

Hamlin Outdoor Storage

REQUEST	Tree Removal Permit Wetland Use Permit Natural Features Setback Modifications Site Plan Approval
APPLICANT	Michael Klieman Wiegand Development 37580 Mound Rd. Sterling Heights, MI 48310
LOCATION	1441 E. Hamlin, on the north side of Hamlin, east of John R
FILE NO.	19-026
PARCEL NO.	15-24-326-004
ZONING	I Industrial
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant appeared before the Planning Commission on April 21, 2020, and the matter was postponed so that the applicant could provide line of site drawings for the berm from various directions, confirming that the increased landscaping the Commission required would screen the parking lot vehicles appropriately. As stated at the last meeting, the applicant proposes an outdoor storage facility for recreational vehicles on a vacant parcel on Hamlin, east of John R. No structures are proposed. The site has wetland areas, and it requires a Wetland Use Permit and Natural Features Modifications. Please see the ASTI



Environmental letter dated March 4, 2020. A Tree Removal Permit is also being requested for the removal and replacement of as many as 171 trees with some replacements on site and payment for 150 trees into the City's Tree Fund. The site is zoned Industrial, which permits the proposed use. The site is surrounded by Industrial except to the south, which is residential and developed with homes and Borden Park.

As requested at the last meeting, the applicants have provided taller berm along Hamlin. Additionally, more landscaping was required between the detention pond and Hamlin, and gate details, matching vertical and horizontal details of the berm and pictures were requested, all of which have been provided. The site is in compliance for landscaping buffering, lighting and setbacks. No other modifications are being requested, and all staff have recommended approval. If the Planning Commission feels that the proposed use and development will be compatible with its surroundings, below are motions for consideration.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comment	Approval
Fire	Comments to be addressed prior to final submittal	Approval
Assessing	No comment	Approval
Engineering	Minor comment to be handled at construction plan review	Approval
Parks & NR	Minor comment	Approval

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 19-026 (Hamlin Outdoor Storage), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on May 4, 2020 with the following findings and subject to the following conditions.

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to remove 171 regulated trees replacing some onsite and paying into the City's Tree Fund for the remainder.

Conditions

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Payment into the City's Tree Fund of \$45,600.00 prior to temporary grade being issued by Engineering.

Motion to Recommend a Wetland Use Permit

MOTION by _____, seconded by _____, in the matter of City File No. 19-026 (Hamlin Outdoor Storage), the Planning Commission **recommends to City Council** approval of a Wetland Use Permit to temporarily and permanently impact approximately 5,471 square feet to construct the parking area and to install a storm sewer pipe based on plans dated received by the Planning Department on May 4, 2020 with the following findings and subject to the following conditions.

Findings

1. Of the 41,557 s.f. of wetland area on site, the applicant is proposing to impact approximately 5,471 s.f.
2. Because the wetland areas are of low ecological quality and are not a vital natural resource to the City, the City's Wetland consultant, ASTI, recommends approval.

Conditions

1. City Council approval of the Wetland Use Permit.
2. If required, that the applicant receives and applicable EGLE Part 303 Permit prior to issuance of a Land Improvement Permit.
3. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection

of wetlands areas, prior to issuance of a Land Improvement Permit.

4. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible and implement best management practices, prior to final approval by staff.

Motion to Approve a Natural Features Setback Modification

MOTION by _____, seconded by _____, in the matter of City File No. 19-026 (Hamlin Outdoor Storage), the Planning Commission **grants natural features setback modifications** for 424 linear feet for temporary and permanent impacts to construct the parking lot, install a storm water sewer line and to install tree protection associated with the Ladd Drain, based on plans dated received by the Planning and Economic Development Department on May 4, 2020 with the following findings and conditions:

Findings

1. The temporary impact to the Natural Features Setback area is necessary for construction activities.
2. The proposed construction activity qualifies for an exception to the Natural Features Setback per the ASTI Environmental letter dated March 4, 2020, which also states that the areas are of low ecological quality and function and offer little buffer quality.

Conditions

1. Work to be conducted using best management practices to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted.
2. Site must be graded with onsite soils and seeded with City approved seed mix.
3. Show natural features setback areas in linear feet, not square feet, prior to final approval by staff.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 19-026 (Hamlin Outdoor Storage), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on May 4, 2020, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Hamlin Rd. thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape bond for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff in the amount of \$195,482.00, and posting of bond prior to temporary grade certification being issued

by Engineering.

3. Payment into the City's Tree Fund of \$45,600.00 prior to temporary grade certification being issued by Engineering.

Reference: Plans dated received by the Planning Department May 4, 2020

Attachments: Assessing Department memo dated 4/8/20; DPS/Engineering memo dated 1/21/20; Planning Department Memo dated 5/11/20; Fire Department memo dated 6/21/19; Parks & Natural Resources memo dated 5/7/20; EIS; WRC Letter dated 4/17/19; ASTI letter dated 3/4/20; Tree Removal Notice; WUP Public Hearing Notice

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