

**AGENDA
CITY OF SWARTZ CREEK
PLANNING COMMISSION
PAUL D. BUECHE MUNICIPAL BUILDING
TUESDAY, MARCH 10, 2020, 7:00 P.M.**

1. CALL TO ORDER:

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL: Binder, Campbell, Farmer, Farrell, Grimes, Krueger, Novak, Wyatt, Zuniga.

4. APPROVAL OF AGENDA:

5. APPROVAL OF MINUTES:

6. CORRESPONDENCE:

- A. Resolutions
- B. Minutes: February 4, 2020
- C. Staff Meeting Letter
- D. Mary Crapo Zoning Application
- E. Mary Crapo Site Plan Application
- F. CIB & OHM Review Letters
- G. Mary Crapo Site Plan (PDF & Full Size for Commissioners)

7. MEETING OPENED TO PUBLIC (NON-PUBLIC HEARING ITEMS):

8. BUSINESS:

- A. Mary Crapo Zoning Application (Public Hearing)
- B. Mary Crapo Site Plan Application

9. MEETING OPENED TO THE PUBLIC:

10. REMARKS BY PLANNING COMMISSION MEMBERS:

11. ADJOURNMENT:

**RESOLUTIONS
CITY OF SWARTZ CREEK
PLANNING COMMISSION
PAUL D. BUECHE MUNICIPAL BUILDING
TUESDAY, MARCH 10, 2020, 7:00 P.M.**

Resolution No. 200310-__ **Agenda – March 10, 2020**

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission approves the agenda for the March 10, 2020 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 200310-__ **Minutes – February 4, 2019**

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission approves the Minutes for the February 4, 2019 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 200310-__ **Resolution to recommend approval of a zoning change to 2.2 acres of 8197 Miller Road; 58-02-526-027, to RM-1 (Multiple Family Residential) from R-3 (Downtown Residential)**

Motion by Planning Commission Member: _____

WHEREAS, a land owner has petitioned the city to zone 2.2 acres of a parcel of land in the Downtown Residential District (R-3) to Multiple Family (RM-1), and;

WHEREAS, the petition to rezone has been reviewed by the city’s planning consultant, and the planning commission as it relates to master plan objectives, future land use map, and zoning ordinance requirements; and,

WHEREAS, the planning commission, in reviewing the criteria in Zoning Ordinance Section 24.04, finds the proposed zoning ordinance map amendment for the conversion of 2.2 acres of 8197 Miller Road to RM-1 to meet the intent of the master plan and zoning amendment criteria.

BE IT FURTHER RESOLVED that the City of Swartz Creek Planning Commission recommends approval of the proposed zoning map amendment to amend 8197 Miller Road to RM-1.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 200310-__

Resolution to conditionally approve a site plan for a 2.2 acre portion of 8197 Miller Road; 58-02-526-027, to enable improvements and use for senior apartments

Motion by Planning Commission Member: _____

WHEREAS, the city received a proposal to repurpose the Mary Crapo School as senior apartments, and;

WHEREAS, the project includes building alterations, building additions, and alterations to the grounds surrounding the property (approximately 2.2 acres), and;

WHEREAS, the planning commission, in reviewing the application materials and review criteria in Zoning Ordinance, finds the proposed site plan for senior apartments meets the intent of the zoning ordinance, and;

WHEREAS, the planning commission finds that the site plan, would meet all other general and specific standards applicable if the following conditions are met:

1. Submission of a revised site plan, for administrative review and approval, that addresses the outstanding items noted in the review letter of CIB Planning, dated March 5, 2020;
2. The parking spaces along the south side of the building and closest to the entrance be seven (7) feet wide to accommodate the overhang from vehicles;
3. Existing curb cuts and drive along Miller Road be removed and replaced with curbing, grass, and landscaping;
4. The submission of landscape calculations and planting a buffer of evergreens to screen the parking on the east side of the parcel; and
5. Review and approval from all applicable consultants, departments, and agencies.
6. _____

NOW, BE IT RESOLVED that the Swartz Creek Planning Commission hereby approves the site plan, dated March 3, 2020, subject to the conditions in this resolution and final approval of the zoning petition by the city council.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 200310-__

Adjourn

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission adjourns the March 10, 2020 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF PLANNING COMMISSION MEETING
February 4, 2020**

Meeting called to order at 7:01 p.m. by Commissioner Farmer.

Pledge of Allegiance.

ROLL CALL:

Commissioners present: Binder, Henry, Novak, Grimes, Wyatt, Zuniga, Farmer.

Commissioners absent: Farrell, Krueger.
Staff present: Adam Zettel, City Manager.

Others present: Dennis Cramer, Rae Lynn Hicks, George Hicks, David Wolfe, James Fields.

APPROVAL OF AGENDA:

Resolution No. 200204-01 **(Carried)**

Motion by Commissioner Novak support by Commissioner Henry, the Swartz Creek Planning Commission approves the agenda as amended for the February 4, 2020 Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

APPROVAL OF MINUTES:

Resolution No. 200204-02 **(Carried)**

Motion by Commissioner Novak support by Commissioner Binder the Swartz Creek Planning Commission approves the minutes for the December 3, 2019 Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MEETING OPENED TO THE PUBLIC:

Jim Fields, 5021 Ford Street, commented on the development of Mary Crapo phase II. He feels we are losing some community benefits by having this developed.

Dave Wolfe, 5006 Ford Street, feels by developing Mary Crapo we are going to lose the playground, ball fields and grassy areas, which are used regularly. He would like to see the park property stay as park and maintained by the city. If the building is approved as senior housing

he would like to see that it stay senior housing forever, not just for 30 years.

Dennis Cramer, 5299 Worchester Drive, make everyone aware of the importance of the 2020 census. He wanted to pass on an idea of the Methodist Church on Morrish Road being preserved and made into a library.

BUSINESS:

Selection of Chairperson

Resolution No. 200204-03 **(Carried)**

Motion by Planning Commission Member Grimes
Second by Planning Commission Member Novak

I Move, the Swartz Creek Planning Commission selects Commissioner Wyatt to serve as the Planning Commission Chairperson for a twelve month period commencing immediately and ending at the next annual meeting or as stated in the bylaws.

Unanimous Voice Vote
Motion Declared Carried

Selection of Vice Chairperson

Resolution No. 200204-04 **(Carried)**

Motion by Planning Commission Member Grimes
Second by Planning Commission Member Farmer

I Move, the Swartz Creek Planning Commission selects Commissioner Novak to serve as the Planning Commission Vice-Chairperson for a twelve month period commencing immediately and ending at the next annual meeting or as stated in the bylaws.

Unanimous Voice Vote
Motion Declared Carried

Selection of Secretary

Resolution No. 200204-04 **(Carried)**

Motion by Planning Commission Member Zuniga
Second by Planning Commission Member Novak

I Move, the Swartz Creek Planning Commission selects Commissioner Farmer to serve as the Planning Commission Secretary for a twelve month period commencing immediately and ending at the next annual meeting or as stated in the bylaws.

Unanimous Voice Vote
Motion Declared Carried

2019 Annual Report

Resolution No. 200204-05

(Carried)

Motion by Planning Commission Member Zuniga
Second by Planning Commission Member Farmer

WHEREAS, the Planning Enabling Act of the State of Michigan requires an annual report to be compiled that reflects the activities of the planning commission, and;

WHEREAS, the City of Swartz Creek desires to consolidate such activities with those of the Zoning Board of Appeals to better communicate with officials and the public, and;

WHEREAS, the annual report, as reviewed by the planning commission at their regular meeting on February 4, 2020 also includes training and related information to shape actions in the coming year.

NOW, BE IT RESOLVED that the Swartz Creek Planning Commission hereby recommends the approval of the 2019 annual report and direct staff to submit the report to the city council.

Unanimous Voice Vote
Motion Declared Carried

Meeting Open to Public:

None.

Remarks By Planning Commission:

Commissioner Farmer appreciates everyone coming out and all the comments.

Adjourn

Resolution No. 200204-06

(Carried)

Motion by Planning Commission Member Farmer
Second by Planning Commission Member Grimes

I Move the Swartz Creek Planning Commission adjourns the February 4, 2020 Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

Meeting adjourned at 7:38 p.m.

Jentery Farmer,
Secretary



Adam Zettel, AICP

City Manager

azettel@cityofswartzcreek.org

Date: March 6, 2020

To: Planning Commissioners
From: Adam Zettel, AICP
RE: March 10, 2020 Planning Commission Meeting

Hello everyone,

We will be meeting at 7:00 p.m. on March 10, 2020. This will be our regular March meeting, delayed one week to accommodate public notices for the zoning application of Mary Crapo. We will be welcoming Mr. Chuck Campbell as a new planning commissioner, filling in the seat vacated by Mr. Henry upon his appointment to the city council.

There are two agenda items, pertaining to the same business. Communities First, Inc. has a purchase option for the Mary Crapo School. They are seeking to repurpose the building for 40 senior apartments. Doing so requires a zoning change (from Downtown Residential to Multiple Family Residential), as well as a site plan.

The proposal for zoning and the site plan is limited to a 2.2 acre portion of the entire Mary Crapo site (8197 Miller Road). A building expansion is proposed, as well as some alterations and site improvements for parking, landscaping, and related features. The petitioner initially proposed to rezone the entire site for use as apartments within the existing building and new single story apartments throughout the vacant area of the site. The application has been revised to limit rezoning and the site plan to the area of the existing building and adjacent parking facilities.

The zoning petition requires a public hearing. Notices have been mailed to all owners and occupants of record within 300 feet of the property, as well as published in the Swartz Creek View. Comments will be received and deliberated prior to action by the commission and consideration of the site plan. Any site plan approval will be conditioned upon successful rezoning. Note that the planning commission has final review responsibilities for site plans and city council has final authority for zoning requests.

CIB Planning has reviewed the zoning and site plan materials. Their initial and revised review letters are included (site plan revisions followed their initial review). Based upon the current application, they are recommending conditional approvals of both the zoning and site plan. Note that OHM Advisors has also reviewed the site for preliminary engineering, but these features do not impact the zoning review.

8083 Civic Drive

Swartz Creek Michigan 48473

Phone: (810)-635-4464

Fax: (810)-635-2887

www.cityofswartzcreek.org

<ftp://cityofswartzcreek.org>

March 10, 2020
Planning Commission

Also note that the petitioner is seeking a payment in lieu of taxes request from the city council, but the financial conditions of the project are not subject to the zoning reviews performed by the planning commission.

Resolutions are written in the affirmative in line with standard practice. That is all for now. Contact me with questions or comments. If I get additional materials, I will send them along!

Sincerely,



Adam H. Zettel, AICP
City Manager
City of Swartz Creek
azettel@cityofswartzcreek.org

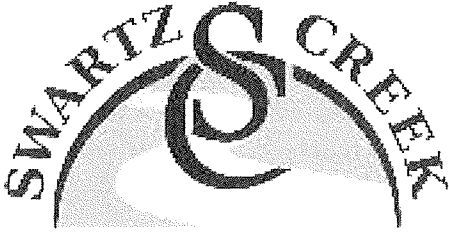
8083 Civic Drive
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Where Friendships Last Forever

APPLICATION FOR REZONING

City of Swartz Creek

8083 Civic Drive

Swartz Creek, MI 48473

810-635-4464

Original Zoning Application
(entire parcel)

Date: 2/18/20

File No: _____

Fee Received: _____ Receipt No: 235538

NOTICE TO APPLICANT:

Regular meetings of the Swartz Creek Planning commission are held on the first Tuesday of each month at 7:00 PM, at the City Hall, 8083 Civic Dr. Application for rezoning shall be filed at least twenty (20) days before the scheduled meeting date.

TO THE PLANNING COMMISSION:

I, (We), the undersigned, do hereby respectfully make application and petition the Planning Commission to amend the Zoning Ordinance and change the zoning as hereinafter requested, and in support of this application, the following facts are shown.

The property is located and described, as follows:

Assessment Roll Description No. 58-02 - 526 - 027,

Address: 8197 Miller Rd, Swartz Creek, MI 48473

Other description: _____

It has a frontage of: 250' feet and a depth of: 350 feet.

PRESENT ZONING: R-3

If the property is in acreage, and is not therefore a part of a recorded plat: The property sought to be rezoned is located and described as follows: (indicate total acreage also).
Assessment Roll Description No. 58-____-____-____,

PROPERTY SOUGHT FOR REZONING IS OWNED BY:

Name: Swartz Creek Community Schools

Address: 8354 Cappy Lane, Swartz Creek, MI 48473

Phone Number: 810-591-2300

It is desired and requested that the foregoing described property be rezoned from:

R-3

To: RM-1


It is proposed that the property will be put to the following use:

40 senior apartments and community space

It is proposed that the following building(s) will be constructed:

Renovation / Addition to existing school for 40 apartments and community space.

Attached hereto are two (2) prints of the subject property plot plan showing the lot or parcel location within the City. These prints are made a part of this petition and are drawn to scale showing the existing and proposed structures.



Signature of Applicant

Address: Communities First, Inc.

415 W. Court Street Flint, MI 48503

Phone Number: 810-422-5358

Email Address: gwilson@communitiesfirstinc.org



APPLICATION FOR REZONING
City of Swartz Creek
8083 Civic Drive
Swartz Creek, MI 48473
810-635-4464

Amended Zoning Application
(2.2 acres of parcel)

Date: ___/___/___

File No: _____

Fee Received: _____

Receipt No: _____

NOTICE TO APPLICANT:

Regular meetings of the Swartz Creek Planning commission are held on the first Tuesday of each month at 7:00 PM, at the City Hall, 8083 Civic Dr. Application for rezoning shall be filed at least twenty (20) days before the scheduled meeting date.

TO THE PLANNING COMMISSION:

I, (We), the undersigned, do hereby respectfully make application and petition the Planning Commission to amend the Zoning Ordinance and change the zoning as hereinafter requested, and in support of this application, the following facts are shown.

The property is located and described, as follows:
Assessment Roll Description No. 58-02 - 526 - 027 ,

Address: 8197 Miller Rd, Swartz Creek, MI 48473

Only rezone that portion of the site marked on the attached plan as required
Other description: to redevelop the school building. Remainder of site to remain R-3.

It has a frontage of: 250' feet and a depth of: 350 feet.

PRESENT ZONING: R-3

If the property is in acreage, and is not therefore a part of a recorded plat: The property sought to be rezoned is located and described as follows: (indicate total acreage also).
Assessment Roll Description No. 58-____-____-____,

PROPERTY SOUGHT FOR REZONING IS OWNED BY:

Name: Swartz Creek Community Schools

Address: 8354 Cappy Lane, Swartz Creek, MI 48473

Phone Number: 810-591-2300

It is desired and requested that the foregoing described property be rezoned from:

R-3

To: RM-1

It is proposed that the property will be put to the following use:

40 senior apartments and community space

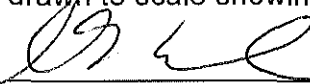
Only that portion of the property marked on the attached site plan which is required to redevelop the school building.

It is proposed that the following building(s) will be constructed:

Renovation / Addition to existing school for 40 apartments and community space.

Only that portion of the property marked on the attached site plan which is required to redevelop the school building.

Attached hereto are two (2) prints of the subject property plot plan showing the lot or parcel location within the City. These prints are made a part of this petition and are drawn to scale showing the existing and proposed structures.


Signature of Applicant

Address: Communities First, Inc.
415 W. Court Street Flint, MI 48503

Phone Number: 810-422-5358

Email Address: gwilson@communitiesfirstinc.org



APPLICATION FOR SITE PLAN REVIEW

**City of Swartz Creek
8083 Civic Drive
Swartz Creek, MI 48473
810-635-4464**

Date: 2/18/20

File No: _____

Fee Received: _____

Receipt No: 235538

NOTICE TO APPLICANT:

Regular meetings of the Swartz Creek Planning commission are held on the first Tuesday of each month at 7:00 PM, at the City Hall, 8083 Civic Dr. Application for site plan review shall be filed at least twenty (20) days before the scheduled meeting date.

Applicant should be familiar with all aspects of the City's Zoning Appendix A pertinent to the site plan application, including but not limited to: the appropriate level of site plan review, the site plan process, review standards, performance guarantees, use restrictions, landscaping, parking, design standards, fees, and enforcement.

TO THE PLANNING COMMISSION:

I, (We), the undersigned, do hereby respectfully make application and petition the Planning Commission to recommend approval of the attached site plan as hereinafter requested, and in support of this application, the following facts are shown.

Furthermore, I (We) have attached proof of ownership, information regarding the number of peak employees anticipated to accompany the site plan uses, and the names, addresses, and telephone/fax numbers of any and all engineers, attorneys, architects, and other professionals associated with this project.

The property is located and described, as follows:

Assessment Roll Description No. 58-02-526-027

Address: 8197 Miller Rd, Swartz Creek, MI 48473

Other description: _____

It has a frontage of: 250' feet and a depth of: 350 feet. Total acreage is: 2.2

PRESENT ZONING: R-3 Concurrently submittnng application to rezone Property to RM-1

If the property is in acreage, and is not therefore a part of a recorded plat: The subject property is located and described as follows: (indicate total acreage also).

Assessment Roll Description No. 58-_____-_____-_____,

SITE PLAN APPLICANT INFORMATION:

Name: Communities First, Inc.

Address: 415 W. Court Street Flint, MI 48503

Phone Number: 810-422-5358 Email Address: gwilson@communitiesfirstinc.org

SUBJECT PROPERTY IS OWNED BY:

Name: Swartz Creek Community Schools

Address: 8354 Cappy Lane, Swartz Creek, MI 48473

Phone Number: 810-591-2300

It is proposed that the property will be put to the following use:

Adaptive reuse of school building into 40 apartment units and community space.

It is proposed that the following building(s) will be constructed (note gross sq. ft of each): Renovation / addition of existing school for 40 senior apartments

The gross square footage of the project is 64,869.

Signature of Applicant:  Phone Number: 810-422-5358

Email Address: gwilson@communitiesfirstinc.org

Signature of Owner:  Phone Number: 810-591-2300

February 27, 2020

Planning Commission
 City of Swartz Creek
 8083 Civic Drive
 Swartz Creek, MI 48473

Attention: Adam Zettel, City Manager

Subject	8197 Miller Road Rezoning Request
Description of Application	2.2 acre-rezoning from R-3, Downtown Residential to RM-1, Multiple Family Residential
Applicant	Communities First, Inc. 415 W. Court Street Flint, MI 48503
Property Owner	Swartz Creek Consolidated Schools 8354 Cappy Lane Swartz Creek, MI 48473
Zoning	R-3, Downtown Residential
Application Date	February 18, 2020

Dear Commissioners:

We have reviewed the above application to rezone the above property from R-3, Downtown Residential, to RM-1, Multiple-Family Residential. The applicant is proposing an adaptive re-use of the 2.2-acre portion of the property that will permit construction of multiple-family, senior residential units. The parcel has 250 feet of frontage on Miller and is owned by Swartz Creek Consolidates Schools. The building is a two-story, brick structure and has housed the Mary Crapo Child Development Center, associated parking lots and drive aisle and entrance/exits, and ball field. The rear portion of the site that includes the ballfield is not included in the rezoning request.

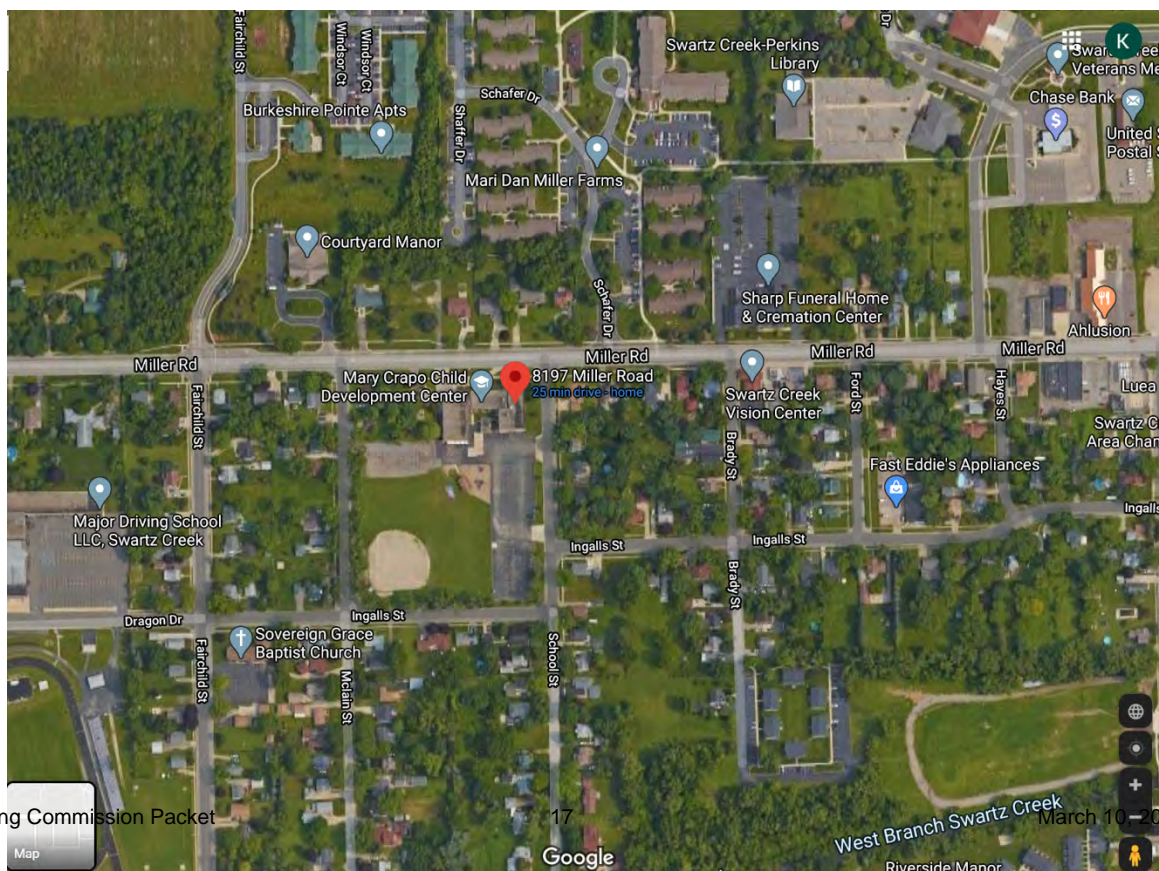
The opinions in this report are based on a review of the materials submitted by the applicant, a site visit, and conformance to city plans and ordinance standards. Please note that the applicant shall be responsible for the accuracy and validity of information presented with the application. In making a decision on this request, the Planning Commission should apply appropriate standards in consideration of our review, additional comments from the applicant, and relevant factual new information presented at the public hearing.

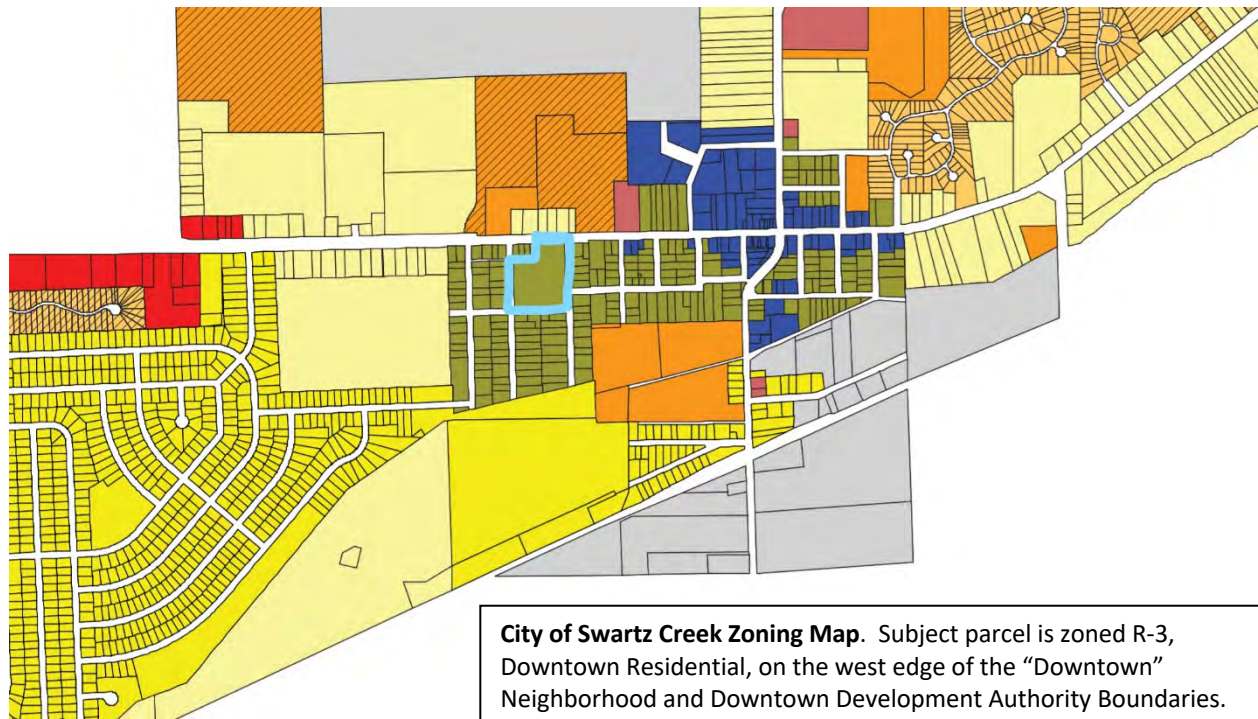
Based upon our review of the zoning ordinance and master plan, discussions with City Staff, and a visit to the site, we offer the following comments for your consideration.

LOCATION AND DESCRIPTION

The subject site is on the south side of Miller Road, west of School Street, east of McClain Street, and north of Ingalls Street. The site is surrounded by residential uses; to the north is single-family residential, with multiple family residential immediately north; and to the east, south, and west of the property are single-family residential uses. No significant topographic or environmental issues are present.

Surrounding Land Use and Zoning			
	Existing Use	Zoning	Future Land Use/Master Plan
Subject Property	Single-Family Residential, Public (school building)	R-3, Downtown Residential	Mixed Use
North	Single-Family Residential/Multiple Family Residential	R-1 Single Family Residential; RM-1 Multiple Family Residential	Medium and High Density Residential
South	Single-Family Residential	R-1, Single Family Residential	Medium Density Residential
East	Single-Family Residential	R-1, Single-Family Residential	Medium Density Residential
West	Single-Family Residential	R-1, Single-Family Residential	Medium Density Residential





City of Swartz Creek Zoning Map. Subject parcel is zoned R-3, Downtown Residential, on the west edge of the “Downtown” Neighborhood and Downtown Development Authority Boundaries.

ZONING DISTRICT USES

The following summarize the permitted, conditional, and special land uses in both the existing and proposed zoning districts.

	R-3, Downtown Residential (existing)	RM-1, Multiple Family Residential (proposed)
Accessory buildings, structures, and uses customarily incidental to the principle uses permitted by right	P	P
Accessory dwelling units	--	--
Agriculture	CLU	--
Apartments in single family home	P	P
Cemetery	CLU	CLU
Cluster Family Dwelling Units		P
Community centers	SLU	SLU

Detached single-family dwellings	P	P
Essential public service buildings (no outdoor storage)	SLU	SLU
Expansion of apartments within existing building	CLU	P
Family day care	SLU	SLU
Granny flat/accessory dwelling unit	CLU	--
Group living (adult and child residential facilities)	SLU	SLU
Home occupation	CLU	CLU
Manufactured housing on individual lots (not part of a park, section 20.20)	SLU	--
Multiple-family residential dwellings (apartment, senior community, row houses, similar multiple family residential)		P
Nursing and convalescent care	SLU	SLU
Parks (public and private)	SLU	SLU
Places of assembly, including places of worship	SLU	SLU
Private recreation	SLU	SLU
Private swimming club	SLU	SLU
Public library	P	P
Public utilities	--	--
School (public and private)	SLU	SLU
Small inn/B&B	CLU	--
Two-Family Dwelling	--	P

The two residential zoning districts allow many of the same uses, however, the multiple-family zoning district allows cluster family dwelling units, two-family dwelling units, and multiple-family residential dwellings.

FINDINGS

The rezoning request was reviewed based on the following criteria, **Section 24.04. - Criteria for amendment of the official zoning map:**

In considering any petition for an amendment to the official zoning map, the Planning Commission and City Council shall consider the following criteria in making its findings, recommendations and decision:

A. Consistency with the goals, policies, and future land use map of the City of Swartz Creek Master Plan. If conditions upon which the master plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the master plan was adopted, as determined by the city, the planning commission and council shall consider the consistency with recent development trends in the area.

The Master Plan designates this site as Mixed-Use (within the Downtown Neighborhood) on the Future Land Use Map, with abutting parcels to the north, south, east, and west master planned for medium to high density residential.

Mixed-Use in the Downtown Neighborhood “reflects Central Business District zoning with uses mixed within buildings and/or including residential uses and commercial uses in close proximity. The Mixed-Use designation would allow sites at prime locations in the city, in terms of proximity to major roadways, shopping and services, to be utilized to their maximum potential. It would also help create an area of concentrated development that is easily accessible by both vehicles and pedestrians.

The corresponding **Land Use Goals** Chapter (of the Master Plan) for Residential Development within the City indicates that residential neighborhoods shall:

1. “protect existing residential neighborhoods and require new residential developments to be well designed;
2. to have viable residential neighborhoods that offer a mix of housing options; and
3. to provide opportunities for affordable residential development that will accommodate the future growth of the City and contribute to the quality of life offered to current and future residents.”

The **Objectives** to accomplish the land use goals of Residential Development within the City:

1. “Encourage housing opportunities for a variety of preferences, lifestyles, and household types at appropriate locations.;
2. encourage a mix of dwelling types and densities, where they can be supported by the available infrastructure and services; promote and enforce maintenance and rehabilitation of existing housing and residential neighborhoods.;
3. maintain an environment that encourages pride of ownership and contributes to an affordable and easily marketable housing stock that makes Swartz Creek an attractive place to live.”

The proposed rezoning matches the Land Use Goals and Objectives for the City of Swartz Creek.

B. Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.

The parcel is surrounded by existing residential uses. The site is large enough to accommodate the uses permitted in the RM-1 District.

C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one of the uses permitted under the current zoning.

The current zoning allows single-family residential housing. Single-family residential can be developed on this property, however, given the existing 2 story brick building and amenities, the demolition costs of the building and plus new construction is not likely to bring a reasonable return on investment nor maximize the potential of the property.

D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

The residential uses allowed in the RM-1, Multiple Family Zoning District are compatible with surrounding land uses and with proper site design, would have minimal impact in terms of traffic, environment, aesthetics, etc.

E. The capacity of the city's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare."

The site is currently served by the City's water and sewer lines and will not increase the demand for services nor compromise the health, safety, or welfare of the neighboring properties or community at large.

F. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

The City of Swartz Creek land use inventory is rich in residential development; however, a majority of the residential use is single-family residential; representing forty-five percent (45%) of the land within the City. Only two and a half percent (2.5%) of the City's housing inventory is multiple family residential.

Swartz Creek also has a significantly lower percentage of the population in the younger age groups, specifically the school age, family forming, and mid-life groups. The City has a higher percentage of seniors, which reflects the in-place aging of residents and demand on retirement housing stock. Population projections for Swartz Creek predict that the number of seniors

residing in Swartz Creek will continue to grow. The community should ensure that the proper amount and type of housing continues to be available to meet this trend.

The combination of limited multiple-family residential developments in Swartz Creek and the aging population creates a strong demand for the uses in RM-1, specifically senior community housing. Finally, it is challenging to find affordable, quality housing that serves seniors in this area of Genesee County and Michigan. Given the lack of available multiple-family residentially zoned land in the City, opportunities should be provided for additional diverse and affordable housing.

G. The request has not previously been submitted within the past one year, unless conditions have changed, or new information has been provided.

The request has not been submitted within the past year.

H. Other factors deemed appropriate by the planning commission and city council.

RECOMMENDATION

Given the above analysis, we recommend that the Planning Commission recommend approval of the rezoning request from R-3, Downtown Residential District, to RM-1, Multiple-Family Residential District for the following reasons:

1. The proposed rezoning supports the desired uses within the Mixed-Use future land use category of the City of Swartz Creek Master Plan;
2. The proposed rezoning accomplishes the City's Land Use Goals of providing a variety of lifestyle and household types and mix of dwelling types and densities.
3. There is a need to provide additional land that is zoned for multiple-family housing as well as for aging/senior populations;
4. Rezoning the land to multiple-family residential addresses a community need (multiple family housing represents only 2.5 % of the City's land uses);
5. The site is capable of accommodating the range of uses permitted in the RM-1 District;
6. Adequate public services are available to service this site; and
7. Residential use at this location is appropriate due to adjacent, existing single- and multiple-family housing.

If you have any further questions, please contact us at 810-734-0000.

Sincerely,

CIB PLANNING



Carmine P. Avantini, AICP
President



February 27, 2020

Planning Commission
 City of Swartz Creek
 8083 Civic Drive
 Swartz Creek, MI 48473

Review #1 of 2

Attention: Adam Zettel, City Manager

Subject	8197 Miller Road Site Plan Review Request
Description of Application	Site Plan Review for Rehabilitation of Former Mary Crapo School Building into Senior Apartments.
Applicant	Communities First, Inc. 415 W. Court Street Flint, MI 48503
Property Owner	Swartz Creek Consolidated Schools 8354 Cappy Lane Swartz Creek, MI 48473
Zoning	R-3, Downtown Residential (RM-1 Rezoning Requested)
Application Date	February 18, 2020

Dear Commissioners:

We have reviewed the above site plan application for the adaptive re-use of the former Mary Crapo School property to permit renovation and construction of multiple-family, senior residential units. The parcel has 250 feet of frontage on Miller and is owned by Swartz Creek Consolidates Schools. The building is a two-story, brick structure and has housed the Mary Crapo Child Development Center, associated parking lots and drive aisle and entrance/exits, and ball fields. The property is currently zoned R-3, Downtown Residential and a rezoning request to RM-1, Multiple Family Residential has also been submitted for review.

The opinions in this report are based on a review of the proposed revised site plan, conditions of Planning Commission approval meetings, and conformance to City ordinance standards. Key review item points in this letter are underlined for the benefit of the applicant. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application.

REVIEW COMMENTS

Section 21.06, Application for full site plan review, of the ordinance, requires the submission of a site plan meeting the requirements of the City of Swartz Creek Zoning Ordinance. The applicant

has provided a basic site/sketch plan to accompany the Rezoning application. Site plan details and information are missing, however, and must be submitted in a revised submission that can be administratively reviewed and approved.

1. **Informational Data:** The applicant is missing significant informational and site plan data that should be included on a revised site plan, for administrative review and approval prior to presentation to City Council. For purposes of providing comments, we have scaled the plans using an engineer’s scale, however, these numbers are approximate, and the applicant must provide accurate data. The following must be provided:
 - a. Scale (on all pages)
 - b. Location map drawn to scale
 - c. Legal and common property description
 - d. Lot and property lines, showing abutting properties
 - e. Schedule of the project completion
 - f. Identification of architect/engineer and seal of preparer
 - g. Written description of the proposed use
 - h. Zoning classification of parcel and abutting properties
 - i. Topography
 - j. Existing site features, infrastructure, and buildings
 - k. Lane Widths
 - l. Curb cut information
 - m. Circulation details
 - n. Exterior lighting and photometric plan
 - o. Parking dimensions (show typical)
 - p. Lawn and landscape area: area designated as grass, parking lot landscaping (species), buffer, existing plant materials)
 - q. Designation of fire lanes
 - r. Building dimensions
 - s. Total square footage
 - t. Building façade dimensions and percentage of materials
 - u. Mechanical equipment screening
 - v. Dumpster screening details
 - w. Phasing plans

2. **Dimensional Requirements:** Maximum density, minimum floor area and maximum height shall comply with the dimensional standards the Multiple Family Residential (RM-1) District. The height, bulk, density, and area requirements are as follows:

RM-1 Standard	Required	Provided	Comment
Minimum Lot Area	7,200 square feet	95,693 square feet	<i>Meets standard</i> (information provided id for Phase 1 only; other

			phasing information is not provided)
Minimum Lot Width	0	250 feet	<i>Meets standard</i>
Minimum Front Yard Setback	25 feet	26 feet, 11 inches	<i>Meets standard</i>
Minimum Side Yard Setback	One side 10 feet/total of 2 sides 25 feet	16 feet, 10 inches (one side); 48 feet, 9 inches (2 sides)	<i>Meets standard</i>
Minimum Rear Yard Setback	35 feet	73 feet	<i>Meets standard</i>
Maximum Lot Coverage	30%	22.5%	<i>Meets standard</i>
Maximum Height	35 feet, 3 stories	35 feet	<i>Meets standard</i>

3. **Statement of Use:** The applicant is proposing an adaptive reuse of the building. An approximately 61' x 52', 3-story, 35-foot addition is proposed in the southwest corner of the existing building. The applicant is proposing to create 40 senior apartment units; 25 one-bedroom units and 15-two-bedroom units. Additionally, 5,940 square feet in two (2) Community Rooms and 837 square feet in a Commons area are proposed as part of the re-use.

- **Lower level:** 12 units: 8 one-bedroom units; 4 two-bedroom units; community room, common room, management office; and lobby
- **First Floor:** 14 units: 9 one-bedroom units; 5 two-bedroom units; and community room
- **Second Floor:** 14 units: 8 one-bedroom units; and 6 two-bedroom units

4. **Unit Size:** The proposed square footage of the units meets ordinance minimums and is as follows:

- One-bedroom units: Minimum 600 square feet. The proposed one-bedroom unit are between 640-736 square feet; and
- Two-bedroom units: Minimum 750 square feet. The proposed two-bedroom units range from 750 to 992 square feet.

The unit sizes are in compliance.

5. **Access and Circulation:** One access point is shown off of School Street and another from McClain Street. It is unclear if the current access from Miller Road will remain. The applicant is missing details for access and circulation information (including truck turning radii). We defer to the City Engineers for additional traffic circulation comments.

6. **Pedestrian Circulation.** Six (6) foot internal sidewalk connections between the building and parking lot are proposed south of the building and additionally along the property perimeter of both School and McClain Streets. The existing sidewalk on Miller is not shown on the site plan and should tie into the proposed sidewalk on School Street. Please note that any sidewalks that abut parking spaces must have a minimum width of seven (7) feet.
7. **Dumpster:** A dumpster location is shown on the plans but a detail, meeting ordinance requirements, has not been provided.
8. **Parking Space Requirements:** For (senior)multiple family residential housing, 1.5 spaces per unit are required. With 40 units, the site must have a minimum of 60 parking spaces. The applicant has provided 60 spaced and **is in compliance.**
9. **Parking Lot Information and Landscaping:** The applicant has not provided details on the proposed parking lot construction, drive aisle dimensions, curbing, storm water, required parking islands and landscaping in the parking islands. This information must be provided for review.
10. **Landscaping and Screening:** The applicant has indicated that landscaping will be provided, however, a full landscape plan must be provided for review. This should include a plant list with the species, size and number of plantings. Existing plant materials and green spaces should also be indicated on the landscape plan. Calculations for required plantings and species should be provided as well as information for screening the parking lot from adjacent single-family residences.
11. **Lighting:** The applicant must provide a lighting plan with light fixture specifications as well as a photometric grid.
12. **Building Elevations:** The applicant has submitted a rendering of the building and proposed addition. Brick and metal panel system is shown for a majority of the building, with metal fascia, aluminum windows, and a cast stone sill. A breakdown of material percentages should be provided for review. The applicant must bring and present material and color samples to the Planning Commission for review and approval.
13. **Other Department and Agency Review:** Site plan approval must be conditioned upon review and approval from other applicable consultants, departments, and agencies.

RECOMMENDATION

Based upon the above comments, we recommend that a revised site plan be submitted for our re-review prior to placement on the Planning Commission agenda.

If you have any further questions, please contact us at 810-734-0000.

Sincerely,

CIB PLANNING

A handwritten signature in cursive script, reading "Carmine P. Avantini". The signature is enclosed in a thin black rectangular border.

Carmine P. Avantini, AICP
President



March 5, 2020

Planning Commission
 City of Swartz Creek
 8083 Civic Drive
 Swartz Creek, MI 48473

Review #2 of 2

Attention: Mr. Adam Zettel:

Subject	8197 Miller Road Site Plan Review Request
Description of Application	<i>Revised</i> Site Plan Review for Rehabilitation of Former Mary Crapo School Building into Senior Apartments.
Applicant	Communities First, Inc. 415 W. Court Street Flint, MI 48503
Property Owner	Swartz Creek Consolidated Schools 8354 Cappy Lane Swartz Creek, MI 48473
Zoning	R-3, Downtown Residential (RM-1 Rezoning Requested)
Application Date	February 18, 2020

Dear Planning Commissioners

We have reviewed the above *revised* site plan application for the adaptive re-use of the 39,054 square foot, former Mary Crapo School property to permit renovation and construction of multiple-family, senior residential units. The parcel has 250 feet of frontage on Miller and is owned by Swartz Creek Consolidated Schools. The building is a multiple-story, brick structure and has housed the Mary Crapo Child Development Center, associated parking lots and drive aisle and entrance/exits, and ball fields. The property is currently zoned R-3, Downtown Residential and a rezoning request to RM-1, Multiple Family Residential has also been submitted for review.

The opinions in this report are based on a review of the proposed revised site plan, conditions of Planning Commission approval meetings, and conformance to City ordinance standards. Key review item points in this letter are underlined for the benefit of the applicant. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application.

REVIEW COMMENTS

Section 21.06, Application for full site plan review, of the ordinance, requires the submission of a site plan meeting the requirements of the City of Swartz Creek Zoning Ordinance. Some site plan details and information are missing, however, and can be provided for administrative review.

1. **Informational Data:** The applicant is still missing the following information and site plan data that should be included on a revised site plan:
 - a. Schedule of the project completion
 - b. Identification of architect/engineer and seal of preparer
 - c. Topography
 - d. Designation of fire lanes
 - e. Total square footage
 - f. Mechanical equipment screening

2. **Dimensional Requirements:** Maximum density, minimum floor area and maximum height shall comply with the dimensional standards for the Multiple Family Residential (RM-1) District. The height, bulk, density, and area requirements are as follows:

RM-1 Standard	Required	Provided	Comment
Minimum Lot Area	7,200 square feet	95,693 square feet	<i>Meets standard</i> (information provided is for Phase 1 only; other phasing information is not provided)
Minimum Lot Width	0	250 feet	<i>Meets standard</i>
Minimum Front Yard Setback	25 feet	26 feet, 11 inches	<i>Meets standard</i>
Minimum Side Yard Setback	One side 10 feet/total of 2 sides 25 feet	16 feet, 10 inches (one side); 48 feet, 9 inches (2 sides)	<i>Meets standard</i>
Minimum Rear Yard Setback	35 feet	73 feet	<i>Meets standard</i>
Maximum Lot Coverage	30%	22.5%	<i>Meets standard</i>
Maximum Height	35 feet, 3 stories	35 feet	<i>Meets standard</i>

3. **Statement of Use:** The applicant is proposing an adaptive reuse of the building. An approximately 61' x 52', 3-story, 35-foot addition, totaling 9,672 square feet, is proposed in the southwest corner of the existing building. The applicant is proposing to create 40 senior apartment units; 25 one-bedroom units and 15-two-bedroom units. Additionally, 5,940 square feet in two (2) Community Rooms and 837 square feet in a Commons area are proposed as part of the re-use.
 - **Lower level:** 12 units: 8 one-bedroom units; 4 two-bedroom units; community room, common room, management office; and lobby
 - **First Floor:** 14 units: 9 one-bedroom units; 5 two-bedroom units; and community room
 - **Second Floor:** 14 units: 8 one-bedroom units; and 6 two-bedroom units

4. **Unit Size:** The proposed square footage of the units meets ordinance minimums and is as follows:
- One-bedroom units: Minimum 600 square feet.
The proposed one-bedroom unit are between 640-736 square feet; and
 - Two-bedroom units: Minimum 750 square feet.
The proposed two-bedroom units range from 750 to 992 square feet.

The unit sizes are in compliance.

5. **Access and Circulation:** As shown on the site plan, ingress traffic will enter the site via School Street and exit via McClain Street. The traffic pattern is primarily one way, with the exception of the southern parking lots. *Section 17.02 Access Management*, requires properties with multiple frontages to provide access from the street with the lower volume average for day trips. The proposed drives satisfy this requirement. There is not any proposed access to the property from Miller Road. The existing curb cuts and drive along Miller Road should be removed and replaced with grass and landscaping to avoid access confusion.
6. **Pedestrian Circulation.** Six (6) foot internal sidewalk connections between the building and parking lot are proposed south of the building and additionally along the property perimeter of both School and McClain Streets. The new sidewalk will tie into the Miller Road sidewalks. The parking spaces along the south side of the building and closest to the entrance must have a minimum width of seven (7) feet to accommodate the overhang from vehicles.
7. **Dumpster:** The dumpster pad location, a concrete pad, masonry walls and a dumpster gate **are in compliance** with the ordinance. The turning templates placed on the site plan indicate that refuse removal by trucks is possible.
8. **Parking Space Requirements:** For (senior)multiple family residential housing, 1.5 spaces per unit are required. With 40 units, the site must have a minimum of 60 parking spaces. The applicant has provided 60 spaced and **is in compliance**.
9. **Parking Lot Information and Landscaping:** As this is an adaptive re-use project, much of parking locations are already established and requirements to setback parking a minimum of 10 feet from the right of way is not practical. Parking south of the building currently exists, but will be removed, repaved, and re-stripped to meet ordinance standards.

The existing parking southwest of the building will removed and relocated north along the drive aisle leading to the McCain Street egress. The parking will be south of the existing residential homes and an alley. *Section 18.02 General parking standards*, of the ordinance, requires off street parking to be setback 20 feet from single family residential. Technically the parking is adjacent to the alley behind the homes. The intent of the ordinance can be met by planting a buffer of evergreens screening the parking lot and car headlights from the rear of the residences is strongly encouraged.

10. **Landscaping and Screening:** The applicant has provided a landscape plan for review but the plan does not have any data calculations. This information should be provided in a revised submission.
11. **Lighting:** The applicant has provided a lighting plan and photometric grid. Light fixture specifications should be submitted for conformance with requirements and may be approved administratively.
12. **Building Elevations:** The applicant has submitted a rendering of the building and proposed addition. The existing brick will be cleaned and used on 24% of the building. The remaining 76% will consist of a metal panel system with metal fascia, aluminum windows, and a cast stone sill.

The applicant must bring and present material and color samples to the City for administrative review and approval.
13. **Other Department and Agency Review:** Site plan approval must be conditioned upon review and approval from all applicable consultants, departments, and agencies.

RECOMMENDATION

While the site plan is generally compliant, based upon the above comments we recommend that a site plan approval conditioned upon the following for administrative review and approval:

1. Submission of a revised site plan, for administrative review and approval, that addresses the outstanding items above;
2. The parking spaces along the south side of the building and closest to the entrance be seven (7) feet wide to accommodate the overhang from vehicles;
3. Existing curb cuts and drive along Miller Road should be removed and replaced with grass and landscaping;
4. The submission of landscape calculations and planting a buffer of evergreens to screen the parking on the east side of the parcel; and
5. Review and approval from all applicable consultants, departments, and agencies.

If you have any further questions, please contact us at 810-734-0000.

Sincerely,

CIB PLANNING



Carmine P. Avantini, AICP
President



March 2, 2020

CITY OF SWARTZ CREEK

8083 Civic Drive
Swartz Creek, MI 48473

Attention: Adam Zettel, AICP, City Manager

**Regarding: Mary Crapo School Renovation
Site Plan Review #1
OHM Job Number: 4023-20-0010**

Dear Mr. Zettel:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm water management, and availability of municipal utilities to serve the site. The site plan, received by this office (via e-mail) on February 21, 2020, was prepared by Callen Engineering, Inc. A general summary of the site followed by our recommendation and our review comments and conditions are noted below.

PROJECT SITE AND DESCRIPTION

The applicant is proposing a project which includes the construction of a three-story building, related parking, landscaping, signage, lighting, utilities, and storm water drainage facilities. The proposed project will be served by public water and sewer.

MUNICIPAL UTILITIES

The applicant is proposing to connect into the existing water main running along McLain Street and run the proposed water east to the building addition along with a new hydrant. Additional details will be required during engineering review for the material and size of the proposed water main and service.

It is not clearly defined if the applicant is proposing to use the existing sanitary sewer service, more information shall be provided indicating the existing service will have capacity for the additional units. The County will require a sewer capacity letter indicating the existing public sanitary sewer main can accommodate the proposed units.

STORM WATER MANAGEMENT

It appears proposed catch basins are not being proposed withing the new parking lots; how will surface drainage from these parking lots be managed? The applicant shall provide storm water management in accordance with the City and County Standards. All calculations regarding storm water management shall also be provided on the plans.

PAVING

The applicant proposes to install new driveways on both School Street and McLain Street at locations of existing driveways. The proposed parking space dimensions and drive aisle widths appear to be acceptable, however a one-way sign and do not enter sign shall be used to delineate the one-way drive aisle. Cross-sectional details are provided for the asphalt, concrete, curb and sidewalks and appear to be acceptable. The proposed pavement repair sections within public roads shall match the existing cross section, this applies to McLain Street and School Street.



GRADING

Existing grades are provided via contours at a one (1) foot intervals. No proposed grades are shown with this submittal. A proposed grading plan shall be submitted with all future submittals including proposed contours and detailed spot elevations.

RECOMMENDATIONS

As submitted, the Sites Plan appears to be in substantial compliance with the City of Swartz Creek Design Standards and Construction Specifications. The following items shall be addressed by the application prior to engineering approval. Please note that the review comments provided are not all inclusive and additional comments may be further generated based on the information provided.

1. Additional information regarding the storm water management shall be provided. Design calculations for the storm sewer and detention (if necessary) shall be provided.
2. The material, size, and slope of storm and sanitary sewer shall be shown on the plans.
3. The material and size of water main materials shall be shown on the plans.
4. A detailed grading plan shall be provided for engineering review.
5. Provide signage to delineate the one-way drive aisle.
6. The proposed pavement repair sections within public roads shall match the existing cross section, this applies to McLain Street and School Street.

PERMITS AND OTHER AGENCY APPROVALS

Copies of all permits, letters of approval, and/or letters of waiver, obtained to date, shall be forwarded to this office. The applicant must submit all necessary permits/approvals, including but not limited to the following agencies:

- Genesee County Drain Commission for Soil erosion and sedimentation control (SESC)
- Genesee County Drain Commission for Water Supply and Sanitary Sewer permits
- Michigan Department of Environment, Great Lakes, and Energy (EGLE) for Water Supply Systems, if public water main is proposed as a part of the project.
- Swartz Creek Area Fire Department

If you have any questions regarding this review or any of the comments presented, feel free to contact us at (810) 396-4372 or robert.daavettila@ohm-advisors.com.

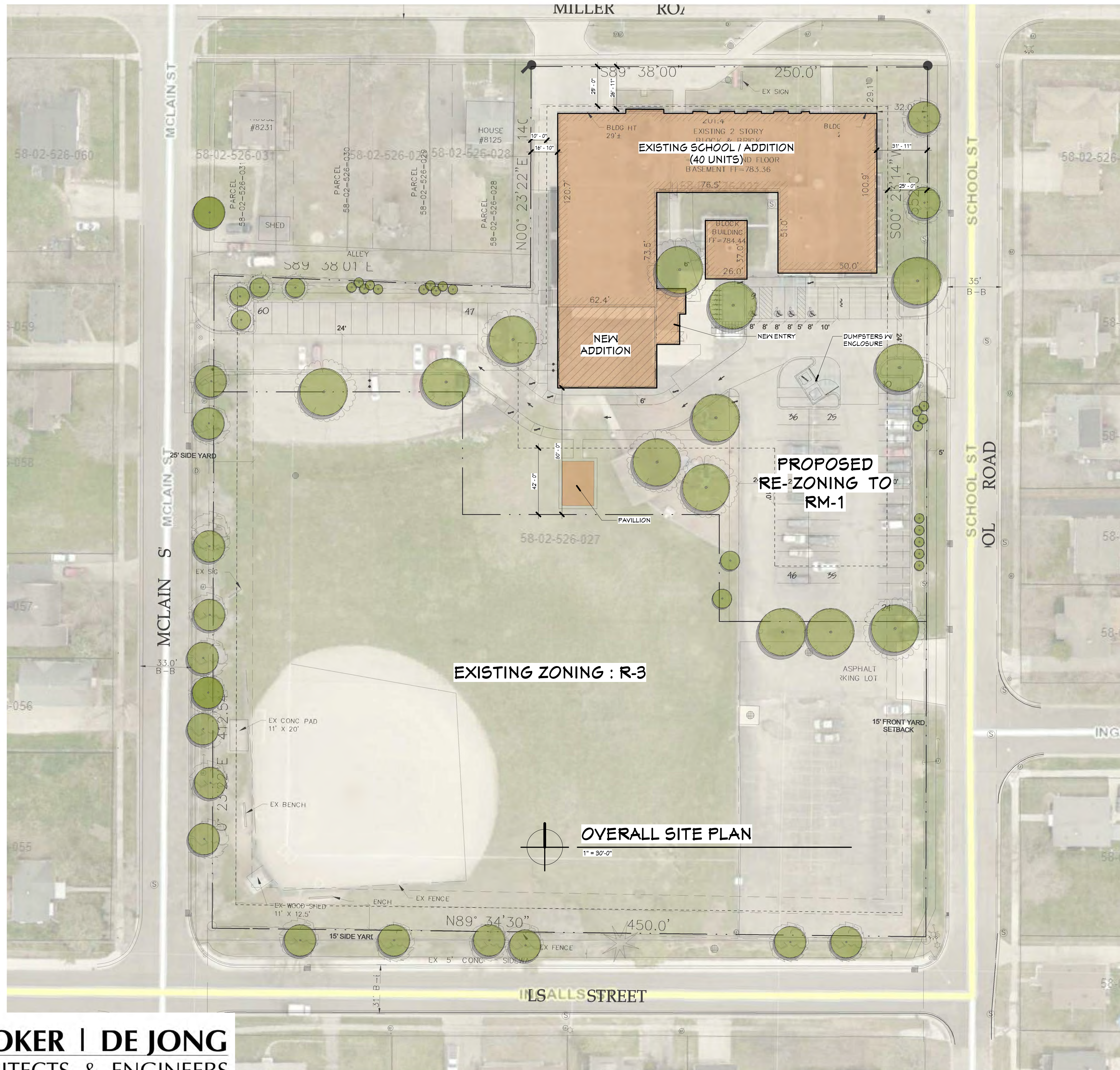
Sincerely,

OHM ADVISORS

Robert Daavettila, P.E.

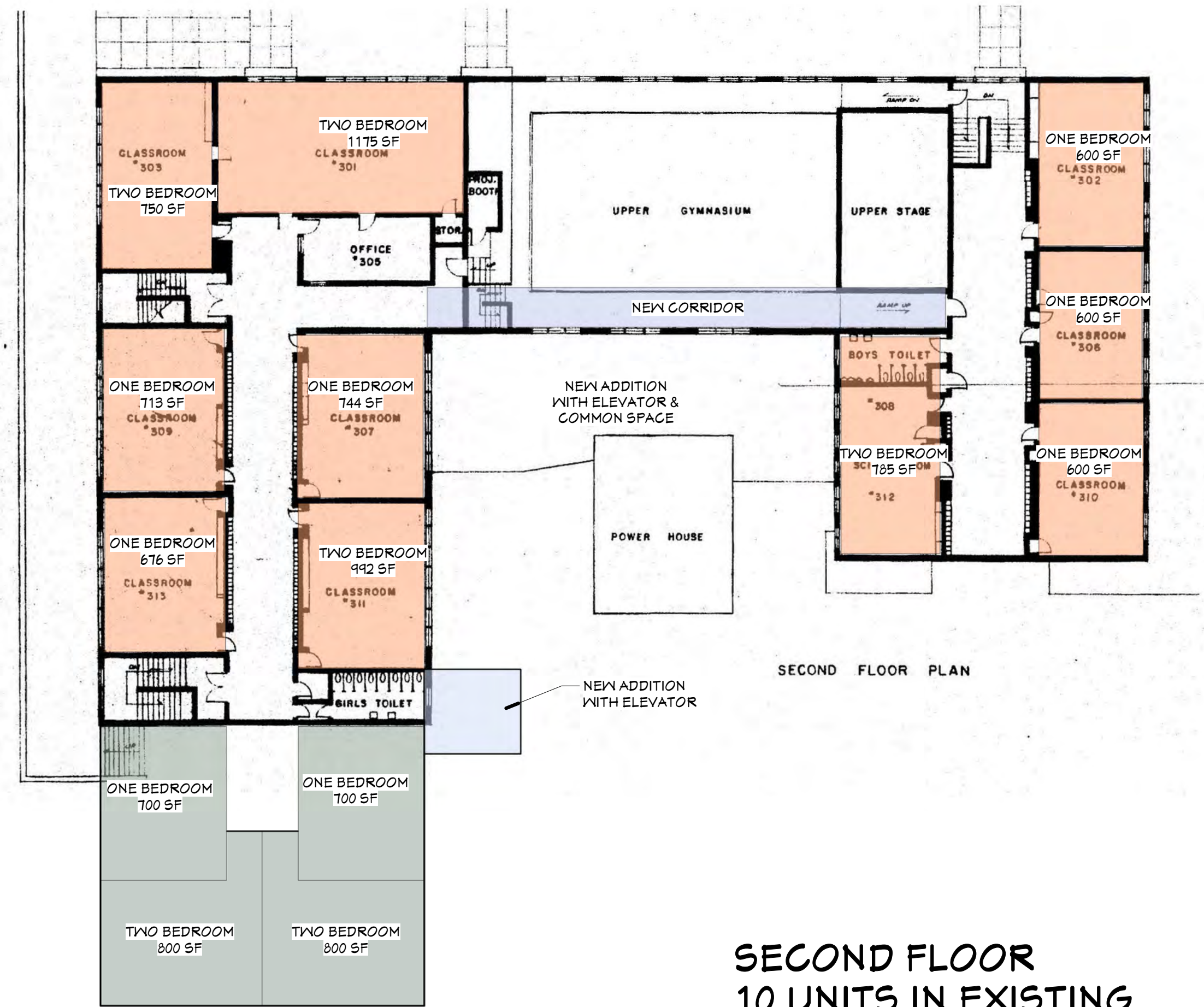
cc: Andrew Harris, City of Swartz Creek DPW (via e-mail)
Matt Hart, Mundy Township (via e-mail)
File

P:\4000_4100\Site_SwartzCreek\2020\Mary Crapo\Site Plan\MaryCrapo_SiteRev#1_2020_03_02.docx

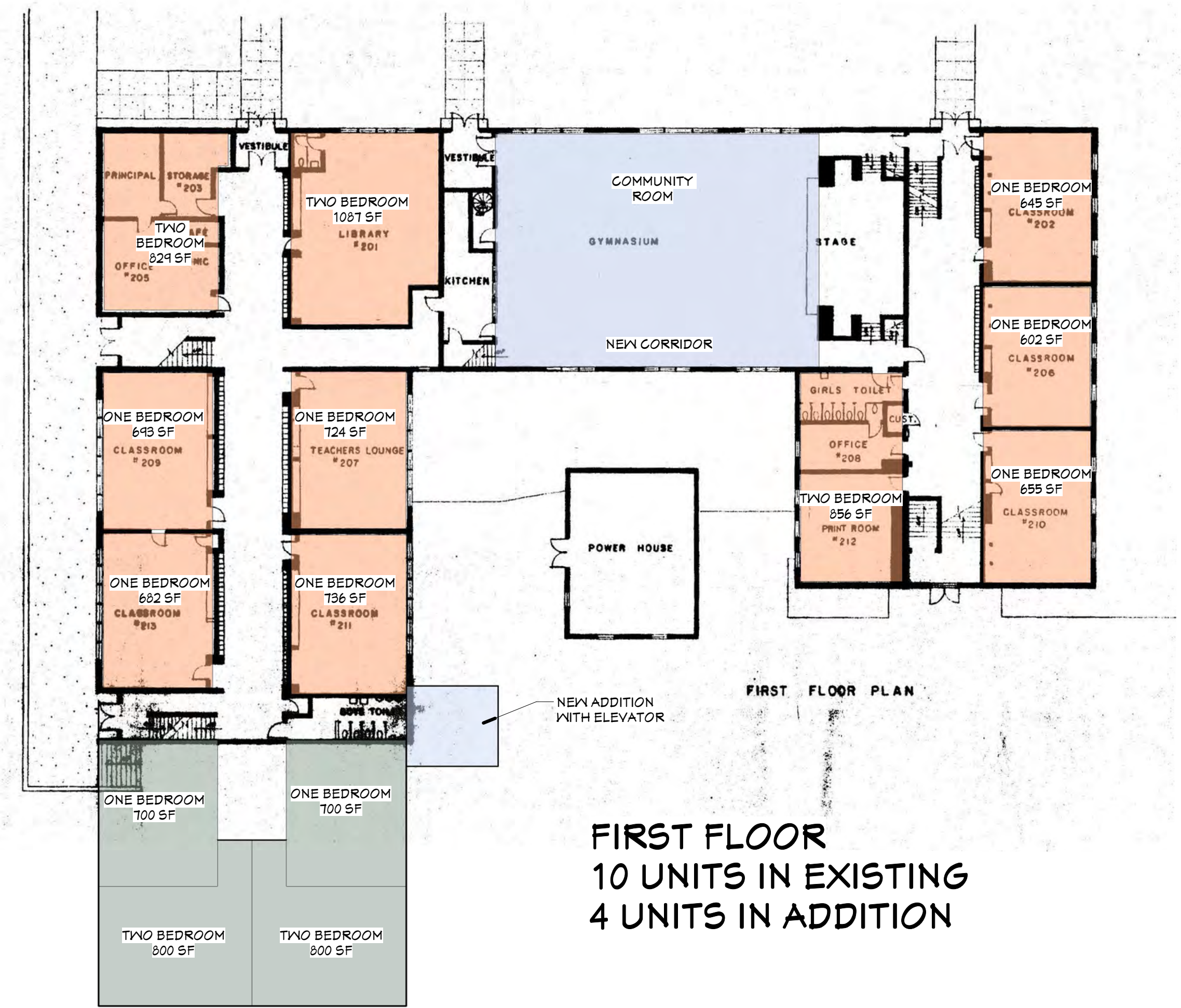


SITE INFORMATION

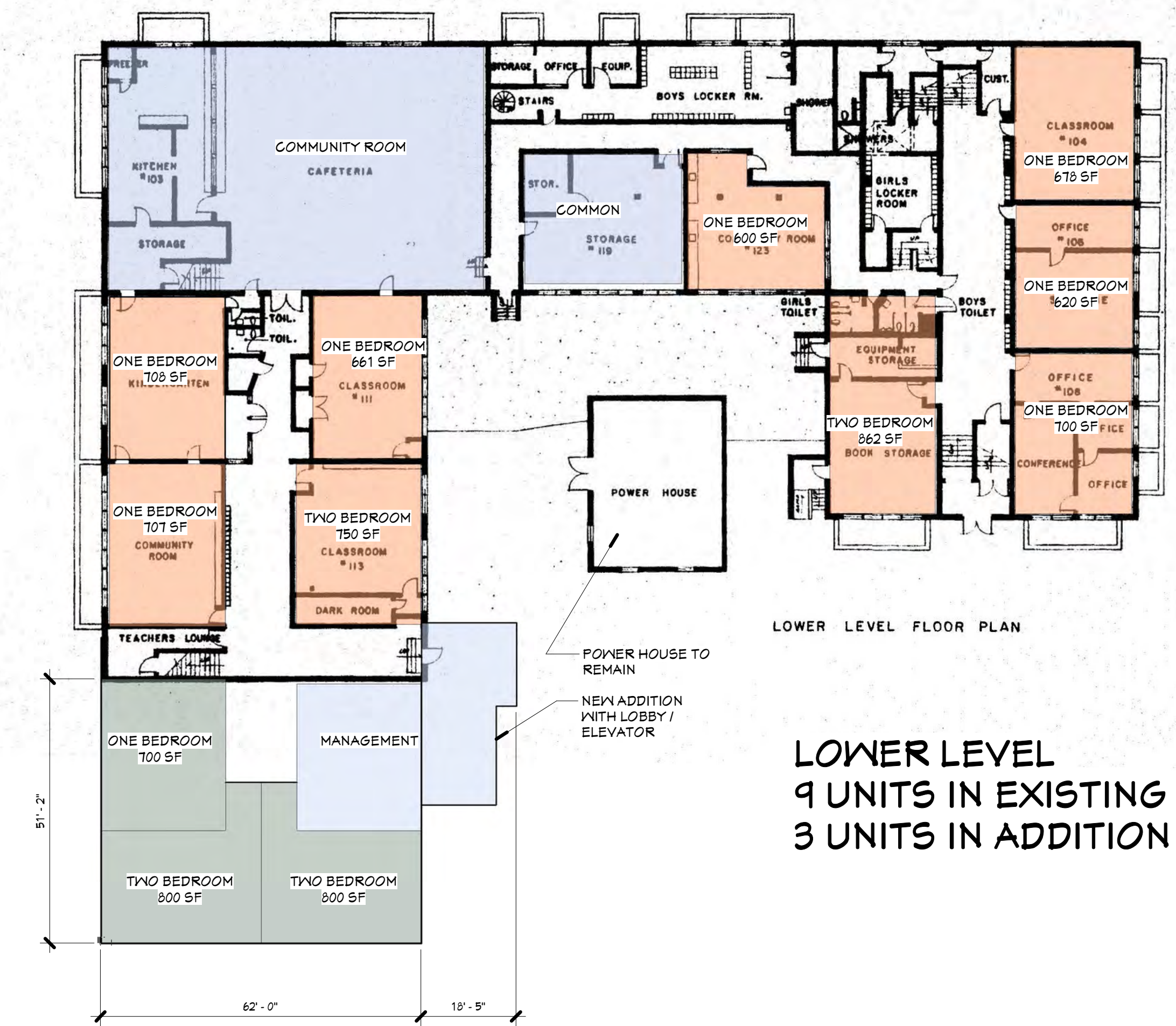
SITE ADDRESS: 8197 MILLER ROAD, SWARTZ CREEK, MI 48473	
PARCEL NUMBER: 58-02-526-027	
SITE AREA: 5.06 ACRES / 220,413 SF - TOTAL	
SITE AREA / PHASE 1: 2.2 ACRES / 95,643 SF	
ZONING:	CURRENT: R-3 - DOWNTOWN RESIDENTIAL PROPOSED: REZONED TO RM-1 (SCHOOL PORTION)
BY-RIGHT USE:	RM-1 - MULTI-FAMILY RESIDENTIAL
LOT AREA:	MAXIMUM: 1,200 SF PROPOSED: 95,643 SF
COVERAGE:	MAXIMUM: 30% PROPOSED: 22.5%
FRONT SETBACK:	REQUIRED: 25' PROPOSED: 26'-11"
REAR SETBACK:	REQUIRED: 35' PROPOSED: 73'
SIDE SETBACKS:	REQUIRED: 10' ONE / 25' BOTH PROPOSED: 16'-10" / 45'-4"
BUILDING HEIGHT:	REQUIRED: 3 STORIES / 35' PROPOSED: 3 STORIES / 35' (NEW ADDITION)
PARKING:	REQUIRED: 1.5 PER UNIT (SENIOR HOUSING) PROPOSED: 60 SPACES
ADDITIONAL REGULATIONS:	LANDSCAPING AND SITE LIGHTING TO BE PROVIDED TO MEET OR EXCEED ZONING ORDINANCE



SECOND FLOOR PLAN
 10 UNITS IN EXISTING
 4 UNITS IN ADDITION



FIRST FLOOR PLAN
 10 UNITS IN EXISTING
 4 UNITS IN ADDITION



LOWER LEVEL FLOOR PLAN
 9 UNITS IN EXISTING
 3 UNITS IN ADDITION

UNIT INFORMATION:
 (25) ONE BEDROOM UNITS
 (15) TWO BEDROOM UNITS
 (40) UNITS TOTAL



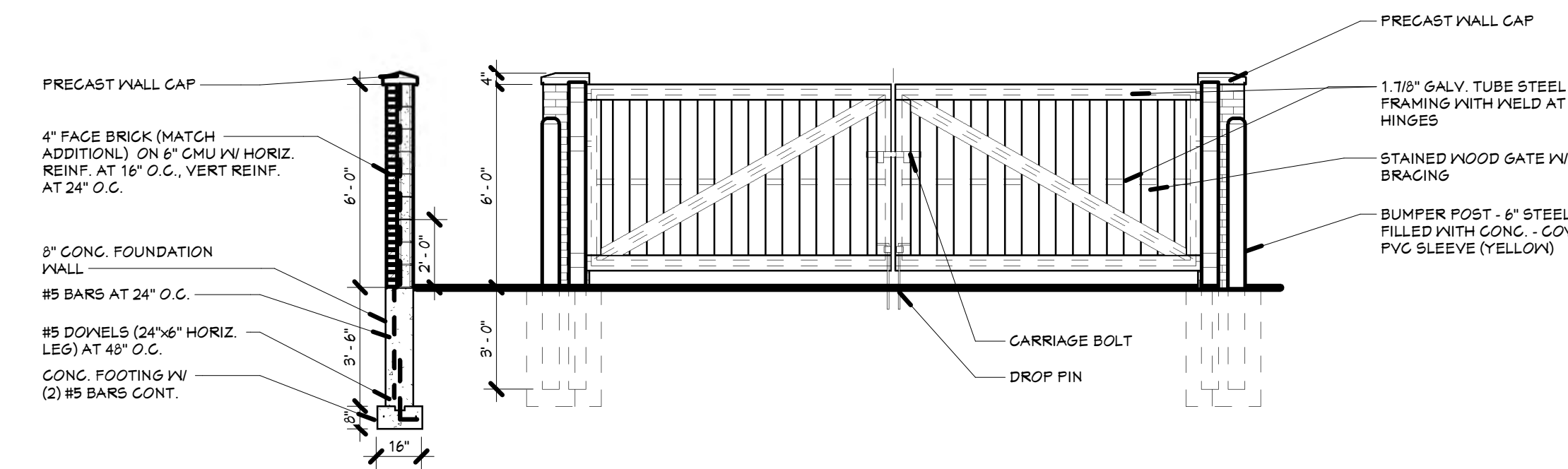
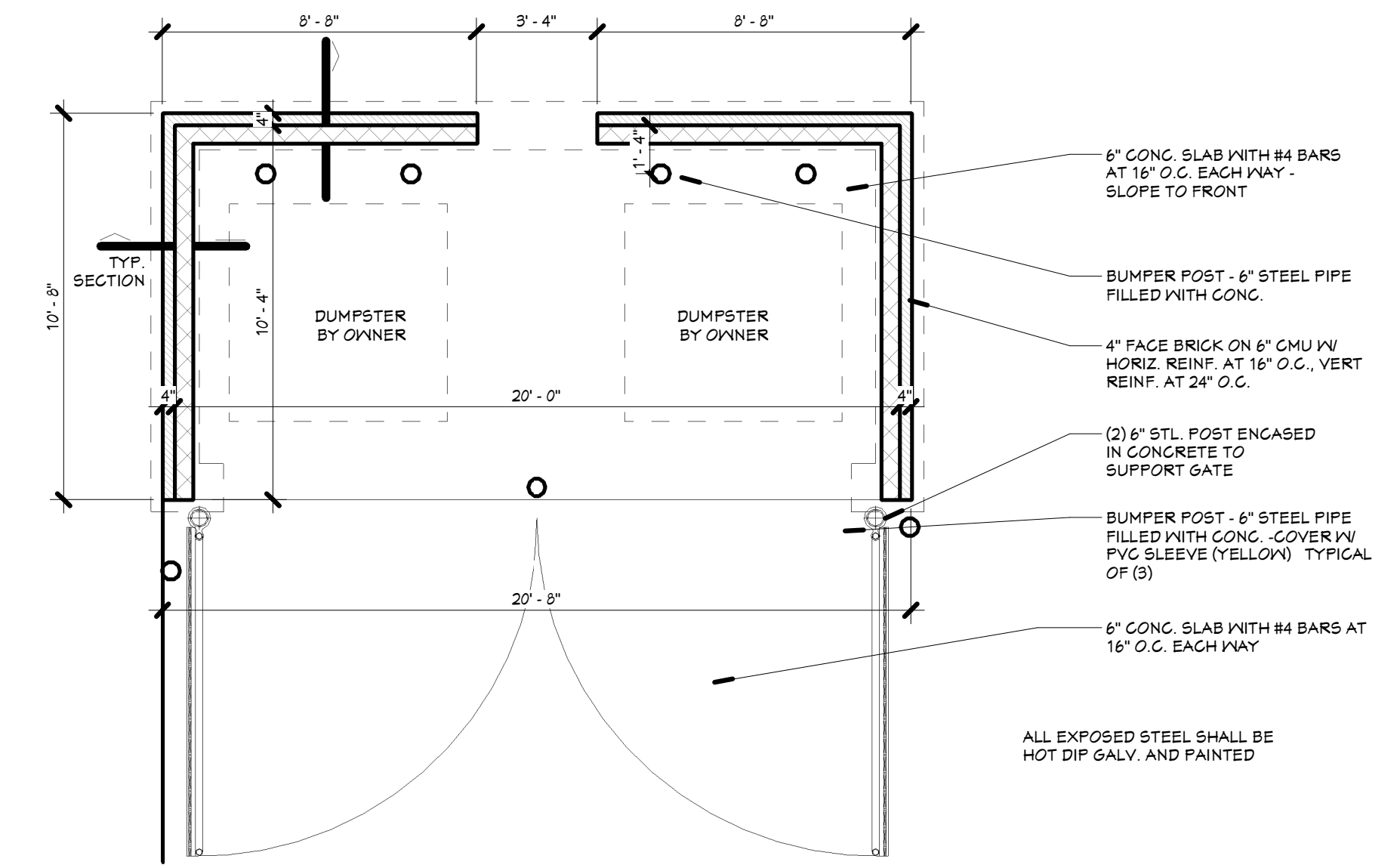
EXISTING SOUTH FACADE



EXISTING NORTH FACADE



EXISTING WEST FACADE



DUMPSPSTER ENCLOSURE

1/4" = 1'-0"



WEST ELEVATION - ADDITION

1/8" = 1'-0"

MATERIAL BREAKDOWN (ADDITION)

- FACE BRICK - 24% (1,792 SF)
- METAL PANEL - 76% (5,862 SF)



EAST ELEVATION - ADDITION

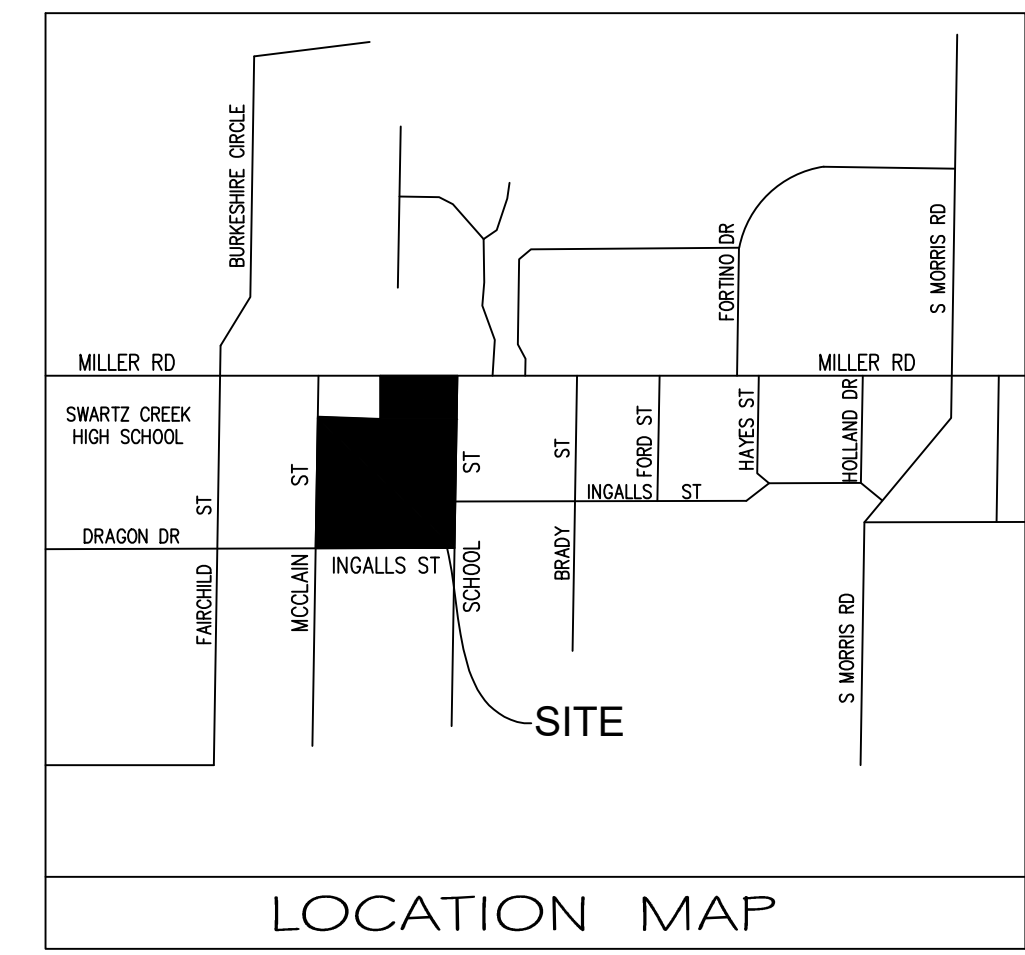
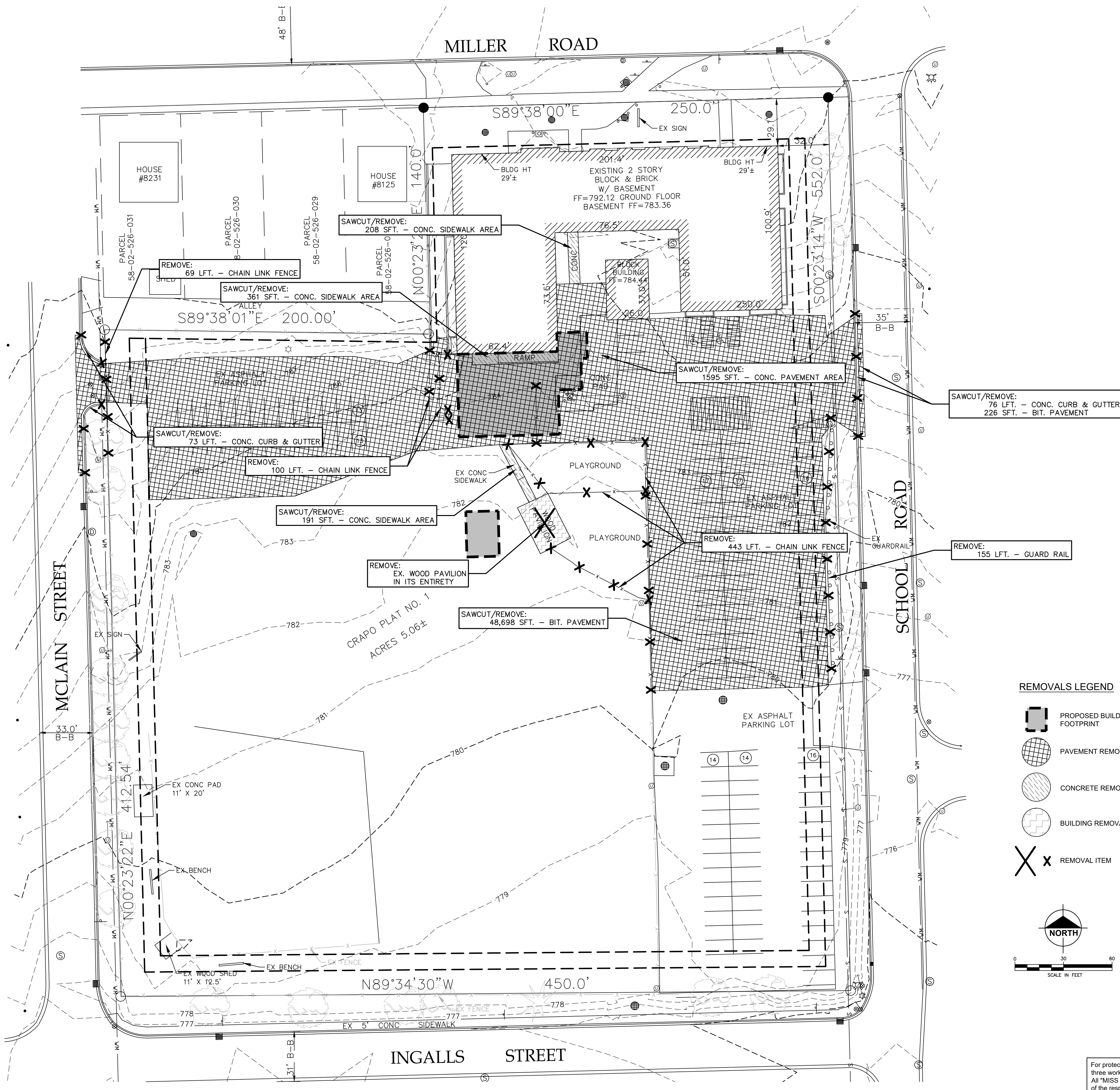
1/8" = 1'-0"



SOUTH ELEVATION - ADDITION

1/8" = 1'-0"





H
DJ

HOOKER | DEJONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P231.722.3407
P231.722.2589

CE

Callen Engineering, Inc.
Spring Lake, Michigan

RENOVATION AND ADDITION FOR
MARY CRAPO SCHOOL
8197 MILLER ROAD, SWARTZ CREEK, MI 48473
COMMUNITIES FIRST INC.

Property Address: 8197 Miller Road
Swartz Creek, Michigan 48473
Parcel Number: 58-02-526-027

Property Description:
WARRANTY DEED LIBER 451 PAGE 635 & 636

LAND SITUATED AND BEING IN THE TOWNSHIP OF GAINES, COUNTY OF GENESEE AND STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS. TO WIT: LOTS THIRTY FOUR (34) TO FORTY-FIVE (45), BOTH INCLUDED, AND LOTS FIFTY (50) TO FIFTY-SIX (56), BOTH INCLUDED, ALL ACCORDING TO THE PLAT OF CRAPO PLAT NO. 1, A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 2, TOWN 6 NORTH, RANGE 5 EAST, GAINES TOWNSHIP, GENESEE COUNTY, STATE OF MICHIGAN, NOW ON FILE IN THE OFFICE OF THE GENESEE COUNTY REGISTER OF DEEDS.

Total Acreage: 1.65 Acres (71,874 sq. ft.)

Property Zoning: R-3 (Downtown Residential)

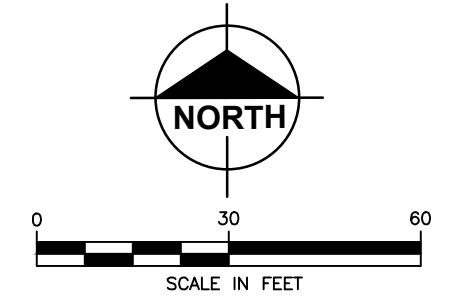
Setbacks:
Front: 5 ft.
Side: 10 ft.
Rear: 10 ft.

Maximum Allowable Building Height: 2 Stories or 30 ft.

Maximum Lot Coverage: 40%

REMOVALS LEGEND

- PROPOSED BUILDING FOOTPRINT
- PAVEMENT REMOVAL AREA
- CONCRETE REMOVAL AREA
- BUILDING REMOVAL AREA
- REMOVAL ITEM



Plan Prepared By:
Bruce A. Callen, P.E.
Callen Engineering, Inc.
113 W. Savidge St., Suite B
Spring Lake, Michigan 49456
Tel: 616-240-9080
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

811

Know what's below.
Call before you dig.

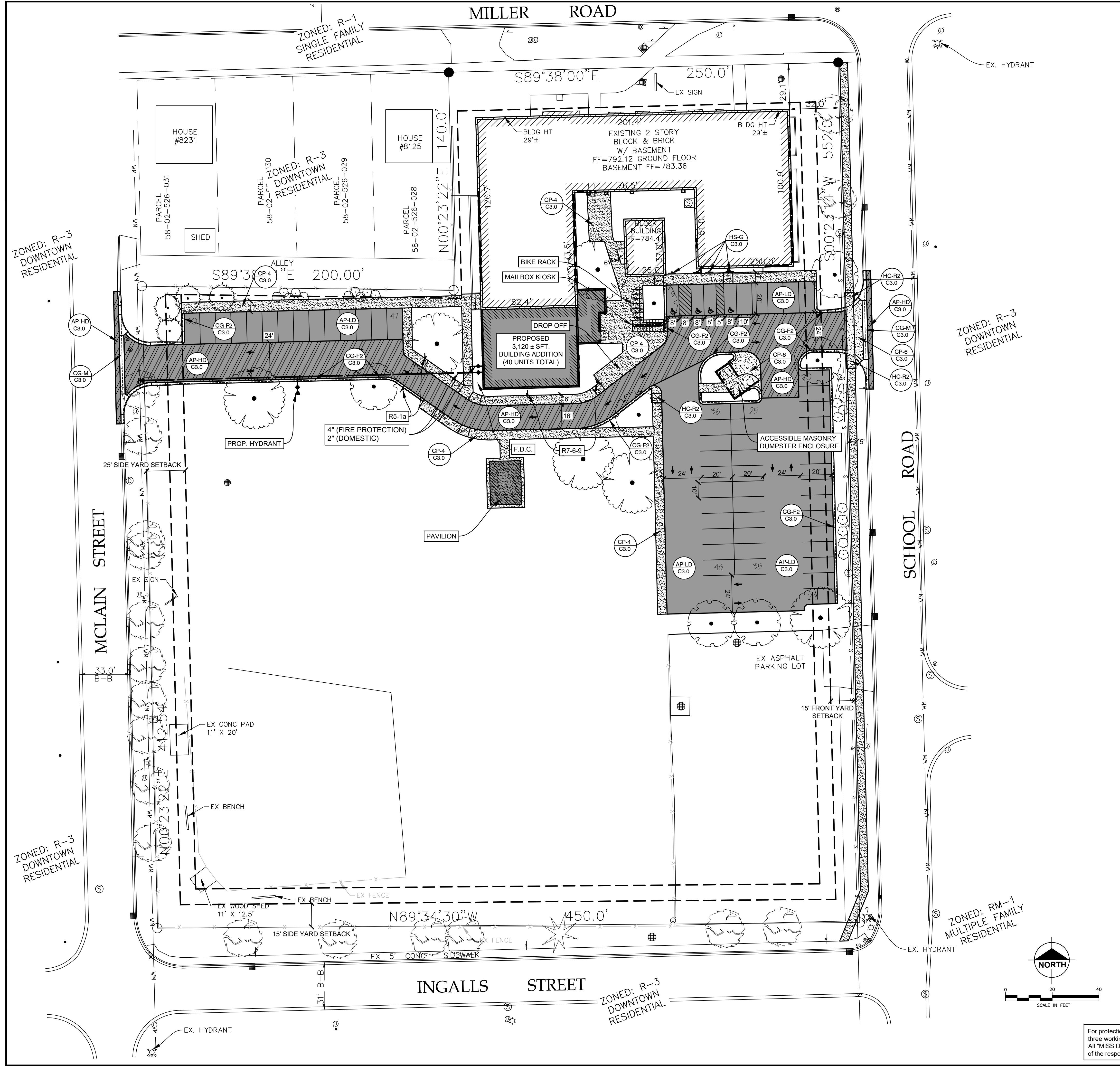
DATE OF PLAN: 02-19-20

Project Number: 4-1228
ISSUANCE
1. 20-0219 SITE PLAN REVIEW

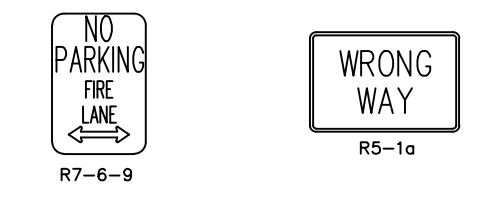
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EXISTING
CONDITIONS &
REMOVALS PLAN

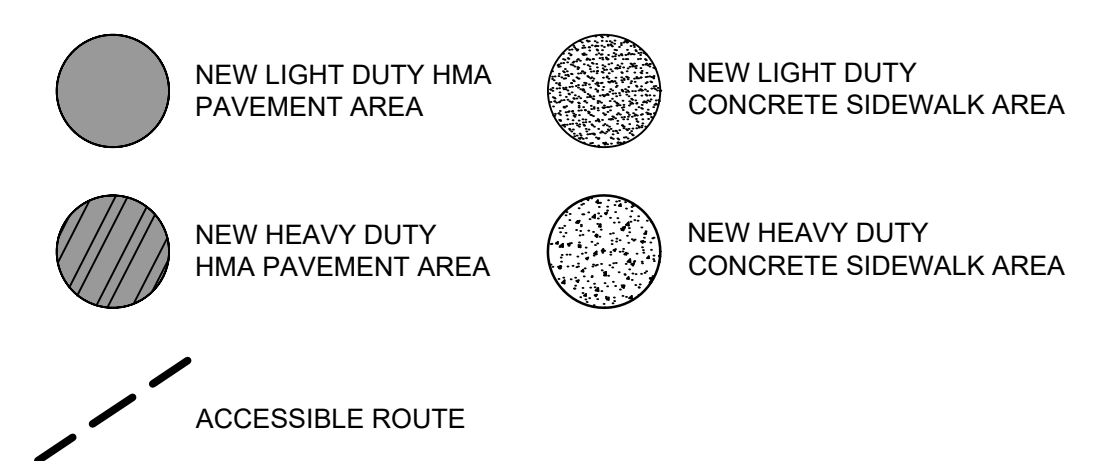
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PROPOSED PERMANENT SIGNAGE LEGEND



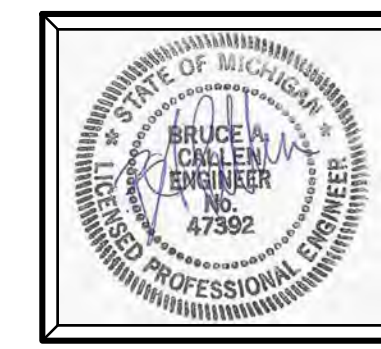
PROPOSED FEATURES LEGEND



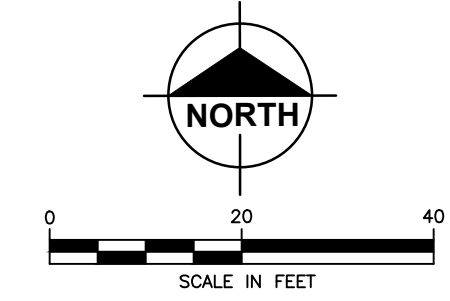
GENERAL NOTES

- PROJECT INCLUDES CONSTRUCTION OF A NEW PLANNED UNIT DEVELOPMENT CONSISTING OF 40 RESIDENTIAL UNITS IN ONE (1) THREE STORY BUILDING, AND RELATED PARKING, LANDSCAPING, SIGNAGE, LIGHTING, UTILITIES, AND STORM WATER DRAINAGE FACILITIES.
- THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER.
- ACCESS TO THE DEVELOPMENT SHALL BE VIA TWO (2) CURBCUTS, ONE (1) RECONSTRUCTED CURBCUT ONTO SCHOOL ROAD, ONE (1) RECONSTRUCTED CURBCUT ONTO MCLAIN STREET.
- STORM DRAINAGE SHALL BE DETAINED ON SITE, MEETING THE REQUIREMENTS OF THE COUNTY OF GENESEE GUIDELINES FOR STORM WATER MANAGEMENT.
- PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS AND CONCRETE PAVEMENTS.
- PARKING: REQUIRED: 1.25 SPACES PER DWELLING UNIT.
 DWELLING UNITS = 40 APARTMENT UNITS
 (40*1.25) = 50 PARKING SPACES
TOTAL = 50 SPACES

 PROVIDED: **TOTAL = 60 SPACES**, INCLUDING FOUR (4) BARRIER FREE SPACES.
- NEW SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SWARTZ CREEK ZONING ORDINANCE.
- PROPOSED SITE LIGHTING SHALL BE A COMBINATION OF POLE, AND WALL-MOUNTED FIXTURES, DIRECTED TO INHIBIT LIGHTING BEYOND PROPERTY LIMITS, MEETING THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE CITY OF SWARTZ CREEK ZONING ORDINANCE.
- LANDSCAPING AND SCREENING SHALL MEET THE INTENT OF CITY OF SWARTZ CREEK ZONING ORDINANCE.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



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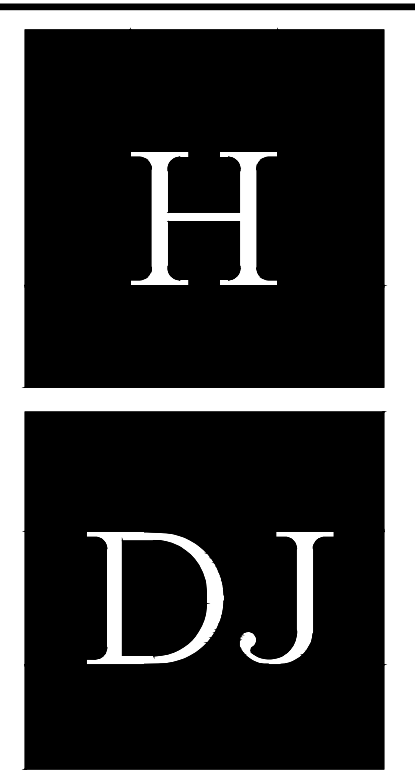
RENOVATION AND ADDITION FOR MARY CRAO SCHOOL
 8197 MILLER ROAD, SWARTZ CREEK, MI 48473
COMMUNITIES FIRST INC.

Project Number	4-1228
ISSUANCE	
1. 20-0219	SITE PLAN REVIEW
2. 20-0302	SP REVIEW COMMENTS

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SITE PLAN
C1.0

MILLER ROAD



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TURNING TEMPLATES

C1.0

MCLAIN STREET

SCHOOL ROAD

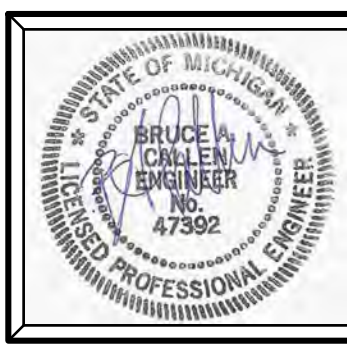
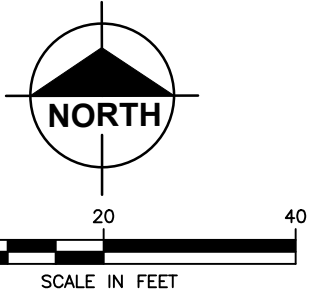
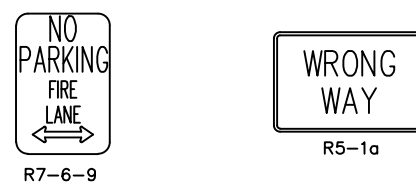
INGALLS STREET

ZONED: R-3 DOWNTOWN RESIDENTIAL

ZONED: RM-1 MULTIPLE FAMILY RESIDENTIAL

ZONED: R-3 DOWNTOWN RESIDENTIAL

PROPOSED PERMANENT SIGNAGE LEGEND



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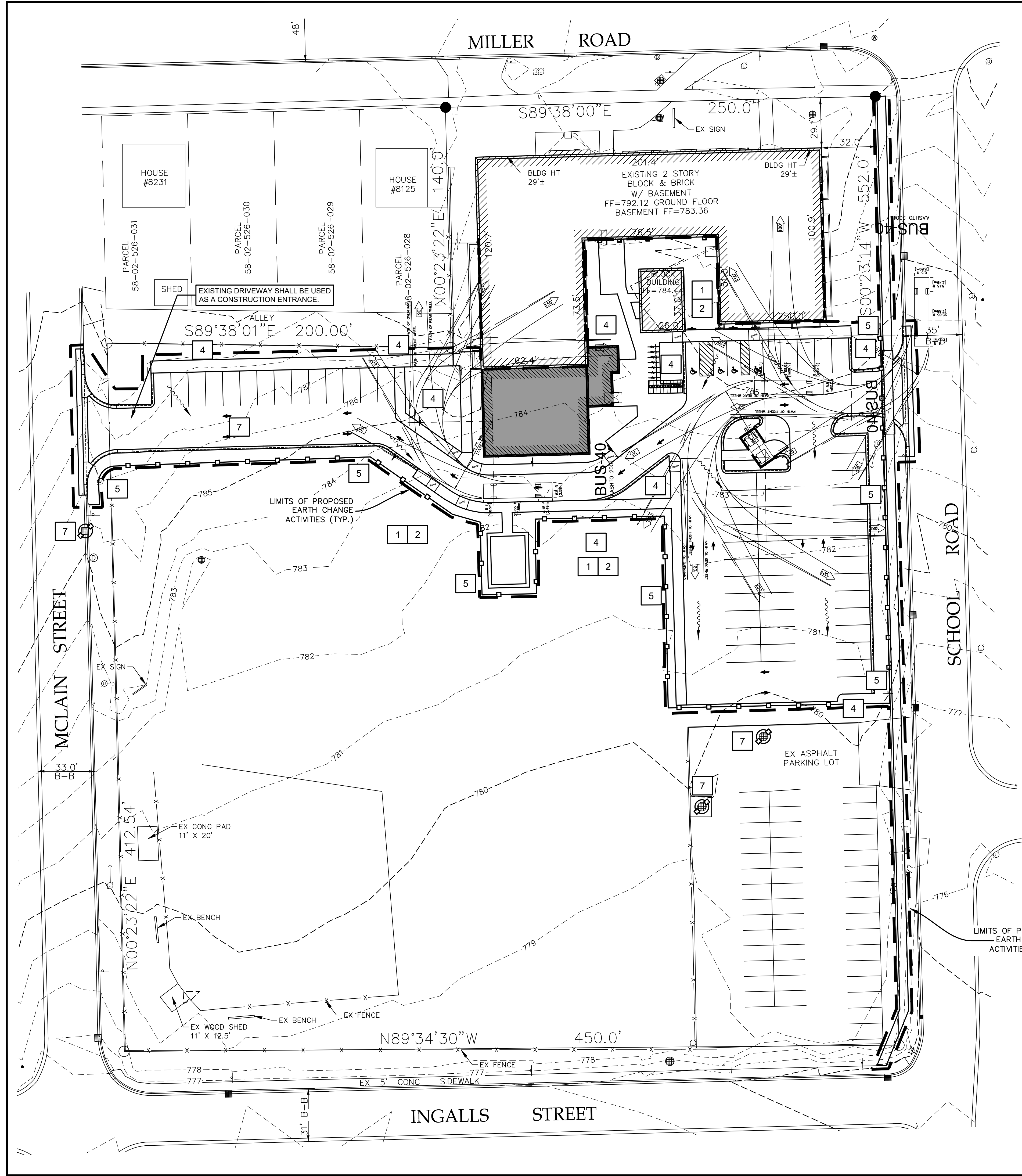
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ZONED: R-3 DOWNTOWN RESIDENTIAL





EROSION CONTROL MEASURES

KEY	SESC MEASURE	SYMBOL	WHERE USED
1	Seeding		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and/or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
2	Mulch		On flat areas, slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles when areas are subject to raindrop impact, and erosive forces from wind or water.
4	Trees, Shrubs, Vines and Ground Cover		When bare soil or recently vegetated slopes are exposed to erosive forces from wind and/or water.
5	Perimeter Sediment Control Measures (Silt Fence, Straw Wattles, etc.)		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.
7	Storm Drain Inlet Protection		Around the entrance to a catch basin or an inlet that will capture runoff from an earth change activity.
28	Stone Construction Access		At locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

*SEE MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SESC MANUAL (VERSION 2018) FOR SPECIFICATIONS

SESC NOTES

Total disturbed area: 67,827 sq ft (1.56 Acres)

Additional erosion control measures not shown on the site plan may be necessary as site work progresses. Permittee is responsible for all measures necessary to prevent offsite sedimentation.

Geotextile silt fence and all catch basin protection measures shall be properly placed as shown on plans and as needed to retain soils onsite. Periodic maintenance and inspection of SESC measures is required for proper effectiveness.

Stabilize site as soon as possible.

Construction is anticipated to begin APRIL 2020 with substantial sitework completion no later than NOVEMBER 2020.

SUBSURFACE CONDITIONS

Soils generally consist of Conover loam, and Spinks loamy sand, wet subsoil variant. (USDA NRCS Classification) consisting of Variable loam soils to a depth of 80 inches. Soil borings are pending.

STORM STRUCTURE NOTES

STORM SEWER LENGTHS PROVIDED ARE MEASURED FROM CENTER OF STRUCTURE. RIM ELEVATIONS ARE MEASURED AT EDGE OF METAL.

STORM SEWER SHALL BE WATER-TIGHT, SOLID-WALL HDPE OR APPROVED EQUAL, UNLESS INDICATED ON THE PLANS.

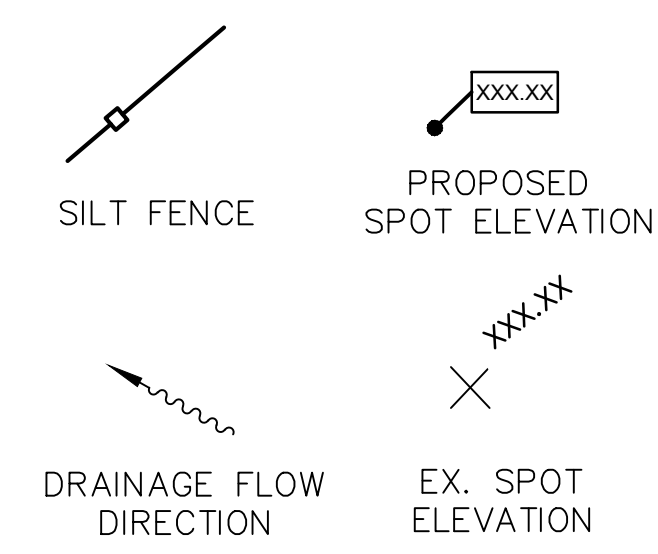
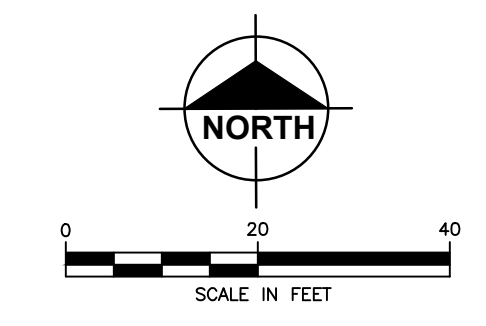
MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS. CATCH BASINS SHALL INCLUDE 2-FT SUMP.

CONNECTIONS TO MANHOLES SHALL BE MADE WITH A RESILIENT CONNECTOR FOR PIPE DIAMETERS 24 INCHES OR LESS.

MANHOLE RIM ELEVATIONS SHALL BE SET 1/4" BELOW PLAN GRADE. CATCH BASIN RIM ELEVATIONS SHALL BE SET 1 1/8" BELOW PLAN GRADE.

ALL CURB DIMENSIONS ARE MEASURED FROM EDGE OF METAL.

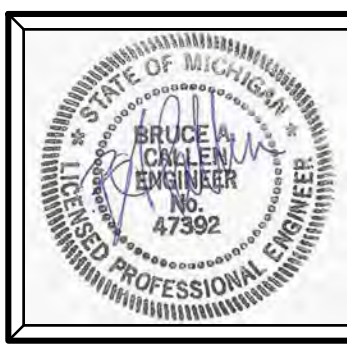
THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS IN GRADES SHALL BE REPORTED TO ENGINEER AND ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.



BENCHMARKS:

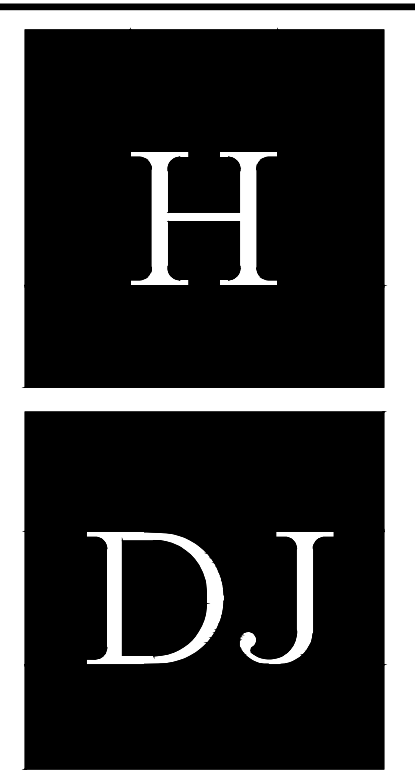
BM #1 EL. 777.46' (NAV DATUM)
NORTHWEST BOLT ON HYDRANT AT NORTHWEST CORNER OF INGALLS STREET AND SCHOOL STREET

BM #2 EL. 791.57' (NAV DATUM)
SOUTHWEST BOLT ON HYDRANT AT SOUTHEAST CORNER OF MILLER ROAD AND SCHOOL STREET.

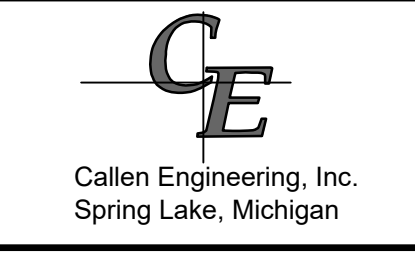


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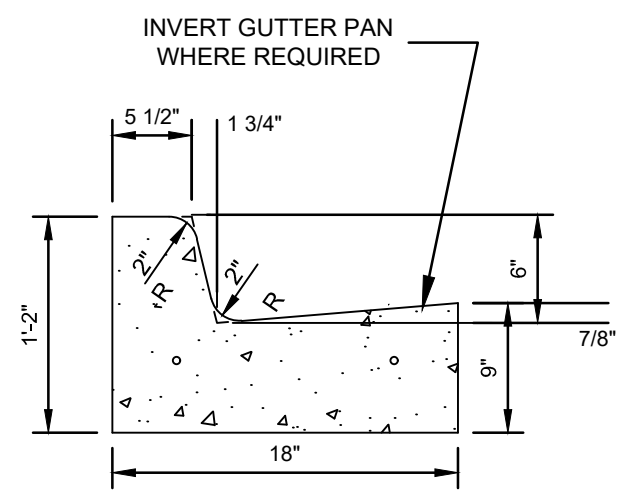
RENOVATION AND ADDITION FOR
MARY CRAO SCHOOL
8197 MILLER ROAD, SWARTZ CREEK, MI 48473
COMMUNITIES FIRST INC.

Project Number	4-1228
ISSUANCE	
1. 20-0219	SITE PLAN REVIEW
2. 20-0302	SP REVIEW RESPONSE

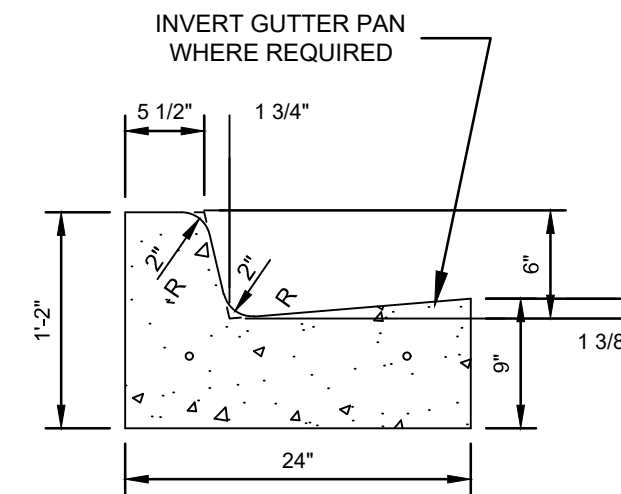
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**GRADING,
DRAINAGE, AND
SESC PLAN**

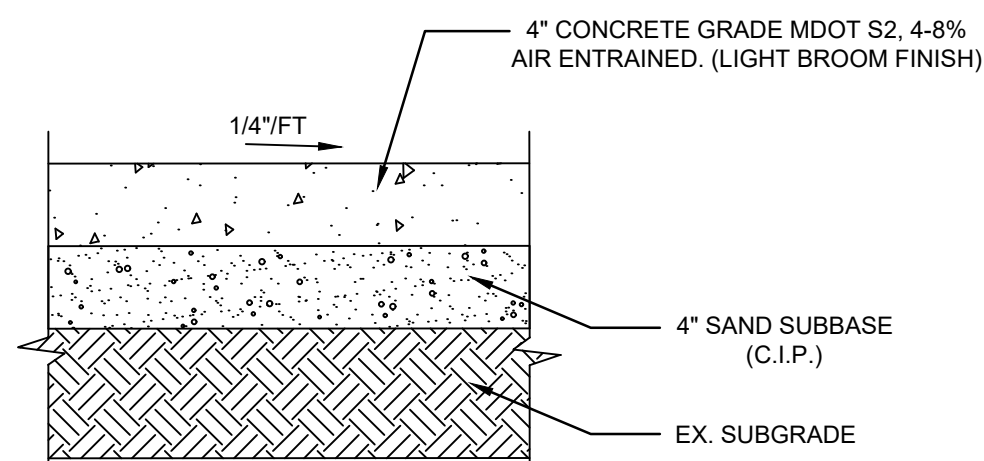
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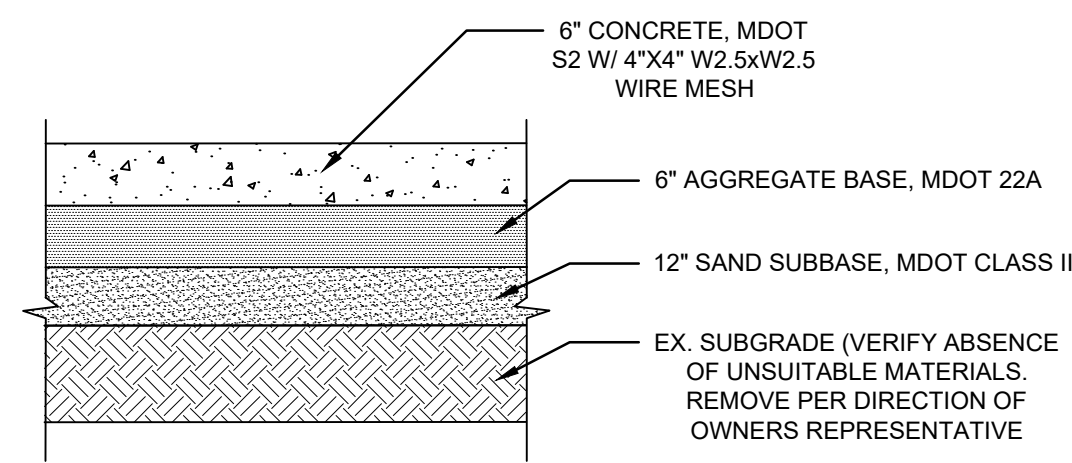
CONCRETE CURB & GUTTER (CG-F2)
DETAIL F2, MODIFIED
NO SCALE



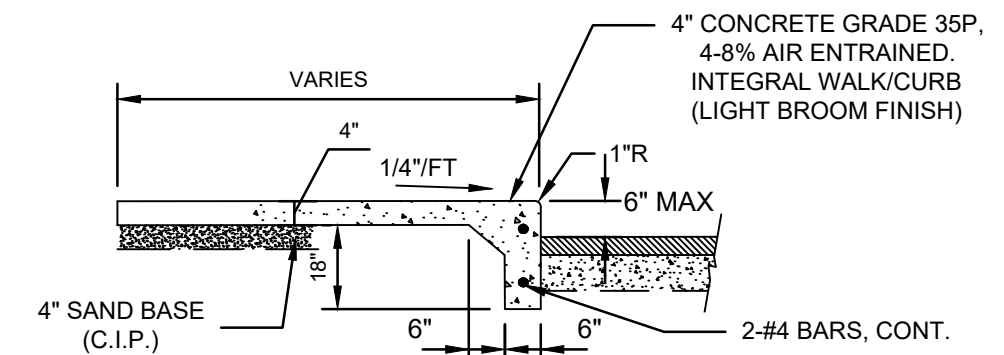
CONCRETE CURB & GUTTER (CG-F4)
DETAIL F4, MODIFIED
NO SCALE



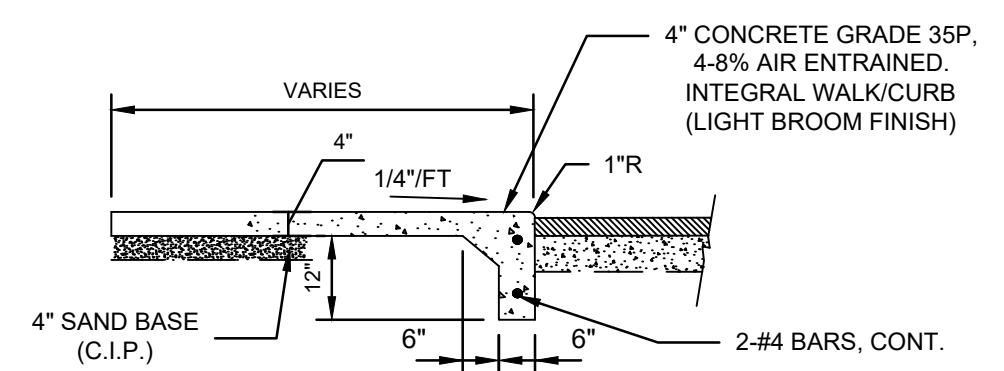
CONCRETE SIDEWALK SECTION (CP-4)
NO SCALE



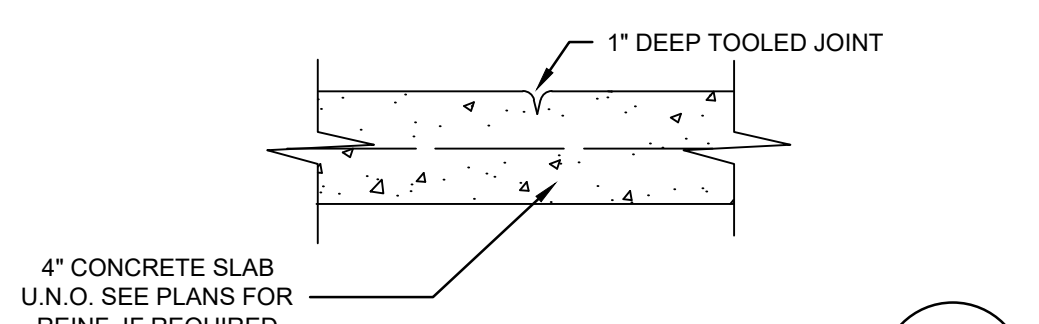
6" CONCRETE PAVEMENT SECTION (CP-6)
NO SCALE



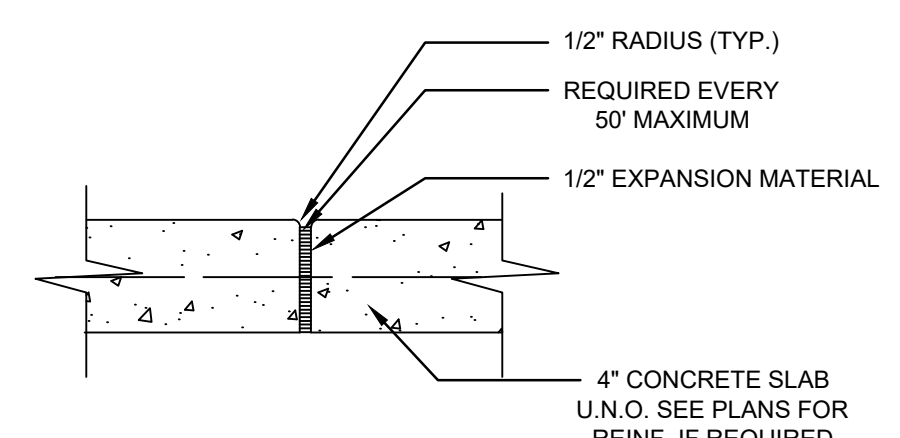
INTEGRAL WALK / CURB (SW-1)
NO SCALE



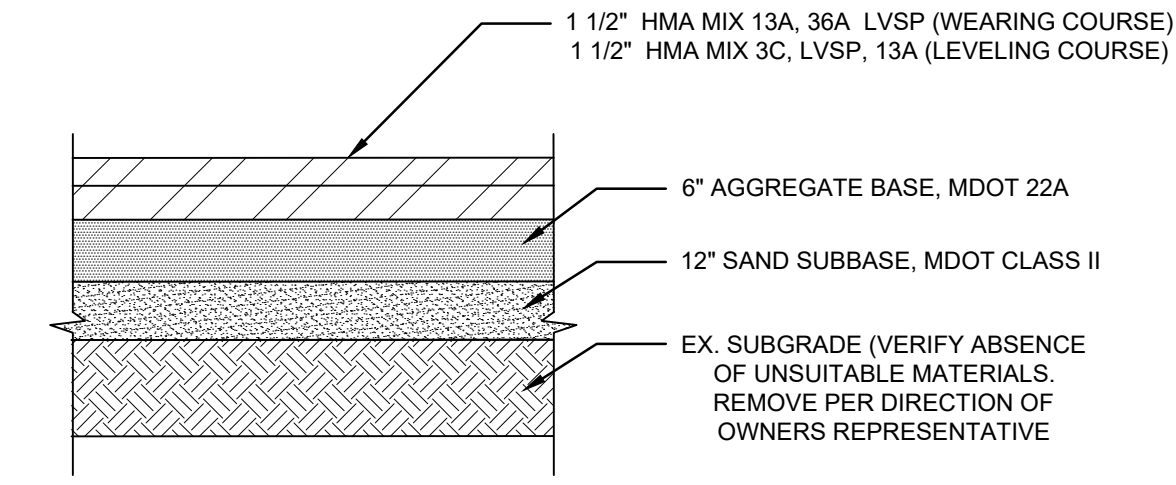
CONCRETE SIDEWALK W/ FLUSH CURB (SW-2)
NO SCALE



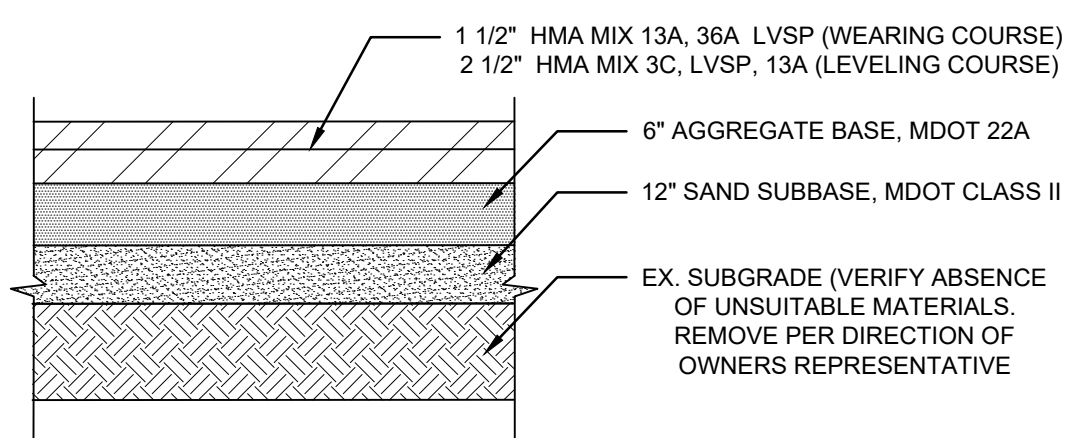
WALK CONTROL JOINT (SW-CJ)
NO SCALE



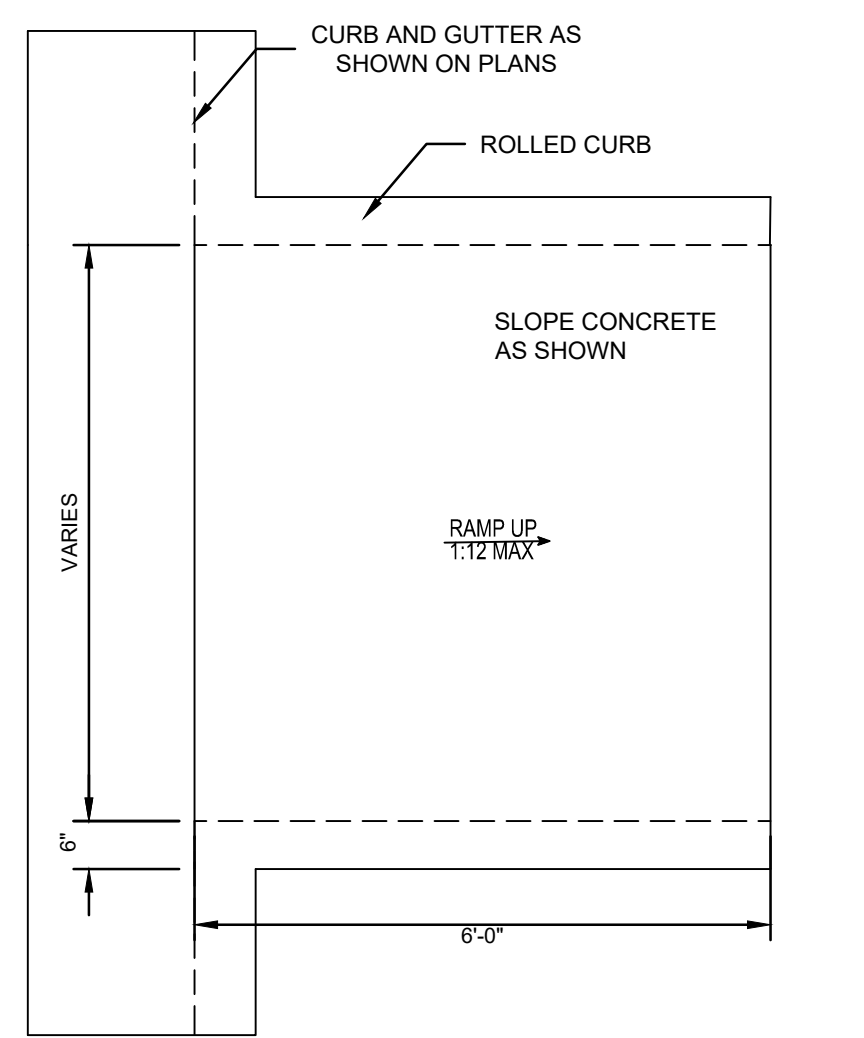
WALK EXPANSION JOINT (SW-EJ)
NO SCALE



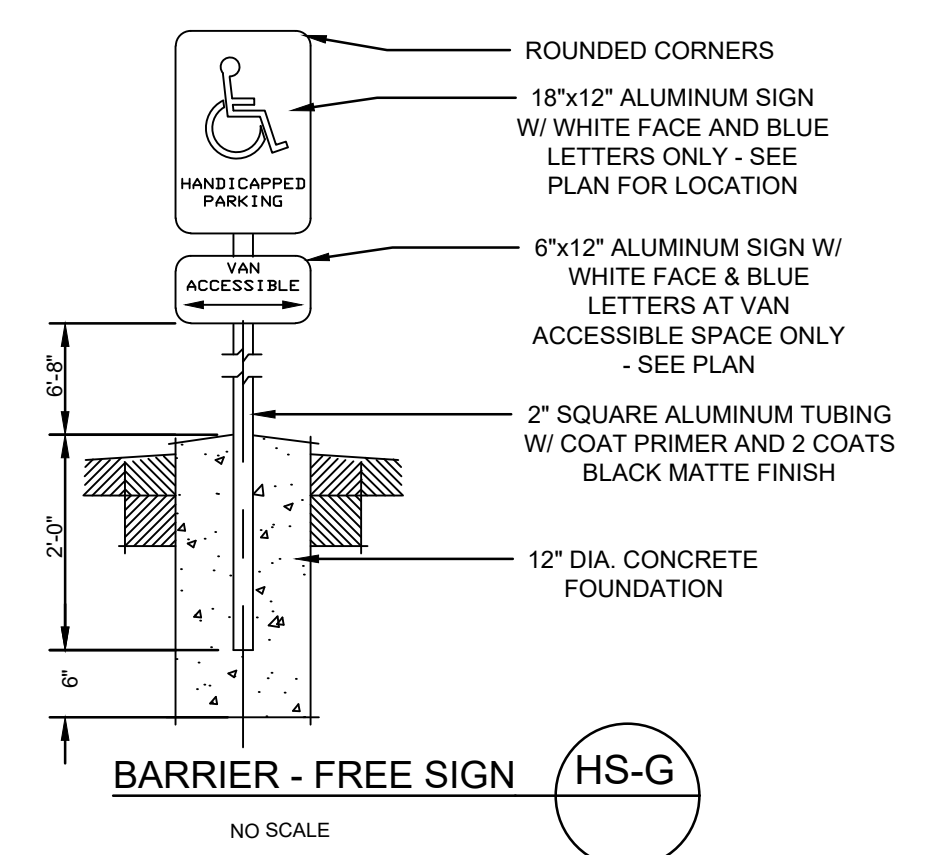
HMA LIGHT DUTY PAVEMENT SECTION (AP-LD)
NO SCALE



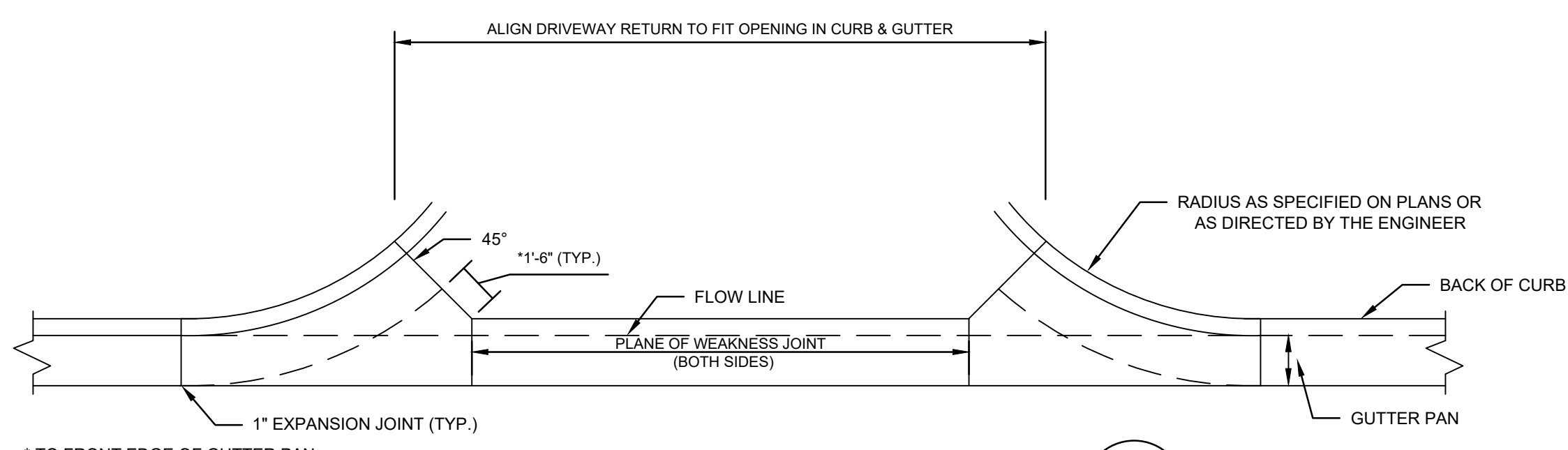
HMA HEAVY DUTY PAVEMENT SECTION (AP-HD)
NO SCALE



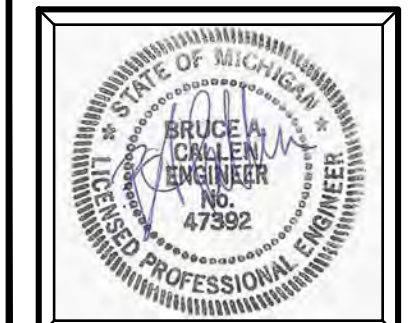
B.F. RAMP DETAIL (HC-R2)
TYPE R
NO SCALE



BARRIER - FREE SIGN (HS-G)
NO SCALE



CONCRETE DRIVEWAY OPENING, DETAIL M (TYP.) (CG-M)
NO SCALE



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Project Number 4-1228
ISSUANCE
1. 20-0219 SITE PLAN REVIEW

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X-SECTIONS,
NOTES, AND
DETAILS

C3.0

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LOT LINE	+	0.1 fc	1.5 fc	0.0 fc	N/A	N/A
PARKING LOT	+	2.8 fc	7.8 fc	0.1 fc	78.0:1	28.0:1

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Lumens per Lamp	Wattage
□	S1	4	DSX1 LED P4 30K T3M MVOLT HS	DSX1 LED P4 30K T3M MVOLT with houseside shield	LED	10586	125
□	S2	8	DSX1 LED P4 30K T4M MVOLT HS	DSX1 LED P4 30K T4M MVOLT with houseside shield	LED	10217	125
□	S3	0	DSX1 LED P4 30K T3M MVOLT HS	DSX1 LED P4 30K T3M MVOLT with houseside shield	LED	10586	125

