

ESTABLISHED 1835



Planning Commission Staff Report

18027 Old US 12, Chelsea, MI 48118
734-475-8905

AGENDA ITEM:

TO: Sylvan Township Planning Commission

FROM: Zoning Administrator

HEARING DATE: August 10, 2023

SUBJECT: Combined Preliminary and Final Site Plan Review
Essential Service- Replacement of Substation

PROJECT SITES: Chrysler Proving Grounds/Consumers Energy – 3700 S. M-52 Chelsea Michigan

APPLICANT: Consumers Energy – 1945 W. Parnell Rd. Jackson, MI 49201

Authorized agent:

Andrew Aldrich

Permitting & Zoning Agent – Real Estate

4000 Clay Avenue SW

Grand Rapids, MI 49548

STAFF Carol Konieczki

REFERENCE: Planner/ Zoning Administrator

PROJECT: Chrysler/Stellantis/Consumers Energy new construction replacement of sub-station

ZONING: Industrial- Automotive Research and Testing **LOT SIZE:** tax ID F-06-27-600-002
I-ART

Project Description

The proposed combined site plan and special use project is for a replacement of the existing substation to accommodate more electrical power to accommodate the anticipated need to power the EV vehicles being tested at the Chrysler/Stellantis/FCA facility. structure on the Consumers Energy property operating a natural gas valve and regulation station. There are no full-time employees on the site. Maintenance staff visit the site based on regular substation maintenance schedule or emergency repairs. No on-site utilities (water/sewer) are required.

Applicant is requesting approval for a combined preliminary and final site plan:

Sec. 30-80. - Combining preliminary and final site plans.

An applicant may, at the applicant's discretion and risk, with approval of the township planning commission, combine a preliminary and final site plan in an application for approval. The planning commission shall have the authority to require submittal of a preliminary site plan separate from a

final site plan, where, in its opinion, the complexity and/or size of the proposed development so warrant. A preliminary and final site plan shall not be combined for any development consisting of two or more phases.

(Comp. Ords. 1994, § 15.765; Ord. No. 1, § 55.05, 8-19-1974; Ord. of 5-15-1980)

DIVISION 15. - I-ART-INDUSTRIAL-AUTOMOTIVE RESEARCH AND TESTING DISTRICT

Sec. 30-565. - Purpose.

The I-ART-Industrial-Automotive Research and Testing District is intended to provide a zoning district for existing and future research and testing activities, and accessory supporting facilities and services, on the Chrysler Proving Ground property. This district is designed for one owner, the Chrysler Corporation, because of the very large size of the property, over five square miles, and its large size in relation to the township (about 14 percent of the township's total area). This district is also intended to protect existing wooded areas, streams, and wetlands on the property.

(Comp. Ords. 1994, § 67.001; Ord. No. 50, § 1(41.01), 11-25-1998)

Sec. 30-566. - Permitted uses.

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted in this district:

- (1) Research and development operations for the automobile industry.
- (2) Prototype/pilot manufacturing for the automobile industry.
- (3) Automotive testing operations, such as, but not limited to track, laboratory, emissions, performance, braking, endurance, noise, handling, and radio.
- (4) Signs, in accordance with article VII of this chapter, including [section 30-727](#).

(5) Essential services.

(Comp. Ords. 1994, § 67.001; Ord. No. 50, § 1(41.02), 11-25-1998)

Sec. 30-567. - Permitted accessory uses.

The following are permitted accessory uses in the I-ART-Industrial-Automotive Research and Testing District:

- (1) Food services for employees onsite.
- (2) Warehousing facilities; vehicle storage.

(Comp. Ords. 1994, § 67.001; Ord. No. 50, § 1(41.03), 11-25-1998)

Sec. 30-568. - Regulations and performance standards.

The following regulations shall apply in the I-ART-Industrial-Automotive Research and Testing District:

- (1) Minimum lot area : Four square miles.
- (2) Minimum lot width : 2,000 feet.
- (3) Maximum lot coverage : Five percent.
- (4) Maximum floor area ratio : 0.050.
- (5) Minimum yard requirements. Measurements shall conform to sections [30-5](#) and [30-182](#).
 - a. Front: 50 feet.
 - b. Side: 20 feet; 50 feet if abutting a public street.
 - c. Rear: 35 feet; 50 feet if abutting a public street.
- (6) Maximum height : 45 feet or two stories, except as otherwise provided in [section 30-182](#).
- (7) Transition strips.

a. A transition strip at least 25 feet wide shall be provided along each lot line, except a front lot line, that abuts a lot in a recreation-conservation, agriculture, residential, or commercial district. The strip shall not be included as a part of any other required yard. The strip shall be improved with a screen, wall, or hedge not less than four feet in height. Existing

trees and brush may substitute for the improvement. The strip shall not be occupied by any facility or activity, including parking, except driveways, which may cross the strip for purposes of provided access to and egress from the property.

b. Any required yard that abuts a public street shall be maintained as a landscape strip at least 50 feet wide. The strip shall not be occupied by any facility or activity, including parking, except driveways, which may cross the strip for purposes of provided access to and egress from the property.

(8) Off-street parking. As required in article V of this chapter.

(9 is) Site plan review. As required in article II, division 2 of this chapter.

(10) Performance Standards. As required in article VIII of this chapter.

(11) Mobile/manufactured buildings. Mobile/manufactured buildings may be used in this district, subject to meeting all regulations of this district. Such buildings that will be located where they will be visible from any property line shall be placed on permanent foundations.

(12) Protection of natural features. Removal of wooded areas for proposed construction shall be minimized. Stream corridors shall be protected in their natural condition and wetlands shall not be filled or otherwise altered by proposed construction. Each final site plan that involves construction that will impact these natural features shall identify the features and the proposed impact on them, justify the proposed changes, and show methods to be used to minimize impacts on the natural features.

(Comp. Ords. 1994, § 67.001; Ord. No. 50, § 1(41.04), 11-25-1998)

Sec. 30-186. - Essential services.

It is the intent of this chapter to place essential services and property owned, leased or operated by public agencies, including local, state, federal or any other public or governmental body or agency, under the provisions of this chapter, as follows:

(1) Where such uses are specifically listed they shall be governed as indicated.

(2) Where such uses are not specifically listed they shall be permitted only in districts permitting private uses of a similar nature.

(3) Property owned, leased, or operated by the state or the United States shall be exempted from the provisions of this chapter only to the extent that said property may not be constitutionally regulated by the township.

(Comp. Ords. 1994, § 15.072; Ord. No. 1, § 3.12, 8-19-1974)

Sec. 30-78. - Final site plan.

(a) Application. Following approval of a preliminary site plan, the applicant may request final site plan approval by filing eight copies of a proposed final site plan, paying the required review fee, and submitting a completed application form to the township board. The township planner and engineer shall review the application and proposed plan to determine if they are administratively complete in that they contain information required by the planning commission in its approval or conditional approval of the preliminary site plan and the information required for planning commission action. The clerk shall, upon the completion of said administrative review, transmit the application and the proposed final site plans to the planning commission for review at its next scheduled regular meeting or any special meeting called for that purpose, subject to such time limitations required for any public hearing notice.

(b) Information required. Each final site plan submitted for review shall provide the following information and shall meet the following specifications, where applicable:

- (1) The site plan shall be of a scale not greater than one inch equals 200 feet, and of such accuracy that the planning commission can readily interpret the plan. The information shall be presented on more than one drawing, where required by the planning commission, for purposes of clarity. **Provided**
- (2) Scale, north arrow, name and date of plan; date of revisions thereto. **Provided**
- (3) Name and address of property owner and applicant; interest of applicant in property; name and address of developer. **Provided**
- (4) Name and address of designer. A final site plan shall be prepared by an architect, community planner, engineer, landscape architect, or land surveyor registered in the state.
- (5) A vicinity map; legal description of the property; dimensions and lot area. Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description. **Provided**
- (6) Existing topography (minimum contour interval of two feet); existing natural features such as trees, wooded areas, streams, marshes, ponds, and other wetlands; clear indication of all natural features to remain and to be removed. Groups of trees shall be shown by an approximate outline of the total canopy; individual deciduous trees of six inch diameter or larger and individual evergreen trees six feet in height or higher, where not part of a group of trees, shall be accurately located on the final site plan. **Provided**
- (7) Existing buildings, structures, and other improvements, including drives, utility poles and towers, easements, pipelines, excavations, ditches (elevations and drainage directions), bridges, culverts; clear indications of all improvements to remain and to be removed. **Provided**
- (8) General description of deed restrictions, if any. **None provided**
- (9) Owner, use, and zoning classification of adjacent properties; location and outline of buildings, drives, parking lots, and other improvements on adjacent properties. **Provided**
- (10) Existing public utilities on or serving the property. Location and size of water lines and hydrants; location, size and inverts for sanitary sewer and storm sewer lines; location of manholes and catchbasins; location and size of wells, septic tanks and drain fields. **Provided – MCI review letter July 21, 2023**
- (11) Name and right-of-way of existing streets on or adjacent to the property; surface type and width; spot elevations of street surfaces, including elevations at intersections with streets and drives of the proposed development. **Provided**
- (12) Zoning classification of the subject property; location of required yards; total ground floor area and lot coverage (percent); floor area ratio. In the case of residential units, the plan shall note dwelling unit density, lot area per dwelling unit, and a complete schedule of the number, size and type of dwelling units. **The zoning district is Industrial- Automotive, Research and Testing. This is a permitted use as an essential service.**
- (13) Grading plan showing finished contours at a minimum interval of two feet and correlated with existing contours so as to clearly indicate cut and fill required. All finished contour lines shall be connected to existing contour lines at or before the property lines. **Provided**

(14) Location and exterior dimensions of proposed buildings and structures, with the location to be referenced to property lines or to a common base point; distances between buildings; height in feet and stories; finished floor elevations and contact grade elevations. **Provided**

(15) Location and alignment of all proposed streets and drives; rights-of-way where applicable; surface type and width, and typical cross section of same showing surface, base, and sub-base materials and dimensions; location and typical details of curbs; turning lanes, with details (where applicable); location, width, surface elevations and grades of all entries and exits; curve radii. **Not applicable, waiver requested**

(16) Location and dimensions of proposed parking lots; number of spaces in each lot; dimensions of spaces and aisles; drainage pattern of lots; typical cross section showing surface, base, and sub-base materials; angle of spaces. **Not applicable, waiver requested**

(17) Location and size of proposed improvements of open spaces and recreation areas, and maintenance provisions for such areas. **Not applicable**

(18) Location, width, and surface of proposed sidewalks and pedestrian ways. **Not applicable, waiver requested.**

(19) Location and type of proposed screens and fences; height, typical elevation and vertical section of screens, showing materials and dimensions. **Not applicable**

(20) Location of proposed outdoor trash container enclosures; size, typical elevation, and vertical section of enclosures, showing materials and dimensions. **Request to waive requirement**

(21) Location, type, size, area, and height of proposed signs. **Not applicable**

(22) Layout, size of lines, inverts, hydrants, drainage flow patterns, location of manholes and catch basins for proposed sanitary sewer, water, and storm drainage facilities; location and size of retention ponds and degrees of slope of sides of ponds; calculations for size of storm drainage facilities; location of electricity and telephone poles and wires; location and size of surface equipment for electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks, and drain fields, where applicable. Final engineering drawings for all site improvements such as, but not limited to, water, sanitary sewer and storm sewer systems; streets, drives and parking lots; retention ponds and other ponds or lakes; and retaining walls, shall be submitted to and approved by the township engineer prior to planning commission approval of the final site plan. A letter of approval or a copy of the permit from the county health department for on-site water and sewer facilities shall be submitted to the planning commission secretary prior to planning commission approval of the final site plan. **Not applicable**

(23) Landscape plan showing location and size of plant materials. **Request to waive requirement**

(24) Evidence of approval of soil erosion and sedimentation control measures from the county soil erosion control agent. **Soil erosion permit may be required before construction.**

(25) Location of proposed retaining walls; dimensions and materials of same; fill materials; typical vertical sections; restoration of adjacent properties, where applicable. **Not applicable.**

(26) Location, height, type, direction and intensity of outside lighting. **Request to waive requirement – security light will be provided.**

(27) Right-of-way expansion where applicable. **Not applicable**

(c) Standards for review. In reviewing the final site plan, the planning commission shall determine whether the plan meets the following standards:

(1) The final site plan conforms to the preliminary site plan as approved by the township planning commission.

(2) The plan meets all applicable standards in [section 30-221](#).

(3) The plan meets the specifications of the township for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services, and has been approved by the township fire chief and township engineer.

(4) The proposed development will not cause soil erosion or sedimentation problems.

(5) The drainage plan for the proposed development is adequate to handle anticipated storm water runoff and will not cause undue runoff onto neighboring property or overloading of watercourses in the area.

(6) The proposed development is coordinated with improvements serving the subject property and with the other developments in the general vicinity.

(7) Outside lighting will not adversely affect adjacent or neighboring properties or traffic on adjacent streets.

(8) Outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.

(9) Grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties.

(10) Parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent streets.

(11) The plan meets the standards of other government agencies, where applicable, and that the approval of these agencies has been obtained or is assured.

(12) The plan provides for the property extension of existing public streets serving the site, where applicable.

(d) Planning commission action. The planning commission shall review the proposed final site plan and, within a reasonable time, approve, conditionally approve, or reject the proposed final site plan. The planning commission may require changes in the proposed final site plan. The planning commission shall include in its study and review of the proposed final site plan recommendations of the township zoning inspector, the township fire chief, and any other township official, department or agency, or any public utility company, that might have an interest in or be affected by the proposed development. Upon planning commission approval of a final site plan, the applicant, the owner of record, or the legal representative thereof, and the planning commission secretary shall each sign five copies of the approved final site plan. The planning commission secretary shall transmit two signed copies of the plan and any conditions attached to the approval to the zoning inspector, and one signed copy each to the township board and the applicant. The planning commission secretary shall attach a certificate of approval to the copy to be sent to the applicant. One signed copy shall be retained in the planning commission's files. If the final site plan is rejected, the planning commission shall notify the applicant in writing of such action and the reasons therefor, within ten days following the action.

(e) Effect of approval. Approval of a final site plan authorizes issuance of a certificate of zoning compliance and issuance of a building permit, provided all other requirements for a building permit have been met. In the case of uses without buildings or structures, approval of a final site plan authorizes issuance of a certificate of zoning

compliance and issuance of a certificate of occupancy, provided all other requirements for such certificate have been met.

(f) Expiration of approval.

(1) A final site plan approval expires upon the occurrence of either of the following:

a. The applicant does not secure a building permit within 180 days of the date the final site plan was approved;
or

b. The applicant does not start construction on the property and show evidence of diligently completing construction per the approved site plan 545 days after the date the final site plan was approved.

(2) Notwithstanding the conditions of expiration in subsection (f)(1) of this section, the planning commission may extend the approval period (i.e., grant extensions from the deadline set forth in subsection (f)(1) of this section) for up to one year upon applicant's written application and showing a good cause. The planning commission may approve more than one extension using the same good cause standard.

- **The soil erosion permit to be provided if required.**
- **Security light will be provided.**
- **As an essential service without employees on site, applicant is requesting waiver of the following requirements:**
 1. **Parking lot**
 2. **Sidewalks**
 3. **Trash enclosure**
 4. **Landscaping**
 5. **Lighting other than security**
 6. **Open/recreation space**

PROJECT ANALYSIS:

- **Review of project by Midwestern Consulting letter dated July 21, 2023 has no concerns.**
- **Review of project by Chelsea Area Fire Authority – letter pending.**

PLANNING COMMISSION RECOMMENDATION

_____ **Approval of Combined Preliminary and Final Site Plan without conditions**_____

_____ **Approval of Combined Preliminary and Final Site Plan with conditions**_____

_____ **Denial of Combined Preliminary and Final Site Plan: State reasons for denial**_____
