

PROPOSED AGENDA

**CHARTER TOWNSHIP OF BRIGHTON
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114**

**JULY 11, 2016
REGULAR MEETING
7:00 P.M.
(810) 229.0562**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. CALL TO THE PUBLIC**
- E. AGENDA**
- F. MINUTES**

1. JUNE 13, 2016 REGULAR MEETING

G. BUSINESS

- 1. PRELIMINARY SITE PLAN SP#: 16/03 FOR BLOCKADE; ADDRESS:
1840 S. OLD 23; TAX ID#'s: 12-08-400-019 AND 024; APPLICANT: TIM NICHOLS;
OWNER: MMK2 LLC; ZONING: B-1 (LOCAL BUSINESS)**

- H. REPORTS AND CORRESPONDENCE**
- I. CALL TO THE PUBLIC**
- J. ADJOURNMENT**

The Charter Township of Brighton will provide the necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon 10 days' notice to the Charter Township of Brighton, Attn: Township Manager. Individuals should contact the Charter Township of Brighton by writing or contacting the following: Kelly Mathews, 4363 Buno Road, Brighton, MI 48114. Telephone: 810-229-0562 or e-mail at.....planner@brightontwp.com.

PROPOSED MINUTES

**CHARTER TOWNSHIP OF BRIGHTON
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114**

**JUNE 13, 2016
REGULAR MEETING
7:00 P.M.
(810) 229.0562**

Chairman S. Holden called the meeting to order at 7:15 P.M. The Pledge of Allegiance was said.
Present: S. Holden, D. Schifko, M. Slaton, G. Unruh
Absent: J. Stinedurf, R. Doughty, G. Mitsopoulos

CALL TO THE PUBLIC
None

AGENDA

G. Unruh moved and D. Schifko seconded **to approve the agenda as presented.**
Motion carried.

MINUTES

D. Schifko moved and G. Unruh seconded **to approve the minutes of the March 14, 2016 regular meeting as presented.**
Motion carried.

PUBLIC HEARING FOR SLUP # 16/01 FOR BLOCKADE; ADDRESS: 1840 S. OLD 23; TAX ID #'s 12-08-400-019 AND 024; OWNER: MMK2 LLC; APPLICANT: TIM NICHOLS; ZONING: B-1 (LOCAL BUSINESS)

Tim Nichols, Applicant Representative, summarized the special land use permit and site plan identifying the plans for the new family restaurant. He introduced the owner who also owns Block Brewing Co. in Howell and other persons associated with the restaurant. He summarized the percentage of restaurant to drink sales depicting it was more of a restaurant than a bar and stated the floor plan for the restaurant will utilize the old dance floor for additional seating and they plan to have DJ music for special events such as weddings. He presented an overview of the site's parking including the improvements to the circulation pattern; the addition of lighting; the dumpster being located in the rear; the upgraded façade; and stated the traffic was minimal for the site so a more detailed study was not needed.

K. Mathews, Township Planner, reviewed her special land use letter dated May 24, 2016; J. Rushlow, Township Engineer, reviewed his letter regarding the special land use dated June 2, 2016; and the Fire Department's letter dated May 24, 2016 was read into the record.

PUBLIC HEARING

The public hearing opened at 7:37 p.m.

E-mails dated June 8, 2016 and June 12, 2016 were read into record from Jennifer Ryskamp and Jeffrey Lopez, 1855 Rodande - They came to the podium to reiterate their concerns: noise, hours, screening.

Brian DeGrande, 1266 Grayhaven - Stated that he has worked with the owner of the restaurant in the past and that Block Brewery is top notch.

The public hearing closed at 7:45 p.m.

It was stated that the hours of operation for Blockade were very similar to Memories (Fri. and Sat.: 11 a.m. until 2 a.m.; Sun: 11 a.m. to 11 p.m.; and Mon. to Fri.: 11 a.m. to 12 a.m.) and stated that there would be no live entertainment only a DJ for weddings and special events if desired. It was stated that the interior will be completely brought up to current building codes and that no lighting is planned for

the rear and the new lighting in the front will meet the ordinance.

G. Unruh moved and D. Schiffko seconded **to approve SLUP # 16/01, Blockade Restaurant and Bar serving Alcoholic Beverages and Arcade, Owner: MMK2LLC, Address: 1840 S. Old 23; Tax ID #'s 12-08-400-019 and 024; contingent upon the Applicant receiving approval of the Preliminary Site Plan.**

Motion carried.

PRELIMINARY SITE PLAN SP # 16/03 FOR BLOCKADE; ADDRESS: 1840 S. OLD 23; TAX ID #'S 12-08-400-019 AND 024; OWNER: MMK2 LLC; APPLICANT: TIM NICHOLS; ZONING: B-1 (LOCAL BUSINESS)

J. Rushlow, Township Engineer, reviewed his letter dated June 2, 2016 regarding the site plan, and K. Mathews, Township Planner, reviewed her site plan letter dated May 24, 2016.

PUBLIC COMMENTS

Jennifer Ryskamp and Jeffrey Lopez, 1855 Rodande – raised concern over screening and lighting in the rear.

Discussion included septic and well will be utilized; fire suppression was being put into the building; and substantial repairs and topcoat are being planned for the parking lot.

G. Unruh moved and M. Slaton seconded **to table SP # 16/03 for Blockade Restaurant and Bar; Address: 1840 S. Old 23; Tax ID #'s 12-08-400-019 and 024 in order for the Applicant to revise the site plan to address all issues outlined in the Township Planner's letter dated May 24, 2016; the Township Engineer's letter dated June 2, 2016; and the Fire Department's letter dated May 24, 2016.**

Motion carried.

REPORTS AND CORRESPONDENCE

M. Slaton - TB update.

S. Holden - Milford Intent to Plan.

CALL TO THE PUBLIC

None.

ADJOURNMENT

M. Slaton moved and D. Schiffko seconded **to adjourn.**

Motion carried.

The meeting adjourned at 8:50 P.M.

Respectfully submitted,

Steve Holden, Chairperson

Gary Unruh, Secretary

Kelly Mathews, Recording Secretary

Ann M. Bollin, CMC, CMMC, Clerk

MEMORANDUM

TO: BRIGHTON TOWNSHIP RESIDENTS
FROM: ANN M. BOLLIN, CLERK
SUBJECT: PLANNING COMMISSION ELECTRONIC PACKETS
DATE: MAY 6, 2016

Packets for the Brighton Township Planning Commission meetings posted to the website contain scanned original documents. These electronic packets are subject to change based on meeting material presented to the Planning Commission throughout the course of the meeting. For a complete original packet following the Planning Commission meeting contact the Clerk's Office at 810-229-0560 or via email: clerk@brightontwp.com

1840 S. Old 23



ROSEMARIE RD

SOLD US 23



0 15 30 60 90 120 Feet

June 8, 2016

Public Comment on Special Land Use Request (16/01) presented by MMK2 LLC to allow a restaurant and bar serving alcoholic beverages in a B-1 (Local Business) district located at 1840 S. Old 23

Submitted by Jennifer Ryskamp Lopes and Jeffrey Lopes of 1855 Rodande Dr., residents adjacent to the property in question

We are opposed to the special land use petition due to the significant detrimental impacts, detailed below, which this use would have on our home and the other residences surrounding it.

Permitting a bar to operate in this location would interfere with the use and enjoyment of our home and decrease the property value of our home and the surrounding residential properties. It would have a negative impact on the quiet nature of our neighborhood through its operation and increase in noise and light.

This special land use would provide no direct benefit to the residents most closely impacted by its use and operation and is in direct opposition to the Brighton Township Master Plan.

1. Incompatible with the Township Master Plan

"The proposed special land use shall be consistent with and in accordance with the general principles and objectives of the adopted Township Master Plan and shall promote the intent and purpose of this Ordinance and the district in which it is located." Charter Township of Brighton Zoning Ordinance art. 19, §19-03(f)

According to the Brighton Township Master Plan, the "Future Land Use" map identifies the property in question as "low density residential" to match its surrounding properties (p. 26), in place of the "local business" designation it currently holds. The Master Plan describes special land uses for "low density residential" and other residential categories to include neighborhood institutional uses (p. 25). A restaurant and bar is not included in this listing, nor is it included in the description of the "Neighborhood Business" land use category (p. 29). Instead, restaurants are listed under the "General Business" designation of the Master Plan, which also states that "[l]arger-scale General Business uses should not be located within Neighborhood Business areas in order to protect their character and low-intensity nature" (p. 30). Further, the Master Plan is to "concentrate commercial development within the defined nodes rather than scatter development along the Old US-23 corridor" and includes "retaining much of the northern corridor for residential development and open space" (pg. 29). Opening a bar in our backyards will negatively change the character of our neighborhood and is incompatible with the Township Master Plan.

2. Incompatibility with adjacent uses

If the property in question is permitted to open a bar, the following aspects, amongst other factors, would have significant detrimental impacts on adjacent properties. *Art. 19, §19-03(a)*

- *Hours of operation, §19-03(a)(4)*

The late hours of a bar's operation would have a significant detrimental impact on the neighboring residences. When Memories was still in operation, the thumping of music was regularly heard in our bedrooms until 2:00am, even with all of our windows closed. Also, the heaviest drinking hours occur after restaurants without bars would generally be closed. A bar's operation would increase the number of non-community members present and drinking alcohol into the latest hours of each night.

- *"Production of traffic, noise, ..., smoke, ... and light." §19-03(a)(5)*

In addition to the noise of music, the loud sounds of motorcycles and other vehicles were easily heard until 2:00am when Memories was in operation. Headlights of vehicles were seen shining into our windows after we were in bed. Patrons of the bar often went outside the building on all sides to smoke as well.

- *"Impacts on adjacent property values." §19-03(a)(6)*

Many homebuyers seek residence in this township for its quiet character and would not be interested in living adjacent to a bar. Our property values will decrease and resale will be more difficult.

"The proposed land use shall not substantially interfere with the use and enjoyment of adjacent property." §19-03(b)

"Provide a high quality residential living environment which encourages safety and enhancement of property values." Art. 3, §3-01(a)(1)

"Remove or reduce the impacts of conflicting or undesirable land uses near residential areas and prevent the creation of new conflicts" §3-01(a)(2)

The proposed bar would interfere with the use and enjoyment of our home, especially into the bar's latest nightly hours of operation. The nearest restaurant to our home only operates for breakfast and lunch hours, does not serve alcohol, and is located at Spencer and Old US-23 (Cheryl's Place). Its location is one of the "Business node" areas referred to in the Master Plan (p. 29) and backs up to US-23, so it does not border a rural residential area as the property in question does. The next closest restaurant is a bar and is also in this "Business node" area (Tee Bone'z). The current zoning for both of these restaurants is B-2 (General Business), so neither restaurant is in the same zone as the property requesting special use. A bar is out of place in our neighborhood as it creates a new undesirable land use near residences. Permitting a special use to allow a bar in this location would decrease our property values and increase the impacts of undesirable land uses adjacent to a residential area.

Permitting a bar in this location would decrease the property value of our home and the others adjacent to the bar, increase noise and light in areas adjacent to the bar well into the night, and disturb the character of our community. Due to these things, amongst many other factors, we are opposed to the special land use request to allow a bar adjacent to our backyard.

June 12, 2016

Public Comment on the Site Plan Review that accompanies the Special Land Use Request (16/01) presented by MMK2 LLC to allow a restaurant and bar serving alcoholic beverages in a B-1 (Local Business) district located at 1840 S. Old 23, submitted by Jennifer Ryskamp Lopes and Jeffrey Lopes of 1855 Rodande Dr., residents adjacent to the property in question

The applicant's submitted site plan does not meet several requirements of the Township Ordinances. Each unmet requirement, described below, has a negative impact on our adjoining residential property:

1. The required buffer zones are not in the applicant's plan: *"In order to provide protective screening and buffers between abutting land uses, a landscaped buffer zone, and wall, fence or berm shall be provided by the applicant" Section 14-02 (f)*
 - The western and northern property lines are adjacent to residential zones, and the southern property line is adjacent to a business zone.
 - Along the western and northern property lines, a landscaped buffer zone with a minimum width of 20 feet is required with a minimum of plant materials to include "1 deciduous tree, 1 evergreen tree and 4 shrubs per each 30 linear feet along the property line, rounded upward." **Table 14-02.5**
The 21 required deciduous trees, 21 required evergreens, and 84 required shrubs are not in this plan, and the required spacing of these plants within 30 foot intervals is not in this plan.
 - Along the southern property line, a landscaped buffer zone with a minimum width of 10 feet is required with a minimum of plant materials to include "1 deciduous or evergreen tree or 4 shrubs per each 20 linear feet along the property line, rounded upward." **Table 14-02.5**
The 23 required deciduous or evergreen trees or 92 required shrubs are not in this plan, and the required spacing within 20 foot intervals is not in this plan.

The existing trees shown on the site plan are on our residential property and the property of surrounding residences; the buffer zone is supposed to be on the applicant's property. The submitted site plan states that "existing trees are dense and obscure property from adjacent residences"; however, we are able to clearly see the property, building, and parking lot from both our home and yard. At the property line, there is no plant material present to screen our view of the entire property, building, and much of the parking lot. Additionally, the headlights we would regularly see shining through our windows at night when Memories was in operation easily came through from the southern corridor of the parking lot where the submitted site plan indicates one-way traffic driving west to and from parking spaces where there should be a required buffer zone. None of the required buffer zones are in the plan.

2. The required parking lot setbacks are not in the applicant's plan: *"Off-street parking spaces shall be located in accordance with the parking lot setback standards of the zoning district, provided that all landscaping and berm requirements in Section 14-02 are complied with." Section 15-1 (b)(1)(b)*
 - **Table 6-03** requires a parking lot setback of 10 feet on the sides, providing all landscaping requirements are complied with. Since the northern boundary of the property in question is adjacent to a residential zone, a minimum width of 20 feet is required (**Section 14-02 (f), Table 14-02.5**).

The site plan shows rows of parking spaces that abut both the northern and southern property lines. The required setbacks of 20 feet and 10 feet are not in the plan, and the landscaping requirements are not complied with in the plan.

3. The required off-street parking landscaping is not in the applicant's plan: *"All off-street parking lots containing greater than twenty (20) spaces shall provide the following landscaping within the parking lot envelope, described as the area including the parking lot surface and extending eighteen (18) feet from the edge of the parking lot."* **Section 14-02 (g)(1)**

- o *"One (1) canopy tree shall be required for each ten (10) parking spaces"* **Section 14-02 (g)(1)(a)**

The site plan shows 113 parking spaces, requiring 11 trees. None of these required trees are in the plan.

- o *"A minimum of one-third (1/3) of the trees required shall be placed within landscape islands in the interior of the parking lot."* **Section 14-02 (g)(1)(b)**

"Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement and help direct smooth traffic flow within the lot." **Section 14-02 (g)(7)**

None of the required landscape islands are in the plan. Further, none of the canopy trees have been placed within landscape islands in the interior of the parking lot, and 4 of the 11 canopy trees are required to be within landscape islands within the parking lot interior. Nothing is in place to break up the large expanse of pavement that runs from property line to property line.

4. The required canopy trees proportionate to greenbelt length are not in place: *"Non-residential uses requiring site plan approval shall provide a twenty (20) foot wide greenbelt along the lot's frontage, adjacent to and outside of the road right-of-way. A minimum of one (1) deciduous canopy tree shall be planted for each (30) lineal feet, or portion thereof, of required greenbelt length."* **Section 14-02 (e)(1)**

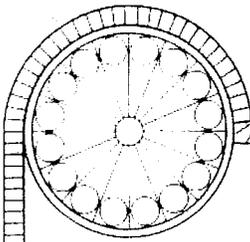
None of these 8 additional required canopy trees are included in the site plan.

5. *"The requirements herein, shall be independent of each other and shall not be double counted to fulfill the requirements of different required landscape elements."* **Section 14-02 (b)(4)**

None of the approximately 237 total required trees and shrubs are included in the site plan.

(21 deciduous trees, 21 evergreen trees, and 84 shrubs for buffer zones to west and north; 23 deciduous or evergreen trees or 92 shrubs for buffer zone to the south, 11 canopy trees within parking lot envelope, and 8 canopy trees for required greenbelt length)

The site plan does not minimize the adverse impacts on adjoining and nearby properties (**Section 18-01 (c)**). It is lacking the required buffer zones, parking lot setbacks, parking lot landscaping, and canopy trees for greenbelts that would "protect and preserve the appearance, character, and value of the neighborhoods which abut non-residential areas" (**Section 14-02 (a)(2)**). Permitting a bar, or any other commercial enterprise, to operate without sufficiently meeting these requirements would be unacceptable.



CHARTER TOWNSHIP OF BRIGHTON

4363 Buno Rd. • Brighton, Michigan 48114-9298. • Telephone: (810)229-0550 Fax: (810) 229-1778

www.brightontwp.com

PLANNING COMMISSION APPLICATION

1. Date Filed MAY 13, 2016 3. PC Number _____
2. Meeting Date JUNE 3, 2016 4. Fee Paid \$ 2,500.00

5. Applicant Information

Name TIM NICHOLS

Address 23557 OUTWOOD DRIVE

City/State/Zip SOUTHFIELD, MI 48033

Phone (248) 476 3043 Fax _____

Interest in the Property (e.g. fee simple, land option, etc.)

Property Owner Other (Specify) ARCHITECT

6. Current Property Owner Information

RECEIVED

Name MIKE MAGYARI

Address 9050 LAKE DOMINION DRIVE

City/State/Zip BRIGHTON, MI.

Phone (586) 634-3922 Fax _____

Length of Ownership LESS THAN 1 YEAR

MAY 16 2016

BRIGHTON TOWNSHIP

7. Location of Property for which the Application is Requested

Address 1840 S OLD US HWY 23

Cross Streets _____

Tax I.D. # 12-08-400-019, 12-08-400-027

8. Property Information

Zoning District B-1

Area (Acreage) 2.01 Width _____ Depth _____

Current Use RESTAURANT

9. Type and Description of Development

RESTAURANT RENOVATION

PUD _____ Subdivision _____ Site Condo _____

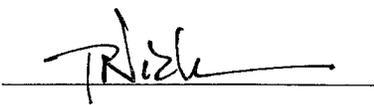
New Site Plan _____ Revised Site Plan X Additional Phase _____

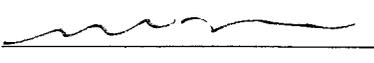
10. Site Plan Request

Describe your Request SITE PLAN REVIEW TO
ACCOMPANY SPECIAL USE PERMIT

I, Tim Nichols (applicant), do hereby swear that the above statements are true.

I, MIKE MAGYARI (property owner), hereby give permission for the Charter Township of Brighton staff and consultants to go on the property for which the above referenced petition is proposed for purposes of verifying information provided on the submitted application.

Signature of Applicant  Date: 5.13.16

Signature of Property Owner  Date: 5-12-16

Brighton Township Planning Commission Action	
Approved/Denied	_____
Date	_____
Conditions of Approval	_____

PLANNING COMMISSION
SITE PLAN REVIEW
PROCEDURES AND SPECIFICATIONS

1. All plans or blueprints shall be prepared, signed and sealed by a licensed Architect or Engineer.
2. All petitions and plans must be filed with the Planning Department no later than thirty (30) days prior to the regular meeting of the Township Planning Commission. RESUBMITTALS MUST BE IN THE PLANNING OFFICE FOURTEEN (14) DAYS PRIOR TO THE NEXT SCHEDULED REGULAR MEETING DATE.
3. The applicant(s), architect, or engineer of record or his/her authorized agent (by way of written letter) must appeal at the meeting. A brief presentation of the proposed project may be done at that time.
4. Applicant must initially submit five (5) copies; when ready for planning commission approval (15) copies of the site plan with the application.

5. **The following fees are non refundable and include two (2) reviews by the staff:**

Residential site plan review for a plat/site condo	\$4,400***
Residential site plan review for a plat/site condo and PUD	\$5,200***
Commercial site plan review	\$2,500***

The above fees include the cost of one meeting per phase (optional, preliminary, etc.) If additional meetings are necessary, applicant will be responsible for additional costs. If reviews go beyond two (2) reviews, applicant is responsible for additional costs.

***Note: If the property is located within the Natural Features Overlay district, per Section 10-04 of the Zoning Ordinance, an Environmental Impact Assessment will be required. In addition, a Traffic Impact Study and a wetland survey may be required for all projects with impacts, as stated per Section 18-09. Additional costs incurred for these studies/surveys, will be the sole responsibility of the developer.

6. Following the site plan phase of the project, there is a final site plan/construction plan review phase of the project. This phase is handled administratively and the fee for this phase of the project is based on the construction cost of the job and includes two (2) plan reviews; the fee is paid at the time of submittal of plans. Construction plan reviews beyond two (2) submittals will be charged on an hourly

basis but an escrow amount will be established up-front which will need to be paid prior to any additional reviews. After the construction plans are approved and the engineer issues his final letter, an inspection escrow amount based on the construction cost, performance bond amount, and any other fees associated with the project will be identified in the engineer's letter which will need to be paid prior to the issuance of a building permit. In addition, the building department has permit fees. The adopted Brighton Township Engineering Standards are on the Township's web site which applicants can review for more detail on the entire construction process.

REQUIRED SPECIFICATIONS:

GENERAL INFORMATION:

✓ Include a north arrow, drawing scaled, drawing numbers, drawing date and revision dates, area location map, the proposed use, the property zoning, and adjacent zoning.

✓ Include the name of the developer, developer's name, address and phone number.

✓ All sites plans should be prepared, signed and sealed by a registered architect or engineer.

GENERAL SITE INFORMATION:

✓ The legal description of the property, a boundary survey, and the tax numbers of the parcel need to be provided. The location and dimensions of lot lines and easements need to be shown.

✓ All existing and proposed topography shall be represented on a contour map which will accompany all proposed new structures. Existing topography information at a contour interval of two (2) feet or less plus proposed grading plan (including design of any on site storm water retention/detention area).

✓ The site plan needs to identify natural features such as wooded areas, soils, flood plains, wetlands and watercourses. The Planning Commission may require scenic easements, woodlands, or portions of woodlands, rock formations or any natural feature of land or resource which would perpetuate the natural attractiveness of any site. All such scenic easements shall be maintained in perpetuity as described and approved on the site plan and supporting documents of record.

PROPOSED DEVELOPMENT INFORMATION:

✓ Structures need to meet the area, height and bulk requirements for the zoning district. All required yards and setbacks need to be shown.

✓ Screening walls, greenbelts and landscaped areas need to be detailed and labeled. The location of any trees (5" caliper or greater) to be removed must be indicated.

_____ A lighting plan showing lighting location, height, area of illumination, and fixture details should be provided.

_____ Solid waste disposal methods need to be identified including the location of dumpsters and screening details.

_____ Details on signage need to be provided such as the type, size, height, illumination and location.

✓ _____ Off-street parking calculations as required by the Ordinance should be met. Parking spaces (double striped), driveways, maneuvering lanes and acceleration and deceleration lanes shall be drawn to scale on all site plans. Barrier-free parking per ADA standards shall be designed in the same method and manner.

_____ Loading/unloading areas shall be accurately drawn and labeled. Access to loading areas need to provide adequate turning radii for trucks.

_____ Storm water drainage plan should be provided indicating drainage routes, slopes, materials, manholes, inverts and catch basin locations, and storm water detention / retention with supporting calculations.

_____ Sanitary sewage disposal and water systems should be identified.

_____ Include details on any pavement surface showing a cross section with pavement materials. An access permit from the Livingston County Road Commission may be required.

_____ Type and proposed location of any outdoor storage.

✓ _____ Proposed use of each existing and each proposed structure in this development, number of stories, gross building floor space, and distances between structures.

✓ _____ Elevation plans, including height of exterior (front, side, and rear) facades of all buildings or structures on site, indicating proposed construction materials, including color and architecture.

IF CONSTRUCTION OR USE HAS NOT COMMENCED WITHIN TWELVE (12) MONTHS OF THE DATE OF PLANNING COMMISSION APPROVAL ON A SITE PLAN, THE APPROVAL BECOMES NULL AND VOID AND A NEW APPLICATION WILL BE REQUIRED. UPON WRITTEN REQUEST FROM THE APPLICANT, ONE (1) TWELVE (12) MONTH EXTENSION OF THE APPROVED SITE PLAN MAY BE GRANTED BY THE PLANNING COMMISSION UPON AN ADEQUATE SHOWING OF NEED BY THE APPLICANT.

Date: July 8, 2016
To: Charter Township of Brighton Planning Commission
From: Kelly Mathews
Subject: Site Plan Review
MMK2 LLC
SP 16/03
Plans dated 7/5/16
Location: 1840 S. Old 23
Request: Blockade Restaurant and Bar Serving Alcoholic Beverages
Zoning: B-1
Applicant: MMK2, LLC
Owner: MMK2, LLC
Tax ID#'s: 12-08-400-019 and 12-08-400-024

The site plan application is for a restaurant and bar serving alcoholic beverages called Blockade. Future plans include an addition for a family friendly arcade which requires ZBA variances. In 2010, Memories requested a SLUP for outside seating for forty (40) seats comprised of ten (10) tables with four (4) seats per table. The existing building is approximately 7,903 sq. ft. The existing concrete patio is fifteen (15) ft. by 36.5 ft. (547.50 sq. ft.). The new owner of this building would like to reopen the restaurant/bar and serve alcoholic beverages and in the future add an approximate sixty-eight (68) ft. by fifty-two (52) ft. (3,536 sq. ft.) addition to the rear of the building for a family friendly arcade for people to use while they are at the restaurant. Therefore, the total size of the restaurant will be 11,439 sq. ft. and will be 11,986.5 sq. ft. including the outside patio. Arcades are similar to billiards and pool tables which require a one hundred (100) ft. setback from residential areas. The applicant has stated that the seat count is $175 \text{ seats} / 2 = 88$ parking spaces required plus twelve (12) employees in the largest shift for a total of 100 spaces and there are 100 parking spaces. This facility is located on approximately 2.12 acres parcel on the west side of Old 23, between Hyne and Hilton Roads in a B-1 zoning district.

The property includes two parcels of 1.8 acres and 0.29 acres along Old 23 for a total of approximately 2.12 acres. The existing building has the following setbacks: approximate five (5) ft. north setback; twenty-nine (29) ft. south setback; fifty-seven (57) ft. rear setback; and 149 ft. front yard setbacks which meet the Zoning Ordinance requirements, except for the five (5) ft. north setback. The B-1 zoning district requires a twenty-five (25) ft. front yard, ten (10) ft. side yard, and twenty (20) ft. rear yard setback for the building, and a twenty (20) ft. front yard parking setback, and a ten (10) ft. side yard and rear yard parking setback. Arcades are similar to billiard and pool halls and must be set back one hundred (100) ft. from neighboring properties. The applicant also must state the hours of the patio on the site plan.

SITE PLAN DISCUSSION

This site plan has been reviewed utilizing the standards in *Article 18 Site Plan Review*. Based on the review of the plans and a visit to the site, the following comments are outlined for your review:

1. **Use.** The proposed use, restaurant and bar serving alcoholic beverages, is a special use in the B-1 zoning district per *Article 6, Section 6-02* of the Zoning Ordinance.
2. **Site Layout.** The site has been reviewed in accordance with the area and bulk requirements described in *Article 6, Section 6-03* of the Zoning Ordinance.

	Required	Provided	Comments
Building Height	25 ft./2 stories	25 ft./2 stories	In compliance
Front Yard Setback East	25 ft.	149 ft. min.	In compliance
Side Yard Setback North	10 ft.	5 ft. min.	Not in compliance; existing
Side Yard Setback South	10 ft.	29 ft. min.	In compliance
Rear Yard Setback West	20 ft.	57 ft. min.	In compliance
Parking Lot Setback (Front) East	20 ft.	Approx. 45 ft.	In compliance
Parking Lot Setback (Side) North	10 ft.	0 ft.	In compliance
Parking Lot Setback (Side) South	10 ft.	0 ft.	In compliance
Minimum Lot Area (sq. ft.)	20,000	2.11 acres	In compliance
Minimum Lot Width (ft.)	100	243	In compliance
Maximum Lot Coverage	75%	13%	In compliance

3. **Parking Lot Setbacks.** Per *Section 6-03(b)(8)*, the required setbacks shall be landscaped except for access driveways, service drives and parking lots shared with adjacent uses. A landscaping plan must be depicted.
4. **Loading/Unloading.** Loading/unloading must be located in the rear per *Section 15-02(b)(1)* of the Zoning Ordinance and must meet the size requirement per *Article 15, Section 15-02* which is ten (10) ft. in width by fifty (50) ft. in length. A loading/unloading zone of thirty-two (32) ft. by twenty-five (25) ft. (600 sq. ft.) has been depicted in the rear yard.
5. **Vehicular and Pedestrian Circulation.**
 The proposed access is via existing driveways off of Old 23.
6. **Parking.** The proposed parking was reviewed in accordance with *Article 15, Section 15-01* of the Zoning Ordinance as described in the following table.

	Required	Provided	Comments
Parking Spaces Restaurant/Bar - One (1) space for two (2) seats (175) = 88 + # of employees (12)	100	100	In compliance
Parking Space Dimensions (90 degree) Stall width and depth	9 ft. by 20 ft.	9 ft. by 20 ft.	In compliance
Aisle Width	24 ft. for two way traffic; 15 ft. for one way traffic	26 ft. min. for two way traffic; 15 and 20 ft. for one way traffic	In compliance

Asphalt pavement and curbing is required per *Section 15-01(e)(5)* of the Zoning Ordinance. Additionally, as required, sidewalks abutting parking spaces must be seven (7) ft. wide; the detail has not been provided.

7. **Signs.** One freestanding ground sign exists along Old 23. New graphics for the sign are proposed; details have not been provided. If new wall signage is proposed, it must be submitted. Details of both must be depicted on the site plan. All signage must meet the requirements outlined in *Article 17*.
8. **Building Materials.** *Article 14, Section 14-01(c)(1)* of the Zoning Ordinance depicts the building materials required. Per *Table 14-01*, each wall has a percentage of coverage of the various building materials. Each elevation must comply with the stated percentages.

Additionally, per footnote b, all walls exposed to public view from the road or an adjacent residential area shall be constructed of not less than 75% brick, face brick, stone, or cast stone. A table has been submitted for the front elevation which meets the Zoning Ordinance. Tables have been submitted for the other elevations which do not meet the Zoning Ordinance.

9. **Landscaping.** A landscape plan must be submitted and reviewed in accordance with *Article 14, Section 14-02* of the Zoning Ordinance as follows.

	Required	Provided
Buffer along North Property Line 20 ft. buffer with 1 deciduous tree, 1 evergreen tree and 4 shrubs/30 ft. (441 ft.); and fence/wall/berm is required.	15 decid. and 15 evergreen trees and 59 shrubs	4 new shrubs; *existing trees
Buffer along South Property Line 10 ft. buffer with 1 deciduous tree or 1 evergreen tree or 4 shrubs/20 ft. (384 ft.) No fence/wall/berm required.	19 trees or 77 shrubs	*Existing trees
Buffer along West Property Line 20 ft. buffer with 1 deciduous tree, 1 evergreen tree and 4 shrubs/30 ft. (139 ft.); and fence/wall/berm is required.	5 decid. and 5 evergreen and 19 shrubs	*Existing trees; additional buffer was requested by the Planning Commission at the 6/13/16 meeting
Greenbelt (Front Yard) East - Old 23 20 ft. buffer with 1 deciduous canopy tree for each 30 ft. (243 ft.)	8 trees	Need to depict proposed landscaping; not in compliance
Parking Lot - 101 spaces 1 canopy tree for each 10 parking spaces, in no case less than 2 trees shall be provided and a continuous row of shrubs along the front of the parking lot. (10 trees)	10 trees and continuous row of shrubs	None

*Applicant has stated there are forty-six (46) mature deciduous trees along the north, west, and south boundary lines but did not distinguish how many are along each of the sides; this must be done and additional landscaping must be submitted for the west buffer. Trees and shrubs must be setback ten (10) ft. from the edge of a road and five (5) ft. from sidewalks which is specified on the plan. All size requirements must meet the minimums stated in *Table 14-02.1* of the Zoning Ordinance.

12. **Lighting.** Five (5) new pole lights have been depicted; it is stated that the lights will be fourteen (14) ft. high and details have been provided. The existing light pole will receive a new fixture. Photometric information depicting cut-off at the property lines must be depicted in detail per *Article 14, Section 14-03* of the Zoning Ordinance. (A photometric grid has been provided but it is not readable). The proposed lighting must meet the required foot candles at the property lines (1 foot candle at the property lines except for residential which is .5 foot candles and a maximum of 10 foot candles within the site).
13. **Waste Receptacle.** The applicant has depicted the waste receptacle and stated that the screening will be pressure-treated lumber; a detail of the screening must be provided per the requirements of *Section 14-04* of the Zoning Ordinance.
14. **Mechanical and Electrical Equipment.** Mechanical and electrical equipment must be depicted on the site plan and must be screened. Roof mounted equipment must be screened per *Section 14-01(d)(3)* and ground mounted equipment must be screened per *Section 14-05* of the Zoning Ordinance.
15. **Agency Approvals.** Copies of all applicable County, State, and Agency approvals need to be submitted to the Township prior to site plan approval, including but not limited to:
 - a. Livingston County Drain Commissioner
 - b. Township Engineer
 - c. Livingston County Road Commission
 - d. Livingston County Public Health Department
 - e. The Brighton Area Fire Department

RECOMMENDATION

It is recommended that the site plan be approved by the Planning Commission contingent upon the outstanding items being handled administratively.



ARCHITECTS. ENGINEERS. PLANNERS.

July 7, 2016

CHARTER TOWNSHIP OF BRIGHTON

4363 Buno Road
Brighton, MI 48114

Attention: Kelly Mathews, Township Planner

**Regarding: 1840 S Old US-23
Site Plan Review #2
OHM Job Number: 0024-16-1061**

Dear Ms. Mathews:

We have reviewed the material, received via e-mail by this office on July 6, 2016 for the above-referenced project based on the Township's Engineering Standards. Plans were prepared by Tim Nichols Architecture, and have a latest revision date of July 5, 2016. A general summary of the site, followed by our review comments and recommendations, is noted below.

GENERAL

The existing site is located at 1840 South Old US-23. The project site is comprised of an existing vacant restaurant with a surrounding parking lot and septic field. The site is located on Parcel #12-08-400-019, zoned B-1 and 2.01 acres.

UTILITIES

The plans indicate that there is an existing septic field behind the building on the west side of the property and the intent is to continue the use of the septic field for wastewater disposal. Water supply is provided by on-site private well system. No proposed water or sewer improvements have been shown on the plans and it would appear that none are required.

PAVING/ACCESS/TRAFFIC

Access to the site is provided by means of three (3) existing drive approaches to South Old US-23. A total of 101 parking spaces are shown, 4 of which are identified as barrier free. The existing parking lot is a combination of asphalt and concrete pavements. The plans indicated that the parking lot is proposed to be resurfaced with two (2) inches of asphalt pavement and striped. Based on visual observations of the existing pavement conditions we recommend that the applicant consider additional pavement base repairs prior to adding 2 inches of new asphalt to extend the useful life of the pavement.

We note that all barrier free parking and pedestrian site access shall be in compliance with current ADA guidelines. Spot elevations will be required on the site plan to verify compliance.

We defer to the Brighton Area Fire Authority (BAFA) in regards to emergency vehicle access and circulation.

The applicant stated on the cover sheet that anticipated traffic would consist of up to 10 vehicle trips per hour at the peak hour. Considering this information and the existing traffic volumes on Old US-23, it does not appear that a traffic impact assessment is required.

DRAINAGE/GRADING

Existing grades are shown via spot elevations on the site plan. No earthwork or grade changes are proposed. The plans indicate drainage patterns flowing from the northwest to the southeast of the site and into a drainage structure located on the adjacent commercial property. This is an existing conditions and no alterations to the drainage patterns have been proposed.

PERMITS AND OTHER AGENCY APPROVALS

Copies of all permits, letters of approvals, and/or letters of waiver, obtained to date, shall be forwarded to this office and other outside regulatory agencies. The current status of all necessary permits should be included on the cover sheet. At a minimum, the following permits and other agency approvals should be obtained before final approval:

- Livingston County Department of Public Health
- Livingston County Road Commission for any work in the public road ROW
- Livingston County Building Department
- Brighton Area Fire Authority

RECOMMENDATIONS

As submitted, the site plan appears to be in substantial compliance with the Charter Township of Brighton site plan requirements. We take no exceptions to the proposed site plan and recommend the Planning Commission consider approval of the site plan conditional upon the following comments being addressed administratively:

1. Delineation of the 100-year floodplain shall be shown on the plans. If no floodplain exists, a note shall indicate so.
2. Information on adjacent properties adjacent the site shall be indicated on the site plan.
3. Right-of-way for Old US-23 shall be dimensioned and labeled on the plans.
4. Additional existing spot grades are required in the accessible route near the four barrier free parking spaces to verify compliance with ADA requirements.

If you have any questions regarding this review or any of the comments presented, feel free to contact us at (734) 522-6711 or jacob.rushlow@ohm-advisors.com.

Sincerely,

OHM ADVISORS



Jacob Rushlow, P.E.
Client Representative



Rhett Gronevelt, P.E.
Client Principal

cc: Brian Vick, Township Manager (via e-mail)
Michael Evans, Deputy Fire Chief, Brighton Area Fire Department (via email)
Ken Recker, PE, Chief Deputy Drain Commissioner, Livingston County (via e-mail)
Michelle LaRose, PE, Environmental Projects Manager, Livingston County (via e-mail)
Jim Rowell, Building Official, Livingston County (via e-mail)
Kim Hiller, Livingston County Road Commission (via e-mail)
Tim Nichols, Tim Nichols Architecture (via e-mail)
File



BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.
Brighton, MI 48116
o: 810-229-6640 f: 810-229-1619

July 7, 2016

Kelly Mathews, Planner
Charter Township of Brighton
Building and Planning
4363 Buno Road
Brighton, MI 48114

RE: Blockade (formerly Memories)
1840 S. Old US-23
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on June 13, 2016 and the drawings are dated June 10, 2016. The project is for the proposed renovation to an existing A-2 Occupancy that will undergo renovation and site alteration. Special Land Use has been approved by the township. The plan review is based on the requirements of the International Fire Code (IFC) 2015 edition.

1. The building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems*.

IFC 903

A. There is no municipal water available to supply the fire sprinkler system, therefore an approved alternative shall be designed, installed and approved prior to installation.

B. The FDC shall be located on the front of the building (Old US-23).

(Noted to be pending with fire suppression contractor design)

2. The building address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.

(Revised on drawing)

IFC 505.1

3. The two-way access drives located to the far North, Center and immediately adjacent to the building into the site shall be a minimum of 26' wide. The one-way access drives must also be a minimum of 20' wide. With a width of 26' wide, the area adjacent to the building shall be marked as a fire lane. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in the submittal. Access roads to site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

(It appears as though the one-way and 26' drive is compliant)

IFC D 103.6

IFC D103.1

IFC D 102.1

IFC D 103.3

4. Access around building shall provide emergency vehicles with a turning radius of 30' inside and 50' outside with a minimum vertical clearance of 13 ½ feet.

(Turning radius is provided on the drawing)



July 7, 2016

Page 2

Blockade (formerly Memories)

1840 S. Old US-23

Site Plan Review

5. A key box (Knox Box) shall be indicated on future submittals. The Knox box will be located adjacent to the front door of the structure.

(The Knox box is reflected on the drawing)

IFC 506.1

6. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

(General Contractor still TBD)

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Respectfully,

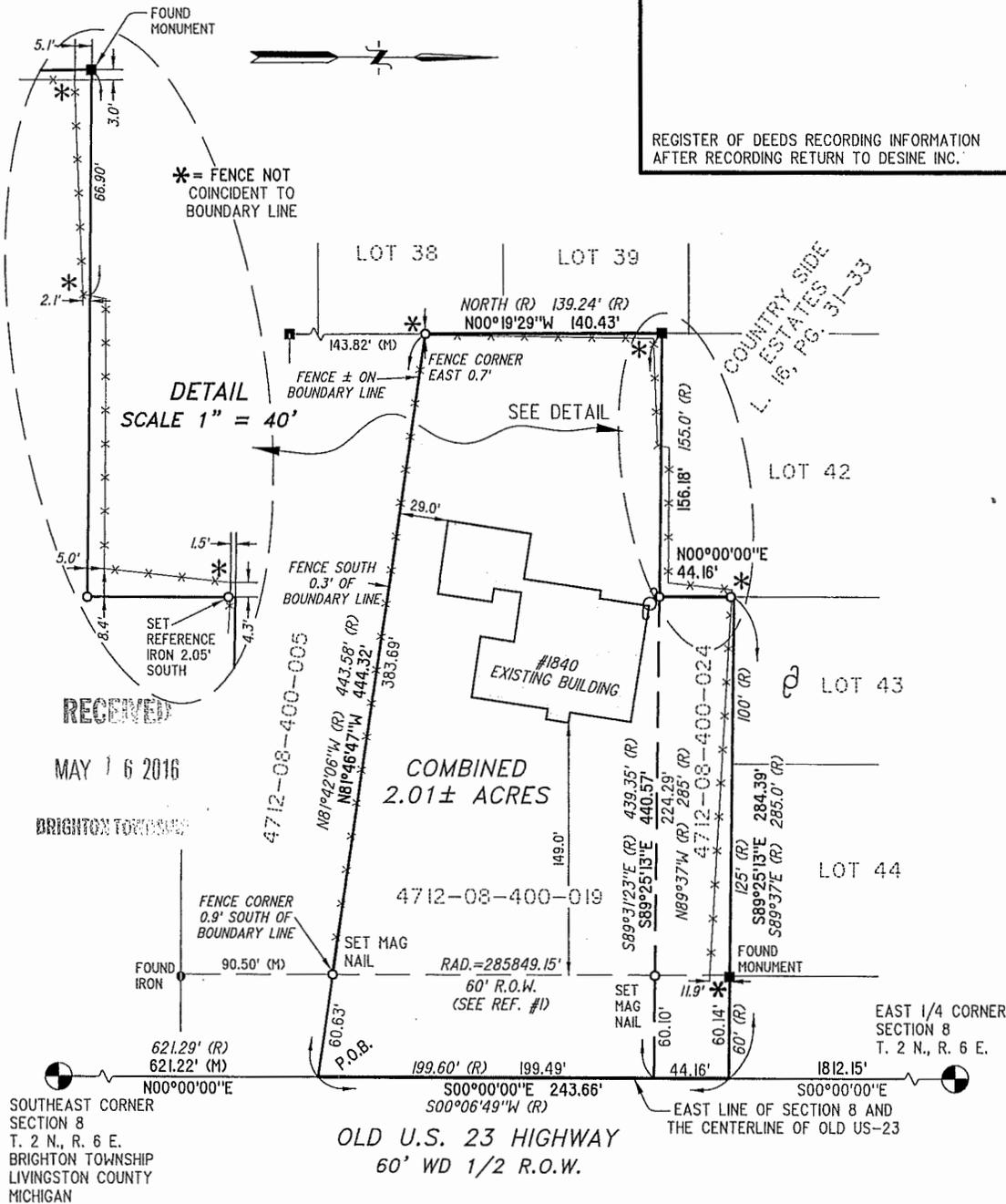
A handwritten signature in black ink, appearing to read "R. Boisvert".

Capt. Rick Boisvert, CFPS
Fire Inspector

cc:Jacob Rushlow-OHM Advisors

CERTIFIED LAND SURVEY

REGISTER OF DEEDS RECORDING INFORMATION
AFTER RECORDING RETURN TO DESINE INC.



DETAIL
SCALE 1" = 40'

RECEIVED

MAY 16 2016

BRIGHTON TOWNSHIP

SOUTHEAST CORNER
SECTION 8
T. 2 N., R. 6 E.
BRIGHTON TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

- = SET 1/2" x 18" IRON ROD WITH CAP STAMPED "MLL 38119" UNLESS OTHERWISE STATED
- = FOUND IRON

LEGEND

- = FOUND MONUMENT
- x-x- = FENCE LINE

- L = LIBER
- PG = PAGE
- R = MEASUREMENT OF RECORD

SCALE: 1 INCH = 80 FEET | ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS
LAND SURVEYORS



(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR

MIKE MAGYARI

SECTION 8, TOWN 2 NORTH, RANGE 6 EAST
BRIGHTON TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

JOB No. 1-09-08-162869	DATE 05/13/16
DWG No. 162869-132	DRAWN LMC SHEET 1 OF 3

Mariusz L. Lukowicz

MARIUSZ L. LUKOWICZ
PROFESSIONAL SURVEYOR No. 38119



LEGAL DESCRIPTION OF RECORD

Reference: Warranty Deed as recorded in Document No. 2016R-013136,
Livingston County Records.

Land situated in the Township of Brighton, County of Livingston, State of Michigan, described as:
Part of the Southeast 1/4 of Section 8, Town 2 North, Range 6 East, Brighton Township, Livingston
County, Michigan, more particularly described as follows:

Commencing at the Southeast corner of said Section 8; thence along the centerline of Old US-23
(120 feet wide right of way) and the Easterly line of Section 8, North 00 degrees 06 minutes 49
seconds East 621.29 feet (previously described as North 619.95 feet) to the **POINT OF BEGINNING**
of the parcel to be described; thence North 81 degrees 42 minutes 06 seconds West 443.58 feet
(previously described as North 81 degrees 38 minutes West 444.73 feet); thence along the Easterly
line of Countryside Estates, as recorded in Liber 16, Page 31 Livingston County Records, due North
139.24 feet (previously described as 139.3 feet); thence along the Southerly line of Countryside
Estates, as recorded in Liber 16, Page 31, Livingston County Records, South 89 degrees 31
minutes 23 seconds East 439.35 feet (previously described as South 89 degrees 37 minutes West
440.0 feet); thence along the centerline of Old US-23 (120 foot wide right of way) and the Easterly
line of said Section 8, South 00 degrees 06 minutes 49 seconds West 199.60 (previously described
as South 201.05 feet) to the point of beginning.

Tax ID Number: 12-08-400-019

Commonly known as: 1840 S Old US-23, Brighton, MI48114

Part of the Southeast 1/4 of Section 8, Town 2 North, Range 6 East, Brighton Township, Livingston
County, Michigan, more particularly described as follows:

BEGINNING on the East line of said Section 8 at a point 821 feet North of the Southeast corner of
said Section 8; thence North 89 degrees 37 minutes West 285 feet; thence North 44.16 feet; thence
South 89 degrees 37 minutes East 285 feet; thence South 44.16 feet to the point of beginning.

Tax ID Number: 12-08-400-024

Commonly known as: vacant

LEGAL DESCRIPTION SUBSEQUENT TO SURVEY

2.01± ACRE PARCEL

(Combined Parcels 4712-08-400-019 and 4712-08-400-024)

Commencing at the Southeast Corner of Section 8, Town 2 North, Range 6 East, Brighton
Township, Livingston County, Michigan;

thence N00°00'00"E 621.22 feet (record 621.29 feet) along the East line of Section 8 to the **PLACE
OF BEGINNING**;

thence N81°46'47"W 444.32 feet (record N81°42'06"W 443.58 feet);

thence along the boundary line of "Country Side Estates," a subdivision of part of the Southeast 1/4
of said Section 8, according to the plat thereof, as recorded in Liber 16 of Plats, Pages 31
through 33, inclusive, Livingston County Records the following four courses:

- (1) N00°19'29"W 140.43 feet (record North 139.24 feet),
- (2) S89°25'13"E 156.18 feet (record S89°31'23"E 155.0 feet),
- (3) N00°00'00"E 44.16 feet and
- (4) S89°25'13"E 284.39 feet (record S89°37'E 285.0 feet);

thence S00°00'00"E (record S00°06'49"W) 243.66 feet along said East line of Section 8 to the Place
of Beginning. Being a part of the Southeast 1/4 of Section 8, Town 2 North, Range 6 East, Brighton
Township, Livingston County, Michigan. Containing 2.01 acres of land, more or less. Subject to the
rights of the public over that portion taken thereof for Old U.S.-23 Highway, also subject to and
together with all easements and restrictions affecting title to the above described premises.

CIVIL ENGINEERS
LAND SURVEYORS



(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR

MIKE MAGYARI

SECTION 8, TOWN 2 NORTH, RANGE 6 EAST
BRIGHTON TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

JOB No. 1-09-08-162869 DATE 05/13/16

DWG No. 162869-132 DRAWN LMC SHEET 2 OF 3

MARIUSZ L. LUKOWICZ
PROFESSIONAL SURVEYOR No. 38119



NOTES:

- 1) Bearings are related to "Country Side Estates," according to the plat thereof, as recorded in Liber 16 of Plats, Pages 31 through 33, inclusive, Livingston County Records.
- 2) Legal description of record supplied by client. Surveyor was not supplied with a Title Search at this time. Refer to the current policy for title insurance for proof of ownership and all encumbrances affecting title to the surveyed parcel.

REFERENCES:

- 1) Michigan Department of Transportation Right-of-Way Map, File No. 47-R-1, Sheet 4
- 2) "Country Side Estates," a subdivision of part of the Southeast 1/4 of said Section 8, Brighton Township, Livingston County, Michigan, according to the plat thereof, as recorded in Liber 16 of Plats, Pages 31 through 33, inclusive, Livingston County Records.

WITNESSES FOR CORNERS OF SECTION 8
 Town 2 North, Range 6 East
 Brighton Township, Livingston County, Michigan

East 1/4 Corner (E-04) – Found Brass Disk Stamped "Livingston Co. Monumentation Corner"

Ref: L.C.R.C., L.S.C. #1715M

N72°E	140.41'	Nail & Tag* South Side of a Power Pole
S45°E	69.72'	Nail & Tag* Southwest Side of a Power Pole
S70°W	196.38'	Nail & Tag* North Side of a Power Pole
N45°W	75.94'	Nail & Tag* Northeast Side of a Power Pole

Southeast Corner (E-05) – Found Brass Disk Stamped "Livingston Co. Monumentation Corner"

Ref: L.C.R.C., L.S.C. #1538M

S45°E	89.48'	Nail & Tag* in the Southwest Side of a 10" Twin Oak
West	52.54'	Nail & Tag* in the South Side of a Power Pole
N25°W	144.40'	Nail & Tag* in the Southwest Root of a 36" Multi-Cottonwood
East	60.28'	3" Post

(*) = Tag Stamped "Liv. Co. Survey Witness"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREIN PLATTED AND/OR DESCRIBED AND THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATION IS NO GREATER THAN 1 IN 5000 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT No. 132, OF 1970 (AS AMENDED) HAVE BEEN COMPLIED WITH.

CIVIL ENGINEERS
LAND SURVEYORS



PREPARED FOR

MIKE MAGYARI

SECTION 8, TOWN 2 NORTH, RANGE 6 EAST
BRIGHTON TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

JOB No. 1-09-08-162869 DATE 05/13/16

DWG No. 162869-132 DRAWN LMC SHEET 3 OF 3

MARIUSZ L. LUKOWICZ
PROFESSIONAL SURVEYOR No. 38119



Restaurant Renovation
1840 S Old US Highway 23
Dated July 5, 2016

Available for viewing in the
Planning and Clerk's Department

Photometric Plan
Block Brewing Company Restaurant
Renovation

1840 S Old US Highway 23

Dated July 1, 2016

Available for viewing in the
Planning and Clerk's Department

Planner

From: Pat Holden <pattiann28@hotmail.com>
Sent: Tuesday, July 05, 2016 6:17 PM
To: Planner
Subject: Fwd: Survey for Local Planning Commissions
Attachments: Survey for Local Planning Commissions.pdf; ATT00001.htm

See below Kelly.....

Sent from my iPad

Begin forwarded message:

From: Kathleen Kline-Hudson <KKline-Hudson@livgov.com>
Date: July 5, 2016 at 3:39:35 PM EDT
To: Holden <pattiann28@hotmail.com>
Subject: Survey for Local Planning Commissions

Steve,

As part of the process of drafting a new Livingston County Master Plan, we've developed the attached Planning Commission survey. It's a very short survey that we were hoping you could distribute to your Planning Commissioners at your July meeting and collect from them at your August or September 2016 meeting. These surveys can be returned to my e-mail or mail address below, or I would be happy to attend one of your upcoming meetings to collect them and say a word or two about this County Planning initiative.

Thank you in advance for any help you can provide, and please don't hesitate to e-mail or call with any questions about this survey!

Sincerely,

Kathleen

Kathleen J. Kline-Hudson, Director
LIVINGSTON COUNTY PLANNING DEPARTMENT
304 East Grand River Avenue
Howell, MI 48843
Phone: 517.546.7555
KKline-Hudson@livgov.com



Livingston County Department of Planning

July 5, 2016

Dear Planning Commissioners,

As you may be aware, the Livingston County Planning Department and Livingston County Planning Commission is currently preparing a new Livingston County Master Plan that will replace the current 2003 (amended) plan.

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
AICP, PEM
Principal Planner

We may have engaged you in this master plan process through our Brown Bag Lunch Series of presentations, or our recently completed six-part Master Plan Educational Series. If we have not yet involved you, we would like to make sure that you have a voice in the plan content as a major stakeholder in this process. Please take a moment to respond to this simple survey and return the form to your Planning Commission Chair at the August or September 2016 meeting of your planning commission.

For your reference, there is a table on the reverse side of this letterhead that provides a summary of the land use issues that are addressed in the local master plans of Livingston County.

Please list the three most critical land use issues in your local Township, City or Village? *(please provide as much detail as possible - your listed issues DO NOT have to match the issues referenced in the table)*

1. _____

2. _____

3. _____

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

●
(517) 546-7555
Fax (517) 552-2347

●
Web Site
livgov.com

What role do you think that Livingston County Planning Department/ Livingston County Planning Commission should play in our county-wide system of land use planning and zoning? e.g. Facilitator, Educator, Resources, etc. *(please provide specific examples to explain your answer)*
