



# GREEN OAK CHARTER TOWNSHIP

10001 Silver Lake Road, Brighton, MI 48116  
Phone: 810-231-1333 ext.104 Fax: 810-231-5080

Green Oak Charter Township  
Planning Commission  
Regular Meeting  
Thursday, February 15, 2018  
7:00 p.m.

Green Oak Charter Township Hall  
10001 Silver Lake Road  
Brighton, MI 48116  
810. 231-1333

## AGENDA

1. Call to Order
2. The Pledge to the Flag
3. Roll Call of the Commission
4. Approval of the Agenda
5. Approval of February 1, 2018 Regular Meeting Minutes
6. Call to the Public (Limited to agenda items only)
7. Business Items:
  - A. Public Hearing for R01-2018 the Shoppes at Green Oak also known as the Gateway to the Shoppes at Green Oak. The request is an Amendment to R 01-2018 PUD, Planned Unit Development Agreement. This amendment would allow an additional drive thru fast food restaurant next to Olive Garden and TGI Fridays.
  - B. Dennis Dubuc R 01-2018, Conditional Rezoning of property located at 10638 Rushton Road, Dennis Dubuc property, # 4716-26-301-036 (4.35 acres) Present Zoning R2, Requested Zoning RM Conditional.
8. Reports
  - A. Chairman Report
  - B. Township Board Representative
  - C. Zoning Board of Appeals Representative
  - D. Planning Consultant
  - E. Correspondence
9. Call to the Public
10. Adjournment

Posted: February 7, 2018

### PLANNING COMMISSION

Lamberto Smigliani, Chairperson  
Keith Lee  
Sarah Pearsall, Secretary  
Michelle Stock

Michael Sedlak, Twp. Board Rep.  
Timothy Keyser  
Deborah Sellis

1  
2 Green Oak Charter Township  
3 Planning Commission  
4 Regular Meeting Minutes  
5 February 1, 2018

6 Approved: \_\_\_\_\_

7 The meeting was called to order by Mr. Smigliani at 7:07 p.m.

8  
9 Roll Call: Keith Lee  
10 Sarah Pearsall  
11 Michael Sedlak  
12 Deborah Sellis  
13 Lamberto Smigliani  
14 Tim Keyser  
15 Michelle Stock

16  
17 Absent: Deborah Sellis

18  
19 Also Present: Debra McKenzie, Zoning Administrator  
20 Paul Montagno, Carlisle Wortman

21  
22 Guests: 4  
23  
24

25 **APPROVAL OF AGENDA**

26  
27 **Motion by Pearsall, second by Stock**  
28 **To approve the agenda as presented.**

29  
30 **Voice Vote: Ayes: Unanimous**  
31 **Nays: None**

32  
33 **MOTION APPROVED**

34  
35 **Approval of the January 18, 2018 Regular Meeting Minutes**

36  
37 **Motion by Pearsall, second by Lee**  
38 **To approve the minutes of January 18, 2018 as presented.**

39  
40 **Voice Vote: Ayes: Unanimous**  
41 **Nays: None**

42  
43 **MOTION APPROVED**

44  
45 **CALL TO THE PUBLIC - None**  
46  
47  
48  
49

50 **BUSINESS ITEMS**

51  
52 **1. Green Oak Charter Township Police SPU 06-2017 site plan approval,**  
53 **#4716-20-100-007 the site is located off Whitmore Lake Road**  
54

55 Mr. Montagno referenced the Carlisle Wortman memo dated February 1, 2018. He  
56 explained the updated plans are generally consistent with the previously approved plans  
57 and appear to meet the requirements of the Zoning Ordinance. As noted the major  
58 changes revolve around access and the proposed internal drive system. He would  
59 recommend approval of the proposed plans with the condition that a compete and final  
60 plan set consistent with the plans presented to the Planning Commission be reviewed  
61 and approved administratively.  
62

63 Ms. Zawada explained the Building Committee has been meeting weekly regarding the  
64 building. The paving and grading plan was modified to extend the police drive and the  
65 drive extends all the way to the existing fire station to utilize the existing approach.  
66

67 Another main addition is a connector drive to the Legacy Center in the event of an  
68 emergency they could access that site quickly. The dumpster was going to be located in  
69 the center to service both fire and police buildings and now the dumpster has been  
70 relocated to the rear of the Police Department.  
71

72 Other minor changes are for the door locations, and parking spaces are now adjacent to  
73 the sidewalk near the building. Proposed landscape plan adjusted based on the layout.  
74 As of yesterday, per a conversation with the Livingston County Road Commission they  
75 will permit a new separate approach for the fire as part of Phase 1, 80' south of the center  
76 line of the existing Fire station. This will be submitted to LCRC within the next week. At  
77 the request of HCMA and to service that property, part of the purchase agreement  
78 required access to their property. They developed a future development plan to allow a  
79 boulevard in and direct access to the HCMA property to meet their future goals.  
80

81 Ms. Zawada explained they are requesting the Planning Commission to approve the  
82 amendment and allow Carlisle Wortman to review the final site plans to allow the building  
83 permits to be issued.  
84

85 Clerk Sedlak explained he has been working with this project closely and this essentially  
86 is a housekeeping item. This was a necessary set of changes to move forward with the  
87 closing of the property for HCMA and it will probably be reviewed in future drawings along  
88 with the request of Carlisle Wortman. The plan is very fluid, it has changed over the last  
89 3 days.  
90

91 **Motion by Sedlak, second by Pearsall**  
92 **To approve the amendments as submitted for the police station and**  
93 **property.**  
94

95 Mr. Lee questioned how visible this will be. Ms. Zawada explained it will be very visible  
96 since it will be set up about 15' higher in elevation. Mr. Lee felt that was good, so it makes  
97 a statement for the Township. Clerk Sedlak explained the Police and Fire Station will end  
98 up being centerpieces at that intersection and become the gateway of the Township.

99  
100 Ms. Stock questioned the 11 open spaces for parking and how that will work when training  
101 and meetings take place. Clerk Sedlak stated for something like that the gate would be  
102 opened to allow for additional parking.

103  
104 **Roll Call Vote: Ayes: Unanimous**  
105 **Nays: None**

106  
107 **MOTION APPROVED**

108  
109 **REPORTS**

110  
111 **Chairman** – None  
112 **Township Board Representative** – None  
113 **ZBA Representative**- None  
114 **Planning Consultant** – None

115  
116 **Correspondence** – None

117  
118 **CALL TO THE PUBLIC** - None

119  
120 **ADJOURNMENT**

121  
122 Mr. Smigliani adjourned the Planning Commission meeting at 7:29 p.m. due to no further  
123 business.

124  
125 Respectfully Submitted,

126  
127 *Kellie Angelosanto*

128  
129 Kellie Angelosanto  
130 Recording Secretary

131

January 23, 2018

Green Oak Charter Township  
10001 Silver Lake Road  
Brighton, MI 48116

ATTN: Ms. Debra McKenzie

RE: Culvers PUD 01-2018 – Site Plan Review  
CES #2018-0002

Dear Ms. McKenzie,  
Civil Engineering Solutions, Inc. has reviewed the site plan for the above referenced project and recommends approval of the site plan subject to the following:

- The applicant will be required to submit detailed engineering plans to the Township.
- The water main will be reviewed by the Livingston Community Water Authority (LCWA).
- As part of the Township's review of the detailed engineering plans will be the review of the storm sewer and downstream detention/retention basin, to ensure that it was designed to accommodate the proposed impervious area (c-factor).
- The grease interceptor shall be a minimum of a 1,000 gallon interceptor outside of the building. The detailed engineering plans should also indicate how the interceptor will connect to the sanitary sewer.
- The applicant will be required to pay the necessary water and sewer connection fees unless this parcel has already done so.

Please contact me with any questions or concerns. I may be reached at (248) 264-6906.

Sincerely,

CIVIL ENGINEERING SOLUTIONS, INC.



Leslie Zawada, P.E.  
President

Enclosures

cc: Paul Montagno, Carlisle-Wortman via e-mail  
Tim Kedzierski, Fire Dept via e-mail  
Matt Cole, Paradigm Design, Inc. via [mcole@paradigmae.com](mailto:mcole@paradigmae.com)  
Charles Paisley, Union Pacific Holdings, LLC via [charles@unionpacificholdings.com](mailto:charles@unionpacificholdings.com)



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: January 24, 2018

## Site Plan Review For Green Oak Township, Michigan

<b>Applicant:</b>	Union Pacific Holdings, LLC.
<b>Project Name:</b>	Culvers – Green Oak Twp
<b>Plan Date:</b>	12-20-17
<b>Location:</b>	6830 Whitmore Lake Road
<b>Zoning:</b>	General Commercial PUD
<b>Action Requested:</b>	Final PUD Approval

### PROJECT AND SITE DESCRIPTION

The applicant is proposing the construction of a 4,310 square foot Culvers fast food restaurant with a drive-through on Unit 2 of the Gateway Shoppes at Green Oak PUD (Planned Unit Development). The PUD has an underlying General Business zoning. The uses in the development are governed by a PUD agreement. The development of each of the buildings in the PUD is considered a separate phase of the overall development of the Gateway Shoppes at Green Oak PUD, requiring individual Final PUD approval. Gateway Shoppes of Green Oak constitutes Phase III of the overall Shoppes at Green Oak.

Phase I of this development (Kohl's and miscellaneous retail) received Final PUD approval from the Township in 2003. The Phase II (Costco) Final PUD was approved in 2004. The common areas of Phase III (Gateway Shoppes at Green Oak) received Final PUD approval in April 2006. This is the last unit in Phase III to be developed. The originally approved PUD limited the number of restaurants with a drive-through to one. There is an existing Wendy's restaurant on the north side of the development with a drive-through. There have been 5 amendments to the PUD agreement. If the Township determines that an additional restaurant with a drive-through is appropriate the PUD must be amended again.

The applicant has submitted an application for PUD amendment along with their application for site plan approval. The Planning Commission must hold a public hearing before making a recommendation to amend the PUD.

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President*  
John L. Enos, *Principal* David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal*  
Laura K. Kreps, *Associate* Paul Montagno, *Associate*

**Aerial Image of Subject Site and Vicinity**



Source: Google Map

The subject site is 1.25 acres. It is located on the west side of Whitmore Lake Road, north of Maltby Road, in Section 5. The site was cleared and graded as part of the initial construction of Phase III. There is no vegetation or wetlands on the site. The following table illustrates the zoning and land use of neighboring property.

**Neighboring Zoning and Land Use**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	PUD (GB underlying zoning)	TGI Friday’s Parking lot
<b>West</b>	PUD (GB underlying zoning)	Discount Tire/Costco Fuel Center
<b>East</b>	ROW	Whitmore Lake and US - 23
<b>South</b>	PUD (GB underlying zoning)	Olive Garden

**Items to be Addressed:** *The PUD agreement must be amended to allow for a drive-through, or the proposed drive-through must be removed from the development plans.*

**AREA, WIDTH, HEIGHT, SETBACKS**

	<u>PUD Required</u>	<u>Provided</u>
Lot Area	20,000 Square Feet	54,450 Acres
Lot Width	100 Feet	274.43 Feet
Front Setback	40 Feet	28 feet and 5 feet
Side Setback	25 Feet	5 feet
Rear Setback	30 Feet	NA
Impervious Area	77 % Max	Not provided
Building Height	30 Feet Max	23 Feet

In the table above the requirements of the PUD are listed in one column and what is proposed on the site plan is in the other. This site is unique in that it has frontage on 3 sides. The applicant has indicated setbacks that are not consistent with the underlying zoning or deviations that have been approved for the site PUD. The applicant should update the drawing to indicate the appropriate setback lines and add calculations for impervious surface. Parking is permitted in the front yard setback based on the original PUD approval.

**Items to be Addressed:** *Update the drawing to indicate the appropriate setback lines and add calculations for impervious surface.*

**SITE ARRANGEMENT**

The site is a slightly odd shape polygon due to the curve in the internal service road. The proposed building is set towards the south side of the site with a drive-through lane wrapping around the south side of the building. There are some parking spaces on the south side of the building, but the bulk of the parking is in a lot to the north of the building. The proposed parking lot for this site is connected to the parking lot for the Friday’s restaurant to the north. The northern lot line runs through a bay of parking that was built at the time Friday’s was developed. This parking arrangement is logical. The result will be an expansion of the existing parking lot and will look and function as one.

The site has roads or drives on 3 sides and the main parking lot to the north. The “front” of the building faces Whitmore Lake Road, but the main entrance faces the north.

**Items to be Addressed:** *None.*

**SITE ACCESS AND CIRCULATION**

As noted above, the northern end of the site will merge the proposed parking lot with the existing parking lot. The arrangement and flow of parking bays and drive lanes appear to be appropriate.

An additional access point to the site will be provided on the west side of the site from the existing access drive that ends at the Friday’s parking lot to the north.

There is a proposed drive-through lane that wraps around the west, south and east sides of the building. The pickup window is on the south side of the building. There are 3 stacking spaces between the pickup window and the order sign and 3 stacking spaces in this drive between the order sign and entry drive. We have concern that if there are more than 3 cars waiting in this area behind the order sign the entry

drive will be blocked. The drive-through arrangement should be redesigned or the entry should be moved to avoid potential conflicts between the drive-through que and vehicles entering or exiting the site. However, there are 5 parking spaces along the drive around the building which may be intended to be waiting spaces if food prep time is causing backups in the drive-through que. The applicant should clarify typical operations and wait times.

There is a by-pass land around the outside of the drive-through lane which appears to provide adequate space if a vehicle would like to exit the drive-through. However, the Fire Marshal should review this arrangement to determine if the site provides appropriate access for the Township’s fire apparatus. A turning template should be added to the plan.

There is an existing sidewalk along Whitmore Lake Road. There are proposed sidewalks in the site plan along the internal drives that connect to the existing internal sidewalk network. The applicant should provide a pedestrian connection and crossing between the Whitmore Lake sidewalk and the building. There is a pedestrian connection from the sidewalk along the western access drive and the building. Pavement markings or a change in material must be provided where the walkway crosses the drive-through lane.

**Items to be Addressed:** 1) The drive-through arrangement should be redesigned or the entry should be moved to avoid potential conflicts between the drive-through que and vehicles entering or exiting the site, or the applicant should clarify typical operations and wait times. 2) The Fire Marshal should review this arrangement to determine if the site provides appropriate access for the Township’s fire apparatus. A turning template should be added to the plan. 3) Provide a pedestrian connection and crossing between the Whitmore Lake sidewalk and the building. 4) Pavement markings or a change in material must be provided where the walkway crosses the drive-through lane.

**PARKING, LOADING**

For fast food restaurants the Zoning Ordinance requires 1 parking space for each one hundred and twenty-five (125) square feet of Gross Floor Area plus 1 space for every 2 employees, with a minimum total of 25 spaces.

	Requirement	No. of Spaces Required	No. Spaces Provided
<b>Off-Street</b>	1 space per each one hundred and twenty-five (125) square feet of GFA, plus	4,310/125 = 35	71
	1 space per each two (2) employees, with a minimum total of twenty-five (25) spaces	18 (per applicants calculations)	
<b>Barrier Free</b>	3 spaces per every 51 – 75 total spaces	71 = 3	3
<b>Loading</b>	1 space per every 2,000 - 20,000 square feet of GFA	4,310 = 1	0

The table above represents the calculations provided by the applicant. Based on these calculations it appears the applicant is proposing 18 parking spaces more than what would be required. The applicant should reduce the proposed parking by 18.

The site plan depicts no area for loading. One loading space at 10 feet by 50 feet is required.

**Items to be Addressed:** 1) Reduce the proposed parking by 18 spaces. 2) Provide one loading space at 10 feet by 50 feet.

## SCREENING & LANDSCAPING

The applicant has submitted a landscaping plan that generally looks acceptable, however, calculations must be provided in order to demonstrate that the plan meets the requirements for each standard of the Zoning Ordinance. Calculation will help to determine which landscape materials are satisfying which requirements. Section 38-177 of the Zoning Ordinance, Landscaping and Screening, establishes landscaping requirements as follows:

**General Site Landscaping** – Section 38-177(c)(1) requires one (1) tree per 3,000 s.f. or portion thereof for any undeveloped area for which other specific landscaping requirements do not apply.

**Roadway** – The PUD provided approval for proposed landscaping along Whitmore Lake Road to be planted by the PUD developer. However, the landscaping along Whitmore Lake Road appears to be lacking. The plan should show what is existing and what is proposed along with calculations that demonstrate the area meets the requirements.

In addition roadway landscaping must be provided along the interior drives as well. Per Section 38-177(c)(2), landscaping adjacent to roadways must contain: one (1) deciduous or evergreen tree per thirty (30) lineal feet of road frontage, one (1) ornamental tree per 100 lineal feet of road frontage, and five (5) shrubs per thirty (30) lineal feet of road frontage. Calculations must be provided that demonstrate compliance.

**Screening** – Screening of mechanical equipment on three (3) sides is required and provided by shrubs for the ground mounted equipment and architectural elements for the roof mounted equipment.

**Trash Enclosure** – An enclosure of concrete block walls with simulated stone veneer and cap to match the building is proposed. The enclosure is to have a gate with cedar planks or synthetic wood. The proposed landscaping around the enclosure appear to adequately shield the enclosure.

**Parking Lot Landscaping** – Section 38-177(6) requires that 20 square feet of interior landscaping be provided per parking space in off-street parking lots. A minimum of one (1) tree shall be planted per three hundred (300) square feet of interior landscaped area. Calculations must be provided that demonstrate compliance.

**Items to be Addressed:** Calculations must be provided that demonstrate compliance with all required land scape standards.

## LIGHTING

A lighting plan has been provided on sheet ES.1. The photometric grid appears to demonstrate light levels that are consistent with the requirements in Section 38-364 of the Zoning Ordinance.

The lighting plan indicates two double fixture pole mounted lights in the main parking area and two single fixture pole mounted lights along the drive-through drive and rear parking area. Fixture details indicate that the fixtures are full cut off and down directed. The maximum height of pole fixtures shall be 20 feet or the height of the building, whichever is less, measured from the ground level to the centerline of the light source. A scale drawing of no less than 1 inch equals 1 foot, showing a typical fixture, at its intended elevation closest to the property line, with the accessory shield attached. A line shall be drawn representing the coverage angle distribution from the far side of the fixture lens to the bottom edge of the shield on the opposite side of the fixture.

The building elevations indicate that accent lighting may be provided on the building. This should be included on the site lighting plan.

**Items to be Addressed:** 1) Provide a scaled drawing of the proposed light fixtures on the plan. 2) Include proposed accent lighting on the site lighting plan.

## ELEVATIONS AND FLOORPLANS

Building elevations were provided in a separate building plan. It appears that the architecture of the building addition will be consistent with the character of the area. The Planning Commission may want to review and comment on building elevations.

The building plans indicate wall mounted signs on all for building elevations. Per the requirements of the PUD, Individual buildings are limited to wall-mounted signs on no more than two sides of the building (per the schedule of sizes in note #17D on Sheet 4 of the Preliminary PUD plans). Under the PUD sign schedule the building should not have more than 100 s.f. of signage total.

**Items to be Addressed:** 1) Reduce wall signage to no more than 2 building faces. 2) reduce signage area to a total of no more than 100 s.f., per the approved PUD.

## RECOMMENDATIONS

There are a number of issues that have been identified with the initial plan submittal. We would recommend that all of the following outstanding items must be addressed before action is taken on these plans:

- 1) The PUD agreement must be amended to allow for a drive-through, or the proposed drive-through must be removed from the development plans.
- 2) Update the drawing to indicate the appropriate setback lines and add calculations for impervious surface.
- 3) The drive-through arrangement should be redesigned or the entry should be moved to avoid potential conflicts between the drive-through que and vehicles entering or exiting the site, or the applicant should clarify typical operations and wait times.

- 4) The Fire Marshal should review this arrangement to determine if the site provides appropriate access for the Township's fire apparatus. A turning template should be added to the plan.
- 5) Provide a pedestrian connection and crossing between the Whitmore Lake sidewalk and the building.
- 6) Pavement markings or a change in material must be provided where the walkway crosses the drive-through lane.
- 7) Reduce the proposed parking by 18 spaces.
- 8) Provide one loading space at 10 feet by 50 feet.
- 9) Calculations must be provided that demonstrate compliance with all required land scape standards.
- 10) Provide a scaled drawing of the proposed light fixtures on the plan.
- 11) Include proposed accent lighting on the site lighting plan.
- 12) Provide a scaled drawing of the proposed light fixtures on the plan.
- 13) Include proposed accent lighting on the site lighting plan.
- 14) Reduce wall signage to no more than 2 building faces.
- 15) Reduce signage area to a total of no more than 100 s.f., per the approved PUD.



CARLISLE/WORTMAN ASSOC., INC.

Paul Montagno, AICP

Planner

#175-1801

cc. Mark St. Charles, Township Supervisor  
Debra McKenzie, Planning & Zoning Administrator  
Leslie Zawada, Township Engineer  
Tim Kedzierski, Township Fire Marshal  
Wayne Jewell, Township Building Official  
John Enos, Principle, CWA  
Charles Paisley, Applicant ([charles@unionpacificholdings.com](mailto:charles@unionpacificholdings.com))

January 23, 2018

Green Oak Charter Township  
10001 Silver Lake Road  
Brighton, MI 48116

ATTN: Ms. Debra McKenzie

RE: Culvers PUD 01-2018 – Site Plan Review  
CES #2018-0002

Dear Ms. McKenzie,  
Civil Engineering Solutions, Inc. has reviewed the site plan for the above referenced project and recommends approval of the site plan subject to the following:

- The applicant will be required to submit detailed engineering plans to the Township.
- The water main will be reviewed by the Livingston Community Water Authority (LCWA).
- As part of the Township's review of the detailed engineering plans will be the review of the storm sewer and downstream detention/retention basin, to ensure that it was designed to accommodate the proposed impervious area (c-factor).
- The grease interceptor shall be a minimum of a 1,000 gallon interceptor outside of the building. The detailed engineering plans should also indicate how the interceptor will connect to the sanitary sewer.
- The applicant will be required to pay the necessary water and sewer connection fees unless this parcel has already done so.

Please contact me with any questions or concerns. I may be reached at (248) 264-6906.

Sincerely,

CIVIL ENGINEERING SOLUTIONS, INC.



Leslie Zawada, P.E.  
President

Enclosures

cc: Paul Montagno, Carlisle-Wortman via e-mail  
Tim Kedzierski, Fire Dept via e-mail  
Matt Cole, Paradigm Design, Inc. via [mcole@paradigmae.com](mailto:mcole@paradigmae.com)  
Charles Paisley, Union Pacific Holdings, LLC via [charles@unionpacificholdings.com](mailto:charles@unionpacificholdings.com)

# **GREEN OAK TOWNSHIP FIRE DEPARTMENT**

9384 Whitmore Lake Road  
Brighton, Michigan 48116-8325

Phone 810-231-3663  
Fax 810-231-4488

Kevin Gentry, Fire Chief

To: GREEN OAK TOWNSHIP PLANNING AND ZONING  
Attention: Debra McKenzie

From: Tim Kedzierski, Fire Marshal

Date: January 9, 2018

Re: Site Plan Review, (Culvers PUD 01-2018)

---

A review of this site plan has been performed and at this time the Fire Department concerns are noted below.

1. Additional fire hydrant required for FDC.
2. FDC location may need relocation to main parking lot side.
3. Road width by dumpster narrow with vehicles in drive through lane.

# TRANSMITTAL



Date	12/20/17
Project Name	Culvers
Project No.	1710124

**To:**

Company	Green Oak Township
Attn.	Debra McKenzie
Address	10001 Silver Lake Road Brighton, MI 48116

From	Matt Cole
Phone	(616) 785-5656
Fax	(616) 785-5657

**THESE TRANSMITTALS ARE :**

For your approval                       As per your request                       For bids  
 For your use                                       For your review and comment(s)                        
**Via:**     UPS                       Overnight                       US Mail                       Fed Ex                       Hand Delivery                       Pick-up                       Email  
 Desired Arrival Date: 12-21-17                      Requested Before Noon?                       Yes                       No  
 Expenses:     Reimbursable                       Included in Phase:    Site CDs - Expense - Postage/Printing

Copies	# sh. per copy	Date on sheet	DESCRIPTION	Drawing Size
6	7	12-20-17	Civil Site Plans	24x36
1	2	12-14-17	PUD application	
1	8	12-14-17	Site Plan application with checklist	
1		12-20-17	Fees (PUD and Site Plan = \$2105 + \$3905 = \$6010)	
6	4	12-19-17	Architectural Plans	
1		12-20-17	Electronic Copy	

**REMARKS:**

Dear Debra,

Enclosed are six copies of the site plan with the PUD application and Site Plan application and fees. Copies of the architectural plans are also enclosed. Please review and provide any comments or changes that must be implemented. If possible, we would like to be placed on the February 1<sup>st</sup> PC meeting agenda. If the documents meet your satisfaction, we can provide additional copies if desired.

Please contact me at (616) 785-5573 or [mcole@paradigmae.com](mailto:mcole@paradigmae.com) with any questions or if you require any additional information.

<b>Copy To :</b>	File	<b>Signature :</b> <i>Matthew D. Cole</i>
------------------	------	---

**IF ENCLOSURES ARE NOT AS DESCRIBED, PLEASE NOTIFY US IMMEDIATELY**

January 23, 2018

Green Oak Charter Township  
10001 Silver Lake Road  
Brighton, MI 48116

ATTN: Ms. Debra McKenzie

RE: Culvers PUD 01-2018 – Site Plan Review  
CES #2018-0002

Dear Ms. McKenzie,  
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Sincerely,

CIVIL ENGINEERING SOLUTIONS, INC.



Leslie Zawada, P.E.  
President

Enclosures

cc: Paul Montagno, Carlisle-Wortman via e-mail  
Tim Kedzierski, Fire Dept via e-mail  
Matt Cole, Paradigm Design, Inc. via [mcole@paradigmae.com](mailto:mcole@paradigmae.com)  
Charles Paisley, Union Pacific Holdings, LLC via [charles@unionpacificholdings.com](mailto:charles@unionpacificholdings.com)



**GREEN OAK CHARTER TOWNSHIP  
PLANNING AND ZONING DEPARTMENT**

10001 Silver Lake Road, Brighton, MI 48116  
Phone: 810-231-1333 ext.104 Fax: 810-231-5080

**PLANNED UNIT DEVELOPMENT  
AMENDMENT APPLICATION**

Date: 12/11/2017 Application # \_\_\_\_\_  
Applicant Name: Union Pacific Holdings, LLC.  
Address: 49169 Alpha Drive Wixom, MI 48393  
Phone: 248-860-8365 FAX: 248-308-3985  
E-Mail @charles@unionpacificholdings.com  
Name of Development: Culvers - Green Oak Twp

Describe the proposed revision(s) and include revised drawings/plans, if appropriate. This application will be reviewed to determine if the proposed revision is considered a minor or major change from the approved PUD. Minor changes may be approved administratively while major changes require the review and of both the Township's Planning Commission and Board of Trustees. Below is the ordinance regarding deviations from an approved PUD Plan.

**Sec. 38-242. Deviations from approved final site plan.**

Deviations from the approved final open space planned unit development site plan may occur only in accordance with the following:

- (1) Deviations shall be reviewed by an open space planned unit development committee, comprised of the building and zoning official, Township planner and Planning Commission chair or designee.
- (2) An applicant or property owner who has been granted final open space planned unit development site plan approval shall notify the open space planned unit development committee of any proposed amendment to such approved site plan or open space planned unit development conditions.
- (3) Minor changes to the final open space planned unit development site plan may be approved by the open space planned unit development committee upon certification in writing to the Planning Commission that the proposed revision does not alter the basic design, nor any conditions of the plan imposed upon the original approval by the Planning Commission. In considering such a determination, the open space planned unit development committee shall consider the following to be minor changes:
  - a. For residential buildings, the size of structures may be reduced or increased by five percent, provided that the overall density of units does not increase;
  - b. Square footage of nonresidential buildings may be decreased or increased by up to five percent or 10,000 square feet, whichever is smaller;
  - c. Horizontal and/or vertical elevations may be altered by up to five percent;
  - d. A building may be moved by no more than ten feet;
  - e. Designated areas not to be disturbed may be increased;

- f. Plantings approved in the final open space planned unit development landscape plan may be replaced by similar types of landscaping on a one-to-one or greater basis;
- g. Improvements may be made to site access or circulation, such as inclusion of deceleration lanes, boulevards, curbing, pedestrian/bicycle paths, etc.
- h. Changes of building materials to another of higher quality may be made, as determined by the open space planned unit development committee;
- i. Changes may be made in floor plans, which do not alter the character of the use;
- j. Slight modifications of sign placement or reduction of size may be made;
- k. Relocation of sidewalks and/or refuse storage stations may be made;
- l. Internal rearrangement of a parking lot may be made, which does not affect the number of parking spaces or alter access locations or design;
- m. Changes required or requested by the Township for safety reasons may be made.

(4) Should the open space planned unit development committee determine that the requested modification to the approved final open space planned unit development site plan is not minor or if a change in land use has occurred which is different than land uses previously approved, resubmittal to the Planning Commission and Township Board shall be necessary and a new public hearing and notification under section 38-238 shall be required. After the public hearing, the Planning Commission shall refer the revised open space planned unit development plan to the Township Board, with a recommendation from the Planning Commission.

(5) Should the Planning Commission's plan significantly alter the intent of the preliminary open space planned unit development site plan, a new submittal, illustrating the modification, shall be required.

(6) Any deviation from the approved open space planned unit development site plan, except as authorized in this section, shall be considered a violation of this article and treated as a misdemeanor, and shall be subject to section 38-46(a). Further, any such deviation shall invalidate the open space planned unit development designation.

(7) Approved plans for an open space planned unit development that do not qualify as minor under subsection (3) of this section may be revised by resubmitting a final open space planned unit development site plan for approval following the procedures of this article.

I hereby attest that the information provided above is a true statement of my interest and that I will comply with the development plans as approved by the Green Oak Charter Township Planning Commission.



Signature of Applicant

---

Signature of Owner, if different



**GREEN OAK CHARTER TOWNSHIP  
PLANNING AND ZONING DEPARTMENT**

10001 Silver Lake Road, Brighton, MI 48116  
Phone: 810-231-1333 ext.104 Fax: 810-231-5080

**SITE PLAN PROCESSING FORM**

TO BE COMPLETED BY APPLICANT

1. Applicant Name: Union Pacific Holdings, LLC.  
Address: 49169 Alpha Drive  
City/State/Zip: Wixom MI 48393  
Phone: 248-860-8365 FAX: 248-308-3985  
E-Mail Charles@unionpacificholdings.com
  
2. Engineer Name: Paradigm Design Inc. - Matt Cole  
Phone: 616-785-5573 FAX: 616-785-5657  
E-Mail mcole@paradigmae.com
  
3. Current Property Owner Name: Same as applicant  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ FAX: \_\_\_\_\_  
Length of Ownership \_\_\_\_\_
  
4. Type and Description of Development: Propose construction of a 4,310 sft Culvers (quick service restaurant with drive through) with associated parking and appurtenances.  
\_\_\_\_\_  
\_\_\_\_\_  
PUD  Subdivision \_\_\_\_\_, Site Condo \_\_\_\_\_, New Site Plan , Additional Phase \_\_\_\_\_,

5. Name of Development (if any): Culvers - Green Oak Twp


6 Location of Development: East of Costco in SW quadrant of Lee Rd and Whitmore Lake Rd

7 Address: 6830 Whitmore Lake Road

Tax Identification Number: 47-16-05-303-002

8. Property Information  
Zoning District PUD/GB Current Use vacant

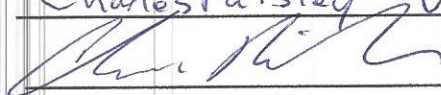
Acreeage of Property 1.25 acres Width 270 ft Depth 200 ft

I,  (property owner), hereby give permission for the Green Oak Charter Township employees, consultants and members of the Planning Commission to enter on the property to for which the above referenced petition is proposed for purposes of verifying information provided on the submitted application,

I,  (applicant), I hereby affirm that the above information is correct to the best of my knowledge.

NOTE: IF COST OF REVIEW EXCEEDS STATED AMOUNT THE APPLICANT WILL BE BILLED FOR THE ADDITIONAL AMOUNT.

Applicant Name: Charles Paisley Union Pacific Holdings, LLC

Signature: 

Date: 12/11/17

**TO BE COMPLETED BY TOWNSHIP**

1. Date filed with Township: \_\_\_\_\_

2. Date submitted to Planning Commission: \_\_\_\_\_

3. Action of the Planning Commission:

a. Approval: \_\_\_\_\_

b. Disapproval: \_\_\_\_\_

c. Conditional Approval: \_\_\_\_\_



SITE PLAN SUBMITTAL CHECK LIST  
Reference Section 38-71

PLEASE REVIEW AND COMPLY WITH SECTION 38-71 OF THE GREEN OAK TOWNSHIP ZONING CODE BEFORE COMPLETING THIS CHECK LIST.

YES    NO    The site plan is to contain the following information:

A.    GENERAL INFORMATION

- |              |       |     |  |
|--------------|-------|-----|--|
| <u>  x  </u> | _____ | 1.  | Proprietor's name, address, telephone, e-mail and fax numbers  |
| <u>  x  </u> | _____ | 2.  | Date (month, day, year), including revisions   |
| <u>  x  </u> | _____ | 3.  | Title block  |
| <u>  x  </u> | _____ | 4.  | Scale  |
| <u>  x  </u> | _____ | 5.  | North point  |
| <u>  x  </u> | _____ | 6.  | Location map drawn at a scale of 1"- 2000' with northpoint Indicated   |
| <u>  x  </u> | _____ | 7.  | Architect, engineer, surveyor, landscape architect, or planner's seal  |
| <u>  x  </u> | _____ | 8.  | Existing lot line, building lines, structures, parking areas, etc. on the parcel, and within one hundred (100) feet of the site            |
| <u>  x  </u> | _____ | 9.  | Proposed lot lines, property lines and all structures, parking areas, etc., within the site, and within one hundred (100) feet of the site |
| <u>  x  </u> | _____ | 10. | Centerline and existing and proposed right-of-way lines  |
| <u>  x  </u> | _____ | 11. | Zoning classification of petitioner's parcel and all abutting parcels  |
| <u>  x  </u> | _____ | 12. | Gross acreage figure   |
| <u>  x  </u> | _____ | 13. | Proximity to major thoroughfare and/or section corners   |

B. PHYSICAL FEATURES:

- x      \_\_\_ 1. Proposed locations of access drives, street intersections, driveway locations, sidewalks, signs curbing, and acceleration, deceleration, and passing lanes
- x      \_\_\_ 2. Location of existing and proposed service
- x      \_\_\_ 3. All buildings with dimensioned floor plans, setback and yard dimensions, and typical elevation views of proposed structures
- x      \_\_\_ 4. Dimensioned parking spaces and calculations, drives and method of surfacing
- x      \_\_\_ 5. Exterior lighting locations, complete fixture cut sheets and illumination patterns
- x      \_\_\_ 6. Location and description of all existing and proposed landscaping, berms, fencing and walls
- x      \_\_\_ 7. Sidewalks and bike paths
- x      \_\_\_ 8. Trash receptacle pad location and method of screening
- x      \_\_\_ 9. Transformer pad location and method of screening
- x      \_\_\_ 10. Dedicated road or service drive locations
- x      \_\_\_ 11. Entrance details including sign locations and size
- x      \_\_\_ 12. Design of fire lanes
- x      \_\_\_ 13. Any other pertinent physical features

C NATURAL FEATURES:

- x      \_\_\_ 1. A statement of soil characteristics of the parcel to at least the detail provided by the US” Soil Conservation Service “Soil Survey of Livingston County, Michigan
- x      \_\_\_ 2. Existing topography with a maximum contour interval of two (2) feet indicted. Topography on the site for a distance of one hundred (100) feet in all directions shall be indicted
- x      \_\_\_ 3. On parcels more than one (1) acre, a grading plan showing finished contours at a maximum interval of two (2) feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
- NA      \_\_\_ 4. Location of existing drainage courses, lakes, ponds, rivers and streams, including their water surface elevation, flood plain elevation, and ordinary high water mark
- NA      \_\_\_ 5. Location of existing wetlands
- NA      \_\_\_ 6. Location of natural resource features, including woodlands

D Additional Requirements for Multiple-Family, Cluster, PUD Developments, Commercial and Industrial Developments

**HAZARDOUS SUBSTANCES REPORTING FORM  
FOR SITE PLAN REVIEW**

Note: This form should be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of Business: Union Pacific Holdings, LLC

Name of Business Owner: Charles Paisley

Street and Mailing Address: 49169 Alpha Drive Wixom MI 48393

Telephone Number: 248-860-8365

**Part I: MANAGEMENT OF HAZARDOUS SUBSTANCES AND POLLUTING MATERIALS**

1. Y  N Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan.
  
2. Y  N Will hazardous substances or polluting materials be reused or recycled on-site?
  
3. Y  N Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page.  
  

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4. Y  N Will new underground storage tanks be located less than 2000 feet from drinking water wells serving two or more establishments, or less than 300 feet from a single family drinking water well?

5. Y  N Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?

If the answers to #4 and #5 are yes, you may be in violation of State of Michigan underground storage tank regulations. Contact the State Police Fire Marshall Division, Lansing Central Office for specific requirements: 517 322-5463 or 1 800 MICH UST.

6. Y  N Will the interior of the facility have general purpose floor drains?\* If yes, will the floor drain connect to: (circle one)

- a. Sanitary sewer system
- b. On-site holding tank
- c. On-site system approved by the Michigan Department of Natural Resources in accordance with groundwater discharge permit requirements (Waste Management Division S.E. Michigan office, at 734 953-8905)

\*Note: General purpose floor drains should not be connected to a storm water drainage system, dry well, or septic system.

7. Y  N Will hazardous substances or polluting materials be stored, used, or handled out-of-doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram, if appropriate):

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Additional information may be requested from the Township to assure that site plans comply with local, county and state environmental protection requirements.

PART II:

TYPES AND QUANTITIES OF HAZARDOUS SUBSTANCES AND POLLUTING MATERIALS WHICH WILL BE USED, STORED, OR GENERATED ON SITE

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials), which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes on had at any time. Attach additional pages, if necessary to list all hazardous substances and polluting materials.

Common Name (Trade Name)	Chemical Name (Components)	Form	Max. quantity on hand at one time	Type of storage containers

KEY:

- Liq = Liquid
- P.Liq = Pressurized Liquid
- S = Solid
- G = Gas
- P.G. = Pressurized Gas
- AGT = Aboveground tank
- CY = Cylinders

- DM = Drum(s)
- UGT = Underground tank
- UGT = Underground tank
- CY = Cylinders
- CM = Metal container
- CW = Wooden or composition container
- TP = Portable tank

**DEMOLITION NOTES:**

ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL AREAS OF UNDERGROUND DEMOLITION, UTILITY LINE REMOVAL, AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.

BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

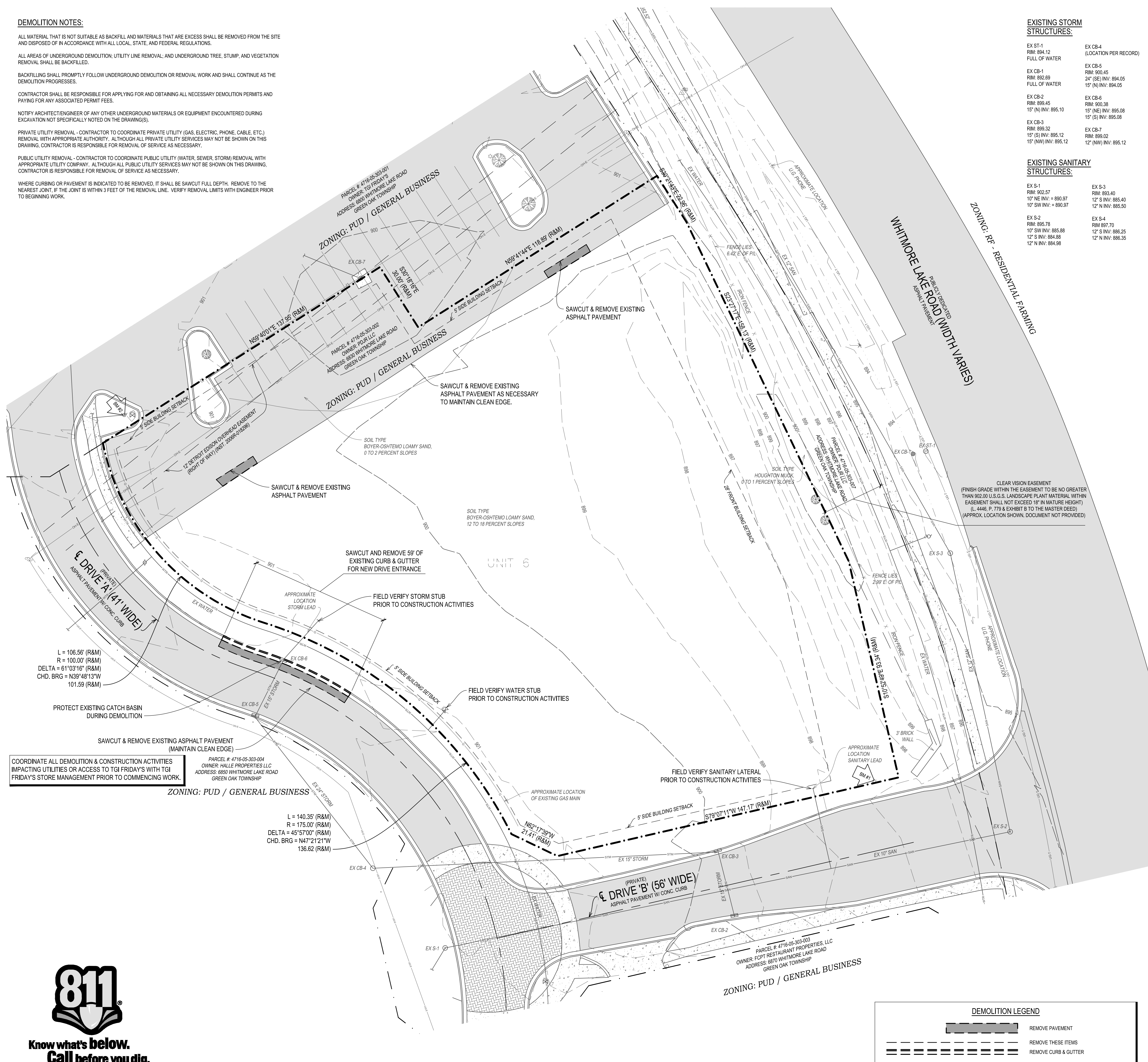
CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.

NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWINGS(S).

PRIVATE UTILITY REMOVAL - CONTRACTOR TO COORDINATE PRIVATE UTILITY (GAS, ELECTRIC, PHONE, CABLE, ETC.) REMOVAL WITH APPROPRIATE AUTHORITY. ALTHOUGH ALL PRIVATE UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH APPROPRIATE UTILITY COMPANY. ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH. REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.



**EXISTING STORM STRUCTURES:**

- EX ST-1  
RM: 894.12  
FULL OF WATER
- EX CB-1  
RM: 892.69  
FULL OF WATER
- EX CB-2  
RM: 899.45  
15' (N) INV: 895.10
- EX CB-3  
RM: 899.32  
15' (S) INV: 895.12  
15' (NW) INV: 895.12
- EX CB-4  
(LOCATION PER RECORD)
- EX CB-5  
RM: 900.45  
24' (SE) INV: 894.05  
15' (N) INV: 894.05
- EX CB-6  
RM: 900.38  
15' (NE) INV: 895.08  
15' (S) INV: 895.08
- EX CB-7  
RM: 899.02  
12' (NW) INV: 895.12

**EXISTING SANITARY STRUCTURES:**

- EX S-1  
RM: 902.57  
10' NE INV: = 890.97  
10' SW INV: = 890.97
- EX S-2  
RM: 895.78  
10' SW INV: 895.88  
12' S INV: 884.88  
12' N INV: 884.88
- EX S-3  
RM: 883.40  
12' S INV: 885.40  
12' N INV: 885.50
- EX S-4  
RM: 887.70  
12' S INV: 886.25  
12' N INV: 886.35

**SITE LOCATION MAP**

SCALE 1" = 2000'



6830 WHITMORE LAKE RD  
GREEN OAK TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN

SECTION 5, TOWN 01 N, RANGE 06 E  
42°30'12" N, 83°45'33" W  
PARCEL #: 47-16-05-303-002

**LEGAL DESCRIPTION:**

UNIT 2, GATEWAY SHoppes AT GREEN OAK, ACCORDING TO THE MASTER DEED RECORDED IN INSTRUMENT NO. 2008R-01870, LIVINGSTON COUNTY RECORDS, FIRST AMENDMENT TO MASTER DEED OF GATEWAY SHoppes AT GREEN OAK RECORDED IN INSTRUMENT NO. 2015R-016214, AS AMENDED, AND DESIGNATED AS LIVINGSTON COUNTY CONDOMINIUM PLAN NO. 363, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 99 OF THE PUBLIC ACTS OF 1978, AS AMENDED, CONTAINS 54,627 SQUARE FEET OR 1.25 ACRES.

**SURVEY PROVIDED BY:**

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY NOWAK & FRAUS ENGINEERS ON A DRAWING TITLED BOUNDARY / TOPOGRAPHIC SURVEY, DATED NOVEMBER 29, 2017.

**BENCHMARKS:**

- BM #1: "X" ON LIGHT POLE BASE, LOCATED 7' NORTH OF THE BACK OF CURB TO DRIVE "B" AND 42' WEST OF THE BACK OF SIDEWALK TO WHITMORE LAKE ROAD. ELEVATION: 899.53 (NAVD 88).
- BM #2: ARROW ON HYDRANT, LOCATED AT END OF DRIVE "A" AND 24' EAST OF BACK OF CURB. ELEVATION: 904.57 (NAVD 88).

**COORDINATE SYSTEM:**

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE EXHIBIT B TO THE MASTER DEED OF GATEWAY SHoppes AT GREEN OAK.

**FLOODPLAIN DATA:**

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26993C0345D BEARING AN EFFECTIVE DATE OF 09-17-2008.

**WETLAND DATA:**

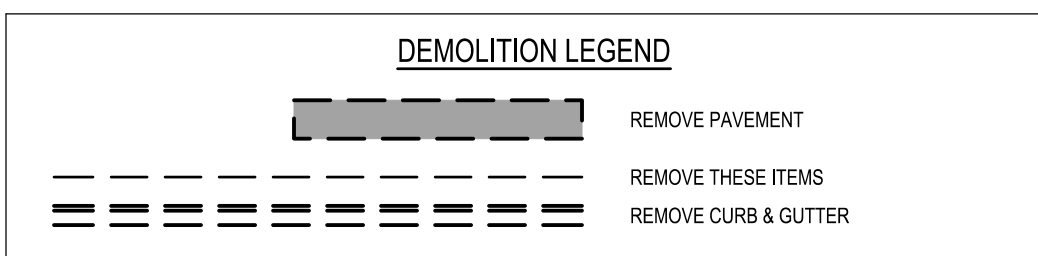
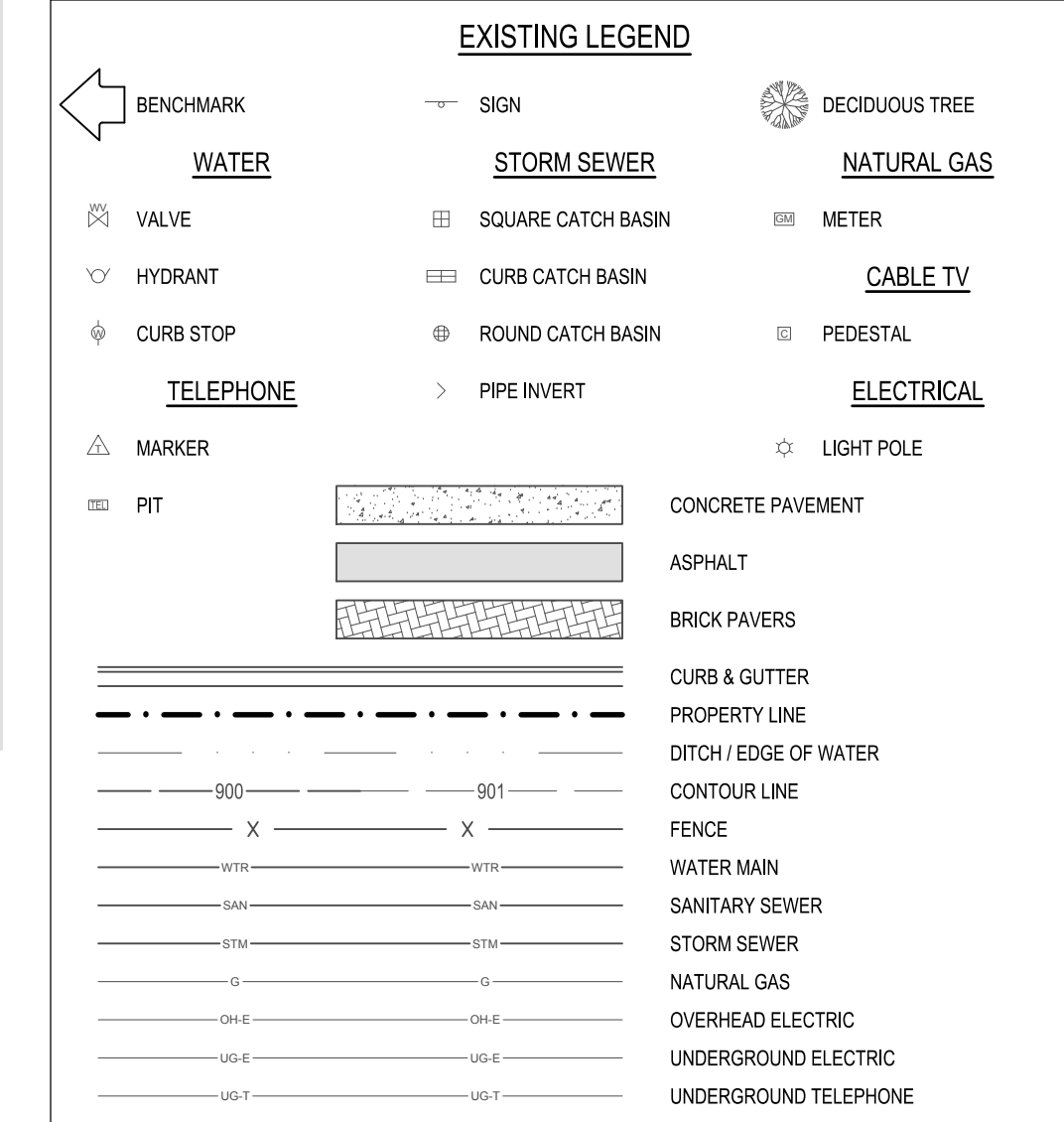
THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY BASED ON MAPPING PUBLISHED BY THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.

**DEVELOPMENT REFERENCE:**

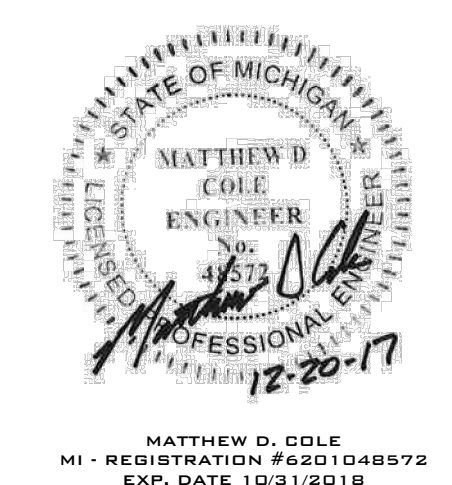
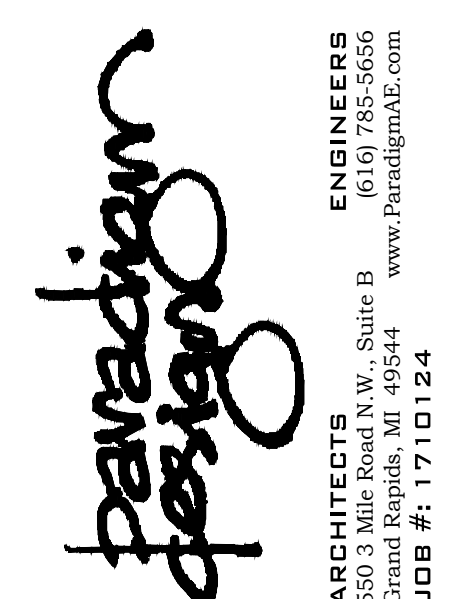
- OWNER: UNION PACIFIC HOLDINGS, LLC.
- DEVELOPER: 49189 ALPHA DRIVE WYOMING, MI 48393
- APPLICANT: TEL: (248) 860-8365 FAX: 248-308-3985 E-MAIL: CHARLES@UNIONPACIFICHOLDINGS.COM
- CIVIL ENGINEER: PARADIGM DESIGN 550 3 MILE ROAD N.W., SUITE B GRAND RAPIDS, MI 49544 (616) 785-5656
- ARCHITECT: HENRICKSON ARCHITECTURE LLC 100 GRANDVILLE AVE, SUITE 030 GRAND RAPIDS, MI 49503 (616) 458-6554
- SURVEYOR: NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 (248) 532-7931

**NOTE:**

SITE IS SITUATED ALONG WHITMORE LAKE ROAD; AND IS 200 FEET WEST OF US-23, A MAJOR THOROUGHFARE.



NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



WHITMORE LAKE ROAD GREEN OAK TOWNSHIP, MICHIGAN

COURTESY 2017 ALL RIGHTS RESERVED. THIS DRAWING REMAINS THE PROPERTY OF HENRICKSON ARCHITECTURE AND PLANNING AND IS FOR USE ONLY AS AUTHORIZED BY HENRICKSON ARCHITECTURE AND PLANNING.

SITE PLAN	12.20.17
DRAWN BY:	BKV
CHECKED BY:	DSH
CIVIL EXISTING CONDITIONS & DEMOLITION PLAN	
PROJECT No.	171009



**GENERAL NOTES:**

REFER TO ARCHITECTURAL FOUNDATION PLAN FOR DETAILING OF BUILDING AND EXACT BUILDING DIMENSIONS.

REFER TO LANDSCAPE PLAN FOR RESTORATION OF ALL NON PAVED SURFACES.

OWNER HAS SUBMITTED FOR AND IS IN THE PROCESS OF OBTAINING THE FOLLOWING SITE RELATED PERMITS:  
 AGENCY: GREEN OAK TOWNSHIP PERMIT # \_\_\_\_\_  
 FINAL PUD APPROVAL SITE PLAN APPROVAL

UPON AWARD OF CONTRACT, CONTRACTOR WILL BE RESPONSIBLE TO CHECK WITH ENGINEER AND JURISDICTION ON STATUS OF THE PERMIT(S) LISTED ABOVE.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SITE RELATED PERMITS NOT BEING OBTAINED BY THE OWNER. CONTRACTOR IS REQUIRED TO COMPLETE THE APPLICATION, AND SUBMIT NECESSARY DRAWINGS, FEES, ETC. TO THE APPROPRIATE JURISDICTION. CONTRACTOR SHALL PAY ALL FEES RELATED TO PERMIT(S) AND SECURE PERMIT(S) IN HIS NAME.

CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE UTILITY CONNECTIONS AND INSPECTIONS WITH THE PROPER JURISDICTION AND PAY ALL ASSOCIATED FEES.

THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING WATER, SANITARY SEWER, AND STORM SEWER CROSSINGS AND CONNECTION POINTS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.

ALL DIMENSIONS SHOWN TO CONCRETE CURB AND GUTTER ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

CONCRETE GUTTER PAN TO TIP IN THE DIRECTION OF THE ADJACENT PAVEMENT.

ALL PAVEMENT MARKINGS SHALL BE 4" WIDE. STANDARD PARKING SPACES SHALL BE MARKED IN YELLOW AND BARRIER FREE SPACES IN BLUE. EACH BARRIER FREE SPACE SHALL BE PROVIDED WITH A PAINTED PAVEMENT SYMBOL, A PRECAST CONCRETE BUMPER BLOCK, AND A SIGN PER THE MANUAL OF UNIFORM TRAFFIC CONTROLS.

REFERENCE SOILS REPORT FOR BORING LOGS AND PREPARATION AND CONSTRUCTION PROCEDURES FOR SUBBASE AND DESIGN SECTION OF ALL PAVED AREAS.

ALL MDOT REFERENCES ARE TO THE 2012 EDITION.

SITE DATA:		PARKING DATA:	
SITE: 1.25 ACRES	PLANNED UNIT DEVELOPMENT / GENERAL BUSINESS	REQUIRED PARKING: 52.5 SPACES (1 SPACE PER 125 SFT OF GFA + 1 PER 2 EMPLOYEES WITH MINIMUM TOTAL PARKING SPACE = 25 SPACES) (4310 / 125 + 18)	PROPOSED PARKING: 71 SPACES (INCLUDES 3 BARRIER FREE SPACES)
USE: QUICK SERVICE RESTAURANT		PARKING SPACE: 9.5' x 18' PERPENDICULAR 9' x 20' ANGLED	DRIVE AISLE: MIN. 24' (TWO WAY) MIN. 15' (ONE WAY W/ PARKING) MIN. 12' (ONE WAY W/O PARKING)
MAX. EMPLOYEES ON SITE: 18	MINIMUM LOT AREA: 20,000 SFT MINIMUM LOT WIDTH: 100' MAXIMUM BUILDING HEIGHT: 30' MAXIMUM LOT COVERAGE: 6,000 SFT MAX BUILDING SIZE PER CONDO DOCS:	FRONT BUILDING SETBACK: MIN. 28' SIDE BUILDING SETBACK: MIN. 5' REAR BUILDING SETBACK: NA	UNLOADING OCCURS DURING OFF HOURS WITH A KEY DROP. FRONT PARKING SETBACK: MIN. 1' SIDE PARKING SETBACK: MIN. 0' REAR PARKING SETBACK: NA
	REQ. PER PUD		

CLEAR VISION EASEMENT  
 FINISH GRADE WITHIN THE EASEMENT TO BE NO GREATER THAN 922.00 U.S.G.S. LANDSCAPE PLANT MATERIAL WITHIN EASEMENT SHALL NOT EXCEED 18" IN MATURE HEIGHT (L 4446, P. 778 & EXHIBIT B TO THE MASTER DEED) (APPROX. LOCATION SHOWN, DOCUMENT NOT PROVIDED)

**PROPOSED LEGEND**

—	SIGN	■	SIGN WITH BASE	+	LANDING AREA
□	TRANSFORMER	□	ELECTRICAL METER	□	GAS METER
□	LIGHT POLE	□	WALL LIGHT	□	BUMPER BLOCK
□	(SEE ELECTRICAL DRAWINGS)	□	(SEE ELECTRICAL DRAWINGS)	□	(SEE ELECTRICAL DRAWINGS)
▨	CONCRETE SIDEWALK	▨	CONCRETE PAVEMENT	▨	STANDARD DUTY ASPHALT
▨	SIDEWALK RAMP	▨	STANDARD CURB & GUTTER	▨	INVERTED CURB & GUTTER
▨	LANDSCAPE CURB				

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.

**paradigm design**

ARCHITECTS  
 5503 Main Road, Suite B  
 Grand Rapids, MI 49508  
 www.paradigmtd.com  
 JOB #: 1710124

ENGINEERS  
 (016) 785-5656  
 www.paradigmtd.com

STATE OF MICHIGAN  
 MATTHEW D. COLE  
 ENGINEER  
 No. 4572  
 PROFESSIONAL ENGINEER  
 12-20-17

MATTHEW D. COLE  
 MICHIGAN REGISTRATION #6201048572  
 EXP. DATE 10/31/2018

**HENRICKSON**  
 ARCHITECTURE + PLANNING  
 100 Grandville, Suite 030  
 Grand Rapids, MI 49503  
 616.458.5554

**WOLVERINE BUILDING GROUP**  
 4065 BARDEEN DRIVE SE, GRAND RAPIDS, MI 49512  
 616.949.3360

WHITMORE LAKE ROAD  
 GREEN OAK TOWNSHIP, MICHIGAN

**Culver's**  
 BUILT BY BUSINESSES & FRIED BY CUSTOMERS

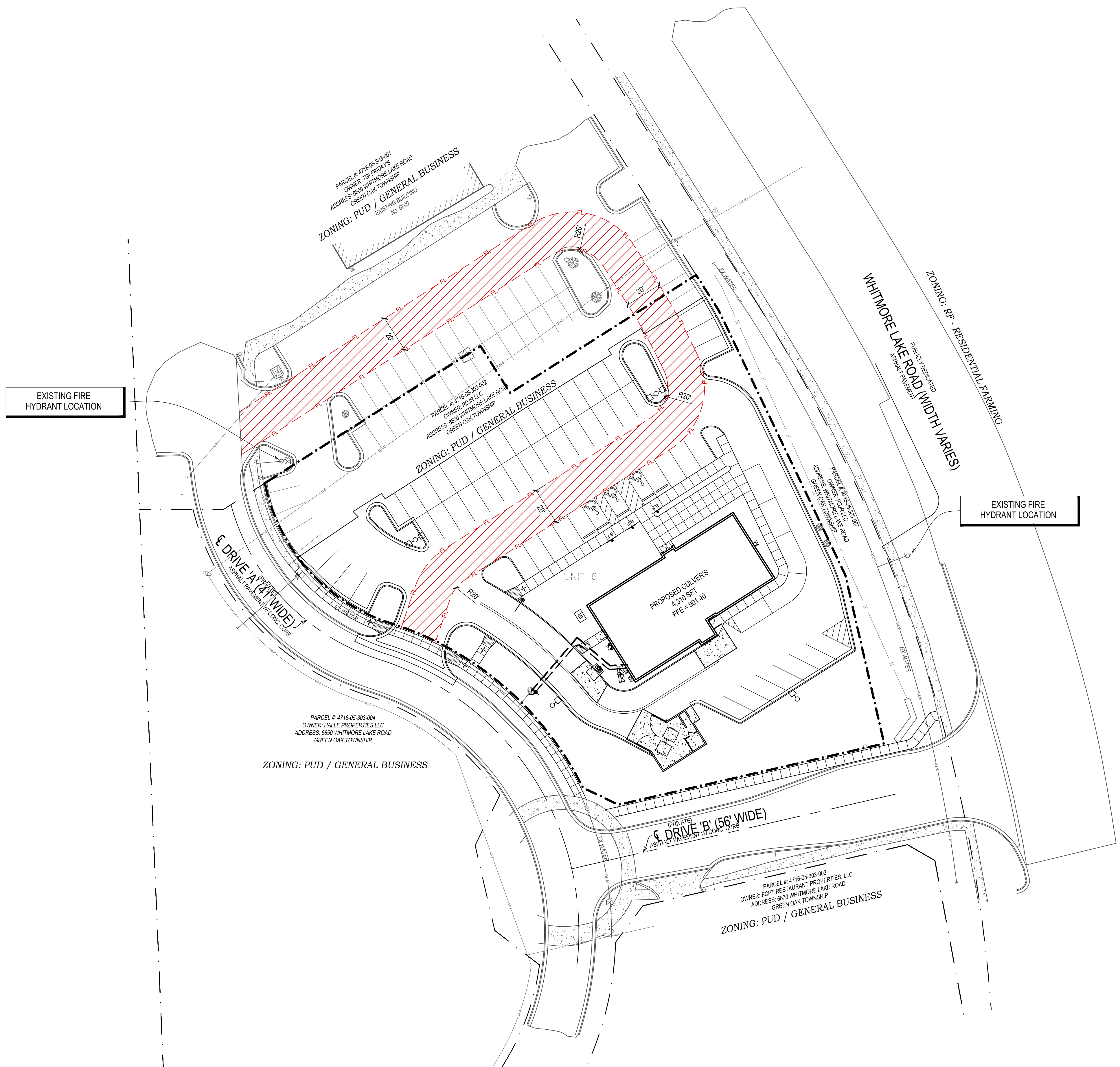
SITE PLAN • 12.20.17

NOT FOR CONSTRUCTION

DRAWN BY: BKY  
 CHECKED: DSH  
 CIVIL LAYOUT PLAN

PROJECT No. • 171009

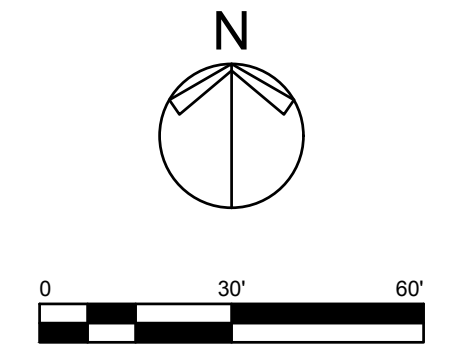
**C-102**



**PROPOSED LEGEND**

☆ FIRE DEPARTMENT CONNECTION	⚡ CURB STOP
	20' WIDE FIRE APPARATUS ACCESS ROAD
	FIRE LANE (NOT MARKED IN FIELD)
	WATER MAIN

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



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 Grand Rapids, MI 49503  
 www.paradigmtd.com  
 JOB #: 1710124

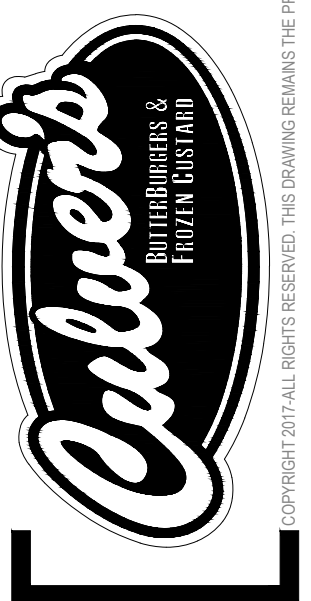


MATTHEW D. COLE  
 MI - REGISTRATION #6201048572  
 4065 BARDEEN DRIVE SE, GRAND RAPIDS, MI 49512  
 616.949.3360  
 EXP. DATE 10/31/2018

**HENRICKSON**  
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 Grand Rapids, MI 49503  
 616.458.5554

**WOLVERINE**  
 BUILDING GROUP  
 4065 BARDEEN DRIVE SE, GRAND RAPIDS, MI 49512  
 616.949.3360

WHITEMORE LAKE ROAD  
 GREEN OAK TOWNSHIP, MICHIGAN



SITE PLAN • 12.20.17

NOT FOR CONSTRUCTION

DRAWN BY: • BKV  
 CHECKED: • DSH  
 CIVIL FIRE  
 ACCESS PLAN

PROJECT No. • 171009

C-103





L = 106.56' (R&M)  
 R = 100.00' (R&M)  
 DELTA = 61°03'16" (R&M)  
 CHD. BRG = N39°48'13"W  
 101.59 (R&M)

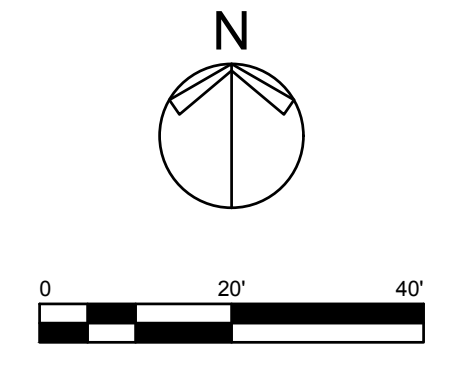
PARCEL # 4716-05-303-004  
 OWNER: HALL PROPERTIES LLC  
 ADDRESS: 6850 WHITMORE LAKE ROAD  
 GREEN OAK TOWNSHIP  
 ZONING: PUD / GENERAL BUSINESS

L = 140.35' (R&M)  
 R = 175.00' (R&M)  
 DELTA = 45°57'00" (R&M)  
 CHD. BRG = N47°21'21"W  
 136.62 (R&M)

CLEAR VISION EASEMENT  
 FINISH GRADE WITHIN THE EASEMENT TO BE NO GREATER  
 THAN 922.00 U.S.G.S. LANDSCAPE PLANT MATERIAL WITHIN  
 EASEMENT SHALL NOT EXCEED 18" IN MATURE HEIGHT  
 (L 4446, P. 779 & EXHIBIT B TO THE MASTER DEED)  
 (APPROX. LOCATION SHOWN, DOCUMENT NOT PROVIDED)

PROPOSED LEGEND	
	SIGN
	SIGN WITH BASE
	LANDING AREA
	LIGHT POLE
	SEE ELECTRICAL DRAWINGS
	FIRE DEPARTMENT CONNECTION
	SOIL BORING
	TRANSFORMER
	WALL LIGHT (SEE ELECTRICAL DRAWINGS)
	GAS METER
	ELECTRICAL METER
	BUMPER BLOCK
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD CURB & GUTTER
	INVERTED CURB & GUTTER
	LANDSCAPE CURB
	CONTOUR LINE
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	NATURAL GAS
	UNDERGROUND ELECTRIC

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE  
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 AS EXACT LOCATIONS NOR SHOULD THEY BE  
 ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



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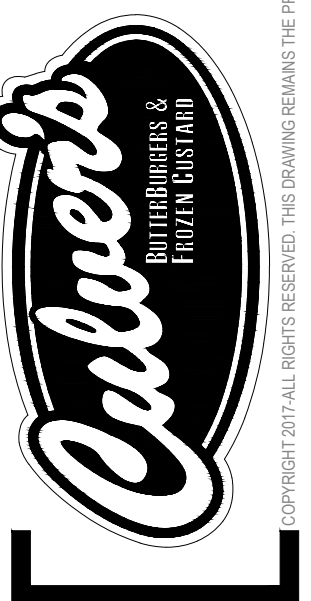


MATTHEW D. COLE  
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WHITMORE LAKE ROAD  
 GREEN OAK TOWNSHIP, MICHIGAN



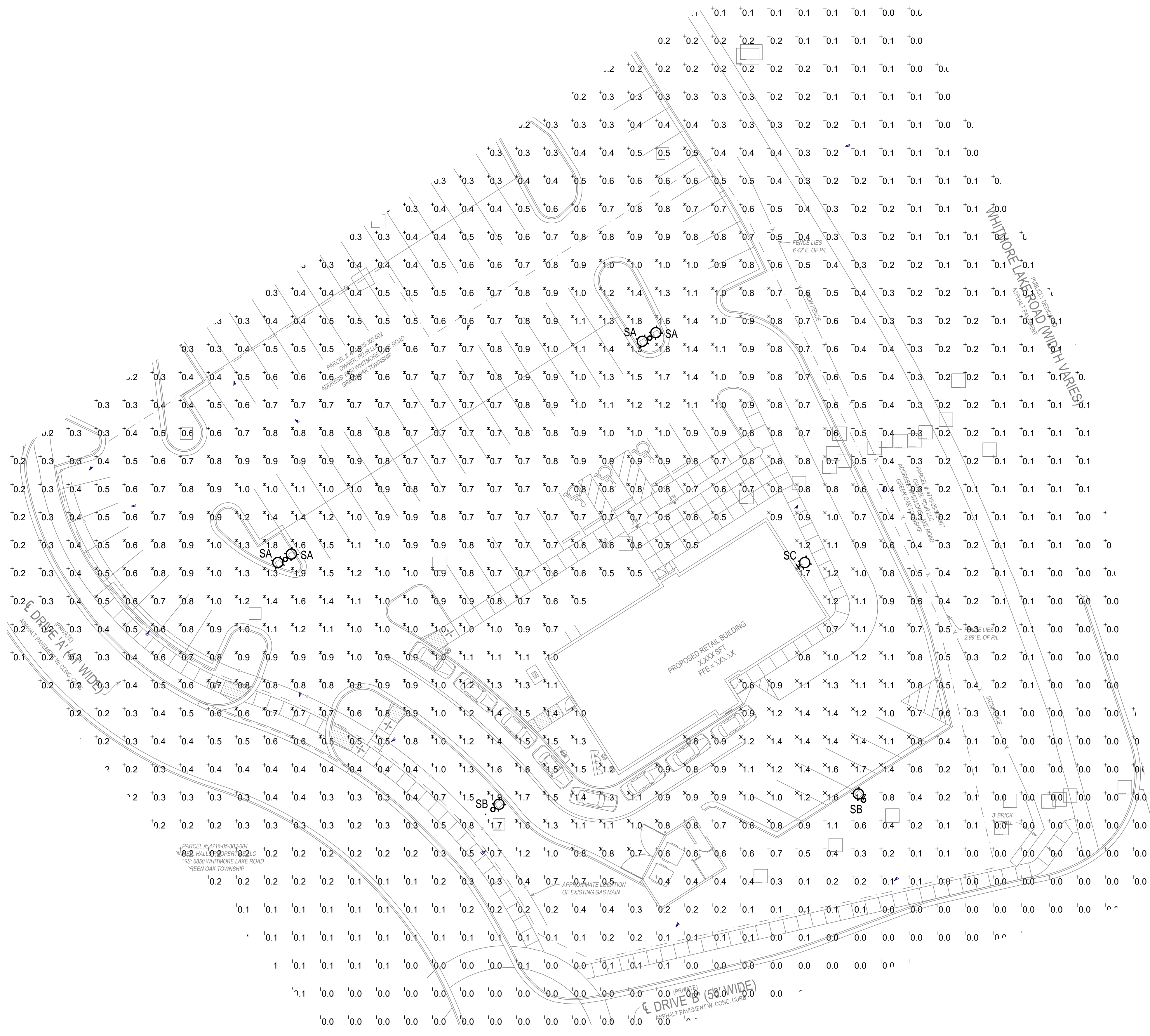
SITE PLAN • 12.20.17

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 CIVIL GRADING PLAN

PROJECT No. • 171009

C-105



Symbol	Label	Catalog Number	Description	Lamp	Wattage
SA	DSX0 LED P4 40K T5W MVOLT	DSX0 LED P4 40K T5W MVOLT		LED	184
SB	DSX0 LED P4 40K T4M MVOLT HS	DSX0 LED P4 40K T4M MVOLT with houselid shield		LED	92
SC	DSXW1 LED 10C 700 40K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 700mA.		LED	26.2

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
PARKING LOT	X	0.9 fc	1.9 fc	0.5 fc	3.8:1



### D-Series Size 0 LED Area Luminaire

**Specifications**

EPA: 0.95 ft<sup>2</sup> (90cm)  
 Length: 24" (60.9cm)  
 Width: 13" (33.0cm)  
 Height: 7" (17.8cm)  
 Weight: 16 lbs (7.2kg) (max)

Catalog Number: \_\_\_\_\_  
 Notes: \_\_\_\_\_  
 Type: \_\_\_\_\_

**Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL equipped luminaires meet the A+ specification for luminaire to photocolor interoperability
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

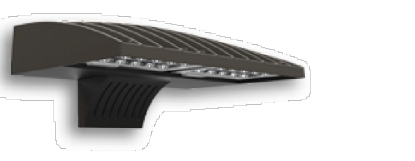
1. See ordering tree for details.  
 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam; Link to DTL DLL

#### Ordering Information

Series	LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 R3 R6 P10 P12 P11 P13	30K 3000K 40K 4000K 50K 5000K AMBC Amber phosphor converted	T5 Type I short T25 Type I short T2M Type II medium T3M Type III medium T4M Type IV medium T4M Forward throw medium T5V Type V very short	T5 Type V short T5M Type V medium T5W Type V wide BLC Backlight corner LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT 120 <sup>1</sup> 208 <sup>1</sup> 240 <sup>1</sup> 277 <sup>1</sup> 347 <sup>1,2</sup> 480 <sup>1,2</sup>	<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor RPU MBA Round pole universal mounting adaptor <b>Shipped separately</b> KMA8 DOBBD U Max arm mounting bracket adaptor (specify finish)

Control options	Other options	Finish (optional)
<b>Shipped installed</b> PER All full-lock receptacle only (control ordered separately) <sup>1</sup> PER5 Five-wire receptacle only (control ordered separately) <sup>1,10</sup> PER7 Seven-wire receptacle only (control ordered separately) <sup>1,9</sup> DMG 0-10V dimming extend out back of housing for external control (control ordered separately) PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5ft. <sup>11,12</sup> PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5ft. <sup>11,12</sup> PIRHCW Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5ft. <sup>11,12</sup>	PIRHFCW Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5ft. <sup>11,12</sup> BL30 Bi-level switched dimming, 30% <sup>13,14</sup> BL50 Bi-level switched dimming, 50% <sup>13,14</sup> PIM10D3 Part right, dim 10 down <sup>15</sup> PIM10D5 Part right, dim 5 hrs <sup>15</sup> PIM10D7 Part right, dim 7 hrs <sup>15</sup> PIM10D8 Part right, dim 8 hrs <sup>15</sup> FMO Field adjustable output <sup>16</sup>	DOBBD Dark bronze DLBDD Black DNAXD Natural aluminum DWHDD White DOBDD Textured dark bronze DLBDD Textured black DNAXD Textured natural aluminum DWHDD Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • [www.lithonia.com](http://www.lithonia.com)  
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### D-Series Size 1 LED Wall Luminaire

**Specifications Luminaire**

Width: 13-3/4" (34.9cm) | Weight: 12 lbs (5.4kg)  
 Depth: 10" (25.4cm)  
 Height: 6-3/8" (16.2cm)

**Back Box (BBW, ELCW)**

Width: 13-3/4" (34.9cm) | Weight: 5 lbs (2.3kg)  
 Depth: 4" (10.2cm) | Weight: 10 lbs (4.5kg)  
 Height: 6-3/8" (16.2cm)

Catalog Number: \_\_\_\_\_  
 Notes: \_\_\_\_\_  
 Type: \_\_\_\_\_

**Introduction**

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

#### Ordering Information

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350mA 530 530mA 700 700mA 1000 1000mA (7.0A)	30K 3000K 40K 4000K 50K 5000K AMBC Amber phosphor converted	T25 Type II Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium FTFM Forward Throw Medium ASTDF Asymmetric diffuse	MVOLT 120 <sup>1</sup> 208 <sup>1</sup> 240 <sup>1</sup> 277 <sup>1</sup> 347 <sup>1,2</sup> 480 <sup>1,2</sup>	Surface mounting bracket Surface-mounted back box (for conduit entry) <sup>1</sup>	<b>Shipped included</b> FE Photometric cell, button type <sup>1</sup> DMG 0-10V dimming driver (no controls, wires pulled outside fixture) PIR 180° motion/ambient light sensor, <15' mtg ht <sup>1</sup> PIRH 180° motion/ambient light sensor, 15-30' mtg ht <sup>1</sup> PIRHCW Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5ft. <sup>11,12</sup> PIRHFCW Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5ft. <sup>11,12</sup> ELCW Emergency battery back up (includes external component enclosure, non-UL compliant) <sup>1</sup>

Other Options	Finish (optional)
<b>Shipped installed</b> SF Single face (120, 277 or 347V) <sup>1,3</sup> DF Double face (208, 240 or 480V) <sup>1,3</sup> HS House-side shield <sup>1</sup> SPD Separate surge protection DDL Diffused drop lens	DOBDD Dark bronze DLBDD Textured dark bronze DNAXD Natural aluminum DLBDD Textured black DWHDD White DNAXD Textured natural aluminum

**Accessories**

DSXW1S Max size 6000 lumen per 60W input  
 DSXW1D Bid-dimmer globe  
 DSXW1W Wire guard assembly  
 DSXW1C Field guard assembly

**NOTES**

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single face (SF) requires 120, 277 or 347 voltage option. Double face (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photometric (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 1.
- Cold weather (20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES file located on product page at [www.lithonia.com](http://www.lithonia.com)
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.

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 616.948.3360

NOTE: THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL DESIGN AND SEAL DOCUMENT

WHITMORE LAKE ROAD  
 GREEN OAK TOWNSHIP, MICHIGAN

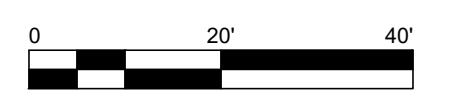
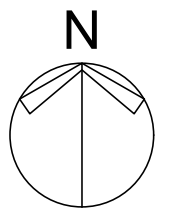


SITE PLAN • 12.20.17

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



DRAWN BY: • BKV  
 CHECKED: • DSH  
 SITE LIGHTING CALCULATIONS

PROJECT No. • 171009

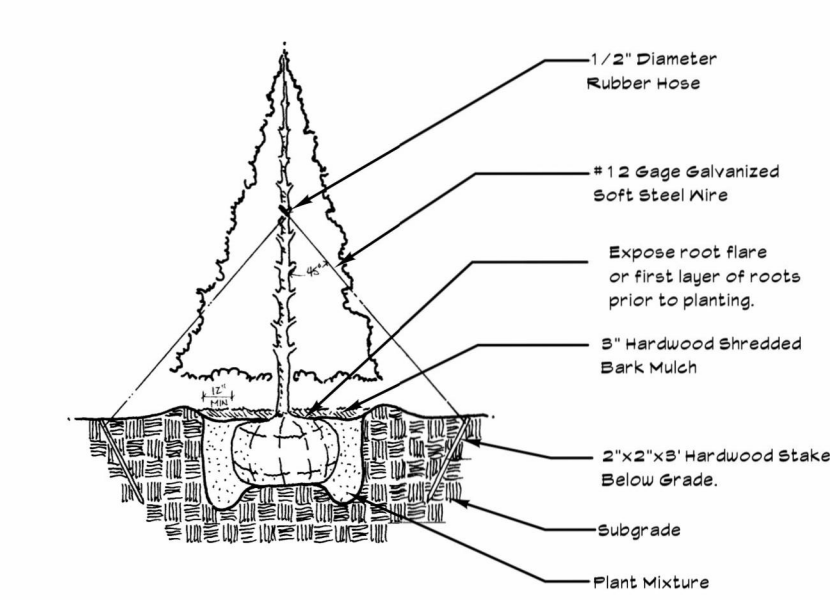
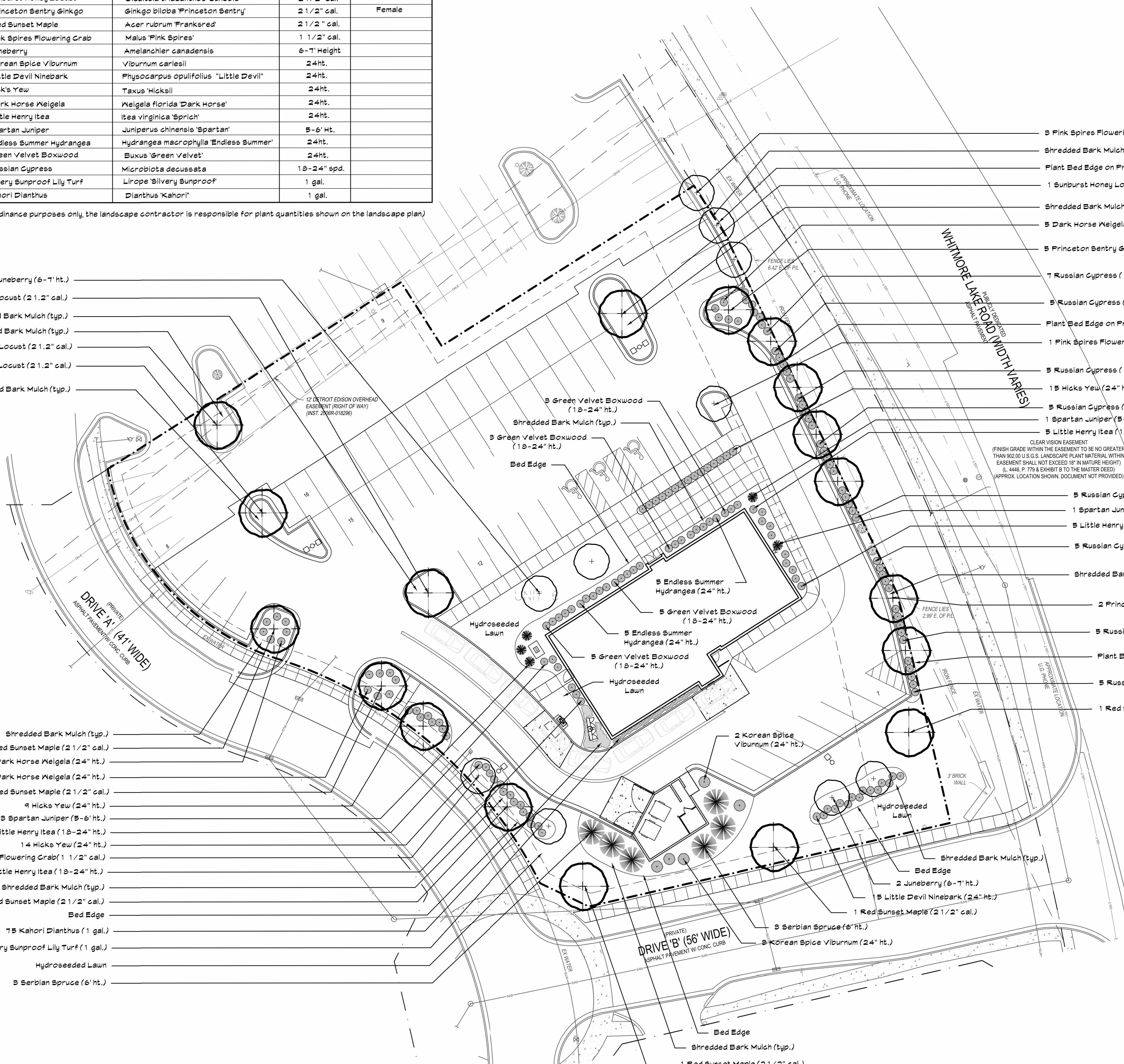
ES.1

**Plant List**

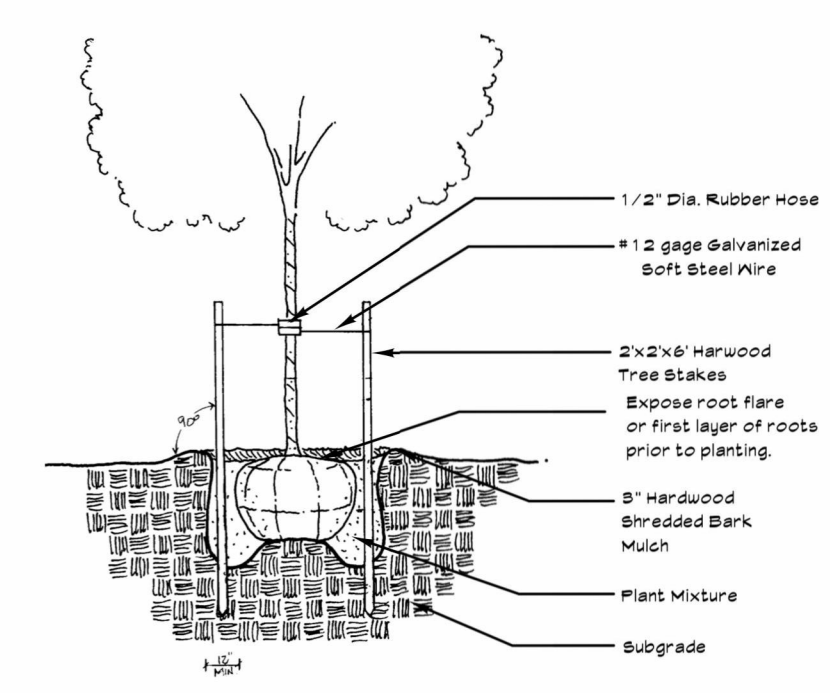
Quantity	Common Name	Latin Name	Planted Size	Notes
6	Serbian Spruce	Picea omorika	6' Ht.	
4	Sunburst Honey Locust	Gleditsia triacanthos 'Suncole'	2 1/2" cal.	
7	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2 1/2" cal.	Female
7	Red Sunset Maple	Acer rubrum 'Frankared'	2 1/2" cal.	
4	Pink Spires Flowering Crab	Malus 'Pink Spires'	1 1/2" cal.	
4	Juneberry	Amelanchier canadensis	6-7' Height	
5	Korean Spice Viburnum	Viburnum carlesii	24ht.	
15	Little Devil Ninebark	Physocarpus opulifolius 'Little Devil'	24ht.	
35	Hick's Yew	Taxus 'Hicksii'	24ht.	
19	Dark Horse Weigela	Weigela florida 'Dark Horse'	24ht.	
16	Little Henry Itea	Itea virginica 'Sprich'	24ht.	
5	Spartan Juniper	Juniperus chinensis 'Spartan'	5-6' Ht.	
10	Endless Summer Hydrangea	Hydrangea macrophylla 'Endless Summer'	24ht.	
16	Green Velvet Boxwood	Buxus 'Green Velvet'	24ht.	
42	Russian Cypress	Micropbiota decussata	18-24" spd.	
25	Silvery Sunproof Lily Turf	Lilrope 'Silvery Sunproof'	1 gal.	
75	Kahori Dianthus	Dianthus 'Kahori'	1 gal.	

(note: Plant list for ordinance purposes only, the landscape contractor is responsible for plant quantities shown on the landscape plan)

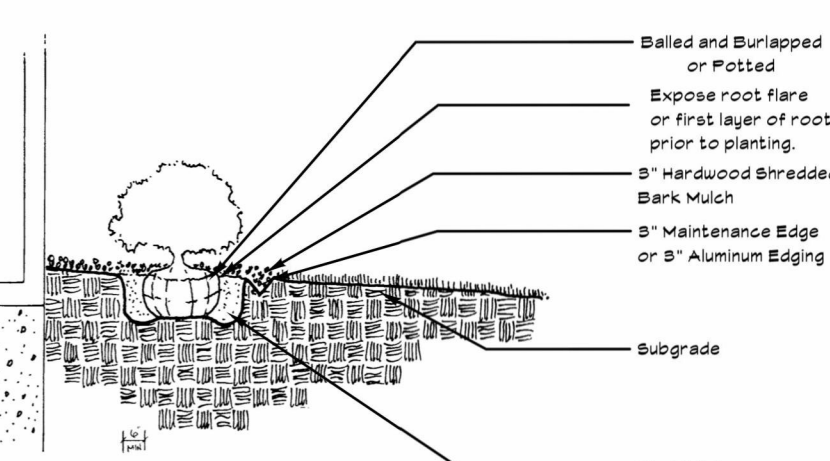
- 2 Juneberry (6-7' ht.)
- 1 Sunburst Honey Locust (2 1/2" cal.)
- Shredded Bark Mulch (typ.)
- Shredded Bark Mulch (typ.)
- 1 Sunburst Honey Locust (2 1/2" cal.)
- 1 Sunburst Honey Locust (2 1/2" cal.)
- Shredded Bark Mulch (typ.)
- 3 Green Velvet Boxwood (18-24" ht.)
- Shredded Bark Mulch (typ.)
- 3 Green Velvet Boxwood (18-24" ht.)
- Bed Edge
- 5 Endless Summer Hydrangea (24" ht.)
- 5 Green Velvet Boxwood (18-24" ht.)
- 5 Endless Summer Hydrangea (24" ht.)
- 5 Green Velvet Boxwood (18-24" ht.)
- Hydroseeded Lawn
- Hydroseeded Lawn
- 2 Korean Spice Viburnum (24" ht.)
- Hydroseeded Lawn
- 3 Brick Wall
- Shredded Bark Mulch (typ.)
- Bed Edge
- 2 Juneberry (6-7' ht.)
- 5 Little Devil Ninebark (24" ht.)
- 1 Red Sunset Maple (2 1/2" cal.)
- 3 Serbian Spruce (6' ht.)
- 3 Korean Spice Viburnum (24" ht.)
- Bed Edge
- Shredded Bark Mulch (typ.)
- 1 Red Sunset Maple (2 1/2" cal.)
- Bed Edge
- 75 Kahori Dianthus (1 gal.)
- Hydroseeded Lawn
- 25 Silvery Sunproof Lily Turf (1 gal.)
- Hydroseeded Lawn
- 3 Serbian Spruce (6' ht.)



Evergreen Planting Detail-5' and Taller



Deciduous Trees 5\"/>



Shrub Planting Detail

CLEAR VISION EASEMENT  
 FINISH GRADE WITHIN THE EASEMENT TO BE NO GREATER THAN 922 TO U.S.S. LANDSCAPE PLANT MATERIAL WITHIN EASEMENT SHALL NOT EXCEED 18\"/>

- Notes:**
- All landscaping shall be installed by a qualified Landscape Contractor to the size specified on the landscape plan. Smaller sizes will be rejected.
  - All plantings shall be mulched with 3\"/>

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.

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JOB #: 1710124

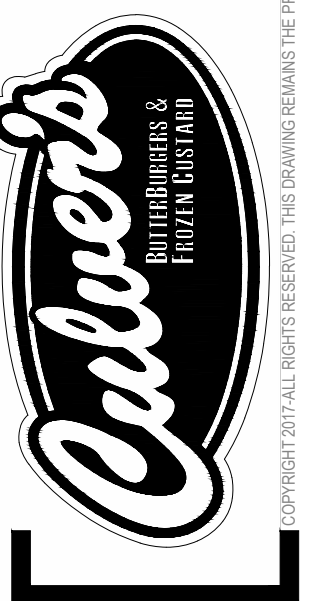


Landscape Plan Drawn By:  
 Joyce E. Weise FLA, ASLA

**WOLVERINE BUILDING GROUP**

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 616.943.3360

WHITEMORE LAKE ROAD  
 GREEN OAK TOWNSHIP, MICHIGAN

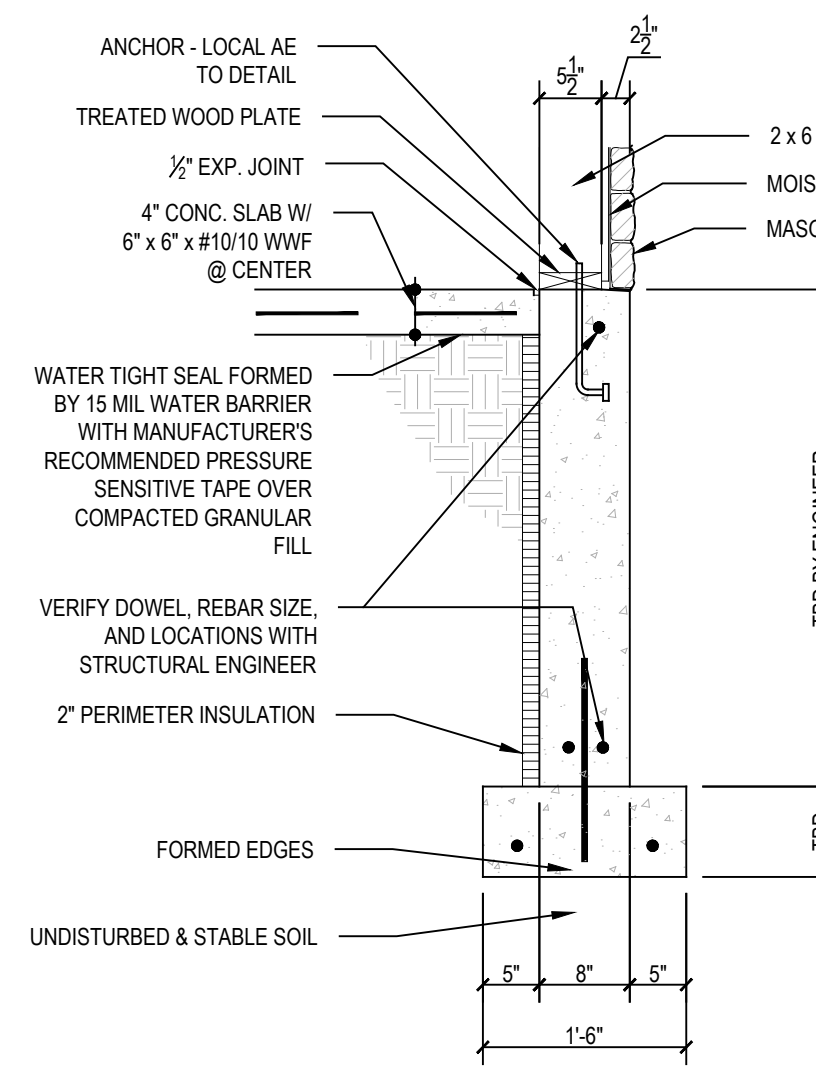


SITE PLAN • 12.20.17

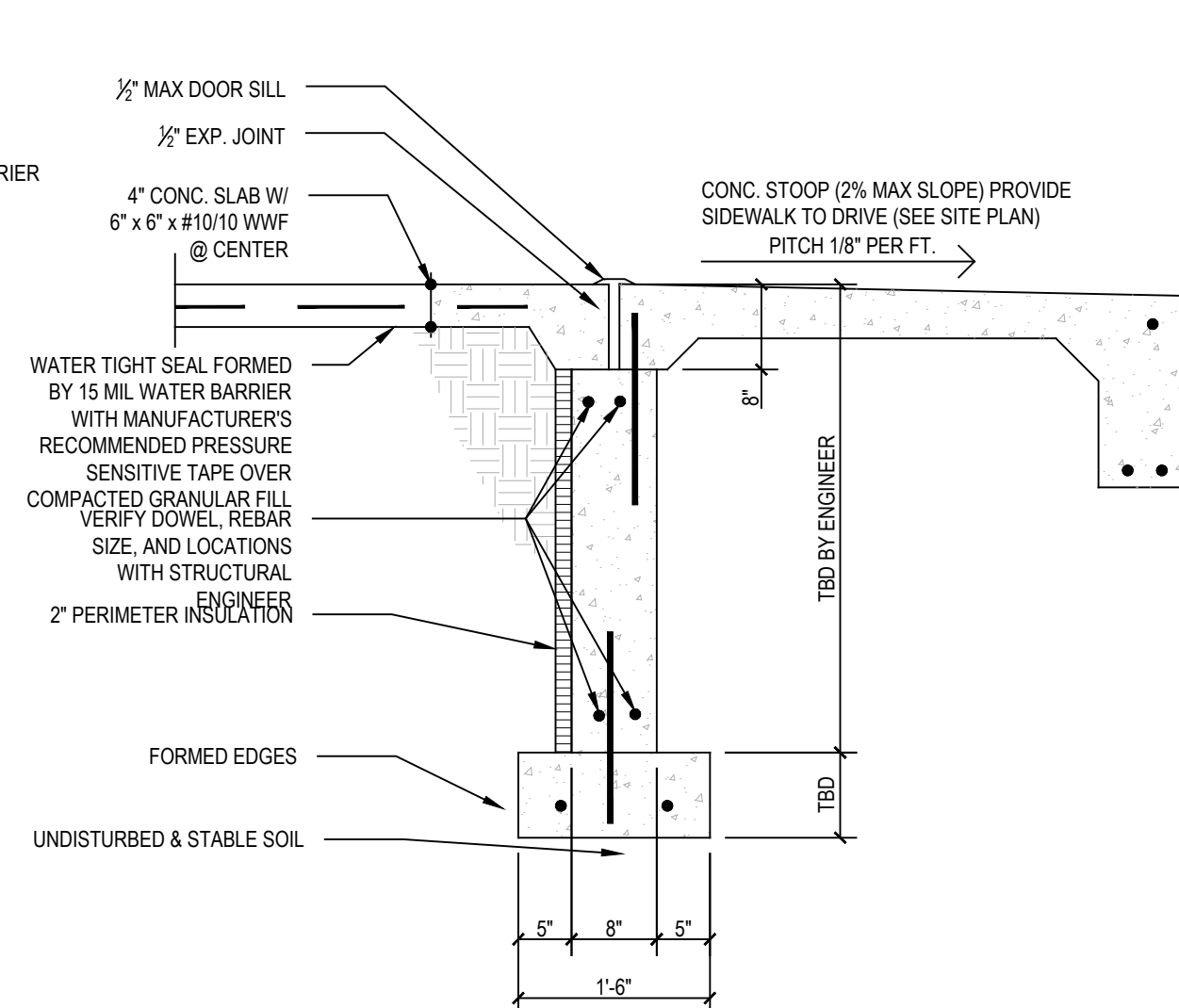
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DRAWN BY: BKY  
 CHECKED: DSH  
 LANDSCAPE PLAN

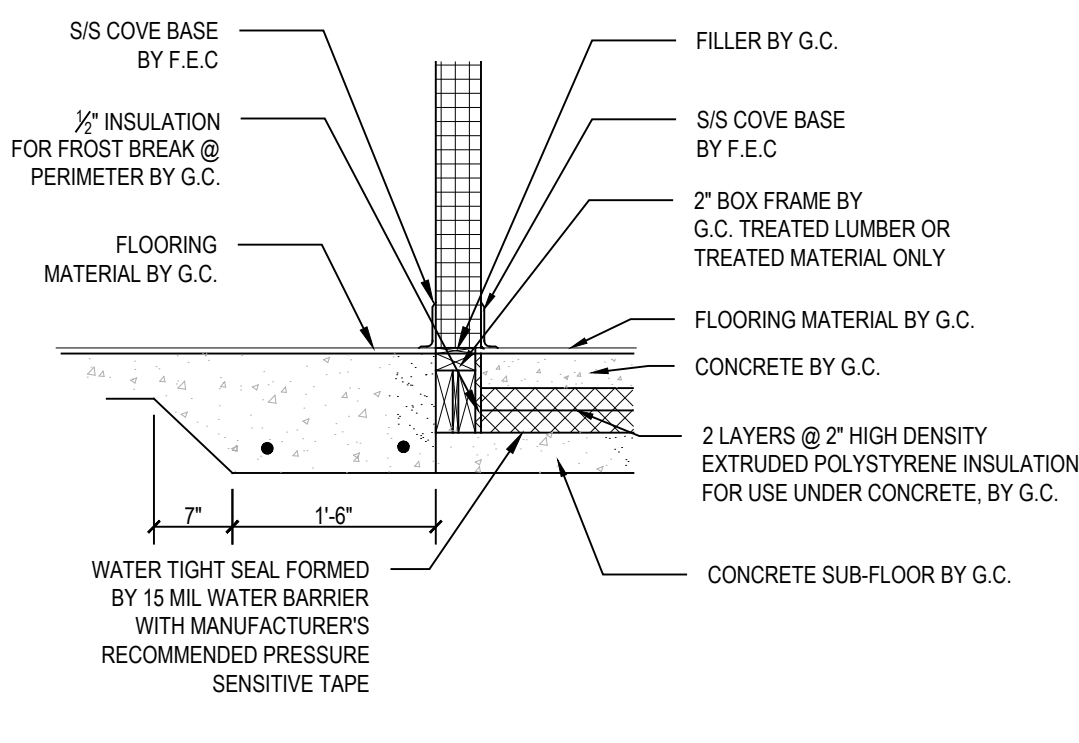
PROJECT No. • 171009



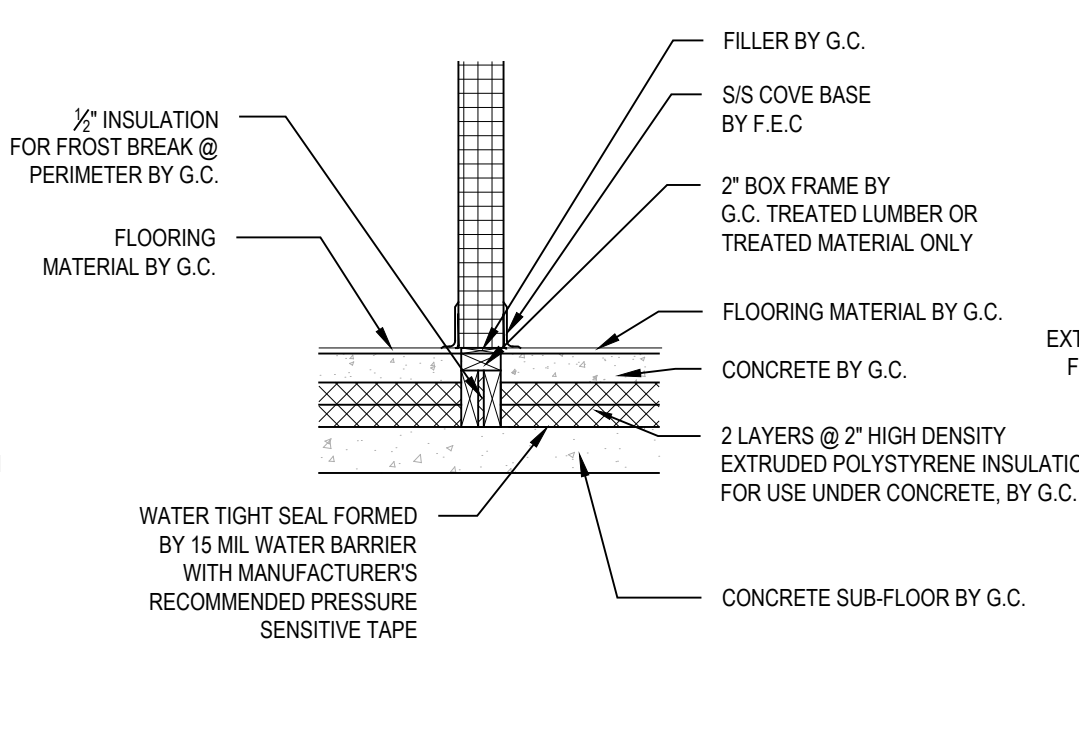
**1**  
A-1 **FND'N TYPE "A"**  
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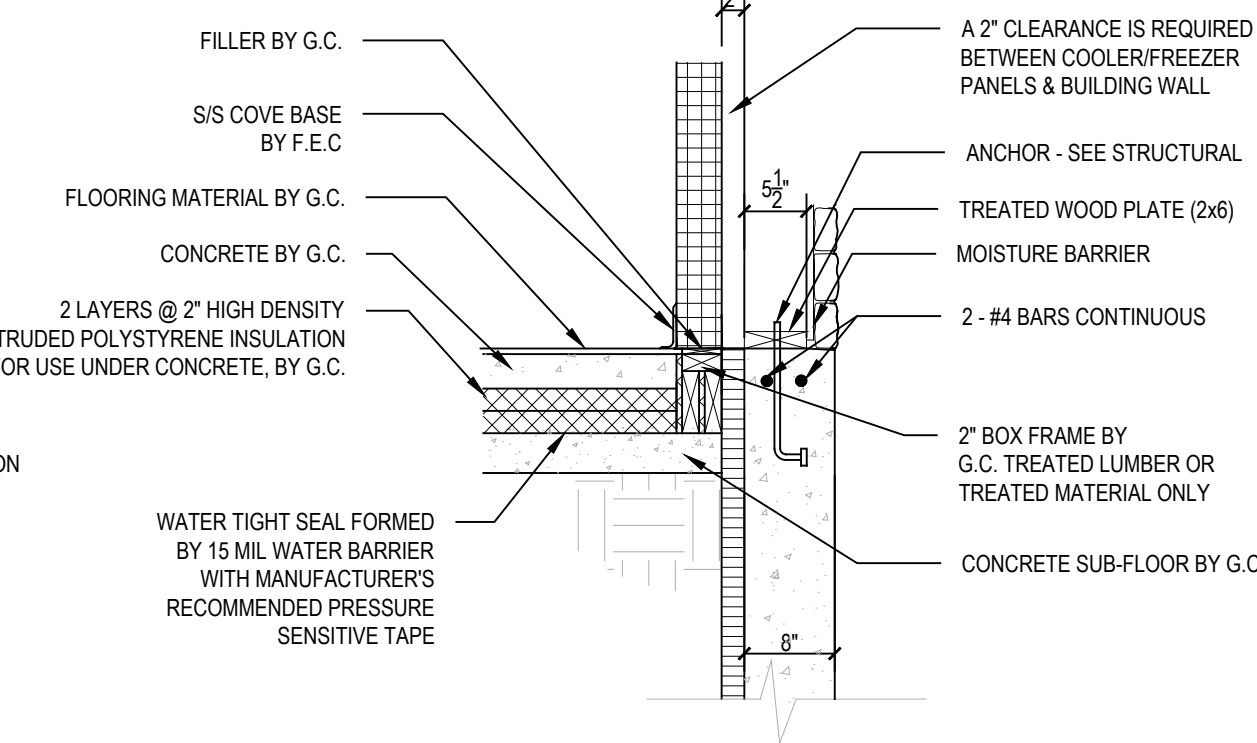
**2**  
A-1 **DETAIL - FND'N @ STOOP**  
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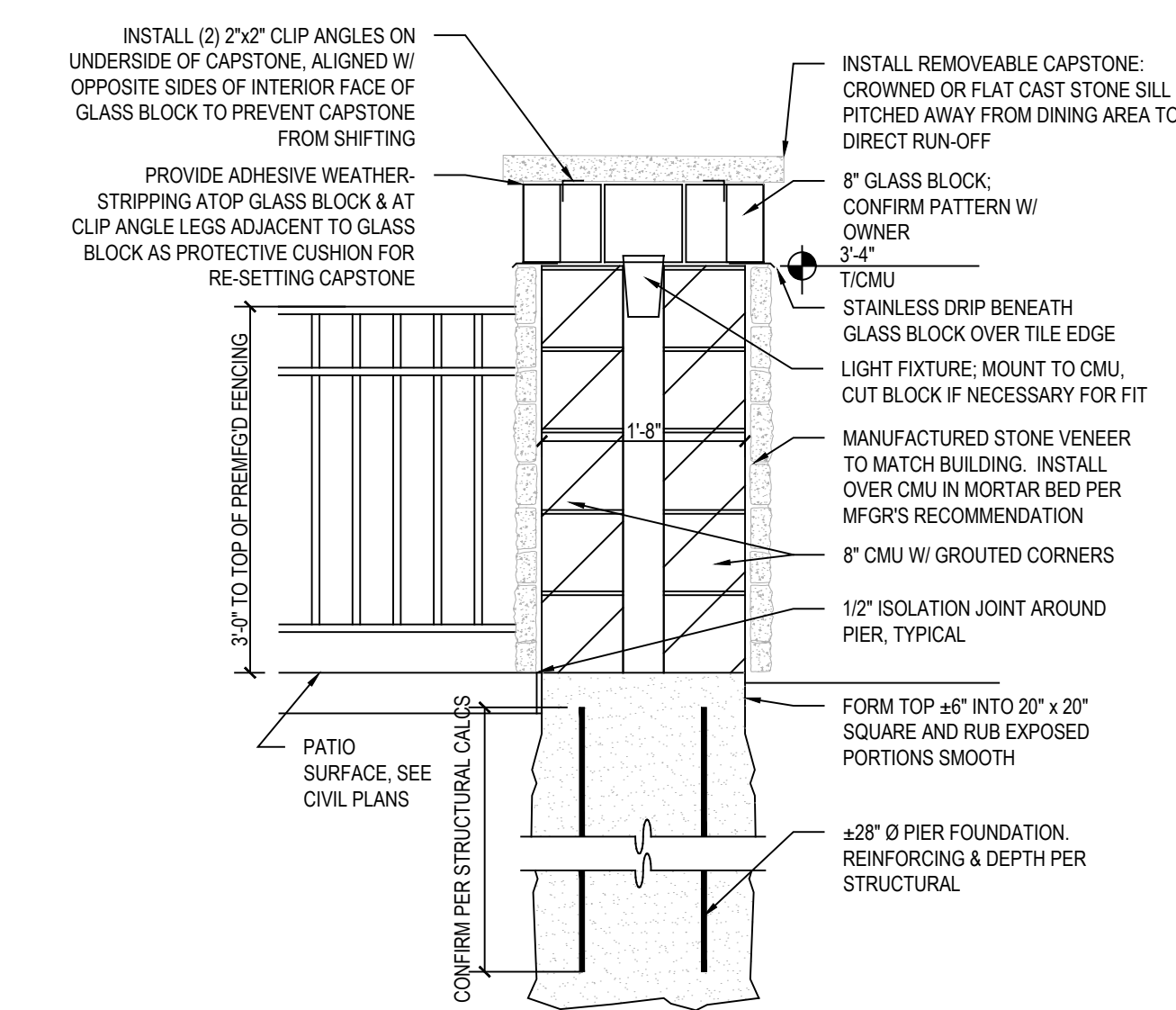
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A-1 **DET. - COOLER SLAB**  
SCALE: 3/4" = 1' - 0"



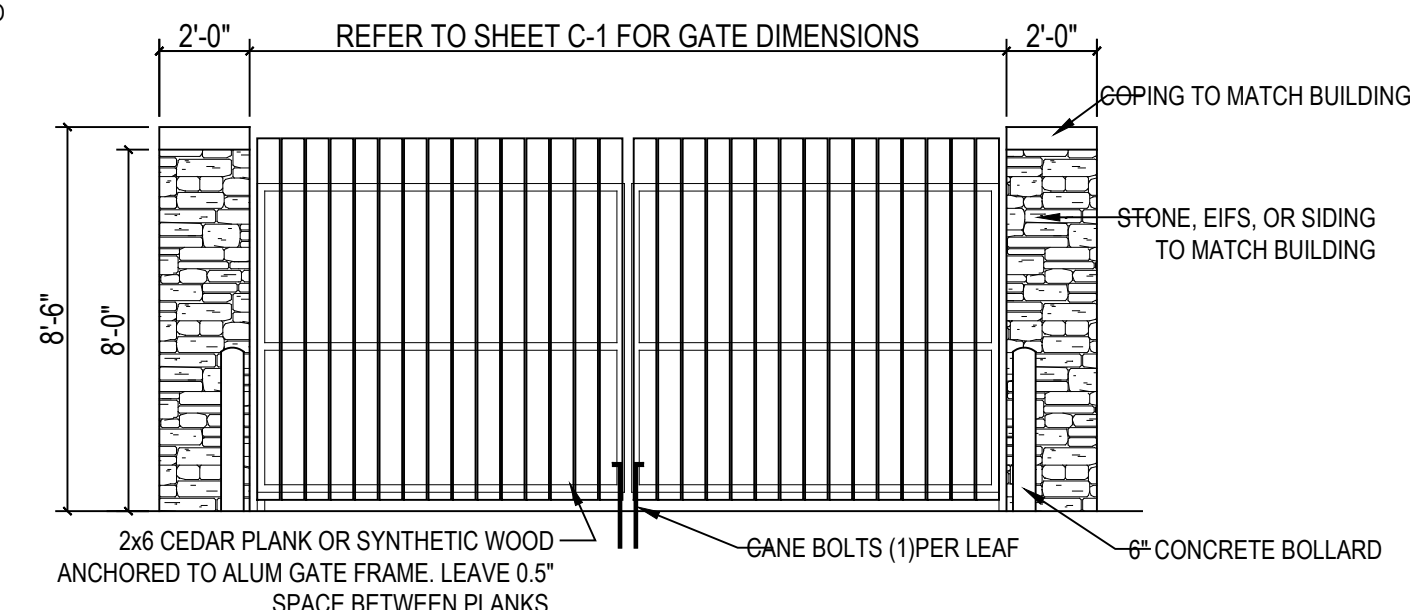
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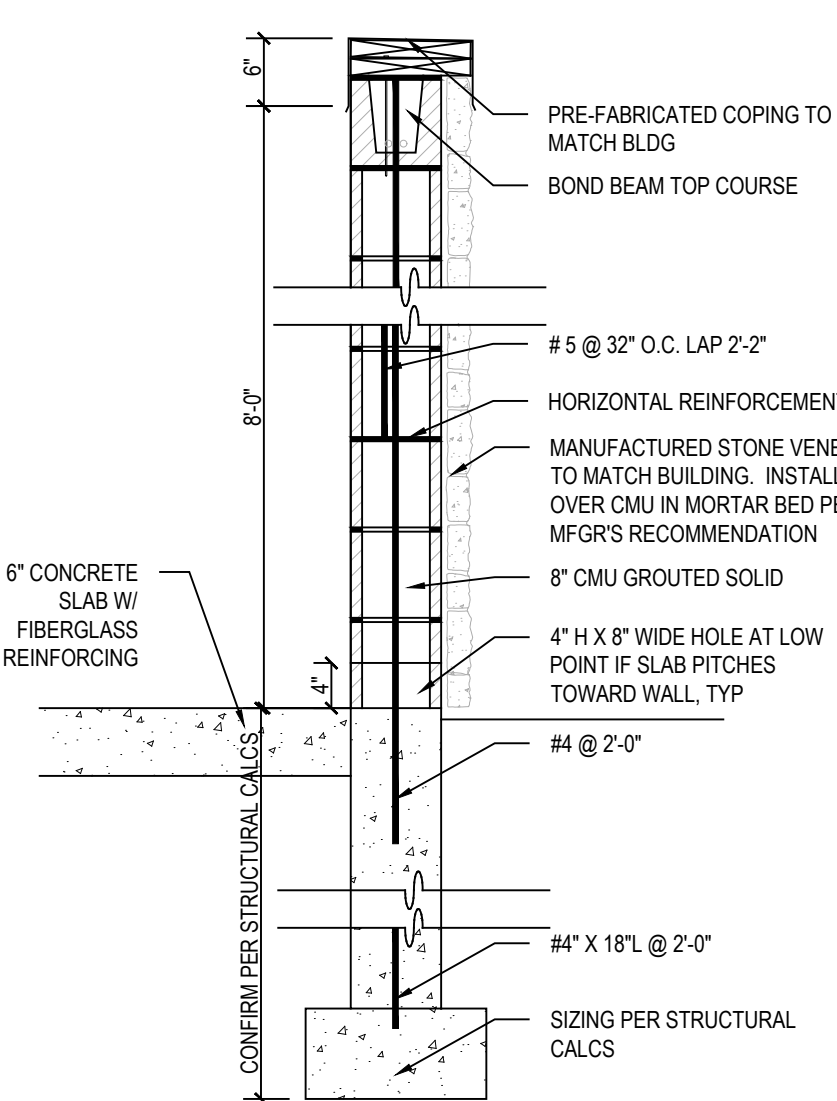
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A-1 **DET. - FDN. WALL @ COOLER**  
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**6**  
A-1 **SECT. - PATIO PIER**  
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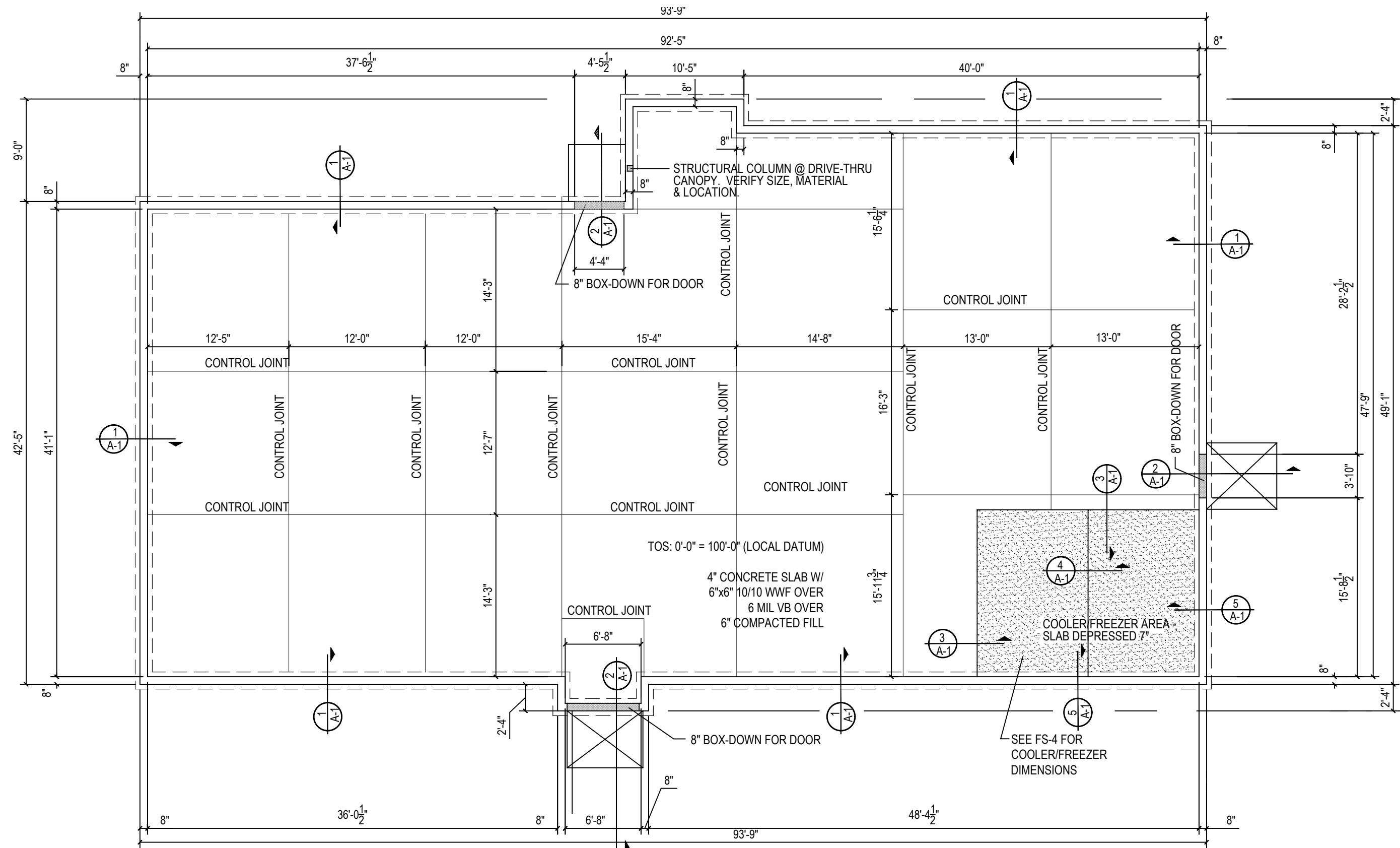


**7**  
A-1 **DUMPSTER ENCLOSURE GATE - TYP. ELEVATION**  
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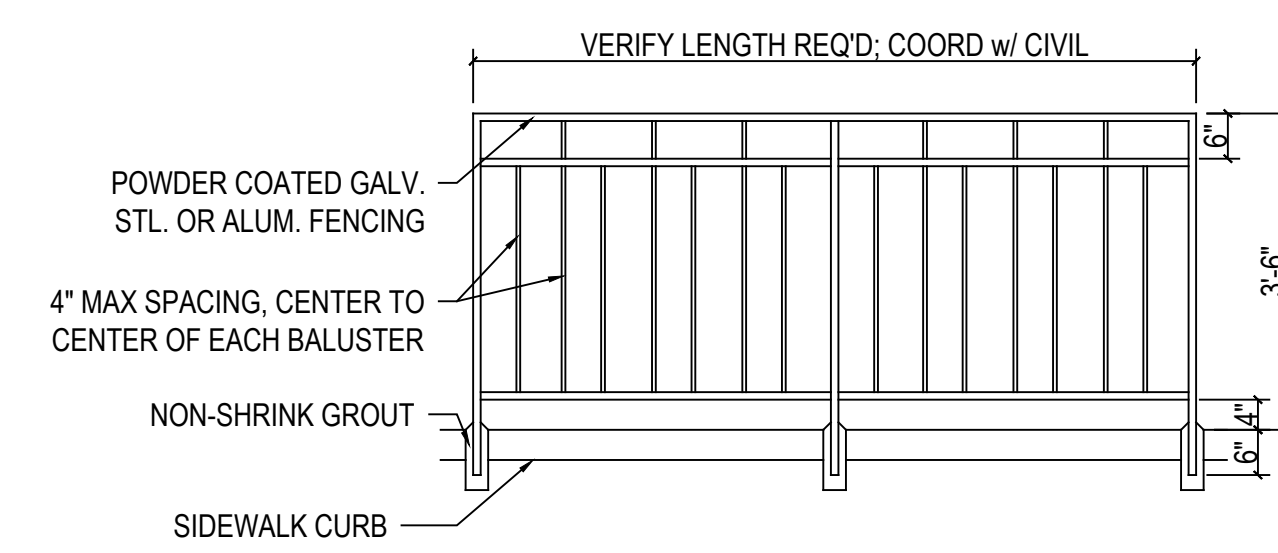
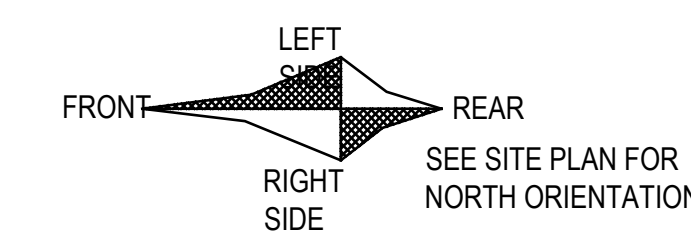


**8**  
A-1 **SECT. - DUMPSTER ENCLOSURE MASONRY OPTION**  
SCALE: 3/4" = 1' - 0"

**9**  
A-1 **NOT USED**



**FOUNDATION PLAN**  
1/8" = 1'-0" SEE SITE PLAN FOR BUILDING ORIENTATION, PATIO, AND DUMPSTER ENCLOSURE



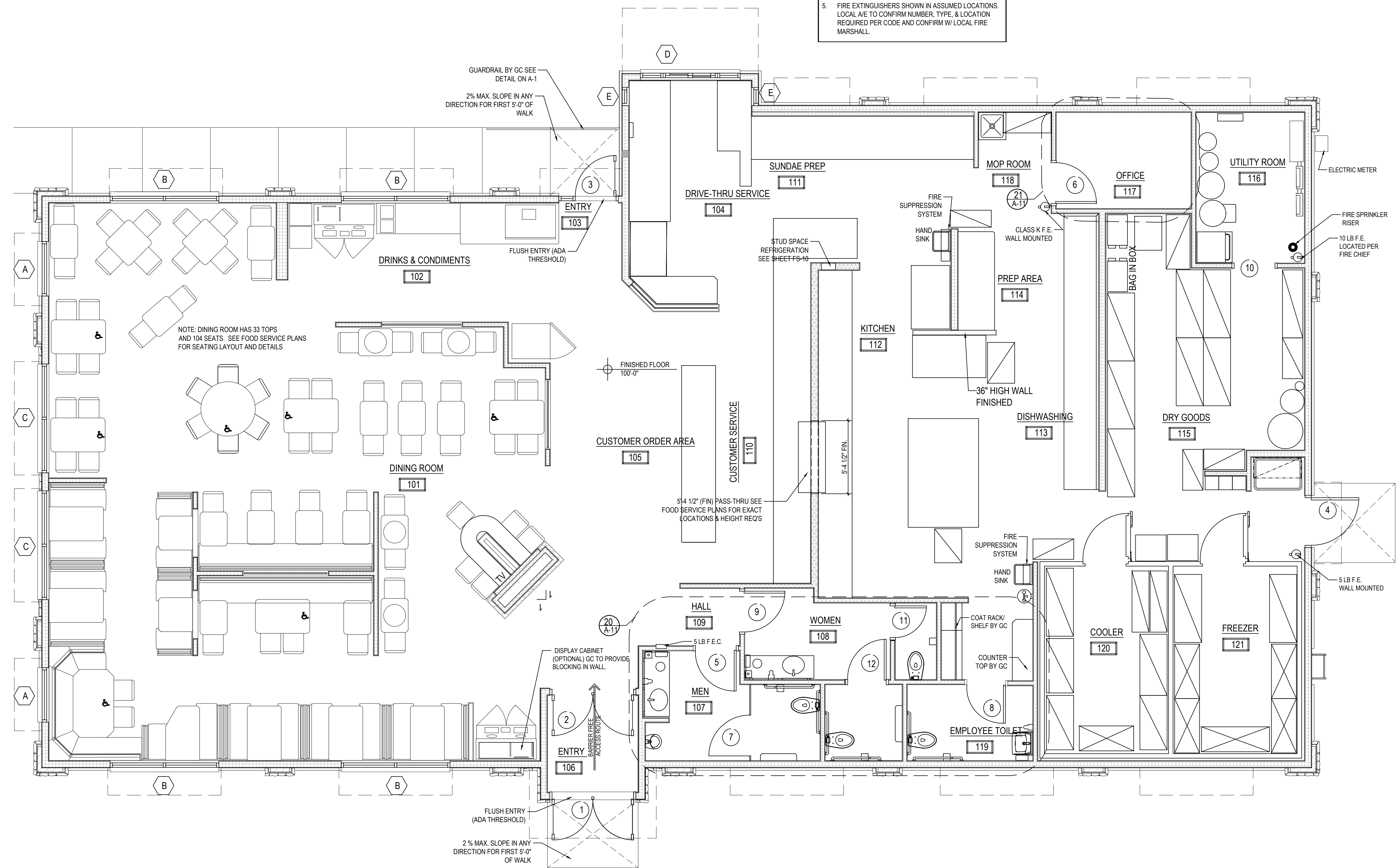
**10**  
A-1 **GUARD RAIL DETAIL**  
1/2" = 1'-0"

- GENERAL NOTES**
- SEE ADDITIONAL CONCRETE REQUIREMENTS ON SHEET E-5 (SPEAKER POST/ORDER CONFIRMATION SYSTEM DETAILS)
  - BASES FOR MONUMENT SIGN, PYLON SIGN, RAIN CANOPY, DIRECTIONAL SIGNS, AND MENU BOARD ARE BY OWNER / OWNER'S SIGN COMPANY
  - ANY MASONRY FOR SITE DUMPSTER ENCLOSURE TO HAVE WATERPROOFING ADMIXTURE
  - GREASE INTERCEPTOR IS FURNISHED AND INSTALLED BY PLUMBING TRADE - SEE PLUMBING DRAWINGS
  - CONFIRM WITH OWNER PROVISIONS NECESSARY FOR SHED WITHIN DUMPSTER ENCLOSURE
  - DETAILS 6 THRU 9 ARE DESIGN SUGGESTIONS, COORDINATE W/ ARCHITECT

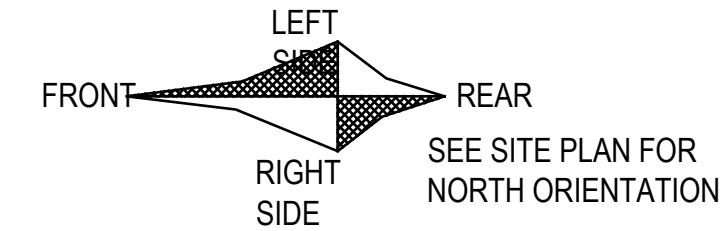
- GENERAL NOTES:**
- G.C. SHALL VERIFY & COORDINATE W/ ANY CLEARANCE REQUIREMENTS FOR WATER METER AND ELECTRICAL TRANSFORMER.
  - PROVIDE SEALED PENETRATIONS INTO BUILDING FOR CABLE T.V. & TELEPHONE. COORDINATE W/OWNER.
  - VERIFY LOCAL REQUIREMENTS FOR ELECTRIC TRANSFORMER PAD/BLAST WALLS IF NECESSARY.
  - G.C. WILL BE REQUIRED TO COORDINATE I.T., POWER, SECURITY, & P.O.S. TO ROOM 117.
  - FIRE EXTINGUISHERS SHOWN IN ASSUMED LOCATIONS. LOCAL A/E TO CONFIRM NUMBER, TYPE, & LOCATION REQUIRED PER CODE AND CONFIRM W/ LOCAL FIRE MARSHALL.

**KEY TO SYMBOLS**

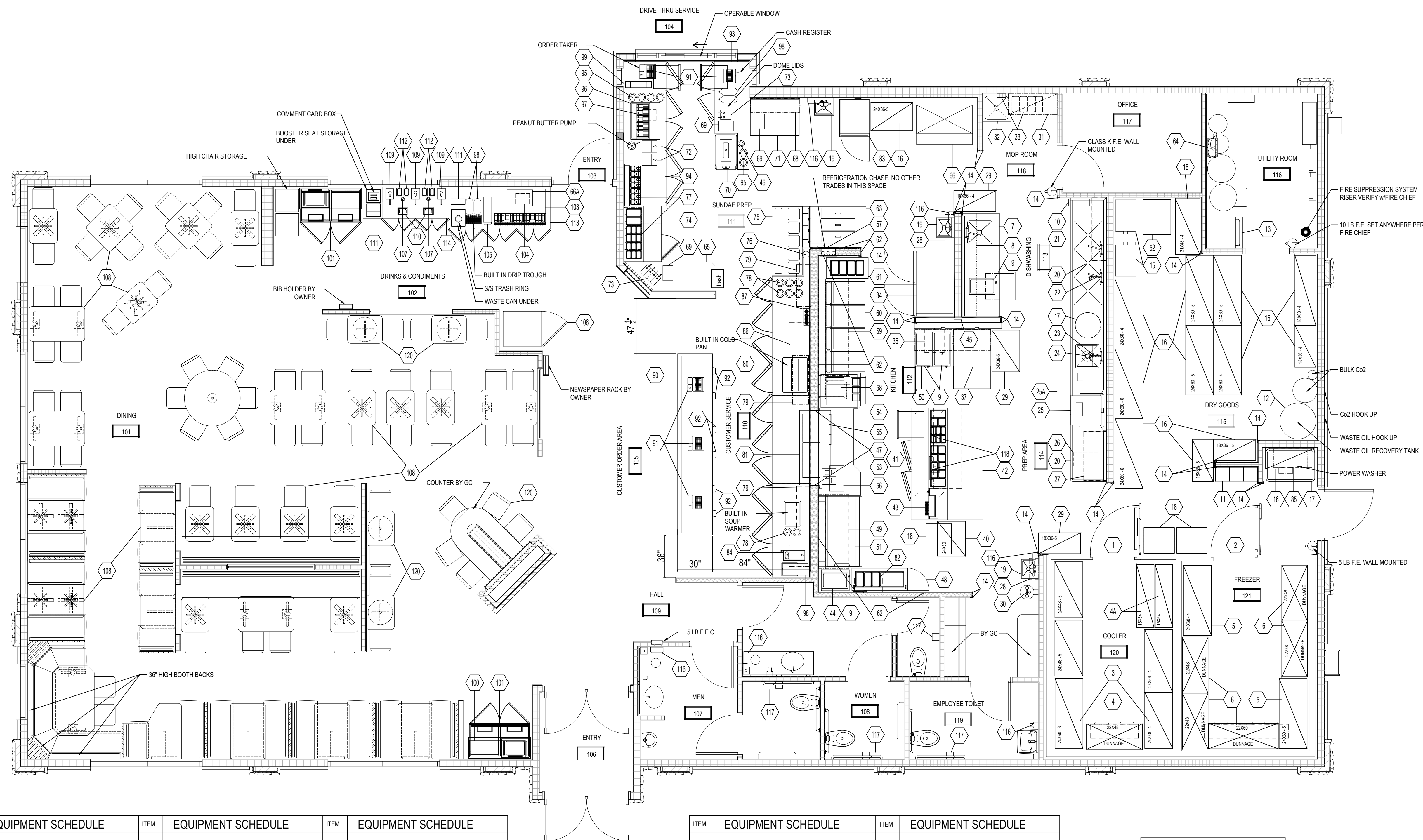
XX DOOR TYPE - SEE SHEET A-3  
 XX WINDOW TYPE - SEE SHEET A-3



**FURNITURE FLOOR PLAN**  
 1/4"=1'-0"  
**4,310 SQUARE FEET**







ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
1	WALK IN COOLER	25	DISHWASHER-OFCI	49	EXHAUST HOOD-OFCI
2	WALK IN FREEZER	25A	DISHWASHER EXHAUST HOOD-CFCI	50	MOBILE WORKTABLE
3	COOLER SHELVING	26	BOOSTER HEATER-OFCI	51	GRILL AND GRILL STAND
4	COOLER DUNNAGE RACK	27	SLANTING RACK-SHELF	52	MOBILE S/S CART-OPTIONAL
4A	MOBILE CUSTARD MIX RACKS	28	FIRE SUPPRESSION SYSTEMS-CFCI	53	SANDWICH WRAP STATION
5	FREEZER SHELVING	29	CLEAN PAN SHELVING	54	ORDER BARS
6	FREEZER DUNNAGE RACKS	30	EYE WASH STATION-OFCI	55	WRAP PAPER HOLDERS-OFCI
7	WORKTABLE/SINK	31	JANITORS SHELVING	56	HEATED BUN WARMER-OFCI
8	WALL SHELF	32	MOP SINK-CFCI	57	S/S REFRIGERATION CHASE COVER
9	COOKERWARMERS-OFCI	33	CHEMICAL DISPENSING SYSTEM-OFCI	58	FRY STATION HEAT LAMP
10	KETCHUP DISPENSER-OFCI	34	REACH-IN FREEZER	59	EXHAUST HOOD-OFCI
11	LOCKERS-OPTIONAL	35	FUTURE ITEM	60	FRYERS
12	WASTE OIL RECOVERY SYSTEM-OFCI	36	MICROWAVE OVEN-OFCI	61	CUSTOM FISH REFRIGERATOR
13	WASHER/DRYER-OFCI	37	REFRIGERATED DRAWER BASE	62	S/S WALL PANELS-CFCI
14	WALL CORNER GUARDS	38	OPEN NUMBER	63	TRIPLE CUSTARD MACHINE-OFCI
15	BAG IN BOX SYSTEM-OFCI	39	OPEN NUMBER	64	WATER FILTER-OFCI
16	STORAGE SHELVING	40	BREAD SHELF	65	WORKTABLE
17	TRASH CANS/CART-OFCI	41	REFRIGERATED WORKTABLE	66	ICE MACHINE WITH BIN
18	BUN RACKS-OFCI	42	MOBILE WORKTABLE/OVERSHLF	66A	ICE MAKER-OPTIONAL
19	HAND SINKS-OFCI	43	BUN TOASTER-OFCI	67	OPEN NUMBER
20	DISH/TABLES AND UTENSIL SINKS	44	GRILL SIDE WARMER CART	68	WALL SHELF
21	WALL SHELF	45	S/S WALL CAPELECTRICAL CHASE COVER	69	ASTRO BLENDERS-OFCI
22	PRE-RINSE SPRAY ASSEMBLY-OFCI	46	MALT POWDER DISPENSER-OFCI	70	SHAKE MACHINE-OFCI
23	PRE-RINSE SPRAY ASSEMBLY-OFCI	47	FRONT PASS-THRU S/S TRIM	71	WORKTABLE
24	DISPOSER-OPTIONAL-OFCI	48	REFRIGERATED MEAT CART	72	HEATED SYRUP DISPENSERS-OFCI

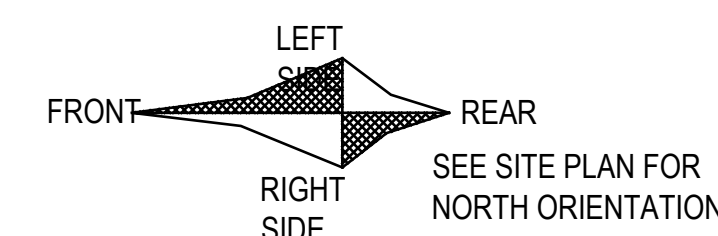
ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
73	LIQUID TOPPING DISPENSER-OFCI	98	ICED TEA BREWER/DISPENSERS-OFCI
74	REFRIGERATED TOPPING TABLE	99	LID DISPENSER-OFCI
75	CUSTARD DIPPING CABINET	100	DISPLAY CABINET (OPTIONAL)
76	CAKE CONE DISPENSER	101	TRAY / TRASH / RECYCLE CABINET
77	SUNDIAE TOPPING SYSTEM	102	TRAY / TRASH CABINET
78	CUP AND DISH DISPENSER	103	ICE AND SODA DISPENSER-OFCI
79	WALL SHELVES	104	SODA MACHINE CARBONATOR-OFCI
80	REFRIGERATED S/S BACKCOUNTER	105	LID DISPENSER-OFCI
81	HEATED PASS-THRU UNIT	106	REACH IN RETAIL FREEZER
82	TOOL SHELF	107	CONDIMENT CUP DISPENSERS
83	REACH IN REFRIGERATOR	108	TABLES/CHAIRS/BOOTH
84	COFFEE MAKER-OFCI	109	CONDIMENT DISPENSERS
85	POWER WASHER-OPTIONAL-OFCI	110	NAPKIN DISPENSERS
86	MENU BOARD-OFCI	111	STRAW DISPENSERS-OFCI
87	WAFLE CONE DISPENSER-OFCI	112	CONDIMENT PANS-OFCI
88	OPEN NUMBER	113	BEVERAGE COUNTER
89	OPEN NUMBER	114	CONDIMENT COUNTER
90	FRONT SERVICE COUNTER	115	REFRIGERATION SYSTEMS (NOT SHOWN)
91	CASH REGISTERS AND SYSTEM-OFCI	116	HAND TOWEL DISPENSERS-OFCI
92	CUP DISPENSERS	117	TOILET PAPER DISPENSERS-OFCI
93	S/S DRIVE-THRU COUNTER	118	MONITOR BRACKETS-OFCI
94	S/S DRIVE-THRU COUNTER	119	OPEN NUMBER
95	CUP DISPENSERS	120	HIGH TOP TABLES AND CHAIRS
96	ICE AND SODA DISPENSER-OFCI		
97	SODA MACHINE CARBONATOR-OFCI		

**GENERAL NOTE:**  
 ALL DRAWINGS FS-1 THROUGH FS-10 SHOULD BE INCLUDED IN ALL ARCHITECTURAL SETS

**SEATING SUMMARY**  
 SIX PERSON TABLES (2) X 6 = 12  
 FOUR PERSON TABLES (12) X 4 = 48  
 THREE PERSON TABLES (1) X 3 = 3  
 TO-GO TOP (1) X 5 = 5  
 TWO PERSON TABLES (18) X 2 = 36  
 TOTAL SEATING CAPACITY 104  
 TOTAL TABLE TOPS 34

**EQUIPMENT KEY**  
 ALL ITEMS ARE OWNER FURNISHED EQUIPMENT CONSOLIDATOR INSTALLED EXCEPT AS FOLLOWS.  
 OFCI-OWNER FURNISHED CONTRACTOR INSTALLED  
 OFOI-OWNER FURNISHED OWNER INSTALLED  
 OFCI-OWNER FURNISHED CONTRACTOR INSTALLED  
 ALL ROUGH INS AND FINAL CONNECTIONS OF ALL EQUIPMENT BY OTHERS

**FOOD SERVICE PLAN**  
 1/4"=1'-0"



75% PROGRESS • 10.13.17  
 90% PROGRESS • 11.14.17  
 SPA/PLD • 12.19.17

DRAWN BY: • JMV  
 CHECKED: • DSH

**FOOD SERVICE PLAN**



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: January 11, 2018

**Land Use and Zoning Analysis  
For  
Green Oak Charter Township, Michigan**

**Applicant:** Dennis Dubuc  
12618 Ten Mile Road  
South Lyon, MI 48178

**Project Name:** Dubuc Conditional Rezoning

**Location:** 10638 Rushton Road between Ten Mile and Nine Mile Roads

**Current Zoning:** R2 – Single Family

**Action Requested:** Rezoning from R2 – Single Family to RM – Multiple Family

**Required Information:** As noted in the following review.

**PETITION**

The applicant is requesting a rezoning on a parcel with parcel ID number 16-26-301-036, otherwise known as 10638 Rushton Rd. The petitioner requests that the parcel be re-designated from R2 – Single Family to RM – Multiple Family.

**SITE DESCRIPTION/CURRENT USE**

The subject parcel is 5 acres. The site is currently developed with a single-family home that is used for adult foster care, which can accommodate up to 6 adults based on the current R2 zoning. Prior to the development of the single-family home on the site the parcel was created by splitting it from a larger parcel containing the commercial structure, which was at the time still in an R2 zoning district. Additional acreage was added from an abutting single family parcel to the west. Figure 1 below is an aerial photograph of the property.

**Figure 1.**



**SURROUNDING ZONING AND LAND USE**

The following chart compares zoning and existing land use surrounding the subject parcel.

	<b>Zoning</b>	<b>Existing Land Use</b>
<b>Subject parcel</b>	R2 – Single Family	Single family
<b>North</b>	R2 – Single Family	Single Family Residence
<b>South</b>	R2 – Single Family	Vacant land
<b>East</b>	Conditional LB – Local Business	Local Businesses
<b>West</b>	R2 – Single Family	Single Family Residence

## MASTER PLAN

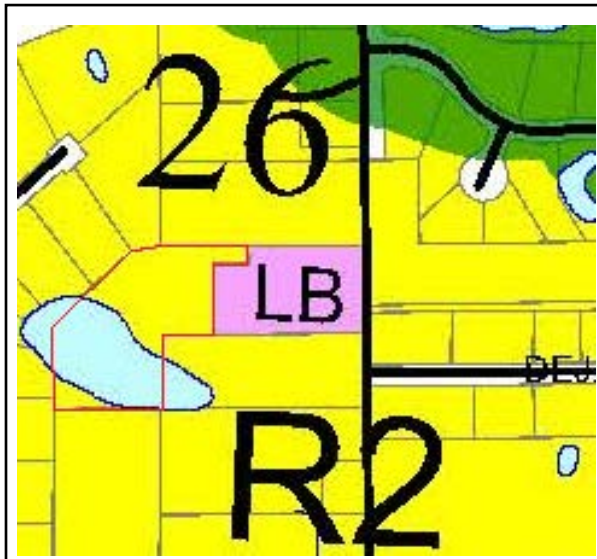


Figure 2. Zoning Map

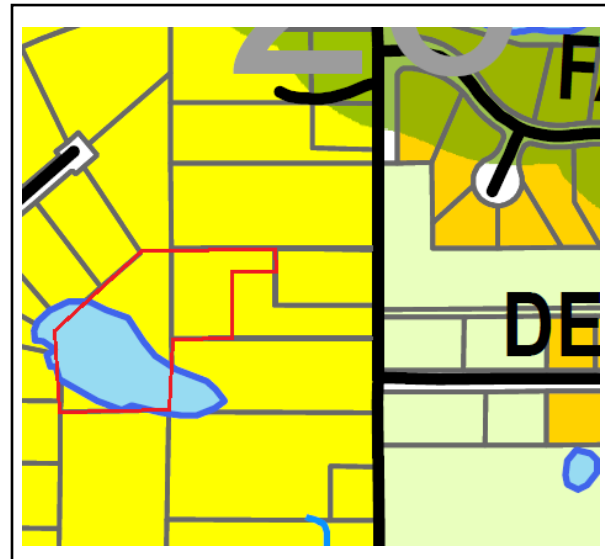


Figure 3. Future Land Use Map

As noted above and depicted in Figure 2, the current zoning map, the subject site is located in an R2-Single Family Zoning District. Figure 3. is the Future Land Use Plan from the adopted 2014 Green Oak Township Master Plan. The Future Land Use Plan designates the subject site as Medium Density Residential which equates to the R3 – Single-Family Residential zoning district based on the Zoning Plan in the Master Plan. The entire surrounding area is zoned and planned for single-family residential. The designation for the land across Rushton Road in the Future Land Use Plan is “Very Low Density Residential”. As indicated in the table above and visible in the aerial photo in figure 1., most of the surrounding area is currently used for single-family residences. The vacant parcel to the south is owned by the Township. The parcel immediately to the east, between the subject parcel and Rushton Road is in a LB – Local Business zoning district. This parcel is also owned by the applicant.

## DEVELOPMENT POTENTIAL

### Current Zoning

With the current R2 zoning the site would likely remain as it is with the existing single-family home that was recently built. Though the R2 zoning would permit single-family lots as small as a ½ acre, the configuration of the site and the location of the existing structure does not appear to lend itself to further divisions of the property.

### Proposed Zoning

The proposed RM zoning would allow for multifamily housing. Section 38-137 of the zoning ordinance outlines the land area requirements for various residential housing types from single family houses to multifamily buildings with multiple bedroom units or efficiency units. For example, duplexes require a minimum of one acre per two family unit with no public sewer or

water. A multifamily building with 2 bedroom units would require 10,000 square feet per unit. The site is encumbered by approximately 2 acres of wetland which reduces the development potential. Using a multifamily building with 2 bedroom units as an example to calculate potential density, the site could be developed for up to 13 units. This is assuming the site would support a septic field that could handle that number of units.

Uses permitted in the RM district that are not permitted in single-family districts in addition to multifamily housing includes senior housing complexes, Family Day Care Homes, and Adult Foster Care Small Group Homes.

The applicant has indicated that they are interested in establishing an Adult Foster Care Small Group Home which would permit up to 12 adults as resident of the home.

### ZONING AMENDMENT PROCEDURE/CONDITIONAL REZONING

Section 38-537. of the Zoning Ordinance outlines the requirements and procedures to review a rezoning petition.

For the rezoning the Planning Commission must hold a public hearing, deliberate on findings that are identified in the Zoning Ordinance in Section 38-539., and make recommendations to the Township Board to approve, approve with conditions, or deny the application.

### FINDINGS FOR REZONING

In reviewing an application for the rezoning of land, whether the application be made with or without an offer of conditions, factors that should be considered by the Planning Commission and the Township Board include, but are not limited to, the following:

- a) Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan;

**CWA** The future land use map in the Master Plan designates this area and the surrounding area as medium Density Residential. Table 11 in the Zoning Plan in the Master Plan indicates that the comparable zoning for this designation is R3 - Single-Family Residential. R3 allows for single-family residential homes on 1 acre lots. This is even lower density than what is permitted in the current R2 zoning.

- b) Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;

**CWA** The surrounding uses are all single-family residential uses on roughly one acre or larger lots. The local business land uses were legal nonconforming uses until the recent conditional rezoning. While multifamily uses may be more compatible with the local business uses, a multifamily building would be out of place with the existing lower density

residential uses. The uses of the site for an expanded adult foster care use may intensify the activity at the site.

- c) Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning; and

**CWA** It is stated in the Master Plan that Multiple-Family Residential is represented in areas with existing multiple-family development, proximity to available sanitary sewers, and existing adequate roads. The site is not adjacent to other multifamily districts. The site is not on public water or sewer.

- d) Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.

**CWA** The current use of the site seems to fit in well with the surroundings. Multifamily buildings at densities permitted by the proposed zoning would not. The Planning Commission should discuss with the applicant the implications of increased numbers of adults in foster care.

- e) Whether the condition and/or value of property in the Township or in adjacent communities would be significantly adversely impacted by a development or use allowed under the requested rezoning;

**CWA** This site is too small to have significant effect on the township as a whole or neighboring communities.

- f) Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance; and


**CWA** It does not appear that conditions have changed in this area since the parcel was placed in the current zoning district. The only change is the reconfiguration of the subject parcel. The most notable aspect of this reconfiguration was the transfer of acreage from a parcel in the neighboring residential subdivision.

- g) Whether precedents might result from approval or denial of the petition, and the possible effects of such precedents.

**CWA** The proposed district is not consistent with the Master Plan. Approval of a rezoning that is inconsistent with the Master Plan without sound justification could set a negative precedent.

## RECOMMENDATIONS

It does not appear that the proposed zoning district is consistent with Township policies. The area is planned for single-family residential uses. Though there is local business on the adjacent lot, the existing home on the subject site and the existing homes on surrounding lots were built after the buildings on the LB lot were established. The Planning Commission should review each of the findings to determine if the proposed rezoning is appropriate before making a recommendation to the Township Board.



**CARLISLE/WORTMAN ASSOC., INC.**  
**Paul Montagno, AICP**  
**Associate**

#175-1800

cc. Mark St. Charles, Township Supervisor  
Debra McKenzie, Planning & Zoning Administrator  
John Enos, Principle, CWA



DENNIS B. DUBUC  
ATTORNEY AT LAW

ESSEX PARK LAW OFFICE, P.C.  
12618 TEN MILE RD.  
SOUTH LYON, MI 48178  
(248) 486-5508 • FAX (248) 486-5339

February 6, 2018

Green Oak Charter Township  
Planning Commission  
10001 Silver Lake Road  
Brighton, MI 48116


AMENDMENT TO REZONING APPLICATION

This amendment is provided by Dennis Dubuc regarding rezoning application R 01-2018, Rezoning of property located at 10638 Rushton Road, Denis Dubuc property, #4716-26-301-036 (4.35 acres) Present Zoning R2, Requested Zoning RM.

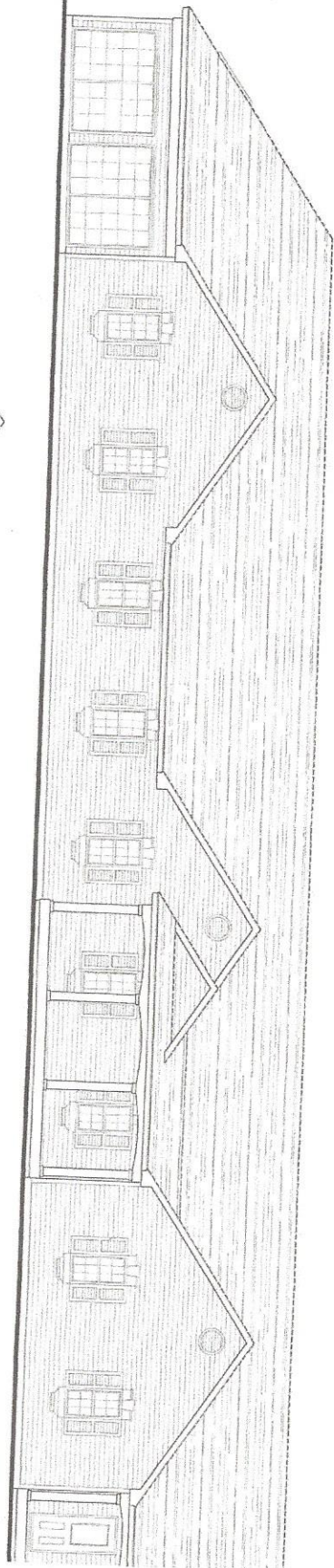
Pursuant to discussions with the Planning Commission at a public hearing held January 18, 2018 concerning my rezoning application I request RM zoning to be conditioned on the following:

1. The existing adult foster care home (Blue Heron Pond) will be enlarged to accommodate 12 adult foster care residents pursuant to the attached plans.
2. At no time will any other homes, apartments, duplexes or any other forms of domicile be constructed on the property.
3. The purpose of the conditional RM zoning requested is for one purpose only; that is to permit the existing state licensed adult foster care home, which has a limit of 6 residents to be enlarged to a small group home which has a limit of 12 residents.
4. See attached drawing / subject to plot plan & building permit approval.

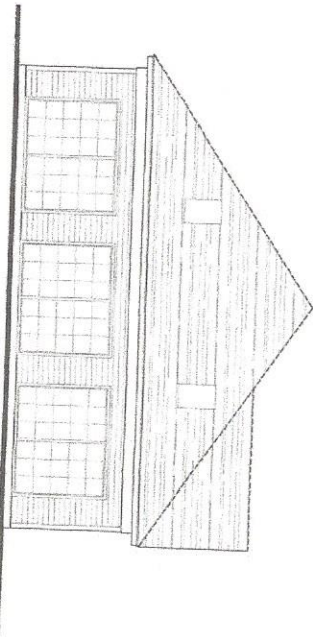
Date 2-6-18

  
Dennis Dubuc

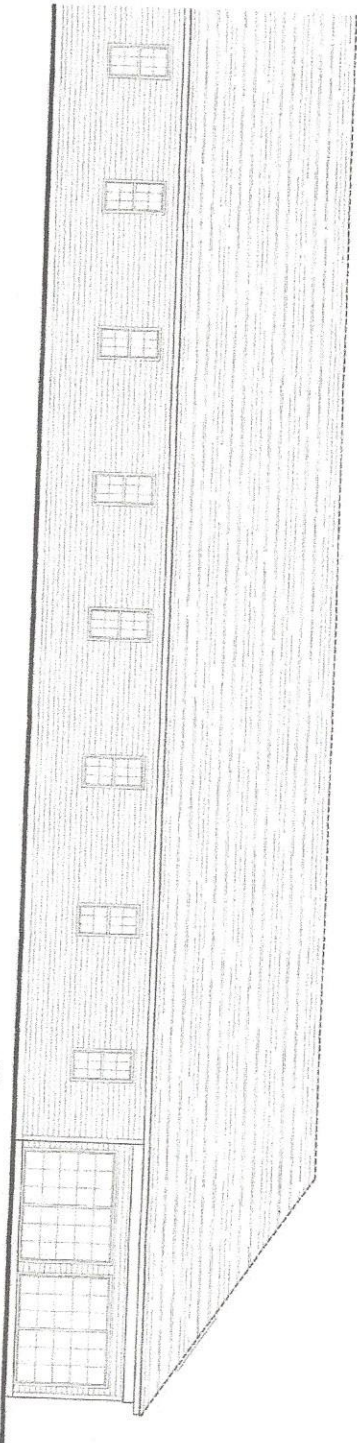




PARTIAL EAST ELEVATION  
SCALE 1/8"=1'-0"



SOUTH ELEVATION  
SCALE 1/8"=1'-0"



WEST SIDE ELEVATION  
SCALE 1/8"=1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

A-3	DATE	01.11.18
	NO.	17-110
	AS NOTED	

EXTERIOR ELEVATIONS

ZACK M OSTROFF & ASSOCIATES  
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER  
www.zackm.com  
email: zack@zackm.com  
PH: 248.426.4100

A PROPOSED FINISHED ADDITION/RENOVATION FOR  
**DENNIS DUBUC RESIDENCE**  
10638 RUSHTON ROAD  
SOUTH LYON, MICHIGAN 48178  
PH: (248) 486-5508

NO.	DATE	REVISIONS

**WALL LEGEND**

EXISTING WALL	---
DEMOLITION WALL	- - - -
NEW WALL	---
MASONRY BLOCK	---



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

AS NOTED  
 17-110  
 01.11.18

**A-2**

**REVISIONS**

NO.	DATE	DESCRIPTION

A PROPOSED FINISHED ADDITION/REVISION FOR  
**DENNIS DUBUC RESIDENCE**  
 10538 RUSTON ROAD  
 SOUTH LYON, MICHIGAN 48178  
 PH: (248) 488-2508

**ZACK M OSTROFF & ASSOCIATES**  
 RESIDENTIAL COMMERCIAL DESIGNER/PLANNER  
 11200 WYOMING AVENUE, SUITE 100  
 FARMINGTON HILLS, MI 48334  
 PH: (248) 488-4190

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ARCHITECT.

PRELIMINARY -- NOT FOR CONSTRUCTION



**GREEN OAK CHARTER TOWNSHIP  
PLANNING AND ZONING DEPARTMENT**

10001 Silver Lake Road, Brighton, MI 48116  
Phone: 810-231-1333 ext.104 Fax: 810-231-5080

RECEIVED

DEC 11 2017

OFFICE OF ASSESSOR  
GREEN OAK CHARTER TOWNSHIP

**APPENDIX A**

Property Identification  
No. 47-16-26-300-36

Date 12-8-17  
Case # \_\_\_\_\_

**PETITION FOR CHANGE OF ZONE**

**TO THE TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD OF  
GREEN OAK**

**I. Property Information**

A. The undersigned applicant does hereby petition to change the zoning of the following legally described property (Use an attached sheet if necessary); -

10638 Rushton Road, a 5 acre parcel (see attached legal description).  
Currently a state licensed adult foster care home (see attached brochure).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Situated at the following address: 10638 Rushton Road  
\_\_\_\_\_

C. The applicant requests that the Zoning Ordinance be amended to reclassify this property from zone R-2  
to zone RM  
to permit the erection of (State proposed use, if known) \_\_\_\_\_

Existing Adult Foster Care Home to Adult Foster Care Small Group Home  
\_\_\_\_\_

D. A plot plan of this property, showing both existing zone boundaries and those proposed, is hereto attached and made a part of this petition.

E. Said property has the following deed restrictions affecting the use thereof:

None  
\_\_\_\_\_  
\_\_\_\_\_

Said deed restrictions will expire on N/A

II. The Answers To The Following Must Be Made Complete and Full

A. Such change is necessary for the preservation and enjoyment of a substantial property right because; (State in detail wherein the conditions applicable to this property establish the above statement).

Because the existing Adult Foster Care Home has been well received but can only accept 6 residents due to R2 zoning, whereas RM zoning would permit 12 residents and the Green Oak Township area would benefit by the extra Adult Foster Care availability.

B. Such change will not be materially detrimental to the public welfare nor the property of other persons located in the vicinity thereof because; (State in detail wherein the conditions applicable to this property establish the above statement).

This 5 acre site is located between a residential subdivision and a commercial site which is exactly where RM zoning is to be utilized pursuant to Green Oak Township Zoning Article III (5). See attached Township Zoning Excerpt.

C. Such change will be advantageous to the governmental unit where rezoning is requested because; (State in detail, with factual support reasons for the above statement of why refusing the change would be to the Township's disadvantage)

This property is currently used as a state licensed adult foster care facility for 6 persons. Green Oak Township would benefit if it could accept and accommodate 12 residents.

D. Such change is needed because zoned land is not presently available elsewhere in the community or adjacent communities to permit proper location of proposed use: (State in detail this determination). RM Zoning is utilized when possible as a buffer between commercial & residential.

III. Affidavit

A. The undersigned Dennis Dubuc says that he/she is the owner involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

B. This application also provides authority for Township Representatives to physically view and inspect the property.

Subscribed and sworn to before me this 8 day of December  
[Signature]  
Notary Public

Signed [Signature]  
Address: 9553 Dakota Dr  
South Lyon MI

Oakland County, Michigan  
My commission expires 9.27.2019

Phone number 248.956.3939

John J Hogan  
Notary Public, State of Mich  
Oakland County  
my commission expires 9/27/2019  
acting in Oakland county

APPENDIX B

There must be compelling reasons for any zoning amendment, which is substantially related to the public welfare and necessity. It is not sufficient that an applicant for an amendment to the Zoning Ordinance merely show that there is no neighborhood objection to a requested amendment; nor is it sufficient that an applicant show that the amendment would enable him to gain a greater profit or income from his/her property.

A. COMPREHENSIVENESS:

1. Is change contrary to the established land use pattern? NO  
\_\_\_\_\_
2. Would change create an isolated district unrelated to similar districts; i.e., is this "spot zoning"? No  
\_\_\_\_\_
3. Would change alter the population density pattern and thereby increase the load of public facilities (school, sewers, streets)? No  
\_\_\_\_\_
4. Are present district boundaries illogically drawn in relation to existing conditions? NO  
\_\_\_\_\_
5. Is the change in conformance with the comprehensive development plan?  
Yes  
\_\_\_\_\_

B. CHANGED CONDITIONS:

1. Have the basic land use conditions been changed? NO  
\_\_\_\_\_
2. Has development of area been contrary to existing regulations? NO  
\_\_\_\_\_

C. PUBLIC WELFARE:

1. Will change adversely influence living conditions in the neighborhood? NO  
\_\_\_\_\_
2. Will change create or excessively increase traffic congestion? No  
\_\_\_\_\_
3. Will change seriously reduce the light and air to adjacent area? NO  
\_\_\_\_\_

---

4. Will change adversely affect property values in adjacent area? No

---

5. Will change be a deterrent to the improvement or development of adjacent property in accord with existing regulations? No

---

6. Will change constitute a grant of special privilege to an individual as contrasted to the general welfare? No

---

D. REASONABLENESS:

1. Are there substantial reasons why the property cannot be used in accord with existing zoning? No

---

2. Is the change requested out of scale with the needs of the neighborhood or community? No

---

3. Is it impossible to find adequate sites for the proposed use in existing districts permitting such use? No

---

DO NOT WRITE BELOW THIS LINE

A. ACTION TAKEN BY TOWNSHIP PLANNING COMMISSION:

1. Date preliminary hearing held \_\_\_\_\_

2. Date public hearing published \_\_\_\_\_

3. Date public hearing held \_\_\_\_\_

4. Recommendation of Planning Commission \_\_\_\_\_

5. Date sent to County Planning Commission \_\_\_\_\_

B. ACTION TAKEN BY TOWNSHIP BOARD

1. Date acted on by Township Board \_\_\_\_\_

2. Action of Township Board \_\_\_\_\_

3. Date Zoning Map and/or Ordinance Changed \_\_\_\_\_

5. Ordinance Number \_\_\_\_\_

## ADMINISTRATIVE REGULATION

The following administrative regulations shall be followed whenever an application for rezoning of land is made to the Planning Commission and/or to the Township Board, and said regulations shall be a prerequisite to the right of public hearing thereupon:

1. A 4 ft. by 4 ft. sign shall be erected in full public view along road frontage 21 days prior to a public hearing on the property which is the site of the rezoning provided, however, that if the property to be rezoned is situated on two streets or roads abutting the subject property, then two (2) signs, one for each road, shall be required. The sign shall be located no more than five (5) foot off the property line, with one (1) sign for every 600 foot of frontage or fraction thereof. The boundaries of the property shall be marked with orange flags on stakes not less than one (1) foot high above grade. The applicant shall submit a drawing of proposed sign location at the time application is made for rezoning.
2. Such signs shall be removed after the decision of the Township Board. If the Public Hearing is adjourned, the date of the public hearing shall be changed upon the face of the sign.
3. Said sign shall be exempt from the zoning ordinance governing the sign ordinance of the Township of Green Oak as mandated sign provided, however, that a temporary sign permit shall be obtained.
4. The sign shall read as follows:
  - a) At the top of the sign the words shall appear, "This property proposed to be rezoned".
  - b) The sign shall contain the name of the real property of interest asking for the zoning change.
  - c) The sign shall contain what the present zoning is at the time of petition.
  - d) The sign shall contain the proposed or requested zoning sought and amount of acreage involved.
  - e) The sign shall contain the proposed use of the land if the zoning is successful.
  - f) The date, time and place of the public hearing on the rezoning.
5. The Township shall supply the sign to the petitioner for a fee. It shall be the duty of the petitioner to erect, maintain and remove said sign; removal shall be within three (3) days after the final decision of the rezoning request.
6. This application also provides authority for Township Representatives to physically view and inspect the property.



- (4) **LA (Lake Area), R-1, R-2, R-2A, and R-3 residential single-family districts.** The intent of the LA, R-1, R-2, R-2A, and R-3 districts is to provide districts in which the main use is single-family residential, plus its normal accessory and compatible supportive uses. A reasonable range of lot sizes is envisioned, which will provide a choice of desirable and economically feasible development opportunities for all members of the general public. Certain other private and public uses are permitted, but subject to conditions which will ensure their compatibility with the main use and character of such districts.
- (5) **RM residential multiple-family district.** The intent of the RM district is to provide sites for two-family and multiple-family dwelling structures and related uses, which will generally serve as zones of transition between nonresidential districts and lower density single-family districts. The RM district is further provided to serve the limited needs for the apartment type of unit in an otherwise low density single-family community. Due to its buffering characteristic between residential and nonresidential uses, the RM district is intended to provide a residential area which is low rise in character, yet provides greater density by allowing increased building coverage in the most intense single-family residential district.
- (6) **RMH residential mobile home park district.** The intent of the RMH district is to provide districts of such size and location as will encourage good mobile home residential development, adjacent to essential community services, and otherwise protect the health, safety, and welfare of mobile home residents in the Township. In addition to the requirements of this article, all mobile home parks shall comply with the mobile home commission act, Public Act No. 96 of 1987 (MCL 125.2301 et seq.), and the current mobile home code adopted by the state mobile home commission.
- (7) **LB local business district.** The intent of the LB district is to provide a district in which a neighborhood's local service and convenience shopping facilities can be optimally located to best serve each neighborhood of the Township. Such regulations are a means to discourage strip or linear development, and to encourage stable and desirable development in a cluster or planned pattern.
- (8) **GB general business district.** The intent of the GB district is to provide a district in which the community's overall commercial and business facilities can be centralized to most efficiently and effectively serve the general Township and adjacent areas. Other uses are permitted which are generally compatible with the character and requirements of the commercial and business uses. Such regulations are designed to reduce possible conflicts with adjacent land uses and to provide conditions which encourage proper development within the district.
- (9) **HC highway commercial district.** The intent of the HC district is to provide a district for commercial and business uses which primarily serve the motoring public. When located in the HC district, such uses are prevented from encroaching into other districts where they would be deemed incompatible. The proper development of the uses permitted in the HC district under special approval are subject to conditions which are designed to promote homogenous and desirable patterns of usage.
- (10) **RO research office district.** The intent of the RO district is to provide for research and office uses in a planned development. When located in the RO district, such uses are to be developed in a manner which will complement neighboring land uses and the community, while at the same time provide for the necessary nonmanufacturing uses such as corporate office and research facilities.
- (11) **LI limited industrial district.** The LI district is intended to primarily accommodate research, wholesale, and warehouse activities, and light industrial operations whose external, physical effects are restricted to the district, and in no manner affect, in a detrimental way, any of the surrounding districts. The LI district is intended for the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, shall not be permitted.
- (12) **G1 general industrial district.** The intent of the G1 district is to provide a district whose location will permit heavy manufacturing types of use. Further, the G1 district is intended to provide land for the more large-scale and intense manufacturing, fabricating, and assembling uses. While such uses may occasionally produce external physical effects noticeable, to a limited degree, beyond the boundaries of the site, every possible effort shall be made to minimize such effects.



THIS PROPERTY  
PROPOSED  
TO BE REZONED

Name of the Applicant: \_\_\_\_\_

Present Zoning: \_\_\_\_\_

Requested Zoning Classification: \_\_\_\_\_

Proposed Use of Land: \_\_\_\_\_

Property Area: \_\_\_\_\_

Public Hearing Date:  
Green Oak Township Hall  
10001 Silver Lake Road, Brighton, Michigan 48116

For more information: 810. 231-1333

DENNIS B. DUBUC

ATTORNEY AT LAW

ESSEX PARK LAW OFFICE, P.C.

12618 TEN MILE RD.

SOUTH LYON, MI 48178

(248) 486-5508 • FAX (248) 486-5339

December 15, 2017

Green Oak Township Planning Commission  
10001 Silver Lake Road  
Brighton, MI 48116

Re: Petition for Rezoning 10638 Rushton Road from R-2 to RM

Dear Planning Commission Members:

Recently I filed a petition for rezoning of a five acre residential property. This letter is being provided to give you a thumbnail sketch of the petition

1. The property involved is a 5 acre residential parcel located at 10638 Rushton Road which is currently zoned R-2.
2. In 2016 I constructed a new 3,000 sq. ft. adult foster care home on the property.
3. The Foster Care Home was leased to a nurse, Ms. Holly Purdy. Ms. Purdy is state licensed and now has six foster care residents. Six Residents is the maximum allowed under Green Oak Township R-2 zoning.
4. Blue Heron Adult Foster Care Home is considered one of the finest of such homes in the Livingston County area (see brochure enclosed).
5. There is a great demand for adult foster care in Green Oak Township.
6. This petition for rezoning has been filed to request a zoning change from R-2 to RM.
7. RM zoning would allow Blue Heron Pond to care for up to 12 adults. The R-2 zoning allows only 6 adults.
8. Blue Heron Pond is located between a five acre commercial parcel (Blue Heron Pond) and a residential subdivision (Four Lakes). See Ariel view and site plan enclosed.

9. Green Oak Township Ordinance 111 (5) RM Zoning states that the intent of RM zoning is to provide a buffer between commercial and residential district (see attached zoning excerpt).
10. The use of RM zoning regarding the Blue Heron Pond 5 acre parcel, is exactly what the RM zoning ordinance was intended to be used for.

In light of the above, I ask this Planning Commission to approve this rezoning request.

Sincerely,



Dennis Dubuc

December 15, 2017

Green Oak Township Planning Commission,

My name is Holly Purdy. I am the owner and manager of Blue Heron Pond adult foster care in Green Oak Township.

Adult Foster Care (AFC) is a viable opportunity for the South Lyon/Livingston County area. Livingston County has a population of 180,967 with 14.7% (26,602) ages 65+, median household income \$73,694. According to the [Pew Research Center](#), just over 1 of every 8 Americans aged 40 to 60 is both raising a child and caring for a parent, in addition to between 7 to 10 million adults caring for their aging parents from a long distance.

Adult foster care (AFC) is regulated by the states under as many as 25 different names, including assisted living facilities, assisted living residences, adult family homes, adult group homes, personal care homes, and residential care homes.

Adult foster care (AFC) that is provided in small home-like non-medical residential setting usually serve from two to twenty residents. Residents in small AFCs are elderly or adults with physical, mental, or intellectual and developmental disabilities (IDD). Residents need assistance with activities of daily living (ADLs), but do not require full-time nursing care. Services provided include meals, personal care, supervision, medication assistance, and transportation to appointments, as needed.

Blue Heron Pond, LLC has been in business for one year now and provides 24-hour supervision, assistance, meals, and health care services in a home-like setting for six lucky residents. The home capacity is full and receiving calls for additional residents that are being put on a waiting list. There are many people in need of these services and the setting is perfect for an addition to the house to serve six additional residents.

If you would like to contact me, my cell phone number is 734-660-4679.

Sincerely,



Holly M. Purdy, RN, BSN, BBA

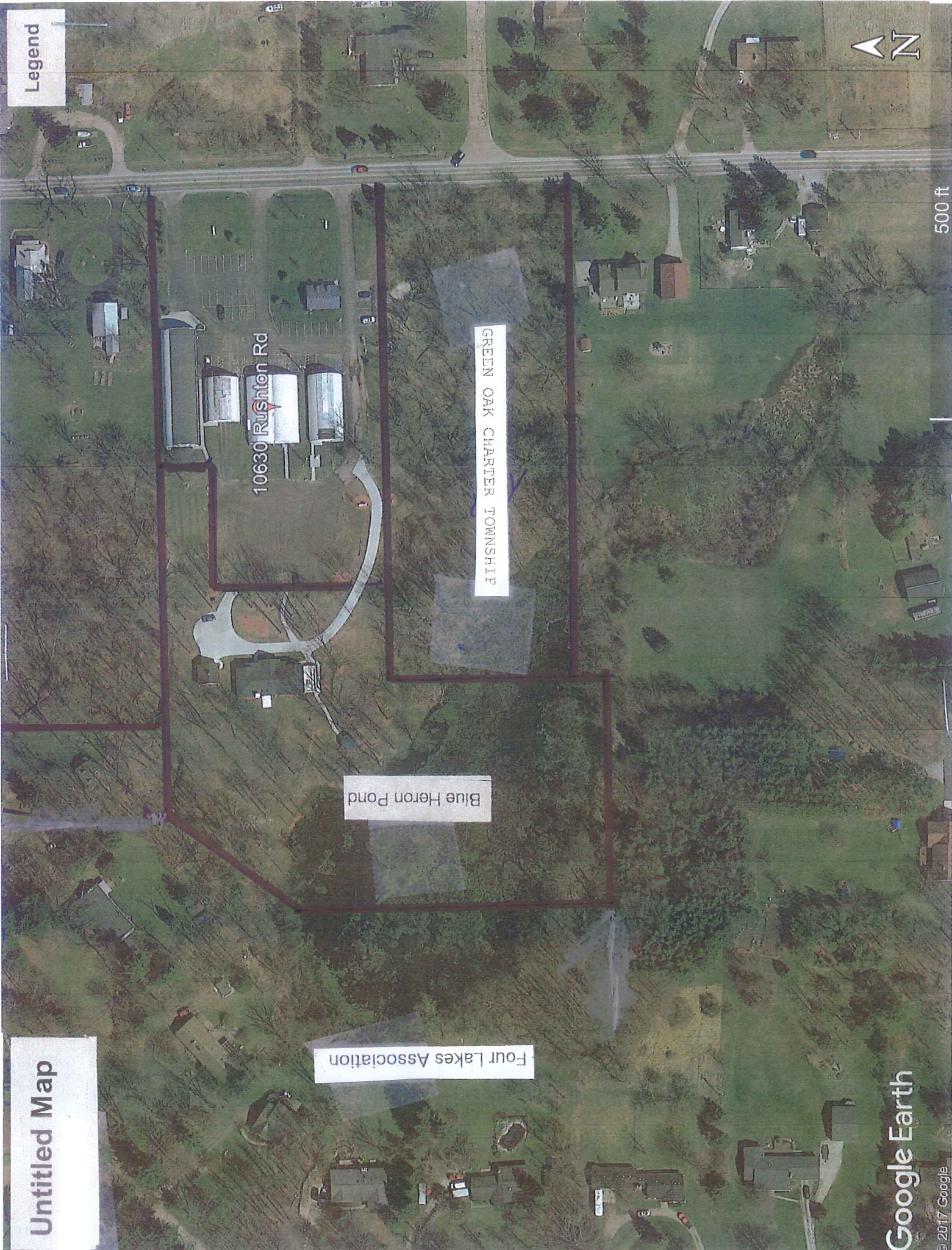


10638 N. Rushton Rd, Suite 3, South Lyon, MI 48178



Untitled Map

Legend



10630 Rushton Rd

GREEN OAK CHARTER TOWNSHIP

Blue Heron Pond

Four Lakes Association



500 ft

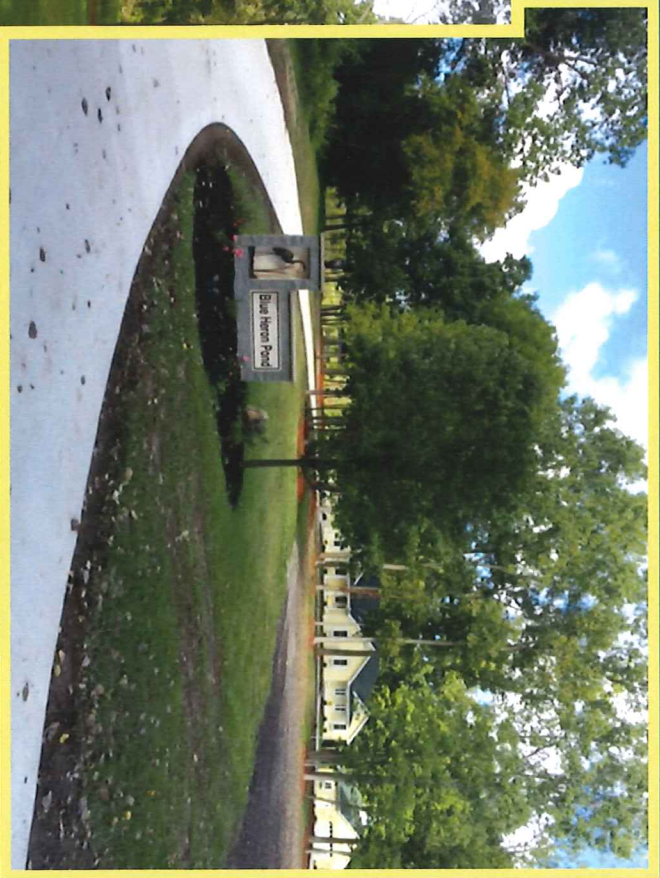
Google Earth

© 2017 Google

# BLUE HERON POND

## NEW ADULT FOSTER CARE HOME

OPENINGS FOR SIX ADULTS  
STATE LICENSED FACILITY WITH RN



NESTLED ON 5 ACRES  
IN SOUTH LYON, MI

FOR MORE INFORMATION, TOURS & RESIDENT RESERVATIONS  
CONTACT DENNIS DUBUC AT 248-756-3939

Legend



500 ft

10630 Rushton Rd

GREEN OAK CHARTER TOWNSHIP

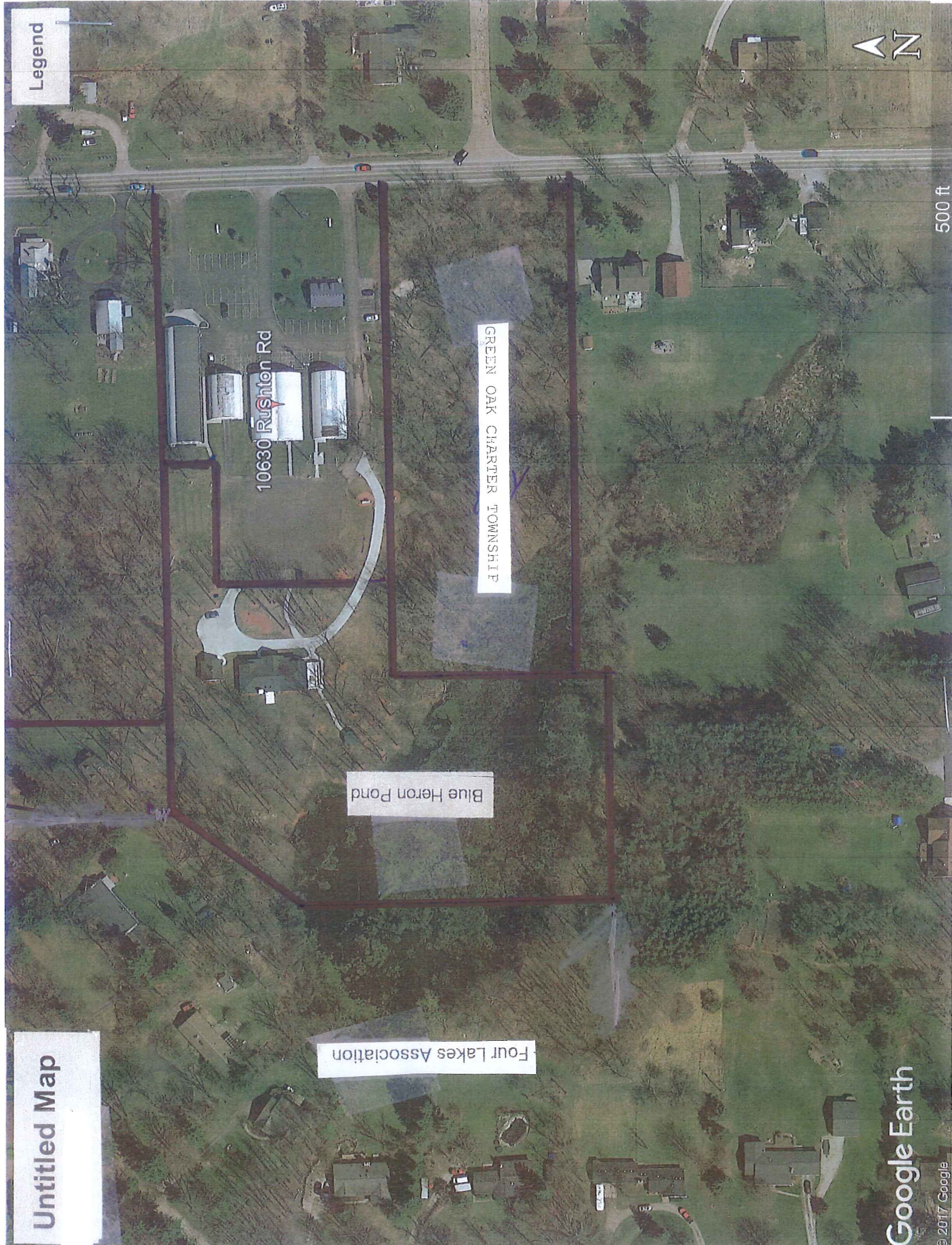
Blue Heron Pond

Four Lakes Association

Untitled Map

Google Earth

© 2017 Google



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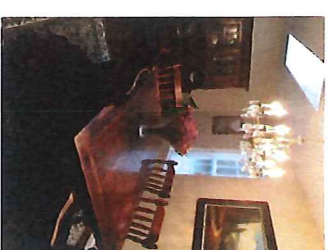


## **Holly Purdy, RN, BSN, BBA** **Owner**

I was born in Ann Arbor, MI at St. Joseph Mercy Hospital. I am the 5th born of seven children. I was raised in Pinckney, MI and graduated from Dexter High School. I have 2 Bachelor's degrees. My first degree is a Bachelor of Business, BBA, from Northwood University. After graduation I lived in the tri-city area and worked in the beverage industry, for Coca-Cola and later for Budweiser. After being away from home for 10 years I decided I missed my family and moved back to Pinckney where I settled down and had 2 boys, Noah and Jack. When Jack was 18-months old he was diagnosed with a rare blood disease so I went back to school and became a nurse. I graduated from the University of Michigan with my 2nd degree, a Bachelor of Nursing, BSN. As a nurse, my passion is in caring for the elderly or disabled to help them live the highest quality of life possible.

## **Welcome to Blue Heron Pond**

Blue Heron Pond is a picturesque adult foster care home, in Green Oak Township, built in 2016 for six lucky elderly or disabled residents. It sits on 5-acres behind multicolored Quonset huts and a beige office building that serve as a soundproof barrier. Each resident will have their own private room.



### **Living Area**

There are six private rooms, a spacious handicapped accessible shower, and ramps at both entrances. The staff at Blue Heron Pond will supply three delicious meals plus snacks, assist with personal care, provide opportunities for socializing and activities, manage medications and maintain a safe and clean environment. Residents will also have access to the telephone, Skype, email and Facebook to stay in touch

## In the Backyard



Relax and enjoy the view from the gazebo. The yard features a pond, a stream, and many animals such as deer, squirrels, chipmunks, ducks, turtles, and much, much more!!

Call to set up a tour, today!!

## Blue Heron Pond

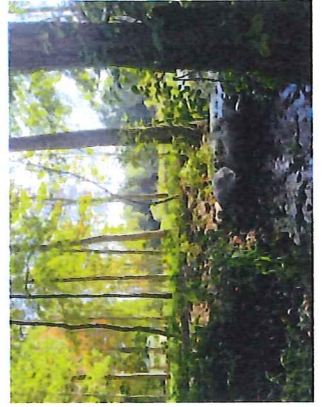
Adult Foster Care Home

10638 N. Rushton Rd, Suite 3  
South Lyon, MI 48178

tel. (734) 660-4679

[blueheronpondafc@gmail.com](mailto:blueheronpondafc@gmail.com)

[https://www.facebook.com/  
blueheronpondafc/](https://www.facebook.com/blueheronpondafc/)



## Blue Heron Pond

Adult Foster Care Home

[https://www.facebook.com/  
blueheronpondafc/](https://www.facebook.com/blueheronpondafc/)