



## Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP  
 Date: 10/15/2014  
 Re: **RGM Tooling Addition (City File #85-572.4)**  
**Preliminary/Final Site Plan - Planning Review #2**

The applicant is proposing to construct a 10,200 sq. ft. addition onto the rear of the existing 8,960 sq. ft. building to accommodate a growing business, RGM Tooling, who designs and manufactures plastic injection molds. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The comments below are minor in nature and can be incorporated into a revised site plan submittal for review to ensure compliance following review by the Planning Commission.

- Zoning and Use (Section 138-4.302).** The site is zoned REC-W Regional Employment Center Workplace District which permits the manufacture and processing for materials where the external and physical effects are restricted to the site as a permitted use subject to the requirements of *Section 138-4.419*. The applicant must ensure that all activities shall comply with the Performance Standards in *Section 138-10.310* including airborne emissions, odors, gasses, noise and vibrations, hazardous substances, waste, etc..
- Site Layout (Section 138-6.600-601).** The proposed project is in compliance with the area, setback, and building requirements of the REC-W district as indicated in the table below.

Requirement	Proposed	Staff Comments
Min. Front Setback (Product Dr.) 10 ft.	136+ ft.	In compliance
Min. Side Setback (north/south) 25 ft.	15.8 ft (north)/24.2 ft. (south)	Existing non-conforming setback that is not increasing the amount of nonconformity (non-issue)
Min. Rear Setback (west) 30 ft.	59+ft.	In compliance
Max. Height 42 ft.	30 ft.	In compliance

- Exterior Lighting (Section 138-10.200-204).** A photometric plan depicting exterior lighting has been submitted that indicates the proposed project is in compliance with requirements as indicated in the table below.

Requirement	Proposed	Staff Comments
<b>Shielding/Glare</b> Lighting shall be fully shielded & directed downward at a 90° angle  Fixtures shall incorporate full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution  Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited	6 wall mounted & 2 ground mounted lights	Specifications for all light fixtures have been provided to ensure compliance
<b>Max. Intensity</b> (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	4.0 fc. anywhere on-site, 0.0 at ROW, & up to 1.0 along south property line	The fc. along the south property line exceed requirements due to the shared driveway that serves both sites, however fc. meet requirements at the edge of the driveway
<b>Lamps</b> Max. wattage of 250 watts per fixture  LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots	LED fixtures with a max. wattage of 109	In compliance
<b>Max. Height</b> 20 ft., 15 ft. when within 50 ft. of residential	20 ft.	In compliance

4. **Dumpster Enclosure** (*Section 138-10.311*). A dumpster enclosure is proposed in the rear yard, to be screened with a wood gate and masonry walls to match the building that meets ordinance requirements.
5. **Parking and Loading** (*Section 138-11.100-308*). Refer to the table below as it relates to the parking and loading requirements for this project.

Requirement	Proposed	Staff Comments
<b>Min. # Parking Spaces</b> Light Industrial: 1 space per 500 sq. ft. + 1 per 350 sq. ft. of office=41 spaces	41 spaces	In compliance
<b>Min. Parking Space Dimensions</b> 10 ft. x 18 ft. w/ 24 ft. aisle, width may be reduced to 9 ft. for employee parking	10 ft. x 18 ft. w/ 24 ft. aisle	In compliance
<b>Min. Barrier Free Spaces</b> 2 BF spaces 11 ft. in width w/ 5 ft. aisle for 26-50 parking spaces	2 BF spaces 11 ft. in width w/ 5 ft. aisle	In compliance
<b>Loading Space</b> 1 space, 10 x 50 ft, 14 ft. clearance	The applicant has indicated the loading space is provided inside the proposed building addition	In compliance

6. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is subject to the City's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced. Based on our review of the plans, two healthy trees are proposed to be removed and must be replaced. One 3" caliper Autumn Blaze Maple is proposed for the two replacement credits.
7. **Landscaping** (*Section 138-12.100-308*). Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
<b>Right of Way</b> (Product Dr.: 140 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 4 deciduous + 2 ornamental	3 existing deciduous + 2 ornamental	<b>1 additional deciduous tree is required</b>
<b>Parking Lot</b> 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 718 sq. ft. + 5 deciduous	1,000+ sq. ft. + 5 deciduous	In compliance
<b>Stormwater</b> 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = Information to be provided	Information must be provided	<b>Information must be provided</b>

- a. The quantity of proposed landscaping must be confirmed as staff found discrepancies between what is shown on the plans versus what was listed in the plant list. For example, the number of Armstrong Maples is not accurate.
- b. All landscape areas must be irrigated. This should be noted on the landscape plan, and an irrigation plan must be submitted prior to staff approval of the final site plan (after Planning Commission approval). Add a note specifying that watering will only occur between the hours of 12am and 5am.
- c. Site maintenance notes listed in *Section 138-12.109* must be added to the plans along with a note that states "Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings and the operation of the irrigation system."



ASSESSING DEPARTMENT  
Kurt Dawson, Director

---

From: Nancy McLaughlin  
To: Ed Anzek  
Date: 8-7-14  
Re: File No.: 85-572.4  
Project: RGM Tooling Addition  
Applicant: Kemp Building & Development

No comment.



Building Department  
Scott Cope

---

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer  
To: Sara Roediger, Planning Department  
Date: October 14, 2014  
Re: RGM Tooling Addition – Review #3  
2750 Product Dr.  
Sidwell: 15-28-376-023  
City File: 85-572.4

The site plan review for the above project was based on the following drawings and information submitted:

Site Plans 1 and 2 of 2, Landscape Plans L-1 & 2 , Architectural 1 and 2 of 2, Lighting plans 1 and 2 of 2

All comments from previous reviews have been addressed.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector  
To: Planning Department  
Date: October 14, 2014  
Re: RGM Tooling Addition  
2750 Product

SITE PLAN REVIEW

FILE NO: 85-572.4

REVIEW NO: 3

APPROVED \_\_\_\_\_

DISAPPROVED  X

1. Construction type and square footage of building require a fire flow of 3000 GPM and a minimum of 3 fire hydrants, with an average spacing of 400 feet.

*IFC 2006 Appendix B & C*

- The number of fire hydrants as well as spacing requirements have been met. However, the flow test dated 10/2/14 shows inadequate fire flows for your proposed building addition. The Rochester Hills Fire Marshal's Office has previously provided the applicant with two options which are as follows:

1. A reduction in required fire-flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. of the International Fire Code, 2006 Edition. If the building is fully sprinklered, then the fire flow requirements can be reduced.

2. Portions of buildings which are separated by fire walls without openings, constructed in accordance with the *International Building Code*, are allowed to be considered as separate fire-flow calculation areas. Therefore, based on your proposed construction type and square footage, the required fire flow would be 2250 GPM for the addition and 2000 GPM for the existing building. The current available fire flow provides for these requirements, however, sheet 1 of the architectural floor plan indicates 4 separate openings along the 3 hour fire barrier. Therefore, this option is not viable unless the construction design is changed.

- Until a decision is made by the applicant on how the above issue is resolved, the Rochester Hills Fire Marshal's Office is unable to approve the site plan for a 10,200 square foot addition.

2. Indicate construction type of the existing and proposed addition on sheet 1 of Site Plan .

Lt. William A. Cooke  
Fire Inspector



Parks & Forestry  
Michael A. Hartner, Director

---

From: Gerald Lee  
To: Ed Anzek  
Date: July 24, 2014  
Re: RGM Tooling Addition  
File No. 85.572.4  
Review #1

Forestry review pertains to right-of-way tree issues only.

No comment at this time.

GL/kd

cc: Sandi DiSipio, Planning Assistant



DPS/Engineering  
Allan E. Schneck, P.E., Director

From: Jason Boughton *JRB*  
To: Ed Anzek / Sara Roediger  
Date: October 15, 2014  
Re: RGM Tooling Addition  
City File #85-572.4, Section 28

Engineering Services has reviewed the site plan received by the Department of Public Services on October 9, 2014 for the above referenced project. Engineering Services recommends site plan approval with the following comment being noted by the applicant:

**Storm Sewer**

1. The concept of the proposed storm sewer management system is compliant with the city's engineering design standards and any revisions necessary can be addressed in the construction plan submittal.

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JB/bd

c: Allan E. Schneck, P.E.; DPS Director  
Paul Davis, P.E., City Engineer/ Deputy Director; DPS  
Tracey Balint, P.E., Public Utilities Engineer; DPS  
Paul Shumeljko, P.E., PTOE, Transportation Engineer; DPS

Sheryl McIsaac, Office Coordinator; DPS  
Sandi DiSipio; Planning & Development Dept.  
File

**RECEIVED**  
**OCT 15 2014**  
**PLANNING DEPT.**