

**Bath Charter Township
Planning Commission
February 27, 2018**

Special Use Permit and Site Plan Review 02-2018 –Timber Ridge II SUP

Proposed Use: A Special Use Permit (SUP) and Site Plan for a proposed Home for the Aged at the Timber Ridge assisted living facility. This application is an update of a previous application of Timber Ridge in 2017.

Requested Action: Approval of a Special Use Permit for a Home for the Aged and Site Plan Review by the Planning Commission

Location: 16228 Park Lake Road; Parcel #19-010-033-200-025-00

Applicant: Lou Andriotti, CEO of Vista Springs, LLC

Land Owner: Vista Springs, LLC

Site Characteristics:

Area: 5 acres

- Open Space: N/A

Existing Land Use: Assisted living facility (Timber Ridge)



Zoning Requirements:

Existing Zoning: MDR – Medium Density Residential

- Lot Area: 12,000 square feet (with sewer)
- Lot Width: 80 feet (with sewer)
- Lot Coverage: 40%
- Setback Requirements:
 - Front: 25 feet
 - Side: 10 feet
 - Rear: 30 feet

Adjacent Zoning Districts:

North: MDR – Medium Density Residential

South: MDR – Medium Density Residential

West: MDR – Medium Density Residential

East: MDR – Medium Density Residential

Adjacent Land Use:

North: Single Family Residential

South: Single Family Residential, Assisted living facility

West: Single Family Residential (Oak Island)

East: Single Family Residential

Applicable Zoning District Regulations:

- Article VIII – Medium-Density Residential District
- Article XIX – Special Use Permits – Section 19.04 General standards for determinations
- Article XX - Site Plan Review

Agency Reviews: A notice for agency review was sent on January 25, 2017. The following issues are still outstanding:

Planning, Building, and Zoning Department:

- According to the parking requirements in the zoning ordinance, the site plan shows adequate parking, as determined at the Planning Commission meeting on March 28, 2017.
- There is a note on page 7 of the site plan that says that the work will conform to the City of Novi's standards. This needs to be changed to Bath Township.

Clinton County Road Commission:

- No issues.

Clinton County Drain Commissioner:

- The CCDC is comfortable with the drainage and anticipates that no detrimental impacts are anticipated to the Timber Ridge County Drain or to the property owners that share the pond to the north.

Clinton County Building Department (Soil Erosion and Sedimentation Control):

- No comment.

Prein & Newhof (Township Engineer) and SCCMUA:

- Comments were received from SCCMUA; see attached memo.
- A memo from the Township Engineer was received on February 23, 2018 (attached).

Township Fire Department:

- Conversations with the Fire Chief indicate that the Bath Fire Department is likely to approve a waiver for the fire protection system.
- The fire protection system will need to be further approved by the State.

Township Police Department:

- No issues.

Lansing Board of Water and Light:

- Previous water concerns were based on the LBWL fire flow model in the range of 600gpm @ 20 psi residual. An actual test of the system was conducted on May 26, 2017 and the actual flow was found to be 995 gpm @ 41 psi residual.
- A followup email (attached) received on February 23, 2018 indicated the following:

- The available flow is 930 gpm.
- The area is deficient for available fire flow and the fire marshal (Fire Chief) needs to indicate the minimum requirements for the site.

General Special Use Permit Approval Standards

Section 19.04 establishes the general approval standards that the Planning Commission will utilize in reviewing special land use permit applications.

Sec. 19.04 – General standards for making determinations

Will be harmonious with and in accordance with the general objectives or with any specific objectives of the comprehensive development plan of current adoption

The Future Land Use designation of the property is Medium Density. According to the Bath Township Comprehensive Plan, this designation “recognized the mixed-uses that occur within the area, including more dense residential neighborhoods and a range of commercial businesses.” Based on this, the proposed SUP is in accordance with the Comprehensive Plan.

Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;

The site plan includes profile drawings. The proposed building is harmonious with the existing Timber Ridge assisted living facility.

Will not be hazardous or disturbing to existing or future neighboring uses

No hazardous or disturbing uses are expected.

Will be a substantial improvement to property in the immediate vicinity and to the community as a whole

The proposed building will improve the subject property and infill a vacant space within the parcel. A market study was conducted in 2016 by the applicant that showed that there is a need for such an assisted living facility in Bath Township. In addition, one comment has been received by Staff from a resident that has spoken in favor of the project.

Will be served adequately by essential public facilities and services; such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools; or that the persons or agencies responsible for the establishments of the proposed use shall be able to provide adequately any such service

The LBWL has stated that the required fire flow for the project is 2,500 gpm per day. The LBWL has also confirmed that only 930 gpm is available.

The Township Fire Chief may grant a waiver to the fire flow requirement, provided that the applicant can show that the deficient in fire flow can be made up. The Township Fire Chief has indicated that he is willing to grant that waiver but has not yet confirmed that in writing. In addition, the Township Fire Chief has confirmed that the State of Michigan will have to approve of the fire protection as well.

Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community

The LBWL has suggested that the applicant could create a loop of the water lines. If the applicant chooses to do this, the entire cost is the responsibility of the applicant. No other public costs are anticipated.

Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors

As this is an assisted living facility, excess traffic, noise, smoke, fumes, glare, or odors are not expected.

Will be consistent with the intent and purposes of this ordinance.

The SUP application is consistent with the intent and purposes of the zoning ordinance.

General Site Plan Approval Standards

Sections 20.03 and 20.04 establish the procedures and general site plan approval standards that the Planning Commission will utilize in reviewing the Final Site Plan documents as submitted.

Sec. 20.04 –Standards for site plan approval

Harmonious and Efficient Organization of Site

The proposed 30-unit building is an infill development on an existing open space on the subject property and will not impede any future development of surrounding properties.

Preservation of Existing Landscaping

As the subject property was previously developed, there is not a significant amount of existing landscaping, with the notable exception of a pond and wooded vegetation on the north end of the property which is being preserved.

Drainage Plan Review and Approval

The CCDC is comfortable with the drainage and anticipates that no detrimental impacts are anticipated to the Timber Ridge County Drain or to the property owners that share the pond to the north.

Provision of Reasonable Privacy and Enhancement of the Occupants

The residents of the proposed facility will have private rooms. As the wooded vegetation to the north is being left intact and the development to the south is another phase of the existing development, the privacy of the residents is assumed to be adequate.

Emergency Vehicle Access Approval

The Township Fire Department and Police Department have no issues.

Public Street Frontage

The subject property fronts on Park Lake Road with an existing access.

Pedestrian Circulation System

An internal pedestrian system is part of the proposal and shown on the site plan.

Provision of Loading, Unloading, and Trash Storage Areas

A dumpster with a masonry enclosure is shown on the site plan. No loading or outdoor storage areas are shown on the site plan, but the proposed development is not anticipated to require loading areas for large trucks or outdoor storage.

Exterior Lighting Plan which meets Ordinance Standards

Exterior lighting is shown on the site plan. However, the applicant needs to confirm that the light from the lights will be reflected inward toward the site.

Soil Erosion Control Plan

A soil erosion control plan was included in the site plan. No comments were received.

Wetland Protection Requirements

The Planning Division has no concerns regarding wetlands on the subject property.

Recommendation: That the application for **final site plan** approval for the expansion of the Timber Ridge assisted living facility may be **approved subject to compliance with the following conditions:**

- The note on page 7 needs to be changed to Bath Township.
- The site plan needs to confirm that all lighting will be directed inward onto the site.
- The following conditions must be met prior to the commencement of any work within the Site Area:
 - Per Sec. 20.10 of the zoning ordinance, the applicant shall execute a development agreement with the township to insure that all of the improvements that are required and/or agreed upon will be properly made and that money will be made available for those improvements.
 - An escrow amount shall be established in coordination between the applicant and the Planning Division. The escrow will be based on an estimate of all required engineering costs, professional fees, and inspection fees but will in no case be less than \$1,000. Escrow amounts not expended will be returned to the applicant.
 - The applicant shall pay all costs of construction or alteration to water mains, fire hydrants, water service, metering, and/or any water distribution facility as required by the LBWL.
 - The applicant is responsible for any professional fees incurred by the Township as a result of this application.
 - A LBWL Service Agreement shall be established with payment prior to performing work.
 - All concerns from the Township Engineer, LBWL, the Township Fire Chief, and SCCMUA must be completely addressed.

Recommendation: That the application for the **Special Use Permit** for the expansion of the Timber Ridge assisted living facility be recommended for **approval** with the following conditions:

- The applicant is required to attain a waiver from the Township Fire Department for the fire protection system.

- The applicant is required to attain approval for the fire protection system from the State of Michigan.
- Any current or future infrastructure costs that may be necessary are the responsibility of the applicant. This conditions includes the looping of the water system if the applicant should choose to pursue that course of action.
- Any future expansion of the Timber Ridge Assisted Living facility will require an updated SUP application and full site plan review.

Jack Phillips
Supervisor

Kathleen McQueen
Clerk

Steve Wiswasser
Treasurer

Dan Wietecha
Superintendent



Cindy Cronk
Trustee

Denise McCrimmon
Trustee

Al Rosekrans
Trustee

Dan Stockwell
Trustee

MEMORANDUM

TO: Planning Commission

FROM: Brian Shorkey, Planning Director

DATE: March 27, 2018

RE: Timber Ridge II – Follow Up

Vista Springs has applied for a Special Use Permit (SUP) and an associated site plan at Timber Ridge Assisted Living. The Planning Commission held a public hearing for the application on February 27, 2018. At that time, the main concern was the fire protection system. I have spoken to the Fire Chief. The State has determined that the Fire Chief has the authority to issue a waiver. Chief Snider has informed me that he will issue a waiver but that the State will review the fire protection system later.

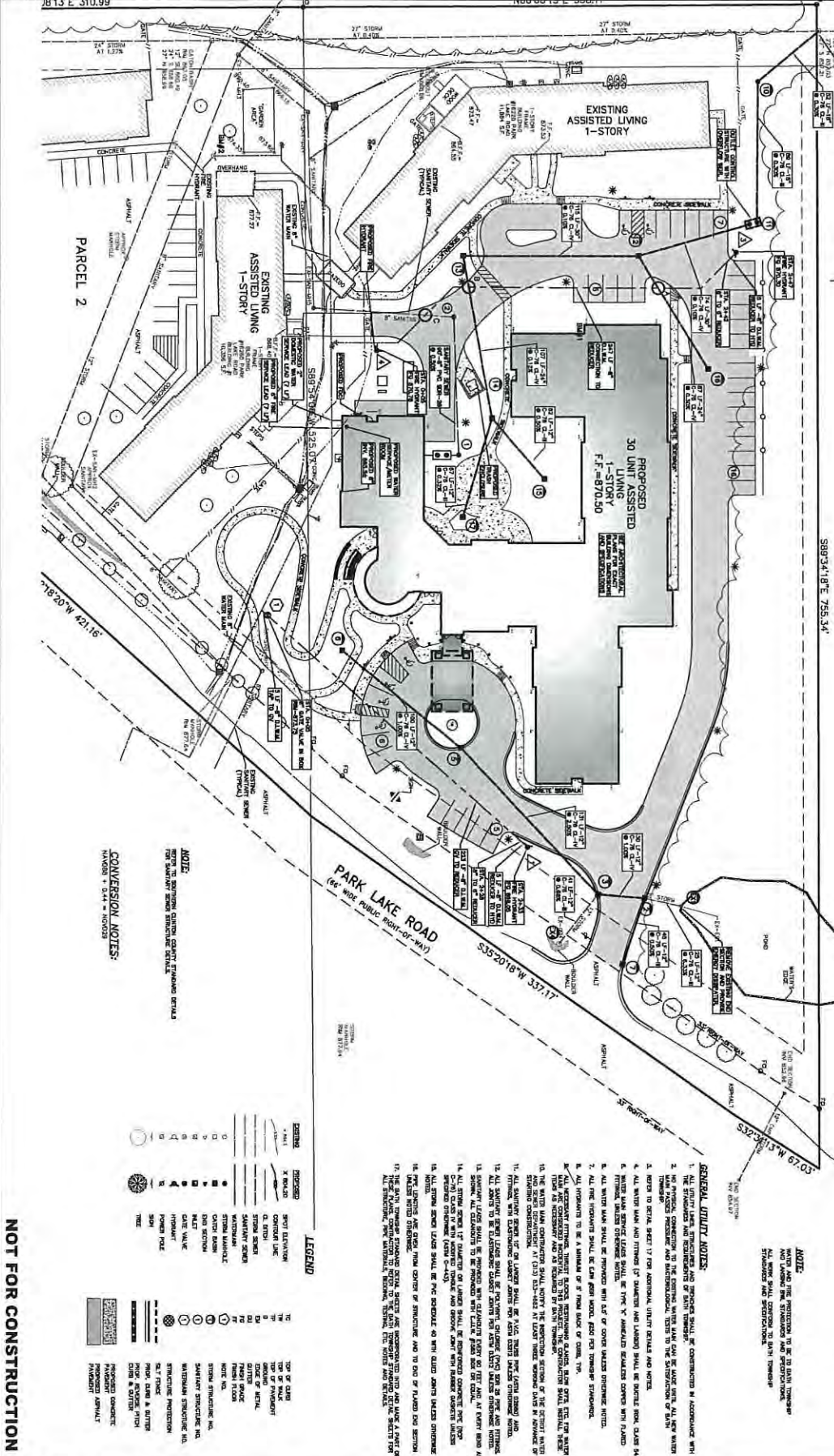
As a result of this determination, the Planning Division recommends approval of the site plan with the following conditions:

- Prior to Board approval, the site plan needs to be updated with the following information:
 - The note on page 7 needs to be changed to Bath Township.
 - The site plan needs to confirm that all lighting will be directed inward onto the site.
 - A crosswalk will be added to the site plan to allow pedestrian access from the existing building to the new one.
- The following conditions must be met prior to the commencement of any work within the Site Area:
 - Per Sec. 20.10 of the zoning ordinance, the applicant shall execute a development agreement with the township to insure that all of the improvements that are required and/or agreed upon will be properly made and that money will be made available for those improvements.
 - An escrow amount shall be established in coordination between the applicant and the Planning Division. The escrow will be based on an estimate of all required engineering costs, professional fees, and inspection fees but will in no case be less than \$1,000. Escrow amounts not expended will be returned to the applicant.
 - The applicant shall pay all costs of construction or alteration to water mains, fire hydrants, water service, metering, and/or any water distribution facility as required by the LBWL.
 - The applicant is responsible for any professional fees incurred by the Township as a result of this application.
 - A LBWL Service Agreement shall be established with payment prior to performing work.
 - All concerns from the Township Engineer, LBWL, the Township Fire Chief, and SCCMUA must be completely addressed.

The Planning Division also recommends that the Planning Commission recommend approval of the SUP with the following conditions:

- The applicant is required to attain a waiver from the Township Fire Chief for the fire protection system prior to the issuance of a building permit.
- The applicant is required to attain approval for the fire protection system from the State of Michigan.
- Any current or future infrastructure costs that may be necessary are the responsibility of the applicant. This condition includes the looping of the water system if the applicant should choose to pursue that course of action.
- All conditions of approval for the site plan shall be considered conditions of approval for the special use permit as well.
- Any future expansion of the Timber Ridge Assisted Living facility will require an updated SUP application and full site plan review.

BENCHMARKS:
 ADLS BENCHMARK: AT 373.169
 BATH TOWNSHIP AREA: 172.871
 ELEVATION: 871.030 M.A.S.L.
 SITE BENCHMARK: AT 242.832
 CORNER OF BUILDING: 871.030 M.A.S.L.
 ELEVATION: 871.030 M.A.S.L.



NOTE:
 FROM TO ADJOINING CENTER POINT STATIONING DETAILS
 MAY BE NECESSARY TO SHOW STATIONING DETAILS

CONVEYANCE NOTES:
 ADVISES THAT THIS PROJECT IS TO BE CONVEYED BY A SUBSEQUENT INSTRUMENT



REVISIONS:
 NO. 1. DATE. DESCRIPTION
 1. 11/12/18. PRELIMINARY
 2. 11/28/18. REVISED PER COMMENTS FROM OWNER
 3. 12/10/18. REVISED PER COMMENTS FROM OWNER
 4. 12/18/18. REVISED PER COMMENTS FROM OWNER
 5. 1/15/19. REVISED PER COMMENTS FROM OWNER

- GENERAL UTILITY NOTES:**
1. ALL UTILITY LINES ARE SHOWN AND DEPTHS SHALL BE CONFORMED TO APPROPRIATE CITY AND TOWNSHIP SPECIFICATIONS.
 2. ALL UTILITY LINES SHALL BE CONFORMED TO ALL CITY AND TOWNSHIP SPECIFICATIONS AND DEPTHS SHALL BE CONFORMED TO THE SPECIFICATIONS OF EACH UTILITY AGENCY.
 3. REFER TO SHEET 17 FOR ADDITIONAL UTILITY DETAILS AND NOTES.
 4. ALL WATER MAINS AND TRUNKS TO BATH TOWNSHIP SHALL BE 8\"/>

LEGEND

	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	STORM SEWER MAIN
	ELECTRIC LINE
	GAS LINE
	COMMUNICATION LINE
	UTILITY EASEMENT
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	PROPOSED DRIVEWAY
	EXISTING DRIVEWAY
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED CURB
	EXISTING CURB
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED SURVEY POINT
	EXISTING SURVEY POINT

NOT FOR CONSTRUCTION

CUSTOMER:	VISTA SPRINGS DEVELOPMENT
PROJECT:	TIMBER RIDGE ASSISTED LIVING 1622B & 16260 PARK LAKE RD., BATH TOWNSHIP, MI
DATE:	11-13-2018
SCALE:	AS SHOWN
PROJECT NO.:	18-147

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