

Village Of Stockbridge Mi.
Village Hall 305 W. Elizabeth St. Room 112

June 22, 2023

DMK Development Group
4927 E. Stariha Drive, Suite B
Norton Shores, MI 49441-5576

RE: Proposed Tractor Supply Company Store
Part of 4545 S M-52
Stockbridge, MI 49285

To whom it may concern:

The above referenced property lies within a C-3 Zoning District.

The proposed use of the Property as a Tractor Supply Company retail store is a permitted use by right in this Zoning District.

We understand that TSC wishes to display merchandise on certain areas outside of the building.

1. The outdoor display of merchandise in the Permanent Sidewalk Display Area on the sidewalk directly in front of the building (*as shown on the attached site plan*) in this C-3 Zoning District is permitted.

AGS Zonning Administrator (Bert Gale). Determined TSC application for a Retail Store with outdoor display/sales area as noted on site plan set is a Permitted C-3 use on March 17, 2023, all (CBD) permitted uses are permitted uses in C-2. District. All C-2 Permitted uses are permitted uses in C-3 District. Section 6-154 of Zoning ordinances otherizes this activity. CBD Permitted use - j. Outdoor display of products or materials for retail sale or rental when accessory to a principle permitted use subject to the requirements of section 6-154. Requirements of 6-154 are attached.

2. The outdoor display of merchandise inside the Fenced Outdoor Display Area (*as shown on the attached site plan*) in this C-3 Zoning District is permitted.

AGS Zonning Administrator (Bert Gale). Determined TSC Determined TSC application for a Retail Store with outdoor display/sales area as noted on site plan set is a Permitted C-3 use on March 17, 2023. All central business district All (CBD) permitted uses are permitted uses in C-2. District. All C-2 Permitted uses are permitted uses in C-3 District. Section 6-154 of Zoning ordinances otherizes this activity. CBD Permitted use - j. Outdoor display of products or materials for retail sale or rental when accessory to a principle permitted use subject to the requirements of section 6-154. Requirements of 6-154 are attached.

3. Installation and operation of a greenhouse in the Fenced Outdoor Display Area (subject to receipt of any requisite building permits) in this C-3 Zoning District is permitted.

AGS Zonning Administrator (Bert Gale). Determined TSC Determined TSC application for a Retail Store with outdoor display/sales area as noted on site plan set is a Permitted C-3 use on March 17, all central business district All (CBD) permitted uses are permitted uses in C-2. District. All C-2 Permitted uses are permitted uses in C-3 District. Section 6-154 of Zoning ordinances otherizes this activity. CBD Permitted use - j. Outdoor display of products or materials for retail sale or rental when accessory to a principle permitted use subject to the requirements of section 6-154. Requirements of 6-154 are attached.

4. The outdoor display of merchandise in the Permanent Trailer & Equipment Display Area (*as shown on the attached site plan*) in this C-3 Zoning District is permitted.

AGS Zonning Administrator (Bert Gale). Determined TSC Determined TSC application for a Retail Store with outdoor display/sales area as noted on site plan set is a Permitted C-3 use on March 17, 2023, Retail was a Permitted C-3 use on March 17, 2023, All (CBD) permitted uses are permitted uses in C-2. District. All C-2 Permitted uses are permitted uses in C-3 District. Section 6-154 of Zoning ordinances otherizes this activity. CBD Permitted use - j. Outdoor display of products or materials for retail sale or rental when accessory to a principle permitted use subject to the requirements of section 6-154. Requirements of 6-154 are attached.

5. The outdoor display and sale of the following in the aforementioned outdoor display areas is permitted in this C-3 Zoning District: bulk propane from a 1,000-gallon tank, welding gas, live plants, shrubs, flowers, trees and garden products,

AGS Zonning Administrator (Bert Gale). Determined TSC application for a Retail Store with outdoor display/sales area as noted on site plan set. All CBD Permitted uses. All central business district (CBD) permitted uses are permitted uses in C-2. District. All C-2 Permitted uses are permitted uses in C-3 District. Section 6-154 of Zoning ordinances otherizes this activity. CBD Permitted use - j. Outdoor display of products or materials for retail sale or rental when accessory to a principle permitted use subject to the requirements of section 6-154. Requirements of 6-154 are attached.

6. Trailers, pedal boats and motorized vehicles, including mini-bikes, dirt bikes, go-karts, scooters, tractors, utility vehicles (a.k.a. UTV's) and all-terrain vehicles (a.k.a. ATV's). is permitted in this C-3 Zoning District.

AGS Zonning Administrator (Bert Gale). Determined TSC). Determined TSC application for a Retail Store with outdoor display/sales area as noted on site plan set Retail was a Permitted C-3 use on March 17, 2023, All CBD Permitted uses. All central business district (CBD) permitted uses are permitted uses in C-2. District. All C-2 Permitted uses are permitted uses in C-3 District. Section 6- 154 of Zoning ordinances otherizes this activity. CBD Permitted use - j. Outdoor display of products or materials for retail sale or rental when accessory to a principle permitted use subject to the requirements of section 6-154. Requirements of 6-154 are attached.

7. The outdoor display and sale of hay and forage is permitted in this C-3 Zoning District.

AGS Zoning Administrator (Bert Gale). Determined TSC application for a Retail Store with outdoor display/sales area as noted on site plan set is a Permitted C-3 use on March 17, 2023. All central business district All (CBD) permitted uses are permitted uses in C-2. District. All C-2 District Permitted uses are permitted uses in C-3 District. Section 6-154 of Zoning ordinances otherizes this activity. CBD Permitted use - j. Outdoor display of products or materials for retail sale or rental when accessory to a principle permitted use subject to the requirements of section 6-154. Requirements of 6-154 are attached.

8. Pet veterinary physician services are only allowed by Special use.

Section 6-70 – CBD Special use e. Veterinary offices and hospitals including accessory boarding without outdoor exercise or pens. C-2 (3) *Permitted uses*. All central business district (CBD) permitted uses. Are also C-3 (3) *Permitted uses*. a. All permitted and special uses allowed in the C-2 district, excluding residential dwellings, are also C-3 Permitted uses. TSC would need to submit a request for special use authorization if you have a veterinarian working in the store.

9. The selling of veterinary supplies is permitted in this Zoning District. Selling of Veterinary supplies is allowed as retail services.

AGS Zoning Administrator (Bert Gale). Determined TSC application for a Retail Store with outdoor display/sales area as noted on site plan set is a Permitted C-3 use on March 17, 2023.

10. Self-service pet grooming and washing services are Permitted in this Zoning District.

6-70 CBD, central business district. Permitted use.

AGS Zoning Administrator (Bert Gale). Determined TSC Site plan approval with conditions was approved based on TSC application for a Retail Store with outdoor display/sales area as noted on site plan set is a Permitted C-3 use on March 17, 2023. The activity of Customers grooming and washing their pets themselves within the TSC store, using TSC provided and paid for products comes under Retail Service.

11. In order to allow TSC staff to provide Pet Grooming and Washing services unfortunately will require a text amendment. As it turns out we have no permitted or special use that address this activity. So, the Planning Commission will start immediately to rectify this situation as you do not intend to start off providing Staff Provided Pet Grooming service should not affect your anticipated start date?

Note:1. Any additional Professional Services that are provided by TSC need to be approved by Zoning administrator prior to implementing. Reason: Site plan approval with conditions was authorized based on application for retail Store with outdoor display/sales area as noted on site plan set approval did not include Veterinary doctor offices or any professional services.

Note: 2.All outdoor displays proposed, and any additional outdoor displays must stay in compliance with Section 6-154, a copy of which is attached.

Please let me know if you have any questions. I may be reached on telephone number 517 490-4072.

Sincerely, Daryl Anderson confirming AGS zoning approval of Items Number 1 through 7 and notes 1 and 2. And decision of Zoning Administrator on items 8,9 ,10 and 11.

Signature

Date: _____

Daryl Anderson
Chair Village of Stockbridge Planning Commission

Attachments

1. Tractor Supply prints
2. Attached section 6-154
3. Attached AGS site Plan review of March 17, 2023,

Sec. 6-154. - Outdoor displays of products or materials intended for retail sale or rental.

(a) *General standards.*

- (1) An outdoor display shall be considered as an accessory to the principal business use conducted on the premises.
- (2) The exterior of the premises shall be kept clean, orderly and maintained.
- (3) The village shall not be held liable or responsible for any type of damage, theft or personal injury which may occur.
- (4) In the administration of these provisions, the zoning administrator shall be permitted to refer a request to the planning commission for review and recommended where site conditions may create difficulty in adherence to the standards contained herein.

(b) *Standard within the CBD district.*

- (1) An outdoor display may be located in front of or adjacent to the establishment. An outdoor display that extends beyond the property lines of the applicant shall require the permission of the affected property owners.
- (2) If an outdoor display is located on a public sidewalk, a minimum of five feet of unobstructed pedestrian access, along the sidewalk shall be

maintained. Sufficient room shall also be provided to allow car doors to open along the curbside.

(c) *Standard within the C-2 and C-3 districts.*

- (1) An outdoor display may be located within any required yard but shall not be located within any public road right-of-way.
- (2) An outdoor display shall not occupy or obstruct the use of any fire lane, required off-street parking, or landscaped area required to meet the requirements of this chapter.

(d) *Transient and seasonal sales.*

- (1) Transient or seasonal sales may be located within any required yard but shall not be located within any public right-of-way.
- (2) Transient or seasonal sales shall not occupy or obstruct the use of any fire lane, required off-street parking or landscaped area required to meet the standards of this chapter.

AGS ZONING APPROVED SITE PLAN REVIEW

Village of Stockbridge
March 17, 2023

Site Plan Review
Type 4
Tractor Supply Company M-
52

Proposed is a Tractor Supply Company parcel #33-42-16-35-101-014. This parcel is located in the C-3 Highway Commercial Zoning District. This use is a permitted use in this zoning district. This review was conducted on site plan drawings dated 03/06/2023.

Site Plan Review

The submittal items for site plans are specified in Sections 6-45, 6-259 to 6-263, 6-176 to 6-177, 6-185, 6-188, 6-189, and X.

Section 6-45 (9) table 8 & table 2 in application

- Condition met - Scale: (not greater than 1" =20ft, not less than 1"=200')
- Condition met - North Arrow
- Condition met - Name of Business
- Condition met - Name of business owner- on application
- Condition met - Name of Developer
- Condition met - Name of Designer Condition met - Date (on EACH sheet).
- Condition met - Seal each sheet.
- Condition met — Boundary Dimensions
- Condition met - Lot area.
- Condition met - Existing Topography taller than 2 foot
- Condition met - Existing natural features
- Condition met - A grading plan showing finished contours
- Condition met - Concerning adjacent properties Condition met - Identify
- Condition met - Proposed use group.
- Condition met - Existing zoning classification.
- Condition met - Vicinity Map
- Location of open / recreation areas - N/A
- Condition met — location landscaped areas
- Existing Deed restrictions - N/A
- Numbers of residential equivalent units. (REUs)-N/A Condition met - Current use.
- Condition met - Intended use.
- Condition met - Hours of operation.
- Condition met - Number of Off- street Parking spaces existing and required.
- Condition met — Lot width
- Condition met — Front yard set back
- Condition met Off street loading
- Condition met — Side yard setback
- Condition met — Rear yard set back
- Height of existing structures if second story is to be added - N/A
- Condition met - Transition strip l l P a g e
- Condition met - Adjacent streets.
- Condition met - Signage.
- Condition met — Surface type and width
- Condition met - Easements
- Existing improvements to be removed - N/A
- Condition NOT met - Type of Electrical service serving site, including location of poles Condition NOT met - Size of service 3 phase or single phase and voltage 120/220, 230/460 etc. 208/480 Location of transformer/ generator
- Condition met - Adjacent streets Names
- Condition met - Right of way location
- Condition met - Building/ Structures New
- Condition met - Locations new or existing address
- Condition met - Dimensions
- Condition met - Distance between
- Condition met - Height
- STREET/ DRIVES

Condition met - Right of Way

Condition met - Surface width

Condition met - Elevations, grades

Paving

Condition met - Curbing

Condition met - Surface type and width

Condition met - Easements - location/size, purpose

Condition met - Existing Improvements to be removed

PARKING AREAS

Condition met - Number of spaces

Condition met - Parking calculations (see section 6-261 Pg7)

Condition met - Dimensions

Condition met - Location

Condition met - Method of surfacing i.e. Pavement

Condition met - Wheel stops

Condition met - Curbing

LOADING AREAS

Condition met - Locations

Condition met - Size

Condition met - Paving

ENTRIES/ EXITS

Condition met - Location of proposed

Condition met - Location and size of any easements or right ways ect.

Condition NOT met - Designation of fire lanes

Condition met - Elevations

Condition met - Dedicated roads or service drive locations

Condition met - Grades

Condition met - Signs Size Width & Height

Condition met - Location of signs: Attached, Free standing, Projecting signs, or Digital

Condition NOT met - Outside Lighting Photo Metric Plan

Condition met - Showing Location

Condition NOT met - Showing Intensity — Shop drawings provided no photometric plan

Condition met - Showing type of fixture & Detail

Condition met - Typical Pavement Cross sections

Condition Curve Radii of Streets/ Drives

Condition met - Sidewalks/Pedestrian ways

Condition met - Screening around property/ structure

Condition met - Fences around property and type

Condition met - Trash Storage Location

Condition NOT met - Trash Enclosure Details — No details to enclose dumpster

Condition met - Control & Maintenance Provisions

Open space conservation N/A

Landscaping - Plant Materials

Condition met - Location

Condition met - Type

Condition met - Size or age

Condition met - Erosion control

Retaining walls:

Condition met - Location

Condition met - Dimensions
Condition met - Materials of Walls
Condition met - Fill Materials
Condition met - Typical cross section
Utilities: water
Condition met - Location
Condition met - Type
Condition met - Size of Each line
N/A- Well
N/A- Location and size of well
Condition NOT met - Fire Hydrants with 5-inch Storz Adaptors — No fire hydrant depicted
Condition NOT met — Profiles
Utilities - Sanitary Sewer
Condition met — Location of Monitoring manhole for Commercial/ Industrial DEV.
Condition met — Location lines
Condition met — Size of lines
Condition NOT met — Inverts
Condition NOT met — Profiles
N/A— Location and detail of Sewage lift Station
Utilities Natural Gas
Condition met — Location
Condition NOT met — Size of Lines
Condition NOT met — Inverts
Condition NOT met — Valves
STORM DRAINAGE UTILITIES
Condition met — Location
Condition met — Size of lines
Condition met — Inverts
Condition NOT met — Direction of Flow
Condition met — Drainage Pattern
Condition met — Detention/ Retention area calculations
Condition met — Ditches- size elevation, slope
Condition NOT met — Culverts, Bridges
Condition NOT met — Profiles
Utilities - Phone, electricity
Condition NOT met — Location of poles — Not depicted on plans
Condition NOT met — Underground Wires — Not depicted on plans
Condition NOT met — Surface mounted equipment — Not depicted on plans
Condition NOT met — Emergency Generator — Not depicted on plans
Condition NOT met— Location and size of generator and type of fuel source — Not depicted on plans
Condition met — Total floor area — 21,930 sq ft
Condition met — Ground floor area
Condition met — Lot Coverage
Condition met — Floor Area ratio
Condition met — Dimensions
Condition NOT met — Distance between buildings
Natural features. tree, etc.
Condition met - To be removed
Condition met - To be retained

Condition met - Required setback lines
Condition met - Development Phase Lines
For commercial and industrial developments:
Condition met - Loading/unloading areas;
Condition met - Gross and useable floor areas;
Condition met — Number of employees in peak usage
Condition NOT met - Outside Lighting Photo Metric Plan.
Condition met - Trash Storage Location.
Condition NOT met - Trash Enclosure Details.
Condition met - Dimensions.
Condition met - Gross and usable floor areas.

Section 6-259 General provision's

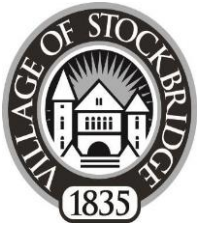
- a. Condition met - Where required. In all zoning districts, off-street parking facilities for the storage and parking of self-propelled motor vehicles for the use of occupants, employees, and patrons of the building's hereafter erected, altered, or extended after the effective date of this article, shall be provided as herein prescribed.
- b. Condition met - Existing off-street parking at effective date of ordinance. Off-street parking existing at the effective date of this article which serves an existing building or use, shall not be reduced in size to less than that required under the terms of this article.
- c. Condition met - Required greenbelt and setbacks. Off-street parking, including maneuvering lanes, shall not be located within the required front greenbelt in accordance with section 6176(f). Off-street parking shall be permitted within the required side or rear yard setbacks, provided a minimum five-foot setback is maintained between off-street parking and the side and rear lot lines of all adjoining properties
- d. Condition Parking duration. Except when land is used as storage space in connection with the business of a repair or service garage, a 24-hour time limit for parking in nonresidential off-street parking areas shall prevail, it being the purpose and intention of the foregoing that the requirement of maintaining vehicle storage or parking space is to provide for the public safety in keeping parked cars off the streets, but such requirement is not designed to or intended to provide, and it shall be unlawful to permit, the storage or prolonged parking on any such parking area in any such district wrecked or junked cars, or for creating a junkyard or a nuisance in such areas. - Recommend Planning Commission verify applicant's intent and have a discussion with applicant related to this requirement and have minutes reflect discussion
- e. 1) Condition met - Units and methods of measurement. In determining off-street parking requirements, the following units of measurement shall apply.
 - 2) Condition met - Floor area. Where floor area is the unit for detennining the required number of off-street parking spaces, said unit shall mean the gross floor area, except

that floor areas within the principal building used for parking, incidental service and storage, housing of mechanical equipment, heating systems and similar uses need not be included.

- 3) NOT Applicable.
 - 4) NOT Applicable
- f. 1) NOT Applicable.
- 2) NOT Applicable.
 - 3) Condition met - Other land uses. The off-street parking facilities required for all other uses shall be located on the lot or within 500 feet of the permitted uses requiring such off-street parking, such distance to be measured along lines of public access to the property between the nearest point of the parking facility to the building to be served.
 - 4) Condition met - Restriction on parking on private property. It shall be unlawful for any person, firm, or corporation to park any motor vehicle on any private property without the authorization of the owner or agent of such property. - Recommend Planning Commission verify applicant's intent and have a discussion with applicant related to this requirement.
 - 5) NOT Applicable

Section 6-260 Off street parking

- a. Condition NOT met - The amount of required off-street parking spaces for new uses or buildings, additions thereto, and additions to existing buildings shall be determined in accordance with the schedule set forth in section 6-261. Parking requirements listed in section 6-261 shall not include off-street stacking spaces for drive-through facilities set forth in section 6-264.
- b. NOT Applicable
- c. Condition met - Collective provisions. Nothing in this section shall be construed to prevent collective provisions of off-street parking facilities for two or more buildings or uses, provided such facilities collectively shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with section 6-261.
- d. NOT Applicable.



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- e. Planning Commission to determine applicability of this section and if applicable make a recommendation to the Village Council - Flexibility in application. The village recognizes that, due to the specific requirements of any given development, inflexible application of the parking standards set forth in section 6-261 may result in development with inadequate parking or parking far in excess of that which is needed. The former situation may lead to traffic congestion or unauthorized parking on adjacent streets or neighboring sites. The latter situation may result in excessive paving and stormwater runoff and a waste of space which could be left as open space.

The Village Council may accept, accept with conditions, or deny the parking space deviation based on the recommendation of the Planning Commission.

Section 6-261 Table of off-street parking requirements

Condition NOT met— 1 per 300 square feet of gross floor area

Building square footages: 21,930

21,930 divided by 300 = 73.1

Proposed: Tractor supply

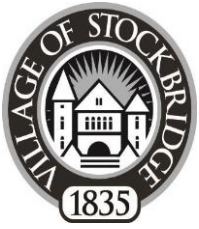
Minimum required number of parking spaces: 74

Proposed number of parking spaces: 66 Number of parking spaces deficient: 8

Section 6-262 Off-street parking lot design and driveway

- a. Condition met
- b. Condition NOT met — All illumination for all such parking lot shall meet standards set forth in 6-176(e) - Planning commission to determine
- c. Condition met - Parking lot landscaping and buffering requirements shall meet the standards set forth in section 6-123(e) - Planning commission to determine
- d. Condition met - Adequate ingress and egress to the parking lot, by means of limited and clearly defined drives, shall be provided for all vehicles.
- e. Condition met - Where necessary to prevent encroaching upon pedestrian walkway or damaging required landscaping, wheel stops shall be provided. No portion of a parking space and/or maneuvering aisle shall obstruct or encroach upon a public sidewalk.
- f. Condition met - Plans for the layout of off-street parking facilities shall be in accordance with the following minimum regulations:
- g. Condition NOT met - A driveway permit shall be required from the Village of Stockbridge zoning administrator before any existing driveway is expanded or new driveway is constructed. The applicant shall complete an application and pay a fee set by resolution of the village council - Driveway permit contingent on Planning Commission approval of driveway/entrance and MDOT approval.
- h. NOT Applicable.

Section 6-263 Off-street loading requirements



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- a. Condition met - Each loading space shall be a minimum of ten feet in width, 50 feet in length, 14 feet in height, and shall be provided according to the following schedule

- b. Condition Required greenbelt, setbacks, and screening. (1) Off-street loading areas, including maneuvering lanes, shall not be located within the front greenbelt required in accordance with section 6-176. Off-street parking shall be permitted within the required side or rear yard setbacks, provided a minimum ten-foot setback is maintained between off-street loading and the abutting side and rear lot lines. (2) Off-street loading which abuts residentially zoned or used property shall be screened in accordance with section 6-176.

- c. Condition met - Double count. Off-street loading space areas shall not be construed as, or counted toward, the supplying of area required as off-street parking space area.

Section 6-264: Off-street stacking space for drive-through facilities. NOT Applicable.

Section 6-265: NOT Applicable.

Article X Signs

Section 6-231 Permitted Free Standing Signs

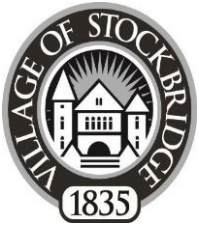
- a. 1) Condition met - One freestanding sign shall be permitted per premises for each road frontage.
2) Condition met - A freestanding sign shall have a setback of 15 feet from a public road right-of-way and a setback distance equal to the height of the sign from all other property boundaries:
- b. Condition NOT met - Specific requirements. Freestanding signs shall be permitted by district in accordance with the following requirements: 50 square feet per side, not to exceed a total of 100 square feet: Shall not block view of oncoming traffic, pedestrians or create a health and safety hazard in any way. Proposed sign is 108 square feet per side

Section 6-232: Permitted wall signs — Condition NOT met - exceeds 50 square feet per si(le

Section 6-176: Landscaping, greenbelts and buffers, and screening

(c) Condition met -Landscape plan requirements. A separate detailed landscape plan shall be required to be submitted to the village as part of the site plan review or tentative preliminary plat review. The landscape plan shall demonstrate that all requirements of this section are met and shall include, but not necessarily be limited to, the following items:

- (1) Condition met - Location, spacing, size, root type and descriptions for each plant type.
- (2) Condition met -Typical straight cross section including slope, height, and width of berms.



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- (3) Condition met -Typical construction details to resolve specific site conditions, such as landscape walls and tree wells used to preserve existing trees or maintain natural grades.
- (4) Condition met - Details in either text or drawing form to ensure proper installation and establishment of proposed plant material.
- (5) Condition met - Identification of existing trees and vegetative cover to be preserved.
- (6) Condition met - Identification of grass and other ground cover and method of planting.
- (7) Condition met - Identification of landscape maintenance program including statement that all

7 1

diseased, damaged, or dead materials shall be replaced in accordance with standards of this chapter.

(d)Screening between land uses.

(1) Condition NOT met -Upon any improvement for which a site plan is required, a landscape buffer shall be constructed to create a visual screen at least six feet in height along all adjoining boundaries between either a conflicting nonresidential or conflicting residential land use and residentially zoned or used property. A landscape buffer may consist of earthen berms and/or living materials to maintain a minimum opacity of at least 80 percent. Opacity shall be measured by observation of any two-square-yard area of landscape screen between one foot above the established grade of the area to be concealed and the top or the highest point of the required screen. The plantings must meet this standard based upon reasonably anticipated growth over a period of three years.

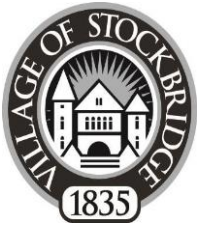
No visual screen proposed between the residential land use to the south and tractor supply.

(2) Condition met -Where there is a need to provide a greater noise or dust barrier or to screen more intense development, a solid wall or fence shall be required by the village. Such wall or fence shall be a minimum of six feet in height as measured on the side of the proposed wall having the higher grade.

A required wall shall be located on the lot line except where underground utilities interfere and except in instances where this zoning ordinance requires conformity with front yard setback requirements. Upon review of the landscape plan, the village may approve an alternate location of a wall. The village and the building official shall approve the construction materials of the wall or fence which may include face brick, poured-in-place simulated face brick, and precast brick face panels having simulated face brick, stone or wood. Planning commission to determine

(e)Parking lot landscaping.

(1) Condition NOT met -Required landscaping within parking lots. Separate landscape areas shall be provided within parking lots in accordance with the following requirements:



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- a. Condition NOT met -There shall be a minimum of one tree for every eight parking spaces, provided that a landscape island shall be provided for no more than 16 continuous spaces. - Planning commission to determine acceptability. No trees proposed within parking lot islands.
- b. Condition NOT met - Landscaping shall be arranged in curbed islands within the parking lot which shall not be less than 50 square feet in area.
- c. Condition met -A minimum distance of three feet from the backside of the curb and the proposed landscape plantings shall be provided. Where vehicles overhang a landscape island or strip, a minimum distance of five feet from the back side of the curb and the proposed landscape plantings shall be provided.
- d. Planning commission to determine -The village, at its discretion, may approve alternative landscape plantings at the perimeter of parking lots where landscaping within parking lots would be impractical due to the size of the parking lot or detrimental to safe and efficient traffic flow, or would create an unreasonable burden for maintenance and snowplowing.

(2) Required landscaping at the perimeter of parking lots. Separate landscape areas shall be provided at the perimeter of parking lots in accordance with the following requirements:

- a. N/A -Parking lots which are a conflicting land use as defined by this section shall meet the screening requirements set forth in subsection (d).

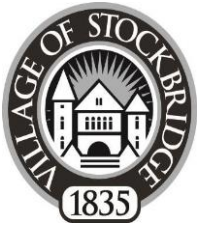
- b. Condition NOT met - Parking lots shall be screened from view with a solid wall at least three feet in height along the perimeter of those sides which are visible from a public road. The village, at its discretion, may approve alternative landscape plantings in lieu of a wall.

- (f) Condition met - Greenbelts. A greenbelt shall be provided which is an area established at a depth of the required front yard setback within a zoning district and landscaped in accordance with the following requirements:

- (1) Condition met -The greenbelt shall be landscaped with a minimum of one tree for every 30 lineal [linear] feet, or fraction thereof, of frontage abutting a public road right-of-way. Nonornamental deciduous trees within a greenbelt shall be a minimum caliper of two and one-half inches or greater. Evergreen trees within a greenbelt shall be a minimum height of six feet.

- (2) Condition met -If ornamental deciduous trees are substituted for either non-ornamental deciduous trees or evergreen trees, they shall be provided at a minimum of one tree for every 20 lineal [linear] feet, or fraction thereof, of frontage abutting a public road right-of-way. Ornamental deciduous trees within a greenbelt shall be a minimum caliper of two inches or greater.

- (3) Condition met -In addition to the required trees within the greenbelt, the remainder of the greenbelt shall be landscaped in grass, ground cover, shrubs and other natural landscape materials.

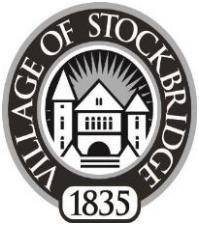


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- (4) N/A -Access drives from public rights-of-way through required greenbelts shall be permitted, but such drives shall not be subtracted from the lineal dimension used to determine the minimum number of trees required.

Section 6-177 Trees

- a. NOT Applicable - Public tree care. The village manager shall have control over all trees located within the street rights-of-way, village easements, and public parks in the village and the planting, care and removal thereof, subject to the regulations contained in this chapter. The owner of land abutting on any street may, upon obtaining prior written permission of the village manager, prune, spray, plant or remove trees in that part of the street abutting his land which is not used for public travel, but no person shall otherwise prune, spray, plant or remove any tree in any street or park. Every such permit shall specify the extent of the authorization and the conditions to which it is subject.
- b. NOT Applicable - Permits for tree planting. The village manager shall prepare and have available for the public an application consistent with the requirements of this article.
- c. NOT Applicable - Public tree removal
- d. 1) Condition met - No tree of any prohibited species shall be planted in any street or park, nor shall such tree be planted on any private property within 50 feet of any street or sidewalk right-of-way or any sewer or sewer extension. Shade trees planted in any street right-of-way shall be spaced not less than 40 feet apart.
- 2) Condition met - The owner of a lot may, in order to provide a shade or ornamental tree in front of his property, secure permission to plant a tree closer than 40 feet from an existing tree, but in no case shall such planting be within 30 feet of any existing tree, within the right-of-way.
- e. 1) Condition NOT met - No street tree, other than those species listed as small trees in section 6-176 of this article may be planted under or within ten lateral feet of any overhead utility wire or, over or within five feet of any underground water line, sewer or transmission line or other utility. No small trees proposed but large trees proposed below overhead utilities
- 2) Condition met - When trees are planted in the right-of-way, every effort will be made to plant such trees on the side of the right-of-way free of utilities, if possible.
- 3) NOT Applicable - No tree shall be planted nearer to the intersection of any street than 20 feet from the corner of such intersection
- 4) Condition met - No person shall place within the street right-of-way any stone, brick, sand, concrete or other material which will in any way impede the full and free passage of water, air or fertilizer to the roots of any tree, except a sidewalk of authorized width and location.



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f. 1) Condition met - No person shall plant any tree on private property within the village unless the distance from the center of the trunk of such tree to nearest street of way line measurers six feet or more.

2) N/A not shown on landscape plan. No person shall plant on private property within the village any tree listed as a small tree within five lateral feet of any underground water line, sewer line, transmission line or other utility. No small trees proposed.

3) N/A All utilities not shown on landscape plan. No person shall plant on private property within the village any tree listed as a medium tree within ten lateral feet of any underground water line, sewer line, transmission line or other utility. No medium trees proposed.

4) Condition NOT met All utilities not shown on landscape plan. No person shall plant on private property within the village any tree listed as a large tree within 15 lateral feet of any underground water line, sewer line, transmission line or other utility. There are large trees in violation of this provision

5) Condition NOT met — Poplar trees NOT recommended (see table section 6-177)

6) Condition NOT met No person shall plant on private property within the village any tree enumerated in either subsections (f)(5) or (g) within 25 lateral feet of any underground water line, sewer line, transmission line or other utility. All utilities not depicted on site plan.
Linden NOT allowed as street tree see section (1-177 g)

7) Planning Commission to verify with applicant that they will contact miss dig.

g. Condition NOT met. Street trees species to be planted. The following list constitutes the official street tree species for the Village of Stockbridge. No species other than those included on this list may be planted as street trees without written permission of the village manager.

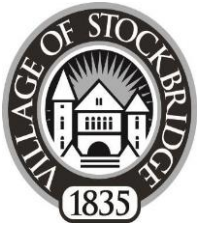
Linden not on the list

h. N/A - Trees prohibited in street rights-of-way less than 50 feet. Street trees will not be allowed in street rights-of-way narrower than 50 feet in width. These streets include but are not limited to. (See list in ordinance)

i. No penalties at this time. - Penalty. Any person, firm or corporation violation or failing to comply with any of these provisions of this article shall be guilty of a municipal civil infraction under section 1-6(b)

Section 6-185 Glare and exterior lighting

a. 1) Not Applicable - Glare from any process (such as or similar to arc welding or acetylene torch cutting) which emits harmful ultraviolet rays shall be performed in such a manner as not to be seen from any point beyond the property line, and as not to create a public nuisance or hazard along lot lines.



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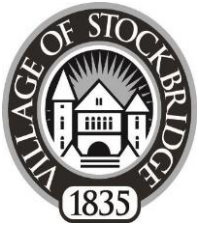
- 2) Condition met - The design and/or screening of the development shall insure that glare from automobile and commercial or industrial vehicle headlights shall not be directed into any adjacent property, particularly residential property
- 3) Condition met - Exterior doors shall be located, operated, and maintained so as to prevent any glare and light from creating a nuisance or safety hazard to operators of motor vehicles, pedestrians, and neighboring land uses.
- b. l) Condition met. Except for uses located in the OSC—Open Space Conservation District, and subject to the provisions set forth herein, all parking areas, walkways, driveways, building entryways, off-street parking and loading areas, and building complexes with common areas shall be sufficiently illuminated to ensure the security of property and the safety of persons using such public or common areas
 - 2) Condition NOT met - Exterior lighting shall be located and maintained to prevent the reflection and glare of light in a manner which created a nuisance or safety hazard to operators of motor vehicles, pedestrians and neighboring land uses. This provision is not intended to apply to public street lighting — No photometric plan provided to determine compliance
 - 3) a) Condition NOT met. - photometric plan NOT provided
 - b) Condition NOT met - The light intensity provided at ground level shall be a minimum of 0.3 footcandle anywhere in the area to be illuminated. Light intensity shall average a minimum 0.5 footcandle over the entire area, measures five feet above the surface. photometric plan NOT provided
 - c) Condition met - Except as noted below, lighting fixtures shall not exceed a height of 25 feet. In portions of a site adjacent to residential areas, lighting fixtures shall not exceed a height of 20 feet.
 - d) Condition NOT met - All lighting, including ornamental lighting, shall be shown on site plans in sufficient detail to allow determination of the effects of such lighting upon adjacent properties and traffic safety. Building or roof mounted lighting intended to attract attention to the building and/or use and not strictly designed for security purpose is not permitted. Temporary holiday lighting and decoration are exempt from the aforementioned provision. - photometric plan NOT provided to determine compliance

Section 6-188 Stormwater management

- a. Recommend review by the Village engineer and the Ingham County Drain Commission.
- b. Recommend review by the Village engineer and the Ingham County Drain Commission.

Section 6-189 Building Grades

- a. Condition met - Any building requiring yard space shall be located at such an elevation that a finished grade shall be maintained to cause the flow of surface water to run away from the walls of the building. All grades shall be established and maintained so that surface water run-off damage does not occur to adjoining properties prior to, during, and after construction.



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Will be verified before issuance of certificate of occupancy (see subsection c below)

b. Building Official to verify - When a new building is constructed on a vacant lot between two existing buildings or adjacent to an existing building, the building official shall use the existing established finished grade or the minimum established grade, in determining the proper grade around the new building. The yard around the new building shall be graded in such a manner as to meet existing codes and to preclude normal run-off of surface water to flow onto the adjacent property.

c. Building Official to verify final grading is completed prior to issuance of Certificate of Occupancy. - Final grades shall be approved by the building official who may require a grading plan which has been duly completed and certified by a registered engineer or land surveyor.

The criteria for Site Plan Review are specified in Section 6-45.

Subject to determination that all conditions of the ordinance have been satisfied, the Planning Commission may proceed with approval, disapproval, or approval with conditions, of the site plan.

Respectfully submitted,

Bert Gale

Zoning Administrator