

Charter Township of Oscoda

Special Planning Commission

AGENDA

May 1, 2023 6PM
Robert J. Parks Public Library
6010 Skeel Ave
Oscoda, MI 48750

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-
- 1) **Call to Order –**
 - 2) **Pledge of Allegiance**
 - 3) **Welcome Guests**
 - 4) **Member Roll Call**
 - 5) **Approval of Work Session and Planning Commission Minutes –**
 - i. Planning Commission Regular Meeting Minutes April 3, 2023
 - ii. Planning Commission Special Meeting Minutes April 17, 2023
 - 6) **Agenda – Additions, Corrections, & Approval**
 - 7) **Public Comment – (Non-Scheduled and Scheduled Agenda Items)**
 - 8) **Old Business –**
 - i. **2022 Case Updates (For informational purposes only)**
 - 202-2022 Steve & Cathy Wusterbarth- SLUP for Accessory Structure- **Approved, Construction not yet started, Land Use Permit Extended per applicants' request.**
 - 902-2022 & 903-2022 Enviro Analytical- SLUP's for Marihuana Safety Compliance Facilities- **Progressing through licensing process**
 - 205-2022 AuSable Developments- SLUP for Apartments- **Preliminary Site Plan Approved, pending final Site Plan review.**
 - 906-2022 Great Green North- SLUP for Class B Grow Facility- **Preliminary approval given, progressing through licensing process.**
 - 103-2022 John Hedstrom- Site Plan Review- **Preliminary approval given.**
 - 10) **New Business –**
 - a) **Case 106-2023- Site Plan Review for Ramon Kattola**
 - b) **Case 107-2023- Site Plan Review for Chickens**
 - 11) **Informational-**
 - a) **Robert Tasior, Vice-Chair Resignation Letter**
 - 12) **Public Hearing– N/A**
 - 13) **Report of the Zoning Board of Appeals Representative**
 - 12) **Report of the Township Board Representative**
 - 13) **Report of the Planning Commission Sub-Committees**
 - 14) **Report of the Economic Improvement Committee**
 - 15) **Comments of Planning Commission members**

16) **Report of the Zoning Director**

17) **Adjournment**

Charter Township of Oscoda

Planning Commission

Meeting Minutes

April 3, 2023 6PM

Robert J. Parks Public Library

6010 Skeel Ave

Oscoda, MI 48750

1) CALL TO ORDER

Jeff Linderman, Chair, called the meeting to order at 6:00 PM.

2) Pledge of Allegiance

3) WELCOME GUEST – Mr. Linderman welcomed guests to the meeting.

4) ROLL CALL

Present – Mr. Palmer, Mr. Tasior, Mr. Schulz, Ms. Beckner, Ms. Mackenzie, Ms. Hopcroft, Mr. Linderman

Absent – None

Quorum –Mr. Linderman determined a quorum present.

5) APPROVAL of Meeting Minutes-

- i. **Planning Commission Regular Meeting Minutes March 6, 2023-** Mr. Palmer made a motion to approve the minutes as presented. Supported by Mr. Linderman. Roll call vote. All in favor.
- ii. **Planning Commission Special Meeting Minutes March 16, 2023-** Ms. Mackenzie made a motion to approve the minutes as presented. Supported by Mr. Schulz. Roll call vote. All in favor.

6) AGENDA – Additions, Corrections & Approval –

- iii. Mr. Palmer made a motion to approve the agenda as presented. Supported by Ms. Hopcroft. Roll call vote. All in favor.

7) PUBLIC COMMENT –

- i. Brian Haley, Oscoda MI, spoke about the MNRTF Grant Program and the importance of it

8) OLD BUSINESS –

i. 2022 Case Updates (For informational purposes only)

- 202-2022 Steve & Cathy Wusterbarth- SLUP for Accessory Structure- **Approved, Construction not yet started, Land Use Permit Extended per applicants' request.**
- 902-2022 & 903-2022 Enviro Analytical- SLUP's for Marihuana Safety Compliance Facilities- **Progressing through licensing process**
- 205-2022 AuSable Developments- SLUP for Apartments- **Preliminary Site Plan Approved, pending final Site Plan review.**
- 906-2022 Great Green North- SLUP for Class B Grow Facility- **Preliminary approval given, progressing through licensing process.**
- 103-2022 John Hedstrom- Site Plan Review- **Preliminary approval given.**

ii. Parks & Rec Plan Discussion

- a. Mr. Linderman stated that he asked Ms. Vallette to put this topic on the agenda. In the Parks & Rec Plan, there is a statement in the plan that says the Parks & Rec Plan falls under the guidance of the Planning Commission. Mr. Linderman wondered what obligations the board had to make sure the goals are being achieved.
- b. Mr. Tasior stated that there is a Parks & Rec Director that isn't mentioned in the plan. He stated that there is a committee that was established by the Board of Trustees with the Parks & Rec Director, Superintendent and Zoning Director.
- c. Ms. Vallette and Ms. Kline will look for that resolution and bring further information back to the board at the May meeting.

iii. 2022 Master Plan Action Items and Goals Sub-Committee Discussion

- a. Mr. Tasior made a motion to rename the Sub-Committee to Master Plan Action Items and Goals Sub-Committee. Supported by Mr. Linderman. Roll call vote. All in favor.

9) NEW BUSINESS –

i. Case 103-2023 Site Plan Review

- a. Ms. Vallette read Case 103-2023 details to the board. The proposed poultry shed with 8 chickens is to go on parcel 064-H60-000-048-00 on Oceana St. The property is zoned R-1. The proposed structure is to be 15 feet or more from the side lot line and 56 feet from the road.
- b. Ms. Hopcroft confirmed that the applicant was not proposing to have any roosters. He is not as they are not allowed per the Ordinance.
- c. Mr. Tasior asked about the containment of the food. The applicant will store it in the garage. Mr. Tasior asked about waste disposal. The applicant will use it in their garden.
- d. The applicant stated that he didn't feel any of the neighbors would have a problem with the Chickens.
- e. Mr. Schulz clarified that the poultry shed would not encroach on the easement on the property.
- f. Mr. Tasior made a motion to approve Case 103-2023 as submitted as it meets the standards of approval. Supported by Mr. Schulz. Roll call vote. All in favor.

11) Report of the Zoning Board of Appeals Representative

- i. Mr. Schulz stated that there were two Variance requests approved at the last ZBA meeting.

12) Report of the Township Board Representative

- i. Mr. Palmer stated the Township Board approved 6 façade grant applications.
- ii. The Township Board approved aerial mapping of Old Orchard Park.
- iii. The Township Board approved 4 Ordinance Amendments.
- iv. A resolution was passed to put Furtaw Field on the Non-Disposable list.
- v. Mr. Palmer also talked about some activity going on at the Airport.

13) Report of the Planning Commission Sub-Committees

- i. Ms. Hopcroft stated that the Master Plan Sub-Committee hasn't met since the last meeting. She did request some additional members for the committee. Mr. Tasior stated that it would be a good idea to wait until June elections.
- ii. Mr. Tasior stated that the Ordinance Revision Sub-Committee hasn't met since the last meeting.

14) Report of the Economic Improvement Committee

- i. Mr. Tasior stated that the façade grants were approved and what locations were approved.

15) Comments of Planning Commission members

- i. Mr. Tasior spoke about the training session he attended “Making Good Decisions Together”, it was very good training.
- ii. Mr. Tasior suggested talking to Jon Mayes or someone from the DNR to bring training for the MNRTF Grants to Oscoda.
- iii. Mr. Tasior stated that since we are getting more requests for Chickens, could it actually be handled by the Administrator rather than go in front of the Planning Commission. An Ordinance Revision Sub-Committee will be set up to work on that.
- iv. Ms. Hopcroft spoke about the Housing Seminar she will be attending in Gaylord. Ms. Vallette will forward the email to the other members to sign up.
- v. Mr. Palmer spoke about grants and why the one at the Beach Park was not awarded.
- vi. Mr. Palmer stated this could be his last Planning Commission meeting. Once a new trustee is appointed, the Board will appoint trustees to open positions.
- vii. Mr. Linderman spoke on the MNRTF Grants, and what was previously awarded and wanting to have shelf ready projects for when grants come up.

16) Report of the Zoning Administrator

- i. Ms. Vallette talked about the two training sessions she is working with MAP to bring to Oscoda in June.

Declaring no further business, Mr. Linderman adjourned the meeting at 6:57 PM.

Jeff Linderman - Chair

Date

Nichole Vallette – Planning & Zoning Director

Charter Township of Oscoda

Special Planning Commission

Meeting Minutes

April 17, 2023 2PM

Robert J. Parks Public Library

6010 Skeel Ave

Oscoda, MI 48750

- 1) **CALL TO ORDER**
Jeff Linderman, Chair, called the meeting to order at 2:00 PM.
- 2) **Pledge of Allegiance**
- 3) **WELCOME GUEST** – Mr. Linderman welcomed guests to the meeting.
- 4) **ROLL CALL**
Present – Mr. Palmer, Ms. Mackenzie, Ms. Hopcroft, Mr. Linderman
Absent – Mr. Schulz, Ms. Beckner
Quorum – Mr. Linderman determined a quorum present.
- 5) **APPROVAL of Meeting Minutes- N/A**
- 6) **AGENDA – Additions, Corrections & Approval –**
 - i. Mr. Palmer made a motion to approve the agenda as presented. Supported by Ms. Hopcroft. Roll call vote. All in favor.
- 7) **PUBLIC COMMENT –**
 - i. Chad MacDonald introduced himself to the Planning Commission and gave a brief history of their family and family home
- 8) **OLD BUSINESS –**
 - i. **2022 Case Updates (For informational purposes only)**
 - 202-2022 Steve & Cathy Wusterbarth- SLUP for Accessory Structure- **Approved, Construction not yet started, Land Use Permit Extended per applicants' request.**
 - 902-2022 & 903-2022 Enviro Analytical- SLUP's for Marihuana Safety Compliance Facilities- **Progressing through licensing process**
 - 205-2022 AuSable Developments- SLUP for Apartments- **Preliminary Site Plan Approved, pending final Site Plan review.**
 - 906-2022 Great Green North- SLUP for Class B Grow Facility- **Preliminary approval given, progressing through licensing process.**
 - 103-2022 John Hedstrom- Site Plan Review- **Preliminary approval given.**
- 9) **NEW BUSINESS –**
 - i. **Case 104-2023 Preliminary Site Plan Review**
 - a. Ms. Vallette stated that this wasn't necessarily a preliminary site plan review, but the developer needed to know if the Planning Commission supported the project so they could proceed with applying for grants.

- b. Ms. Vallette read Case 104-2023 details to the board. The proposed Multi-Use Development is to go on parcel #'s 064-V70-019-001-00, 064-V55-000-002-60 and 064-V55-000-002-00 at 119 W. Dwight St, 201 W. Dwight St and W. Dwight St. 119 W. Dwight St is Zoned SSBN Commercial Mixed Use (CMU) and the other two parcels are zoned R-4.
- c. Adding 26 Condo Units with retail on the bottom floor at 119 W. Dwight St is proposed. At 201 W. Dwight St, the existing structure would be taken down with a new structure utilizing the same footprint would be constructed, two stories and four condo units. A SLUP would need to be approved for the R-4 parcels. The three lots are in process of combination.
- d. Mr. MacDonald was asked to speak on his application. He introduced himself and went through his proposal.
- e. Mr. Palmer stated that he would be in support of this project. It follows our zoning. He does want to be sure that there is a pre-development meeting for this project before the Site Plan comes back to the Planning Commission. Ms. Vallette will set that up when the applicant is ready.
- f. Ms. Hopcroft agrees with Mr. Palmer and is very enthusiastic about this project. She stated that it fits the vision of our Master Plan and the SSBN Zoning District.
- g. Ms. Mackenzie is also in support of the project.
- h. Mr. Linderman likes the aesthetics of the project and how it fits the community. He is also in support of the project.
- i. Mr. Palmer made a motion to support Case 104-2023 pre Site Plan Development and if needed, offer a letter of support. Supported by Mr. Linderman. Roll call vote. All in favor.

ii. Case 105-2023 Site Plan Review

- a. Ms. Vallette read the case memo to the Commissioners. Oscoda Hotels LLC has submitted a site plan review application for a proposed façade material change to the Holiday Inn Express at 114 N. Lake St. Parcel # 064-V10-005-007-00. The property is zoned SSBN Commercial Lodging (C-L). Construction started last year. At a November 2021 Planning Commission meeting, their Site Plan was approved with the condition that they use Brick and stone façade. The applicants are asking to use EIFS instead.
- b. The Ordinance limits EIFS use to 30% of the building and the upper stories. Because there was a final site plan review in 2022, Ms. Vallette had the applicants submit a new application for their request.
- c. Steve Aldridge, from Amerilodge Group, introduced himself and other team members.
- d. Shahraiz asked the chairman if he could hand out items to the board. He handed out information on EIFS and samples of what the EIFS looks and feels like. He stated that the building would have a more vibrant, colorful design with this façade type. Shahraiz stated they made the decision to change the Oscoda façade after seeing their new build in Muskegon.
- e. Ms. Hopcroft asked if there was an example of a hotel with EIFS to see in person. Shahraiz stated Muskegon was a good example. Alpenas location is brick and stone.
- f. Mr. Palmers concern is that it doesn't fit the Zoning Ordinance, as Ms. Vallette had pointed out in her notes.
- g. Asad Malik spoke about the request. He stated that five years ago, things were more traditional but the future is that more vibrant colors are being used. He stated they would be willing to work with us to achieve what zoning allows.
- h. Mr. Palmer re-iterated the point that only 30% EIFS is allowed, and if they wanted to change to 30% or less, he didn't see a problem with that.
- i. Ms. Mackenzie agreed with Mr. Palmer. What was presented does not fit the Zoning Ordinance.
- j. Ms. Hopcroft stated that we need to follow the Ordinance.

- k. Mr. Linderman spoke on the Master Plan and Ordinance. He agreed that he would rather see the structure built as it was originally presented, with brick and stone as the façade.
- l. Ms. Vallette asked how EIFS has held up to the weather on their other buildings. There was conversation back and forth about the longevity of EIFS opposed to Brick and Stone.
- m. Mr. Linderman made a motion to deny Case 105-2023 as presented. Supported by Ms. Hopcroft. Roll call vote. All in favor.

10) Report of the Zoning Board of Appeals Representative

- i. Ms. Vallette stated that there was an upcoming Variance request.

11) Report of the Township Board Representative

- i. Mr. Palmer stated the Township Board appointed Robert Tasior as the new Trustee.

12) Report of the Planning Commission Sub-Committees

- i. Ms. Hopcroft stated that the Master Plan Sub-Committee had a brief meeting and will be meeting again. The Arts & Placemaking Committee presented some projects to the EIC for approval.

13) Report of the Economic Improvement Committee

- i. Ms. Vallette stated that the MacDonald project received support from the EIC board.

14) Comments of Planning Commission members

- i. Ms. Hopcroft is thrilled about the MacDonald project.
- ii. Ms. Mackenzie and Mr. Palmer are excited about the things happening in Oscoda.
- iii. Mr. Linderman thanked Mr. Tasior for his time and dedication to the Planning Commission and also congratulated him on being the new Trustee. He also supports the project presented by the MacDonalds.

16) Report of the Zoning Administrator- N/A

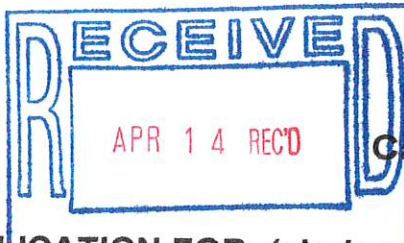
Declaring no further business, Mr. Linderman adjourned the meeting at 3:14 PM.

Jeff Linderman - Chair

Date

Nichole Vallette – Planning & Zoning Director

Oscoda Charter Township
110 S. State Street Oscoda, MI 48750
989-739-3211 Ext. 250
zoning@oscodatownshipmi.gov



Case# 106-2023
\$250.00 ck 9968

APPLICATION FOR: (circle one)
SPECIAL LAND USE PERMIT
SITE PLAN REVIEW
ADMINISTRATIVE REVIEW

Property owner Information:

Name: Oscoda Properties LLC

Address: 5692 N. F41 Oscoda, MI 48750

Phone: (586) 405-5555

Applicant Information:

Name: Ramon Kattola

Address: 5676 N. US23 Unit 16 Oscoda, MI 48750

Phone: (586) 405-5555

Property Information:

Address: 5692 F41 & 5684 F41 to be demoed

Zoning District: Corridor Business District F41

Parcel#: 064-A3D-000-038-00, 064-A3D-000-033-00

Phone: 586-405-5555

Parcel Size: _____

**Engineer - Architect - Surveyor -
other consultant**

Name: Mike Russo

Address: PO Box 187

City: Tawas City MI 48764

Phone: 989-362-7735

E-Mail: MERUSSO7@yahoo.com

Site Plan/Operational Information Submitted (2 complete copies; max. scale 1"=50', 1"=100' over 3 acres)

Project Title and Brief Description:

To add four fuel pumps and canopy.
to convert Party and Food Center into a gas station.

Project Completion Schedule/Phasing:

By end of 2024

Please Note: The applicant or their official representative should be present at the Planning Commission's Public Hearing/Meeting to present the application and answer any questions Commission Members may have.

Applicant's Signature: I am the owner of the property included in this application or am officially acting on the owner's behalf. I hereby attest that the information on this application form, the site plan and other attachment(s) is, to the best of my knowledge, true and accurate. I hereby grant permission to the Township Staff and/or any appropriate Township Official to access this property to review the accuracy of the information submitted.

Ramon Kattola
Applicant Signature

April 13, 2023
Date

Oscoda Township
Site Plan - Special Land Use Application
OFFICIAL USE ONLY

Application Submitted: _____ Complete Application Accepted: _____ By: _____

Zoning information reviewed and verified as: (circle one) Complying Non-Complying with basic standards of the _____ District.

Non-Compliance(s): _____

Approval Required: (circle one) Zoning Director (see Sect. 10.1 B & C) or Planning Commission

Water - Sewer Dept. review and approval is also required:

Water-Sewer Dept. Approval: _____ **Date** _____

Fire Department Approval: _____ **Date** _____

Administrative Review: In accordance with (circle one) Section 10.1(8) or 10.1(C) of the Zoning Ordinance, I find this application meets/does not meet applicable requirements.
Therefore I hereby (circle one) **APPROVE** **DENY** this application.

Planning & Zoning Director Signature _____
Date

Planning Commission Review:

Public Notice Mailing Date: _____ **Publication Date:** _____

Public Hearing/Meeting Date: _____ **Materials to Commission:** _____

Planning Commission Action: (circle one) Approved Denied Approved with Conditions

Conditions of Approval:

If the Special Land Use/Site Plan is approved with conditions:

I understand that I will forward documentation to the Planning Commission within 6 months attesting to the progress relative to compliance with conditions 1 through _____

Applicant _____
Date

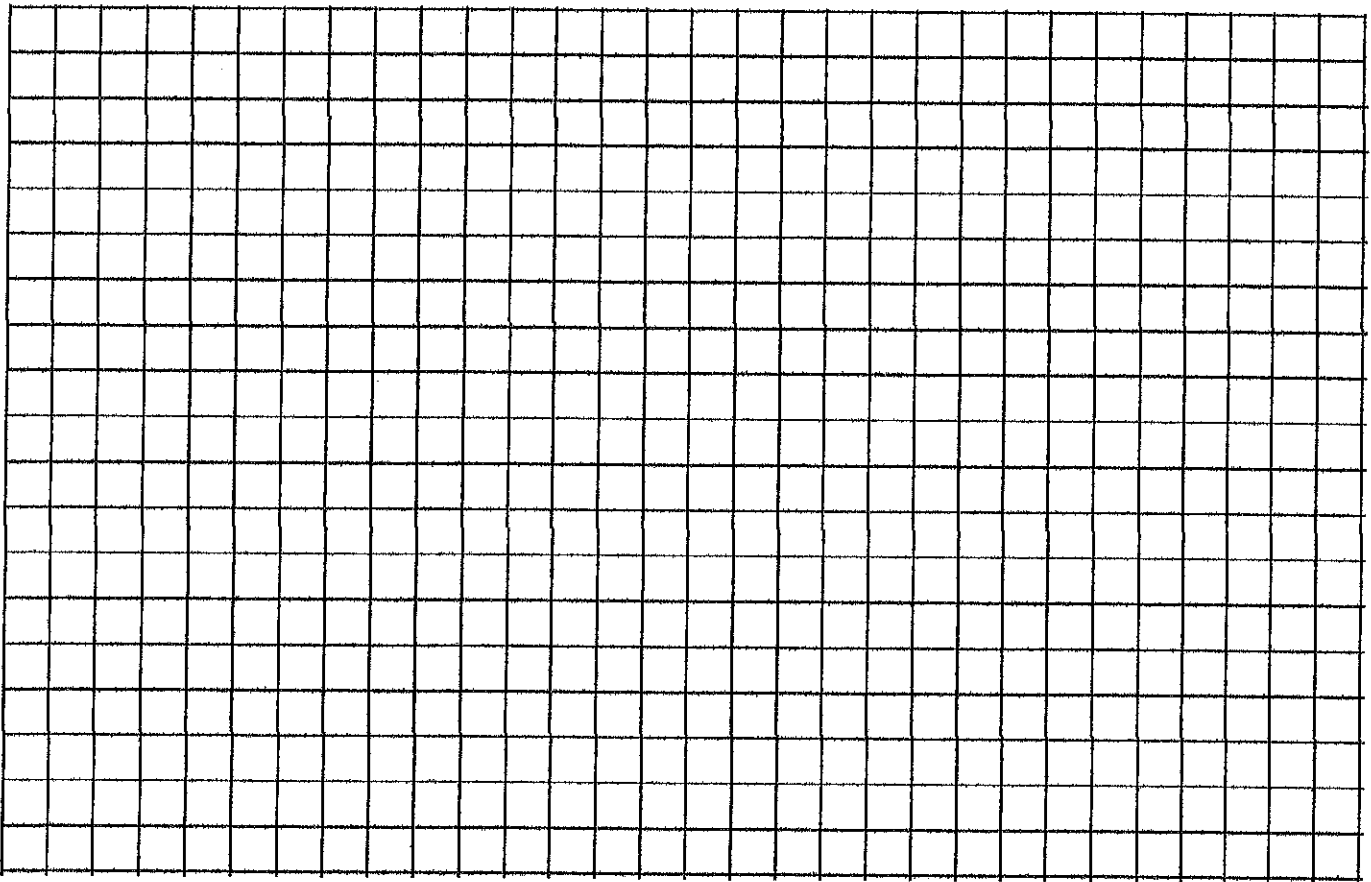
Oscoda Township Land Use Permit
SITE PLAN DRAWING

Page 03 of 03

As part of a Land Use Permit application, an accurate site plan must be submitted, including:

- a. Property dimensions, including total width and depth, and a "North" arrow.
- b. All structures currently located on the property with their size(s) indicated.
- c. The exact distance(s) between all structures on the property.
- d. All roads or easements adjoining, abutting or traversing the property.
- e. An accurate depiction of the driveway access to the property and parking areas.
- f. The proposed placement of any new structure, addition or other improvement on the property, showing the dimensions of the improvements and the distances between them and other structures and the lot lines.

Note: It is preferred that the site plan information be included on, or with, a copy of a **property survey**. However, if a survey is not available, the applicant may use the grid area below, or a similar format, to provide the required drawing information.



APPLICANT CERTIFICATION

"I certify the above or attached drawing accurately reflects the subject property as surveyed including property lines and the height, size, and setback locations of existing and proposed structures and improvements."



Signature (Applicant)

* See attached site plan

April 13, 2023
(Date)



**CHARTER TOWNSHIP OF
OSCODA**

Zoning Department

Memo

To: Planning Commission Members

From: Nichole Vallette, Planning and Zoning Director

Date: April 26, 2023

Re: Case #106-2023

Nature of Application #106-2023:

Oscoda Properties LLC, 5692 F-41, Oscoda, MI has submitted a Site Plan Review application for proposed Gas Pumps with a Canopy to 5684 F-41 and to change the location of the front door at the existing business (Party & Food) at 5692 F-41. These two parcels are in process of being combined.

Existing Property Conditions:

The properties are located at 5684 & 5692 F-41. The parcel #'s are 064-A30-000-038-00 (5684 F-41) and 064-A30-000-033-00 (5692 F-41) and is zoned Corridor Business District F-41 Zone. The properties combined are .815 acre.

Communications Received:

As of the writing, there were no communications received.

Staff Comments:

Mr. Kattola owns two parcels and is in the process of combining them. He would like to demo the structure on one parcel (5684 F-41). Mr. Kattola wants to place the gas pumps and canopy in the side yard and has received approval on his Variance Request with the ZBA on March 20, 2023. Gas pumps are allowed by right, as Retail Sales General. There is an easement on the 5684 F-41 property that needs to be considered as not to block access and is not to be used by Gas Station customers. Mr. Kattola stated at the Variance hearing that he was willing to work with the other property owner to ensure they are satisfied with how that access is be blocked off, through fencing or landscaping. I find that all applicable standards of the Zoning Ordinance have been met.

Section 7.3.4 Site Plan Review

- **Section 10.3 - Standards for Approval:**

A site plan shall be reviewed and approved by the Planning Commission upon finding that the following conditions are met.

1. That the proposed use will not be detrimental to the adjacent properties or the surrounding neighborhood.
2. That there is a proper relationship between existing roads and highways and proposed deceleration lanes, service drives, ingress and egress drives, and parking areas to assure the safety and convenience of pedestrian and vehicular traffic.
3. That buildings, structures, parking areas, utility areas, walls, and fences are so designed and located to minimize the adverse effects of such development on users of such development and occupants of adjacent properties.
4. That any adverse effects of the proposed development and activities which will impact adjoining occupants or owners shall be minimized by appropriate landscaping, fencing, or other screening.
5. That as many natural landscape features possible are retained, particularly where they provide a barrier or buffer between the development and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control soil erosion or the discharge of storm water.
6. The proposed development provides for the proper development of public utilities and infrastructure.
7. All buildings or groups of buildings are arranged to permit emergency vehicle access.
8. That the plan for soil erosion control, storm water discharge, wells, and septic systems have been approved by appropriate public agencies.
9. The Planning Commission may further require landscaping, fences, and walls in pursuit of these objectives and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.
10. In approving a site plan, the Planning Commission may recommend marginal access drives. For a narrow frontage, which will require a single outlet, the Planning Commission may recommend that escrow money be placed with the Township so as to provide for a marginal service drive equal in length to the frontage of the property involved. Zoning compliance permits shall not be issued until the improvement is

physically provided or monies having been deposited with the Township Treasurer. The Planning Commission shall require marginal access drives for all subdivisions having residential lots facing onto major thoroughfares. Where practical, the Planning Commission shall require a rear lot relationship to major thoroughfares.

11. Where the Township has adopted specific area or neighborhood improvement or redevelopment plans and recommendations involving, but not limited to, public rights-of-way, utilities and storm drainage, parking facilities, building placement, access drives, floor space density allocations, building facade and architectural treatment, no site plan shall be approved unless there is general compliance with such Township plan.

Section 4.14- Corridor Business District F-41 Zone

Section 7.3.4 - Site Plan Application Requirements

An application for site plan review shall be submitted on a form provided by the Township with the required items presented in the table below. Required items shall be demonstrated on the site plan drawings, written narrative/submitted documentation, or both as indicated in the table.

SITE PLAN APPLICATION REQUIREMENTS			
Item	Description	Site Plan	Narrative
1.	The date, north arrow, and scale. Scale shall be as follows: < 3 acres: One (1) inch = fifty (50) feet > 3 acres: One (1) inch = one hundred (100) feet	✓	
2.	The boundary lines of the property, to include all dimensions, gross and net acreage, and legal description.	✓	
3.	The location and width of all abutting rights-of-way.	✓	
4.	The existing zoning district in which the site is located and the zoning of adjacent parcels. In the case of a request for a zoning change, the classification of the proposed new district must be shown.	✓	
5.	The location of all existing and proposed structures and uses on the site, including <u>proposed drives</u> , <u>walkways</u> , <u>signs</u> , <u>exterior lighting</u> , <u>parking (showing the dimensions of a typical parking area)</u> , <u>loading and unloading areas</u> , common use areas and recreational areas and facilities.	✓	
6.	The location and identification of all existing structures within a two hundred (200) foot radius of the site.	✓	

7.	Natural features that will be retained, removed, and/or modified including vegetation, hillsides, drainage, streams, wetlands, shorelands, and wildlife habitat. <i>Greenbelt areas shown.</i>	✓ ✓	
8.	A landscaping plan with all existing and proposed landscaping, walls and/or fences. <i>Read Letter (K) on site plan</i>	✓	
9.	A grading plan showing the topography of the existing and finished site, including ground floor elevations, shown by contours or spot elevations. Contours shall be shown at height intervals of two (2) feet or less.	✓	
10.	<u>Location</u> , <u>type</u> and size of all above and below grade utilities.	✓ ✓	
11.	<u>Type</u> , direction, and intensity of outside lighting shown on a photometric plan in compliance with exterior lighting standards. <i>Read Letter (B) on site plan</i>	✓	
12.	Location of any cross access management easements, if required.	✓ ✓	
13.	Location of pedestrian and non-motorized facilities, if required.	✓ N/A	
14.	An indication of how the proposed use conforms to existing and potential development patterns and any adverse effects.	✓ ✓	✓
15.	The number of units proposed, by type, including a typical floor plan for each unit, dimensions, and area in square feet.	✓ N/A	
16.	Elevations for all building facades. <i>Party Store is existing Canopy to be 24' tall</i>	✓ ✓	
17.	Phasing of the project, including ultimate development proposals.	✓	✓
18.	Sealed/stamped drawings from a licensed architect, <u>engineer</u> , or landscape architect.	✓ ✓	

19.	The location and description of the environmental characteristics of the site prior to development such as topography, soils, vegetative cover, mature specimen trees, drainage, streams, wetlands, shorelands, or any other unusual environmental features.	✓	✓
20.	A stormwater management plan showing all existing above and below grade drainage facilities, and proposed plans incorporating low impact development water quality technologies and other best management practices. <i>Read Letter (D) on Site Plan</i>	✓	✓
21.	Plans to control soil erosion and sedimentation, including during construction. <i>Soil disturbance less than 1 Acre</i>	✓	✓
22.	The name and address of the property owner.	✓	✓
23.	Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation.	✓	✓
24.	The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site.	N/A	✓
25.	Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.	N/A	✓
26.	Descriptions of all existing and proposed structures referenced in item 5.	✓	✓
27.	The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate areas of change.	✓	✓

28.	General description of deed restrictions and/or cross access management easements, if any or required.	✓	✓
29.	The method to be used to serve the development with water. <i>municipal water</i>	✓	✓
30.	The method to be used for sewage treatment. <i>municipal sewer</i>	✓	✓
31.	The number of people to be housed, employed, visitors or patrons, anticipated vehicular and pedestrian traffic counts, and hours of operation.	✓	✓
32.	Site photos from the road	✓	✓

- A. Upon recommendation by the Zoning Director, the Planning Commission may waive any of the above required items based upon a finding that it is not applicable.
- B. The Planning Commission, Zoning Director, or other party authorized by the Township may request any additional information it deems necessary in the review of a submitted site plan. This additional information shall be requested through the Zoning Director.
- C. Evidence the plan has been submitted for review to all affected jurisdictions, including but not limited to Iosco County Road Commission, District Health Department No. 2, Oscoda Township Volunteer Fire Department, Michigan Department of Transportation (MDOT), and Michigan Department of Environment, Great Lakes, and Energy (EGLE), and Michigan Department of Natural Resources (MDNR). If an applicable review is not submitted, statement of a date certain for submission or the reason why their review is not applicable must be provided.
- D. All professionally drawn site plan drawings shall be submitted on three (3) sets of twenty four (24) inch by thirty six (36) inch sheets, ten (10) sets of eleven (11) inch by seventeen (17) inch sets, and in digital PDF format.

(Amd. of 1-27-2022)

CORRIDOR BUSINESS DISTRICT

Section 4.14

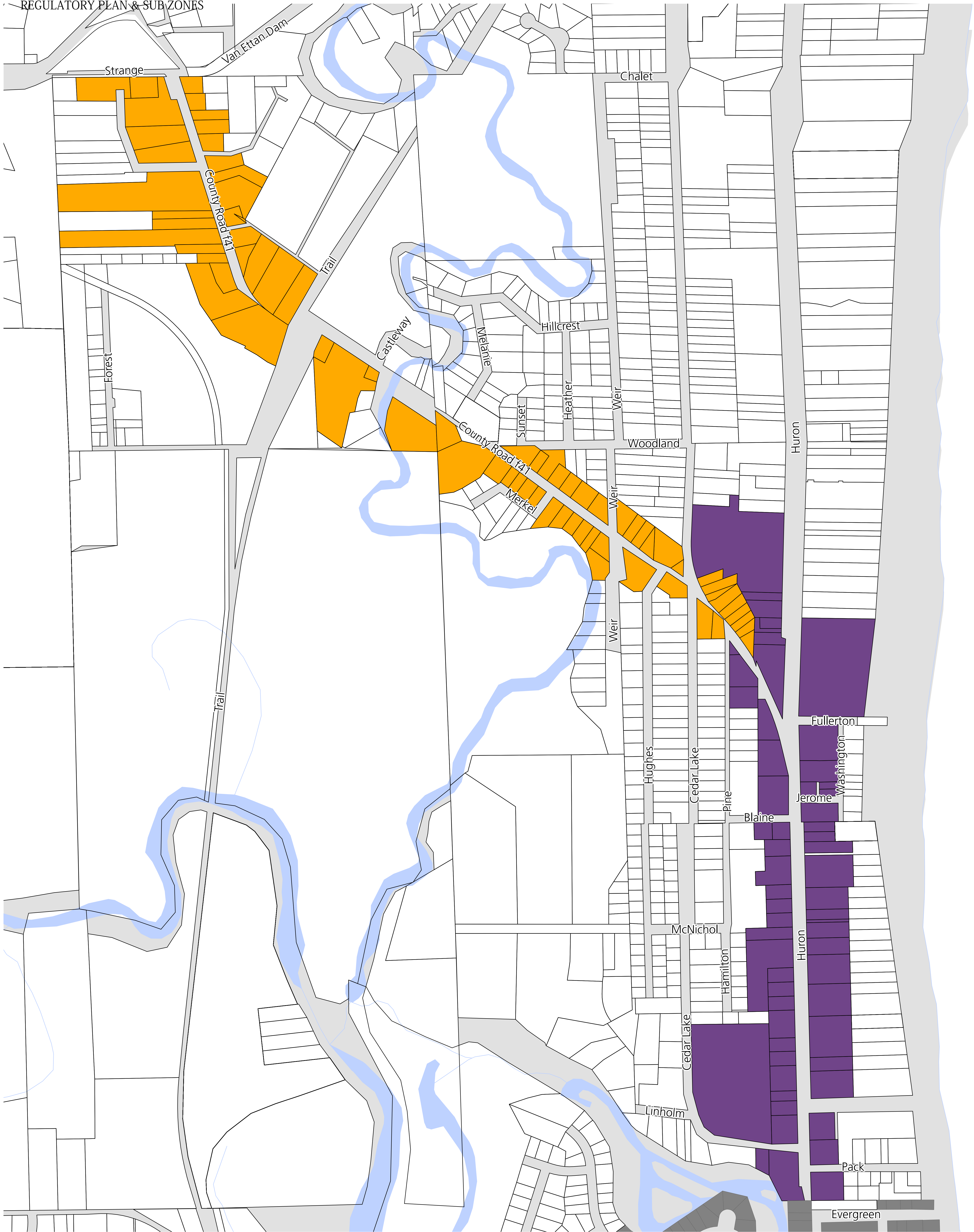
CHARTER TOWNSHIP OF OSCODA CORRIDOR BUSINESS DISTRICT

Section 4.14.1

INTENT

The US-23 and F-41 corridors have been developed as a traditional commercial corridor with an expansive road right-of-way flanked on either side by a mix of commercial buildings. The development pattern has been regulated by a zoning ordinance that permits a variation in the front yard setback depending on the property. As a result, the corridor lacks a cohesive identity.

The intent of the Corridor Business District is to improve the physical appearance, economic vitality, and pedestrian access of the US-23 and F-41 auto-oriented commercial corridors. This is achieved through a combination of public realm and private development design components, including, but not limited to, defined vehicular and pedestrian zones, landscaping, building and parking lot placement, internal shared accessed, and provisions for mixed-use development.



OSCODA TOWNSHIP

Regulating Plan - Form Based Code

Data Sources: State of Michigan Geographic Data Library

- US-23 Zone
- F41 Zone
- Parcel

Section 4.14.3

PURPOSE, USES, GENERAL STANDARDS, SPECIAL USE PERMIT STANDARDS, & SPLICING

4.14.3.1 Purpose

The purpose of the Corridor Business District is to create an attractive and accessible, auto-oriented commercial and mixed-use district while safely accommodating pedestrian circulation through purposeful design. Specifically, the district address one of the goals in the Oscoda Township Strategic Plan: *Create an environment where residents, development, and businesses can be successful.*

The text and diagrams for the Corridor Business District address the location and extent of land uses that implement the vision articulated by the community through several public sessions focused on strategic planning and corridor revitalization.

4.14.3.2 Uses

Regulated uses are identified for each zone either as a Permitted Use (By Right) or a use requiring a Special Land Use Permit (SLUP). All SLUP uses must address the General Standards listed below. If the SLUP has additional standards over and above the General Standards, the Use-Specific Standards column references that specific section of the Zoning Ordinance. Otherwise, SLUP uses must meet the General Standards below. All uses will require the submission of a site plan pursuant to Article X, and Section 10.5 of the Zoning Ordinance.

4.14.3.3 General Standards for Special Land Use Permits

The Planning Commission shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

- a. Be incumbent upon the Planning Commission when considering Special Land Use Permits that the proposed use be in accordance with the general objectives of the current master plan, to the maximum extent possible.
- b. Be designed, constructed, operated, maintained, in harmony with existing and intended character of the general vicinity and so that such use will not change the essential character of that area.
- c. Not be hazardous or disturbing to existing or future neighboring uses.
- d. Represent a substantial improvement to property in the immediate vicinity and to the community as a whole.
- e. Be served adequately by necessary public services and

utilities, such as highways streets, drainage structures, sanitary sewers, water, police, and fire protection and refuse disposal, or persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.

- f. Not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.
- g. Not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, or odors.
- h. Be consistent with the intent and purposes of this Ordinance in general, and Article X, basis for approval (for site plans) in particular.

4.14.3.4 Splicing

The Corridor Business District focuses attention on the development and form of public and private properties and spaces within the area designated on the Regulating Plan referenced in Section 4.14.2. Requirements regarding site development standards such as parking, lighting, and encroachments included in this Ordinance will take precedence over the requirements in the Oscoda Township Zoning Ordinance.

The Corridor Business District will replace Section 4.14 General Business District (B-2) of the Oscoda Township Zoning Ordinance.

All other provisions of the Oscoda Township Zoning Ordinance remain intact and valid.

4.14.3.5 Properties Currently Developed and Occupied

- a. Occupied and vacant buildings that exist at the time of ordinance adoption do not need to comply with this Section until such time they are renovated.
- b. Occupied or vacant buildings that exist at the time of ordinance adoption that undergo renovation exceeding 100% of the taxable valuation in the year of the renovation, shall comply with all provisions of the ordinance except Section 4.14.4.2 and 4.14.4.4.
- c. Buildings that are demolished and newly constructed shall comply with all provisions of this Section.



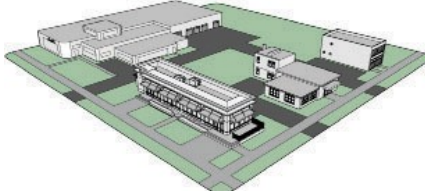
Section 4.14.4

REGULATED USES & DIMENSIONAL REQUIREMENTS

4.14.4.1 US-23 Regulated Uses

REGULATED USES	APPROVAL TYPE	USE-SPECIFIC STANDARDS	MAXIMUM PARKING	LOADING
Residential				
<i>Gross Square Feet = gsf</i>				
Apartments	SLUP	---	1.5 / dwelling unit	
Townhomes	SLUP	---	2 / dwelling unit	
Live / Work Unit	SLUP	---	2 / dwelling unit	
Upper Story Residential	By Right	---	1 / dwelling unit	
Commercial				
Hotels and Motels	SLUP	§9.12.30	1 / guest room	§6.7.6
Fraternal Organizations & Clubs	SLUP	§9.12.18	1 / 3 occupancy	
Outside Sales & Displays	SLUP	§9.12.32	1 / 1,000 gsf	
Vehicle Dealerships	SLUP	---		§6.7.6
Microbreweries	By Right	---	1 / occupancy	
Personal Care Services (Salons, Barber, etc)	By Right	---	4 / 1,000 gsf	§6.7.6
Professional Services	By Right	---	3 / 1,000 gsf	
Technical Services	By Right		3 / 1,000 gsf	
Recreational Facilities	By Right	---	1 / 3 occupancy	
Retail Sales Establishment – General	By Right	---	3 / 1,000 gsf	§6.7.6
Retail Sales Establishment – Department	By Right	---	4 / 1,000 gsf	§6.7.6
Retail Sales Establishment – Food & Beverage	By Right	---	3 / 1,000 gsf	§6.7.6
Retail Sales Establishment – Products Produced On-site	By Right	---	3 / 1,000 gsf of sales area	§6.7.6
Restaurants (Dining In Only)	By Right	---	1 / 3 occupancy	§6.7.6
Restaurants (Drive-Thru and Dine In)	SLUP	§9.12.14	1 / 3 occupancy	§6.7.6
Small Distilleries	By Right	---	1 / 3 occupancy	§6.7.6
Small Wineries	By Right	---	1 / 3 occupancy	§6.7.6
Tasting Rooms	By Right	---	1 / 3 occupancy	§6.7.6
Theaters	SLUP	§9.12.42	0.25 / 1 occupancy	
Veterinary Clinics	By Right	---	2.5 / employee	
Transportation & Utility Uses				
Off-site Public or Private Parking	By Right	---	---	
Small Cell Wireless Facilities	By Right	§6.25	---	
Other Uses				
Vehicle Wash Establishments	SLUP	§9.12.47	4 / 1,000 gsf	
Recreation Vehicle Sales & Services	SLUP	§9.12.36	4 / 1,000 gsf	§6.7.6
Places of Worship	SLUP	§9.12.8	1 / employee	
Attached Leaseable Buildings	SLUP	---	3 / 1,000 gsf	§6.7.6
Used Motor Vehicle Sales	SLUP	§9.12.49	1.5 / 1,000 gsf	§6.7.6
Mini-Warehouses & Storage Units	SLUP	§9.12.29	2 / 1,000 gsf of office	



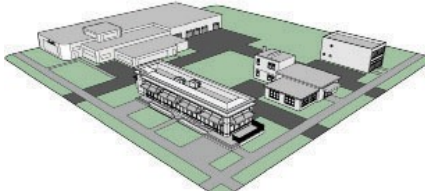
4.14.4.2 US-23 Dimensional Standards & Building Form

DIMENSIONAL STANDARDS & BUILDING FORM		
Lot Occupation		
Minimum Lot Width	50 feet	
Minimum Lot Area	5,000 square feet	
Base Density	16 dwelling units / acre	
Maximum Lot Coverage (% covered by buildings)	70%	
Maximum Impervious Coverage (% covered by impervious surfaces)	85%	
Principal Structures		
Built-to-Line	20 feet from ROW	
Side Setback	20 feet	
Corner Lot Side Setback	10 feet	
Rear Setback	10 feet	
Maximum Height	4 stories / 50 feet	
Minimum 1 st Floor Ceiling Height	15 feet	
Minimum Upper Story Ceiling Height	9 feet (floor elevation to ceiling)	
Minimum 1 st Floor Elevation	---	
Maximum 1 st Floor Elevation	1 foot above grade	
Minimum Ground Floor Area	---	
Minimum Floor Area / Unit	---	
Uses Allowed On 1 st Floor	Non-Residential	
Uses Allowed On Upper Floors	Non-Residential & Residential	
Base Density for Residential Developments	18 units / acre	
Principal Building Forms		
Apartment Building	Mixed Use Building	Commercial Building
		
Accessory Structures		
Permitted Locations	Rear yard only	
Front Setback	---	
Side Setback	---	
Corner Lot Side Setback	---	
Rear Setback	10 feet	
Maximum Height	2 stories / 25 feet	
Maximum Ground Floor Elevation	6 inches	
Maximum Number	---	
Maximum Ground Floor Area (cumulative)	≤ 15% of principal building	

4.14.4.3 F-41 Regulated Uses

REGULATED USES	APPROVAL TYPE	USE-SPECIFIC STANDARDS	MAXIMUM PARKING	LOADING
Residential			<i>Gross Square Feet = gsf</i>	
Single Family (Existing at Time of Ordinance Adoption)	By Right	---	2 / dwelling unit	
Two-Family (Existing at Time of Ordinance Adoption)	By Right		1.5 / dwelling unit	
Apartments	SLUP	---	1.5 / dwelling unit	
Townhomes	SLUP	---	2 / dwelling unit	
Live / Work Unit	SLUP	---	2 / dwelling unit	
Upper Story Residential	By Right	---	1 / dwelling unit	
Commercial				
Fraternal Organizations & Clubs	SLUP	§9.12.18	1 / 3 occupancy	
Outside Sales & Displays	SLUP	§9.12.32	1 / 1,000 gsf	
Microbreweries	By Right	---	1 / occupancy	
Personal Care Services	By Right	---	4 / 1,000 gsf	§6.7.6
Professional Services	By Right	---	3 / 1,000 gsf	
Technical Services	By Right		3 / 1,000 gsf	
Retail Sales Establishment – General	By Right	---	3 / 1,000 gsf	§6.7.6
Retail Sales Establishment – Food & Beverage	By Right	---	3 / 1,000 gsf	§6.7.6
Retail Sales Establishment – Products Produced On-site	By Right	---	3 / 1,000 gsf of sales area	§6.7.6
Restaurants (Dining In Only)	By Right	---	1 / 3 occupancy	§6.7.6
Restaurants (Drive-Thru and Dine In)	SLUP	§9.12.14	1 / 3 occupancy	§6.7.6
Veterinary Clinics	By Right	---	2.5 / employee	
Transportation & Utility Uses				
Off-site Public or Private Parking	By Right	---	---	
Small Cell Wireless Facilities	By Right	§6.25	---	
Other Uses				
Attached Leaseable Buildings	SLUP	---	3 / 1,000 gsf	§6.7.6
Mini-Warehouses & Storage Units	SLUP	§9.12.29	2 / 1,000 gsf of office	

4.14.4.4 F-41 Dimensional Standards & Building Form

DIMENSIONAL STANDARDS & BUILDING FORM		
Lot Occupation		
Minimum Lot Width	50 feet	
Minimum Lot Area	5,000 square feet	
Base Density	16 dwelling units / acre	
Maximum Lot Coverage (% covered by buildings)	70%	
Maximum Impervious Coverage (% covered by impervious surfaces)	85%	
Principal Structures		
Built-to-Line	15 feet from ROW	
Side Setback	15 feet	
Corner Lot Side Setback	15 feet	
Rear Setback	10 feet	
Maximum Height	2 stories / 35 feet	
Minimum 1 st Floor Ceiling Height	15 feet	
Minimum Upper Story Ceiling Height	9 feet (floor elevation to ceiling)	
Minimum 1 st Floor Elevation	---	
Maximum 1 st Floor Elevation	1 foot above grade	
Minimum Ground Floor Area	---	
Minimum Floor Area / Unit	---	
Uses Allowed On 1 st Floor	Non-Residential	
Uses Allowed On Upper Floors	Non-Residential & Residential	
Principal Building Forms		
Apartment Building	Mixed Use Building	Commercial Building
		
Accessory Structures		
Permitted Locations	Rear yard only	
Front Setback	---	
Side Setback	---	
Corner Lot Side Setback	---	
Rear Setback	10 feet	
Maximum Height	2 stories / 25 feet	
Maximum Ground Floor Elevation	6 inches	
Maximum Number	---	
Maximum Ground Floor Area (cumulative)	≤ 15% of principal building	

Section 4.14.5
GENERAL CORRIDOR STANDARDS

4.14.5.1 Intent

This section provides a general description of how buildings and parking lots should be placed along the US-23 and F-41 corridors. The former B-2 district requirements did not require a uniform standard for the front yard setback. As a result, there is no continuity along the corridor. Some properties have large parking lots along the frontage with the building setback from the highway, others have the building close to the right-of-way with parking perpendicular to the highway. The expanse of open space between opposing sides of the highway detracts from the business district and inherently increases vehicular speeds.

The US-23 corridor just north of Evergreen expands from 66 feet to 100 feet. Figure 1 illustrates how that 100 foot right-of-way is used.

4.14.5.2 Corridor Zones

Economically vibrant commercial corridors balance vehicular and pedestrian circulation, array of land uses, and aesthetics and appearance. Figure 2 illustrates the corridor zones for the B-2 Corridor Business District. These zones accommodate different elements that frame the functionality, appearance, and form of the corridor. Zone A and B are within the public right-of-way and zone C and D are located on private property.

Figure 1: US-23 Corridor Right-of-Way Existing Configuration

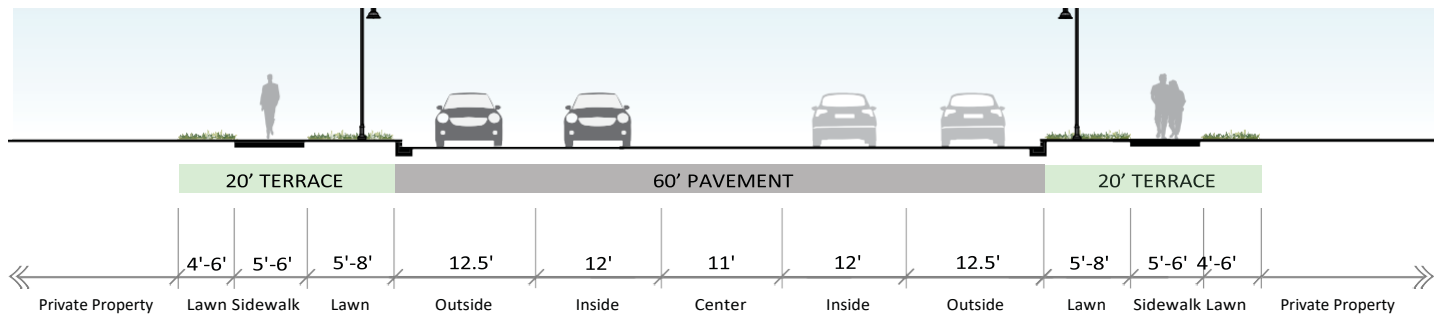
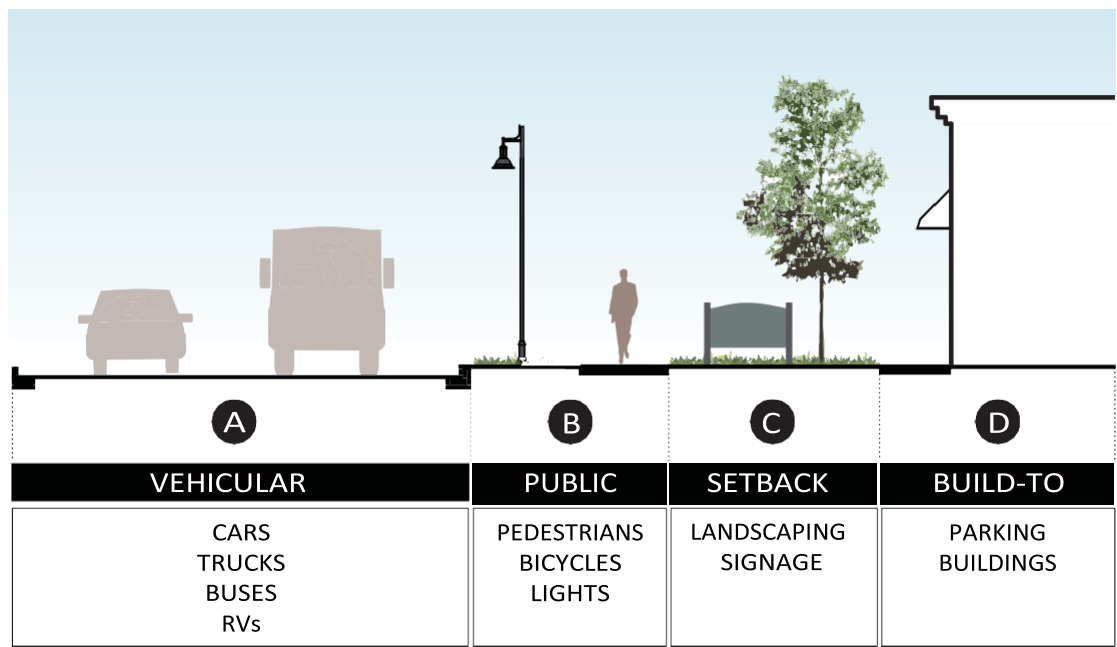


Figure 2: US-23 Corridor Zones



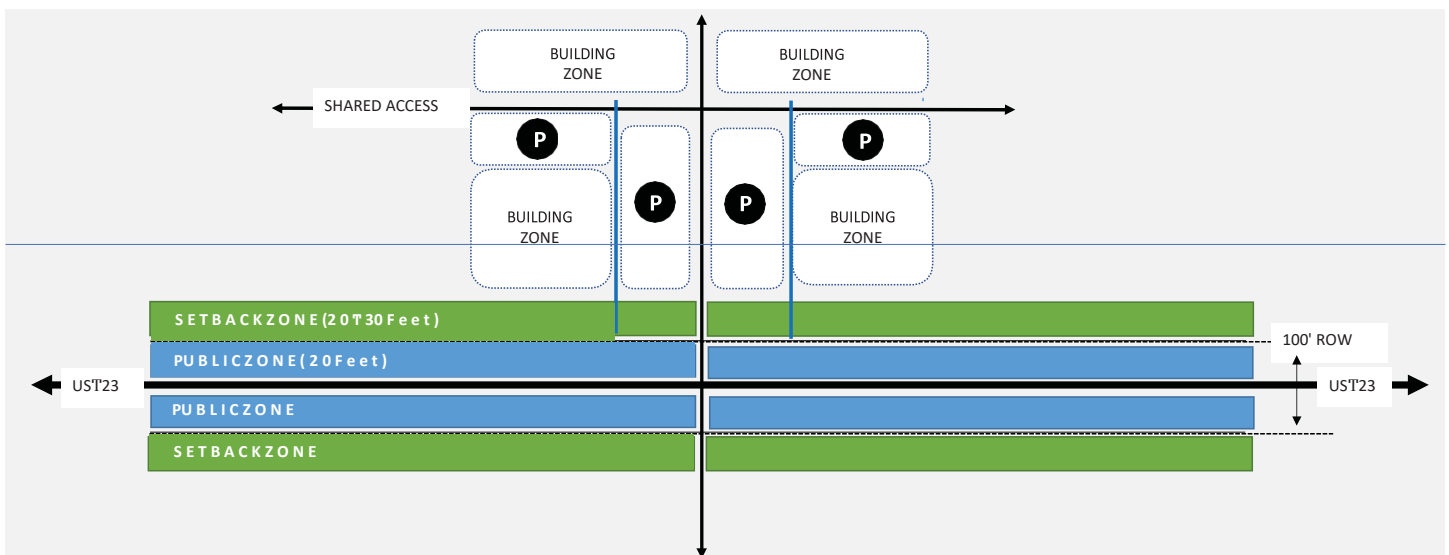
4.14.5.3 Building and Parking Lot Placement Standards for US-23

The illustration (Figure 3) below graphically depicts the placement of new buildings constructed along the corridor. This arrangement accomplishes several important design components. First, it brings the structure closer to the highway, and secondly parking is subordinate to the principal structure.

Placement of the structure closer to the road, in conjunction with the frontage landscape zone, softens the harshness of the five lane highway. This combination of building placement and landscape area enhances the visual perception of the corridor. The placement of the building and parking lots shall conform to the following standards:

- New buildings shall be placed along the build-to-line which extends 20 feet from the right-of-way line.
- The building primary entrance shall face onto the parking lot. Secondary entrances shall be permitted on additional facades.
- The portion of the building facade that fronts upon the landscape zone shall meet the window transparency standards outlined in Section 4.14.6.8..
- A sidewalk shall be extended from the pedestrian zone sidewalk to the building entrance and shall extend along the parking lot frontage of the building. The sidewalk shall have a minimum width of 6 feet. If addition building(s) are placed on the subject property the sidewalk shall extend to those buildings, as well.
- The landscape zone shall be planted with a combination of trees (TABLE 1), shrubs (TABLE 2) and ground cover (TABLE 3) per Section 4.14.6.18.
- When parking lots from adjoining properties abut each other a shared internal access drive shall be provided per Section 4.14.6.2.
- Mixed uses on the same property are encouraged. The placement of these uses will require approval from the Planning Commission as part of the site plan approval process outlined in Section 7.3. On mixed-use properties non-residential uses are encouraged adjacent to US-23 with residential uses located in the rear of the parcel. If a property is entirely developed as residential the landscape zone shall be increased by extending the built-to-line to 30 feet from the right-of-way to provide an adequate buffer from traffic noise.
- Parking lots shall be screened with landscaping that provides year-round screening or a masonry wall at least 42 inches in height, or combination of both.

Figure 3: Building and Parking Placement US-23



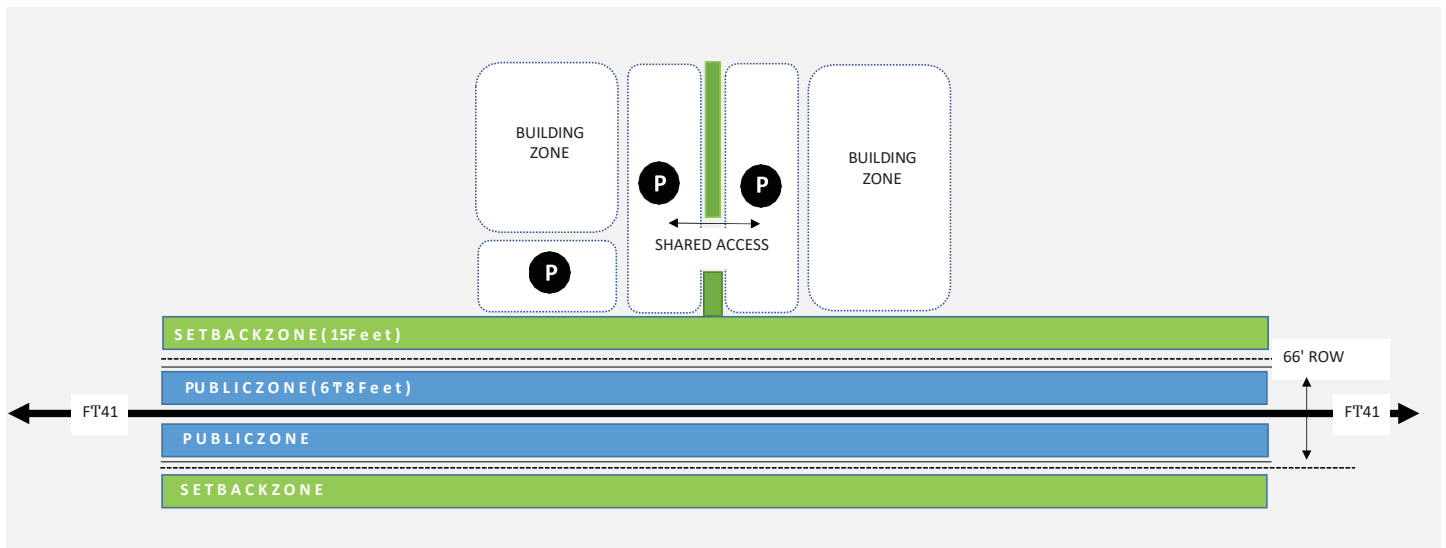
4.14.5.4 Building and Parking Lot Placement Standards for F-41

The illustration (Figure 4) below graphically depicts the placement of new buildings constructed along the corridor reflecting existing development patterns and accounting for the width and depth of properties along this corridor. The F-41 corridor, unlike the US-23 corridor, is comprised of small parcels many on individual parcels.

The placement of the building and parking lots shall conform to the following standards:

- New buildings can be placed along the build-to-line which extends fifteen feet (15') from the right-of-way line or behind front yard parking spaces.
- Off-street parking can be provided in the front yard along the build-to-line and perpendicular to the building depending on the lot configuration.
- The building primary entrance shall face onto the parking lot.
- The portion of the building facade that fronts upon the public zone shall meet the window transparency standards outlined in Section 4.14.6.8.
- A sidewalk shall be extended from the pedestrian zone sidewalk to the building and shall extend along the parking lot frontage of the building. The sidewalk shall have a minimum width of six feet (6'). If additional building(s) are placed on the subject property the sidewalk shall extend to those buildings, as well.
- The landscape zone shall be planted with a combination of trees (TABLE 1), shrubs (TABLE 2) and ground cover (TABLE 3) per Section 4.14.6.18.
- When parking lots from adjoining properties abut each other a shared internal access drive shall be provided per Section 4.14.6.2.
- Parking lots shall be screen with landscaping or a masonry wall at least 42 inches in height, or combination when they abut the setback zone.

Figure 4: Building and Parking Placement F-41



Section 4.14.6

SITE STANDARDS

4.14.6.1 Access Management

- a. Access for an individual parcel, lot, or building site or for contiguous parcels, lots or building sites under the same ownership shall consist of either a single two-way driveway or a paired system wherein one driveway is designed, and appropriately marked, to accommodate ingress traffic and the other egress traffic.
- b. For a parcel, lot, or building site with frontage exceeding 600 feet, or where a parcel, lot, or building site has frontage on at least two streets, an additional driveway may be allowed, provided that a traffic impact study is submitted by the applicant showing that conditions warrant an additional driveway and that all driveways are at least 245 feet apart.
- c. Certain developments generate enough traffic to warrant consideration of an additional driveway to reduce delays for exiting motorists. Where possible, these second access points should be located on a side street or service drive, or shared with adjacent uses, or designed for right-turn-in, right-turn-out only movements and shall be spaced 245 feet apart. In order to be considered for a second driveway on US-23 or F-41 combined approach volumes (entering and exiting) of a proposed development shall exceed 100 directional trips during the peak hour of traffic and a traffic impact study shall be performed.

4.14.6.2 Internal Access Drives

Where a proposed parking lot is adjacent to an existing parking lot of a similar use, there shall be a vehicular connection between the two parking lots where physically feasible, as determined by the Planning Commission. For developments adjacent to vacant properties, the site shall be designed to provide for a future connection. A written access easement signed by both landowners shall be presented as evidence of the parking lot connection prior to the issuance of any final zoning approval.

4.14.6.3 Driveways and Drive-Thrus

Access drives into parking areas should be strategically placed so that they do not create vehicular conflicts with turns nor create disruptions and conflicts with pedestrian access.

Shared parking is encouraged to minimize the number of unnecessary drives. In addition, drive-thrus should be compactly and efficiently designed to allow for proper circulation around drive-thru areas and reduce conflicts with vehicular traffic and other driveways.

4.14.6.4 Shared Parking

Shared parking for multiple uses on the same parcel or between adjacent properties is encouraged whenever feasible. Establishing a shared parking lot shall include an easement agreement legally describing the parking area for shared use, and a maintenance agreement between the property owners of the parcels served by the shared parking lot. The agreements shall be recorded at the Iosco County Register of Deeds and may be required by the Township prior to issuance of a land use permit.

4.14.6.5 Site Lighting

- a. Streetlights shall be a general type specified by the Township.
- b. Wall pack lighting shall only be used on the rear or side of the building to illuminate exits and loading facilities.
- c. Front facade illumination lighting may be used but will require the approval of the Planning Commission.
- d. Parking lot lighting pole height (including luminaire) shall not exceed the height of the building or 22 feet whichever is less. Lighting levels shall not exceed 2 footcandles. Parking lot lights shall have full cut-off shields.
- e. Building entries and high volume pedestrian areas can provide up to a maximum of 4 footcandles.
- f. All lighting fixtures shall comply with International Dark-Sky Association (IDA) standards.
- g. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

4.14.6.6 Signs

Signs shall conform to Section 3.3.2 with the exception that freestanding signs shall not exceed six feet (6') in height.

4.14.6.7 Water Quality and Storm Water

All projects shall incorporate low impact development (LID) water quality technologies. Low impact development water quality technologies shall include, but are not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered stormwater structures.

4.14.6.8 Facade Components

- a. Ground Floor Windows and Transparency. A minimum of 50% of the ground floor story front facade between 2 feet and 8 feet above the sidewalk must be comprised of transparent, non-reflective windows into the nonresidential space. Tinted windows shall be prohibited.
- b. Upper Story Windows and Transparency. A minimum of 30% of the upper story front facade measured floor to floor shall have transparent, non-reflective, vertically oriented windows. Windows may use a maximum tint of 80% (blocking only 20% of light).

4.14.6.9 Facade Massing - Buildings Less Than 50,000 Sq.Ft.

Front façades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.

4.14.6.10 Facade Massing - Buildings Over 50,000 Sq.Ft.

Individual retail uses with at least 50,000 square feet of floor area and/or façades greater than 150 feet in width shall comply with the following:

- a. Prominent entry. The storefront shall integrate a prominent entry feature combining substantial roofline modulation with vertical building modulation and a distinctive change in materials and/or colors.
- b. Roofline modulation. The minimum vertical dimension of roofline modulation (required above) is the greater of 6 feet or 0.3 multiplied by the wall height (finish grade to top of the wall).
- c. Façades wider than 300 feet shall incorporate at least two entry / articulation features (if there is only one entry, the second feature may be less prominent).

4.14.6.11 Roofs / Rooftops

- a. When flat roofs are used, parapet walls with three-dimensional cornice treatments shall be used to conceal the roof.
- b. Asymmetric or dynamic roof forms allude to motion, provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternative to flat roofs.
- c. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (with the exception of chimneys), shall be located on the rear elevations or screened with

a parapet wall having a three-dimensional cornice treatment so as to have a minimal visual impact as seen from public street, existing single family uses, and land zoned for residential and agricultural uses.

- d. Outdoor rooftop dining and lounges are allowed subject to meeting applicable building and fire codes.

4.14.6.12 Customer Entrances

Each side of a building facing a public street or internal parking lot shall include at least one customer entrance, except that no building shall be required to provide entrances on more than two sides of the structure that face public streets.

4.14.6.13 Off-Street Parking

Off-street parking is required. The orientation of the parking lot shall be perpendicular to the highway. The Planning Commission may waive this requirement if the configuration of the property can not accommodate this provision.

If a property has more than one use, shared parking between the uses is encouraged, and the Planning Commission can determine the amount of shared parking based on the type of uses.

4.14.6.14 Site Amenities

Bicycle parking and loops/racks must be provided on site based on a ratio of 1 bicycle stall per 20 vehicular parking spaces.

4.14.6.15 Building Materials

- a. Metal Siding. Masonry, concrete, or other durable material must be incorporated between metal siding and the ground plane (at least 2 feet above grade)
- b. Concrete Block. When used for the primary façade (containing the primary pedestrian entrance), buildings are encouraged to incorporate a combination of textures and/or colors. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns. Specifically a singular style and texture of concrete block may comprise no more than 50 percent of a façade facing a street or open space.
- c. Stucco.
 1. Trim. Stucco and similar troweled finishes (including Exterior Insulation and Finish system or “EIFS”) must be sheltered from extreme weather and are limited to no more than 50 percent of façades containing a customer or resident entry
 2. Ground Level. Stucco, EIFS, and similar surfaces shall not be used within 15 feet of the ground

plane. Concrete, masonry, or other durable material must be used in the first 15 feet above grade.

4.14.6.16 Service Elements

Service elements include trash receptacles and enclosures, recycling areas, and temporary rear outdoor storage and delivery areas.

- a. Service Element Location. Service areas shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.
- b. Service Element Paving. The designated spot for service elements shall be paved with concrete.
- c. Service Element Enclosures. Trash, waste and recycled oil receptacles shall be enclosed by a masonry/brick enclosure with steel gates. The surface within the enclosure shall be constructed with deep-strength, reinforced concrete, as well as the approach apron to the enclosure.

4.14.6.17 Utility Meters

These elements shall be located and/or designed to minimize their visibility to the public. Preferred locations are off alleys, service drives, within or under buildings or other locations away from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or parking areas, they shall be screened with vegetation or by architectural features.

4.14.6.18 Landscaping

- a. Plantings. All required plantings shall use a variety of species to introduce diversity and create resiliency against disease and infection.
- b. Street Frontage. The landscape zone along US-31 and F-41 shall be landscaped with street tree planting with a spacing of 35 feet per tree and a tree size of 3 inch caliper, measured 4 feet above grade. Tree species shall be selected from Table 1.
- c. Parking Lots. A minimum of 10% of the parking area (inclusive of drive aisles) should be landscaped. Parking areas should also be screened via landscaping and/or walls or fences from adjacent to US-23 and F-41 or adjacent residential uses. Landscaping shall consist of plant materials from Table 1, Table 2, and Table 3.
- d. Tree Islands. Off-street parking areas with more than twenty parking spaces shall contain treed islands, which shall meet the following requirements:
 1. Dimension. Islands shall be 180 square feet

TABLE 1

NATIVE TREES
Trembling Aspen - <i>Populus tremuloides</i>
White ash - <i>Fraxinus americana</i>
Beech - <i>Fagus grandifolia</i>
Black cherry - <i>Prunus serotina</i>
Ironwood Sugar maple - <i>Acer saccharum</i>
Bur oak - <i>Quercus macrocarpa</i>
Red oak - <i>Quercus rubra</i>
White oak - <i>Quercus alba</i>
Red pine - <i>Pinus resinosa</i>
Eastern Hemlock - <i>Tsuga canadensis</i>
Sugar maple - <i>Acer saccharum</i>
White birch - <i>Betula papyrifera</i>
White spruce - <i>Picea glauca</i>
American beech - <i>Fagus grandifolia</i>
Eastern white pine - <i>Pinus strobus</i>

TABLE 2

NATIVE SHRUBS
Maple leaf viburnum - <i>Viburnum acerifolium</i>
Chokecherry - <i>Prunus virginiana</i>
Gray dogwood - <i>Cornus foemina</i>
New Jersey tea - <i>Ceanothus americanus</i>
Serviceberry - <i>Amelanchier arborea</i>
Fragrant sumac - <i>Rhus aromatica</i>
Yew - <i>Taxus canadensis</i>
Ground juniper - <i>Juniperus communis</i>
Round-leaved dogwood - <i>Cornus rugosa</i>
Arrow-wood viburnum - <i>Virburnum dentatum</i>
Carolina rose - <i>Rosa Carolina</i>

TABLE 3

NATIVE GROUND COVERS
Bearberry - <i>Arctostaphylos uva-ursi</i>
Canada mayflower - <i>Maianthemum canadense</i>
Bracken fern - <i>Pteridium aquilinum</i>
Bunchberry - <i>Cornus canadensis</i>
Large-leafed aster - <i>Aster macrophyllus</i>
Creeping wintergreen - <i>Gaultheria procumbens</i>
Wild ginger - <i>Asarum canadense</i>
Trout lily - <i>Erythronium americanum</i>
Canada anemone - <i>Anemone canadensis</i>
Foamflower - <i>Tiarella cordifolia</i>
Common Blue Violet - <i>Viola sororia</i>

with a minimum dimension of nine feet in any direction. Islands shall be surrounded with a 6 inch high concrete barrier curb.

2. Snow storage. Islands shall not be used for snow storage.
3. Stormwater Management. Tree islands may be used for the collection and management of stormwater runoff. Appropriate plant species for this type of application shall be used.
4. Plant materials. Plant materials used in the tree islands shall consist for plants specified in Table 2, Table 3, and Table 4. Trees shall only be of deciduous or canopy variety. Small shrubs, flowers, ground cover or turf grass shall be planted in the islands. Wood and/or stone mulch are also permitted but shall not be used as the sole surface cover.
5. Installation. Plant materials other than ground cover and turf grass in the islands shall be set back a minimum of 3 feet from the curb to avoid damage from overhanging car bumpers and doors.
6. Specifications. Plant materials other than canopy trees shall be limited to a mature height of no more than 2 feet within ten feet of any curb at a point of ingress or egress from the off-street parking area.
7. Island-End of Parking Bay. In addition to those required by the above, treed islands shall also be provided at the ends of each row of parking aisles. These islands shall be a minimum of 7 feet in width and extend the full length of the parking stalls. They shall be planted with 2 canopy trees each shall otherwise meet the requirements listed above.

Oscoda Charter Township

110 S. State Street Oscoda, MI 48750

989-739-3211 Ext. 250

zoning@oscodatownshipmi.gov

Case#

107
~~106~~-2023
\$80.00

APPLICATION FOR: (circle one)

SPECIAL LAND USE PERMIT

SITE PLAN REVIEW

ADMINISTRATIVE REVIEW

Property owner Information:

Name: Marko Paljina Palushaj

Address: 4464 M 65

Phone: 586-943-4761

Applicant Information:

Name: Paljina Palushaj

Address: 4464 M 65

Phone: 586-943-4761

Property Information:

Address: 4464 M 65

Zoning District: _____

Parcel#: 064-W20-000-003-00

Phone: 586-943-4761

Parcel Size: _____

**Engineer - Architect - Surveyor -
other consultant**

Name: _____

Address: _____

Phone: _____

E-Mail: _____

Site Plan/Operational Information Submitted (2 complete copies; max. scale 1"=50', 1"=100' over 3 acres)

Project Title and Brief Description:

Metal Chicken Coop Run - Chicken Cup
4 chickens

Project Completion Schedule/Phasing:

Please Note: The applicant or their official representative should be present at the Planning Commission's Public Hearing/Meeting to present the application and answer any questions Commission Members may have.

Applicant's Signature: I am the owner of the property included in this application or am officially acting on the owner's behalf. I hereby attest that the information on this application form, the site plan and other attachment(s) is, to the best of my knowledge, true and accurate. I hereby grant permission to the Township Staff and/or any appropriate Township Official to access this property to review the accuracy of the information submitted.

Applicant Signature _____

Date _____

Oscoda Township
Site Plan - Special Land Use Application
OFFICIAL USE ONLY

Application Submitted: _____ Complete Application Accepted: _____ By: _____

Zoning information reviewed and verified as: (circle one) Complying Non-Complying with basic standards of the _____ District.

Non-Compliance(s): _____

Approval Required: (circle one) Zoning Director (see Sect. 10.1 B & C) or Planning Commission

Water - Sewer Dept. review and approval is also required:

Water-Sewer Dept. Approval: _____ **Date** _____

Fire Department Approval: _____ **Date** _____

Administrative Review: In accordance with (circle one) Section 10.1(8) or 10.1(C) of the Zoning Ordinance, I find this application meets/does not meet applicable requirements.
Therefore I hereby (circle one) **APPROVE** **DENY** this application.

Planning & Zoning Director Signature

Date

Planning Commission Review:

Public Notice Mailing Date: _____

Publication Date: _____

Public Hearing/Meeting Date: _____

Materials to Commission: _____

Planning Commission Action: (circle one) Approved Denied Approved with Conditions

Conditions of Approval:

If the Special Land Use/Site Plan is approved with conditions:

I understand that I will forward documentation to the Planning Commission within 6 months attesting to the progress relative to compliance with conditions 1 through _____

Applicant

Date

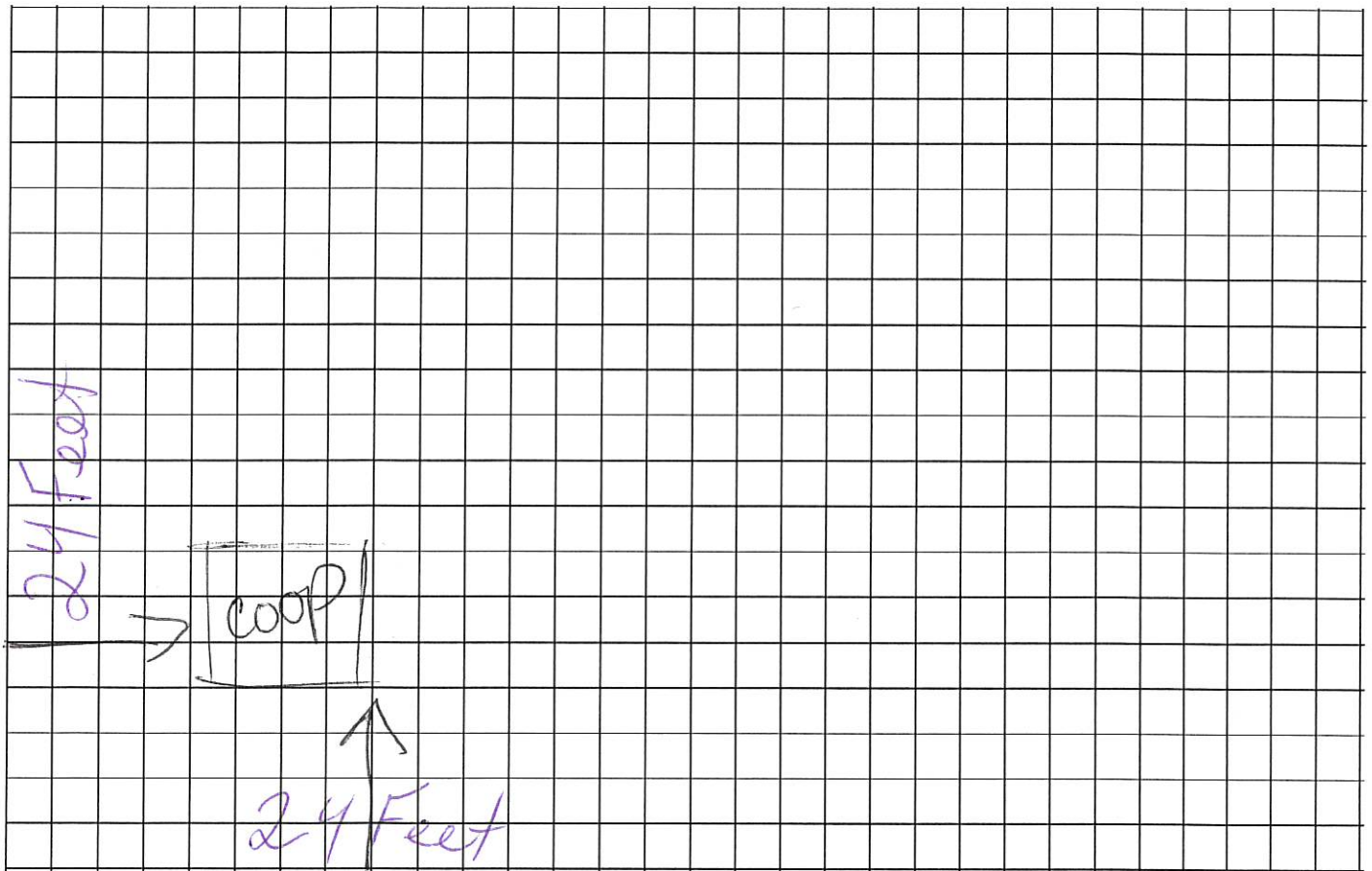
Oscoda Township Land Use Permit
SITE PLAN DRAWING

Page 03 of 03

As part of a Land Use Permit application, an accurate site plan must be submitted, including:

- Property dimensions, including total width and depth, and a "North" arrow.
- All structures currently located on the property with their size(s) indicated.
- The exact distance(s) between all structures on the property.
- All roads or easements adjoining, abutting or traversing the property.
- An accurate depiction of the driveway access to the property and parking areas.
- The proposed placement of any new structure, addition or other improvement on the property, showing the dimensions of the improvements and the distances between them and other structures and the lot lines.

Note: It is preferred that the site plan information be included on, or with, a copy of a **property survey**. However, if a survey is not available, the applicant may use the grid area below, or a similar format, to provide the required drawing information.



APPLICANT CERTIFICATION

"I certify the above or attached drawing accurately reflects the subject property as surveyed including property lines and the height, size, and setback locations of existing and proposed structures and improvements."

Signature (Applicant)

(Date)

**CHARTER TOWNSHIP OF
OSCODA**

Zoning Department

Memo

To: Planning Commission Members

From: Nichole Vallette, Planning & Zoning Director

Date: April 26, 2023

Re: Case #107-2023

Nature of Case #107-2023:

Case #107-2023, Paljina Palushaj, 4464 M-65, has submitted a Site Plan Application for a poultry shed for four Chickens.

Existing Property Conditions:

4464 M-65, Oscoda, is zoned R-3, Mixed Residential. The property is 166'x200' or 0.762 acre. The parcel number is 064-W20-000-003-00.

Communications Received:

No mailing is required for a Site Plan Review. The Zoning Director will announce at the meeting any communications received.

Planning & Zoning Director Recommendations/Comments:

Ms. Palushaj is proposing to build a metal chicken coop for four Chickens with a fence around it. The proposed structure will be 24' from the rear property line and 24' from the side property line.

Ms. Palushaj is unable to attend the meeting so I asked her questions in advance:

Has she spoke to the neighbors about it? No, but she states she doesn't feel they will have a problem with it as they are not extremely close to each other.

Where will the feed be stored? In the garage.

What will she do with the waste? Use it as compost in the garden.

Under Chapter 4, Section 4-2 in the Code of Ordinances, keeping Poultry requires a site plan approval by the Planning Commission to ensure that no

nuisance will be created thereby and that the Zoning District allows for keeping of such animals.

Section 10.3 Site Plan Standard for Approval, must be met.

Section 10.3 - Standards for Approval:

A site plan shall be reviewed and approved by the Planning Commission upon finding that the following conditions are met.

1. That the proposed use will not be detrimental to the adjacent properties or the surrounding neighborhood.
2. That there is a proper relationship between existing roads and highways and proposed deceleration lanes, service drives, ingress and egress drives, and parking areas to assure the safety and convenience of pedestrian and vehicular traffic.
3. That buildings, structures, parking areas, utility areas, walls, and fences are so designed and located to minimize the adverse effects of such development on users of such development and occupants of adjacent properties.
4. That any adverse effects of the proposed development and activities which will impact adjoining occupants or owners shall be minimized by appropriate landscaping, fencing, or other screening.
5. That as many natural landscape features possible are retained, particularly where they provide a barrier or buffer between the development and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control soil erosion or the discharge of storm water.
6. The proposed development provides for the proper development of public utilities and infrastructure.
7. All buildings or groups of buildings are arranged to permit emergency vehicle access.
8. That the plan for soil erosion control, storm water discharge, wells, and septic systems have been approved by appropriate public agencies.
9. The Planning Commission may further require landscaping, fences, and walls in pursuit of these objectives and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.

10. In approving a site plan, the Planning Commission may recommend marginal access drives. For a narrow frontage, which will require a single outlet, the Planning Commission may recommend that escrow money be placed with the Township so as to provide for a marginal service drive equal in length to the frontage of the property involved. Zoning compliance permits shall not be issued until the improvement is physically provided or monies having been deposited with the Township Treasurer. The Planning Commission shall require marginal access drives for all subdivisions having residential lots facing onto major thoroughfares. Where practical, the Planning Commission shall require a rear lot relationship to major thoroughfares.

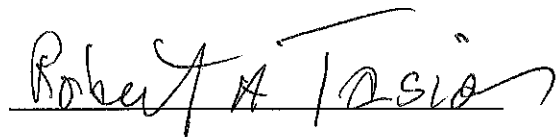
11. Where the Township has adopted specific area or neighborhood improvement or redevelopment plans and recommendations involving, but not limited to, public rights-of-way, utilities and storm drainage, parking facilities, building placement, access drives, floor space density allocations, building facade and architectural treatment, no site plan shall be approved unless there is general compliance with such Township plan.

April 4, 2023

Oscoda Township Planning Commission/Nichole Vallette

Due to my appointment to the Oscoda Township Board of Trustees, I must resign my Vice Chairman position on the Oscoda Township Planning Commission, effective immediately. Per Oscoda Township Planning Commission By-Laws, a Trustee can not hold an Officer Position on the Planning Commission Board. My appointment to the Oscoda Township Planning Commission will remain in effect until a replacement is found to fill the position, per the Enabling Act, Article 125.3815, Section 2. It reads that: "a member shall hold office until his/her successor is appointed".

Thank you, yours in service,

A handwritten signature in black ink, reading "Robert A. Tasior", written over a horizontal line.

Robert A. Tasior