



"One Team, One Town, One Family"

Morenci City Offices
118 Orchard Street
Morenci, MI 49256
(517) 458-6828

**PLANNING COMMISSION
MEETING AGENDA**

**REGULAR MEETING FOR
MONDAY, DECEMBER 14, 2020
THROUGH ZOOM
6:30 P.M.**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ROLL CALL AND RECOGNITION OF VISITORS

APPROVAL OR AMENDMENT TO AGENDA

PUBLIC COMMENT ON AGENDA ITEMS

APPROVAL OF MINUTES

1. November 23, 2020 Planning Commission Meeting Minutes

SCHEDULED PUBLIC HEARINGS

1. None

CORRESPONDENCE RECEIVED

1. None

AGENDA ITEMS

1. 2021 Planning Commission Meeting Schedule
2. Fence Requirements in Skyline Industrial Park
3. Lot 12 Site Plan Review

GENERAL PUBLIC COMMENT

ADJOURNMENT



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Special Meeting of the
City of Morenci Planning Commission
November 23, 2020

Call to Order and Pledge of Allegiance

Chairperson Art Erbskorn opened the meeting at 5:30 P.M.

Roll Call

The following Planning Commissioners were present at roll call: Commissioners Ron Apger, Sean Seger, Kathy Schiermyer, Jerome Bussell, and Erbskorn. Commissioners Jeff Bell and Chipper Connin were absent.

Approval of Agenda

Motion made by Commissioner Schiermyer, seconded by Commissioner Seger, to approve the agenda as presented.

All ayes, motion carried.

Public Comment Regarding Agenda Items

No public comment.

Approval of Past Meeting Minutes

Motion made by Commissioner Seger, seconded by Commissioner Schiermyer, to approve the meeting minutes from the October 12, 2020 and October 19, 2020 Planning Commission Meeting Minutes.

All ayes, motion carried.

Public Hearing(s)

No public hearing(s).

Correspondence Received

None received.

Agenda Items

Discussion was had on fence requirements in the Skyline Industrial Park.

Motion made by Commissioner Schiermyer, seconded by Commissioner Apger, to hold the December Regular Meeting on Monday, December 14, 2020 at 6:30 p.m. through Zoom.

Public Comment

No public comment.

Adjournment

Motion made by Commissioner Schiermyer, seconded by Commissioner Seger, to adjourn the meeting at 5:53 P.M.

The meeting was adjourned at 5:53 P.M.

Art Erbskorn, Chairperson

Sean Seger, Secretary



TO: Planning Commission Members

FROM: Michael S. Sessions, City Superintendent / City Clerk

DATE: 12/11/2020

SUBJECT: Regular Meeting Schedule for 2021

The 2021 Regular Meeting Schedule for 2021 is enclosed with this memorandum. I would ask that the schedule be approved. I offer the following motion:

"I move to approve the 2021 Regular Meeting Schedule."



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- 2021 -

**PLANNING COMMISSION
REGULAR MEETING CALENDAR**

Monday	January	11
Monday	February	8
Monday	March	15
Monday	April	12
Monday	May	17
Monday	June	14
Monday	July	12
Monday	August	16
Monday	September	13
Monday	October	11
Monday	November	15
Monday	December	13

* Change of meeting date due to municipal budget adoption

All meetings are scheduled to begin at 6:30 p.m. in the City Council Chambers at Morenci City Offices, 118 Orchard Street.



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TO: Planning Commission Members

FROM: Michael S. Sessions, City Superintendent / City Clerk

DATE: 12/11/2020

SUBJECT: Fence Requirements in Skyline Industrial Park

I will have a copy of sample language to review at the meeting on Monday, December 14, 2020.



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TO: Planning Commission Members

FROM: Michael S. Sessions, City Superintendent / City Clerk

DATE: 12/11/2020

SUBJECT: Lot 12 Site Plan Review

A site plan has been submitted for Lot 12 in the Skyline Industrial Park by LaSant Building. Mike Nickolowitz from Adrian Design Group recommends approval of the site plan revision.

Michael Sessions

From: Mike Nicklowitz <mike@adriandesigngroup.com>
Sent: Wednesday, December 9, 2020 11:57 AM
To: Michael Sessions
Cc: Jeremy Pickford; Kevin Pickford
Subject: Lot #12 Review
Attachments: 20.000.05 Lot 12 Check List.pdf; 20.000-05 Lot 12 Site Review.pdf

Hi Michael,

I reviewed the site drawings for Lot #12

Everything looked good with the exception of a few minor details listed below;

- My calculation for the lot coverage was slightly higher but well under the 50% allowed.
- I did not see a dimension from the front of the building to the west property line, however the site plan shows the building and the parking outside of the 50' setback.
- No indication of site lighting was shown, if no site lighting is proposed then I think it should be stated on the cover sheet.
- Label and dimension the loading area.

Mike Nicklowitz, AIA LEED® AP

Principal - Architect

126 E. Church Street, Adrian, MI 49221

office (517) 265-2700 - fax (517) 263-2567

www.adriandesigngroup.com



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**Morenci City Offices
118 Orchard Street
Morenci, MI 49256
(517) 458-6828**

Date: 12-9-2020
Address: 515 Hammontree Dr. - Lot #12
Zoning: I2, Skyline Industrial Zoning District
Occupant: LaSant Building Inc.
Proposed Use: Cannabis Cultivation

Full Site Plan Review Comments:

This site plan submittal is reviewed based on the City of Morenci Site Plan Review Drawings Checklist and the Schedule of regulations listed in the City of Morenci Chapter 22 Zoning Article VII-A I-2 Skyline Industrial Zoning District, section 22-180 Schedule of regulations. The following is a summary of this site plan submittal relative to the schedule of regulations;

Proposed building height	= 22'-8" / 1 story	Allowed building height	45'-0" / 4 stories
Lot area = 5.64 acres	= 131,986.8 sf		3.03 acres
Proposed Building Area	= 24,000.0 sf		
Proposed Lot Coverage	= 18.2%	Allowed Lot Coverage	50%
Proposed Front Setback	= <u>> 50.0'</u>	Minimum Front Setback	50'-0"
Dimension front of building to west property line.			
Proposed Side Setback	= <u>30.0'</u>	Minimum Side Setbacks	20'-0"
Proposed Rear Setback	= <u>303.7'</u>	Minimum Rear Setback	50'-0"
Proposed Parking	= 15 w/ 1 BF	Required 5 spaces +1 / 1.5 employees	
(This amount of parking is adequate for up to 15 employees)			
Proposed Loading Area	= 1 spaces	Required 1 per building	
Label and dimension on Site Plan			

This site plan submission appears to be in conformance with the Morenci Zoning Code, I recommend approval of the site plan.

Mike Nicklowitz AIA, LEED AP



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CITY OF MORENCI

SITE PLAN REVIEW DRAWINGS CHECKLIST

Name of Project 515 Hammontree Dr. - Lot #12 LaSant Building Inc. Date: 12- 9-2020

Applicant: Please check yes or no to all requirements. If no, state the reason in the provided area. This checklist is to assist your compliance to the Zoning Code requirements that are controlling.

YES NO

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legal description |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Parcel address and general location sketch |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Developers and Designers names, addresses, telephone numbers, and fax numbers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Title and Scale of drawing, north arrow, and Engineer's or Architects signature and seal. |
| <input type="checkbox"/> | <input type="checkbox"/> | Fifteen (15) blue-line or black-line prints of the site plan on paper no larger than 24" by 36" |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Zoning and use of site and surrounding properties |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of buildings, driveway - opposite and adjacent to site |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Property dimension and area |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dimension, location, and area of existing and proposed buildings |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate buildings or other structures to be removed or altered
N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Distance from existing/proposed structure(s) to R-O-W |
| <input type="checkbox"/> | <input type="checkbox"/> | Distance from existing/proposed structure(s) to front, side and rear property lines |

Need to add a dimension showing front setback of proposed building

YES **NO**

 Name of adjacent roadways including R-O-W and pavement widths, measured from centerline of adjacent roads
This information is not shown and should be added.

 Show location, height, and material, of existing proposed fence or walls
N/A

 Location, height, dimensions, lighting of existing and proposed signs
Site lighting is not shown, if no site lighting is proposed then it should be stated.

 Location, height, wattage, and photo metrics of all proposed site lighting
N/A

 Location and width of existing/proposed sidewalks

 Indicate drive approach aprons where drive apron meets roadway pavement and at drive throat

 Indicate natural features such as trees, wetlands and creeks, including natural changes in topography

 Sanitary/Water mains (leach field, well) location, and location of hydrants if present

 Existing and proposed grades including grades of abutting properties

 Existing/proposed storm water drainage and 25 year design elevation for detention areas

 Show erosion and soil control measures

 Location, dimensions, and number of existing/proposed off street parking spaces and drive aisles

 Pavement composition for driveways and parking areas

 Dumpster size and location

 Exterior building elevations (viewed from all roads)

YES **NO**



Access Management Plan (if applicable)
N/A



Detailed Landscape Plan

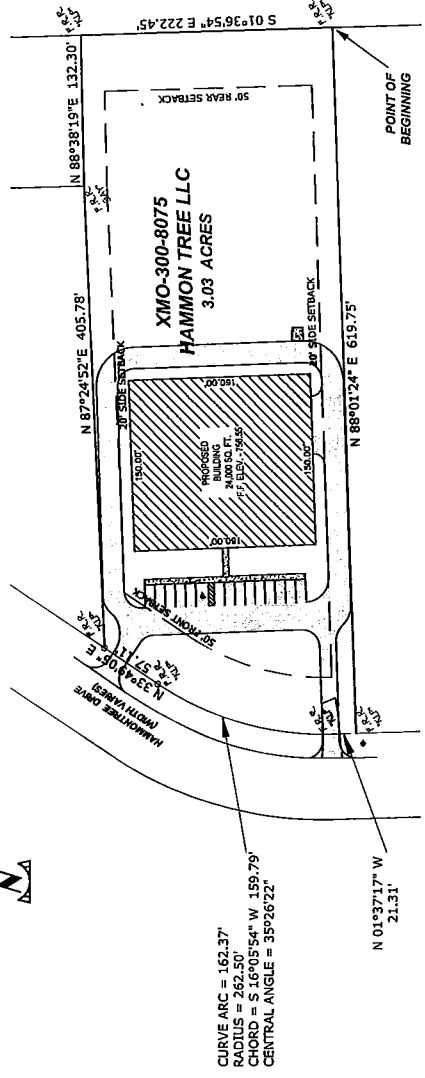
ACKNOWLEDGEMENT

The Applicant, or the authorized Agent, acknowledges that the site plan drawings comply with the requirements of the Zoning Code.

Signature: _____

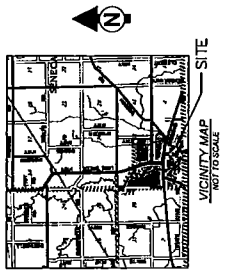
Print Name: _____

SITE PLAN FOR LASANT BUILDING, INC. IN CITY OF MORENCI, LENAWEE COUNTY, MICHIGAN



CURVE ARC = 162.37'
 RADIUS = 262.50'
 CHORD = S 10°05'54" W 159.79'
 CENTRAL ANGLE = 35°26'22"

N 01°57'17" W
 21.31'



SITE DATA:
 ZONING: N2, WITH AN INDUSTRIAL ZONING DISTRICT
 SETBACKS: 10' REAR, 10' SIDE, 10' FRONT
 BUILDING AREA: 24,000 SQ. FT.
 TOTAL SITE AREA: 3.03 ACRES (131,864 SQ. FT.)
USE: COMMERCIAL/INDUSTRIAL (AGRICULTURAL GROWING)
CONSTRUCTION TYPE: 2-3
FOUNDATION: 18" MIN. DIA. PILES
LOT COVERAGE: 17.4%

PARKING INDICATED:
 REQUIRED PILE (3) PLUS ONE (1) FOR EVERY ONE (1) AND ONE-HALF (1/2) SPACES IN THE LARGEST WORKING BAY.
 PROPOSED: 14 SPACES PLUS 1 BARRIER FREE SPACE. 15 SPACES TOTAL.
 MINIMUM CLEARANCE SHALL MEET CITY OF MORENCI SIGN ORDINANCE

SHEET NO.	INDEX OF SHEETS	DESCRIPTION
1	TITLE SHEET	
2	EXISTING CONDITIONS	
3	SITE PLAN	
4	GRADING AND UTILITY PLAN	
5	SECC PLAN	
6	CONSTRUCTION DETAILS	

72 HOURS
 BEFORE YOU DIG
 CALL MISS DIG
 800-482-2771

LOCATION OF EXISTING UTILITIES
 THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY UTILITIES DISCOVERED AT THE LOCATION OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.

9
3
SITE PLAN

515 HAMMOND TREE DRIVE
MORENCI, MI 49256
SITE PLAN LOT 12

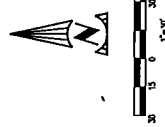
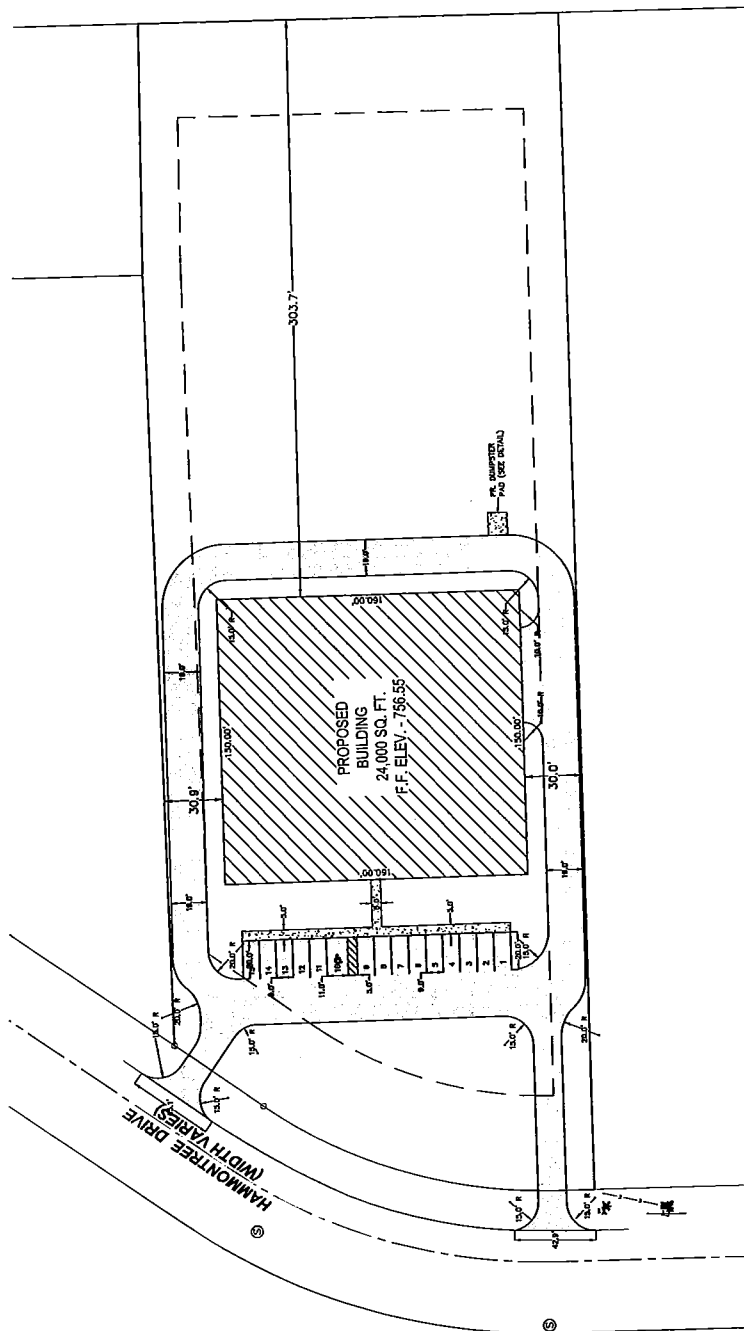
PREPARED FOR
LASANT
BUILDING, INC.
7274 HIDDEN HOLLOW
NORTHVILLE, MI 48168

ASSOCIATED ENGINEERS & SURVEYORS, INC.
A SUBSIDIARY OF
Mannik
group
TERMINAL BUILDING
OPERATIVE BLDG.
www.mannikgroup.com

NO.	DATE	DESCRIPTION
1	11/5/2020	ISSUED FOR PERMIT
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- LEGEND**
- - PROPOSED STORM MANHOLE
 - - PROPOSED CATCH BASIN
 - - EXISTING MANHOLE
 - - EXISTING CATCH BASIN
 - - EXISTING HYDRANT
 - - EXISTING WATER VALVE
 - - EXISTING UTILITY PEDIESTAL
 - - EXISTING UTILITY POLE
 - - EXISTING GUY WIRE
 - - EXISTING STREET LAMP
 - - EXISTING SIGN
 - - EXISTING DECIDUOUS TREE
 - - F.A.P. - FOUND HOLE
 - - S.F.P. - SET POINT
 - R - RECORD
 - M - MEASURED
 - 600 --- PROPOSED CONTOUR
 - 600 --- EXISTING CONTOUR
 - EXISTING FENCE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING STORM LINE
 - PROPOSED SANITARY LINE
 - EXISTING SANITARY LINE
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - EXISTING GAS LINE

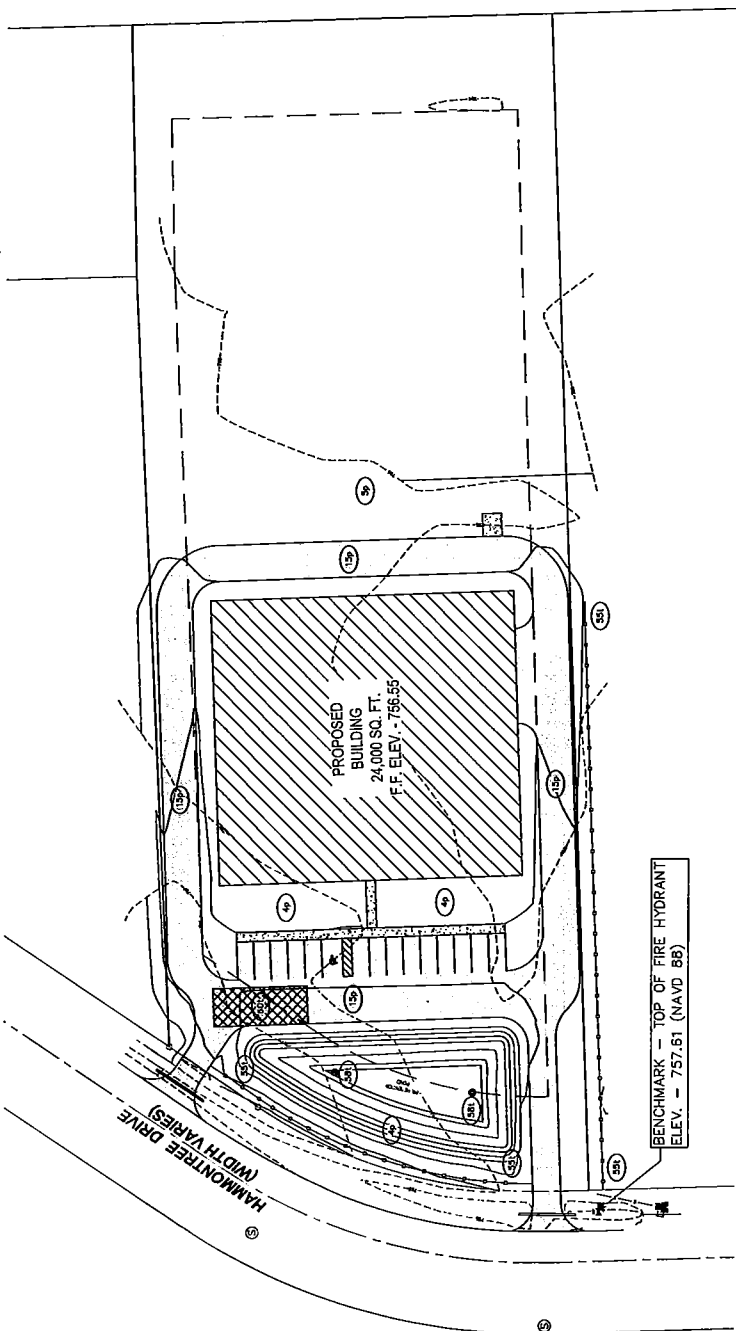
LOCATION OF EXISTING UTILITIES
THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF EXISTING UTILITIES MAY VARY FROM THE INFORMATION SHOWN ON THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.



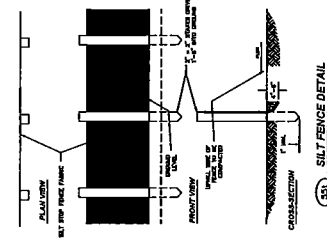
NO.	DATE	DESCRIPTION
1	11/15/2020	ISSUED FOR PERMITS



LOCATION OF EXISTING UTILITIES
THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES CAUSED BY CONSTRUCTION ACTIVITIES.



BENCHMARK - TOP OF FIRE HYDRANT
ELEV. - 757.61 (NAVD BB)



53 - SILT FENCE DETAIL



60 - GRAVEL MUD TRACKING MAT

58	55	60
5	15	7
4	5	7

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
 1 - - INDICATES TEMPORARY CONTROL MEASURE
 P - - INDICATES PERMANENT CONTROL MEASURE

- All unpaved disturbed areas will be topsoiled, seeded and mulched; slopes greater than 5:1 will be seeded and mulched, within 5 days of establishing the final grade.
- Appropriate emergency access will be provided and documented prior to construction.
- The Contractor is to be responsible for maintaining the sediment and tracking of soil and debris from the construction site.
- The Contractor is to be responsible for maintaining the sediment and tracking of soil and debris from the construction site.
- A silt erosion and sedimentation control permit is required from the Lawrence County Drain Commission.
- The Contractor shall clean the streets daily after each mud tracking event.

