

## **PROPOSED AGENDA**

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

**OCTOBER 9, 2017  
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. SEPTEMBER 11, 2017 REGULAR MEETING**

#### **G. BUSINESS**

- 1. PRELIMINARY SITE PLAN SP#17/01 FOR DFCU FINANCIAL; ADDRESS: 9956 E. GRAND RIVER; APPLICANT: BRIGHTON VICTOR, LLC; OWNER: MARK AND JULIE CLORE; TAX ID#: 12-32-300-044; ZONING: B-2 (GENERAL 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.

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**MEMORANDUM**

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

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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](mailto:clerk@brightontwp.com)

## PROPOSED MINUTES

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

**SEPTEMBER 11, 2017  
REGULAR MEETING  
7:00 P.M.  
(810) 229.0562**

Chairman S. Holden called the meeting to order at 7:00 P.M. The Pledge of Allegiance was said.

Present: S. Holden, M. Slaton, J. Stinedurf, D. Schiffko, B. Prine, G. Mitsopoulos

Absent: L. Herzinger

### CALL TO THE PUBLIC

Mike Palmer, 10382 E. Grand River - Encore needs to cut their lawn.

Kim Logie-Bates, 5508 Woodruff Shore Drive - What is the process? When can they start construction?

Woman across from pump station on Grand River stated there is a sewer emission smell every night at 9 p.m.; it should be changed to a different time.

### AGENDA

G. Mitsopoulos moved and D. Schiffko seconded **to approve the agenda as presented.**

Motion carried.

### MINUTES

J. Stinedurf moved and B. Prine seconded **to approve the minutes of the August 14, 2017 regular meeting as presented.**

Motion carried.

Abstain: G. Mitsopoulos

**PUBLIC HEARING FOR SPECIAL LAND USE PERMIT (SLUP) SU# 17/02 AND PRELIMINARY SITE PLAN SP#17/04 FOR ENCORE VILLAGE; ADDRESSES: 11065 AND 10675 E. GRAND RIVER; APPLICANT AND OWNER: MANCHESTER BRIGHTON; TAX ID#'S: 12-32-400-001 AND 12-33-400-010; ZONING: RM-1 CONDITIONAL**

K. Mathews, Township Planner, overviewed the site plan process and where this project is in the process. She also reviewed her September 6, 2017 letter and A. Harris, Township Engineer, reviewed his September 8, 2017 letter. Brent LaVanway, Applicant Representative, Boss Engineering, Jim George and Michael Furnari, Applicants, were in attendance. Additionally, Alex Bogaerts, Alexander V Bogaerts & Associates, and Joel Felino, Felino Pascual and Associates, were in attendance. Mr. LaVanway reviewed the special land use permit and site plan applications. Mr. LaVanway stated there were only a few changes since this was last seen by the Planning Commission and Township Board. The project has been reduced by thirteen (13) apartment units so the total number of units is 542 instead of 555. The 162 unit multi-use building is still proposed the same as before. He stated that the reduction in units was due to the third (3<sup>rd</sup>) driveway being moved slightly to the west and that five (5) of the seven (7) underground drainage units were converted to retention basins and for these reasons some of the unit configurations were changed slightly. Mr. Bogaerts reviewed the material percentages and stated the reasons why they chose that architecture for the project which is the same as was reviewed in the conceptual review phase.

### PUBLIC HEARING

**The public hearing opened at 7:38 p.m.**

Mike Palmer, 10382 E. Grand River - Stated that the \$75,000 to be put into reserve for traffic improvements on E. Grand River should not go into the general fund; he stated that the sewer REU's should not be listed in fractional units; each unit should be charged one REU; and that he objects to the project.

Sue Kelly, 4121 Marsh Trail - Stated that she is happy that the project will be cleared in phases; she is upset that the natural features study was done in March which is a bad time to review wetlands, woodlands, and animals on the site; mentioned that a Falcon was listed in the report as being seen on the site; and that this area is rated as a high quality natural features area by Livingston County.

Kim Logie-Bates, 5508 Woodruff Shore Drive - Stated this project is too big; it's destroying wetlands on the east side; the traffic is too much; should reduce the nine (9) units on their side; she's happy that the DEQ permit was revised to not discharge into Woodruff Lake; stated that there shouldn't be a discount on the debt service fee for the project.

Dawn Bate, 5508 Woodruff Shore Drive - Stated there were two (2) different wetland maps; need to preserve wetlands by the nine (9) units; there are several animal trails in the development; debt service fee - developer shouldn't get discounts; BAFA letter has different phasing listed; wetlands buffer was reduced from one hundred (100) ft. to twenty-five (25) ft.; the driveway for the nine (9) units is a traffic hazard.

Woman who lives across from the pump station said there should be guard rail; she'll look at the TIS; the sewer smell is bad.

J. Black, 2941 School Lake Road - Falcon in the study; .5 REU/unit is not fair.

The following e-mails were read into record.

Bob Potocki 9/7/17 e-mail regarding sewer

J. Ewing 9/11/17 e-mail regarding sewer

Dana Casey 9/11/17 e-mail - not in support

Maureen Warren-Ray 9/10/17 e-mail - not in support

**The public hearing closed at 7:55 p.m.**

The Planning Commission discussed various issues at length including Knox boxes for each unit, the buffer to I-96 with trees in addition to the sound wall along I-96, and the falcon.

The LCDC letter dated 8/29/17 was reviewed. It was stated that this letter was in reference to the last submittal before the changes had been made. The third (3<sup>rd</sup>) driveway which was moved to the west was discussed and the extension of the driveway from Woodruff Drive to the fourth (4<sup>th</sup>) driveway. Additionally, the percentage of material chart and an interpretation of the signage proposed for the entry wall was discussed.

G. Mitsopoulos moved and B. Prine seconded to **approve Special Land Use Permit (SLUP) SU# 17/02 for Encore Village; Addresses: 11065 and 10675 E. Grand River; Applicant and Owner: Manchester Brighton; Tax ID#'s: 12-32-400-001 and 12-33-400-010; Zoning: RM-1 Conditional with the following conditions: that the assisted living and memory care building attain any state licensing required and all agency approvals be attained.**

Motion carried.

J. Stinedurf moved to **table Preliminary Site Plan SP#17/04 for Encore Village; Addresses: 11065 and 10675 E. Grand River; Applicant and Owner: Manchester Brighton; Tax ID#'s: 12-32-400-001 and 12-33-400-010; Zoning: RM-1 Conditional due to the issue of a falcon potentially being seen on the property; the entry signage issue; and the percentage of building material.**

No support was made for the motion so it failed.

G. Mitsopoulos moved and B. Prine seconded to **approve the Preliminary Site Plan SP#17/04 for Encore Village; Addresses: 11065 and 10675 E. Grand River; Applicant and Owner: Manchester Brighton; Tax ID#'s: 12-32-400-001 and 12-33-400-010; Zoning: RM-1 Conditional with the following conditions: that the Township Planner's letter dated September 6, 2017, Township Engineer's letter dated September, 8, 2017, BAFA's letter dated September 7, 2017 and all of the agency letters' issues be resolved; that state licensing for the multi-use building be attained if required; that a table of percentages of the building materials be submitted; that verification of a falcon on the site be attained; that the entry signage be resolved; and to review the BAFA Knox box issues.**

Motion carried.

Nayes: J. Stinedurf

**PRELIMINARY SITE PLAN SP#17/10 FOR TEE BONE'Z; ADDRESS: 4900 S. OLD 23; APPLICANT: LINDHOUT ASSOCIATES ARCHTECTS; OWNER: TEE BONE'Z REAL ESTATE LLC; TAX ID#: 12-32-203-050; ZONING: B-2**

Piet Lindhout, Applicant Representative, Lindhout Associates, overviewed the request for a facade upgrade and the challenges to this site with all of the non-conforming issues. Don Kroeyre and Vinnie Morales, Applicants, were in attendance. Mr. Lindhout stated they would like a barn wood look but not utilize wood because of the maintenance issues so they are proposing ceramic tile that looks like wood which is not available on the Township's table of materials. Therefore, it is included under the "other" classification which allows a maximum of twenty-five (25%) percent. Other materials include cultured stone. He stated that they will be increasing the roof height to screen the rooftop units which further increases the non-conformity by utilizing additional material and that this is a durable material; it wasn't chosen to be cheap. Also, he stated they are also adding one more barrier free space and will reduce the light output for the proposed gooseneck lights to be mounted on the front wall. Finally, he stated that they were requested to place money into the Pathway Fund, not install sidewalk since it can't be constructed at this time. K. Mathews reviewed her letter dated September 6, 2017.

D. Schiffko moved and J. Stinedurf seconded **to approve the Preliminary Site Plan SP#17/10 for Tee Bone'z; Address: 4900 S. Old 23; Applicant: Lindhout Associates Architects; Owner: Tee Bone'z Real Estate LLC; Tax ID#: 12-32-203-050; Zoning: B-2 with the following conditions: that the Northwest corner of the site be leveled, graded, and paved (the dirt section) and the other outstanding issues raised in the Township Planner's letter dated September 6, 2017.**

Motion carried.

#### REPORTS AND CORRESPONDENCE

J. Stinedurf - ZBA update: Verizon and three (3) residential projects.

M. Slaton - Township Board update: Deerfield.

#### CALL TO THE PUBLIC

Sue Kelly, 4121 Marsh Trail - Falcon in the Boss natural features study is probably not correct and the report should be done between May and August.

Barb Potocki, 8420 Woodland Shore Drive - Questioned sewer differences for Woodland Estates area, Encore senior building, and the mobile home park off of Hacker.

#### ADJOURNMENT

D. Schiffko moved and J. Stinedurf seconded **to adjourn.**

Motion carried.

The meeting adjourned at 9:30 P.M.

Respectfully submitted,

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Steve Holden, Chairperson

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Jeff Stinedurf, Secretary

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Kelly Mathews, Recording Secretary

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Ann M. Bollin, CMC, CMMC, Clerk



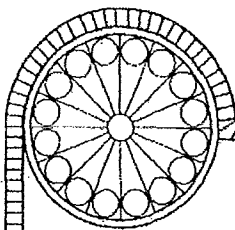
# DFCU



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0 20 40 80 120 160 Feet

Charter Township of Brighton



# CHARTER TOWNSHIP OF BRIGHTON

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

[www.brightontwp.com](http://www.brightontwp.com)

## PLANNING COMMISSION APPLICATION

1. Date Filed 4-7-2017 3. PC Number 9956  
2. Meeting Date 5-8-2017 4. Fee Paid \$2,500.00  
5. Applicant Information

Name Brighton Victor LLC  
Address 5750 New King St. Suite 375  
City/State/Zip Tracy, MI. 48098  
Phone (248) 312-7200 Fax (248) 512-0702  
Interest in the Property (e.g. fee simple, land option, etc.)  
☐ Property Owner ☒ Other (Specify) Contract holder

### 6. Current Property Owner Information

Name Mark & Julie Cloze  
Address 9956 Grand River Ave  
City/State/Zip Brighton, Township, MI 48116  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Length of Ownership \_\_\_\_\_

### 7. Location of Property for which the Application is Requested

Address 9956 Grand River Ave Brighton Twp.  
Cross Streets Grand River & Victor  
Tax I.D. # 12-32-200-044

### 8. Property Information

Zoning District B-2  
Area (Acreage) 1.35(±) Width 90.51 Depth 559.86  
Current Use Residential / closed flower & green houses

RECEIVED

APR 07 2017

BRIGHTON TOWNSHIP



9. Type and Description of Development

Commercial Development For a new DFCU  
Financial Credit Union with "2" drive through

PUD \_\_\_\_\_ Subdivision \_\_\_\_\_ Site Condo \_\_\_\_\_  
New Site Plan ☒ Revised Site Plan \_\_\_\_\_ Additional Phase \_\_\_\_\_

10. Site Plan Request

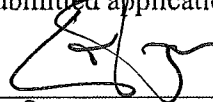
Describe your Request

Brighton Victor LLC Requests  
Brighton Township grant site plan approval  
without conditions to construct a new  
DFCU Financial Credit Union

I, Vincent Pangle (applicant), do hereby swear that the  
above statements are true.

I, Mark & Julie Cloe (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:

3/17/2017

Signature of Property Owner



Date:

3-16-2017

Julie Cloe

**Brighton Township Planning Commission Action**

Approved/Denied \_\_\_\_\_

Date \_\_\_\_\_

Conditions of Approval \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Date:** October 2, 2017

**To:** Planning Commission

**From:** Kelly Mathews

**Subject:** **Preliminary Site Plan Review**  
Brighton Victor, LLC (DFCU Financial)  
SP 17/01  
Sheet CV dated 9/6/17; Alta survey dated 3/3/17; site plan sheet R1 dated 8/3/17; sheet C1 dated 8/31/17; C1.1 dated 9/6/17; Sheet C2 dated 8/3/17; sheet 3 dated 9/6/17; sheets 4 and 5 dated 8/3/17; sheet E1 dated 8/24/17; standard sewer and storm details (no date); sheets L101 and 102 dated 8/9/17; Kroger's plans dated 4/11/17; and sheets A101 and 201 and 202 dated 8/9/17

**Location:** 9956 E. Grand River

**Request:** Site Plan Review

**Zoning:** B-2 (General Business)

**Applicant:** Brighton Victor, LLC

**Owner:** Mark and Julie Clore

**Tax ID#:** 12-32-300-044

The site plan for a 3,533 sq. ft. DFCU building with two (2) drive-thru's has been reviewed. The site is located on the south side of E. Grand River and east of Victor Drive in a B-2 zoning district on 1.29 acres. The existing buildings will be demolished. The property currently utilizes Township sewer and will connect into LCWA water. The REU calculation for banks is 0.25 per employee station (4 teller stations). One existing sewer REU exists for the site and the calculation will remain at one sewer REU with the new building. One LCWA water REU will be purchased.

#### **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.

1. **Use.** The use, banks, S&L's, and credit unions with up to four (4) drive-thrus, is a permitted use in the B-2 zoning district per *Article 6, Sec. 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, Sec. 6-03* of the Zoning Ordinance.

	Required	Provided	Comments
Building Height	45 ft./3 stories	28 ft. to peak/ 1 story	In compliance

	Required	Provided	Comments
<b>Front Yard Setback (Grand River)</b> North	30	91	In compliance
<b>Rear Yard Setback</b> South	20	418	In compliance
<b>Side Yard Setback</b> East	10	26	In compliance
<b>Front Yard Setback (Victor)</b> West	30	10	Received ZBA variance on 5.24.17
<b>Parking Lot Setback (Front)</b> North	20	22	In compliance
<b>Parking Lot Setback (Rear)</b> South	10	363	In compliance
<b>Parking Lot Setback (Side)</b> East	10	2.71 min. (varies)	Received ZBA variance on 5.24.17
<b>Minimum Lot Area (sq. ft.)</b>	40,000	1.29 acres	In compliance
<b>Minimum Lot Width (ft.)</b>	150	95	Not in compliance; existing
<b>Maximum Lot Coverage</b>	50%	6%	In compliance

- Loading/Unloading.** No loading area is depicted. Loading zones must be located in the rear yard per *Section 15-02(b)(1)* of the Zoning Ordinance and must be a minimum of ten (10) ft. in width by fifty (50) ft. in length per *Article 15, Section 15-02* of the Zoning Ordinance. The applicant has stated that they do not need loading/unloading due to their use.
- Vehicular and Pedestrian Circulation.** The proposed vehicular access is via a driveway off of E. Grand River and three (3) driveways off of Victor Drive.

5. **Pedestrian Circulation.** A five (5) ft. sidewalk has been depicted in the R.O.W. of E. Grand River per *Sec. 16-08* of the Zoning Ordinance and the Pathways Plan.
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. The paved area on the east side of the site is encroaching into the ten (10) ft. setback.

	Required	Provided	Comments
<b>Parking Spaces</b> Bank - 1/200 sq. ft. of useable (18) + 1 space per employee (6 employees) plus 6 stacking spaces for 1 <sup>st</sup> window and 3 stacking spaces for 2 <sup>nd</sup> window	18 plus 6 employees = 24 spaces plus 9 stacking spaces	26	In compliance
<b>Parking Space Dimensions</b> (90 degree) Stall width and depth	9 ft. by 20 ft.	9 ft. by 20 ft.	In compliance
<b>Barrier Free Spaces</b>	1	1	In compliance
<b>Aisle Width</b>	24 ft. for two way traffic  15 ft. for one way traffic	24 ft. for two way traffic	In compliance

7. **Signs.** A new two (2) sided ground sign fifteen (15) sq. ft. on each side is proposed which must be located ten (10) ft. outside of the R.O.W. The note on the site plan sheet needs to be changed because it refers to a larger sign and the location must be depicted ten (10) ft. from the R.O.W. Ground signage is allowed to be a maximum of thirty-two (32) sq. ft. and forty-two (42) inches high so the proposed sign is too large and too high. Wall signage is proposed on the front elevation which meets *Article 17* of the Zoning Ordinance. Details of the ground signage and wall signage have been depicted on the site plan.
8. **Building Materials.** *Article 14, Section 14-01(c)(1)* of the Zoning Ordinance depicts the building materials required. Per *Table 14-01*, a table with the percentages of the various building materials must be provided for each elevation to ensure that it meets the Zoning Ordinance. The Planning Commission has discretion on the building materials per *Sec. 14-01(c)(2)*. The proposed building materials are brick, limestone, and asphalt shingles. Colors are identified on the site plan which are earth tones. Samples of the materials and colors must be brought to the Planning Commission for review.
9. **Landscaping.** A landscape plan has been submitted as required per *Sec. 14-02* of the Zoning Ordinance.

Required	Provided	
<b>Buffer along Property Lines - South and East - Commercial</b> 10 ft. buffer with 1 deciduous or evergreen tree or 4 shrubs/20 ft. East - $560/20 = 28$ trees South - $112/20 = 6$ trees	East - 28 trees South - 6 trees	East - Decorative grasses South - 6 trees, 11 shrubs, and decorative grasses
<b>Greenbelt (Front Yard) North - E. Grand River and West - Victor Drive</b> 20 ft. buffer with 1 deciduous canopy tree for each 30 ft. - $91 \text{ ft.}/30 = 2$ trees - E. Grand River $572/30 = 19$ trees - Victor Dr.	E. Grand River - 2 trees Victor Drive - 19 trees	E. Grand River - 2 trees Victor Drive - 9 trees, 19 shrubs, and decorative grasses
<b>Parking Lot - 26 spaces -</b> 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 ( $26/10 = 3$ )	3 trees plus continuous row of shrubs	2 trees, 10 shrubs, and decorative grasses

As a note, trees and shrubs must be setback ten (10) ft. from the edge of a road and five (5) ft. from sidewalks. No more than thirty-three percent (33%) of any one species should be utilized per *Sec. 14-02* of the Zoning Ordinance and all landscape material sizes must meet the minimum sizes required in *Sec. 14-02* of the Zoning Ordinance.

10. **Lighting.** Eight (8) light poles are proposed for the site and four (4) lights are proposed within the drive-thru area and an additional eleven (11) lights are proposed on the building. The eleven (11) lights need to be delineated better because they are hard to read on the site plan. The photo metrics meet the Zoning Ordinance. The Zoning Ordinance allows one foot candle maximum at property lines and a maximum of ten (10) foot candles within the site per *Sec. 14-03* of the Zoning Ordinance.
11. **Waste Receptacle.** A waste receptacle is depicted in the southeast corner of the developed area of the site plan. The waste receptacle screening has been depicted on the site plan with an elevation drawing depicting the proposed brick face to match the building on three (3) sides. A six (6) ft. eight (8) in. high wood gate is depicted as required per *Sec. 14-04* of the Zoning Ordinance and is screened by shrubbery.

12. **Mechanical and Electrical Equipment.** Mechanical and electrical equipment is depicted on the site plan in the rear and is screened by landscaping per *Sec. 14-05* of the Zoning Ordinance.

## **RECOMMENDATION**

It is recommended that the Planning Commission approve the preliminary site plan conditioned upon meeting any outstanding issues in this letter or other letters.





ARCHITECTS. ENGINEERS. PLANNERS.

October 5, 2017

**CHARTER TOWNSHIP OF BRIGHTON**

4363 Buno Road  
Brighton, MI 48114

Attention: Kelly Mathews, Township Planner

**Regarding: DFCU – Brighton Victor LLC  
Site Plan Review #4  
OHM Job Number: 0024-17-1052**

Dear Ms. Mathews:

We have reviewed the material, received by this office on September 7, 2017, and updated sheets received via email on October 5, 2017 for the above-referenced project based on the Township's Engineering Standards. Plans were prepared by D&M Site, Inc. and Richard Fosgitt, PE and have a latest revision date of September 6, 2017 and October 4, 2017. The applicant is requesting site plan approval for a DFCU Financial. A general summary of the site, followed by our review comments and recommendations, is noted below.

**GENERAL**

The existing site is located at 9956 East Grand River Avenue. The project site is comprised of nine (9) existing buildings, including four (4) greenhouse buildings. The site is located on Parcel #12-32-300-044 and has an area of 1.49 acres. All of the existing buildings are proposed to be demolished to make room for the project. Included with the site development are various site improvements necessary to accommodate the new credit union facility.

The current owners entered into a settlement agreement with the adjacent Kroger development in 2007. It is recommended that this agreement be reviewed by an attorney to ensure that the proposed site improvements comply with the limitations and agreements outlined within the recorded documentation. It currently appears the offsite improvements proposed on Victor Drive (i.e. paving and curb) may be in conflict with the existing agreement. However, discussions have been ongoing between DFCU & Kroger. An update in status of the agreement discussions shall be provided.

**UTILITIES**

It appears that there is an existing well located on the western side of the site that is proposed to be removed. The applicant is proposing a new 2-inch domestic water supply line out on south side of the building and a 6-inch sanitary sewer service on the west side of the building. The applicant is proposing to connect into the proposed public water main to be constructed as a part of the adjacent Kroger Building Addition project.

Currently, one (1) REU is allocated to the property. Based on the proposed site improvements, it is not anticipated that additional REU's will need to be assigned to the property. Additional information has been received and confirms the REU allocation.

**PAVING/ACCESS/PARKING**

Access to the site is provided by Victor Drive and East Grand River Avenue via four (4) proposed drive approaches. Parking is provided by a total of 25 parking spaces, of which one (1) is designated ADA

accessible. Aisle widths throughout the parking lot vary from 23 feet to 26 feet. Access to the proposed 23 feet wide drive aisles is limited to one-way traffic only.

We note that all barrier free parking and pedestrian site access shall be in compliance with current ADA guidelines.

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

### **GRADING**

Existing grades are shown via contour lines in the overall property view. Proposed grades are provided via contour lines and spot elevations. Additional proposed spot elevations will be required to verify site accessibility is compliant with ADA standards.

### **STORMWATER MANAGEMENT**

The site currently drains to the existing Kroger detention pond located at the south end of the adjacent property, which is to the southwest of the proposed site. The applicant is proposing to collect stormwater on-site using catch basins and convey it via proposed 12-inch storm sewer piping to an existing 30-inch storm sewer on the west side of Victor Road, and outlet to the existing Kroger detention basin. Additional calculations will be required to ensure that the existing Kroger detention basin has adequate capacity for the stormwater from the proposed site.

### **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 Drain Commission for SESC and stormwater discharge
- Livingston County Road Commission for any work in the public road ROW
- Livingston County Building Department
- Brighton Area Fire Authority

### **RECOMMENDATIONS**

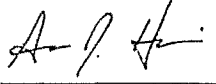
As submitted, the site plan appears to be in substantial compliance with The Charter Township of Brighton requirements. We take the following exceptions to the proposed site plan and recommend that these comments be addressed and resubmitted for further review prior to Planning Commission consideration.

1. We understand negotiations are ongoing between DFCU and the neighboring properties to the east and west regarding the respective easement agreements as shown on the plans. All applicable easement documentation shall be submitted for review prior to construction commencing.
2. Specific information for the proposed retaining wall shall be provided on the plans during the construction plan submittal phase, including, but not limited to, the proposed dimensions, materials, fill materials, typical sections, and restoration notes in accordance with the Township Engineering Standards.

If you have any questions regarding this review or any of the comments presented, feel free to contact us at (734) 522-6711 or via email at [andy.harris@ohm-advisors.com](mailto:andy.harris@ohm-advisors.com) or [rhett.gronevelt@ohm-advisors.com](mailto:rhett.gronevelt@ohm-advisors.com).

Sincerely,

**OHM ADVISORS**



Andy Harris, 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 e-mail)  
Richard Boisvert, Captain, Brighton Area Fire Authority (via e-mail)  
Ken Recker, P.E., Chief Deputy Drain Commissioner, Livingston County (via e-mail)  
Michelle LaRose, P.E., 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)  
Richard Fosgitt, P.E. (via e-mail)  
Vince Pangle (via e-mail)  
File



# BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.

Brighton, MI 48116

o: 810-229-6640 f: 810-229-1619

September 13, 2017

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

RE: Dearborn Federal Credit Union-DFCU  
9956 E. Grand River  
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on September 11, 2017 and the drawings are dated Nov. 4, 2016 with latest revisions dated September 6, 2017. The project is a site plan for a proposed 3,533 square foot Business-use occupancy. The plan review is based on the requirements of the International Fire Code (IFC) 2015 edition.

All items from previous plan review submittals have been addressed and are in compliance with the fire code requirements of the Brighton Area Fire Authority.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy).

Respectfully,

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

Rick Boisvert, CFPS  
Fire Marshal

cc: Rheft Gronevelt-OHM Advisors

## Livingston County Road Commission

3535 Grand Oaks Drive • Howell, Michigan 48843-8575  
Telephone: (517) 546-4250 • Facsimile: (517) 546-9628  
Internet Address: [www.livingstonroads.org](http://www.livingstonroads.org)

June 29, 2017

Vincent Pangle  
Strategic Property Services, LLC  
5750 New King Street, Suite 375  
Troy, MI 48098

Re: D.F.C.U. Financial Brighton, Brighton Township, Section 32  
LCRC# C-17-04

Dear Mr. Pangle:

I have completed the review of the plan, dated April 20, 2017, for the above-referenced project. The proposed location of the commercial driveway approach off of Grand River Avenue does not meet the following LCRC specifications:

- All portions of a commercial driveway approach, including the radii, shall be located entirely within the property lines.
- The center of a commercial approach should be located at least 50 feet from the property line.
- The center of a commercial approach should be located at least 250 feet from the center of an existing road approach. If site specific conditions make this unfeasible, the approaches shall be offset the greatest possible distance, but not less than 150 feet.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Kim Hiller, P.E.  
Utilities and Permits Engineer

Cc: File  
Andy Harris, OHM (via email)  
Kelly Mathews, Charter Township of Brighton (via email)



# DFCU Brighton Water Usage Calculations

Fixture	Number	Gallons Per Use	Times per Day	Total Gallons per Day
Water Closet	2	1.5	30	90
Vanity Sink	2	0.5	30	30
Drinking Fountain	1	0.2	12	2.4
Break Room Sink	1	0.5	12	6
Janitor's Sink	1	5	1	5
Total Usage Per Day				133.4
Gallons per REU				187.5
Number of REUs				1

Maximum number of employees per day 6 per day  
Bank operating hours 45 per week

**RECEIVED**  
SEP 29 2017  
BRIGHTON TOWNSHIP

DFCU FINANCIAL  
SITE CONSTRUCTION PLANS  
Dated September 6, 2017

Available for viewing in the  
Planning and Clerk's Department