

Village of Lawton
REGULAR PLANNING COMMISSION MEETING
125 S. MAIN, LAWTON MI 49065 269.624.6407
Tuesday, September 5, 2023

AGENDA

- 1. Call to Order:**
- 2. Roll Call:**
- 3. Approval of Agenda:** Motion to approve the Planning Commission Agenda for September 5th, 2023 as presented (or as amended with additions/changes/deletions).
- 4. Approval of Minutes:** Motion to approve the Planning Commission Minutes of June 6th, 2023, August 8th, 2023 & August 22nd, 2023 as presented (or amended with additions/changes/deletions)
- 5. Public Comment / Communications:** (related to agenda items only - limit 3 min/person)
- 6. New Business:**
 - A. Public Hearing for Site Plan** - Mini Storage Units at parcel #80-45-700-050-10 by Safe & Easy Storage, LLC.....Hold Public Hearing
 - a. Chairperson Opens Public Hearing
 - a. Project Summary
 - b. Public Comment
 - c. Chairperson closes Public Hearing
 - B. Site Plan Review** – Mini Storage Units at parcel #80-45-700-050-10 by Safe & Easy Storage, LLC.....Saff Recommends Approval conditional on all required reviews/permits being obtained
 - b. Site Plan Presentation – Safe & Easy Storage
 - c. Staff Report
 - d. Planning Commission Decision
- 7. Unfinished Business:** Zoning Ordinance Review.....Suzanne Schultz, Progressive A|E
- 8. Public Comment/ Hear from the Audience:** (Limit of 3 min/person for general comments)
- 9. Planning Commissioner Comments:**
- 10. Adjournment:**

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Planning Commission

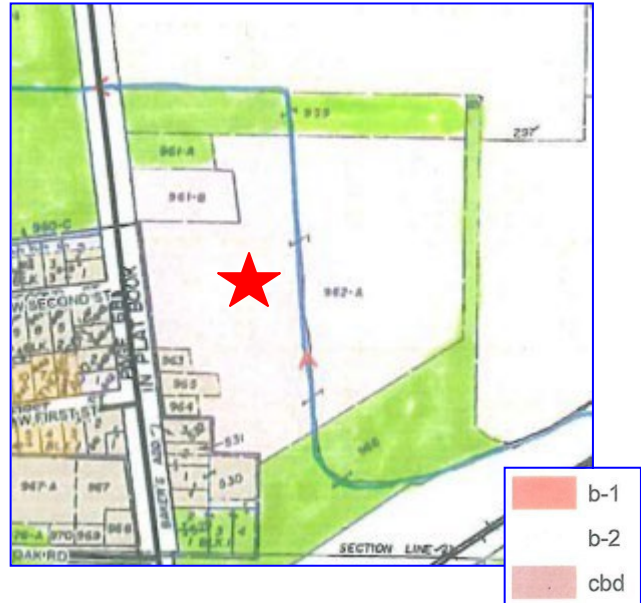
Applicant: Dan Crist
Safe & Easy Storage

Subject Property: Approximately 14.6 acres adjacent to the south of 726 N. Main St

Zoning: B-2 General Business District

Request: *Site Plan Review* – Mini Storage Facility

Zoning Map



□ Application Overview

- The subject property is located on the east side of N. Main St., immediately south of 726 N. Main St. (Dollar General) and is currently vacant.
- The subject parcel is 14.6 acres in area and with 380 ft of frontage on N. Main St.
- Applicant proposes the construction of a Mini Storage Facility (7 buildings/180 storage units, 42 Pod Storage sites and approximately 20,000 sq ft of outdoor storage) .
- Sec 11.1.18 allows '*mini storage facilities*' as a Principal Permitted Use within the B-2 District.
- Applicant requests Site Plan Review of the proposed Mini Storage Facility pursuant to Sec 4.6 – Site Plan Review and Approval.

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□ Sec 4.6.5 – Criteria for Granting Site Plan Approval

1. Character

- On-site lighting (fixture type; mounting height) details have been included and are in compliance with lighting standards.
- On-site outdoor trash containers/dumpsters are not proposed.

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.'

- **Any proposed signage shall be subject to review/approval through the sign permit process.**

2. District Requirements

- No lot dimension, lot coverage, or building size standards apply within the B- 2 District.
- The proposed buildings comply with the 40 ft maximum building height standard. (16 ft 5 in proposed building height proposed)
- The proposed buildings are located in compliance with applicable setback and separation requirements.
- No building design requirements apply within the B-2 District.

3. Landscaping

- A commercial use within the B-2 District is subject to the following minimum landscaping requirements:
 - 15% of site should be in landscaped open space (59,460 sq ft). This requirement has been met. There is approximately 320,000 sq ft of open space.
 - 1 evergreen tree/shrub per 1000 sq ft of open space (59 evergreen trees/shrubs) required. This requirement has been met. 24 trees and 49 shrubs are being planted.

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- 1 deciduous tree per 2,000 sq ft of open space (30 trees) required. This requirement has been met. Besides the 24 trees being planted, plant materials existing on the site at the time the site plan is approved may be counted as part of the requirement.)
- 30% of required open space to be between the building and the roadway. This requirement has been met. There is approximately 19,000 of open space between the fenced area and the road.

4. Screening

- The subject property is surrounded by B-2 and I-1 zoning; screening along property boundaries is not required.
- Retention of the existing 'natural wooded buffer' on the northern and eastern portions of the property is proposed.
- A 6 ft vinyl-coated, chain-link fence is proposed to be erected around the perimeter of the storage facility. An electric slide gate is proposed at the facility entry.

The proposed fencing is consistent with the fencing standards of Sec 4.8. Black or green vinyl-coated fencing typical for storage facilities is recommended for consistency with the intent of the B-2 District.

5. Site Drainage

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

6. Streets/Roads

Access:

- **Number of Driveways:** One 2-way driveway is proposed to provide access to the site from N. Main St.; a single driveway for the site is appropriate given the low trip generation of a mini storage facility.
- **Driveway Location:** Driveways should be located opposite other driveways (streets). The placement of the proposed driveway allows for compliance with recommended driveway spacing standards (150') and allows for alignment of the driveway with W. 2nd Street for optimum safety and efficiency on N. Main St.
- **Driveway Design:** The proposed driveway design (width, throat length, curb radii) is consistent with recommended access management standards.

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Parking:

- Parking associated with the storage buildings will occur within the 25 ft drive aisles located between each building, in proximity to storage unit doors.

Loading:

- The site plan adequately provides for on-site circulation and loading/servicing activities at the individual storage buildings.

Pedestrian Walkways:

- A sidewalk does not currently extend along the east side of N. Main St. in front of the subject site; MDOT is constructing a sidewalk in the summer of 2024 as a part of the new streetscape design.

7. Utilities

- The site is served by public sewer/water; sewer and water service are not proposed to be extended to the storage buildings.

8. County, State and Federal Regulations

- **Approval shall be subject to Fire Department review/approval and any other necessary permits including MDOT and SESC.**

Summary of Findings

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. Any proposed signage shall be subject to review/approval through the sign permit process.
2. Village Department of Public Works review/approval of the grading plan and proposed method of on-site storm water disposal.
3. Village Fire Department review/approval.
4. Compliance with all applicable Federal, State and Local codes/ordinances.