



DEXTER TOWNSHIP

ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767

FAX: 734-426-3833

WWW.DEXTERTOWNSHIP.ORG

AGENDA

January 9, 2024

6:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes- December 5, 2023
5. Public Comment (*Non-agenda Items*)
6. Action Items

Item #1

Introduction of the case

Petition Number:	<u>(23-ZBA-006)</u>
Applicant(s):	Bradley Devries on behalf of Corn Man, LLC
Project Description:	Construct a pavilion with enclosed walkways in excess of the maximum lot coverage for buildings
Petition Description:	a) Request for variance from Section 16.12 requiring a maximum lot building coverage be 11,543 sq.ft.
Property Location:	8540 Island Lake Road, D -04-36-400-002

- a. Conflict of Interest/Ex-parte Contact Review
 - b. Staff Presentation and Zoning Board of Appeals Member Questions
 - c. Petitioner Presentation and Zoning Board of Appeals Member Questions
 - d. Zoning Board of Appeals deliberations and Standards of Review
 - e. Action on Petition- Motions by the Zoning Board of Appeals
7. Public Comment (*Non-agenda Items*)
 8. Concerns of Zoning Board of Appeals Members, Director of Planning and Zoning, and Recording Secretary
 - a. "Reasonable amount vs minimum" Zoning Ordinance (Sec. 29.06) update
 9. Adjournment

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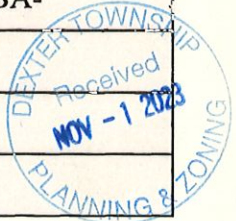
VARIANCE APPLICATION FORM

File #: -ZBA-

Received on:

Fee: \$

Receipt #:



(1) Applicant Information: (the person(s) applying for the variance(s))		(2) Owner Information: (the person(s) owning the property)	
a. <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent for the Owner (check one)		a. <input type="checkbox"/> Same as Applicant (check if appropriate)	
b. Name(s) <u>BRADLEY DEVRIES</u> <u>SLOWTIDE STUDIO, ARCHITECTS</u>		b. Name(s) (if different from applicant) <u>CORN MAN, LLC</u>	
c. Mailing Address <u>1145 W LONG LAKE ROAD, SUITE 110</u> <u>BLOOMFIELD HILLS, MI 48302</u>		c. Mailing Address (if different from applicant's mailing address) <u>8540 ISLAND LAKE ROAD</u> <u>DEXTER TOWNSHIP, MI 48130</u>	
d. Phone Number <u>248-891-2737</u>		d. Phone Number (if different from applicant's phone number) <u>734-619-8100</u>	
e. Email <u>BDV@SLOWTIDE.STUDIO</u>		e. Email (if different from applicant's email) <u>TMASON@ZINGERMAN'S.COM</u>	
(3) Property Information: (property where the variance is being requested)			
a. Physical Address (city and zip code not required) <u>8540 ISLAND LAKE ROAD</u>		d. Size and nature of existing structures on and uses of the property: <u>THE CURRENT USE IS SPECIAL EVENT</u> <u>FACILITY, WHICH SHALL REMAIN.</u> <u>CURRENTLY SEVERAL BUILDINGS EXIST</u> <u>ON PROPERTY FROM SIMPLE ALFARIAN</u> <u>BUILDINGS TO A FARM HOUSE AND EVENT</u> <u>BARN. CURRENT BUILDING SIZE IS 22,472</u> <u>INCLUDING TEMP. TENT STRUCTURE.</u>	
b. Parcel/Tax ID Number(s) <u>04-36-400-002</u>			
c. Zoning District (circle one) PL AG RC <u>RR</u> LR CU MHPR C-1			
(4) Application Checklist: Check all of the information that is included as part of this application. Items a-e are required for all variance applications.			
Item and Description	YES	NO	Attachment Number
a. Application. A completed variance application signed by the applicant and the property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	n/a
b. Application Fee. Cash or check to Dexter Township, as outlined in the current fee schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	n/a
c. Site Plan or Plot Plan. A complete plot or site plan, as outlined in §26.03 or §27.09 of the Zoning Ordinance. One (1) copy is required if the Township is able to make reproductions (legible letter, legal or 11x17 sheets). Eight (8) copies are required if the Township is not able to make reproductions (larger sheets, color prints, etc). Please contact staff if you have any questions before submitting this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Legal Description. A legal description of the property for which the variance is being requested.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Survey. A mortgage or boundary survey of the property for which the variance is being requested.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Building Plans. Plans illustrating the floor plans, elevations, and sections of buildings or details of the structure. Required for all variance applications involving a structure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Sewer District Approval. Approval of the Multi-Lakes Water and Sewer Authority or the Portage Lakes Area Water and Sewer Authority. Required for all properties located within a sewer district.	<input type="checkbox"/>	<input type="checkbox"/>	N/A
h. Decision Criteria Answers. Answers to the decision criteria, if not fully completed in Section 7 of this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Letters of Support. Letters of support or non-objection from neighboring property owners or signatures on a petition.	<input type="checkbox"/>	<input type="checkbox"/>	
j. Pictures. Pictures of the property and the area affected by the variance request.	<input type="checkbox"/>	<input type="checkbox"/>	
k. Other. Describe:	<input type="checkbox"/>	<input type="checkbox"/>	
(5) Project Description: Describe the project in general- what is being built, how big is it, etc.			
<u>CORNMAN FARMS IS A HISTORIC, MULTI-AWARD WINNING EVENT SPACE, WEDDING VENUE, AND</u> <u>CULINARY DESTINATION. THE PROPOSED SCOPE LOOKS TO RECONFIGURE AND ENHANCE THE EXISTING</u> <u>PROGRAM. THE PRIMARY SCOPE INCLUDES REPLACING THE TENT STRUCTURE W/ A MUCH</u> <u>SMALLER PERMANENT BUILDING AND ENLOSING THE WALKWAY BETWEEN THE</u> <u>(E) FARMHOUSE AND (F) RED BARN.</u>			

VARIANCE APPLICATION FORM

File #: -ZBA-

(6) **Variance(s) Description:** Describe the variance(s) being requested. Attach additional sheets if necessary.

a. Ordinance Section	b. Requested	c. Required	d. Description of Variance Request
a) 16.12	24,325	11,543	REQUESTING AN INCREASE IN MAX LOT COVERAGE FOR BUILDINGS.
b)			
c)			
d)			
e)			
f)			
g)			

(7) **Decision Criteria Answers:** Please describe how you think your variance(s) meets all of the following standards. Attach additional sheets if necessary. You will have an opportunity to provide additional information and address these decision criteria at the public hearing.

- a. The strict application of the terms of this Ordinance would constitute a practical difficulty. §29.06(C)(1)
 THE ORDINANCE ALLOWS FOR A FLAT 11,543 SF FOR ALL LOTS OVER 5 ACRES IN THE RR DISTRICT, REGARDLESS OF LOT SIZE. THE PRINCIPAL LOT IS NEARLY 4.5 X THE 5 ACRE CAP TO THE TABLE AT 22.32 ACRES. IT IS MORE THAN 6X WHEN CONSIDERING ALL 3 PARCELS
- b. The practical difficulty is due to some physical condition peculiar to the property involved. §29.06(C)(2)
 THE PRINCIPAL LOT IS MUCH LARGER THAN THE RATIO OF THE TABLE.
- c. The practical difficulty is not self-created. §29.06(C)(3)
 COUNCILMAN AND ITS AGENTS DID NOT CREATE THE PRACTICAL DIFFICULTY.
- d. The variance is a reasonable amount necessary to mitigate the practical difficulty. §29.06(C)(4)
 THE REQUEST WOULD BE FOR 24,325 SF OR 2.5% OF BUILDING COVERAGE, WHICH PERCENTAGE WISE IS LESS THAN HALF THE ALLOWABLE PERCENTAGE IN THE TABLE. FURTHERMORE, ALL NEW STRUCTURES ARE FURTHER FROM LOT LINES THAN (E) STRUCTURES.
- e. Approval of the variance will not be injurious to the public health, safety, and welfare. §29.06(C)(5)
 THERE WILL BE NO IMPACTS ON THE PUBLIC HEALTH, SAFETY, AND WELFARE.
- f. Approval of the variance will not affect the use or value of the adjacent properties or the area in a substantially adverse manner. §29.06(C)(6)
 THE PROPOSED STRUCTURES WILL BE LOCATED FURTHER FROM LOT LINES THAN CURRENT STRUCTURES AND THE TEMPORARY TENT, WHICH IS AN EYESORE, WILL NOT BE ERECTED AGAIN AFTER CONSTRUCTION IS COMPLETE; THEREFORE NO NEGATIVE AFFECT ON NEIGHBORING PROPERTY.
- g. Approval of the variance is consistent with the intent and purpose of this Ordinance. §29.06(C)(7)
 YES, BECAUSE THE ALLOWABLE MAX BUILDING COVERAGES IN THE ORDINANCE ARE MUCH GREATER IN A PERCENTAGE BASIS THAN OUR PROPOSED INCREASE.
- h. ☐ I prefer not to share these decision criteria answers with the Zoning Board of Appeals members.

VARIANCE APPLICATION FORM

File #: -ZBA-

(8) Applicant(s) Affidavit: (to be signed and dated by the applicant)

- I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
- I acknowledge that approval of a variance only grants that which was presented to the Zoning Board of Appeals.
- I acknowledge that I have received and reviewed the Dexter Township "Variance Guide" booklet.
- I acknowledge that filing of this application grants access to the Township to conduct onsite investigation of the property in order to review this application.
- I understand that I must post the public notice sign and mark the location of proposed structure and lot corners and lot lines of my lot that are within 100 feet of the proposed structure at least 15 days before the public hearing date.
- I understand that the house or property must be marked with the street address clearly visible from the roadway.
- I understand that a Zoning Permit is required prior to construction if a variance is granted.

[Signature]
Applicant's Signature

10.31.2023.
Date

Applicant's Signature

Date

(9) Property Owner(s) Affidavit: (to be signed and dated by the property owner(s) if the applicant is not the property owner- it should be signed by all property owners.)

I, TARITHA MASON, hereby state that I am the owner of the property described in this application and that I have authorized BRADLEY DEVRIES to act as my agent for the purpose of obtaining the variance(s) described in this application.

X T. Mason
Property Owner's Signature

10.31.23
Date

Property Owner's Signature

Date

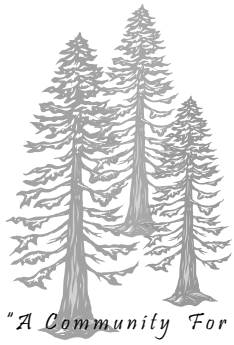
(10) Administrative Section:

☐ **Request Approved**
(List conditions- if any.)

☐ **Request Denied**
(List reasons.)

☐ **Request Amended**
New file #

Date Submitted:



DEXTER TOWNSHIP

PLANNING & ZONING

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

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WWW.DEXTERTOWNSHIP.ORG

DATE: December 20, 2023
TO: Zoning Board of Appeals
FROM: Ashley Cepeda, Zoning Administrator
RE: 23-ZBA-006 Updates

MEMORANDUM

Since the meeting on December 5, 2023, the applicant has made an amendment to their original application and their proposed site plan, and the Planning and Zoning Department was able to find more historical information related to the property. All relevant information has been included in this packet. Important things to note are:

- The applicant has reduced the proposed maximum building coverage to 19,450.50 sq.ft. which equates to 2% building coverage.
- The original approved site plan from 2013 included a 2% building coverage.
- The 2003 Zoning Ordinance was in effect at the time of the original approval and allowed for a 10% maximum building coverage in the Rural Residential district.

As stated, you will see all of that information included here. If you have any additional questions or need clarification, I am available and happy to respond.

Thank you,

Ashley Cepeda
Zoning Administrator



Petition Information:

Petition Number:	(23-ZBA-006)
Applicant(s):	Bradley Devries
Project Description:	Cornman Farms is a historic, multi-award winning event space, wedding venue, and culinary destination. The proposed scope looks to reconfigure and enhance the existing program. The primary scope includes replacing the tent structure with a much smaller permanent building and enclosing the walkway between the farmhouse and red barn.
Petition Description:	a) Request for variance from Section 16.12 requiring a maximum lot coverage for buildings be 11,543 sq.ft.
Property Location:	8540 Island Lake Rd. (D-04-36-400-002)

Property Information:

Existing Zoning:	Rural Residential (RR) <i>The Rural Residential District is to provide opportunities for relatively low-density residential uses in a manner that maintains, enhances, and preserves open spaces, including farmlands, woodlands, and wetlands that contribute to the rural character of the Township. Opportunities to continue the limited agricultural operations should be encouraged. Woodlands, wetlands, and water courses should be preserved. It is also the intent of the district to provide opportunities for passive and active recreational uses that are compatible with the natural character of the land and surrounding uses.</i>
Existing Land Use:	Special Event Facility
Future Land Use Map:	Special Planning Area #2
Area:	972,259.2 square feet, 22.32 acres

Zoning Information:

	North	East	South	West
Surrounding Zoning	Rural Residential (RR)	N/A	Rural Residential (RR)	Rural Residential (RR)
Surrounding Land Uses	Single-family Residential	N/A	Single-family Residential	Single-family Residential
Future Land-Use Map	Rural Residential (RR)	N/A	Rural Residential (RR)	Rural Residential (RR)



Project Narrative:

The subject property consists of an existing farmhouse, multiple barns, workshop, and event space. The applicant is proposing the addition of a pavilion in lieu of an existing commercial tent, as well as new walkways to connect to the pavilion.

Section 16.12 requires a maximum lot coverage for buildings be 11,543 sq.ft. for any total lot area over 5 acres. The applicant is requesting a variance from the maximum building coverage to allow a total building coverage of 19,450.50 sq.ft. The percentage of total building coverage would be 2.0%.

Applicable Land Use Standards:

The following table lists the requested variance for the proposed project and the Zoning Ordinance standard.

Ordinance Section	Required	Requested	Notes
16.12	Max. 11,543 sq.ft.	19,450.50 sq.ft.	2.0% lot coverage

Recognition of Nonconformities:

Applicant is currently legally nonconforming with 13,814 sq.ft. of lot coverage. They have a previously approved site plan with 2% lot coverage from 2013.

Other Department Comments:

N/A

Potential Conditions:

Potential conditions are developed prior to a public hearing and are intended to aid the Zoning Board of Appeals review. The Zoning Board of Appeals may adopt the above condition(s), adopt additional or other condition(s), or adopt no conditions if a variance is approved.

Attached Materials:

- Variance Application
- Cornman Farms Letter to ZBA
- 2003 Zoning Ordinance Standards- Rural Residential
- 2013 Cornman Farms Site Plan and Special Land Use Approval
- Revised Site Plan

SLOWTIDE.STUDIO, ARCHITECTS

Architecture | Construction Management

1145 W Long Lake Road, Suite 110
Birmingham, Michigan 48009
248 - 891 - 2737

DECEMBER 12, 2023

DEAR DEXTER TOWNSHIP ZONING BOARD OF APPEALS,

On December 5, 2023, myself, along with my clients, Tabitha Mason & Kieron Hales, owners of Zingerman's Cornman Farms, petitioned for a variance (23-BZA-006) for an increase in maximum building lot coverage from 11,543 SF (1.19%) to 24,325 SF (2.50%).

Following our presentation and discussion by the board, we requested that our request be tabled. The request was granted, which has allowed us time to sufficiently research our options. At this time, we are requesting to again petition for an increase in maximum lot coverage, however, we would like to amend our request to be for 19,450.50 SF (2.00%) of building lot coverage.

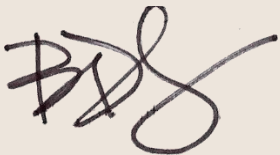
As discussed at the December 5th meeting, our application is an amendment to the approved Site Plan dated April 09, 2013 (attached). The original application was approved under a previous version of the zoning ordinance, which was put in effect on May 1, 2003 (attached) and was in effect until replaced by the current zoning ordinance on October 29, 2020 (see page 5 of current zoning ordinance).

The previous version of the zoning ordinance allowed for a maximum of 10.00% building lot coverage and the approved application was proposed as 2.00% building lot coverage, which is detailed on the cover sheet of the approved drawings.

Therefore, we feel that it is a reasonable request that we maintain the building lot coverage in accordance with the 2013 approvals. Meeting the zoning ordinance as it is currently written demonstrates significant hardship, as meeting the current zoning ordinance would require 7,877.50 SF of existing, approved structures to be demolished.

Since our previous request was for 2.50% building lot coverage and we are now requesting 2.00% building lot coverage, we propose the following amendments: 1) Demolish the existing hoop house (3,692 SF) and reduce future additions from 3,223 SF to 2,040.50 SF, understanding that future additions would require an amendment to the site plan, if approved, by the Planning Commission.

Sincerely,



BRADLEY DEVRIES, AIA
PRINCIPAL, SLOWTIDE.STUDIO, ARCHITECTS

1145 W LONG LAKE ROAD, SUITE 110
BLOOMFIELD HILLS, MICHIGAN 48302
BDV @ SLOWTIDE.STUDIO
248-891-2737
SLOWTIDE.STUDIO



Article 12

RESIDENTIAL DISTRICTS

Section 12.01: RR: RURAL RESIDENTIAL DISTRICT

- A. Intent:** It is the primary intent of the Rural Residential District to encourage and provide opportunities for comparatively low density rural residential lifestyles and development patterns which encourage the preservation of open spaces, including farmland, and other natural resources of the Township and the Township's rural character. Dexter Township is characterized by extensive natural resources including, but not limited to woodlands, wetlands, water courses, and hillsides. Many of these resources play important environmental benefits including wildlife habitats, recreation, flood control, and water purification, and support the desired rural character of the community. The intent of this District is to provide opportunities for comparatively low density residential development in a manner which encourages the preservation of both the quantity and quality of these resources.
- B. Permitted Principal Uses:**
1. Commercial agriculture, excluding the slaughtering of farm animals for commercial food production.
 2. Public or private conservation areas, game refuges, and similar uses, but excluding campgrounds.
 3. Single family dwellings.
 4. Day care, family home.
 5. Foster care facility, family home; provided it is not located within one thousand five hundred (1,500) feet of another such facility.
- C. Permitted Accessory Uses:**
1. Accessory uses and structures customarily incidental to and subordinate to the permitted principle use, including home occupations, roadside stands, agricultural buildings and structures, and private stables.
 2. Signs, pursuant to Article 22.
- D. Special Land Uses Permitted By Special Approval:**
1. Public facilities, excluding schools, conservation areas and game refuges, but including cemeteries, parks, libraries, and similar uses and activities including administrative buildings, substations, or structures associated with public utilities, and enclosures or shelters for service equipment and maintenance depots.
 2. Golf courses and country clubs.
 3. Landscape nursery operations, greenhouses, and sod farms, including sales of plant materials and supplies. Sod farms are permitted provided any area stripped of sod shall have a vegetative cover established on the stripped area within one (1) year of such stripping.
 4. Communication towers and related broadcasting and receiving facilities.
 5. Churches and religious institutions, including housing for religious personnel affiliated with the church or religious institution.
 6. Commercial kennels.
 7. Commercial stables.
 8. Veterinarian clinics.
 9. Private landing strips.
 10. Bed and Breakfasts.
 11. Day Care, group home.
 12. Foster care facility, group home; provided it is not located within one thousand five hundred (1,500) feet of another such facility.
 13. PA 177 Developments.
 14. Special event facility per Section 16.26, provided the facility is incidental and accessory to the primary agricultural or residential land use, and subject to all applicable standards of this Ordinance.
- E. Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the Rural Residential District unless otherwise modified by the provisions of Article 16: Standards for Special Land Uses; Article 17: Open Space Community Overlay District; Article 18: General Provisions; or as varied pursuant to Article 4: Zoning Board of Appeals.
1. **Minimum Lot Area:** Two (2) acres.
 2. **Minimum Lot Frontage and Lot Width:** One hundred fifty (150) feet, subject to Sections 18.07 and 18.15.
 3. **Minimum Yard and Setback Requirements:**
 - a. **Front yard:** See Section 18.23.
 - b. **Side yard:** Fifteen (15) feet.
 - c. **Rear yard:** Thirty (30) feet.

- d. No farm buildings, buildings housing farm animals, areas where a sustained ground cover can not be maintained throughout the normal growing season due to the confinement of animals and where such areas exceed twenty thousand (20,000) square feet in size, or storage of manure or odor or dust-producing materials or use shall be permitted within fifty (50) feet of a lot line.
- 4. **Maximum Lot Coverage:** Ten (10) percent.
- 5. **Maximum Height:** Thirty (30) feet, except that the maximum height of farm buildings and farm structures shall be forty (40) feet. All farm buildings and farm structures over thirty-five (35) feet shall be set back from a lot line a distance at least equal to twice the height of the building or structure.
- 6. Applicable provisions of **Article 19: Nonconforming Uses, Lots, and Structures**; **Article 20: Access Controls**; **Article 21: Off-Street Parking and Loading**; **Article 22: Signs**; **Article 23: Landscaping and Screening**; **Article 24: Environmental Standards**; and other provisions of this Ordinance as may be applicable.

Section 12.02: LR: LAKES RESIDENTIAL DISTRICT

- A. **Intent:** It is the primary intent of the Lakes Residential District to provide opportunities for residential development along the principal lakes of Dexter Township. The surface waters of the Township are valuable assets and resources to the citizens of Dexter Township, Washtenaw County, and the State of Michigan. The purpose of this district is to recognize and permit suburban development patterns in association with some of the Township's lake areas, while assuring the maintenance of safe and healthful conditions, protecting against water pollution, reducing hazards to persons and damage to property as a result of flood conditions, protecting fish and other aquatic life, and controlling development so as to preserve the economic and natural environmental value of these water resources. This District is established in recognition of existing suburban and urban lake area development patterns and land divisions. This District is not intended to permit development upon lots of lesser size than required by this Section unless such properties were lots of record as of March 27, 1973.
- B. **Permitted Principal Uses:**
 - 1. Single family dwellings.
 - 2. Two family dwellings.
 - 3. Day care, family home.
 - 4. Foster care facility, family home; provided it is not located within one thousand five hundred (1,500) feet of another such facility.
- C. **Permitted Accessory Uses:**
 - 1. Accessory uses and structures customarily incidental to and subordinate to the permitted principle use, including home occupations.
 - 2. Signs, pursuant to Article 22.
- D. **Special Land Uses Permitted By Special Approval:**
 - 1. Public facilities, including cemeteries, parks, libraries, and similar uses and activities including administrative buildings; but excluding schools, substations, or structures associated with public utilities, and enclosures or shelters for service equipment and maintenance depots.
 - 2. Existing marinas, boat launching facilities, and related sales and service.
 - 3. Day care, group home.
 - 4. Foster care facility, group home; provided it is not located within one thousand five hundred (1,500) feet of another such facility.
 - 5. PA 177 Developments.
- E. **Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the Lakes Residential District unless otherwise modified by the provisions of Article 16, Standards for Special Land Uses; Article 18, General Provisions; or as varied pursuant to Article 4: Zoning Board of Appeals.
 - 1. **Minimum Lot Area:** One-half (1/2) acre (21,780 square feet) for single-family dwellings; One (1) acre for two-family dwellings.
 - 2. **Minimum Lot Frontage and Lot Width:** Fifty (50) feet for single-family dwellings; One hundred (100) feet for two-family dwellings.
 - 3. **Minimum Yard and Setback Requirements:**
 - a. Front yard: See Section 18.23.
 - b. Side yard: Five (5) feet plus an additional setback of one (1) foot for each two (2) feet that the dwelling exceeds eighteen (18) feet in height, but not to exceed a maximum setback of fifteen (15) feet. Unless not required elsewhere in this Ordinance, the minimum setback distance between the outside walls of 2 or more structures on neighboring lots shall be 10 feet.
 - c. Rear yard: Thirty (30) feet.

CORNMAN FARMS

DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

8540 & 8474 ISLAND LAKE ROAD

COMBINED PRELIMINARY/FINAL SITE PLAN

DEVELOPMENT TEAM

APPLICANT
CORNMAN FARMS, LLC
ALEX YOUNG
4212 WYLIE ROAD
DEXTER, MI 48130

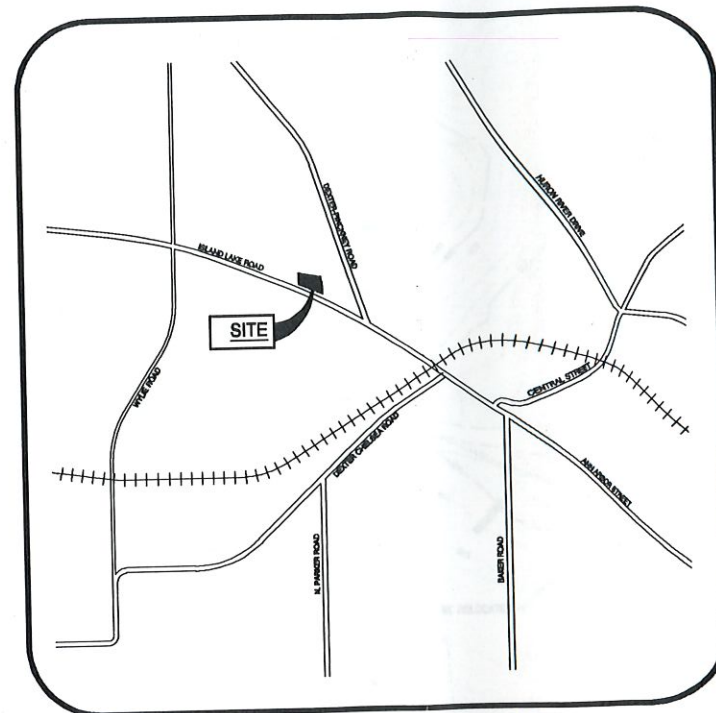
ARCHITECT
CHARLES BULTMAN
55 UNDERDOWN ROAD
ANN ARBOR, MI 48105
(734) 234-0810

LANDSCAPE ARCHITECT
SHANNAN GIBB-RANDALL
INSITE DESIGN STUDIO, INC
516 E. WASHINGTON STREET
ANN ARBOR, MI 48104
(734) 995-4194

CIVIL ENGINEER
ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
PHONE: (248) 447-2000
FAX: (248) 447-2001
CONTACT: TODD PASCOE

SITE DATA BLOCK

SITE DATA		
ZONING	EXISTING RR	PROPOSED RR (SPECIAL LAND USE)
GROSS AREA	22.3 ACRES	22.3 ACRES
NET ROW	21.3 ACRES	21.3 ACRES
LOT WIDTH	1,371'	1,371'
LOCAL JURISDICTION	DEXTER TOWNSHIP	
SETBACKS		
FRONT (ISLAND LAKE RD.)	EXISTING 100'	PROPOSED 100'
REAR	30'	30'
SIDE	15/50*	15/50*
*50' FOR FARM BUILDINGS		
LOT COVERAGE	2% (10% MAX.)	
BUILDING HEIGHT	20'	
PARKING DATA		
REQUIRED (1 PER 2 PATRONS)	96 (SOME EVENTS MAY REQUIRE 150)	
REQUIRED (1 PER EMPLOYEE)	20	
PROVIDED (HARD SURFACE AREAS)	118 SPACES	
PROVIDED (TEMPORARY - UNIMPROVED GRASS)	58 SPACES	
	177 TOTAL SPACES*	
*INCLUDES 4 BARRIER FREE PARKING SPACES		
PERMITS REQUIRED		
WELL & SEPTIC PERMITS	WASHTENAW COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENT	
DRIVEWAY PERMIT	WASHTENAW COUNTY ROAD COMMISSION	
SOIL EROSION PERMIT	CHELSEA AREA CONSTRUCTION AUTHORITY	
CONSTRUCTION SCHEDULE		
SITEWORK AND BUILDING MODIFICATIONS - 2013		
OPENING OF BARN/EVENT FACILITY - SPRING 2014		



VICINITY MAP - NOT TO SCALE

SHEET INDEX

SP-1.0	COVER SHEET
SP-2.0	EXISTING CONDITIONS PLAN
SP-3.0	LAYOUT PLAN
SP-4.0	PRELIMINARY GRADING & UTILITY PLAN
SP-5.0	STORMWATER MANAGEMENT PLAN
SP-6.0	LIGHTING PLAN (BY OTHERS)
SP-6.1	LIGHTING DETAILS
SP-7.0	STANDARD & SEPTIC DETAILS

ATTACHED PLANS

LANDSCAPE PLAN (BY OTHERS)

LEGAL DESCRIPTION (AS SURVEYED BY ATWELL)

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 36, T1S, R4E, DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN (ALSO BEING THE WEST 1/4 CORNER OF SECTION 31, T1S, R5E, WEBSTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN); THENCE S02°53'33"E (RECORDED AS S02°29'15"E) 205.15 FEET ALONG THE EAST LINE OF SAID SECTION 36 AND THE WEST LINE OF SAID SECTION 31 FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION LINE S02°53'33"E 268.39 FEET; THENCE S02°29'55"E 66.27 FEET (RECORDED AS S61°15'E 66.00 FEET); THENCE S02°54'58"E (RECORDED AS S02°39'15"E) 290.15 FEET; THENCE S63°45'12"E (RECORDED AS S63°29'29"E) 495.34 FEET; THENCE S28°41'22"W 337.91 FEET (RECORDED AS S28°57'05"W 338.04 FEET) TO THE CENTERLINE OF ISLAND LAKE ROAD (66 FEET WIDE); THENCE THE FOLLOWING FIVE COURSES ALONG THE CENTERLINE OF SAID ISLAND LAKE ROAD: (1) N56°57'22"W 83.36 FEET (RECORDED AS N56°42'56"W 83.15 FEET), (2) N62°29'55"W (RECORDED AS N62°15'29"W AND N61°15'W) 283.85 FEET (RECORDED AS 284.04 FEET), (3) N68°12'09"W 0.69 FEET TO THE EAST LINE OF SAID SECTION 36 AND THE WEST LINE OF SAID SECTION 31, (4) CONTINUING N68°12'09"W 1371.07 FEET, AND (5) N72°30'20"W 1.12 FEET; THENCE N02°32'55"W 632.94 FEET (RECORDED AS N00°37'30"E 633.04 FEET); THENCE S80°17'52"E 1273.63 FEET (RECORDED AS S77°08'15"E 1274.60 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE SOUTHEAST 1/4 OF SAID SECTION 36, AND THE SOUTHWEST 1/4 OF SAID SECTION 31, CONTAINING 26.18 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY 33 FEET THEREOF AS OCCUPIED BY SAID ISLAND LAKE ROAD AND SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS & EXCEPTIONS OF RECORD, IF ANY.

SURVEYED DESCRIPTION IS INTENDED TO ENCOMPASS ALL OF PARCELS 1, 2 AND 3 LISTED ABOVE.

Handwritten signatures and initials:
M. C. Adams
6/17/13

SITE PLAN APPROVED

Permit No. 13-ZP-5372

Zoning Inspector

Date: 6/17/13



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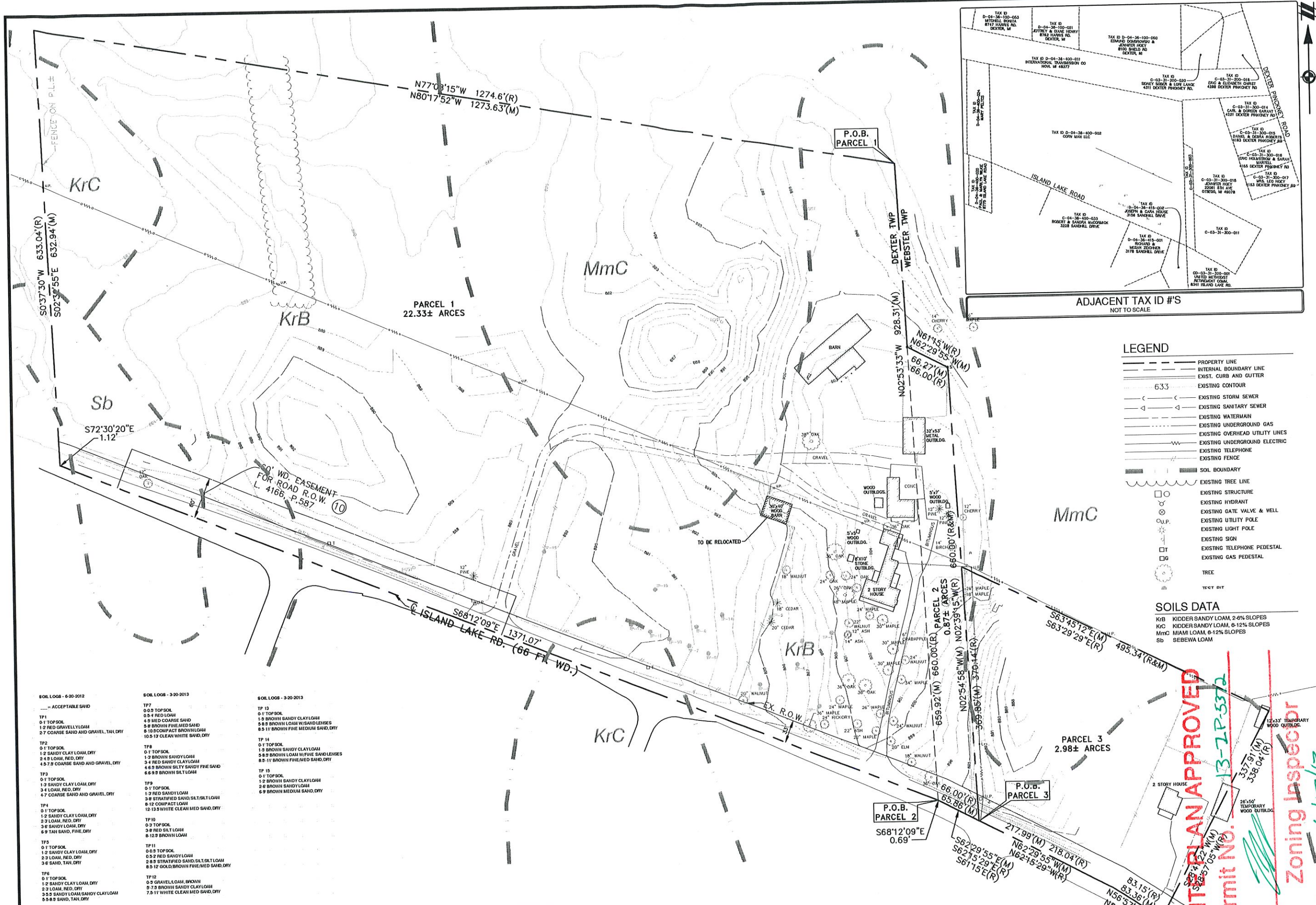


SECTION 36
TOWN 1 SOUTH, RANGE 4 EAST
DEXTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CORNMAN FARM
COMBINED
PRELIMINARY/FINAL SITE PLAN
COVER SHEET

DATE: APRIL 09, 2013
REVISIONS/SUBMITTALS
02-23-2013 COMBINED SITE PLAN SUBMITTAL
04-09-2013 REVISED PER TOWNSHIP
05-30-2013 REVISED PER TOWNSHIP & OWNER

ENGINEER'S SEAL
NO SCALE
DRAWN BY: EMM
CHECKED BY: DB
PROJECT MANAGER: TP
CAD FILE: 12001467SP-1.0-CV
JOB #: 12001467
FILE CODE:
SHEET NO.
SP-1.0



SOIL LOGS - 6-20-2012

— ACCEPTABLE SAND

TP1
0.1 TOPSOIL
1.2 RED GRAVELLY LOAM
2.7 COARSE SAND AND GRAVEL, TAN DRY

TP2
0.1 TOPSOIL
1.2 SANDY CLAY LOAM, DRY
2.4 LOAM, RED, DRY
4.5-7.2 COARSE SAND AND GRAVEL, DRY

TP3
0.1 TOPSOIL
1.3 SANDY CLAY LOAM, DRY
2.3 LOAM, RED, DRY
4.7 COARSE SAND AND GRAVEL, DRY

TP4
0.1 TOPSOIL
1.2 SANDY CLAY LOAM, DRY
2.3 LOAM, RED, DRY
3.6 SANDY LOAM, DRY
6.9 TAN SAND, FINE, DRY

TP5
0.1 TOPSOIL
1.2 SANDY CLAY LOAM, DRY
2.3 LOAM, RED, DRY
3.6 SAND, TAN, DRY

TP6
0.1 TOPSOIL
1.2 SANDY CLAY LOAM, DRY
2.3 LOAM, RED, DRY
3.5 SANDY LOAM, SANDY CLAY LOAM
5.5-8.5 SAND, TAN, DRY

SOIL LOGS - 3-20-2013

TP7
0.5 TOPSOIL
0.5-4 RED LOAM
4.5-5 BROWN COARSE SAND
5.8 BROWN FINE, MED SAND
8.1-10.5 COMPACT BROWN LOAM
10.5-12 CLEAN WHITE SAND, DRY

TP8
0.1 TOPSOIL
1.2 BROWN SANDY LOAM
3.4 RED SANDY CLAY LOAM
4.6-9 BROWN SILTY SANDY FINE SAND
6.6-9.5 BROWN SILT LOAM

TP9
0.1 TOPSOIL
1.2 BROWN SANDY LOAM
3.8 STRATIFIED SAND, SILT, SILT LOAM
8.12 COMPACT LOAM
12.1-15.5 WHITE CLEAN MED SAND, DRY

TP10
0.2 TOPSOIL
3.8 RED SILT LOAM
6.1-12.5 BROWN LOAM

TP11
0.1 TOPSOIL
0.5-2 RED SANDY LOAM
2.8-5.5 STRATIFIED SAND, SILT, SILT LOAM
8.5-12 GOLD, BROWN FINE, MED SAND, DRY

TP12
0.1 TOPSOIL
0.5-2 RED SANDY LOAM
9.7-12 BROWN SANDY CLAY LOAM
7.5-11 WHITE CLEAN MED SAND, DRY

TP13
0.1 TOPSOIL
1.5 BROWN SANDY CLAY LOAM
5.8-8 BROWN LOAM WITH SAND LENSES
8.5-11 BROWN FINE MEDIUM SAND, DRY

TP14
0.1 TOPSOIL
1.5 BROWN SANDY CLAY LOAM
5.8-8 BROWN LOAM WITH FINE SAND LENSES
8.5-11 BROWN FINE MEDIUM SAND, DRY

TP15
0.1 TOPSOIL
1.2 BROWN SANDY CLAY LOAM
2.6 BROWN SANDY LOAM
6.9 BROWN MEDIUM SAND, DRY

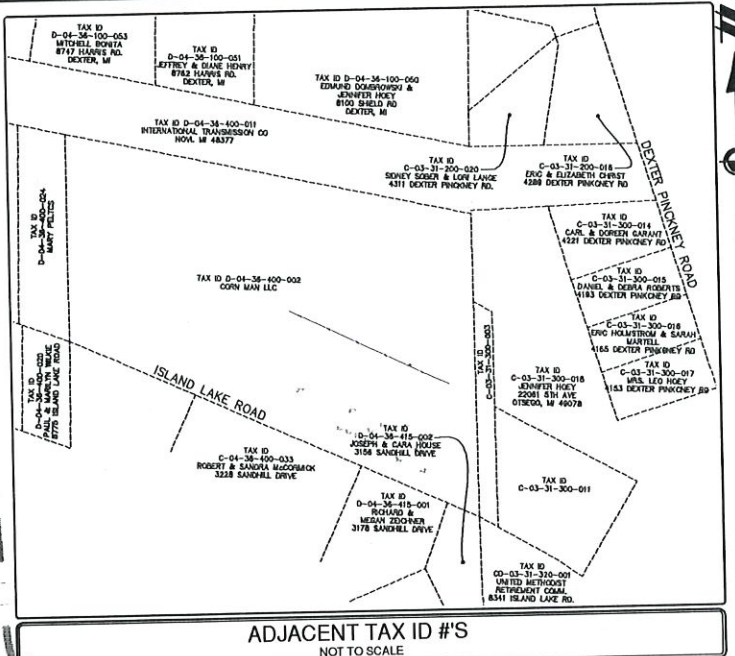


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- LEGEND**
- PROPERTY LINE
 - INTERNAL BOUNDARY LINE
 - EXIST. CURB AND GUTTER
 - 633 EXISTING CONTOUR
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING UNDERGROUND GAS
 - EXISTING OVERHEAD UTILITY LINES
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING TELEPHONE
 - EXISTING FENCE
 - SOIL BOUNDARY
 - EXISTING TREE LINE
 - EXISTING STRUCTURE
 - EXISTING HYDRANT
 - EXISTING GATE VALVE & WELL
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING SIGN
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING GAS PEDESTAL
 - TREE
 - TEST PIT

SOILS DATA

KrB KIDDER SANDY LOAM, 2-6% SLOPES
KtC KIDDER SANDY LOAM, 6-12% SLOPES
MmC MIAMI LOAM, 6-12% SLOPES
Sb SEBEWA LOAM

SITE PLAN APPROVED

Permit No. 13-2P-532

Zoning Inspector

Date: 6/17/13

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SECTION 36
TOWN 1 SOUTH, RANGE 4 EAST
DEXTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CORNMAN FARM
COMBINED
PRELIMINARY/FINAL SITE PLAN
EXISTING CONDITIONS PLAN

DATE: APRIL 09, 2013

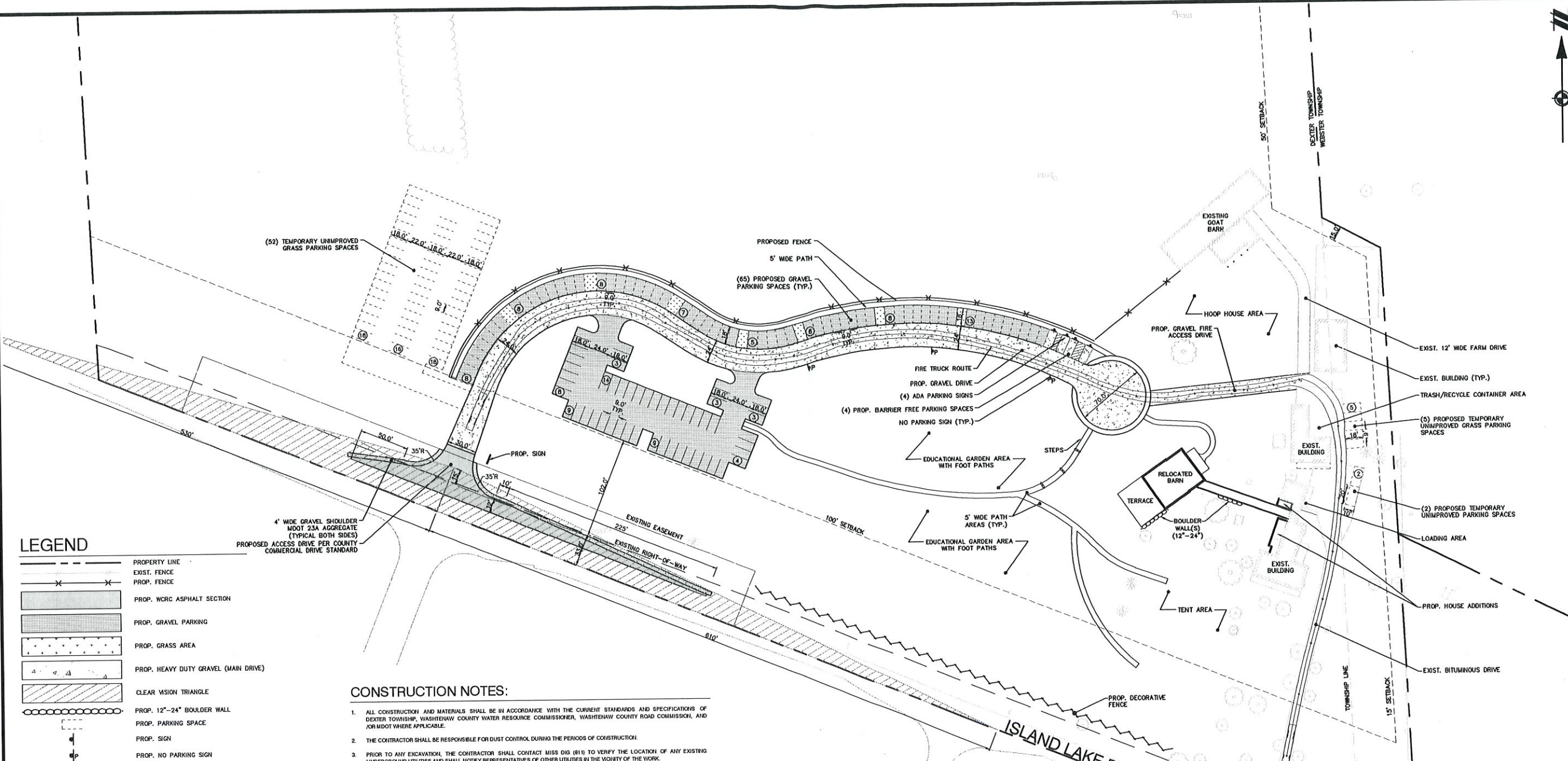
REVISIONS/SUBMITTALS

02-22-2013 COMBINED SITE PLAN SUBMITTAL

04-09-2013 REVISED PER TOWNSHIP

05-30-2013 REVISED PER TOWNSHIP & OWNER

ENGINEER'S SEAL
SCALE: 1"=60'
DRAWN BY: EMM
CHECKED BY: DB
PROJECT MANAGER: TP
CAD FILE: 12001467SP-2.0-EC
JOB #: 12001467
FILE CODE:
SHEET NO.
SP-2.0



LEGEND

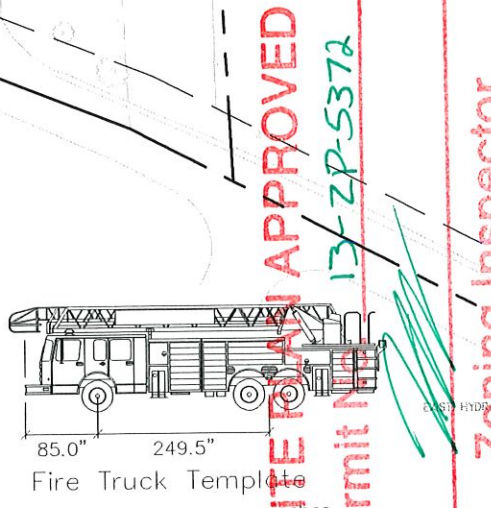
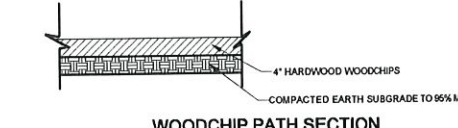
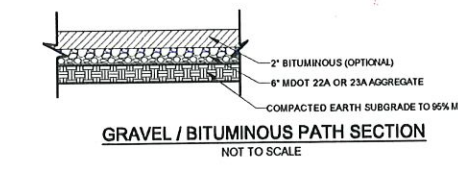
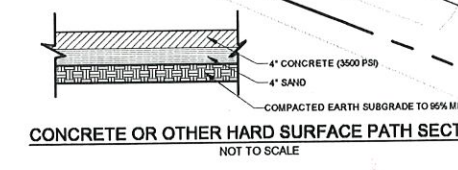
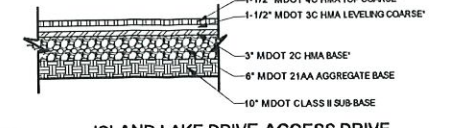
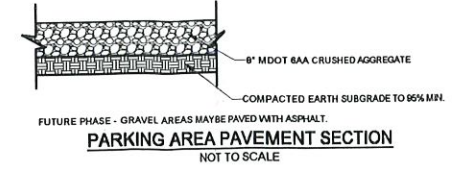
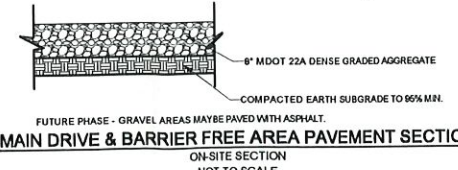
- PROPERTY LINE
- EXIST. FENCE
- PROP. FENCE
- PROP. WGRC ASPHALT SECTION
- PROP. GRAVEL PARKING
- PROP. GRASS AREA
- PROP. HEAVY DUTY GRAVEL (MAIN DRIVE)
- CLEAR VISION TRIANGLE
- PROP. 12'-24" BOULDER WALL
- PROP. PARKING SPACE
- PROP. SIGN
- PROP. NO PARKING SIGN

CORNMAN FARMS SPECIAL LAND USE

- FARMING**
- GROW SPECIALTY PRODUCE AND LIVESTOCK
 - MAINTAIN A GOAT HERD AND MILK GOATS
 - CREATE/MAINTAIN EDIBLE GARDENS
- EVENTS**
- HOST EVENTS WHICH MAY INCLUDE FARM EVENTS, EDUCATIONAL EVENTS, FUNDRAISERS, MEALS, COOKING CLASSES, AND CATERED EVENTS.
- EDUCATION**
- HAVE DEXTER AND OTHER SCHOOLS COME FOR FOOD AND FARMING EDUCATIONAL TOURS.
 - COOKING CLASSES
- SITE IMPROVEMENTS**
- RENOVATE 150+ YEAR OLD BARN
 - RENOVATE 178 YEAR OLD FARM HOUSE
 - UPGRADED SEWER/SEPTIC AND WATER SYSTEMS
- FUTURE GOALS**
- CONNECT CORNMAN FARMS TO EXISTING PUBLIC PATH SYSTEM
- ADDITIONAL NOTES**
- ADDITIONAL TENT AREAS MAY BE UTILIZED ON SITE, AS MAY BE REQUIRED FOR INDIVIDUAL SPECIAL EVENTS.
 - DELIVERIES MAY BE MADE UTILIZING THE EXISTING FARMHOUSE DRIVE.
 - TRASH WILL BE COLLECTED IN WHEELED CONTAINERS AND BE TRANSFERRED TO THE ISLAND LAKE RD MAIN ENTRANCE FOR PICK UP. COMPOSTING ON-SITE WILL ALSO BE UTILIZED.
 - A GATE MAY BE INSTALLED ON THE MAIN HOUSE DRIVEWAY. IF A PERMANENT GATE IS INSTALLED, IT WILL BE COORDINATED WITH FIRE DEPARTMENT TO MAINTAIN PUBLIC SAFETY ACCESS.
 - THE GRAVEL/GRASS DRIVEWAY AND ROADS MAY BE PAVED IN THE FUTURE. THE DETENTION BASIN HAS BEEN DESIGNED TO ACCOMMODATE PAVEMENT IN THOSE AREAS.
 - PATHS AS MAY BE LOCATED THROUGHOUT THE SITE MAY CONSIST OF WOODCHIP, GRAVEL, GRASS OR OTHER HARD SURFACE.
 - LANDSCAPE BUFFERS AS REQUIRED IN COMMERCIAL ZONING ARE NOT PROPOSED OR ANTICIPATED. THE PROJECT GOAL IS SHOWCASE THE FARM OPERATION, NOT HIDE IT.
 - A PROPOSED SIGN IS SHOWN ON THE PLANS. DETAILS OF THE SIGN WILL BE PROVIDED WITH REQUIRED SIGN PERMIT APPLICATION.
 - DUST CONTROL OF GRAVEL SURFACES SHALL BE PROVIDED ON AN AS NEEDED BASIS. CONTROL MEASURES MAY INCLUDE WATER OR A BRINE SOLUTION. PAVING OF THE HIGH USE AREAS IS THE LONG TERM PROJECT GOAL.
 - INDOOR HOURS OF OPERATION FOR SPECIAL EVENTS ARE 7 AM TO 1 AM
 - OUTDOOR HOURS OF OPERATION FOR SPECIAL EVENTS ARE
 - SUNDAY THROUGH THURSDAY (7 AM TO 10 PM)
 - FRIDAY, SATURDAY AND HOLIDAYS (7 AM TO MIDNIGHT)

CONSTRUCTION NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF DEXTER TOWNSHIP, WASHTENAW COUNTY WATER RESOURCE COMMISSIONER, WASHTENAW COUNTY ROAD COMMISSION, AND /OR MDOT WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION.
- PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (811) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY REPRESENTATIVES OF OTHER UTILITIES IN THE MONITY OF THE WORK.
- ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND LIGHTS TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC.
- ALL DISTURBED AREAS NOT TO BE PAVED, ARE TO BE SEED.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS, AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROOF-ROLL ALL DISTURBED AREAS. ANY UNSATISFACTORIAL SOILS INDICATED BY PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH CONTROLLED FILL AT THE DIRECTION OF THE ENGINEER OR THE OWNER'S REPRESENTATIVE.
- SAVE AND PROTECT TREES NOT MARKED FOR REMOVAL WITH A 4 FOOT HIGH BARRIER FENCE. FENCE SHALL BE ADJ 20# ORANGE SQUARE MESH SAFETY FENCE (OR EQUAL). IT SHALL REMAIN IN PLACE UNTIL PERMANENT SEEDING HAS BEEN DONE.
- FILL MATERIAL UNDER BUILDINGS, PAVEMENT AND ROAD RIGHT-OF-WAY SHALL NOT CONTAIN ANY VEGETATION OR HAVE STONES IN EXCESS OF SIX INCHES IN DIAMETER. FILL SHALL BE PLACED IN LAYERS NOT GREATER THAN NINE INCHES IN DEPTH (LOOSE MEASURED) AND SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR DENSITY TEST A.S.T.M. SPEC. D-1557-78.
- EXISTING PAVEMENT TO BE SAW CUT FOR HEAT BUTT JOINT EDGES PRIOR TO PLACING NEW PAVEMENT.
- PRIOR TO CONSTRUCTION, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF ANY PLAN DISCREPANCIES ARE DETECTED.
- SANITARY SEWER LEADS SHALL BE CONSTRUCTED OF SCHEDULE 40 PVC PIPE.
- ALL SEWER TRENCHES UNDER OR WITHIN THREE (3) FEET OF THE 45 DEGREE ZONE OF INFLUENCE LINE OF EXISTING OR PROPOSED PAVEMENT SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST 95% OF MAXIMUM UNIT WEIGHT.
- THE WET PONDS SHALL INCLUDE A 30 MIL PVC LINER INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION AND A PERMANENT WATER ELEVATION CONTROL SYSTEM, WITH WATER SUPPLIED FROM THE ADJACENT WELL. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL PRIOR TO PURCHASING OR INSTALLING THE LINER AND ELEVATION CONTROL SYSTEM.
- KNOX BOXES ARE REQUIRED ON SITE. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH DEXTER AREA FIRE REQUIREMENTS
- INDIVIDUAL GRAVEL OR ASPHALT PARKING SPOTS SHALL BE MARKED OR DESIGNATED TO BE VISIBLE WHEN IN A VEHICLE.



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SECTION 36
TOWN 1 SOUTH, RANGE 4 EAST
DEXTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CORNMAN FARM
COMBINED
PRELIMINARY/FINAL SITE PLAN
LAYOUT PLAN

DATE: APRIL 09, 2013
REVISIONS/SUBMITTALS
02-28-2013 COMBINED SITE PLAN SUBMITTAL
04-09-2013 REVISED PER TOWNSHIP
05-30-2013 REVISED PER TOWNSHIP & OWNER

ENGINEER'S SEAL
SCALE: 1"=50'
DRAWN BY: EMM
CHECKED BY: DB
PROJECT MANAGER: TP
CAD FILE: 12001467SP-3.0-L
JOB #: 12001467
SHEET NO. SP-3.0

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Water & Natural Resources

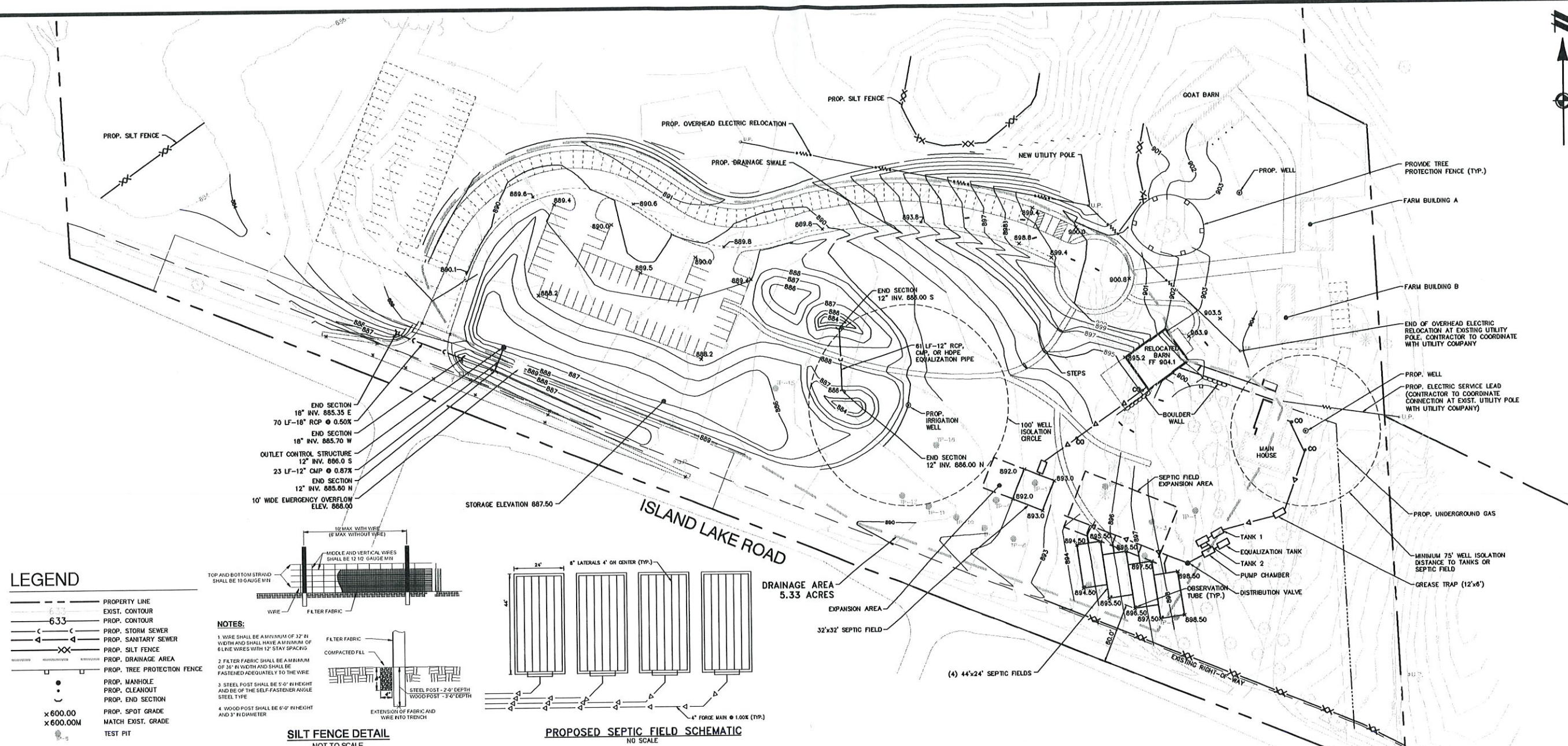


SECTION 36
TOWN 1 SOUTH, RANGE 4 EAST
DEXTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CORNMAN FARM
COMBINED
PRELIMINARY/FINAL SITE PLAN
GRADING & UTILITY PLAN

DATE
APRIL 09, 2013
REVISIONS/SUBMITTALS
02-22-2013
COMBINED SITE PLAN SUBMITTAL
04-09-2013
REVISED PER TOWNSHIP
05-30-2013
REVISED PER TOWNSHIP & OWNER

ENGINEER'S SEAL
SCALE: 1"=50'
DRAWN BY: ENM
CHECKED BY: DB
PROJECT MANAGER: TP
CAD FILE: 12001467SP-4.0-G
JOB #: 12001467
SHEET NO.
SP-4.0



LEGEND

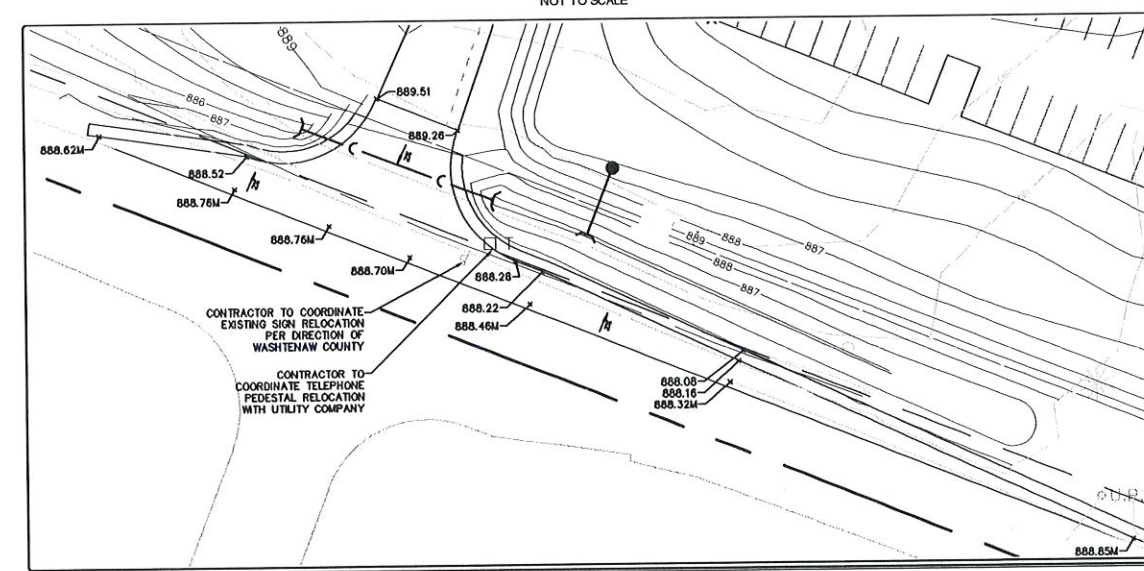
- PROPERTY LINE
- EXIST. CONTOUR
- PROP. CONTOUR
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. SILT FENCE
- PROP. DRAINAGE AREA
- PROP. TREE PROTECTION FENCE
- PROP. MANHOLE
- PROP. CLEANOUT
- PROP. END SECTION
- PROP. SPOT GRADE
- MATCH EXIST. GRADE
- TEST PIT

NOTES:

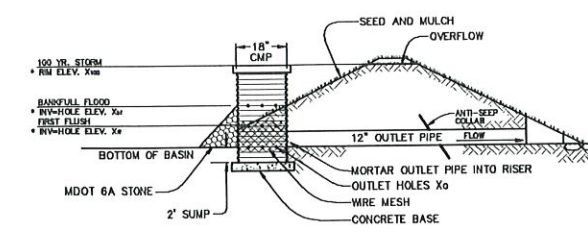
1. WIRE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LAYERS WITH 12" STAY SPACING
2. FILTER FABRIC SHALL BE A MINIMUM OF 30" IN WIDTH AND SHALL BE FASTENED ACCURATELY TO THE WIRE
3. STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE
4. WOOD POST SHALL BE 6'-0" IN HEIGHT AND 3" IN DIAMETER

SILT FENCE DETAIL
NOT TO SCALE

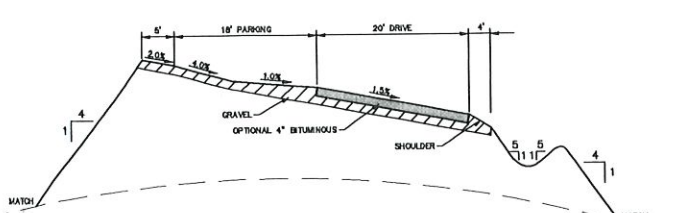
PROPOSED SEPTIC FIELD SCHEMATIC
NO SCALE



ENTRANCE DRIVE GRADING DETAIL
SCALE: 1"=30'



PERFORATED RISER OUTLET CONTROL STRUCTURE
NO SCALE
(SEE DETENTION POND CALCULATIONS FOR ELEVATIONS)



TYPICAL GRAVEL CROSS-SECTION
NO SCALE



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SITE PLAN APPROVED
Permit No. 13-ZP-5372

Zoning Inspector
Date: 6/17/13

STORMWATER MANAGEMENT CALCULATIONS

Dexter Township, Washtenaw County
Cornman Farm
Design Basis: Use the Washtenaw County Drain Commission standards, including "first flush", bankfull & 100 year storm event design measures

I. Total Volume of Detention Area: 100 Year storm

1) Developed area contributing runoff (a)				5.33 acres
Surface	area	c factor	weighted c	
building	7862	0.95	0.03	
path	11943	0.95	0.05	
gravel/grass asphalt	48021	0.95	0.19	
water	11100	1.00	0.05	
grass	156963	0.35	0.22	
	233839		0.35	

Developed Runoff Coefficient (c)

2) Maximum Allowable Runoff, $Q_a =$ (local reqn)
 $Q_a = a \times 0.15 \text{ cfs/acre}$

3) Calculate $Q_a = Q_a / (a \times c)$
(max. outflow per acre imperv.)

4) Max. Storage Time, $T = 25 + \sqrt{10312.5 Q_a}$

5) Max. Storage Required, $V_s = ((16500 \times T) / (T + 25)) - 40Q_a T$

6) Detention - Total Storage Required, $V_t = V_s + a \times c$

II. Storage volume to detain "first flush" runoff
volume of 0.5 inch rain over entire watershed.
Volume = 1815 a acreage x relative imperv. factor

III. Storage volume to control "bankfull" flood (1.5 year storm/24 hr event)
Volume = 8170 a acreage x relative imperv. factor (c)

IV. Required Sediment Volume
Store 5% of the 100-year storm

V. Basin volume provided				
Storage Provided	Elev.	Area	Avg. Area	Height
	886.0	10977	19664	1.0
	887.0	28350	34175	1.0
	888.0	40000		
				53839
Storage Elevations	Xo = 886.00	XH =		886.27
	XH = 887.13	X100 =		887.51

Outlet Control Structure

1. Outlet pipe sizing: (10 year un-restricted)
Use 12-inch pipe at min. slope

2. Standpipe outlet holes sizing - "first flush" runoff
 $Q_H = V_H / 24 \text{ hrs} / 3600 \text{ sec}$
 $h = 2.3 \times (X_H - X_o)$
 $A = Q_H / (62 \times \sqrt{2 \times 32.2 \times h})$
The area of a 1" orifice is
Number of orifice holes

3. Standpipe outlet holes sizing - "Bankfull flood" discharge
Bankfull should discharge within 36 to 48 hours
Release from first flush holes only
 $Q = a \times 62 \times \sqrt{2 \times 32.2 \times h}$
The first flush volume will discharge in
The volume between the Bankfull elevation and the First Flush Elevation
 $V_H - V_F =$
should discharge (target 42 hour discharge time) in
 $Q_H =$
The area of a 1" orifice
Number of orifice holes
bankfull storage time check =

4. Standpipe outlet holes sizing - "100-yr flood" discharge
 $Q_{100} = Q_a$
Release from above holes
 $h_H = (X_{100} - X_o)$
 $h_F = (X_{100} - X_H)$
Release from above holes
 $Q = a \times 62 \times \sqrt{2 \times 32.2 \times h_H} + a \times 62 \times \sqrt{2 \times 32.2 \times h_F}$
Remaining flow
 $Q_{100} - Q =$
 $A = Q_{100} / (62 \times \sqrt{2 \times 32.2 \times h_H})$
The area of a 1-1/2" orifice
Number of orifice holes

Drainage Narrative

Cornman Farm, Dexter Township
April 8, 2013

The proposed stormwater runoff from the expansion of the farm/special event facility will be collected and stored in a newly created wetland/detention basin. The basin was designed in accordance with requirements of the Washtenaw County Water Resource Commissioners office. This includes:

- Storing the stormwater runoff from the proposed expansion area. The volume required/provided is for a 100-year storm event.
- A new outlet control structure that will control the release rates for first flush, bankfull and 100-year storm events.
- By maintaining a large shallow area, the wetland detention area will encourage infiltration in to the existing soils and evaporation.

Detailed storm computations and drainage areas are shown on sheet SP-5.0 of the site plan.

Engineers Certificate of Outlet

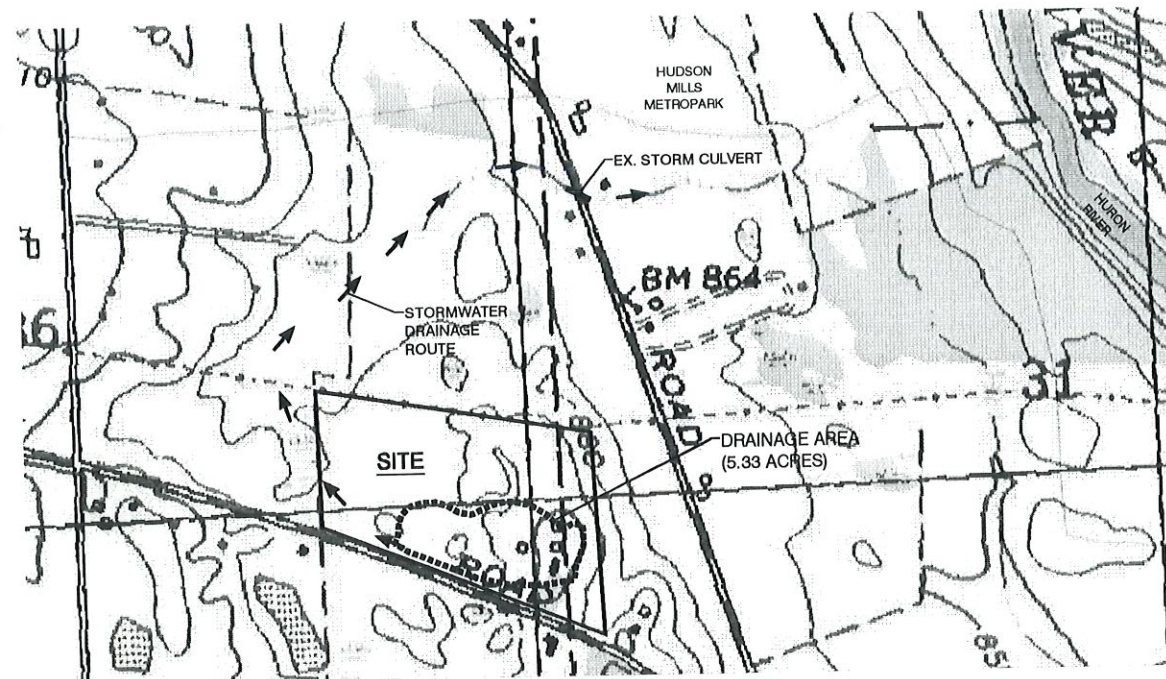
April 8, 2013

Cornman Farm

Dexter Township, Washtenaw County, MI

I hereby certify that I am a licensed engineer in the State of Michigan. The existing drain/wetland system is the only reasonable available storm water outlet for the proposed storm water management system and that the existing system has sufficient capacity to serve as an adequate outlet to the proposed system, without detriment or diminution of the drainage service that the existing outlet provides.

Todd Pascoe, PE
MI License #36125



STORM DRAINAGE OUTLET

NOT TO SCALE

Maintenance Tasks and Schedule (during construction)

Tasks	Components	Schedule
Inspect for sediment accumulation	Storm Sewer System	Weekly
Removal of sediment accumulation	Catch Basin Sumps	As needed* and prior to turnover
Inspect for floatables and debris	Catch Basin Inlet Castings	Quarterly
Cleaning of floatables and debris	Channels	Quarterly and at turnover
Inspection for erosion	Outflow Control Structures	Weekly
Reestablish permanent vegetation on eroded slopes	Rip-Rap	As needed* and prior to turnover
Replacement of gravel jackets	Filtration Basins	As needed*
Mowing	Storm Detention Areas	0 to 2 times per yr.
Inspect structural elements during wet weather and compare as-built plans (by a professional engineer reporting to the Developer)	Wetlands	Annually and at turnover
Make adjustments or replacements as determined by pre-turnover inspection	Emergency Overflow	As needed*

* As needed* means when sediment has accumulated to a maximum of one foot depth.

Maintenance Tasks and Schedule (following construction)

Tasks	Components	Schedule	Annual Cost
Inspect for sediment accumulation	Storm Sewer System	Annually	\$50.00
Removal of sediment accumulation	Catch Basin Sumps	Every 5-10 yrs as needed	\$50.00
Inspect for floatables and debris	Catch Basin Inlet Castings	Annually	\$50.00
Cleaning of floatables and debris	Channels	Annually	\$50.00
Inspection for erosion	Outflow Control Structures	Annually	\$50.00
Reestablish permanent vegetation on eroded slopes	Rip-Rap	As needed	\$200.00
Replacement of gravel jackets	Filtration Basins	Every 3-5 yrs as needed	\$100.00
Clean Pavement	Storm Detention Areas	Annually	\$100.00
Mowing	Wetlands	0 to 2 times per yr.	\$400.00
Make adjustments or replacements as determined by wet weather inspection	Emergency Overflow	As needed	\$50.00
			\$1,100.00

SITE PLAN APPROVED

Permit No. 13-ZP-5372

Zoning Inspector

Date: 6/17/13



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
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SECTION 36
TOWN 1 SOUTH, RANGE 4 EAST
DEXTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CORNMAN FARM
COMBINED
PRELIMINARY/FINAL SITE PLAN
STORMWATER MANAGEMENT PLAN

DATE
APRIL 09, 2013
REVISIONS/SUBMITTALS
02-22-2013
COMBINED SITE PLAN SUBMITTAL
04-09-2013
REVISED PER TOWNSHIP
05-30-2013
REVISED FOR TOWNSHIP & OWNER

ENGINEER'S SEAL

NO SCALE

DRAWN BY: EMM
CHECKED BY: DB
PROJECT MANAGER: TP
CAD FILE: 12001467SP-5.0-R
JOB #: 12001467
FILE CODE:
SHEET NO.
SP-5.0



Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources



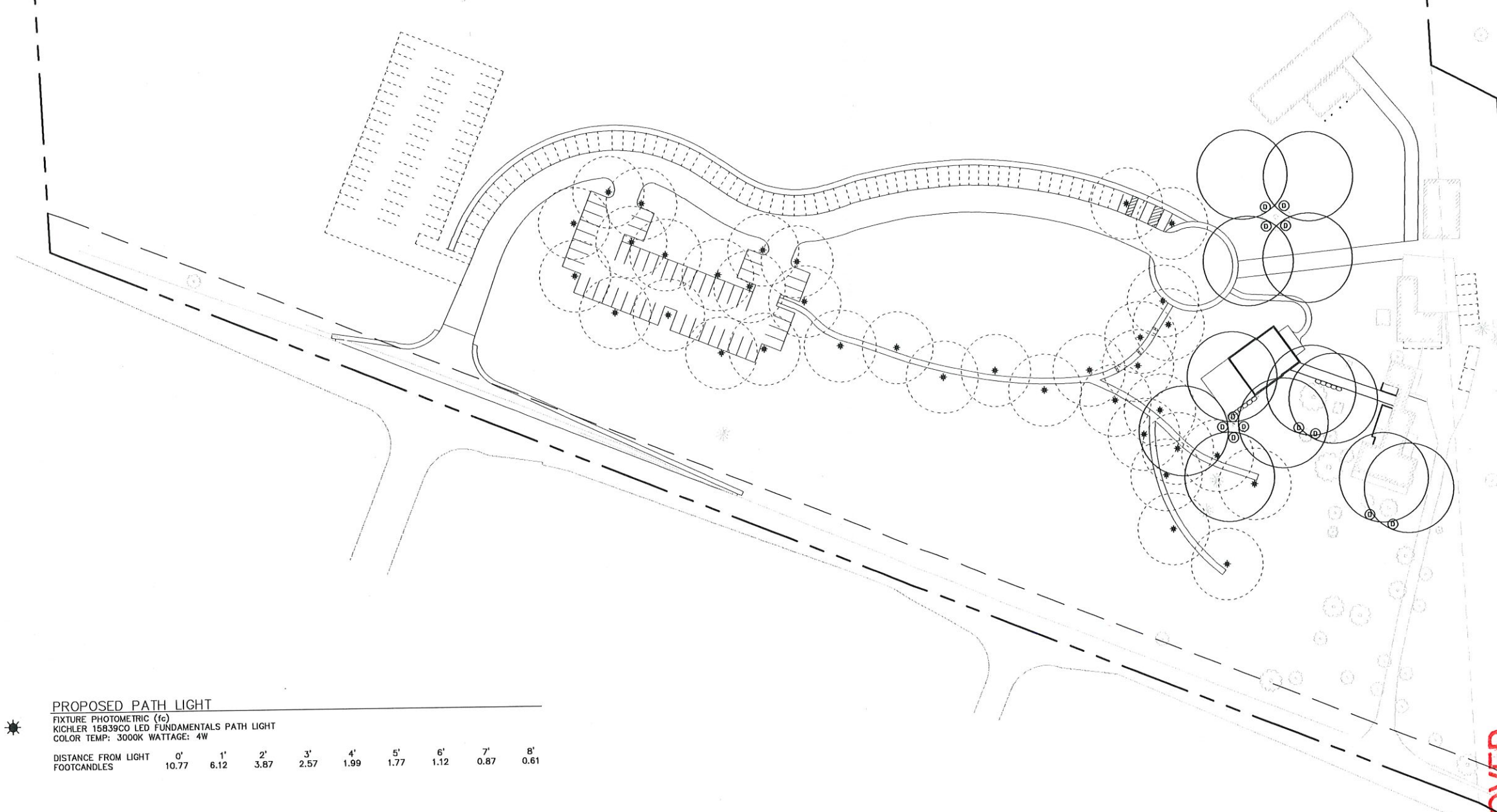
SECTION 36
TOWN 1 SOUTH, RANGE 4 EAST
DEXTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CORNMAN FARM
COMBINED
PRELIMINARY/FINAL SITE PLAN
LIGHTING PLAN

DATE
APRIL 09, 2013

REVISIONS/SUBMITTALS
02-22-2013
COMBINED SITE PLAN SUBMITTAL
04-09-2013
REVISED PER TOWNSHIP
05-10-2013
REVISED PER TOWNSHIP & OWNER

ENGINEER'S SEAL
SCALE: 1"=50'
DRAWN BY: EMM
CHECKED BY: DB
PROJECT MANAGER: TP
CAD FILE: 12001467SP-6.0-LT
JOB #: 12001467
FILE CODE:
SHEET NO.
SP-6.0



PROPOSED PATH LIGHT
FIXTURE PHOTOMETRIC (fc)
KICHLER 15839CO LED FUNDAMENTALS PATH LIGHT
COLOR TEMP: 3000K WATTAGE: 4W

DISTANCE FROM LIGHT FOOTCANDLES	0'	1'	2'	3'	4'	5'	6'	7'	8'
	10.77	6.12	3.87	2.57	1.99	1.77	1.12	0.87	0.61

PROPOSED DOWN LIGHT "MOON LIGHTING"
#1: KICHLER 16011AZT30 LED ACCENT LIGHT 13watt 3000k
#2: KICHLER 16014AZT30 LED ACCENT LIGHT 21watt 3000k

FEET	FOOT CANDLES	BEAM WIDTH	FOOT CANDLES	BEAM WIDTH
4	26.4	4.4	43.32	4.2
8	6.6	8.8	10.8	8.5
16	1.7	17.5	2.7	16.9
24	0.7	26.3	1.2	25.4
32	0.4	35	0.7	33.9
40	0.3	43.8	0.4	42.3

60' WIDE FLOOD

THIS PLAN BY OTHERS

SITE PLAN APPROVED

Permit No. 13-2P-5372

Zoning Inspector

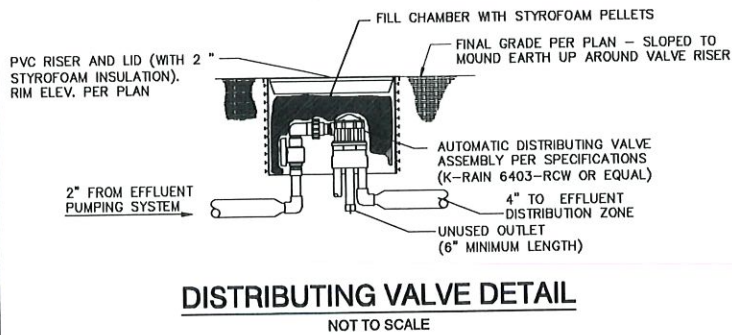
Date: 6/17/13



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SIEVE SIZE	% PASSING
#4	90-100
#10	0-50
#30	0-20
#200 WASHED	0-5

SIEVE SIZE	% PASSING
1 1/2"	100
1"	95-100
3/4"	30-60
#4	0-8
#200 WASHED	1.0 MAX

2NS SAND GRADATION REQUIREMENTS MDOT 6A STONE GRADATION REQUIREMENTS

BARNES

Series EHV
24" Spherical Valve Handling Manual & Automatic

Submersible Effluent Pump

Specifications:

Model: EHV 24" Sph. 1455APM, 60Hz

DESCRIPTION:

24" Spherical Valve Handling Manual & Automatic

BARNES

Series EHV
24" Spherical Valve Handling Manual & Automatic

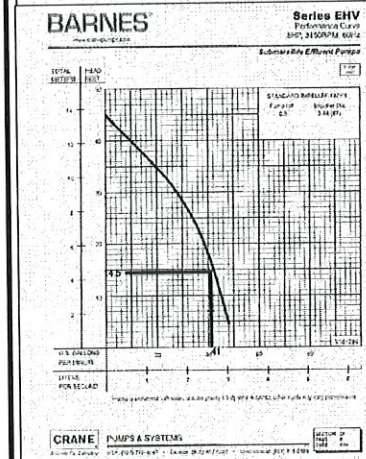
Submersible Effluent Pump

Specifications:

Model: EHV 24" Sph. 1455APM, 60Hz

DESCRIPTION:

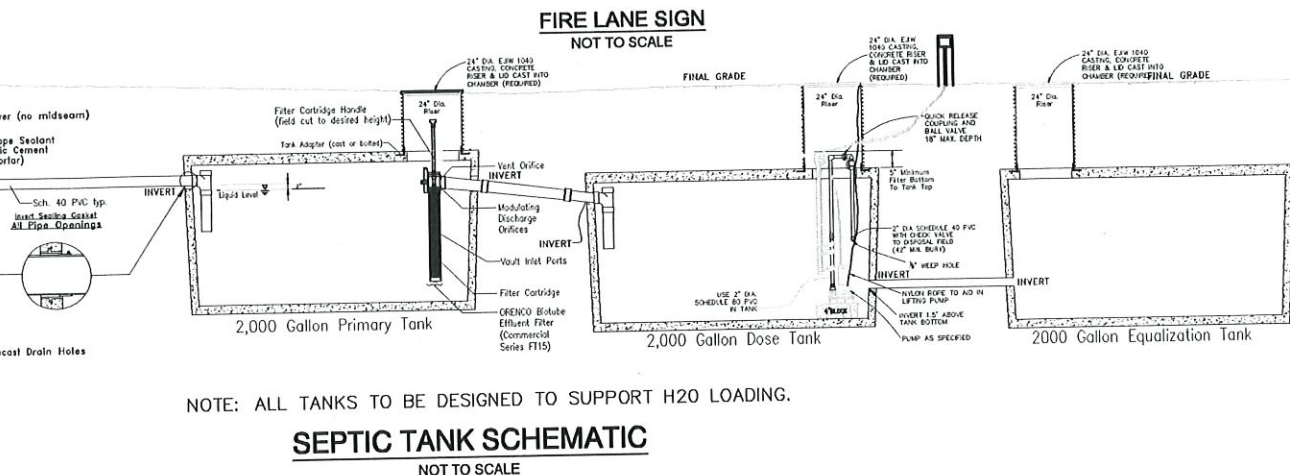
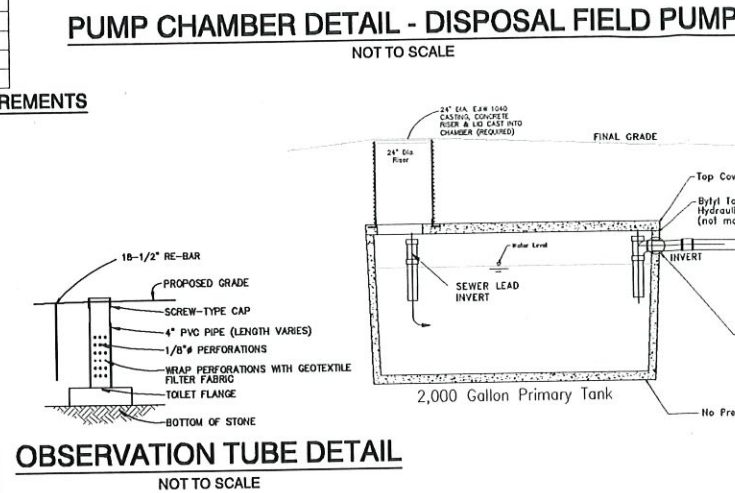
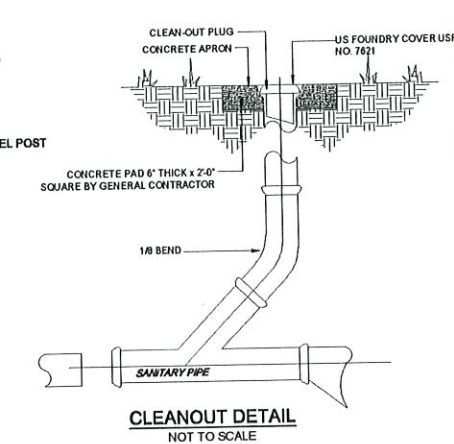
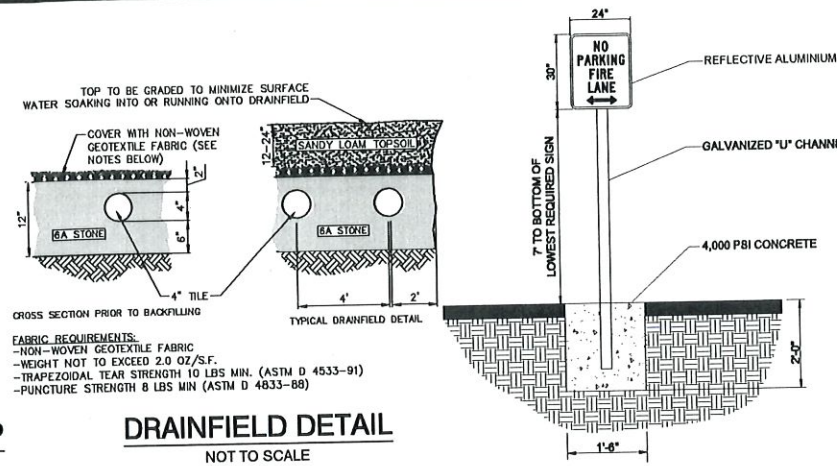
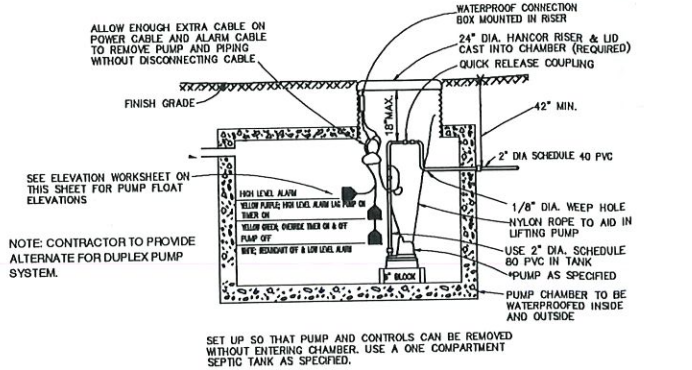
24" Spherical Valve Handling Manual & Automatic



VALVE HEAD LOSS CHART

Flow Rate (GPM)	Head Loss (ft)
0	0
10	1.0
20	4.0
30	9.0
40	16.0
50	25.0
60	36.0
70	49.0
80	64.0
90	81.0
100	100.0

Location	Tank Size (gallons)	Tank Height (inches)	Sewer Size (in)	Sewer Slope	Invert in	Invert out	approx. tank bottom (inside)	approx. tank top (outside)	approx. riser height (ft)	submerge pump (ft)	low float	med float	pumping range	high float	storage above float
Main House	3350	90	10.0	6	0.010	899.0	899.0	899.8	902.8	3.0					
Grease Trap	2000	61	54.0	6	0.010	898.2	898.2	899.0	901.0	2.0					
Tank 1	2000	61				897.7	897.7	898.5	900.0	1.5					
Tank 2	2000	61				897.2	897.2	898.0	900.5	2.5	1.0	893.6	899.9	3.0	896.9
Pump Chamber	2000	61				893.6	893.6	894.4	901.0	2.6					
Equal Tank 1	2000	61				893.6	893.6	894.4	901.0	2.6					
Distribution Valve						897.0		899.0							
Field Inverts															
A						896.0									
B						895.0									
C						894.0									
D						893.0									
Barn															
Tank 1	2000	61	135.0	6	0.010	890.9	892.2	896.3	891.7	5.8					
Field			5.0	6	0.015	890.5	890.6	896.3	892.5						



NOTE: ALL TANKS TO BE DESIGNED TO SUPPORT H2O LOADING.

- Owner: Cornman LLC
- Engineer: Atwell, LLC
- All construction shall meet Washtenaw County Department of Planning and Environment (WCDE) Standards and Specifications.
- Basic of Design - (see sheet SP-6.0)
- Proposed Septic System - (see basis of design and plans)
- No sewage shall enter the Pump Chamber until it is completely approved. All tests to be made with clean water.
- Contractor shall apply for electrical inspection through the Building Department.
- It shall be the contractor's (installer's) responsibility to obtain all necessary inspections from the Engineer and the WCDE as construction proceeds.
- The completed system shall be tested and covered with slush or straw as soon as possible. A good grass covering is essential to the proper operation of this system. Seeding of final treatment area must be done without compaction of soil.
- Discharge of non-sewage wastewater (raw tough, water softener, sump pump, etc.) shall be done away from the proposed septic system. No sump pump system shall operate in the septic area. No non-sewage wastewater shall enter the septic system.
- Emergency Storage Volume
Pump Chamber = 120 x 60 x 0.9 x 7.48 gal/cf = 485 gal.
2000 gal. tank = 120 x 60 x 0.9 x 7.48 gal/cf = 485 gal.
2000 gal. tank = 120 x 60 x 0.9 x 7.48 gal/cf = 485 gal.
2000 gal. tank = 120 x 60 x 0.9 x 7.48 gal/cf = 485 gal.
Total = 1,939 gal.

PUMP AND APPURTENANCES SPECIFICATIONS

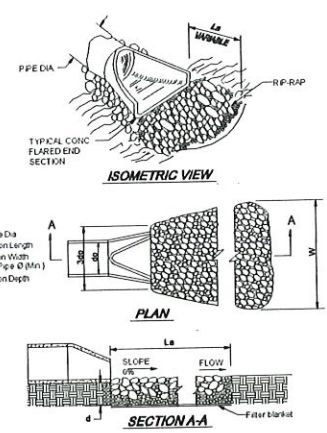
- PUMP CHAMBER
1. Assume pump has a capacity of 41 GPM.
Total length of discharge line = 29'
Alternating Valve Head Loss = 3.0'
Vertical Head = 897' - 899.0' = 1.8'
Friction Head Loss = $(0.0000993) \times L \times (Q \times 1.48)^2 / (d \times 4.87) = 2.7'$
Total Dynamic Head = 14.1'
- Use Effluent Pump model Barnes EHV series (or equal).
Pump has a capacity of 41 GPM at 14.1' of Head.
- Use 1.5 inch ID PVC Schedule 40 pipe (or HDPE equivalent) for discharge line. Bury line a minimum of 42 inches deep (a minimum of 60" deep under pavement).
- Use prefabricated tanks as manufactured by Nitan Vault (or equal).
Inside dimensions are approximately 12'0" x 6'0".
Assume Pumping Depth at 0.5'.
Volume pumped per cycle = 120 x 60 x 0.5 x 7.48 gal/cf = 269 gal.
Length of 1.5 inch Force Main draining back into tank = 20'.
Volume of 1.5 inch Force Main draining back into tank = 2 gal.
Volume of Dose = 269 gal - 2 gal = 267 gal.
Estimated maximum sewage volume = 1036 GPD.
Cycles per day = 1036 GPD / 267 gal = 3.87 cycles/day.
Time of dose = 267 gal / 41 GPM = 6.5 minutes.
Volume of the field = 172 gal.
Volume of Dose = 267 gal / 172 gal = 1.55.
- Initial pump timer control setting:
Cycles per day = 4
Pump On = 6.6 min
Pump Off = 353.4 min

- Use Otisco Systems SIPTRO (or equal) controls with timer capable of being adjusted, low level override off alarm float, timer on off float, high level alarm override on off float, pump counter, and an hour meter. A tamper to sound in house.
- Run power from house to pump chamber in continuous cables.
- Keep wiring system for high water alarm on a separate circuit from wiring systems for pump.
- Pressure line is not to be backfilled until pump and line are tested under pressure for leakage in the presence of the WCDEP.
- Set pump on 6" concrete block to keep pump inlet out of sludge.
- Record pump number, manufacturer, name and telephone number of supplier.
- A nylon rope is to be attached to the pump and tied above the liquid level for easy removal of the pump.
- Emergency Storage Volume
Pump Chamber = 120 x 60 x 0.9 x 7.48 gal/cf = 485 gal.
2000 gal. tank = 120 x 60 x 0.9 x 7.48 gal/cf = 485 gal.
2000 gal. tank = 120 x 60 x 0.9 x 7.48 gal/cf = 485 gal.
2000 gal. tank = 120 x 60 x 0.9 x 7.48 gal/cf = 485 gal.
Total = 1,939 gal.

Bas of Design (2/18/13)

Two Fields w/ surge tank

System	Bedrooms	Users	Rate (GPD)	Retention (hrs)	Septic Grease (gal)	Equalization Tanks (gal)	Pump Chamber Rate (gal)	Field Loading (lb/SF)	Disposal (SFT)	Expansion Area (SFT)
System A House	5	150	150	730	48	1500	0			
Commercial Kitchen (one turnover)		100	10	1000	48	2000	3350			
sub-total				1730						
With Equalization/Surge Tank				1036	use	3550	3350	2000	2000	0.25
						4000	3350	2000	2000	4143
										4150
System B Barn (rental hall) = 5 gpd, one turnover		100	5	500	72	1500	0	0	0	0.5
										1000
										5000
										1000
System A - Surge Tank Design										
Daily volume										
Flows in tank*										
Fri	1750	714								
Sat	1750	1429								
Sun	750	1143								
Mon	750	857								
Tues	750	571								
Wed	750	286								
Thur	750	0								
Avg Daily flow/pump rate										



PLAN

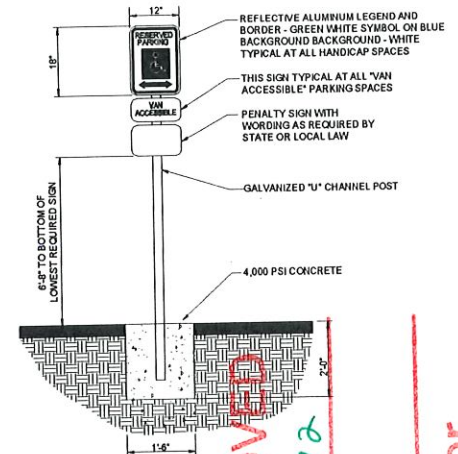
SECTION A-A

NOTES:

- SEE APPROPRIATE SCHEDULE FOR DIMENSIONS
- L is the length of the rip rap apron
- d is 1.5 times the maximum stone diameter but not less than 6"
- A filter blanket or filter fabric should be installed between the rip rap and soil foundation

RIP RAP APRON - OUTLET CHANNEL

NOT TO SCALE



NOTES:

- ONE AT EACH HANDICAP SPACE, DO NOT PLACE IN WALKWAY
- SIGNS SHALL BE MOUNTED TO POST WITH GALVANIZED OR STAINLESS PLATED 5/16" DIA. STEEL BOLTS, NUTS AND WASHERS.

LONGITUDINAL SECTION

NOTE: FOR END SECTION DIMENSION STORM SEWER PLANS

ANCHOR STRAP BAR (6 IN) ANCHOR BOLTS OUTSIDE (3 EA)

3,000 PSI CONG. HEADER CAST IN PLACE UNDER END SECTION HAND ANCHORED TO END SECTION WITH 1/2" ANCHOR BOLTS, 8" O.C.

PRECAST CONCRETE END SECTION

W/ ANIMAL PROTECTION GRATE

NOT TO SCALE

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NOTE: FOR END SECTION DIMENSION STORM SEWER PLANS

ANCHOR STRAP BAR (6 IN) ANCHOR BOLTS OUTSIDE (3 EA)

3,000 PSI CONG. HEADER CAST IN PLACE UNDER END SECTION HAND ANCHORED TO END SECTION WITH 1/2" ANCHOR BOLTS, 8" O.C.

PRECAST CONCRETE END SECTION

W/ ANIMAL PROTECTION GRATE

NOT TO SCALE

NOTE: FOR END SECTION DIMENSION STORM SEWER PLANS

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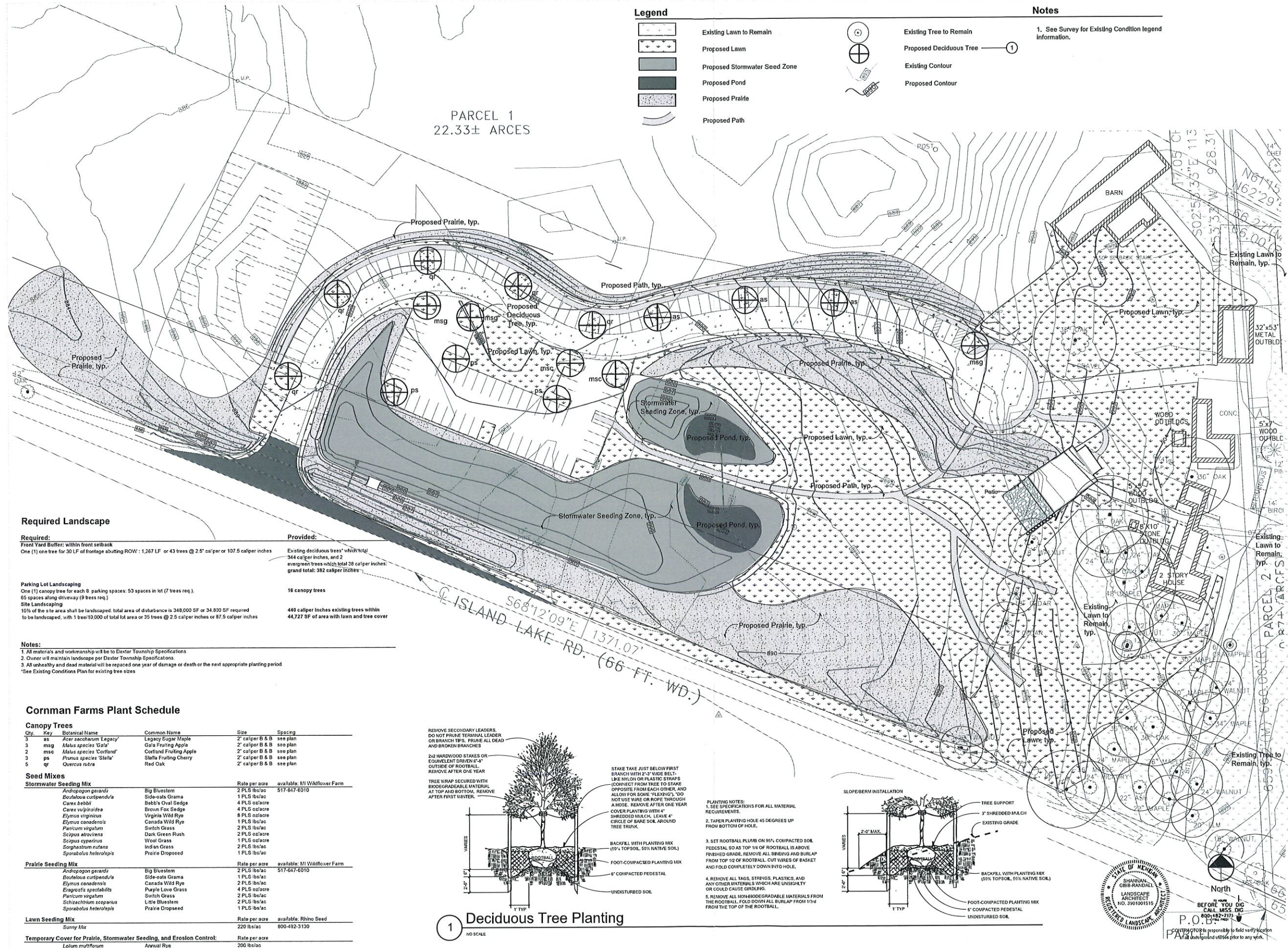
PRECAST CONCRETE END SECTION

W/ ANIMAL PROTECTION GRATE

NOT TO SCALE

NOTE: FOR END SECTION DIMENSION STORM SEWER PLANS

ANCHOR STRAP



IN SITE

InSite Design Studio, Inc.

516 East Washington
Ann Arbor, Michigan
48104

734.935.4194 Phone
734.668.2525 Fax

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Project Number: _____
Date _____ Issued For _____

Date	Issued For
January 28, 2013	Pre-Application Review
January 29, 2013	Final Review

January 29, 2013	Owner Review
January 30, 2013	Owner Review

February 8, 2013	Owner Review
February 22, 2013	Site Plan Submits

April 9, 2013

May 31, 2013

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DEXTER TOWNSHIP PLANNING COMMISSION
Resolution for a Special Land Use & Site Plan Review (Preliminary & Final)
(13-PC-147) Cornman Farms

A resolution to grant approval of the SPECIAL LAND USE and SITE PLAN application submitted by Alex Young on behalf of the Cornman Farms for property owned by Cornman Farms, located at 8540 Island Lake, Section 36 of Dexter Township (Parcel D-04-36-400-002).

- 10) WHEREAS, the above property has been used for agricultural production for well over a century;
and
- 20) WHEREAS, Cornman Farms proposes to construct and operate a special event facility on the
property; and
- 30) WHEREAS, said special event facility will include: restoration of existing structures, installation of
a new driveway and parking areas, installation of landscaping and other improvements; and
- 40) WHEREAS, said special event facility will host receptions, meals, educational events, and
agricultural production; and
- 50) WHEREAS, Cornman Farms, pursuant to the provisions of the Dexter Township Zoning Ordinance,
submitted an application for a special land use and site plan review (13-PC-147) Cornman Farms on
February 21, 2013, for the proposed special event facility; and
- 60) WHEREAS, Cornman Farms, submitted a revised site plan, letter, engineer's certificate of outlet,
and drainage narrative on April 9, 2013; and
- 70) WHEREAS, Section 12.01(D)(14) of the Dexter Township Zoning Ordinance designates "Special
Event Facilities" as a special land use in Rural Residential (RR) Districts; and
- 80) WHEREAS, the property is located in a Rural Residential (RR) District; and
- 90) WHEREAS, the Planning Commission has received reports from Zach Michels (*Dexter Township
Director of Planning and Zoning*) dated March 14, 2013, March 25, 2013, and April 16, 2013,
Matthew Parks (*OHM Engineering Advisors*) dated March 6, 2013 and April 12, 2013, Donald
Dettling (*Dexter Area Fire Department Fire Inspector*) dated March 6, 2013, and April 14, 2013,
David Dean (*Washtenaw County Water Resources Commission*) dated March 26, 2013, and Gary
Streight (*Washtenaw County Road Commission*) dated March 21, 2013; and

DEXTER TOWNSHIP PLANNING COMMISSION
Resolution for a Special Land Use & Site Plan Review (Preliminary & Final)
(13-PC-147) Cornman Farms

- 100) WHEREAS, the Dexter Township Zoning Administrator and Planner has determined that the missing site information, as outlined below, are not necessary to determine site plan compliance with the provisions of the Dexter Township Zoning Ordinance, as outlined in Section 6.03(C); and
- 110) WHEREAS, the Planning Commission, at its March 26, 2013, meeting, reviewed the special land use and site plan review application (13-PC-147) Cornman Farms for completeness, determined the application to be complete, and scheduled a public hearing for the special land use and site plan review (13-PC-147) Cornman Farms for April 23, 2013; and
- 120) WHEREAS, the Planning Commission, at its April 23, 2013, meeting, held a duly-noticed public hearing on the special land use and site plan review (13-PC-147) Cornman Farms; and
- 130) WHEREAS, the information in the special land use and site plan review application meets the completeness requirements of Section 6.03(B)(1) through 6.03(B)(15) of the Dexter Township Zoning Ordinance, except as to matters addressed below; and
- 140) WHEREAS, the Planning Commission grants a waiver, per section 6.03(C), from the requirements to include the following information on the site plan, because the Planning Commission has determined that omission of the following material does not negatively affect the its ability to review the site plan for consistency with the Dexter Township Zoning Ordinance:
- a) Section 6.03(B)(3): The site plan does not show contour lines 150 feet beyond the property line;
 - b) Section 6.04(B)(1): No impact statement has been supplied by the applicant nor requested by the Planning Commission; and
 - c) Section 6.04(B)(1): No traffic impact study has been supplied by the applicant nor requested by the Planning Commission.
- 150) WHEREAS, the information in the special land use and site plan review application meets the standards of Section 6.05(A) through Section 6.05(P) (*Site Plan Approval Standards*), Section 16.01(A)(1) through 16.01(A)(7) (*General Standards Applicable to All Special Land Uses*), Section 16.26 (*Special Event Facilities*), Section 18.18 (*Accessory Uses, Buildings, Structure, and Fences*),
-

DEXTER TOWNSHIP PLANNING COMMISSION
Resolution for a Special Land Use & Site Plan Review (Preliminary & Final)
(13-PC-147) Cornman Farms

Article 20 (*Access Controls*), Article 21 (*Off-Street Parking and Loading*), Article 22 (*Signs*), Article 23 (*Landscaping and Screening*), and Article 24 (*Environmental Standards*); and

160) WHEREAS, parking standards for special event facilities are not specifically mentioned in Article 21 (*Off-Street Parking and Loading*) the Planning Commission has determined, per Section 21.02(B), at a public hearing that the parking standard for this special event facility shall be one (1) space for every two (2) guests and one (1) space for each employee for the largest shift, as required for "Standard Restaurants" under Section 21.03 and 21.03(B)(18) because the most intensive use of the special event facility is the restaurant; and

170) WHEREAS, the Planning Commission grants a waiver, per section 16.26(A)(5), from the following standards of Article 21 (*Off-Street Parking and Loading*) for the reasons listed below:

- a) Section 21.04(A): Marking or designation of individual parking spaces on unimproved gravel parking areas will be required as a condition of approval;
- b) Section 21.04(A): Marking or designation of individual parking spaces on unimproved grass parking areas will not be required in order to maintain the rural nature and character of the property; and
- c) Section 21.04(D): Several parking areas will have an unimproved surface in order to help maintain the rural nature of the property.

180) WHEREAS, the Planning Commission grants a waiver, per Section 23.10, from the following standards of Article 23 (*Landscaping and Screening*) for the reasons listed below:

- a) Section 23.04: Buffer areas will not be required because the open-space setbacks provide adequate buffering and maintain the rural natural of the property; and
- b) Section 23.05(C): Screening between the trash/recycling area and properties to the east will not be required because the adjacent property is under common ownership with this property and because the trash/recycling area will not be immediately installed.

DEXTER TOWNSHIP PLANNING COMMISSION
Resolution for a Special Land Use & Site Plan Review (Preliminary & Final)
(13-PC-147) Cornman Farms

190) NOW, THEREFORE, BE IT RESOLVED, the Dexter Township Planning Commission, by a majority vote at a regularly-scheduled and duly-noticed meeting, held this 23rd day of April 2013, grants PRELIMINARY AND FINAL APPROVAL of the Special Land Use and Site Plan (13-PC-147) Cornman Farms, 8540 Island Lake, Section 36 of Dexter Township, (Parcel D-04-36-400-002), to Cornman Farms, subject to the conditions listed below:

- a) All lighting shall comply with the standards outlined in the zoning ordinance;
- b) All signs, though not shown on the site plan, shall comply with the standards outlined in the zoning ordinance;
- c) All temporary sanitary facilities, though not shown on the site plan, shall comply with the setback and location standards outlined in the zoning ordinance;
- d) The special event facility shall comply with Dexter Township sound standards outlined in Ordinance #5 or its successors;
- e) The special event facility shall continue to maintain a farm operation;
- f) The special event facility shall have outdoor hours of operation for serving of guests of 7:00 am through 10:00 pm on Sunday through Thursday and from 7:00 am through 12:00 midnight on Fridays, Saturdays, and holidays because the distance between the proposed outdoor entertainment areas and the adjacent dwellings will help protect the health, safety, and welfare of the adjacent properties as well as the proposed use of the facility and because the noise standards (outlined in Ordinance #5) will help protect the adjacent dwellings from negative effects;
- g) The special event facility shall have indoor hours of operation for serving of guests not to extend past 1:00 am on all nights in order to protect the health, safety, and welfare of the nearby residents;
- h) Parking spaces shall be marked or delineated in the future in any parking area that is paved;
- i) Screening consistent with the zoning ordinance standards, Section 23.05(C) shall be installed if the adjacent property to the east is sold;
- j) Comply with all applicable county, state, and federal requirements for that use;

DEXTER TOWNSHIP PLANNING COMMISSION
Resolution for a Special Land Use & Site Plan Review (Preliminary & Final)
(13-PC-147) Cornman Farms

- k)* The site plan shall be amended to increase the turnaround diameter of the driveway to 70 feet, per the DAFD;
- l)* Meet conditions as per the OHM review letter dated April 12, 2013;
- m)* That this approval shall not take effect until the applicant has paid, in full, all monies owed to Dexter Township for fees, expenses, and/or other related issues relating to the special land use and site plan review for (13-PC-147) Cornman Farms;
- n)* Dexter Township shall not issue a Zoning Permit for the special event facility until the applicable conditions are satisfied;
- o)* The Chelsea Area Construction Agency shall review and approve building plans and inspect and approve of the building improvements;
- p)* The Washtenaw County Road Commission shall review and approve the new driveway and inspect and approve of the driveway.

Resolution offered by Planning Commissioner Ehman.

Resolution supported by Planning Commissioner Ruhlig.

YES = 6 (Adams, Ehman, Nester, Lewis, Ruhlig, Tappe)

NO = 0 (None)

ABSENT = 1 (Maciejewski)

The Chair declared the resolution ADOPTED.

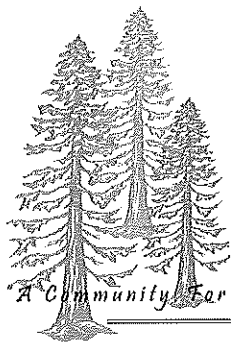
Date: 23 April 2013

Tom Lewis, Chair

Date

Mary Adams, Secretary

Date



DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD

DEXTER, MI 48130

TELEPHONE: 734-426-3767

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TOM LEWIS
CHAIR

KENNETH TAPPE
VICE CHAIR

MARY ADAMS
SECRETARY

TOM EHMAN
JASON MACIEJEWSKI
ROBERT NESTOR
MARTY RUHLIG

DATE: April 16, 2013
TO: Dexter Township Planning Commission
CC: Alex & Kelly Young (*Applicants*), Todd Pascoe (*Applicants' Engineer*), Chuck Bultman, (*Applicants' Architect*),
Matthew Parks, PE (*OHM Engineering Services*)
FROM: Zach Michels, Director of Planning and Zoning
RE: (13-PC-147) Cornman Farms Special Land Use and Preliminary/Final Site Plan Review v04.16

SUMMARY

Cornman Farms has applied for a special land use and site plan review to construct a special event facility on property north of Island Lake Road, just west of Dexter-Pinckney.

The proposed special event facility will include the existing home, existing agricultural buildings, a reconstructed barn for use as food service and events, parking areas, pathways, and a number of landscaping improvements.

Because a special event facility is a special land use Rural Residential Districts, the proposed special event facility requires both special land use and site plan review.

I have reviewed the Cornman Farms site plan for completeness and compliance with the standards of the Dexter Township Zoning Ordinance. *My comments are in italics throughout this report.* This site plan has also been reviewed by the Township Engineer, Dexter Area Fire Department Fire Inspector, Washtenaw County Water Resources Commissioner, and Washtenaw County Road Commission. (Review letters are attached in this report.)

The purpose of the Planning Commission's review on April 23, 2013, is to review the special land use application and site plan to determine if the proposed special event facility meets the standards of the Dexter Township Zoning Ordinance. Because of the limited scope and short installation window of the project, the applicant has requested that preliminary and final site plan review be completed at the same time. There are a number of areas where the site plan, as presented, requires waivers from or modification of standards (as allowed in the zoning ordinance).

RECOMMENDATION

The application and site plan are generally complete. The site plan for the proposed special event facility either meets the applicable zoning standards or may be eligible for waivers/modifications from the standards if the Planning Commission makes certain findings during review. These areas are outlined throughout the report.

The Planning Commission should determine if the proposed site plan meets the standards for waivers or modifications from the zoning standards. The Planning Commission must make a finding supporting the waiver or modification or direct the applicant to revise the site plan. If the Planning Commission determines the site plan meets the standards of the zoning ordinance or would meet the standards with some modification, it should approve the special land use and site plan review with any modifications or conditions to be added to the site plan.



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PART 5: ATTACHMENTS

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- Drainage Narrative (page 5-6)
- Review Letters from DAFD (pages 5-7/8)
- Review Letters from Township Engineer (pages 5-9/12)
- Review Letter from Washtenaw County Water Resources Commissioner (page 5-13/14)
- Review Letter from the Washtenaw County Road Commission (page 5-15)

ATTACHMENTS

Included with this report are the following materials, to date:

1. From the applicant:

- Application for Site Plan Approval*, dated 2/21/13.
- Special Land Use Application*, dated 2/21/13.
- A 9-page site plan (24" x 36"), last dated 4/9/13.
- Letter from the Applicant*, dated 4/9/13.
- Engineers Certificate of Outlet*, dated 4/8/13.
- Drainage Narrative*, dated 4/8/13.
- *Any additional materials received before the April 23rd meeting will be promptly forward to Planning Commissioners.*

2. From the Fire Inspector (Don Dettling of the Dexter Area Fire Department)

- Review Letter*, dated 3/6/13.
- Review Letter*, dated 4/14/13.
- *Any additional materials received before the April 23rd meeting will be promptly forward to Planning Commissioners.*

3. From the Township Engineer (Matthew Parks of OHM Engineering Advisors)

- Review Letter*, dated 3/6/13.
- Review Letter*, dated 4/12/13.
- *Any additional materials received before the April 23rd meeting will be promptly forward to Planning Commissioners.*

4. From the Washtenaw County Water Resources Commissioner

- Review Letter*, dated 3/26/13.
- *Any additional materials received before the April 23rd meeting will be promptly forward to Planning Commissioners.*

5. From the Washtenaw County Road Commission

- Review Letter*, dated 3/21/13.
- *Any additional materials received before the April 23rd meeting will be promptly forward to Planning Commissioners.*

** These materials are included in the attachment section of this report.*



PART 1: GENERAL INFORMATION

GENERAL PROPERTY INFORMATION

Applicant:	Alex Young (<i>Cornman Farms</i>)
Owner:	Cornman Farms, LLC
Others with Interest in the Property:	None listed
Address:	8540 Island Lake
Location:	North side of Island Lake between Dexter-Pinckney & Wylie
Parcel ID:	D-04-36-400-002
Lot Size:	22.33 acres (<i>this parcel only</i>), 3.85 acres in two adjacent parcels in Webster Township
Lot Frontage:	1,370 feet (<i>this parcel only</i>), 365 feet on two adjacent parcels in Webster Township

ZONING, LAND USE, & FUTURE LAND-USE MAP INFORMATION

Existing Zoning: Rural Residential (RR)

It is the primary intent of the Rural Residential District to encourage and provide opportunities for comparatively low-density rural residential lifestyles and development patterns which encourage the preservation of open spaces, including farmland, and other natural resources of the Township and Township's rural character. Dexter Township is characterized by extensive natural resources including, but not limited to woodlands, wetlands, watercourses, and hillsides. Many of these resources play important environmental benefits including wildlife habitats, recreation, flood control and water purification, and support the desired rural character of the community. The intent of this District is to provide opportunities for comparatively low-density residential development in a manner which encourages the preservation of both the quantity and quality of those resources.

Existing Land Use: Agricultural

Future Land Use Map:

Rural Residential, Special Planning Area #2

The Rural Residential area covers a majority of the Township not otherwise included in the public, recreational, and agricultural areas. This area is intended to provide opportunities for the continuation of farming activities while also providing opportunities for rural residential lifestyles of comparatively low-density densities. The intended low-density development is supported by a number of factors including the frequently poor soil conditions for septic systems, limited availability of public services including police protection, the limited capacity of the predominantly unpaved road network, the interest of the Township to minimize land-use conflicts between agricultural operations and neighboring land uses, and the public's interest in protecting the natural resources and rural character of the Township.

All farming activities, including the raising of crops and the use of stables, silos, and barns are encouraged provided that they meet the Michigan Department of Agriculture requirements for Generally Accepted Agricultural Land Management Practices (GAAMPs).

The Special Planning Area #2 land-use overlay would apply to the RR district or a future medium-density residential zoning district if higher residential densities are necessary to meet an apparent demand for smaller-sized homes that are more affordable and/or for specialized housing for seniors or those with special needs. The average medium-density residential district density would not exceed 1 unit per $\frac{1}{4}$ acre, and densities higher than 1 unit per 2 acres should only be granted if the site is served by adequate infrastructure and public services, and exhibits superior design in regards to siting, screening, parking, lighting, signage, building scale, architecture and materials, vehicular and pedestrian circulation, and related development features. Due to this area's proximity to the Village of Dexter and Webster Township, it will be important for Dexter Township to coordinate with these municipalities regarding growth management and infrastructure in and around this area.



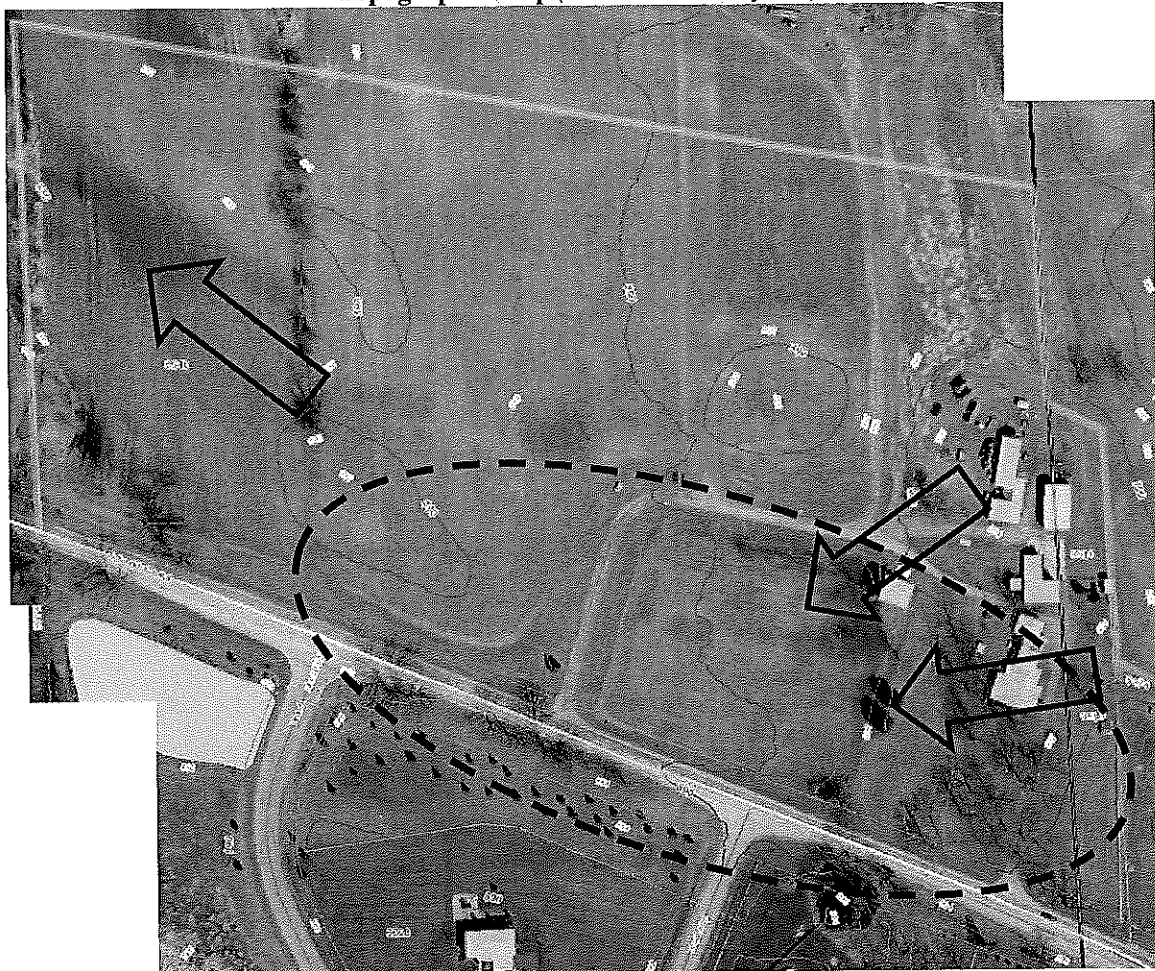
SURROUNDING ZONING, LAND USE, & FUTURE LAND-USE MAP INFORMATION

	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
<i>Surrounding Zoning</i>	<i>Agriculture (AG)</i>	<i>Rural Residential/ Commercial (Webster Twp)</i>	<i>Rural Residential (RR)</i>	<i>Agriculture (AG)</i>
<i>Surrounding Land Uses</i>	<i>Utility Transmission Corridor</i>	<i>Agriculture/Farmer Market (Webster Twp)</i>	<i>Single-family Homes</i>	<i>Vacant</i>
<i>Future Land-Use Map</i>	<i>Rural Residential</i>	<i>Urban Residential R-2 or R-3, Commercial Node (Webster Twp)</i>	<i>Rural Residential</i>	<i>Rural Residential</i>

NATURAL FEATURES INFORMATION

Topography: As shown on the site plan, Sheet Number SP-2.0, and Washtenaw County GIS, the site has a variety of topography and slopes. The area of the site for the proposed special event facility improvements generally slopes downward from east and the north to the south and the west. There are several hills and depressions on the site. The proposed on-site septic system is located towards the southeast corner; the proposed on-site detention ponds are located towards the central, southern edge of the property. Noticeable regarding will occur for drainage improvements, to provide on-site retention ponds, and to create areas for parking and structures. Finished grades are shown on Sheet Number SP-4.0.

Topographic Map (Washtenaw County GIS)



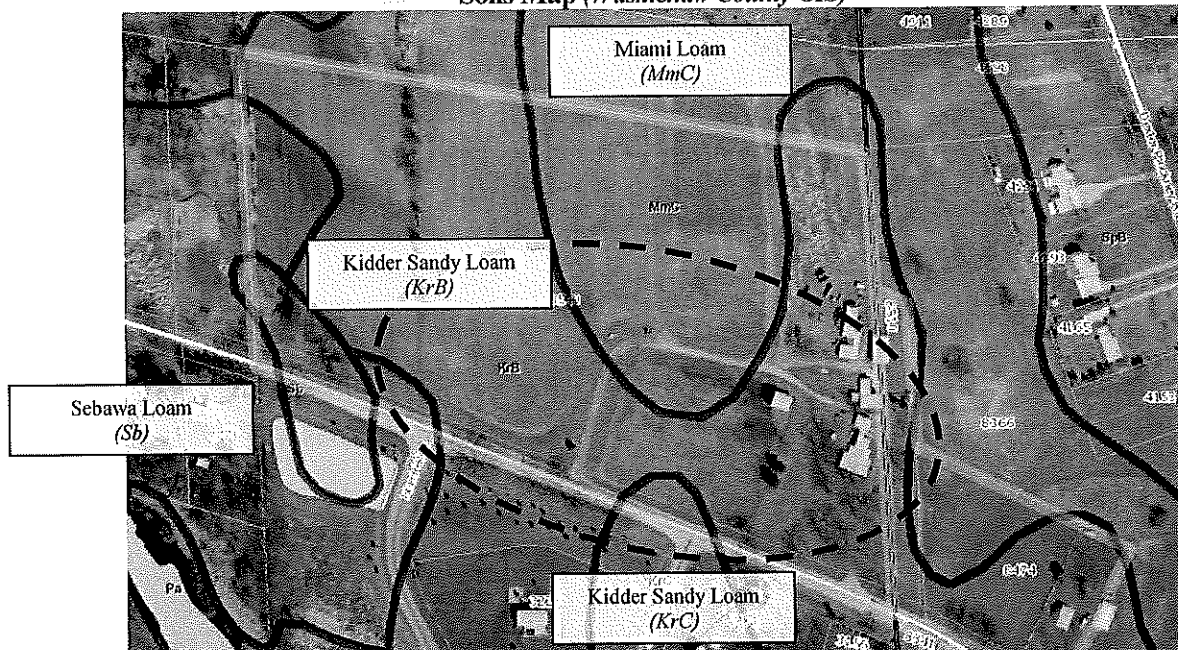


Soils: According to the USDA Soil Conservation Service Soil Survey of Washtenaw County, the following soils were identified within the special event facility project area:

Soil Name	Slope	Limitation on Septic	Limitation on Commercial Development	Soil Description
Kidder Sandy Loam (KrB)	2-6%	Very limited: seepage, slope.	Somewhat limited: shrink-swell.	This soil is in broad upland areas and on low rises and side slopes of till plains and moraines. Areas are irregular in shape and range from 3 to about 100 acres in size. The hazard of erosion is slight. Runoff is slow. Most acreage is used for crops. Some areas are in woodland.
Kidder Sandy Loam (KrC)	6-12%	Very limited: seepage slope.	Very limited: slope, shrink-swell.	This soil is in broad areas and along streams and drainageways of till plains and moraines. Slopes in the broad areas are short and complex. Areas are irregular in shape and range from 3 to more than 100 acres in size. The hazard of erosion is moderate. Runoff is medium. Complex slopes make tillage somewhat difficult. Most of the acreage is used for crops. Some areas are in woodland.
Miami Loam (MmC)	6-12%	Somewhat limited: restricted permeability,	Very limited: slope, shrink-swell.	This soil is in broad areas and along streams and drainageways of till plains and moraines. Slopes in the broad areas are short and complex. Areas are irregular in shape and range from 3 to over 300 acres in size. The hazard of erosion is moderate. Runoff is medium. Complex slopes make tillage somewhat difficult. Most acreage is used for crops. Some small areas are under urban development or are in woodland.
Sebewa Loam (Sb)	0-2%	Very limited: ponding, depth to saturated zone, filtering capacity, restricted permeability	Very limited: ponding, depth to saturated zone, frost action, shrink-swell.	This soil is in depressional areas, broad low-lying areas, and drainageways of outwash plains, valley trains, and terraces. Areas are irregular in shape and range from 3 to more than 1,500 acres in size. This soil has a high water table and is too wet for crop production unless drained. Runoff is very slow. Depressional areas are subject to flooding by runoff from adjacent areas. Most of the acreage is used for crops. Some small areas are in woodland.

- Because of the large size of the site, there are numerous soil types, but the majority of the site improvements for the proposed special event facility are located in Kidder Sandy Loam (KrB) and Miami Loam (MmC). The soil types are shown on Sheet Number SP-2.0.

Soils Map (Washtenaw County GIS)



Wetlands: There are several wetlands in the area of the proposed special event facility. Small wetlands are located to the north and south of the parcel. They are less than 5 acres in area and have no outlet. Therefore, it is doubtful that it is regulated by the Michigan Department of Environmental Quality (MDEQ). A large wetland is located roughly 400 feet west of the westernmost improvements, along the property western property line. This is a significant wetland area much larger than 5 acres in size; it extends northwards, crosses under Dexter-Pinckney through a culvert, drains into a wetland area on Hudson Mills Metro Park, and eventually flows into the Huron River, roughly 1 mile away. See Sheet Number SP-5.0 for more details.

There are no wetlands on the site and none of the improvements for the proposed special event facility will be located in a wetland.

Wetland Areas Map (Washtenaw County GIS)



Hydrology: There will be an on-site detention pond which is designed to outflow to the west along Island Lake, into the wetlands west of the site. These wetlands flow to the north, then under Dexter-Pinckney and west into the Huron River. It is roughly 1.0 miles, as the water flows, from this property to the Huron River. See Sheet Number SP-5.0 for more details.

Floodplains: According to the Flood Insurance Rate Map (FIRM), Panels 26161C0210E and 26161C0207E, the closest floodplain is along the Huron River, roughly 0.5 miles to the east.

Vegetation: The site is currently covered with agricultural lands. The southeastern portion of the site has grass and mature trees.

Woodlands: The site is covered with grass. Mature trees are located around the homestead; the site plan calls for these trees to be preserved.



INFRASTRUCTURE INFORMATION

Roads: The proposed special event facility would be accessed by a new driveway from Island Lake Road to the south, which is a Primary Paved Road. According to the Washtenaw County Road Commission (WCRC), the traffic count along this road is:

Street	Location	Cross Street	24-Hr. Count	Peak Hr (am/pm)	Date
Island Lake	East of →	Dexter-Townhall	4,074	329/421	7/21/2004
Dexter-Pinckney	Between	Dexter-Chelsea & Island Lake	13,499		8/1/2011

Water: The site will be served by two new wells, as shown on Sheet Number SP-4.0. One well will provide potable water for the site; the other will provide water for irrigation and to maintain water level in a pond as necessary.

Wastewater: The site will be served by a new septic system, as shown on Sheet Number SP-4.0 and SP-7.0.

CURRENT ZONING INFORMATION

Developmental standards for Rural Residential Districts are outlined in Section 12.01 of the zoning ordinance.

Green	Either the standard is met or no changes are needed at this time.
Orange	Either the standard is not met or more information is necessary to determine compliance.
	Identified variance requests to the ZBA.

RURAL RESIDENTIAL DISTRICT	Section	Section Title	Standard Met?	Director of Planning & Zoning Comments
	12.01(D)	Special Land Uses Permitted by Special Approval	YES	Special event facilities are listed as a special land use, provided the special event facility meets the standards of Section 16.26 and is incidental and accessory to the primary agricultural or residential use of the property.
	12.01(E)(1)	Minimum Lot Area	YES	The lot, at ~23 acres in size, is significantly larger than the minimum 2 acres required. ¹
	12.01(E)(2)	Minimum Lot Frontage	YES	The lot, with over 1,370 feet of frontage along Island Lake, has significantly more frontage than the 150 feet required. ¹
	12.01(E)(3)a	Front-Yard Setback	YES	All of the existing and proposed buildings and parking areas meet the 100 foot setback from Island Lake.
	12.01(E)(3)b	Side-Yard Setback	YES	All of the existing and proposed structures meet the required 15 feet setback.
	12.01(E)(3)c	Rear-Yard Setback	YES	All of the existing and proposed structures meet the required 30 feet setback.
	12.01(E)(3)d	Agricultural Setback	YES	The sheep barn and milking parlor are located more than 50 feet from the property line.
	12.01(E)(4)	Lot-Coverage	YES	The existing and proposed buildings cover roughly 2 percent of the lot.
	12.01(E)(4)	Building Height	YES	The relocated barn will be 29 feet high, as indicated on Sheet Number SP-1.0.

1) There are higher lot area and frontage standards for special event facilities; see the table on the following page for details.

1A) The site plan has been amended to address concerns raised at the March 26th review for completeness, including: revising setback notations, relocating the parking area, and including building height information.

1B) The proposed special event facility, as shown in the amended site plan, appears to meet the standards for Rural Residential Districts as outlined above.



SPECIAL EVENT FACILITIES ZONING INFORMATION

Developmental standards for special event facilities are outlined in Section 16.26 of the zoning ordinance

Green	Either the standard is met or no changes are needed at this time.
Purple	The standard is not met but a waiver is recommended per Section 16.26(A)(5).
Orange	Either the standard is not met or more information is necessary to determine compliance.
	Identified variance requests to the ZBA.

SPECIAL EVENT FACILITIES	Section	Section Title	Standard Met?	Director of Planning & Zoning Comments
	16.26(A)(1)	Lot Area and Frontage	YES	The proposed special event facility meets both the lot area and frontage standards.
	16.26(A)(2)	Ingress and Egress	YES	The proposed special event facility will be accessed from Island Lake, a paved, major thoroughfare.
	16.26(A)(3)	Farm Operation	YES	The proposed special event facility will include farm operations, including a goat herd and cultivation areas.
	16.26(A)(4)	Outdoor Dining Setback	YES	The proposed outdoor terrace and tent areas, shown on Sheet Number SP-3.0, are more than 100 feet from adjacent properties under different ownership.
	16.26(A)(5)	Parking Areas	NO	The majority of the parking spaces are located on crushed stone, providing a stable, durable base. The site plan indicates that this parking may be paved in the future. Some temporary parking is on unimproved ground. The Planning Commission may allow for the temporary parking surface, provided it makes a finding identifying the characteristics of the site or vicinity which would make the required standards unnecessary, inappropriate, or ineffective.
	16.26(B)(1)	Temporary Zoning Permit	N/A	This section will be administered by the Director of Planning and Zoning as necessary.
	16.26(B)(2)	Accessory Uses	N/A	There are several existing buildings on the site that could be used for the permitted accessory uses.
	16.26(B)(3)	Lodging of Patrons	N/A	The site plan does not indicate any intentions to provide lodging for patrons.
	16.26(B)(4)	Structure Character	YES	The existing and proposed buildings are of a rural and agricultural nature.
	16.26(B)(6)	Temporary Sanitary Facility	UNKNOWN	No information is provided concerning the location of temporary sanitary facilities. This standard could be administered by the Director of Planning and Zoning as necessary, unless the Planning Commission would prefer such information noted on the site plan.
	16.26(B)(7)	Parking/Dust	YES	Sheet Number SP-3.0 indicates water or a brine solution will be used for dust control on an "as needed basis."
	16.26(B)(7)	Hours of Operation	YES	Sheet Number SP-3.0 lists proposed hours of operation as 7:00 am to 10:00 pm Monday through Thursday and 7:00 am to 12:00 midnight Friday, Saturday, Sunday and Holidays.

1C) The site plan calls for 59 temporary parking spaces (52 in a parking area west of the main drive and 7 in two parking areas east of the buildings) on unimproved ground. The Planning Commission may grant a waiver or modification of the standard requiring a hard surface for parking as part of site plan approval provided it makes a written finding that specifically identifies characteristics of the site or site vicinity that would make the required standard unnecessary, inappropriate, or ineffective.

1D) If the Planning Commission does not require the potential location of temporary sanitary facilities on the site plan, it should be clear that the location of temporary sanitary facilities will be reviewed by the Director of Planning and Zoning, as necessary.

1E) The hours of operation for all special event facilities are subject to Planning Commission approval with consideration of the impact on the safety, health, and welfare of the district and the community.



PART 2: SITE PLAN DATA REQUIRED

DATA FOR SITE PLANS

A site plan is required for special land use review. The standards, data requirements, and review process for site plan reviews are outlined in Article 6 of the zoning ordinance.

Green	Either the standard is met or no changes are needed at this time.
Orange	Either the standard is not met or more information is necessary to determine compliance.
Purple	The standard is not met but a waiver is recommended per Section 6.03(C).
	Identified variance requests to the ZBA.

REQUIRED SITE PLAN INFORMATION

Section	Section Title	Standard Met?	Director of Planning & Zoning Comments
6.03(B)	Site Plan	YES	The site plan for the proposed special event facility includes plans at many scales that make it easy to determine consistency with the standards of the zoning ordinance. The plans were prepared by Charles Bultman (registered architect), Shannan Gibb-Randall (a Michigan-registered landscape architect), and Todd Pascoe. They are stamped by Todd Pascoe, a Michigan-licensed professional engineer.
6.03(B)(1)	Survey	YES	A legal description is included on Sheet Number SP-1.0; a survey is included on Sheet Number SP-2.0.
6.03(B)(2)	Uses & Structures	YES	The site plan includes all existing and proposed uses, buildings, structures, and lots.
6.03(B)(3)	Natural Features	NO	The site plan shows existing and proposed topography on the site, existing and proposed trees and landscaping, proposed storm water detention ponds, and man-made features, including existing and proposed driveways, parking areas, and structures. It does not show the topography the full 150 feet from the site as required. Because the contours shown on the site plan provide adequate information to review the plans for storm water and other issues, I recommend waiving this site plan requirement.
6.03(B)(4)	Rights-of-Way, Easements, & Deed Restrictions	YES	The site plan shows the road right-of-way for Island Lake to the south. It is also described in the legal description.
6.03(B)(5)	Roads & Access	YES	The proposed special event facility will be accessed from a proposed driveway and an existing driveway from Island Lake to the south. The westernmost driveway will serve as the main access to the proposed special event facility; the easternmost driveway will function as a service drive. Parking areas and walkways are shown.
6.03(B)(6)	Vicinity Sketch	YES	A vicinity sketch is shown on Sheet Number SP-1.0.
6.03(B)(7)	Utilities	YES	The location of public and private utilities, including on-site septic, on-site wells, buried gas line, and overhead electrical are shown on Sheet Number SP-4.0.
6.03(B)(8)	Accessory Structures	YES	The site plan shows the location and size of permanent accessory buildings, the location of temporary accessory buildings, the location of a sign, the location of trash/recycling area, and the location of outdoor lights. A complete description of the sign near the entrance is not included, but compliance with sign standards can be reviewed by the Planning Director as part of zoning permit review.
6.03(B)(9)	Landscaping Plan	YES	Sheet Number L-1 shows the existing landscaping elements to be preserved, proposed additional landscaping, and installation methods. Sheet Number SP-3.0 indicates there will be decorative fencing along Island Lake. Sheet Number SP-6.0 and 6.1 provide location and other details about outdoor lighting. Information about retaining walls and path construction is provided on Sheet Number SP-3.0.
table continued on the next page →			



6.03(B)(10)	Storm Water Management Plan	YES	The site plan indicates the natural topography and proposed grade changes will direct runoff to the southern portion of the site, into an on-site detention pond. I will defer comments to the Township Engineer; see review letters on pages 5-9/12 for more details.
6.03(B)(11)	Hazardous Material Storage	YES	The site plan does not indicate that any hazardous materials will be stored on the site.
6.03(B)(12)	Permits Required	YES	Sheet Number SP-1.0 indicates that permits will be required from Washtenaw County Department of Planning and Environment, Washtenaw County Road Commission, and Chelsea Area Construction Agency.
6.03(B)(13)	Grading Plan	YES	Sheet Number SP-4.0 shows the proposed grading plan and storm water plan. Sheet Number SP-5.0 shows more details concerning the storm water plan.
6.03(B)(14)	Completion Schedule	YES	Sheet Number SP-1.0 indicates site work and building modifications will take place in 2013 with the facility opening in Spring 2014.
6.03(B)(15)	Other Information	YES	Sheet Number SP-3.0 lists proposed hours of operation as 7:00 am to 10:00 pm Monday through Thursday and 7:00 am to 12:00 midnight Friday, Saturday, Sunday and Holidays.
6.04(B)(1)	Impact Statement	NO	The project is unlikely to have a significant effect on natural resources and the environment, public safety, schools, or utilities. It appears the greatest potential impact on the infrastructure will be increased traffic volume, which is covered in 6.04(B)(2). However, the Planning Commission may direct the applicant to provide an impact statement if it determines one would be necessary to evaluate the proposed special event facility.
6.04(B)(2)	Traffic Impact Study	NO	It is likely that the proposed special event facility may generate 100 or more vehicle trips in a day. (Sheet Number SP-1.0 indicates up to 20 staff members and a capacity of 196-250 patrons.) The applicant states that the Washtenaw County Road Commission will not require a traffic study as part of its review. If the Planning Commission would like a traffic impact study as part of the special land use/site plan review, it should direct the applicant to provide one.

- 1) **Waiver of Site Plan Information:** If the Zoning Administrator, Township Planner, and Township Engineer are all in agreement that certain information required in Section 6.03(B) is unnecessary to determine site plan compliance with the provisions of this Ordinance, such information may be waived. A waiver shall only be granted based on specific circumstances regarding the subject property, land use, and development. A waiver shall not be granted if either the Zoning Administrator, Township Planner, or Township Engineer finds that the waiver will adversely affect the health, safety, and general welfare of the property in question, its surrounding area, or Dexter Township as a whole. The Planning Commission reserves the right to overrule any waiver granted from the standards of Section 6.03(B) at any time during the site plan review process.

Section 6.03(C), page 6-3.

2F) A waiver may be granted per Section 6.03(C) from the standard of 6.03(B)(3) requiring a full topographic map extending 150 feet in all directions from the project site if the Planning Commission agrees that the site plan, as submitted, provides adequate information for review of the proposed special even facility.

2G) The site plan should be amended to include the clear-vision zone.

2H) The clear-vision zone should be added to sheet number SP-3.0 to ensure no structures, like the proposed sign, or tall landscaping is placed in this area.

2I) The Planning Commission should determine that an impact study is unnecessary for evaluation of the proposed special event facility or direct the applicant to supply one.

2J) The Planning Commission should determine that a traffic impact study is unnecessary for evaluation of the proposed special event facility or direct the applicant to supply one.



PART 3: ZONING COMPLIANCE

ACCESS CONTROLS

Access control standards are outlined in Article 20 of the zoning ordinance.

Access to the proposed special event facility will be from Island Lake to the south through two driveways. A new driveway on the western side of the site, located across Island Lake from Island Hill Drive, will provide the primary access to the proposed special event facility. The site plan calls for an addition of a small deceleration lane on Island Lake from the east. An existing driveway on the eastern side of the site will remain and provide limited service access and allow for emergency access to and through the site.

Green	Either the standard is met or no changes are needed at this time.
Orange	Either the standard is not met or more information is necessary to determine compliance.
Red	Identified variance requests to the ZBA.

ACCESS CONTROLS	Section	Section Title	Standard Met?	Director of Planning & Zoning Comments
	20.02(A)(1)	Curb Cuts & Driveways	YES	Sheet Number SP-4.0 shows a culvert will be installed under the new, western driveway, allowing water to flow from east to west.
	20.02(A)(2)	Curb Cuts & Driveways	YES	Both of the driveways enter Island Lake at a perpendicular angle.
	20.02(A)(3)	Curb Cuts & Driveways	YES	The site plan shows that all driveway slopes within the Island Lake right-of-way will be less than 10% (1 foot vertical change for every 10 feet horizontal change).
	20.02(A)(5)	Curb Cuts & Driveways	YES	The proposed driveway on the western side of the site is aligned with Island Hill Drive across Island Lake and is roughly 560 feet west of the closest road, Jessica Lane, to the east. The existing driveway on the eastern side of the site is roughly 180 feet from Katherine Way to the east and roughly 340 feet from Jessica Lane to the west. All driveways are more than 80 feet from any commercial or industrial districts.
	20.02(A)(6)	Curb Cuts & Driveways	YES	The site plan indicates that the runoff from the proposed parking areas will be directed into on-site detention ponds.
	20.02(C)	Parking & Drives in Commercial Districts	N/A	The site is not in a commercial district; therefore, this standard does not apply.
	20.02(D)	Curb Cuts & Driveways	N/A	There are no road-improvement or corridor plans adopted by the Planning Commission or Township Board which would affect the existing driveway.
	20.02(F)	Curb Cuts & Driveways	YES	The existing and proposed driveways are completely within the site.
	20.03	Lots to Have Access	YES	The site is an existing parcel(s), meets the frontage requirements along Island Lake, and will continue to have access to the road through a proposed and an existing driveway.
	20.04	Clear Vision Zone	YES	It appears that the proposed sign to the east of the proposed western driveway is very close to the required clear-vision zone. It is possible for the applicant to adjust the location of the sign to maintain the clear-vision zone, if necessary. Any changes should be noted on future site plans submitted to the Township. There are several trees located near the existing, eastern driveway that are just outside the clear-vision zone.

3K) The Planning Commission should direct the applicant to add the clear-vision zones to the site plan and relocate the proposed sign out of the clear-vision zone, if necessary.



OFF-STREET PARKING AND LOADING

General parking standards are outlined in Article 21 of the zoning ordinance. Some parking standards specifically for special event facilities are outlined in Section 16.26.

The proposed special event facility will include installation of 177 off-street parking for guests, employees, and service. The site plan calls for a total of 65 parking spaces along the main drive (including 4 barrier-free spaces), 53 spaces in a parking area, 52 spaces in a temporary, unimproved area on the western side of the site, and 7 spaces in a temporary, unimproved area on the eastern side of the site. A loading space is shown on the site plan to the east of the buildings.

Green	Either the standard is met or no changes are needed at this time.
Orange	Either the standard is not met or more information is necessary to determine compliance.
Purple	The standard is not met but a waiver or modification is recommended per Section 16.26(A)(5). ¹
	Identified variance requests to the ZBA.

OFF-STREET PARKING & LOADING	Section	Section Title	Standard Met?	Director of Planning & Zoning Comments
	21.02(B)	Requirements for a Use Not Mentioned	NO	Parking standards are not specifically defined for special event facilities. After reviewing the project with the applicants, it appears the proposed special event facility's parking needs will most closely match those of "Standard Restaurants" because the restaurant portion of the facility is likely to generate the highest volume of visitors as outlined in 21.03(B)(18). This standard requires 1 parking space for every two seats. The Planning Commission shall review this determination and document its rationale for its decision.
	21.02(F)	Queued Vehicles	YES	Sheet Number SP-3.0 shows a distance of roughly 100 feet from the right-of-way to the first parking spaces and a distance of roughly 72 feet from the right-of way to a temporary-overflow parking area.
	21.03(B)(18)	Standard Restaurants, Cafeterias, Taverns, & Bars	YES	Sheet Number SP-1.0 indicates there will be an anticipated capacity of 196-300 patrons and 20 employees. This standard, for standard restaurants, requires 1 parking space for every two patrons (98-150 spaces) and 1 parking space for each employee (20 spaces). The site plan calls for 118 hard-surfaced parking spaces and 59 temporary, unimproved parking spaces for larger events.
	21.04(A)	Marking & Designation	NO	The site plan indicates parking areas will be gravel and unimproved ground. There is no indication on the site plan as to how parking spaces will be marked. A lack of marking may cause a reduction in the number of parking spaces available, causing potential capacity concerns. The Planning Commission may grant a waiver or modification of this standard if it determines doing so meets the standards of 16.26(A)(5); if not, it should direct the applicant to provide details how parking spaces will be marked. The main parking areas and drive are not shown as having curbs, but the gravel should stand out from the surrounding landscaping.
	21.04(B)(1)	Driveway Width	YES	Sheet Number SP-3.0 shows the driveway is 30 feet wide where it accesses Island Lake and tapers to 24 feet wide internally.
	21.04(B)(2)	Driveway Location	YES	The driveway, as shown on Sheet Number SP-3.0 is significantly more than 25 feet from any adjacent lot in a residential district.
	21.04(C)	Site Maneuverability	YES	Sheet Number SP-3.0 indicates the parking along the drive and in the parking areas will be 90-degree parking. The spaces are shown as 9 feet wide by 18 feet deep, and the maneuvering lanes in the parking areas are shown as 24 feet wide.
table continued on the next page →				



21.04(D)	Parking Surface	NO	Sheet Number SP-3.0 indicates the hard parking surfaces will be made of MDOT 22A aggregate, which may be paved in the future, with temporary parking on unimproved ground. The aggregate and asphalt should provide a durable, smooth surface. The aggregate may cause dust in certain conditions. If restricted to limited, overflow use, the unimproved ground parking areas may provide an adequate surface. Sheet Number SP-3.0 states that water and brine will be used to mitigate any possible dust. If the Planning Commission determines the unimproved ground parking spaces meet the standards of 16.26(A)(5), it may grant a waiver or a modification of this standard; otherwise, it should direct the applicant to submit a revised site plan that meets this standard.
21.04(E)	Parking Setback	YES	Sheet Number SP-3.0 indicates all of the parking areas meet the front, side, and rear setback standards.
21.04(F)	Lighting	YES	Sheet Number SP-6.0 shows the location of lightning in parking areas and along walking trails. Sheet Number SP-6.1 provides more details about the lighting.

- 1) **Waiver or Modification of Parking Standards for Special Event Facilities:** Any requirements of Article 21 may be waived or modified through site plan review and approval, provided the approving body first makes a written finding that specifically identifies characteristics of the site or site vicinity would make the required standards unnecessary, inappropriate, or ineffective

Section 16.26(A)(5), page 16-15.

3L) At the public hearing, the Planning Commission will need to determine what parking standard shall be applied to the proposed special event facility. This report recommends one (1) parking space for each employee and one (1) space for every two (2) guests, as outlined in 21.03(18) for Standard Restaurants, as that use appears most consistent with the proposed use.

3M) The Planning Commission can waive or modify the requirement for marking of parking of spaces if it determines that not marking the spaces would be consistent with 16.26(A)(5). If it determines that the markings are necessary, the applicant should revise the site plan to indicate how parking spaces will be marked.

3N) The Planning Commission can waive or modify the surface standard to allow for temporary parking on unimproved ground if it determines doing so would be consistent with 16.26(A)(5). If it no waiver or modification is available, the applicant should revise the site plan to indicate how parking spaces will be marked.



SIGNS

Sign standards are outlined in Article 22 of the zoning ordinance.

Sheet Number SP-3.0 shows the location for a sign to the east of the main driveway. It appears the proposed sign location is very close to the required clear-vision zone. No details are provided about the sign in the current site plan.

3O) The Planning Commission should require verification of the proposed sign's location outside of the clear-vision zone and should require the clear-vision area be shown on the site plan.

3P) The Planning Commission should request details about the proposed sign or make it clear that the sign will be reviewed by Township staff as part of zoning permit review/approval for consistency with the standards outlined in Article 24 of the Zoning Ordinance.



LANDSCAPING AND SCREENING

Landscaping and screening standards are outlined in Article 23 of the zoning ordinance.

Sheet Number L-1 is dedicated to the landscaping plan. It shows the location of existing landscaping to be retained and proposed landscaping to be added.

Green	Either the standard is met or no changes are needed at this time.
Orange	Either the standard is not met or more information is necessary to determine compliance.
Purple	The standard is not met but a waiver is recommended per Section 23.10(A).
	Identified variance requests to the ZBA.

LANDSCAPING AND SCREENING	Section	Section Title	Standard Met?	Director of Planning & Zoning Comments
	23.03	Landscape Plan Required	YES	Sheet Number L-1 shows the location and types of plantings proposed, the location of trees to be preserved, and other information required in Section 23.03.
	23.04	Buffer Areas	NO	Sheet Number L-1 does not show any buffer areas. The applicant has stated that the goal is to highlight rather than hide the farm operations. The Planning Commission may grant a waiver or modification from this standard if it determines so meets the standards of Section 23.10(A) ¹ .
	23.05(A)	Parking Lot	YES	The proposed parking along the driveway and in the front parking area provides 123 parking spaces. Sheet Number L-1 shows 16 trees will be planted in the parking areas, meeting the standard of 1 tree for every 8 parking spaces. Sheet Number L-1 indicates that red oaks, sugar maples, fruiting cherries, and fruiting apple trees will be planted.
	23.05(B)	Parking Lot	N/A	The parking area contains more than four spaces, but it is more than 100 feet from any neighboring residential districts.
	23.05(C)	Parking Lot	NO	Sheet Number SP-3.0 shows loading and trash/recycling areas to the east of the buildings. No screening is shown between these area and the properties to the east. Presently, the property to the east is under the same ownership. The Planning Commission should require screening to be shown and installed as these areas are installed or if the adjacent property is sold. The Planning Commission may grant a waiver or modification from this standard if it determines doing so meets the standards of Section 23.10(A) ¹ .
	23.06	Site Landscaping	YES	The majority of the site is dedicated to landscaping, including grasses, gardens, and agricultural uses. Sheet Number L-1 shows calculations indicating that the site exceeds the requirement for live ground covers and trees relative to the area to be disturbed.
	23.07	Minimum Standards of Landscape Elements	YES	Sheet Number L-1 indicates the types of grasses and trees to be installed. None of the trees listed have high splitting tendencies. A mix of trees is proposed, providing protection from diseases, but they appear to be clustered by specie. Sheet Number SP-4.0 and L-1 indicates that protection fences will be installed around the trees to be preserved.
	23.08	Installation, Maintenance, & Completion	YES	Sheet Number L-1 indicates the manner of installation for the trees and that landscaping shall be maintained and replaced in a manner consistent with the zoning ordinance.

- 1) **Waiver or Modification of Landscape and Screening Standards:** Any requirements of this article may be waived or modified through site plan review and approval, provided the approving body first makes a written finding that specifically identifies characteristics of the site or site vicinity would make the required standards unnecessary, inappropriate, or ineffective

Section 23.10(A), page 23-3.

3Q) *The Planning Commission may grant a waiver or modification from Section 23.04 requiring buffers if it determines doing so is consistent with the standards of 23.10(A) or direct the applicant to revise the site plan.*

3R) *The Planning Commission may grant a waiver or modification from Section 23.05 requiring buffers if it determines doing so is consistent with the standards of 23.10(A) or direct the applicant to revise the site plan.*



ENVIRONMENTAL STANDARDS

Environmental standards are outlined in Article 24 of the zoning ordinance.

Green	Either the standard is met or no changes are needed at this time.
Orange	Either the standard is not met or more information is necessary to determine compliance
Red	Identified variance requests to the ZBA

ENVIRONMENTAL STANDARDS	Section	Section Title	Standard Met?	Director of Planning & Zoning Comments
	24.02(A)(1)	Compliance with Local, County, State, & Federal Regulations	YES	<i>I will defer to the Township Engineer, Washtenaw County Road Commission, and the Washtenaw County Water Resources Commissioner concerning surface water drainage standards; see review letters on pages 5-13-15 for details.</i>
	24.02(A)(2)	Compliance with Local, County, State, & Federal Regulations	YES	<i>The DAFD Fire Inspector supports the project with several requests/ recommendations, as outlined in review letters on pages 5-7/8, including clear addressing, addition of "fire lane/no parking signs," installation of a knock-box, minimum width for the turn-around, and additional information concerning the house structure on-site.</i>
	24.02(A)(3)	Compliance with Local, County, State, & Federal Regulations	YES	<i>A site plan was submitted to the Washtenaw County Water Resources Commissioner (WCWRC) by DPZ Michels for review. A review letter was received; see page 5-13/14 for details. Because the proposed special event facility does not drain directly into a county drain, a permit will not be required. However, the Township Engineer will speak to several of the concerns raised by the WCWRC.</i>
	24.02(A)(4)	Compliance with Local, County, State, & Federal Regulations	YES	<i>There are no additional Health Department or Public Health requirements that I am aware of at this time.</i>
	24.02(A)(5)	Compliance with Local, County, State, & Federal Regulations	YES	<i>This project will not take place within a lake, river, or wetland area. No site permits are required by the MDEQ.</i>
	24.02(C)(1)	Sensitive Lands	YES	<i>It does not appear proposed special event facility improvements will be located within land that is considered to be sensitive.</i>
	24.02(C)(2)	Sensitive Lands	N/A	<i>It does not appear proposed special event facility improvements will be located within land that is considered to be sensitive; therefore, this standard does not apply.</i>
	24.02(C)(3)	Sensitive Lands	N/A	<i>It does not appear proposed special event facility improvements will be located within land that is considered to be sensitive; therefore, this standard does not apply.</i>
	24.02(D)(1)	Clearing of a Site	YES	<i>No clearing has taken place on the site. The area to be disturbed can be determined by the location of proposed improvements and proposed contours.</i>
	24.02(D)(2)	Flow Restrictions	YES	<i>I will defer comment concerning flow restrictions to the Township Engineer. See review letters on pages 5-9/12 for details.</i>
	24.02(D)(3)	Elevation Restrictions	YES	<i>I will defer comment concerning elevation restrictions to the Township Engineer and the Washtenaw County Water Resources Commissioner.</i>
	24.03	Potable Water & Sewage Disposal	YES	<i>The proposed special event facility will be serviced by a new well and on-site septic system. Approval for installation will be through Washtenaw County Environmental Health Department.</i>
	24.04	Lighting	YES	<i>Sheet Number SP-6.0 and 6.1 show the location and details of lighting in parking areas and along walkways.</i>
	24.06	Storm Water Management	YES	<i>I will defer comment concerning storm water management to the Township Engineer. See review letters on pages 5-9/12 for details.</i>

3S) The proposed special event facility appears to meet the standards of Article 24 for Environmental Standards.



PART 4: APPROVAL STANDARDS

The following approval standards are from Section 12.01(A) (*Rural Residential District Intent*) and Section 6.05 (*Site Plan Approval Standards*).

INTENT OF RURAL RESIDENTIAL DISTRICT

It is the primary intent of the Rural Residential District to encourage and provide opportunities for comparatively low-density rural residential lifestyles and development patterns which encourage the preservation of open spaces, including farmland, and other natural resources of the Township and Township's rural character. Dexter Township is characterized by extensive natural resources including, but not limited to woodlands, wetlands, watercourses, and hillsides. Many of these resources play important environmental benefits including wildlife habitats, recreation, flood control and water purification, and support the desired rural character of the community. The intent of this District is to provide opportunities for comparatively low-density residential development in a manner which encourages the preservation of both the quantity and quality of those resources.

SECTION 12.01(A), Page 12-1.

Special event facilities are described as a special land use in the Rural Residential District.

SITE PLAN APPROVAL STANDARDS

- A. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of buildings.

The proposed special event facility's structures and other improvements appear to be organized in a manner appropriate for the site and the surrounding area. The main driveway is aligned with an existing road; the structures are agricultural in nature, attempts have been made to minimize the impact of the parking areas, layout appears to have been done in a manner that reduces the amount of necessary regrading, and other improvements are consistent with the rural, agricultural nature of the site and the area.

- B. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree, other vegetative material, and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas. Landscape elements shall minimize negative impacts and, in the case of parking lots, provide directional guidance to drivers. Landscaping, buffering, and screening shall conform to the requirements of Article 23: Landscaping and Screening.

The site plan indicates that the large, mature trees on the eastern side of the property will be preserved. New trees will be added throughout the parking areas. Grasses and gardens will be planted throughout the site.

- C. Special attention shall be given to proper site drainage so that removal of storm waters will not increase off-site sedimentation or otherwise adversely affect neighboring properties due to flooding.

The site plan indicates that there will be several on-site detention ponds. Sedimentation should be contained within the detention ponds instead of flowing off the site. I defer further comments to the Township Engineer; see review letters on pages 5-9/12 for details.

- D. The site plan shall provide reasonable, visual, and sound privacy for all dwelling units located therein. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

There are no dwellings located on the site; therefore, this section does not apply.

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- E. All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means to all sides.

Access into the site for emergency vehicles is through a new driveway; egress from the site is through an existing driveway. Emergency vehicles will not be required to turn around on the site. Access should be easily available to all sides of the existing and proposed structures. See the DAFD review letters on pages 5-7/8 for more details.

- F. Every structure or dwelling unit shall have access to a public street, walkway, or other area dedicated to common use.

The proposed special event facility will have access to Island Lake, a paved, public street, to the south by way of a proposed driveway and an existing driveway and the site plan indicates a desire to connect with walking public walking paths when they are installed.

- G. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.

The site plan indicates that there will be walking paths on the property that are separate from the vehicular circulation system.

- H. Exterior lighting shall be designed and arranged so that it is deflected away from adjacent streets and adjoining properties. Flashing or intermittent lights shall not be permitted. Exterior lighting shall conform to the provisions of Section 24.04.

Sheet Number SP-6.0 and 6.1 provide details about the location and type of lighting to be installed in the parking areas and along walking paths. It appears that the proposed lighting meets the standards of the zoning ordinance.

- I. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way according to the standards of the County Road Commission.

The primary driveway access for the special event facility is being located directly across Island Lake from Island Hill Drive. This alignment reduces the number of potential conflicts when compared with offset intersections. There are currently no pedestrian or bicycle pathways along the north side of Island Lake at the site, but the site plan notes that a goal is to connect the site to a public non-motorized path when one is installed.

- J. All streets shall be developed in accordance with County Road Commission specifications, unless specifically provided for otherwise in this Ordinance.

There are no existing or proposed streets within the site; therefore, this section does not apply.

- K. All parking areas shall be so designed to facilitate efficient and safe vehicular and pedestrian circulation, minimize congestion at access and egress points to intersecting roads, including the use of service drives as appropriate, and minimize the negative visual impact of such parking areas.

The site plan calls for several parking areas and separate pedestrian paths. It provides more than the required cueing distance between the right-of-way and parking/movement areas. The proposed main driveway is aligned with an existing road. A secondary driveway provides through access for emergency vehicles and occasional larger vehicles.

- L. Residential and nonresidential development shall employ the use of shared driveways and/or service drives along minor and major thoroughfares where beneficial and reasonably feasible, to minimize conflicting turning patterns, congestion, and traffic hazards, when consistent with all applicable ordinances.

Because of the large size of the site, there are no feasible opportunities for shared driveways with adjacent properties.

Continued →



- M. The site plan shall provide for the appropriate location of all necessary and proposed utilities. Locational requirements shall include underground facilities to the greatest extent feasible.

Sheet Number SP-4.0 identifies the location of the proposed on-site wells and septic system, an underground gas line, and above-ground electrical line.

- N. Site plans shall conform to all applicable requirements of state and federal statutes and approval may be conditioned on the applicant receiving necessary state and federal permits before the final site plan approval is granted.

This should be a condition of approval.

- O. The applicant shall demonstrate that reasonable precautions will be made to prevent hazardous materials from entering the environment.

The applicant has not indicated that hazardous materials will be stored or used on the site.

- P. The site plan shall incorporate provisions to ensure the proposed development will not be harmful to the existing and future uses in the immediate area and the vicinity, and that the site plan shall not impede the normal and orderly development or improvement of surrounding property.

Most of the surrounding area is already developed as single-family housing. The master plan identifies this sit as Special Planning Area #2 for medium-density housing due to its location near the Village of Dexter and access to utilities that could support higher densities.

GENERAL STANDARDS APPLICABLE TO ALL SPECIAL LAND USES

Each application for a special land use shall be reviewed for the purpose of determining that the land use or activity which may be authorized shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use, considering all factors, including, but not limited to, traffic, noise, smoke, fumes, glare, odors or waste. The land use or activity shall be consistent with the public health, safety, and welfare of the Township and shall comply with the following standards:

1. Be harmonious with and in accordance with the general principles and objectives of the Township General Development Plan.

The proposed special event facility would support several goals of the Master Plan:

It would educate the public on the importance of sustaining and enhancing a strong, local agricultural economy (Agricultural Objective #2); it would sustain and enhance the viability of agriculture through new and expanding markets for locally-grown products (Agricultural Objective #3); it would allow for the continuation of agricultural operations (Agricultural Objective #4); it would be located, sited, and designed to reflect the rural character of the Township (Commercial Objective #1); it would promote the protection and enhancement of a major Township entrance (Transportation/Circulation Objective #6); it would preserve a historically significant area and buildings in the Township (Community Facilities Objective #4).

The proposed special event facility would conflict with several goals of the Master Plan:

It would increase the volume of traffic to the site and along Island Lake (Transportation/Circulation Objective #4); it would be contrary to the site's designation as future medium-density residential area (Special Planning Area #2).

In balance, the proposed special event facility appears to be generally harmonious with the general principles and objectives of the Master Plan, despite some areas of divergence.

Continued →



2. Be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance.

Section 1 of this report addresses the proposed special event facility's compatibility with the intent of the Rural Residential District. The proposed special event facility's compatibility with other areas of the zoning ordinance is addressed throughout Part 3 of this report.

3. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the general area in which it is proposed. In determining whether this requirement has been met, consideration shall be given to:
 - a. The bulk, placement, and materials of construction of proposed structures.
 - b. Pedestrian and vehicular circulation.
 - c. The location of vehicular use or parking areas.

The proposed special event facility and structures appear to be consistent with the rural character of the surrounding neighborhood. The structures will be consistent with the rural, agricultural character of the area and pre-date most of the surrounding buildings. The new, main driveway has been aligned with an existing road, reducing potential traffic conflicts from offset intersections. The site plan notes that the intention is to connect the site and its internal walkways to a public walk system when one is added to the area. The site plan calls for the minimum driveway necessary and attempts to blend it into the existing landscape.

4. Not be hazardous to any person or property, or detrimental or disturbing to the public welfare or to existing or reasonably anticipated future uses in the same general vicinity.

The agricultural use of this property, as a part of the proposed special event facility, may cause negative effects to the surrounding properties. However, the site and the surrounding area is zoned either Rural Residential or Agricultural, which permits agricultural operations, and the site is currently used for agricultural operations. The proposed special even facility will result in higher traffic volumes in the area, but it is unclear how the increase would compare to an increase were the site developed for medium-density residential use.

5. Be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools, and minimize the impact of traffic generated by the proposed development on adjacent properties.

The site will have access from Island Lake, a paved road, to the south. It will be close to fire and police stations. On-site drainage structures will be installed. The site will be served by new on-site wells and a septic system.

6. Meet the site plan review requirements of Article 6.

This is addressed in part 3 of this report.

7. Conform with all applicable county, state and federal requirements for that use.

This should be a condition of approval.



PART 5: ATTACHMENTS

APPLICATION FOR SITE PLAN APPROVAL

APPLICATION FOR SITE PLAN APPROVAL
TOWNSHIP OF DEXTER
WASHTENAW COUNTY, MICHIGAN

FILE NO. 13-PC-147
\$2,500 PER SPECIAL LAND USE
FEE 61,000 PAID ON 2/21/13

AMEND'T FILED ON _____

(PRELIMINARY) (FINAL) (AMENDED)

1. State or attach legal description and popular location of property:
see site plan
2. Applicant Name: Cornman Farms, LLC (Alex Young)
Address: 4212 Wylie Rd, Dexter, MI 48130
Phone Number: _____
Interest in Land: OWNER
List Others with Equitable Interest: _____
3. Site Planner's Name: Atwell (Todd Pascoe)
Address: Two Towne Square, Suite 700, Southfield, MI 48076
Phone Number: 734-260-1904
4. Architect's Name: Chuck Bultman
Address: 55 Underdown, Ann Arbor, MI 48105
Phone Number: 734-234-0810
5. Attach plans meeting the requirements of Sections 6, 18, 20, 21, 22, 23, and 24 as applicable.
(You are encouraged to obtain a copy of the Zoning Ordinance prior to submitting this application)
6. Acreage of Property: 22; Dwelling Units/Acre: NA
7. Cost of Land, Building(s): _____; Dwelling Units/Acre: NA
8. Will Development be staged? _____; Est. Date of Initial Construction: Spring 2013

The undersigned states that the foregoing statements and attachments are true and correct to the best of their knowledge and belief.

Date: 4-2-2013 Signed: _____

The Planning Commission has reviewed the proposed (preliminary) (final) (amended) site plan in accordance with the specifications in Sections 6, 18, 20, 21, 22, 23, and 24 of the Dexter Township Zoning Ordinance and taken the following action:

(Date)

(Chairperson)

(Secretary)



SPECIAL LAND USE APPLICATION

**SPECIAL LAND USE APPLICATION
TOWNSHIP OF DEXTER
WASHTENAW COUNTY, MICHIGAN**

For Official Use Only	
File No. <u>13-PL-147</u>	Date: <u>2/21/13</u>
<input type="checkbox"/> Applicant	<input type="checkbox"/> Township Clerk
<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Register of Deeds
<input type="checkbox"/> Zoning Administrator	

1. Applicant: Name: Cornman Farms, LLC (ALEX YOUNG)
Address: 4212 Wylie Rd, Dexter, MI 48130
Phone Number: _____
Interest in Land: OWNER
2. Proposed Use: See site plan
3. List Others with Equitable Interest: _____
4. Attach Legal Description, Tax Description, and Popular Location of Property: See site plan
5. List all persons within 300 feet of the above described premises to whom any real property is assessed and or occupy single and two-family dwellings and note their address:
6. Attach an accurate survey and site plan of property and indicate activities, thereon, showing existing and proposed location of all buildings. The types, thereof, and their use. See site plan

Attach statements and supporting data, exhibits, etc., showing that you will meet the standards of articles 7 and 16 of the Dexter Township Zoning Ordinance. *(You are encouraged to obtain a copy of the Zoning Ordinance prior to submitting this application.)*

The undersigned states that the foregoing statements and attachments are true and correct to the best of their knowledge and belief.

Date: 22 Feb 2013

Signed: _____

- A. NOTICE OF PUBLIC HEARING was mailed on _____ to be received at least 15 days before the date of the PUBLIC HEARING which was held on _____ whose notice was also published in the _____ NEWSPAPER(s) on _____
- B. The Planning Commission reviewed the particular circumstances of the above proposed use relative to Articles 6 and 16 and (approved) (disapproved) same on _____, 20____. (Evidence supporting disapproval of proposed use is attached.)
- C. Conditions imposed on the use of the above described property. Breach of such conditions shall automatically invalidate this permit.

DATE

CHAIRMAN

SECRETARY



LETTER FROM THE APPLICANT



ATWELL

T R A N S M I T T A L

TO	Dexter Township	DATE	April 9, 2013
	Attn: Zach Michels	PROJECT	Cornman Farms
	6880 Dexter-Pinckney Rd		8540 Island Lake Road
	Dexter, MI 48130-8542	JOB #	12001467
		VIA	Delivery

FROM: Todd Pascoe, PE

WE ARE SENDING: ☒ Herewith ☐ Under Separate Cover

THE FOLLOWING:

- Sixteen (10) 24"x 36" copies of the Site Plan drawings
- Drainage narrative
- Certificate of outlet

FOR YOUR: ☒ Approval ☐ As Requested
☐ Use ☒ Review and Comment
☐ Other _____

REMARKS:

Enclosed please find a copy of the Site Plans for your review of the proposed Cornman Farms project.

Please feel free to contact Todd Pascoe at 734.260.1904 with any questions. Thank you.

Please note the following response to comments:

WCRC (plans have been submitted directly to WCRC)

1. A 225 decel taper has been added
2. The drive approach slope has been regarded as required
3. The gravel shoulder is shown as MDOT 23 A aggregate
4. The driveway culvert has been adjusted so there is fall from detention outlet (Comments 5-8 are noted)



LETTER FROM THE APPLICANT (continued)

WCWRC (plans have not been resubmitted to WCWRC)

1. Certificate of outlet is provided
2. Soil borings are now shown.
3. The proposed wetland/detention system will act as a fore-bay in numerous areas where the system has deeper pockets
4. Detention pond side slopes have been adjusted to a maximum of 1:5
5. The detention pond emergency overflow elevations are now shown
6. As designed the proposed shallow and wide wetland/detention system will also act as a buffer, as well as encourage infiltration and evaporation
7. A storm water maintenance plan is provided

OHM

1. The ADA routes are to be gravel in the short term and hard surfaced in a future phase. The proposed MDOT 22A or 23A gravel should provide an adequate surface. The owner recognizes that maintenance will be required to meet accessibility guidelines.
2. Walk cross-sections are now shown
3. Parking calculations are shown on the cover sheet,
4. The retaining wall grades and a retaining wall detail are provided.
5. Noted
6. ADA parking places are not provided in the parking lot. Disabled users need to utilize the spaces adjacent to the barn.
7. The cross-section and grading has been revised to incorporate 1:4 slopes
8. Ditching as required by WCRC is shown. A certificate of outlet is provided.
9. Health Dept. and CACA approvals are noted

Fire Dept.

1. Addressing requirements are noted
2. "No Parking Fire Lane" signs are now shown
3. Knox Box requirements are noted in the construction notes on sheet SP 3.0
4. Main House Accessibility requirements are noted

c

Director of Planning and Zoning & Planning Commission

- The front yard setback has been corrected and the parking has been adjusted to stay out of the front setback.
- The side/rear setbacks have been corrected in the site data
- Building Height is noted in the site data on sheet SP 1.0
- Dust mitigation strategies are noted on sheet SP 3.0
- Hours of operation are noted on sheet SP 3.0
- Trash receptacle location is shown
- Loading area is shown
- Clear vision zone is shown and sign location adjusted to avoid it.
- The drive width has been revised to 24'.
- A lighting plan is now provided.

Cc: Alex Young, Cornman Farms



ENGINEERS CERTIFICATE OF OUTLET



ATWELL

Two Towne Square
Suite 700
Southfield, MI 48076

248.447.2000 Tel
248.447.2001 Fax

www.atwell-group.com

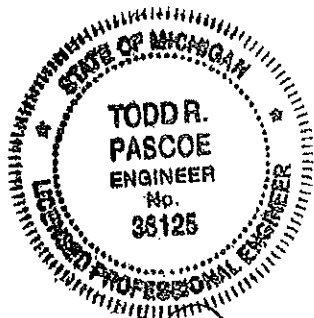
Engineers Certificate of Outlet

April 8, 2013

Cornman Farm

Dexter Township, Washtenaw County, MI

I hereby certify that I am a licensed engineer in the State of Michigan. The existing drain/wetland system is the only reasonable available storm water outlet for the proposed storm water management system and that the existing system has sufficient capacity to serve as an adequate outlet to the proposed system, without detriment or diminution of the drainage service that the existing outlet provides.





DRAINAGE NARRATIVE



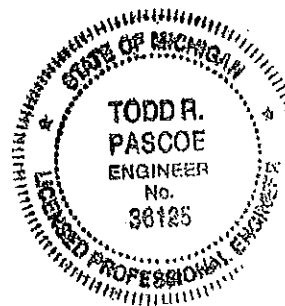
Drainage Narrative

Cornman Farm, Dexter Township
April 8, 2013

The proposed stormwater runoff from the expansion of the farm/special event facility will be collected and stored in a newly created wetland/detention basin. The basin was designed in accordance with requirements of the Washtenaw County Water Resource Commissioners office. This includes:

- Storing the stormwater runoff from the proposed expansion area. The volume required/provided is for a 100-year storm event.
- A new outlet control structure that will control the release rates for first flush, bankfull and 100-year storm events.
- By maintaining a large shallow area, the wetland detention area will encourage infiltration in to the existing soils and evaporation.

Detailed storm computations and drainage areas are shown on sheet SP 5.0 of the site plan.





REVIEW LETTERS FROM DAFD

Letter from March 6, 2013



Dexter Area Fire Department

March 6, 2013

Zach Michels
Director
Planning and Zoning
Dexter Township
6880 Dexter Pinckney Rd.
Dexter, MI 48130

Re: Plan Review for: Cornman Farms
Date of plans: February 22, 2013

Mr. Michels:

The Dexter Area Fire Department (DAFD) has reviewed plans submitted to this department. We have reviewed these plans with Fire Safety and Prevention as our goal. Our resources are the International Fire Code and Township Standards. Below are our comments.

- **Addressing:** clear addressing will need to be provided at the entrance to the complex. If more than one address for complex then more signage will need to be provided.
- **Fire Lanes:** The installation of "No Parking Fire Lane" sign will need to be installed along the roadway leading to the barn as well as the circle drive.
- **Knox Box:** The purchase and installation of one or more of these boxes that DAFD shall place building keys into. Location, amount and types to be boxes to be determined.
- **Existing Residential House:** Although not detailed in the plans, if the use of this house is anything other than residential. DAFD will need accessibility as detailed on the plans under review. Installation of a gate is allowed; contact DAFD before installation to ensure conformity to standards.

The DAFD stands ready to serve. Should you or any member of your staff have questions or comments, please, feel free to contact the Fire Chief or the Fire Inspector.

Donald Dettling
Fire Inspector

Cc/ Loren Yates Fire Chief
Pat Kelly Dexter Township



REVIEW LETTERS FROM DAFD (continued)

Letter from April 14, 2013



Dexter Area Fire Department

April 14, 2013

Zach Michels
Director
Planning and Zoning
Dexter Township
6880 Dexter Pinckney Rd.
Dexter, MI 48130

Re: Plan Review for: Cornman Farms
Date of plans: April 9, 2013

Mr. Michels:

The Dexter Area Fire Department (DAFD) has reviewed plans submitted to this department. We have reviewed these plans with Fire Safety and Prevention as our goal. Our resources are the International Fire Code and Township Standards. Below are our comments.

- **Addressing:** clear addressing will need to be provided at the entrance to the complex. If more than one address for complex then more signage will need to be provided.
- **Fire Lanes:** The installation of "No Parking Fire Lane" sign will need to be installed along the roadway leading to the barn as well as the circle drive.
- **Circle Drive:** The minimum width of this turn-around needs to be seventy feet (70').
- **Knox Box:** The purchase and installation of one or more of these boxes that DAFD shall place building keys into. Location, amount and types to be boxes to be determined.
- **Existing Residential House:** Although not detailed in the plans, if the use of this house is anything other than residential, DAFD will need accessibility as detailed on the plans under review. Installation of a gate is allowed; contact DAFD before installation to ensure conformity to standards.

The DAFD stands ready to serve. Should you or any member of your staff have questions or comments, please, feel free to contact the Fire Chief or the Fire Inspector.

Donald Dettling
Fire Inspector

Cc/ Loren Yates Fire Chief
 Pat Kelly Dexter Township

8140 Main Street • Dexter, MI 48130 • (734) 426-4500 Department • (734) 426-8537 Fax • dexterareafire@aol.com



REVIEW LETTERS FROM TOWNSHIP ENGINEER

Letter from March 6, 2013



ARCHITECTS. ENGINEERS. PLANNERS.

March 6, 2013

Zach Michels
Township Planner
Dexter Township
6880 Dexter-Pinckney Rd.
Dexter, MI 48130

RE: Cornman Farms
OHM Job#: 0027-13-1001

Dear Mr. Michels:

We have completed the first site plan review for the above referenced project. The plans were prepared by Atwell, LLC., with a plan date of February 22, 2013, and received by this office on February 28, 2013.

GENERAL INFORMATION:

Property Owner: Cornman Farms
Address: 8450/8474 Island Lake Road, Dexter, MI
Revision Date: N/A
Location: North side of Island Lake Road, West of Dexter-Pinckney Road
Action Requested: Preliminary/Final Site Plan Approval

PROJECT AND SITE DESCRIPTION:

This site is located on the north side of Island Lake Road, west of Dexter-Pinckney Road. The applicant is proposing additions to the southernmost existing building on the property, a gravel access drive with parking and relocating an existing barn. We have reviewed the plan set and recommend approval contingent on the following comments being addressed prior to construction:

1. The ADA parking spots must provide a "Firm and Stable" access route to the site amenities that follows the Accessibility Guidelines for Outdoor Developed Areas. If these routes are not paved (asphalt or concrete) then the plans shall demonstrate how these areas will be maintained and what materials are being proposed. Cross slopes along these routes shall not exceed 2% and if longitudinal slopes exceed allowable maximums then level landing pads may be necessary at appropriate intervals.
2. Plans should include a cross-section for the proposed 5-foot wide pathway.
3. Parking calculations for the proposed parking lot should be provided on the plan set. This is to ensure adequate parking is provided for the various events to be held on the property.
4. More information is needed for the proposed retaining wall proposed on the west side of the relocated barn. This information should include top and bottom of wall elevations, material type and details. Depending on the height and materials, structural calculations may be needed.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com



REVIEW LETTERS FROM TOWNSHIP ENGINEER (continued)

Letter from March 6, 2013


Cornman Farms—Review #1
March 6, 2013
Page 2 of 3

5. The pathways proposed to lead to the barn and house shall also meet ADA requirements.
6. We recommend additional ADA parking spots be provided in the proposed parking lot for access to the tent area. The proposed pathway from the tent to the current location of the proposed ADA parking spots near the cul-de-sac is not ADA compliant as the path has proposed steps.
7. The "Typical Gravel Cross-Section" on Sheet SP-4.0 proposes grade slopes of 1:3. We recommend that the slopes are reduced to 1:4 or appropriate stabilization measures and/or plantings are shown. This is particularly important where the 5-foot pathway is being proposed adjacent to the 1:3 slope.
8. The applicant should verify that no additional ditch improvements are required along the Island Lake Road ditch where the outlet of the pond is discharging. A Certificate of Outlet will be required and a permit from the WCRC will be necessary prior to constructing the outlet.
9. We defer to Washtenaw County Health Department and the Chelsea Area Construction Agency for the septic tank design and proposed wells.

All applicable permits must be obtained through the Chelsea Area Construction Agency and the Washtenaw County Road Commission prior to commencing construction.

If there are any questions or additional information needed, please feel free to contact our office at (734) 522-6711.

Sincerely,
OHM Advisors


Matthew D. Parks, P.E.

MDP/jlh

cc: Pat Kelly, Supervisor
Harley Rider, Township Clerk
Alex Young, 4212 Wylie Road, Dexter, MI 48130
Matt MacDonell, P.E., WCRC
File

This report is made to the Township Planning Commission, Township Staff and/or Township Board, and is the property of Dexter Township. The report addresses completeness of application, items and issues of concern, etc. While reports may be provided to applicants and may be helpful to them, the report is not generated for the applicant and does not necessarily address all items, which may be raised by the Commission and/or Board or required by the Zoning Ordinance. The report is not binding upon the Township and final authority to determine all matters, including completeness of application, remains with the Township Planning Commission and/or Township Board. In all cases, it is the responsibility of the applicant to carefully review the Zoning Ordinance and Growth Management Plan and to ensure that all requirements of it have been met.

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REVIEW LETTERS FROM TOWNSHIP ENGINEER (continued)

Letter from April 12, 2013



ARCHITECTS. ENGINEERS. PLANNERS.

April 12, 2013

Zach Michels
Township Planner
Dexter Township
6880 Dexter-Pinckney Rd.
Dexter, MI 48130

RE: Cornman Farms
OHM Job#: 0027-13-1001

Dear Mr. Michels:

We have completed the second site plan review for the above referenced project. The plans were prepared by Atwell, LLC., with a plan revision date of April 9, 2013, and received by this office on April 11, 2013. This office also received a response letter and storm water narrative and certificate of outlet for the storm water outlet via email on April 10, 2013.

GENERAL INFORMATION:

Property Owner: Cornman Farms
Address: 8450/8474 Island Lake Road, Dexter, MI
Revision Date: N/A
Location: North side of Island Lake Road, West of Dexter-Pinckney Road
Action Requested: Preliminary/Final Site Plan Approval

PROJECT AND SITE DESCRIPTION:

This site is located on the north side of Island Lake Road, west of Dexter-Pinckney Road. The applicant is proposing additions to the southernmost existing building on the property, a gravel access drive with parking and relocating an existing barn. We have reviewed the plan set and recommend approval contingent on the minor items being addressed prior to construction:

1. The proposed retaining wall should note material type and details should be provided prior to construction. Depending on material selected calculations may be needed. Once approved these should be added to the plan set.
2. The storm water narrative and certificate of outlet is acceptable and shall be added to sheet SP 5.0.

All applicable permits must be obtained through the Chelsea Area Construction Agency and the Washtenaw County Road Commission prior to commencing construction.

If there are any questions or additional information needed, please feel free to contact our office at (734) 522-6711.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com



REVIEW LETTERS FROM TOWNSHIP ENGINEER (continued)

Letter from April 12, 2013

Cornman Farms—Review #1
April 12, 2013
Page 2 of 2

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

MDP/mdp

cc: Pat Kelly, Supervisor
Harley Rider, Township Clerk
Alex Young, 4212 Wylie Road, Dexter, MI 48130
Matthew MacDonell, P.E., WCRC
File

This report is made to the Township Planning Commission, Township Staff and/or Township Board, and is the property of Dexter Township. The report addresses completeness of application, items and issues of concern, etc. While reports may be provided to applicants and may be helpful to them, the report is not generated for the applicant and does not necessarily address all items, which may be raised by the Commission and/or Board or required by the Zoning Ordinance. The report is not binding upon the Township and final authority to determine all matters, including completeness of application, remains with the Township Planning Commission and/or Township Board. In all cases, it is the responsibility of the applicant to carefully review the Zoning Ordinance and Growth Management Plan and to ensure that all requirements of it have been met.

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REVIEW LETTER FROM WASHTENAW COUNTY WATER RESOURCES COMMISSIONER



**WASHTENAW COUNTY
ENVIRONMENTAL HEALTH DIVISION
PUBLIC HEALTH DEPARTMENT**

March 26, 2013

Todd Pascoe
C/O Atwell, LLC
Two Towne Square, Suite 700
Southfield, MI 48076

RE: Soil Evaluation for Proposed
Barn Rental Hall + Plan Review for
Cornman Farms Wastewater Disposal
Systems Located at
8540 Island Lake Rd
Section 36, Dexter Township.
Soil Evaluation # SEV2013-00013

Dear Mr. Pascoe:

On March 20, 2013 a soil evaluation was made on the above property by this department in response to your application to seek approval for an onsite wastewater disposal system to serve a non-residential barn rental hall. The evaluation consisted of several test pits dug in the proposed wastewater disposal area for the rental hall. The test pits showed a consistent, suitable dry sandy soil formation meeting Washtenaw County and State of Michigan criteria for wastewater disposal. The beginning depths for this formation ranged from 8.5' – 12'. Test pit #10 was the only pit that failed to demonstrate the presence of this formation, thus should be avoided / excluded in the final disposal system design. The seasonal high groundwater level, as indicated by mottling was not found in the top 10' in any of the test pits.

In light of the above information, the soils are acceptable for an onsite wastewater disposal system installation to serve a non-residential use. The suitable area encompassed by the test pits is in excess of 3,000 sq. ft. The following information is provided for plan review / permitting purposes for both the barn rental hall and the commercial kitchen. Note that since these are two distinct operations, two separate wastewater disposal system permits will be required.

Barn Rental Hall

The basis of design as set forth in the preliminary plan (12001467SP-6.0) dated 2-22, 2013 is accepted, though due to the medium / fine sandy soil conditions, a soil loading rate of 0.375 gallons per square foot is suggested. The wastewater system as designed for this building does not account for food service operations, thus uses such as food preparation, cooking and dishwashing will be prohibited in this building. In order to pursue a permit for this facility, submit an application with the proper address, the site plan including final system layout and a copy of the floor plan for the building. This will be a simple gravity based design, thus a plan review fee will not be assessed for this project. However it is suggested that some means of water use measurement such as a water meter be installed for this building. Note that based upon the projected flow of 500 gpd, the permit fee for this building will be \$402.

Main House / Food Service

The basis of design as set forth in the preliminary plan (12001467SP-6.0) dated 2-22, 2013 is accepted. Note that per construction requirements, each septic tank compartment will need to be equipped with a riser to grade, thus if two compartment tanks are utilized, two risers to grade will be required per tank. In order to pursue a permit for this facility, submit an application with the proper address, the final system plan including design basis and site plan, and a copy of the floor plan for the building. Note that based upon the design flow of 1750 gpd, the system the permit fee for this building will be \$735. Additionally, a plan review fee of \$339 will be required for this system as it involves pumping and some design complexity.

705 North Zeeb Road, P.O. Box 8645 Ann Arbor, MI 48107-8645
Phone: (734) 222-3800 Fax: (734) 222-3930

www.eWashtenaw.org



REVIEW LETTER FROM WASHTENAW COUNTY WATER RESOURCES COMMISSIONER (continued)

Other Items

- The well serving this property will be classified as a Type II Non-community Public Water Supply. Please contact Denise Bernbeck of this office for further information concerning your proposed groundwater supply and associated permitting requirements. She can be reached at 734.222.3959.
- A deed document will be required for this property. The document will be used to establish the uses and assigned design flows associated with the buildings on site. A general template for the deed document can be provided upon request.
- An Operating Permit will be required for this property once the wastewater disposal systems installations have been completed. Only one Operating Permit will be needed, though both wastewater disposal systems will require annual monitoring by a Certified Operation and Maintenance Provider.

A grading permit or waiver is mandatory prior to any earth moving activity as required by the Washtenaw County Soil Erosion Control Ordinance, 1997. To obtain criteria for a permit or a waiver, contact the Washtenaw County Soil Erosion Program at (734) 222-3888.

Please be advised that any changes in the location of the sewage system, major filling, eroding, excavating, paving, flooding of the investigated area, encroachment of any required isolation distances, or new information regarding the suitability or intended use of the site may necessitate further investigation or disapproval of the site.

If you have any questions, please contact this office at (734) 222-3941.

Sincerely,

David Dean, R. S.
Senior Sanitarian

CC: Cornman Farms/Alex Young - Owner



REVIEW LETTER FROM WASHTENAW COUNTY ROAD COMMISSION

COMMISSIONERS
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MEMBER

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BOARD OF COUNTY ROAD COMMISSIONERS

555 NORTH ZEEB ROAD
ANN ARBOR, MICHIGAN 48103

WWW.WCROADS.ORG

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COUNTY HIGHWAY ENGINEER
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DIRECTOR OF ENGINEERING
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DIRECTOR OF OPERATIONS
TELEPHONE (734) 761-1500
FAX (734) 761-3737

March 21, 2013

Atwell
Two Towne Square
Suite 700
Southfield, MI 48076

Attention: Todd Pascoe, P.E.

Regarding: WCRC Permit App. #9846 – Cornman Farms
Dexter Township

Dear Mr. Pascoe:

This letter is provided in response to the permit application and site plan submitted to the Road Commission for the above referenced project. The site plan last revised on February 22, 2013 has been reviewed. The following comments must be addressed prior to issuance of a permit:

1. The deceleration taper length must be 225' based on a posted speed limit of 55mph.
2. The slope of the drive approach widening must slope away from the road. The plans show the widening area sloped towards the edge of the existing road.
3. The gravel shoulder shall be 4' wide and be 6" MDOT 23A Aggregate.
4. There is no fall from the detention basin outlet and the drive culvert. This will result in standing water in the ditch.
5. The WCRC recommends placing some sort of barricade for the fire access drive to prevent traffic from using the existing drive as a means of ingress/egress.
6. An estimated cost of construction for the work within the Island Lake Road right-of-way must be submitted and approved by the WCRC. An inspection fee and surety amount will be determined based on this approved estimate.
7. Provide the name and address of the contractor who will be performing the work.
8. A certificate of general liability insurance must be submitted per Section 2.6 of the WCRC Procedures and Regulations for Permit Activities.

Once the above items have been completed please resubmit 3 sets of plans for review. No work within the right-of-way can commence until a permit has been issued. If you have any questions, please do not hesitate to contact me at (734) 327-6692.

Sincerely,

Gary Streght, P.E.
Permits & Subdivision Engineer

Cc: Harloy Rider, Dexter Township Clerk
Matt MacDonell / WCRC
File



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204-16

SLOW
TIDE

SLOWTIDE.STUDIO,
ARCHITECTS

1145 W LONG LAKE ROAD - SUITE 110
BLOOMFIELD HILLS - MICHIGAN - 48302
HELLO @ SLOWTIDE.STUDIO & 248.891.2737

CORNMAN FARMS

8540 ISLAND LAKE ROAD - DEXTER TOWNSHIP - MICHIGAN - 48130

FINAL SITE PLAN REVIEW DOCUMENTS

12 - 19 - 2023

TITLE SHEET

STATE OF MICHIGAN
BRADLEY DEVRIES
ARCHITECT
1301072153
LICENSED ARCHITECT

PROJECT ISSUE DATE:
12 - 19 - 2023

G-
0.01

<div>1. DO NOT SCALE DRAWINGS. CONSULT OWNER IF DIMENSIONAL QUESTION ARISES.</div> <div>2. CONTRACTOR SHALL PROVIDE ALL ITEMS, ARTICLES, MATERIALS, AND OPERATIONS SCHEDULED INCLUDING ALL LABOR, MATERIALS, AND INCIDENTALS REQUIRED FOR COMPLETION.</div> <div>3. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES/LAWS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE BUILDING AND OTHER PERMITS REQUIRED FOR THE COMPLETION OF THE WORK.</div> <div>4. ALL DIMENSIONAL LUMBER, PLYWOOD, PARTICLE BOARD, FITTING, AND BLOCKING SHALL BE PRESSURE TREATED/UL CERTIFIED NON-COMBUSTIBLE.</div> <div>5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE.</div> <div>6. NOTIFY THE ARCHITECT OR OWNER PRIOR TO COMMENDING WORK OF ANY DISCREPANCIES, CONFLICTS, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS. AN ADDENDUM WILL BE ISSUED AS NECESSARY AND WILL BECOME A PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE OWNER, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.</div> <div>7. COORDINATE ALL WORK BEFORE AND DURING CONSTRUCTION WITH ALL OTHER AFFECTED TRADES.</div> <div>8. WHERE INTERFACES DEVELOP, NOTIFY OWNER FOR RESOLUTION OF CONFLICT.</div> <div>9. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WORK ON ALL SHEETS WITHIN, NOT JUST SHEETS NAMED IN ACCORDANCE WITH TRADE NAME.</div> <div>10. ALL DRAWINGS WITHIN SET ARE SET ON ARCH D (24" X 36") PAPER.</div>		<div>CORNMAN FARMS</div> <div>8540 ISLAND LAKE ROAD - DEXTER - MICHIGAN - 48130</div> <div>FINAL SITE PLAN REVIEW DOCUMENTS</div> <div>12 - 19 - 2023</div>		
PROJECT NOTES12				
<div><div><div><div>12</div><div>9</div><div>6</div><div>3</div></div><div><div>11</div><div>8</div><div>5</div><div>2</div></div><div><div>10</div><div>7</div><div>4</div><div>1</div></div></div><div>USE THE SHEET INDEX GRID AS A REFERENCE TO LOCATE DRAWINGS ON INDIVIDUAL SHEETS WITHIN THE SET.</div></div>		<div>2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRCEB)</div> <div>2015 MICHIGAN MECHANICAL CODE (MMC)</div> <div>2018 MICHIGAN PLUMBING CODE (MPC)</div> <div>2017 NATIONAL ELECTRIC CODE, WITH PART 8 AMENDMENTS (NEC)</div> <div>2013 STANDARD, ASHRAE 90.1</div> <div>2009 STANDARD, ANSI A117.1</div>	<div>ZINGERMAN'S CORNMAN FARMS IS A HISTORIC, MULTI-AWARD WINNING EVENT SPACE, WEDDING VENUE, AND CULINARY DESTINATION.</div> <div>THE EXISTING PROPERTY PROMINENTLY FEATURES A GREEK REVIVAL FARMHOUSE ORIGINALLY BUILT IN 1834. A HISTORIC RED BARN ORIGINAL CONSTRUCTED IN 1837. SEVERAL AGRICULTURAL BUILDINGS, EXTENSIVE GARDENS, AND PICTURESQUE VISTAS, ALL ON A WORKING FARM.</div> <div>THE PROPOSED SCOPE LOOKS TO RECONFIGURE AND ENHANCE THE EXISTING PROGRAM THROUGH SIX MAJOR ELEMENTS, ALONG WITH THE REQUISITE MINOR SCOPE TO CREATE A COHESIVE AND FUNCTIONAL END PRODUCT. THOSE SIX MAJOR ELEMENTS ARE AS FOLLOWS:</div> <div>1. AN ENCLOSED WALKWAY FROM THE FARMHOUSE TO THE RED BARN, ENCAPSULATING THE EXISTING SMOKER</div> <div>2. A NEW SERVICE FOCUSED ADDITION TO THE LOWER LEVEL OF THE RED BARN</div> <div>3. A NEW PAVILION AND PATIO TO THE SOUTHWEST OF THE RED BARN FOR YEAR-ROUND CEREMONIES</div> <div>4. A NEW GARDEN AMPITHEATRE TO THE WEST OF THE RED BARN FOR OUTDOOR CEREMONIES</div> <div>5. A NEW COVERING OVER THE EXISTING WALKWAY FROM THE TRAFFIC CIRCLE TO THE RED BARN</div> <div>6. CONVERSION OF A PORTION OF THE EXISTING STORAGE BARN TO A PRIVATE GROOM'S SUITE.</div> <div>THE SCOPE IS TO INCLUDE THE NECESSARY MECHANICAL, ELECTRICAL, STRUCTURAL, AND CIVIL UPGRADES, INCLUDING EXPANSION OF THE EXISTING STORMWATER RETENTION SYSTEM AND OTHER LANDSCAPING REQUIREMENTS. THE PROJECT WILL HAVE NO NEGATIVE IMPACTS ON THE ENVIRONMENT.</div> <div>THE PROPOSED SCOPE WILL NOT INCLUDE ANY MODIFICATIONS OR ADDITIONS TO THE EXISTING ACCESS DRIVES OR PARKING ACCOMMODATIONS.</div> <div>THE PROPOSED SCOPE WILL REQUIRE A VARIANCE TO INCREASE THE ALLOWABLE LOT COVERAGE PERCENTAGE OF BUILDINGS. THE REQUEST WILL INCLUDE ADDITIONAL SQUARE FOOTAGE TO ACCOMMODATE FUTURE EXPANSION.</div> <div>AT THIS TIME, IT IS PROPOSED THAT CONSTRUCTION WILL TAKE PLACE IN THE SPRING OF 2024 AND WILL BE COMPLETED IN A SINGLE PHASE OVER A 12 MONTH PERIOD.</div>	<div>G- 0.01 TITLE SHEET</div> <div>G- 0.02 GENERAL NOTES</div> <div>G- 0.03 CODE & ORDINANCE REVIEW</div> <div>G- 0.05 SCHEDULES - PROJECT</div> <div>C- 1.01 PROPOSED SITE PLAN - OVERALL, ARCHITECTURAL</div> <div>C- 1.02 PROPOSED SITE PLAN - SCOPE, ARCHITECTURAL</div> <div>C-1 COVER SHEET (STONEFIELD ENGINEERING)</div> <div>C-2 OVERALL SITE PLAN (STONEFIELD ENGINEERING)</div> <div>C-3 DEMOLITION PLAN (STONEFIELD ENGINEERING)</div> <div>C-4 SITE PLAN (STONEFIELD ENGINEERING)</div> <div>C-5 GRADING PLAN (STONEFIELD ENGINEERING)</div> <div>C-6 STORMWATER MANAGEMENT & UTILITY PLAN</div> <div>C-7 STORMWATER CALCULATIONS PAGE (STONEFIELD ENGINEERING)</div> <div>C-8 LANDSCAPING PLAN (STONEFIELD ENGINEERING)</div> <div>C-9 CONSTRUCTION DETAILS (STONEFIELD ENGINEERING)</div> <div>C-10 ALTA / NSPS LAND TITLE SURVEY, 1 OF 4 (KEM-TEC)</div> <div>C-11 ALTA / NSPS LAND TITLE SURVEY, 2 OF 4 (KEM-TEC)</div> <div>C-12 ALTA / NSPS LAND TITLE SURVEY, 3 OF 4 (KEM-TEC)</div> <div>C-13 ALTA / NSPS LAND TITLE SURVEY, 3 OF 4 (KEM-TEC)</div> <div>C-14 2013 GRADING & UTILITY PLAN (ATWELL)</div> <div>C-15 2013 STORMWATER MANAGEMENT PLAN (ATWELL)</div> <div>A- 1.00 FLOOR PLAN - LOWER LEVEL</div> <div>A- 1.01 FLOOR PLAN - FIRST FLOOR</div> <div>A- 1.02 FLOOR PLAN - SECOND FLOOR & BASEMENT</div> <div>A- 1.40 ROOF PLAN</div> <div>A- 2.01 ELEVATIONS - EXTERIOR</div> <div>A- 2.02 ELEVATIONS - EXTERIOR</div> <div>A- 2.03 ELEVATIONS - EXTERIOR</div> <div>ES- 101 ELECTRICAL SITE PLAN (WPF ENGINEERING)</div> <div>ES- 102 ELECTRICAL SITE FIXTURES (WPF ENGINEERING)</div>
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<div>ARCHITECT</div> <div>SLOWTIDE.STUDIO, ARCHITECTS 1145 W. LONG LAKE ROAD, SUITE 110 BLOOMFIELD HILLS - MICHIGAN - 48302</div> <div>CONTACT - BRADLEY DEVRIES T - 248 - 891 - 2737 E - BDV @ SLOWTIDE.STUDIO</div> <div>PROPERTY OWNER</div> <div>CORN MAN, LLC 8540 ISLAND LAKE ROAD DEXTER TOWNSHIP - MICHIGAN - 48130</div> <div>CONTACT - TABITHA MASON T - 989 - 284 - 1139 E - TMASON @ ZINGERMANS.COM</div> <div>GENERAL CONTRACTOR</div> <div>BLOOM GC 25601 M-102 REDFORD CHARTER TOWNSHIP - MICHIGAN 48240</div> <div>CONTACT - JOSH BLOOM T - 734-646-5620 E - JOSH @ BLOOMGC.COM</div> <div>SURVEYOR</div> <div>KEM-TEC 22556 GRATIOT AVENUE EASTPOINTE - MICHIGAN - 48021</div> <div>CONTACT - RENATA GARBARINO T - 586 - 772 - 2222 E - RGARBARINO @ KEMTEC-SURVEY.COM</div> <div>STRUCTURAL ENGINEER</div> <div>WAGNER ENGINEERING, LLC 210 N MILL STREET PLYMOUTH - MICHIGAN - 48170</div> <div>CONTACT - ADAM WAGNER T - 734 - 392 - 7034 E - ADAM @ WAGNERENGINEERING.COM</div> <div>CIVIL ENGINEER</div> <div>STONEFIELD ENGINEERING 607 SHELBY STREET, SUITE 200 DETROIT - MICHIGAN - 48226</div> <div>CONTACT - MICHAEL GOLD T - 949 - 350 - 0508 E - MGOLD@STONEFIELDENG.COM</div> <div>MECHANICAL / PLUMBING ENGINEER</div> <div>GREENPATH DESIGN 139 W. LIBERTY STREET PLYMOUTH - MICHIGAN - 48170</div> <div>CONTACT - KELLY SUGG T - 248 - 310 - 7286 E - KSUGG @ GREENPATH.DESIGN</div> <div>ELECTRICAL ENGINEER</div> <div>WPF ENGINEERING, LLC 8200 PEACHTREE AVENUE ROCKFORD - MICHIGAN - 49341</div> <div>CONTACT - MIKE JOHNSON T - 616 - 835 - 0459 E - MJOHNSON @ WPF-ENGINEERING.COM</div>		APPLICABLE CODES8	PROJECT DESCRIPTION5	SHEET LIST2
		<div>PROPERTY INFORMATION:</div> <div>PARCEL 1 (SUBJECT)</div> <div>ADDRESS 8540 ISLAND LAKE ROAD, DEXTER TOWNSHIP</div> <div>PARCEL ID 04-36-400-002</div> <div>ZONING RURAL RESIDENTIAL</div> <div>LOT AREA 972,527 SF, 22.32 ACRES</div> <div>PARCEL 2 (SUPPLEMENTARY)</div> <div>ADDRESS 8510 ISLAND LAKE ROAD, WEBSTER TOWNSHIP</div> <div>PARCEL ID 03-31-300-003</div> <div>ZONING R-1 RURAL RESIDENTIAL</div> <div>LOT AREA 37,808 SF, 0.86 ACRES</div> <div>PARCEL 3 (SUPPLEMENTARY)</div> <div>ADDRESS 8474 ISLAND LAKE ROAD, WEBSTER TOWNSHIP</div> <div>PARCEL ID 03-31-300-011</div> <div>ZONING R-1 RURAL RESIDENTIAL</div> <div>LOT AREA 129,977 SF, 2.98 ACRES</div> <div>TOTALS *</div> <div>PROPERTY AREA 1,140,312 SF,26.16 ACRES</div> <div>NUMBER OF BUILDINGS 9</div> <div>BUILDING AREA 21,200.50 SF (1.86%) **</div> <div>IMPERVIOUS SURFACE AREA 105,945.50 SF (9.29%) **</div> <div>* TOTALS ARE REFLECTIVE OF EXISTING, NEW, & FUTURE SCOPE</div> <div>** SEE SHEET G-0.03 FOR MORE DETAILED CODE REVIEW INFORMATION</div>		<div>1. PRELIMINARY SITE PLAN APPROVAL - 11 - 28 - 2023 .</div>
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[illegible]

Decision Criteria Review:

The Zoning Board of Appeals shall have the power to authorize specific variances from the standards of the Zoning Ordinance provided that the spirit of that Ordinance is observed, the public safety secured, and substantial justice done. All the required findings listed below shall be met and the record of proceedings of the Zoning Board of Appeals shall contain evidence supporting each conclusion.

A) Allow 19,450.50 sq.ft. of building coverage instead of the maximum of 11,543 sq.ft.

(1) Practical Difficulty 29.06(C)(1) Does the requested variance meet the following standard:	A
	16.12 Footnotes – 11,543 sq.ft. Maximum Building Coverage Exceptions
<i>The strict application of the terms of this Ordinance would constitute a practical difficulty.</i>	
(2) Physical Conditions 29.06(C)(2) Does the requested variance meet the following standard:	A
	16.12 Footnotes – 11,543 sq.ft. Maximum Building Coverage Exceptions
<i>The practical difficulty is due to some physical condition peculiar to the property involved.</i>	
3) Self-Created 29.06(C)(3) Does the requested variance meet the following standard:	A
	16.12 Footnotes – 11,543 sq.ft. Maximum Building Coverage Exceptions
<i>The practical difficulty is not self-created.</i>	
(4) Reasonable Amount Necessary 29.06(C)(4) Does the requested variance meet the following standard:	A
	16.12 Footnotes – 11,543 sq.ft. Maximum Building Coverage Exceptions
<i>The variance is a reasonable amount necessary to mitigate the practical difficulty.</i>	

(5) Public Health, Safety, and Welfare 29.06(C)(5) Does the requested variance meet the following standard:	A
	16.12 Footnotes – 11,543 sq.ft. Maximum Building Coverage Exceptions
<i>Approval of the variance will not be injurious to the public health, safety, and welfare.</i>	
(6) Adjacent Properties 29.06(C)(6) Does the requested variance meet the following standard:	A
	16.12 Footnotes – 11,543 sq.ft. Maximum Building Coverage Exceptions
<i>Approval of the variance will not affect the use of the adjacent properties or the area in a substantially adverse manner.</i>	
(7) Intent of the Ordinance 29.06(C)(7) Does the requested variance meet the following standard:	A
	16.12 Footnotes – 11,543 sq.ft. Maximum Building Coverage Exceptions
<i>Approval of the variance is consistent with the intent and purpose of this Ordinance.</i>	