

BOARD OF ZONING APPEALS AGENDA

City Hall –Council Chambers- Lower Level

611 E. Grand River - Howell, MI 48843

Visit us online at www.cityofhowell.org

Board members and
other officials normally
in attendance:

Wednesday, April 3, 2019

7:00 p.m.

1. Erin Britten
Board Member
 2. David Holmes
Board Member
 3. Ken Keith
Co-Chairperson
 4. Victoria Hertrich
Board Member
 5. Sean Munsey
Chairperson
 6. Jacob Schlittler
Board Member
 7. Randall Mattson
Board Member
 8. Deanna Robson
Recording Secretary
 9. Timothy R. Schmitt
Community Dev. Director
 10. Dennis Perkins
City Attorney
 11. Vacant
Board Member-Alternate
 12. Vacant
Board Member-Alternate
1. Approve minutes of the February 21, 2019 Meeting
 2. #19-09 – 1026 East Grand River (PID #4717-36-400-041) – Parking Setback Variances in East and West Yards
 3. Adjourn

WELCOME!

Visitors are cordially invited to attend all meetings of the Board of Zoning Appeals.

If you wish to address the Board, you will be recognized by the Chairperson.

NOTE:

Please turn off or silence pagers and cell phones during meetings. In the case of An emergency, if page/call needs to be taken, please leave the Council Chambers.

**City of Howell Board of Zoning Appeals
February 21, 2019
City Hall Council Chambers
611 E. Grand River
Howell, MI 48843**

The meeting of the Board of Zoning Appeals was called to order by Chairman Munsey at 7:06 p.m.

BOARD MEMBERS PRESENT Sean Munsey, Ken Keith, Victoria Hertrich, David Holmes, Jacob Schlittler, Erin Britten.

ABSENT: Randall Mattson.

ALSO PRESENT: City Attorney Dennis Perkins, Community Development Director Timothy Schmitt and Deputy Clerk Deanna Robson.

GUESTS: Doug Swatosh and Fadi Kajy.

APPROVAL OF MINUTES OF JANUARY 17, 2019

MOTION by Keith, SUPPORT by Hertrich, “To approve the minutes of the January 17, 2019 meeting.” MOTION CARRIED (6-0).

#19-03 – 401 EAST GRAND RIVER (PID #4717-36-307-043) – MULTIPLE VARIANCES TO REOPEN VACANT GAS STATION AND APPEAL OF PLANNING COMMISSION DENIAL

Chairman Munsey reviewed the request and opened the public hearing at 7:07 p.m.

Douglas Swatosh, the attorney representing the applicant, informed the Board that the current request was for the same variances and site plans that were previously approved in 2016. Due to cash flow problems, his client could not complete the work at that time, but now has a stable financial situation. Mr. Swatosh acknowledged the City’s concerns regarding the property as well as the staff recommendation that the work start by May 1, 2019. After approval, the applicant plans to work with an architect to get construction plans completed and start work as soon as possible.

City Attorney Dennis Perkins requested verification from Community Director Timothy Schmitt that the plans were the same as those submitted in 2016 and Mr. Schmitt confirmed.

Attorney Perkins then asked the applicant what was outstanding in terms of plans and planning, and when he could begin work on the site. Fadi Kajy informed the Board that his father is the actual owner of the property, but he is one of the owners of the company that owns the property. He stated that he will try to open the gas station as soon as possible, and could open as soon as all of the repairs have been completed and everything on the site is compliant.

Community Development Director Schmitt noted that the applicant would need minor modifications of the plans as well as an architectural submittal and review.

Member Holmes inquired if inspections were needed on the underground storage tanks. Mr. Schmitt responded that the State of Michigan has assured staff that there are no problems with the tanks. Attorney Perkins asked if environmental monitoring had been conducted and Mr. Swatosh responded that no samples had been taken.

Chairman Munsey closed the public hearing at 7:15 p.m.

Mr. Schmitt confirmed that if the Board approved the request, no further review would be needed.

MOTION by Keith, SUPPORT by Holmes, “To approve the requested variances listed below to allow for the reopening of a gas station on the property, requiring that work shall commence on bringing the site back into operation by May 1st, 2019:

- 1. Variance from Section 4.07, Schedule of Area, Height, Width, and Setback requirements, side yard setback requirement, 1.5 feet proposed where 8 feet is required.**
- 2. Variance from Section 4.07, Schedule of Area, Height, Width, and Setback requirements, front yard build to line, 80 feet existing, 23 feet required.**
- 3. Variance from Section 6.17, Automobile Filling Stations, Automobile Repair Garages, Automobile Service Stations, Automobile Washes, and Automobile Dealerships, minimum lot area requirement, 10,000 square feet required, 8,712 square feet provided.**
- 4. Variance from Section 6.17, Automobile Filling Stations, Automobile Repair Garages, Automobile Service Stations, Automobile Washes, and Automobile Dealerships, canopy height limited to height of main building, current canopy is five feet taller than existing building.**
- 5. Appeal of Denial of Site Plan and Special Land Use by the Planning Commission to approve the Site Plan and Special Land Use as presented, and subject to all conditions of the Staff Report dated January 9, 2019.**

Mr. Schmitt confirmed that if work does not start by May 1, 2019, the site will be in violation and staff will recommend that City Council begin condemnation proceedings.

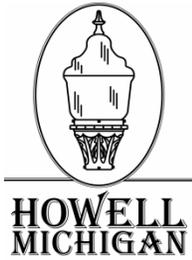
MOTION CARRIED (5-1). Member Hertrich opposed.

MOTION by Keith, SUPPORT by Britten, “To excuse Member Mattson from the February 21, 2019 meeting.” MOTION CARRIED (6-0).

ADJOURN

MOTION by Keith, SUPPORT by Britten, “To adjourn the meeting at 7:18 p.m.” MOTION CARRIED (6-0).

Deanna Robson, Deputy City Clerk



**CITY OF HOWELL
VARIANCE ANALYSIS**

APPLICANT INFORMATION

APPLICANT: Springborn Properties
ADDRESS: 1026 East Grand River Avenue
PROPERTY ID #: 4717-36-400-041
ZONING: B-2, General Business
REVIEW DATE: February 15, 2019 (Plans dated 3-6-19)

VARIANCE REQUESTED

The applicant is requesting variance for the property at 1026 East Grand River Avenue from Section 10.02(c) *Required Greenbelt and Setbacks* for the side yard setbacks in the east side yard (5 feet required v. 2.5 feet provided) and west side yard (5 feet required v. 2 feet provided) for the proposed new parking and maneuvering lanes being constructed along with the reconstruction of the car wash.

SUMMARY

Springborn Properties owns the existing car wash at 1026 East Grand River Avenue. The property has five self-service carwash bays on the site and limited vacuum pumps. There is substantial undeveloped space to the north of the existing building and vehicle maneuvering space. The building was built in 1968 and does not appear to have had major renovations in the intervening years.

The proposal would make major changes to the overall site. Major portions of the building's interior space would be demolished to make room for new self-service bays and one automatic car wash bay on the far western edge of the building. This area of the new building would also extend to the north past the existing building for the new automatic wash lane. Maneuvering around the site would be improved and vacuum islands would be installed in the northwest corner of the site, under a proposed awning. A new landscaped island would be installed along Grand River Avenue, which would also be the location of a new sign for the property.

The property is zoned B-2, General Business, which allows car washes subject to Special Land Use approval. The properties to the east and south are also zoned B-2 and are used as restaurants in each case. There are additional commercial buildings in the area as well. The properties to the north and west are zoned I-1, Light Industrial. The property to the north is home to Peacemaker's

Gun Range and the property immediately to the west is Abe’s Auto Glass. Further west at the intersection of National and Grand River is zoned B-2 and is home to Rite Aid Pharmacy.

The applicant previously received approval for work on the site in February 2018. The owner has subsequently made a number of design changes. They have also received Michigan Department of Transportation approval for the work to the site and curbcuts. The owner also worked with the property owner to the north to purchase a small triangle of land to add to the carwash site. All of these changes combined have brought forward the need for a site plan modification, prior to construction commencing this spring/summer. The Planning Commission reviewed the application again at their February 20, 2019 meeting and approved the revised Site Plan and Special Land Use request.

VARIANCE CONSIDERATIONS

Section 12.04 (*Powers and Duties*) of the City of Howell Zoning Ordinance gives the BZA the power to review applications for variances and grant variances from the strict provisions of the Zoning Ordinance when extraordinary or exceptional conditions exist for which the strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon, the owner of property. Relief from the Zoning Ordinance may be granted, but only without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Ordinance.

To grant a use variance, the BZA must state the grounds upon which it justifies the granting of a variance, which is commonly called “finding of fact”. The BZA must provide findings of fact to show that if the Zoning Ordinance is applied strictly, practical difficulties are held against the applicant, including the following (from Section 12.04 (e)):

- A. That the restrictions of this Zoning Ordinance unreasonably prevent the owner from using the property for a permitted purpose of would render conformity unnecessarily burdensome;**

The strict application of current standards to the parking lot setbacks would not be unnecessarily burdensome in the eastern yard. The applicant is essentially rebuilding the entire site, with minor exceptions as it relates to the building, and meeting the setback standards would not create major concerns.

- B. That the variance would do substantial justice to the applicant as well as to other property owners in the district and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be consistent with the justice to other property owners;**

The variances being requested in this case are small, but not necessarily the minimum necessary to rebuild the car wash to reopen the gas station. However, the relief being requested would not be inconsistent with surrounding properties.

C. That the plight of the landowner is due to the unique circumstances of the property.

The request is due entirely to the proposed design, not to the unique circumstances of the property.

D. That the alleged hardship has not been created by any person presently having an interest in the property.

The current owner did not create the initial hardship, but is creating the current hardship that they are requesting the variance for at this time.

STAFF REVIEW AND RECOMMENDATION

The project is essentially a complete rebuild of the whole car wash site and infrastructure. Staff has worked extensively with the owner and his design team to meet their needs on the reconstruction while still meeting ordinance requirements. Until the most recent changes, the proposed plans met ordinance requirements.

The request can be broken down into two parts: east side and west side.

On the east side of the property, the applicant indicates that they have 23.36 feet of clear space between the face of curb and the edge of the bollard adjacent to the building. This is in excess of the 20 feet that is required for two lanes of stacking around the building. Adding an additional 2.5 feet of parking lot setback in that area is able to be accomplished and still allow for maneuvering around the building.

On the west side, the applicant has once again changed the plans from what the Planning Commission approved. The Planning Commission reviewed a plan that showed a continued connection to the Abe's Auto Glass property in the west. A cross access easement would have been required to maintain that situation. They are now proposing a two-foot setback for 40 feet on this property line. They have indicated this is the maximum setback that can be provided and still allow for fire department access. However, the setback could be increased, but it would require a change to the curb cut, which the applicant is trying to avoid.

All in all, Staff would be able to support the setback variance along the west property line, as maintaining 20 feet of distance between the bollard and face of curb is important for fire access. However, Staff cannot support the setback variance on the east property line, as the necessary five feet can easily be met along the entire length of the property line.



CITY OF HOWELL

REQUEST FOR REVIEW

611 E. Grand River Ave.

Howell, MI 48843

(517) 546-3861

FAX: (517) 546-6030

Date March 6, 2019 Permit # _____

Location of Property 1026 East Grand River

City Charter, Ordinance Chapter, Section and Paragraph you are petitioning under (ARTICLE 7 SIGNS)

Part 12, Title 6, Chapter 1240, Appendix A, Article 12, Sections 12.04 & 12.05

Body(s) to be Addressed Zoning Board of Appeals Planning Commission

PROPERTY OWNER INFORMATION

Name Springborn Properties Phone (313) 350-3358

Address 3535 HIGH HILLCREST DRIVE City HOWELL State MI Zip 48843

Property Owner's Signature giving consent to petition

Signature *Russell Springborn* Date 3-6-19

LAND USE

Nature of Petition Site Plan Appeal Rezoning P.U.D. Sign Approval Other _____

Zoning Present Proposed

Corner Lot Yes No Lot Size width 181.62' depth 193.75' sq. footage 24,393

Property Setbacks front Avg Adjacent rear 20' right side 8 left side 12

Barrier Free Yes No Number of Off-Street Parking Spaces NA Handicap Spaces 1

PROJECT NARRATIVE

State your case, be specific. If you desire a type of special consideration or special use, so state. If additional space is needed, attach as EXHIBIT A.

Requesting variance from Section 10.02 (c), 5-ft off-street setback from a sideyard, to enable the project to be constructed. See Attached Exhibit A

Attach the following documentation with your request:

- Legal Description of the Property (EXHIBIT A-1)
- Architect/Engineering Drawing (EXHIBIT A-2) A-2.1 & A-2.2
- Location Map (EXHIBIT A-3) INCLUDED WITH A-1

Continued on back.

NON-USE/DIMENSIONAL VARIANCE REQUEST NARRATIVE

Section 12.04(e) of the Zoning Ordinance requires that the applicant present evidence to show that if the Zoning Ordinance is strictly applied, practical difficulties will result to the applicant. Please provide a narrative and evidence concerning how all four (4) of these practical difficulties apply to your property. The Board of Zoning Appeals may not grant a variance unless it determines that each of the following circumstances exist. If additional space is needed, attach as EXHIBIT B.

- 1. That the restrictions of the Zoning Ordinance would unreasonably prevent the owner from using the property for a permitted purpose.
- 2. That the variance would do substantial justice to the applicant as well as to other property owners in the district and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners.
- 3. That the plight of the landowner is due to the unique circumstances of the property.
- 4. That the alleged hardship has not been created by any person presently having an interest in the property.

Attach the following documentation with your request:

- Survey of Property depicting the use/dimensional request (EXHIBIT B-1) INCLUDED WITH A-1
- Construction Drawing(s) of Proposed Structure, if applicable (EXHIBIT B-2) B-1

APPLICANT INFORMATION

Name Russ Springborn

Phone (313) 350-3358 Cell (_____) _____ Email russ@springbornproperties.com

Address 3535 High Hillcrest Drive City Howell State MI Zip 48843

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized to make this application as his/her authorized agent, and we agree to conform to all laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Section 23a of the State Construction code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring a circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Signature of Applicant Russell Springborn Date 3-6-19

Please Print Russell Springborn Title _____

LIVINGSTON COUNTY & STATE OF MICHIGAN PERMITS & INSPECTIONS

Local governmental agency to complete this section.

Inspection	Required?	Approved	Date	Number	By
_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____	_____	_____

Appeal is hereby:

- GRANTED
- REFUSED for the following reason(s):

Approval Signature _____

Title _____ Date _____

EXHIBIT A Non-use/Dimensional Variance Request – Soapy Bucket Carwash Renovation

Narrative Summary

March 6, 2019

Request:

Two non-use, dimensional variances are requested from Zoning Ordinance section 10.02 (C), specifically the required minimum 5-ft off-street parking setback from a side-yard. A 2.5-ft (east side) & a 3.0-ft (west side) respective variance from this requirement is needed to enable the project to be constructed.

Practical Difficulties Narrative Summary:

Existing Conditions: The existing site is currently paved in asphalt east to west from property to property. There currently is no side yard green space setbacks and, in fact, the asphalt pavement on the east side goes beyond the property line by 2.3-feet, to the back of the existing curb of the adjacent New China King Restaurant. There is less space on the Soapy Bucket Carwash property than it appears. There is minimal green space or landscaping that fronts Grand River Avenue outside of the lawn terrace within the road right-of-way (refer to Exhibit photos). In addition, due to the configuration of the existing building, there are currently problems with vehicles ability to circulate through the site. Although the face of the building is parallel to the angle of Grand River Avenue (southeast to northwest) the east property line and portions of the west property line are nearly due north-south. This creates 'pinch-points' at the building corners for vehicular traffic. As a result, the east and west building walls are inherently prone to damage by vehicles. The east side is further compounded by the current locations of the vacuum stations.

Improvement From & Limitations Of Existing Conditions: The proposed project (refer to additional Exhibits) will substantially improve the appearance of the existing facility from Grand River Avenue while still providing for vehicular access and circulation needs. New concrete curb and gutter is proposed along with new setbacks with extensive landscaping around the perimeter of the site. This includes a triangular accent landscape bed at the southeast corner of the site fronting Grand River Avenue that continues into a hedge row across the entire east property line from the south to the north end. Similarly, on the west side there is a proposed hedge row with a retaining wall, landscape boulders, and a landscape stone border bed. Property has been acquired to the northwest and the vacuum stations relocated there. The entire building will be clad in brick and additional masonry accents. However, because of limitations dictated by the existing building configuration, the replacement of asphalt with greenspace/ landscaping - per the ordinance - cannot be achieved without sacrificing vehicular access to the rear of the property.

A 'balance' is proposed to meet the intent of the ordinance – e.g. perimeter landscaping with some setback – without unnecessarily limiting other needed aspects of the project – e.g. emergency vehicle and customer vehicle access. Without this balance – meeting the ordinance required side yard setbacks will directly conflict with vehicular access minimum requirements - the project cannot be constructed without significantly impacting project feasibility.

EXHIBIT B Non-use/Dimensional Variance Request – Soapy Bucket Carwash Renovation

Non-Use Variance Circumstances Responses

March 6, 2019

- A. *The restrictions of this Zoning Ordinance unreasonably prevent the owner from using the property for a permitted process or would render conformity unnecessarily burdensome:*

It is the combination of conflicts with the Zoning Ordinance, Fire Department / International Fire Code requirements, and the enhancement of the district, that cause the burden in this particular case. The existing site is a carwash facility and it is proposed to continue as this permitted use. On the southwest corner of the site at Grand River Avenue, the existing distance from the property line to the southwest corner of the building – the narrowest point – is 25.2-feet. To conform to the ordinance this width would need to be reduced by 5-ft to 20.2-feet total. Introducing curb and gutter to address City ordinance stormwater requirements reduces this width by another 6-inches (curb head) to 19.7-feet. As this building corner is similarly prone to vehicular damage as on the east side of the building, the introduction of a needed concrete-filled steel protective bollard (refer to detail in Exhibit A-2.2) further reduces the clear width by another 1-ft 2-in (minimum) to 18.53-feet. Per the Howell Fire Marshall review comments (1/19/18) the minimum width for access to and from the rear of the property is 20.0-ft. The resulting width required by the zoning ordinance is in conflict with the fire code requirements and precludes any enhancement of the existing concrete block wall that is visible to Grand River Avenue traffic.

A 3.0-ft side yard setback variance is requested for a 40-foot length of the west property line. This is to allow for the existing building to be clad with face brick to improve its appearance and durability, to allow the installation of a corner bollard for its protection, allow for minimum emergency vehicle access (20.02-foot clear width), and still allow a 2-foot setback and landscape improvements in keeping with the intent of the ordinance.

Similarly, on the east side, the application of the required side yard setback will preclude enhancement of the existing block wall and sacrifice needed access width to the rear of the site. The current distance from the property line to the northeast corner of the building – the narrowest point – is 30.0-feet. To conform to the ordinance this width would need to be reduced by 5-feet to 25-feet total. Introducing the concrete curb and gutter (6-inches) and the protective bollard at the damage-prone 'pinch-point' northeast corner (1-ft 2-in) further reduces the clear width to 23.33-ft. A 24-ft width is the typical minimum for either 2-way traffic or 2-wide one-way traffic. For this project there will be self-serve wash bays and an automatic bay. To allow for a bypass from the automatic bay line to the self-serve bays a 2-wide one-way lane width is needed. The resulting configuration is narrow for effective traffic flow and precludes enhancement of the east-side existing block wall that is also visible to Grand River Avenue traffic.

A 2.5-ft side yard setback variance is requested for the east property line to allow for the following proposed configuration: Cladding the existing concrete block wall with new face brick and a modification to the northeast and southeast building corners to allow for better conformity to the currently existing, non-conforming front yard setback. With a protective bollard, a 2.5-foot side yard setback and the concrete curb and gutter results in a clear available width of 23.36-feet. Still narrower than the typical 24-ft minimum but it includes a 2.5-ft setback, landscaping, and the face brick to greatly enhance the appearance of the building to the overall benefit of the neighbors and overall district.

B. The variance would do substantial justice to the applicant as well as to the other property owners in the district and a lesser relaxation than that requested would not give substantial relief to the owner of the property and be more consistent with justice to other property owners:

The two, small setback variances (3.0 and 2.5-feet respectively) requested will allow a substantial improvement to the building and site making it an attractive asset to the immediately adjacent properties and the district as a whole.

The project is intended to make this site considered 'existing, non-conforming' to come into substantial compliance with the current zoning ordinance – in appearance, landscaping, and improved setbacks (no side-yard setbacks currently).

The current building and lot consist of a primarily painted concrete block, 'existing non-conforming' structure within continuous asphalt pavement from property to property (refer to Exhibit photos). What is proposed is an extensive renovation of the existing building and site. This includes cladding all the walls with face brick and additional masonry detailing, a new roof, modification of portions of other walls to increase front yard setback conformity (refer to architectural drawings – Exhibit B-1), new perimeter landscaping including trees and shrubs, new concrete pavement, and concrete curb and gutter (refer to engineering & landscape drawings – Exhibits A-1 through A-2.2). These improvements cannot be completed without the variances.

C. The plight of the landowner is due to the unique circumstances of the property:

The project is the renovation of an existing building. It is an extensive renovation but still includes inherent limitations on working with existing walls and the existing configuration of the building and its 'pinch-points' as previously described. Working distances are further compromised by fact that pavement is currently located beyond the property line creating the appearance of more space than there actually is.

D. The alleged hardship has not been created by any person presently having an interest in the property:

The project is the renovation of an existing building originally constructed in 1968, prior to much in the current zoning ordinance. It is currently considered 'existing, non-conforming' particularly relating to setbacks, greenspace, and landscaping.

EXHIBIT – PHOTOS Non-Use/Dimension Variance Request – Soapy Bucket Carwash Renovation



Existing Carwash Facility – Facing Grand River Avenue – Looking northeast



Existing Carwash Facility – Rear – Looking Northeast



Existing Site – East side, Looking South – Asphalt paving across property line to New China King Curb



Existing Site – East Side, Looking Southeast

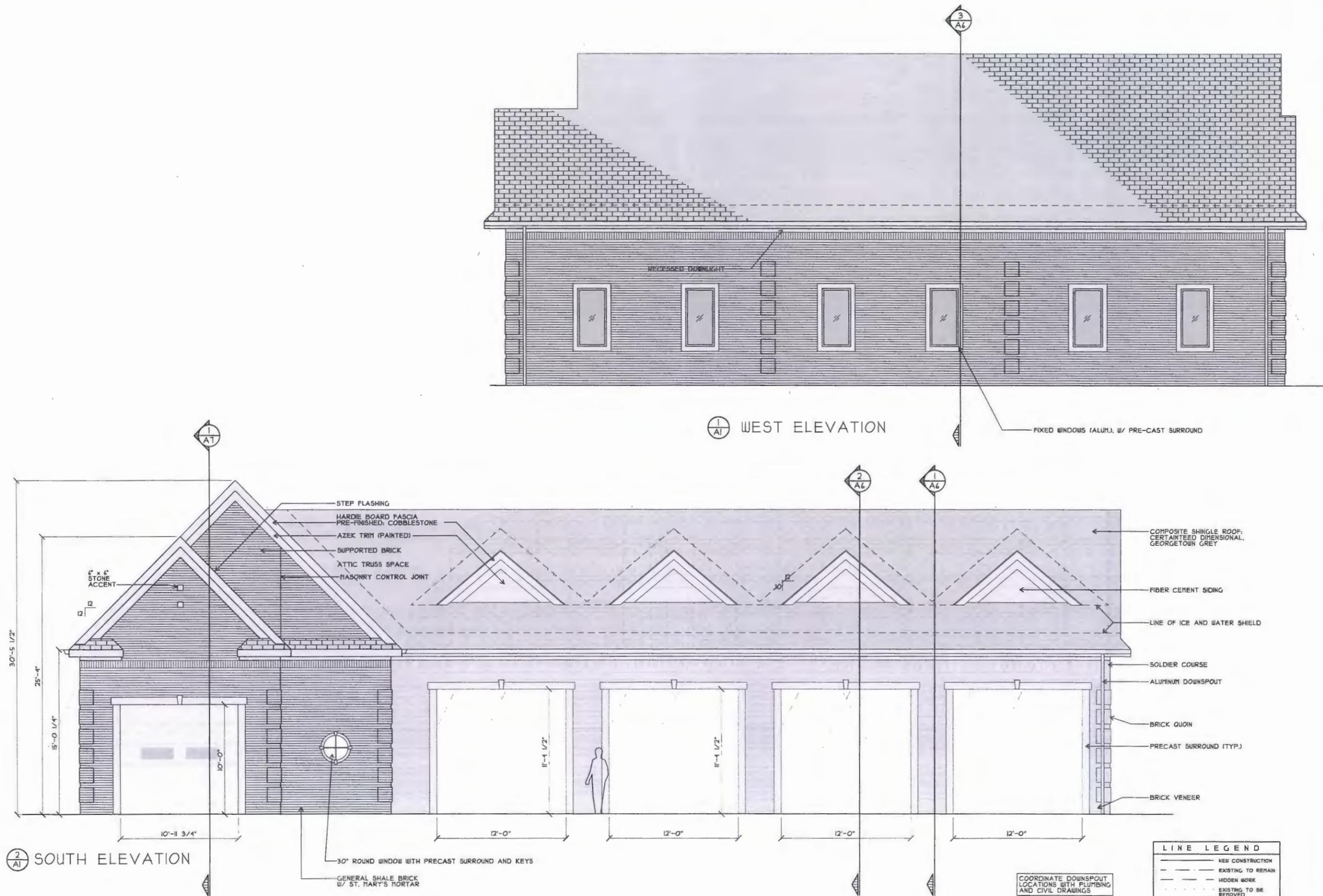


Existing Site – West Side at Grand River Avenue – Connection to Abe’s Auto Glass



Existing Site – West Side at Grand River – Looking West

FILE LOCATION: H:\17110 - Hard Car Wash\17110 - extended\17110 A4 Elevations
 DATE PLOTTED: 1/23/2018
 PLOTTED BY: tom_jacob
 LINDHOUT ASSOCIATES architects aa pc
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 www.lindhout.com (810)227-5668 fax: (810)227-5855

consultant

PLANNING REVIEW
 ARCHITECTURE PERMITS
 1-23-11
 5-16-11
 8-13-11
 2-15-11
 2-4-11
 date

ISSUED FOR

TRJ
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ADDITION AND RENOVATION FOR:
 HOWELL MICHIGAN
ELEVATIONS

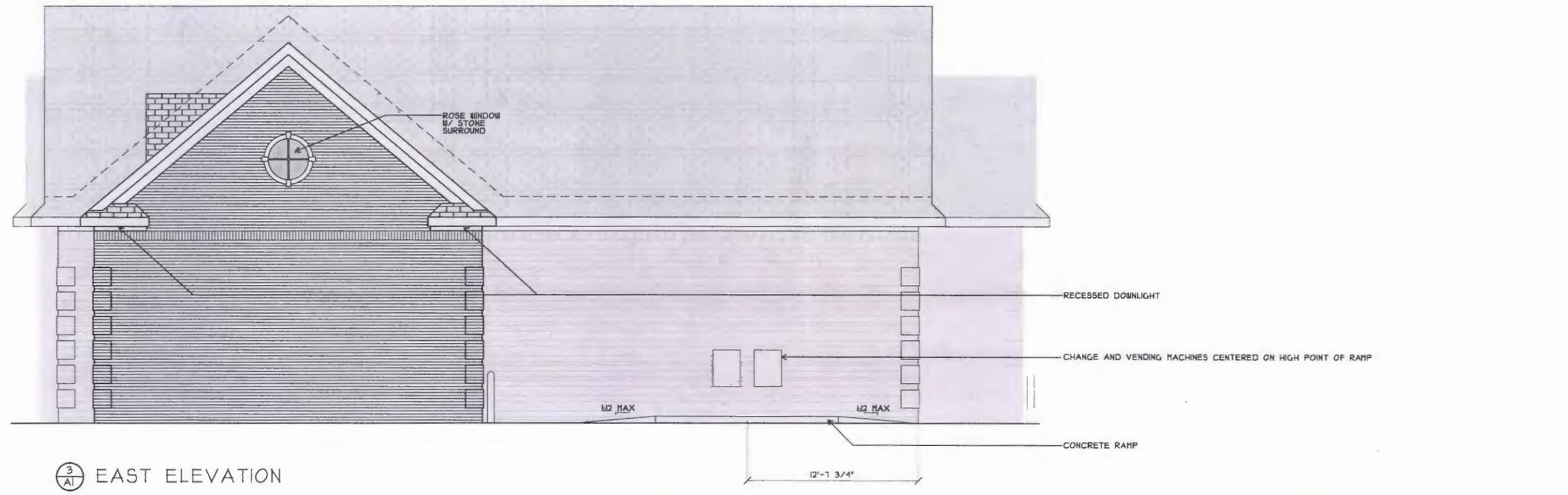
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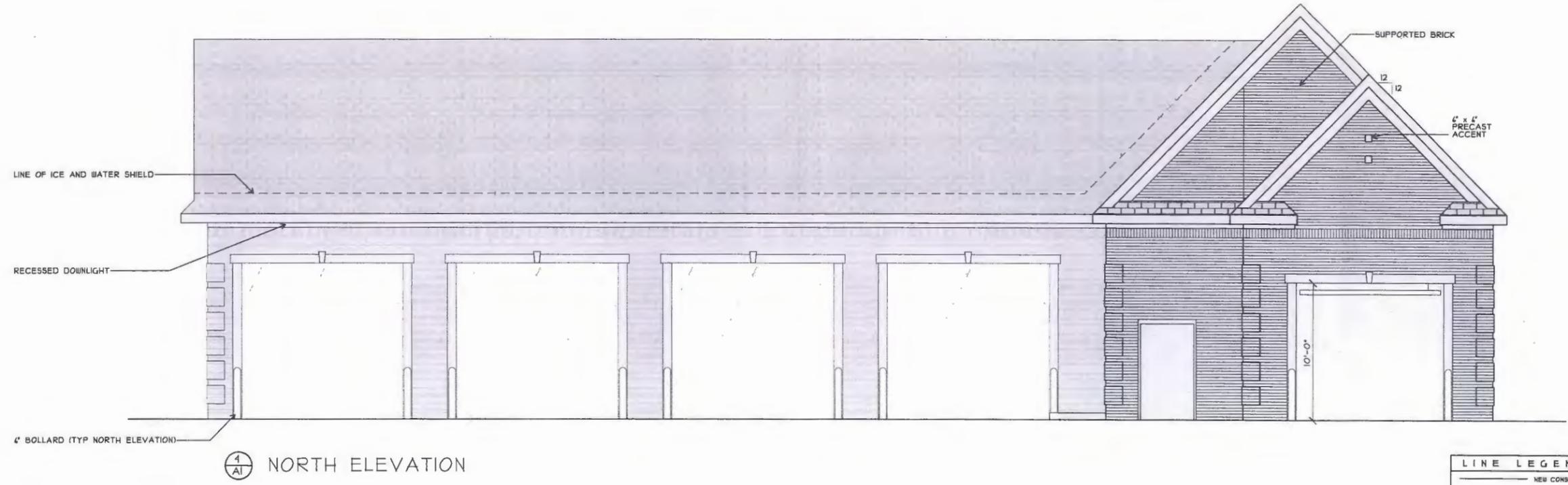
LINDHOUT ASSOCIATES architects aa pc

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FILE LOCATION: H:\N10 - Handl Car Wash\N10 - exterior\N10 AS Elevations
DATE PLOTTED: 1/23/2011 PLOTTED BY: lsa_jls



3 EAST ELEVATION



4 NORTH ELEVATION

LINE LEGEND

—	NEW CONSTRUCTION
- - -	EXISTING TO REMAIN
---	HIDDEN WORK
· · ·	EXISTING TO BE REMOVED

SCALE: 1/4" = 1'-0"



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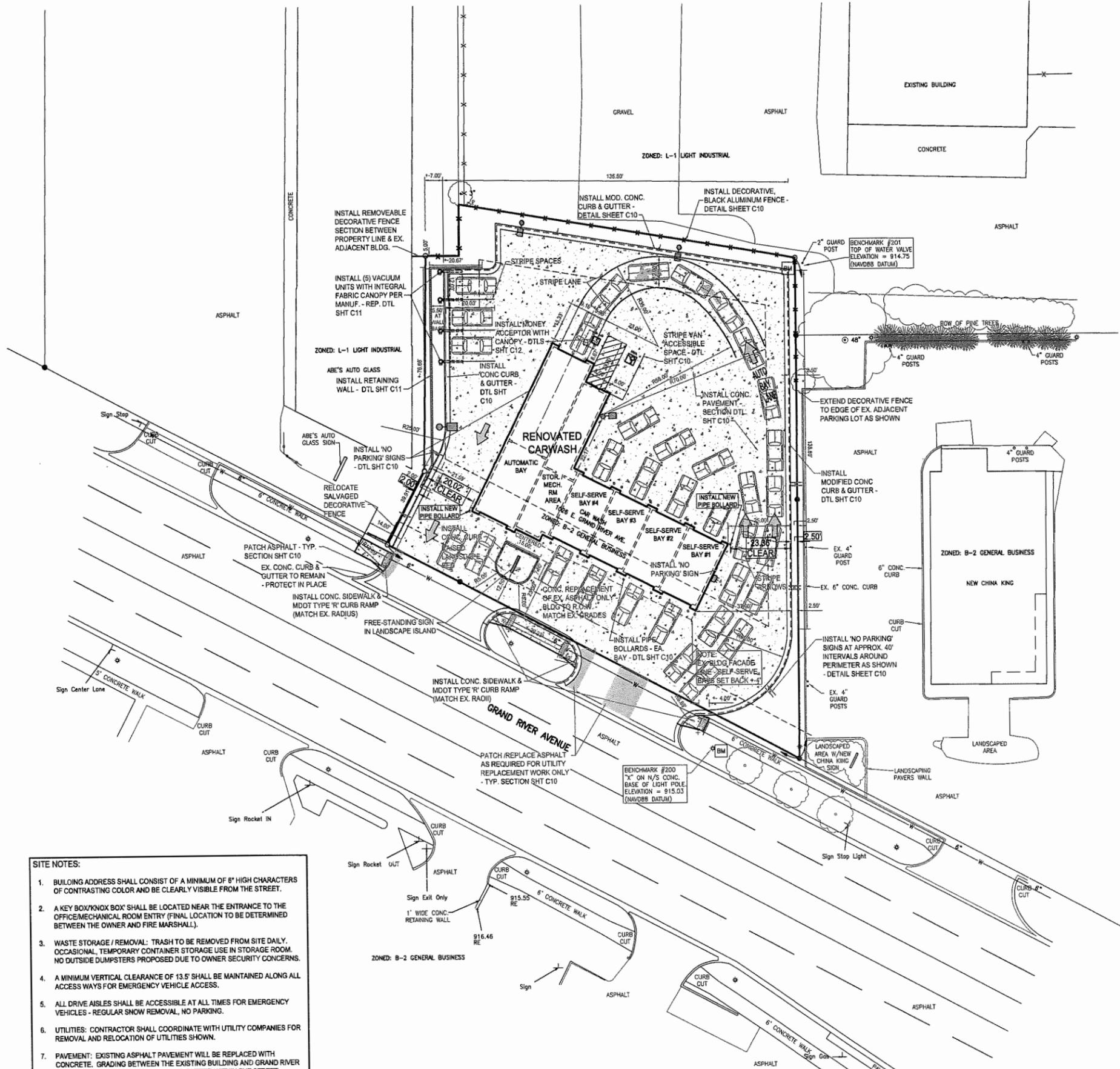
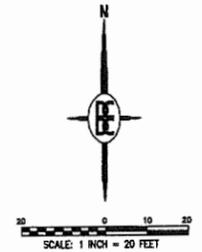
consultant

PLANNING REVIEW	
BIDS AND PERMITS	
PERMITS	
PLANNING REVIEW - VERSION 3	
COLOR ELEVATIONS	
REVIEW COMMENTS, OWNER CHANGES	
ISSUED FOR	
1-23-11	
2-4-11	
3-13-11	
2-15-11	
2-4-11	
DATE	
DR:	TEJ
CK'D:	DAR
APP'D:	XXX

ADDITION AND RENOVATION FOR:
SOAPY BUCKET CAR WASH
HOWELL, MICHIGAN
ELEVATIONS

AS
17110

SITE PLAN (ANNOTATED)



LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
900	900	CONTOUR
T/C	XXX.XX	STORM DRAINAGE FLOW
---	---	SPOT ELEVATION
F/F	F/F	FINISHED FLOOR ELEVATION
F/G	F/G	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/CONC	T/CONC	TOP OF CONCRETE
T/WALK	T/WALK	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RIM	RIM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
GV	GV	GATEVALVE STRUCTURE
HYD	HYD	HYDRANT
UP	UP	UTILITY POLE
INSTALL	S	PROVIDE AND INSTALL
---	SL	SANITARY DRAIN
---	FL	SANITARY LEAD
---	PS	FORCE MAIN
---	ST	PRESSURE SEWER
---	WM	STORM SEWER
---	WL	WATER MAIN
---	FO	WATER LEAD
---	OH	FIBER OPTIC
---	C	OVERHEAD WIRE
---	E	CABLE
---	G	ELECTRIC
---	T	GAS
---	O	TELEPHONE
---	□	MANHOLE
---	⊗	INLET / CATCHBASIN
---	⊕	GATE VALVE
---	⊖	HYDRANT
---	⊙	UTILITY POLE
---	---	FENCE
---	---	SIGN
---	---	SANITARY SEWER LABEL
---	---	STORM SEWER LABEL
---	---	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
---	---	SILT FENCE
---	---	LIMITS OF GRADING/CLEARING
---	---	CONCRETE
---	---	ASPHALT
---	---	MODIFIED CURB
---	---	TRENCH DRAIN

SITE DATA:
 GENERAL:
 ZONING: B-2 GENERAL BUSINESS
 EX. LOT AREA: 0.56 ACRES (1-24,432 SQ FT)
 EX. LOT WIDTH: 181.62'

ORDINANCE REQUIREMENTS:
 MIN. LOT WIDTH: 70 FT.
 SETBACKS:
 FRONT - AVERAGE DISTANCE WITH ADJACENT PROPERTIES (EX. AVG. CALCULATED AT 39.75 FT)
 SIDE - MIN. 8 FT., TOTAL 20 FT.
 REAR - 20 FT.

EXISTING / PROPOSED:
 EX. FRONT SETBACK - VARIES 25.3 FT - 27.9 FT (EX. NON-CONFORMING)
 PROPOSED - SELECTIVE RENOVATIONS WILL INCREASE SETBACK OF BLDG PORTIONS UP TO 4' - SEE ARCH. PLANS
 EX. SIDEYARD SETBACKS - VARIES, MIN. 25.15 FT WEST, VARIES MIN. 30.0 FT EAST
 PROPOSED WEST SIDEYARD SETBACK - 24.82 FT (NEW BRICK VENEER), EAST SIDEYARD MIN. 26.66 FT
 EX. REAR YARD SETBACK VARIES, MIN. 91.25 FT
 PROPOSED - BUILDING ADDITION WILL REDUCE MIN. REAR SETBACK TO 48.0 FT

SIGN REQUIREMENTS - B-2 ZONING:
 10 FT MIN. SETBACK
 12 FT MAX. HEIGHT
 50 SQ FT AREA PER SIDE MAX = TOTAL 100 SQ FT

PARKING REQUIREMENTS - CARWASH USE:
 SELF-SERVE: 1 SPACE / WASH STALL + 1 SPACE / VACUUM STATION + 1 SPACE / EMPLOYEE.
 AUTOMATIC: 1 SPACE / 200 SQ FT OF USEABLE FLR AREA OF CUSTOMER WAITING AREA & SERVICE AREAS + 1 SPACE / VACUUM STATION + 1 SPACE / EMPLOYEE.

STACKING REQUIREMENTS - CARWASH USE:
 SELF-SERVE - PER BAY: 3, 12 FT X 20 FT SPACES AT ENTRY + 1 SPACE AT EXIT
 AUTOMATIC - PER BAY: 6, 12 FT X 20 FT SPACES AT ENTRY + 2 SPACES AT EXIT

REQUIRED / PROVIDED:
 4 SELF-SERVE BAYS = 4 PARKING SPACES REQUIRED (REQUEST WAIVER DUE TO BUSINESS OPERATION)
 4 SELF-SERVE BAYS = 12 STACKING SPACES AT ENTRY & 4 AT EXIT - PROVIDED
 4 VACUUM STATIONS (1 DOUBLE, 2 SINGLE) = 4 PARKING SPACES PROVIDED (AT STATIONS)
 1 AUTOMATIC BAY - NO WAITING ROOM OR SERVICE AREA = 0 / NA
 1 AUTOMATIC BAY = 6 STACKING SPACES AT ENTRY & 2 AT EXIT - PROVIDED
 1 EMPLOYEE = 1 PARKING SPACE PROVIDED (HC VAN ACCESSIBLE)



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SOAPY BUCKET CARWASH RENOVATIONS

SPRINGBORN PROPERTIES
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 313-350-3358

SITE PLAN (ANNOTATED)

9	PC	BZA SUBMITTAL	3-6-19
8	PC	SEE PLAN/NOTES FOR REVISIONS	1-23-19
7	PC	MDOT REVIEW COMMENTS	8-27-18
6	PC	PROPERTY ACQUISITION COMMENTS	8-3-18
5	PC	CITY REVIEW COMMENTS	5-25-18
4	PC	OWNER CHANGES	3-9-18
3	PC	OWNER CHANGES	2-14-18
2	PC	OWNER CHANGES	2-13-18
1	PC	PRELIMINARY COMMENTS/OWNER CHANGES	2-9-18
	NO	DATE	12-20-17
	NO	REVISION PER	
		DESIGNED BY:	TD/PC
		DRAWN BY:	TD/PC
		CHECKED BY:	
		SCALE	1" = 20'
		JOB NO.	14-031
		DATE	3-6-19
		SHEET NO.	A-2.1

- SITE NOTES:**
- BUILDING ADDRESS SHALL CONSIST OF A MINIMUM OF 8" HIGH CHARACTERS OF CONTRASTING COLOR AND BE CLEARLY VISIBLE FROM THE STREET.
 - A KEY BOX/POX BOX SHALL BE LOCATED NEAR THE ENTRANCE TO THE OFFICEMECHANICAL ROOM ENTRY (FINAL LOCATION TO BE DETERMINED BETWEEN THE OWNER AND FIRE MARSHAL).
 - WASTE STORAGE / REMOVAL: TRASH TO BE REMOVED FROM SITE DAILY. OCCASIONAL, TEMPORARY CONTAINER STORAGE USE IN STORAGE ROOM. NO OUTSIDE DUMPSTERS PROPOSED DUE TO OWNER SECURITY CONCERNS.
 - A MINIMUM VERTICAL CLEARANCE OF 13.5' SHALL BE MAINTAINED ALONG ALL ACCESS WAYS FOR EMERGENCY VEHICLE ACCESS.
 - ALL DRIVE AISLES SHALL BE ACCESSIBLE AT ALL TIMES FOR EMERGENCY VEHICLES - REGULAR SNOW REMOVAL, NO PARKING.
 - UTILITIES: CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR REMOVAL AND RELOCATION OF UTILITIES SHOWN.
 - PAVEMENT: EXISTING ASPHALT PAVEMENT WILL BE REPLACED WITH CONCRETE. GRADING BETWEEN THE EXISTING BUILDING AND GRAND RIVER SHALL MATCH INTO EXISTING CURB AND GUTTER WITHIN THE STREET RIGHT-OF-WAY PER MDOT PERMIT REQUIREMENTS.

LANDSCAPE PLAN

GENERAL LANDSCAPE SPECIFICATIONS:

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. ALL STOCK SHALL BE NURSERY GROWN, CONFORMING TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. STOCK SHALL EXHIBIT NORMAL GROWTH HABIT AND BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT, AND SECURELY WRAPPED AND BOUND.
- ALL PLANT BED MATERIALS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, OTHER EXTRANEUS OBJECTS, AND POOR SOILS TO A MINIMUM DEPTH OF 12-INCHES AND BACKFILLED TO GRADE WITH SPECIFIED PLANTING MIX (SEE BELOW).
- PLANTING MIXTURE SHALL CONSIST OF 5 PARTS TOPSOIL FROM ON-SITE (AS APPROVED), 4 PARTS COARSE SAND, 1 PART SPHAGNUM PEAT MOSS (OR APPROVED COMPOST), AND 5 LBS OF SUPERPHOSPHATE FERTILIZER PER CU. YD. OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED FOR UNIFORM CONSISTENCY.
- ALL PLANT BEDS AND INDIVIDUAL PLANTS, NOT OTHERWISE NOTED SHALL BE MULCHED WITH A 4-INCH LAYER OF SHREDDED BARK MULCH. EDGE OF MULCH BEDS AS SHOWN. TREES IN LAWN AREAS SHALL RECEIVE A 5-FT DIAMETER CIRCLE OF MULCH UNLESS OTHERWISE NOTED.
- LANDSCAPE STONE SHALL BE INSTALLED WHERE NOTED OR INDICATED (HATCHED). STONE SHALL BE 3/4" - 1-1/4" NOMINAL WASHED RIVER GRAVEL - AS SELECTED. IT SHALL BE INSTALLED TO A MINIMUM DEPTH OF 3-INCHES.
- ALL LANDSCAPE BEDS, UNLESS OTHERWISE NOTED SHALL BE INSTALLED OVER WEED BARRIER FABRIC - WATER PERMEABLE FILTRATION FABRIC OF NON-WOVEN POLYPROPYLENE OR POLYESTER FABRIC. FABRIC SHALL BE OF SUITABLE THICKNESS FOR APPLICATION.
- ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT, DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL SPECIFICATIONS.
- EDGING SHALL BE PROVIDED FOR ALL LANDSCAPE BEDS NOT ADJACENT TO CONCRETE PAVEMENT. EDGING SHALL BE BLACK ALUMINUM EDGING, 3/16-INCH X 4-INCH. INSTALL PER MANUFACTURER'S INSTRUCTIONS, ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
- SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUE GRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4-INCH AT TIME OF PLANTING, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10-INCHES BY 16-INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36-HOURS AFTER CUTTING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN-OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF 1 MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.

ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.

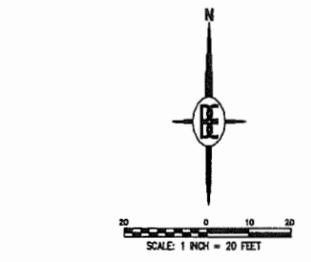
SEE MIXTURE SHALL BE AS FOLLOWS:
 KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES - ADELPHI, RUGBY, GLADE, OR PARADE) 30%
 RUBY RED OR DAWSON RED FINE FESCUE 30%
 ATLANTA RED FESCUE 20%
 PENNFINE PERENNIAL RYE 20%

THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 LBS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-10 ANALYSIS.

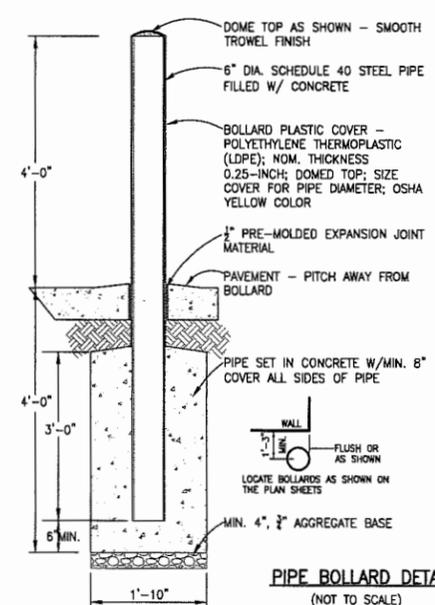
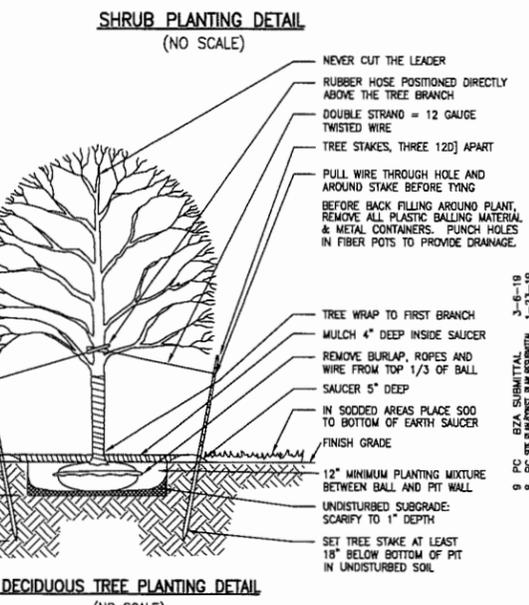
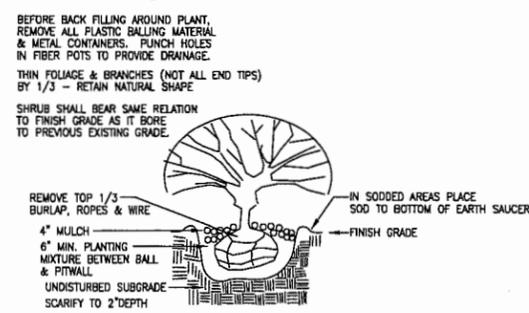
10% NITROGEN - MIN 25% FROM A UREA FORMALDEHYDE SOURCE
 0% PHOSPHATE
 10% POTASH - SOURCE POTASSIUM SULFATE OR POTASSIUM NITRATE

THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 LBS PER 1000 SQ FT OF BULK FERTILIZER.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RE-SEEDED AND SUCH RE-SEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
- ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 6-INCH LAYER OF CLEAN, FRIABLE TOPSOIL. THE SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.
- DECORATIVE LANDSCAPE BOULDERS SHALL BE OF 'FIELD STONE' TYPE GENERALLY CONSISTING OF METAMORPHIC QUARTZITE OR GLACIAL TILL STONE SUITABLE FOR LANDSCAPE APPLICATION. PROVIDE A VARIETY OF SIZES RANGING FROM A MINIMUM OF 12-INCHES THROUGH 42-INCHES.
- ALL LANDSCAPED AREAS WITHIN PROJECT AREA SHALL BE PROVIDED WITH AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM.



PROPOSED (PR)	EXISTING (EX)	
900	900	CONTOUR DRAINAGE FLOW
T/C	922.08	SPOT ELEVATION
XXXX		FINISHED FLOOR ELEVATION
FFE		FINISHED GRADE ELEVATION
FG		RM ELEVATION
RIM		INVERT ELEVATION
INV		MANHOLE STRUCTURE
NH		CATCHBASIN STRUCTURE
CB		GATEVALVE STRUCTURE
GV		HYDRANT
HYD		UTILITY POLE
UP		PROVIDE AND INSTALL SANITARY DRAIN
INSTALL		STORM SEWER
ST		WATER MAIN
WM		WATER LEAD
WL		GAS OVERHEAD WIRE
OH		MANHOLE INLET / CATCHBASIN FLARED END-SECTION
CH		GATE VALVE
CK		HYDRANT
UT		UTILITY POLE
F		FENCE
S		SIGN
CONCRETE		CONCRETE
ASPHALT		ASPHALT
MODIFIED CURB		MODIFIED CURB
DECIDUOUS TREE		DECIDUOUS TREE
EVERGREEN TREE		EVERGREEN TREE
ORNAMENTAL TREE		ORNAMENTAL TREE
SHRUB / PERENNIAL		SHRUB / PERENNIAL



KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
TREES					
ATP	4	Acer truncatum 'Crimson Sunset'	Crimson Sunset Maple	3" cal.	B-B
GTD	3	Gleditsia triacanthos var. inermis 'Drowsy'	Street Keeper Honey Locust	3" cal.	B-B
CONIFER SHRUBS					
BG	71	Buxus x microphylla 'Green Gem'	Green Gem Boxwood	18" ht.	B-B
TE	44	Thuja occidentalis 'Emerald'	Emerald Arborvitae	36" ht.	B-B
DECIDUOUS SHRUBS					
DR	53	Diervilla divaricata 'Smudgin' Pprof	Kodiak Black Diervilla	24" ht.	Cont.
HPL	22	Hydrangea paniculata 'Jane'	Little Lime Panopae Hydrangea	24" ht.	Cont.
RS	10	Rosa Radtko	Red Knockout Shrub Rose	15" ht.	Cont.
SPM	9	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	30" ht.	Cont.
PERENNIALS					
HGS	38	Hemerocallis 'Garden Show'	Garden Show Daylily (re-bloomer)	No. 1	Cont.

LANDSCAPE NARRATIVE / CALCULATIONS:
 LANDSCAPE REQUIREMENTS - B-2 ZONING:
 SCREENING ADJACENT LAND USES: SAME ZONING = NO SCREENING REQUIREMENT
 PARKING - CAR WASH USE - PARKING PROVIDED AT FACILITIES - 1 TREE / 8 SPACES
 WITH MIN 50 SQ FT LANDSCAPE SPACE
 GREENBELT: 1 TREE / 30 LF OF LOT FRONTAGE
 SITE LANDSCAPE OVERALL: 10% OF SITE AREA, EXCLUDING AN EXISTING THROUGHFARE

REQUIRED:
 GREENBELT: 657.33 LF LOT FRONTAGE / 30 = 22, 2-1/2" CAL. TREES REQUIRED
 PARKING: PER CARWASH PARKING CALCS (SEE SITE PLAN) 9 SPACES / 8 = 1 TREE + 50 SQ FT LANDSCAPE SPACE
 OVERALL SITE: 0.56 AC / 24,432 SQ FT * 10% = 2,443 SQ FT

PROVIDED:
 SCREENING PROVIDED IN LIEU OF GREENBELT ALONG NORTH, EAST & WEST PROPERTY LINES ON-SITE - WAIVER DUE TO EXISTING NON-CONFORMING PAVEMENT & SITE LIMITATIONS
 PROVIDING 6 TREES EQUAL TO TREE GREENBELT REQUIREMENT FOR STREET FRONTAGE (181.82 FT / 30)
 PARKING: 1 TREE AT SITE PERIMETER + LANDSCAPE BED AT SIGN BASE IN FRONT YARD
 OVERALL SITE: 2,580 SQ FT OF LANDSCAPE BEDS PROVIDED

BEBOSS
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SOAPY BUCKET CARWASH RENOVATIONS
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LANDSCAPE PLAN & DETAILS

NO.	REVISION PER	DATE
1	PREPARED FOR:	
2	DESIGNED BY:	TD
3	DRAWN BY:	TD/PC
4	CHECKED BY:	
5	SCALE:	1" = 20'
6	JOB NO.:	14-031
7	DATE:	3-6-19
8	SHEET NO.:	A-2.2