

## BOARD OF ZONING APPEALS AGENDA

City Hall –Council Chambers- Lower Level

611 E. Grand River - Howell, MI 48843

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Board members and  
other officials normally  
in attendance:

**Wednesday, August 8, 2018**

**7:00 p.m.**

1. Jeannette Ambrose  
*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 June 13, 2018 Meeting
2. #18-15 – 228 West Highland Road (PID #4717-25-100-004) – Front Yard Parking
3. September Meeting Date
4. 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**  
**June 13, 2018**  
**City Hall Council Chambers**  
**611 E. Grand River**  
**Howell, MI 48843**

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The meeting of the Board of Zoning Appeals was called to order by Chairman Munsey at 7:01 p.m.

Present:, Sean Munsey, Ken Keith, Victoria Hertrich, Randall Mattson, Jeannette Ambrose, Jacob Schlittler, City Attorney Dennis Perkins, Community Development Director Timothy Schmitt, and Recording Secretary Deanna Robson.

Absent: David Holmes.

Guests: Ghassan Abdelnour, Nicoll and Marc Ward, Henrietta Olechowski.

**APPROVAL OF MINUTES OF April 12, 2018**

**MOTION by Hertrich, SUPPORT by Mattson, “To approve the minutes of the April 12, 2018 meeting.” MOTION CARRIED (6-0).**

**#17-26 – VACANT HIGHLAND ROAD (PID #4717-25-100-005) – BUILDING HEIGHT, ACCESSORY STRUCTURE SIZE, FRONT YARD PARKING**

Chairman Munsey opened the public hearing at 7:02 p.m.

Ghassan Abdelnour, GAV & Associates, Inc., 24001 Orchard Lake Road, Suite 180A, Farmington, 48336, explained the requested variances: front yard parking is necessary due to the layout of the proposed structure and design of the site; a larger storage unit, surrounded by landscaping and greenery, has been proposed to house the building maintenance equipment for this large project; and the design of the building is intended to match a residential design with 60-70% as one story, although the building height exceeds the ordinance requirements in some areas.

Nicoll Ward, 340 Brigg, Gallery Park Homeowners Association President, stated that she was contacted by the developer earlier that day; was glad to see the majority of the parking moved to the front of the building; and expressed concern about traffic as well as the storage building off Brigg Street. She also asked if the developer would be required to maintain the property and landscaping, and Community Development Director Schmitt confirmed.

Henrietta Olechowski, 330 Brigg, inquired as to the location of the main driveway, and Mr. Schmitt responded that the main entrance will be off M-59, with a secondary entrance off Brigg near Carlisle.

Discussion followed regarding parking and Mr. Abdelnour confirmed that more than enough parking was included with the plans, with no overflow needed. City Attorney Perkins stated that citizens may contact staff if parking situations or concerns should arise.

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Chairman Munsey closed the public hearing at 7:19 p.m.

**MOTION by Keith, SUPPORT by Hertrich, “To approve the following three requested variances to allow for the construction for the construction of a new 86,500 square foot assisted living rehabilitation facility on the vacant Highland Road property (PID #4717-25-100-005), with the condition listed and based on the findings of fact below.**

- 1. To allow the construction of a building that will be 29 feet, six inches tall on the southern wing of the building, where only 25 feet is permitted, a variance of four feet, six inches.**
- 2. To allow the construction of a storage building that is 1,620 square feet in size, where only 900 square feet is permitted, a variance of 900 square feet.**
- 3. To allow the majority of parking to be located in the front yard, where the ordinance requires the majority of parking to be located in the side or rear yard.**

**Required condition:**

- Applicant must obtain all necessary building permits for the construction on the garage prior to work commencing.**

**Findings of fact:**

- 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;**
- 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;**
- C. That the plight of the landowner is due 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.”**

**MOTION CARRIED (6-0).**

### **OTHER BUSINESS**

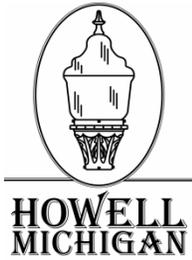
**MOTION by Mattson, SUPPORT by Ambrose, “To excuse Member Holmes from the June 13, 2018 meeting.” MOTION CARRIED (6-0).**

### **ADJOURN**

**MOTION by Mattson, SUPPORT by Ambrose, “To adjourn the meeting at 7:20 p.m.” MOTION CARRIED (6-0).**

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Deanna Robson, Deputy City Clerk



**CITY OF HOWELL  
VARIANCE ANALYSIS**

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**APPLICANT INFORMATION**

**APPLICANT:** Studio Intrigue Architects, on behalf of Lake Trust Credit Union

**ADDRESS:** 228 West Highland Road

**PROPERTY ID #:** 4717-25-100-004

**ZONING:** MXD, Mixed-Use Development

**DATE:** August 1, 2018

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**VARIANCES REQUESTED**

The applicant is requesting a variance to allow for the construction of a new 2,300 square foot bank branch with associated drive through lanes on the property in question. The following variance is required to allow the new building to be built as proposed:

*Section 6.22 Mixed Use District Development Regulations* to allow the majority of parking to be located in the front yard, where the ordinance requires the majority of parking to be located in the side or rear yard.

**SUMMARY OF PROJECT**

The property is an 0.85-acre vacant parcel located at the northeast corner of Highland Road (M-59) and Welland Street. The parcel is the westernmost outlot in the Crossroads Town Center development and is adjacent to the Gallery Park development to the north. The Crossroads development is located to the east, running from this property to Oak Grove road. To the west, an assisted living facility has been proposed and will likely begin construction still this year. M-59 is located directly to the south of the subject property.

The applicant, Studio Intrigue Architects on behalf of Lake Trust Credit Union, is requesting approval for a new approximately 2,300 square foot bank branch with associated drive through lanes on the vacant property. The building would have access from the private drive in the north only, with no curb cut onto either Welland or M-59. Additional cross access would be provided between this site and the IHA Medical site under construction to the east. The Planning Commission reviewed the application in May and June of 2018 and recommended approval at their June meeting, subject to Board of Zoning Appeals action on the variance listed above.

## 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, review appeals from either administrative decisions or decisions of the Planning Commission, 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)). Given that there are three variances being requested, Staff will review each individually as needed, based on what number they are listed as on page one of this report.

- 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;**

Similar to the property to the west, the property in question has frontage on three roads, in the north, south, and west. This situation makes putting the majority of the parking in the rear yard not possible, due to a variety of design considerations, most notably the location of the curb cut to the site. For safety purposes, the curb cut is pushed as far away from the Welland Street intersection as possible. Moving parking around the site would push that curb cut closer to Welland.

- 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;**

As mentioned previously, there is no design option that would relax the variance request, as a majority of the parking is located in one of the three ‘front’ yards on the parcel. The variance being requested is similar in character to the one granted for the property directly to the west, which has similar circumstances.

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

Given that the site has streets on three sides, the parcel has three front yards. Designing the site in such a way to put the majority of parking in the rear yard would not be pedestrian friendly to visitors of the site, would move the curb cut closer to Welland Street, and would put a disproportionately small building directly along a major street, with a sea of parking behind it.

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

As noted previously, with three streets surrounding the project, the parking is not majority located in the rear yard. This is not a situation created by the current applicant, but was a design issue from the beginning of the project.

**STAFF REVIEW AND RECOMMENDATION**

The proposed building and parking on the site are well designed to meet the needs of Lake Trust. They have regularly financial planning and literacy meetings on the site, which necessitates the amount of parking on the site. They also are proposing a nice patio for the for the building patrons and employees. The site is triple fronted, which makes putting the parking in the rear yard difficult, when looked at as an individual site. The lot is very similar to the parcel to the west, where a similar variance request was approved, due to the layout of the streets in the area. The front yard parking issue is due nearly entirely to the property having three front yards under the zoning ordinance and due to no actions of the applicant. At this time, Staff **can recommend approval** of the variance request. The applicant will still need to obtain all necessary building permits for the construction prior to work commencing.

June 22, 2018

Patrick Glowacki  
Studio Intrigue Architects  
1114 S Washington, Suite 100  
Lansing, MI 48910

Re: #18-10 – 228 West Highland – Site Plan Request – Lake Trust Credit Union

Mr. Glowacki,

For your records, on June 20, 2018, the Planning Commission approved your Site Plan request for the property at 228 West Highland (parcel id#4717-25-102-004). The request would allow for the construction of an approximately 2,300 square foot bank branch on the existing lot. The approval was granted subject to the following conditions:

1. The construction shall meet all applicable ordinance standards.
2. Modification of the plans to meet all comments in the Planning Review letter dated May 9, 2018.
3. Modification of the plans to meet all comments in the Engineering Review letter dated May 18, 2018.
4. Planning Commission waiver of the project perimeter setback of 100 feet to the west, allowing for a reduced setback to the neighboring MXD zoned properties. (Section 6.22(b)(4))
5. Board of Zoning Appeals variance for the amount of parking in the front yard along Welland Street and Highland Road. (20% permitted v. 60% proposed) [CONTACT STAFF FOR PROCESS OF APPLYING TO THE BZA TO ADDRESS THIS ISSUE]

Please sign below acknowledging receipt of these conditions and return a copy to our office. If you have any questions, please feel free to contact me at (517) 546-3861. Please note, site plans expire in one year and work on the project is expected to be commenced in that time.

Sincerely,

Timothy R. Schmitt, *AICP*  
Community Development Director

I acknowledge receipt of and agree to the conditions above.

\_\_\_\_\_  
Date: \_\_\_\_\_



CITY OF HOWELL

# REQUEST FOR REVIEW

611 E. Grand River Ave.

Howell, MI 48843

(517) 546-3861

FAX: (517) 546-6030

Date June 29, 2018 Permit # \_\_\_\_\_

Location of Property 228 West Highland (Unit 4)

City Charter, Ordinance Chapter, Section and Paragraph you are petitioning under (ARTICLE 7 SIGNS)  
Article 6, Section 6.22 Mixed Use District Development Regulations, (f), (1) Parking/Loading

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

### PROPERTY OWNER INFORMATION

Name Lake Trust Credit Union Phone ( 517-267-7200 )

Address 4605 S. Old US Highway 23 City Brighton State MI Zip 48114

Property Owner's Signature giving consent to petition

Signature Theresa Guastella Date 6.29.18

### 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 207.49' depth 178.51' sq. footage 36,942

Property Setbacks front 20' rear 10' right side 8' left side 10'

Barrier Free  Yes  No Number of Off-Street Parking Spaces 22 Handicap Spaces 2

### 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.

We are requesting a variance to have more than 20% of the off street parking for this property to be within the front yard abutting a public right-of-way.

Attached EXHIBIT A - references the zoning ordinance article and section as well as an explanation for the variance request.

Attached EXBIT A-1 - Proposed site plan, landscaping plan and floor plan.

**RECEIVED**

**JUN 29 2018**

**CITY OF HOWELL**

Attach the following documentation with your request:

- Legal Description of the Property (EXHIBIT A-1)
- Architect/Engineering Drawing (EXHIBIT A-2)
- Location Map (EXHIBIT A-3)

*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)
- Construction Drawing(s) of Proposed Structure, if applicable (EXHIBIT B-2)

**APPLICANT INFORMATION**

Name Patrick Glowacki - Studio Intrigue Architects

Phone (517-372-8804) Cell (517-599-5641) Email patg@studiointrigue.com

Address 1114 S. Washington Ave, Suite 100 City Lansing State MI Zip 48910

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  Date 6-29-18

Please Print Patrick Glowacki Title Project Manager

**LIVINGSTON COUNTY & STATE OF MICHIGAN PERMITS & INSPECTIONS**

*Local governmental agency to complete this section.*

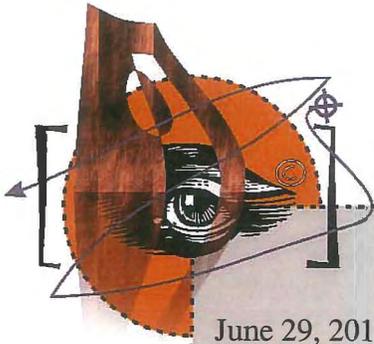
Inspection	Required?	Approved	Date	Number	By
	<input type="checkbox"/> Yes <input type="checkbox"/> No				

Appeal is hereby:

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

Approval Signature \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_



# studio [intrigue] ARCHITECTS

June 29, 2018

David C. VanderKlok,  
AIA, NCARB

Kenneth L. Jones II  
AIA, NCARB

City of Howell  
Zoning Board of Appeals  
611 E. Grand River Ave.  
Howell, MI 48843

Re: Lake Trust Credit Union  
228 West Highland Road  
Prop. ID #4717-25-102-004

### EXHIBIT A

Article 6, 6.22 Mixed Use District Development Regulations, (f), (1) Parking/Loading – *Off-street parking* for non-residential *uses* shall be located predominantly within the side or *rearyard* areas. Up to twenty (20) percent of the *off-street parking* may be permitted within the *frontyards* when abutting a public right-of-way.

architectural design

interiors

master planning

feasibility studies

construction  
drawings

renderings

specifications

ADA studies

ordinance research

code research

logo design

graphic design

furniture design

brochure design

A typical Lake Trust Credit Union branch has 05 employees. Around the holiday season, LTCU experiences its busiest period – it is not uncommon in this period to have 20-24 customers in the lobby during these times. This has proven itself at all branches and we don't expect anything different in Howell. As well, LTCU holds early evening financial planning meeting for their members. These are typically attended by 18-22 persons. Typically, a branch of this size requires 30 parking spaces, but the site is too small to accommodate these many spaces.

As shown on Exhibit A-1 the site is very small. Combined with two public street frontages, cross lot access to IHA, and the need for the drive through lanes to be on the north side of the building, it doesn't leave a lot of space to accommodate the majority of the parking in the side or rear yard of the site. Unlike the Flagstar Bank within the same complex LTCU does not have the opportunity to use the Kroger parking lot for overflow parking without having its members walk a great distance. This is a unique condition associated with this property within this area which is not similar in nature to other properties nearby.

Sincerely,  
Studio [Intrigue] Architects, LLC

Patrick Glowacki – Project Manager  
Cc: Lake Trust Credit Union

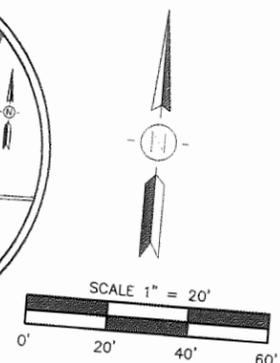
NCARB



1114 S. Washington Ave. ✕ SUITE 100 ✕ Lansing ✕ MICHIGAN ✕ 48910  
517.372.8804 PHONE ✕ 517.372.8805 FAX ✕ WWW.STUDIOINTRIGUE.COM

# Lake Trust Credit Union

CITY OF HOWELL, LIVINGSTON COUNTY, MICHIGAN



**LEGAL DESCRIPTION:**  
 (As provided by First American Title Insurance Company, Commitment No. 808073, dated March 8, 2018)

Unit(a) 4, of CROSSROADS TOWN CENTER, a Condominium according to the Master Deed recorded in Liber 4459, page 265, and amended by First Amendment to Master Deed recorded in Instrument No. 2008R-001603 and Second Amendment to Master Deed recorded in Instrument No. 2014R-035006, Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No. 306, together with an undivided interest in the common elements of said condominium as set forth in said Master Deed and as described in Act 59 of the Public Acts of Michigan of 1978, as amended.

**ARCHITECT:**  
 Studio Intrigue Architects, LLC  
 1114 S. WASHINGTON AVE., STE 100  
 LANSING, MI 48910-1649  
 PH: (517) 372-8804  
 FAX: (517) 372-8805

**ENGINEER/SURVEYOR:**  
 KEBS, Inc.  
 2116 HASLETT RD.  
 HASLETT, MI 48840  
 PH: (517) 339-1014  
 FAX: (517) 339-8047

**APPLICANT/OWNER:**  
 LAKE TRUST CREDIT UNION  
 4605 S. OLD US HWY 23  
 BRIGHTON, MI 48114  
 PH: (517) 267-7200

- EX. LEGEND**
- = SET 1/2" BAR WITH CAP
  - = FOUND IRON AS NOTED
  - = DEED LINE
  - = DISTANCE NOT TO SCALE
  - = FENCE
  - = ASPHALT
  - = CONCRETE
  - = GRAVEL
  - = EXISTING SPOT ELEVATION
  - = EXISTING CONTOUR ELEVATION

**SITE DATA**  
 PROPOSED CREDIT UNION  
 TOTAL SITE AREA: 36,941 SF OR 0.85 ACRES  
 ZONED: MXD—MIXED USE DEVELOPMENT  
 ADJ. ZONING: MXD

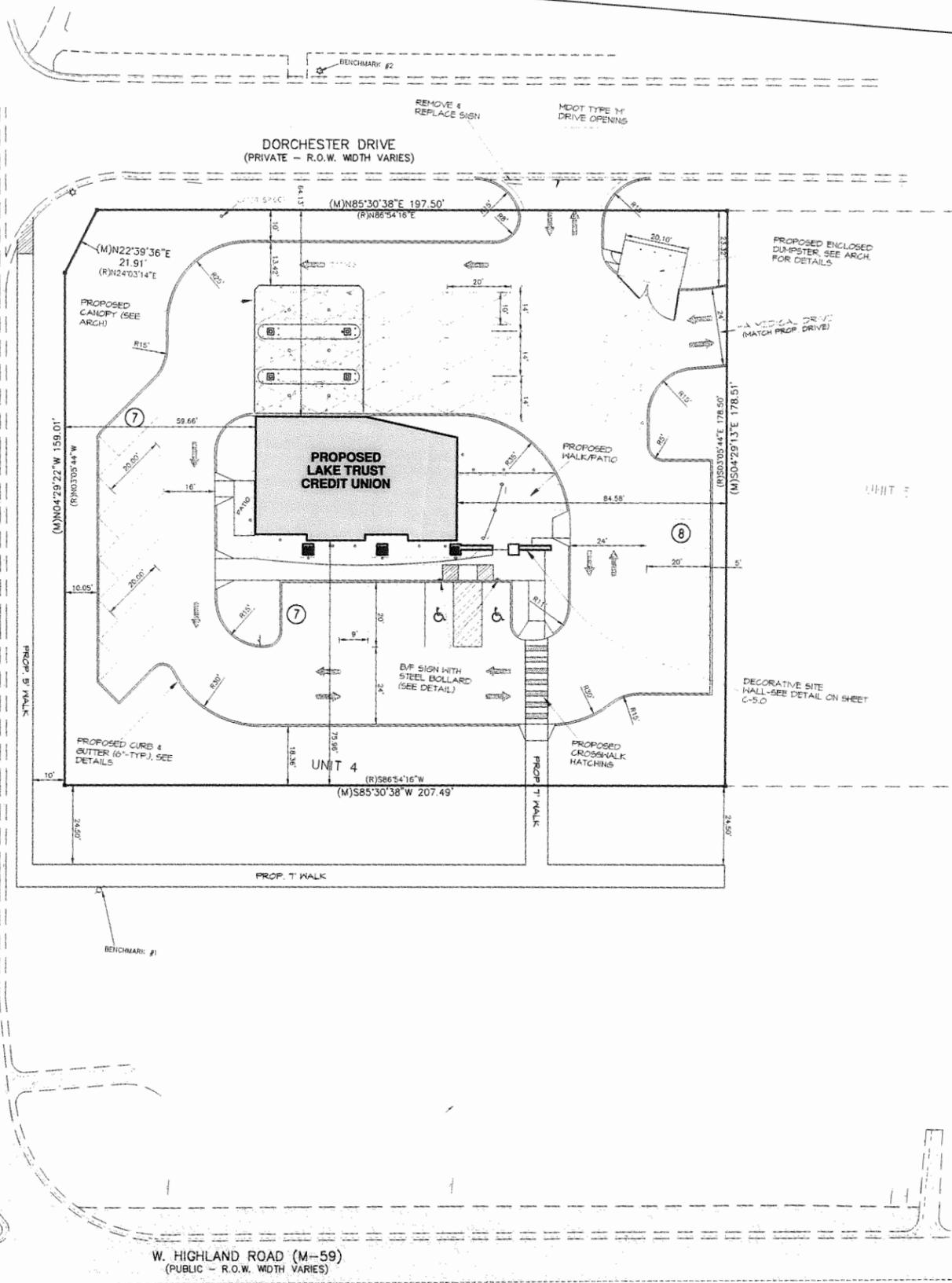
**BUILDING SETBACKS**  
 FRONT TO M-59: 75.96'  
 FRONT TO DORCHESTER: 64.13'  
 FRONT TO WELAND: 59.66'  
 SIDE TO EAST: 84.58'

**BUILDING/UNIT DATA**  
 PROPOSED BANK FLOOR AREA = ±2,284 S.F.

**PARKING**  
 REQUIRED:  
 BANK: 1 SPACE PER 200 S.F. USABLE  
 = 2,284 S.F./200 S.F.  
 11.4 OR 12 SPACES REQUIRED

TOTAL REQUIRED = 12 SPACES (INCL. 1 B/F)  
 TOTAL PROVIDED = 22 SPACES

**UTILITIES**  
 WATER:  
 CITY PUBLIC WATER MAIN  
 SANITARY:  
 CITY PUBLIC SANITARY  
 STORM:  
 TO EX. DETENTION BASIN



**LEGEND**

- ▲ 1/4" 800.00
- ▲ 1/8" 800.00
- ▲ 1/16" 800.00
- ▲ 1/32" 800.00
- DENOTES S.E.C. KEYING SYSTEM

PROPOSED GRADES  
 PROPOSED FIRST FLOOR ELEV.  
 PROPOSED TOP OF CURB ELEV.  
 PROPOSED TOP OF GROUND ELEV.  
 PROPOSED TOP OF PAVT ELEV.  
 PROPOSED TOP OF WALK ELEV.  
 DENOTES S.E.C. KEYING SYSTEM #1627.



**BENCHMARKS**  
 BENCHMARK #1  
 ELEV. = 922.59 (NAVD88)  
 RAILROAD SPIKE, EAST SIDE UTILITY POLE, 27' EAST OF BACK OF CURB OF WELAND STREET, 100' NORTH OF BACK OF CURB OF M-59

BENCHMARK #2  
 ELEV. = 914.26 (NAVD88)  
 CHISELED "+", SOUTH SIDE OF TOP OF LIGHT POLE BASE, NORTH SIDE OF DORCHESTER DRIVE, SECOND LIGHT POLE EAST OF WELAND DRIVE, SOUTH OF APARTMENT #1627.

**EX. SEWER INVENTORIES**

CATCH BASIN #100  
 RM ELEV. = 909.93  
 UNABLE TO REMOVE COVER

CATCH BASIN #101  
 RM ELEV. = 909.96  
 18" RCP IN INV. = 903.96  
 SUMP ELEV. = 901.96

SANITARY MANHOLE #200  
 RM ELEV. = 902.15  
 10" PVC E INV. = 905.92  
 10" PVC W INV. = 905.95

SANITARY MANHOLE #201  
 RM ELEV. = 917.04  
 10" PVC N INV. = 903.48  
 10" PVC E INV. = 903.06

SANITARY MANHOLE #202  
 RM ELEV. = 916.93  
 10" PVC E INV. = 902.55  
 10" PVC W INV. = 902.63

SANITARY MANHOLE #203  
 RM ELEV. = 917.33  
 10" PVC E INV. = 904.10  
 10" PVC W INV. = 904.17

○ DENOTES PROPOSED NUMBER OF 9' x 20' PARKING SPACES  
 SITE ADDRESS: 228 W. HIGHLAND ROAD, HOWELL, MI 48843

REVISIONS  
 4-25-18 SUBMITTAL

**KEBS, INC.**  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH: 517-339-1014 FAX: 517-339-8047  
 Marshall Office  
 Ph. 268-781-9800

**Lake Trust Credit Union**  
 SITE & DIMENSION PLAN

SCALE: 1" = 20'  
 DATE: 4-20-18  
 AUTHORIZED BY: [Signature]

DESIGNER: [Signature]  
 PROJECT MGR: [Signature]  
 SHEET 2 OF 6

### GENERAL NOTES

- Quantities shown are for the convenience of the contractor only. Contractor is responsible for verifying quantities, and for providing sufficient materials to complete the job per plan.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- Contractor shall call MISS DIG System, Inc. (800) 482-7171 three full working days before work commences to locate underground utility locations. Contractor shall avoid all existing utilities, underground and overhead where applicable, and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify Landscape Architect of any variance.
- Some field adjustments may be necessary to ensure that there are no conflicts between existing and proposed plants.
- The contractor is responsible for protecting all existing vegetation to be preserved.
- Material quality and measurement shall conform to the most recent edition of the American Standard for Nursery Stock, ANSI Z60.1 by the American Hort.
- All plants shall be installed per the landscape plan. Plantings not found to be in compliance shall be replanted correctly at no additional expense to the owner.
- An approved pre-emergent herbicide shall be applied in all proposed planting beds at a rate specified by manufacturer for each plant variety.
- Where planting area meets turf area and edging is not specified, the contractor shall provide a trench edge. Do not install edging for mulch tree rings in lawn. Mulch all planting areas to the bedline shown.
- Fine grade, fertilize and sod/seed all disturbed areas resulting from construction. All areas shall drain completely and shall not pond or puddle. Aerate existing turf where it has been compacted by equipment.

### EXISTING TREE PRUNING NOTE

Prune (1) existing tree along west property line to remove lower branches to a min. of 6' above the ground to facilitate mowing underneath the tree canopy. Prune all rubbing branches and dead branches. Remove existing shrubs and suckers growing under the existing tree.

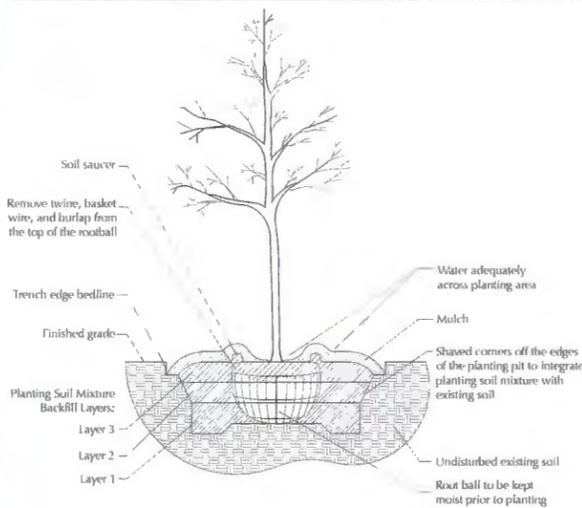
### REFERENCE SYMBOLS



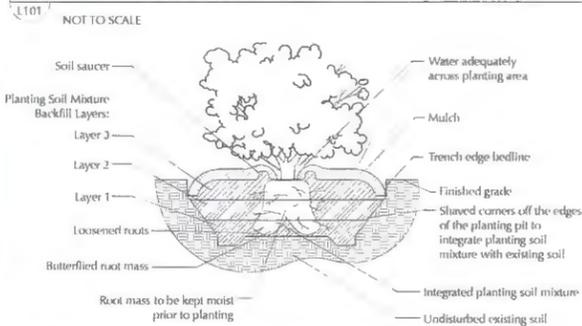
### ABBREVIATIONS

TYPE	DESCRIPTION
CAL.	CALIPER
C.Y.	CUBIC YARD
EX.	EXISTING
GAL.	GALLON
L.F.	LINEAR FEET
MAX.	MAXIMUM
MIN.	MINIMUM
O.C.	ON CENTER
S.F.	SQUARE FEET
S.Y.	SQUARE YARD

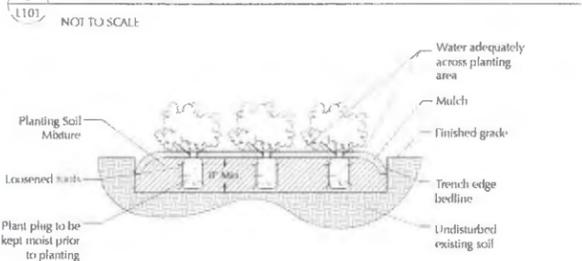
### PLANTING DETAILS



### TREE PLANTING DETAIL



### SHRUB PLANTING DETAIL

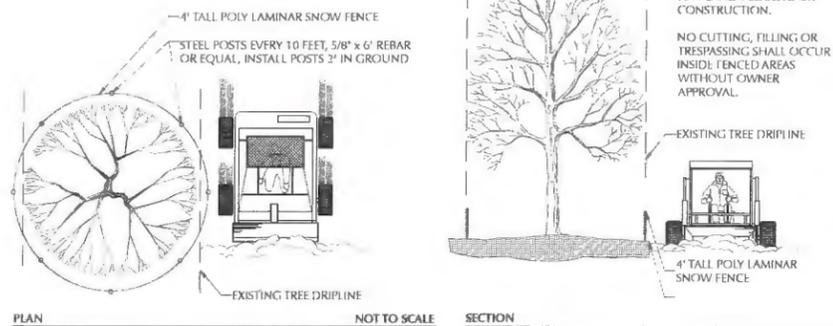


### PERENNIAL PLANTING DETAIL



### REPRESENTATIVE PLANT SCHEDULE

Key	Qty.	Botanical Name	Common Name	Size	Remarks
<b>Shade Trees</b>					
AR	XX	Acer rubrum 'Armstrong'	Armstrong Maple	2.5' Cal.	Min. 6' Branch Height
AS	XX	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5' Cal.	Min. 6' Branch Height
GT	XX	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5' Cal.	Min. 6' Branch Height
PA	XX	Platanus x acerifolia 'Morton Circle'	Exclamation Planetree	2.5' Cal.	Min. 6' Branch Height
<b>Ornamental Trees</b>					
BP	XX	Betula populifolia 'Whitespire'	Whitespire Birch	12' Ht.	Multi-stem
CC	XX	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2.5' Cal.	Single-stem
<b>Evergreen Shrubs</b>					
JP	XX	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper	3 Gallon	3.5' O.C.
<b>Deciduous Shrubs</b>					
HA	XX	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 Gallon	4' O.C.
HB	XX	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 Gallon	3.5' O.C.
RK	XX	Rosa 'Radrazz'	Knockout Rose	3 Gallon	3' O.C.
WB	XX	Weigela florida 'Spilled Wine'	Spilled Wine Weigela	3 Gallon	3' O.C.
<b>Perennials &amp; Orn. Grasses</b>					
AI	XX	Ansonia 'Blue Ice'	Blue Ice Blue Star	1 Gallon	2' O.C.
GR	XX	Geranium 'Rozanne'	Rozanne Geranium	1 Gallon	2.5' O.C.
MC	XX	Molinia caerulea 'Moorflamme'	Flaming Moor Grass	1 Gallon	2' O.C.
SA	XX	Sesleria autumnalis	Autumn Moor Grass	1 Gallon	18" O.C.



### TREE PROTECTION FENCE DETAILS



### CITY OF HOWELL LANDSCAPE REQUIREMENT CHART

#### REQUIRED GREENBELT BUFFERS

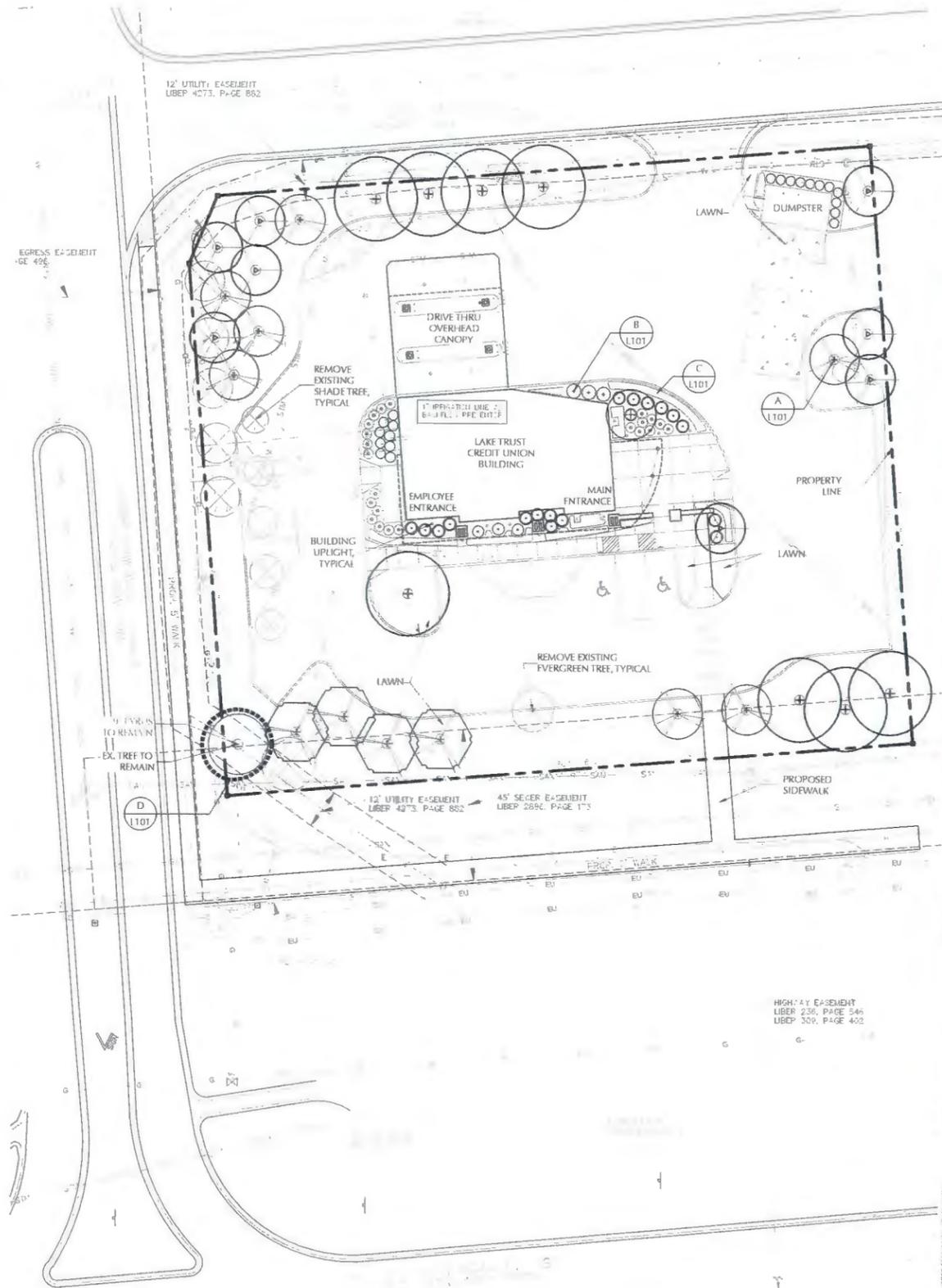
	REQUIREMENT	PROVIDED
NORTH PROPERTY DISTANCE: 197.5 L.F.	1 TREE / 30 L.F.	7 TREES
EAST PROPERTY DISTANCE: 178.5 L.F.	6.0 TREES	6 TREES
SOUTH PROPERTY DISTANCE: 207.5 L.F.	6.9 TREES	1 EX. TREE 6 TREES
WEST PROPERTY DISTANCE: 181 L.F.	6.0 TREES	6 TREES

#### REQUIRED PARKING LOT LANDSCAPING

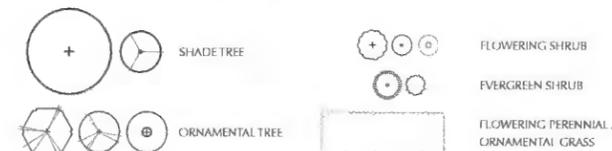
	REQUIREMENT	PROVIDED
PARKING SPACES: 23 SPACES	1 TREE / 8 SPACES 30 S.F. LANDSCAPE / 8 SPACES	3 TREES 628 S.F. LANDSCAPE

#### REQUIRED SITE LANDSCAPING

	REQUIREMENT	PROVIDED
SITE AREA: 36,941 S.F.	10% OF THE SITE AREA SHALL BE LANDSCAPED.	12,056 S.F. LANDSCAPE AREA



### LEGEND FOR PLANTINGS



**LAKE TRUST CREDIT UNION**  
228 W. HIGHLAND RD., HOWELL, MI 48843

### LANDSCAPE PLAN

**ELEMENTS STUDIO inc**  
www.ElementsStudio.com  
917 Briem Ave., Lansing, MI 48910  
Phone: 517.372.8804

**CLIENT:**  
Studio (in)trigue Architects, LLC  
1114 S. Washington Ave.  
Suite 100  
Lansing, MI 48940-1649  
Phone: 517.372.8804



**ISSUED:**  
4/25/18 SITE PLAN REV.

**PROJECT NUMBER:**  
S11803  
**DRAWN BY:**  
KI, JF  
**CHECKED BY:**  
JF  
**SCALE:**  
AS INDICATED

**SHEET NUMBER:**  
**L101**

