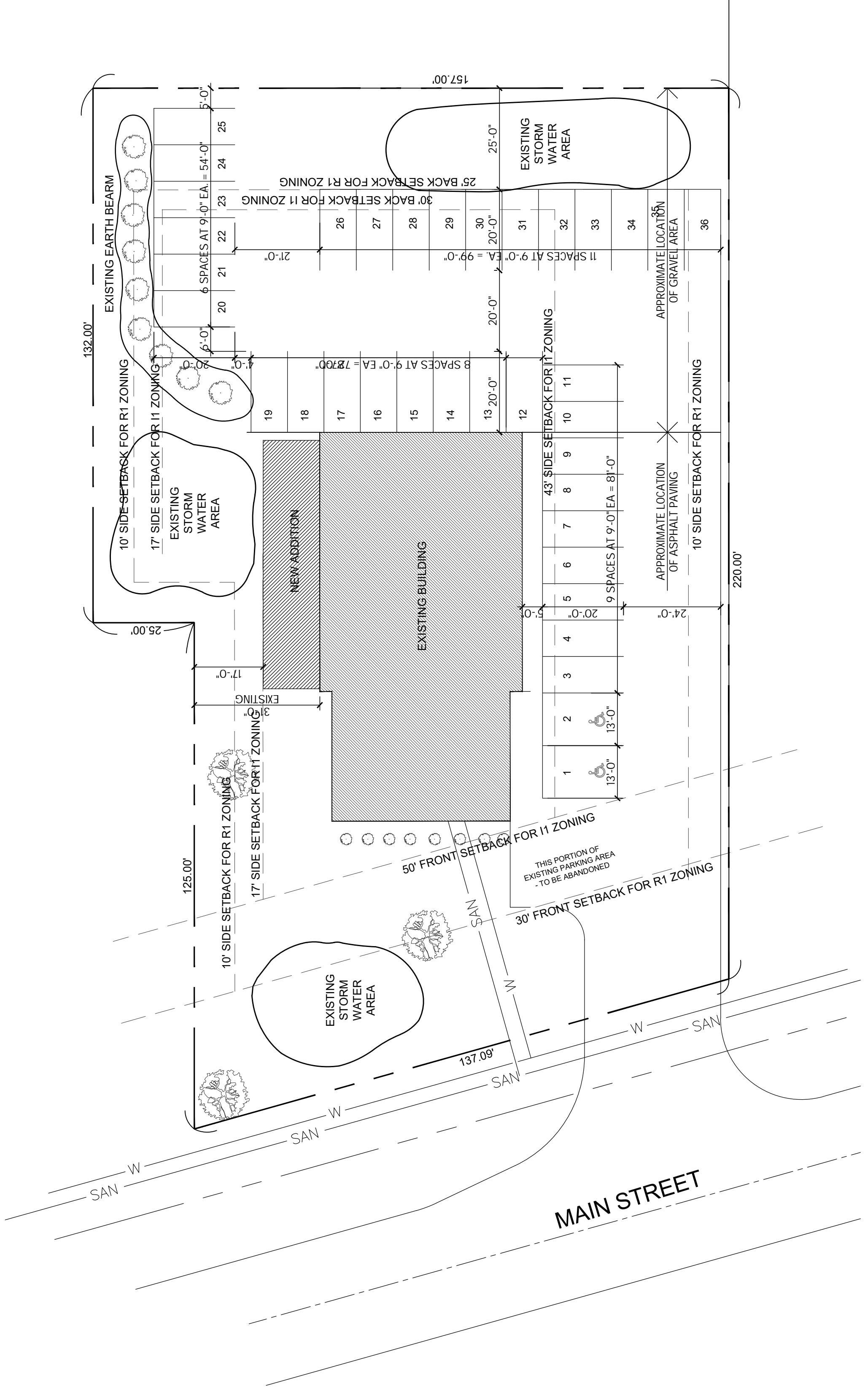
A NEW ADDITION FOR
NEW COMMUNITY CHURCH
 Lawton, Michigan
ARCHITECTURAL SITE PLAN

No.	Date

PROJECT NUMBER
22-04

DATE
18MAY22

© 2022
C1
 OF 1



1 SITE PLAN
 C1 1" = 20'

PROJECT GENERAL INFORMATION
 THE BUILDING PREVIOUSLY HOUSE SCOTT TRUCKING. NEW COMMUNITY CHURCH IS WANTING ASKING TO RE-USE THE BUILDING AS A CHURCH BUILDING.

PROPERTY AREA = 34,783 SQUARE FEET (0.8 ACRES)
 AREA INSIDE II SETBACKS = 13,670 SQUARE FEET (0.32 ACRES)
 AREA INSIDE RI SETBACKS = 22,848 SQUARE FEET (0.52 ACRES)

LEGAL DESCRIPTION:

529 32-3-13 759-807 761-550 1371-779 1408-307 * LOTS 1-2-3-4, ALSO BEG. AT NW COR OF LOT 3, THE E 132' TO NE COR OF LOT 4, TH N 24.75' TH W 132', TH S TO BEG. BLOCK BAKER'S ADDITION AND 966 29-3-13 759-807 542-996 1371-779 1408-305/7 * BEG AT CEN OF SE 1/4, TH S ON 1/8 L 701', TH S 57 DEG-11' W 126', TH S GO DEG W TO PT N OF NE COR OF LOT 4 BLK 1 OF BAKER'S ADD, TH S TO SE COR OF SD LOT 4, TH E TO NELY L OF RR, TH NELY ALG SD L TO PT 33' E OF E N & S 1/8 L, TH N PAR TO SD 1/8 L TO PT ON E & W 1/8 L 33' E OF BEG, TH W 33' TO BEG, ALSO BEG ON N L OF OLD K.L.S. & C. RR AT PT 33' E OF E N & S 1/8 L, TH NELY ALG SD RR TO W END OF 794' R CURVE, TH NELY ALG CURVE WITH R OF 125.45' A DIS OF 165 TO PT 33' E OF E N & S 1/8 L, TH S PAR TO SD 1/8 L TO BEG, UNPLATTED

PARCEL ID #'S
 80-45-050-001-00 AND 80-45-700-054-00

GENERAL SITE PLAN NOTES

1. THERE WILL BE NO SITE LIGHTING ADDED TO THE PROJECT
2. NO TRASH ENCLOSURE FOR PROJECT. TRASH WILL USE A HERBY CURBY.
3. WORSHIP AREA TO SEAT 109 PEOPLE PER SEATING LAYOUT SHEET AT, AT 1:3 PARKING WE SHOULD NEED 36 SPACES, WITH 2 BEING HANDICAP ACCESSIBLE SPACES.



2 AREA CONTEXT MAP
 C1 NOT TO SCALE

**VILLAGE OF LAWTON
COUNTY OF VAN BUREN
STATE OF MICHIGAN**

ORDINANCE NO. 202 of 2022

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE (Ordinance #130) TO ALLOW
CHURCHES IN THE I-1 ZONING DISTRICT BY SEPCIAL USE**

Village of Lawton has instituted an Ordinance to Establish Zoning within the Village of Lawton in order to protect and promote the public health, safety and general welfare of the Village; to control and guide the orderly growth and development of the Village in accordance with its Land Use Plan and to implement the growth and development goals and policies contained therein as generally enumerated in the Ordinance.

**THEREFORE, THE LAWTON VILLAGE COUNCIL HEREBY ORDAINS AS FOLLOWS TO
AMEND ORDINANCE 130:**

ARTICLE XV – LIGHT INDUSTRIAL DISTRICT

15.2 – PERMITTED USES SUBJECT TO A SPECIAL USE PERMIT

15.2.5 Churches, subject to Section 18.4.1.S

Ordinance Offered by:

Ordinance Supported by:

YEAS: Council Members

NAYS: Council Members

ABSTAIN: Council Members

ABSENT: Council Members

Adopted:

Published:

Effective:

VILLAGE OF LAWTON

BY: _____
Josh Appleby, President

BY: _____
Brittany Rathbun, Village Clerk

CERTIFICATION

I, Brittany Rathbun, the duly appointed Clerk of the Village of Lawton, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Lawton Village Council at a regular meeting held on Thursday, June 2, 2022 in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as required by said Act.

THE VILLAGE OF LAWTON

BY: _____
Brittany Rathbun, Village Clerk