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NORTHFIELD TOWNSHIP

*T R A N S M I T T A L*

<b>TO</b>	<u>Mary Bird</u>	<b>DATE</b>	<u>June 10, 2015</u>
	<u>Northfield Township</u>	<b>PROJECT</b>	<u>1451 N. Territorial – Steele Trucking</u>
	<u>8350 Main St., Ste. A</u>	<b>JOB #</b>	<u>15000502</u>
	<u>Whitmore Lake, MI 48189</u>	<b>VIA</b>	<u>Delivery</u>

WE ARE SENDING:  Herewith  Under Separate Cover

THE FOLLOWING:

- Application for conditional use
- \$1950 fee
- Proof of ownership (deed)
- Eight (8) sets of Conditional Use Plan 24 x 36, dated June 3, 2015
- Seven (7) sets of Conditional Use Plan 11 x 17, dated June 3, 2015

FOR YOUR:  Approval  As Requested

Use  Review and Comment

Other \_\_\_\_\_

REMARKS:

Please find the enclosed plan set as submitted for review/approval.

Feel free to contact me at 734-260-1904 or via e-mail at [tpascoe@atwell-group.com](mailto:tpascoe@atwell-group.com) should you have any questions or concerns.

FROM: Todd Pascoe, PE

cc: Ryan Steele



# Traffic Engineering Associates, Inc.

517/627-6028 FAX: 517/627-6040

PO Box 100  
Saranac, Michigan 48881

June 30, 2015

Mr. Ryan Steele  
Steele Trucking, Inc.  
P.O. Box 606  
Manchester, MI 48158

Dear Mr. Steele:

Traffic Engineering Associates, Inc. (TEA) conducted a trip generation review for the proposed Steele Trucking Company development in Northfield Township, Washtenaw County, Michigan. The original use of the property was a Carter Lumber Company, and the proposed new trucking company will utilize the existing buildings and driveway access. The purpose of this review is to determine the difference in the traffic generated by the old lumber company and the proposed new trucking company development.

In accordance with the "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities", a traffic assessment study is required when the proposed development will generate 50 to 99 directional trips during a peak hour of traffic; or, a traffic impact study is required if the proposed development will generate 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.

## TRAFFIC ANALYSIS

For this analysis, trip generation rates were derived from the ITE TRIP GENERATION MANUAL (9th edition). The ITE trip generation rates for Building Materials and Lumber Store (Land Use Code 812), were selected as representing the old Carter Lumber Company. The ITE description of Building Materials and Lumber Store is as follows:

*A building materials and lumber store is a free-standing building that sells hardware, building materials and lumber. The lumber may be stored in the main building, yard, or storage shed.*

It is projected that the old Carter Lumber Company would have generated 108 AM peak hour trips, 186 PM peak hour trips, and a weekday total of 1,687 vehicle trips.

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Building Material and Lumber Store, Code 812	41,429 Sq. Ft.	72	36	108	87	99	186	1,687

The proposed development will consist of multiple buildings as follows: Building A - maintenance shop with 25% retail; Building B - warehouse/storage with 25% retail;



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ASSESSOR'S OFFICE

A comparison of the previous land use versus the proposed land use shows a significant drop in the expected trip generation for the site.

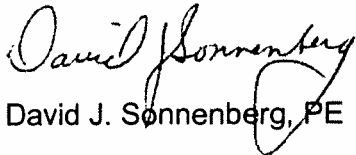
Description	AM Peak Hour			PM Peak Hour			Weekday
	In	Out	Total	In	Out	Total	
Total Carter Lumber Company Use	72	36	108	87	99	186	1,687
Total Proposed Use	12	9	21	14	18	32	206
Difference	-60	-27	-87	-73	-81	-154	-1,481

## FINDINGS

The proposed Steele Trucking Company development is anticipated to generate significantly fewer vehicle trips than the old Carter Lumber Company. Based on this analysis, the proposed site will not generate enough vehicle trips to warrant a traffic assessment or a traffic impact study.

If you have any questions, please write or call.

Sincerely,



David J. Sonnenberg, PE





CARLISLE

WORTMAN  
associates, inc.

605 S. Main Street, Ste. 1  
Ann Arbor, MI 48104

(734) 662-2200  
(734) 662-1935 Fax

Date: June 25, 2015

## Conditional Land Use For Northfield Township, Michigan

**Applicant:** GYOA Leasing, Inc., Ryan Steele  
P.O. Box 606  
Manchester, MI 48158

**Project Name:** Steele Trucking

**Plan Date:** May 27, 2015

**Date Stamped:** June 10, 2015

**Location:** 1451 N. Territorial Road – North side of N. Territorial between the railroad and Nollar Road.

**Zoning:** GI, General Industrial. Retail sales of items (up to 25% of annual wholesale sales on premises) is a conditional land use in the GI District.

**Action Requested:** Conditional land use approval.

**Required Information:** Deficiencies are noted in the following sections of this review.

### PROJECT AND SITE DESCRIPTION

The applicant is proposing to repurpose the former Carter's Lumber property for a trucking and landscaping company. They propose to utilize the existing structures as follows:

Steele Trucking  
6-25-15

- Building A – Maintenance Shop with up to 25% retail space.
- Building B – Warehouse/storage with up to 25% retail space
- Building C – Warehouse/storage
- Building D – Maintenance shop
- Building E – Warehouse/storage (might be demolished in future)

The warehouse/storage and maintenance shop uses are listed as permitted uses in the GI, General Industrial zoning district. However, Retail sales of items that are the same as the items sold at wholesale in the premises, or are related by use or design to such wholesale items; provided that the total amount of retail sale shall not exceed 25 percent of the annual wholesale sales on the premises is listed under conditional uses in the GI district (Section 36-533).

We note the former lumber company also operated a retail component at this location.



## LAND USE AND ZONING

- Site:** The subject site was previously used as a lumber company and is zoned GI, General Industrial.
- North:** Advance Disposal Services and Ann Arbor Dog Training Club facilities are located north of the subject site and are zoned GI, General Industrial.
- South:** The Rhe Tech industrial facility is located south of the subject site and is zoned GI, General Industrial.
- East:** East of the subject site is agriculture / vacant, and is zoned GI, General Industrial.
- West:** Jasman Truss Technologies is located to the west of the subject site and is zoned RTM, Research/Technology/Manufacturing.

*Items to be Addressed: None.*

## MASTER PLAN

The Township's Master Land Use Plan designates the subject site as Industrial. The intent of this land use classification is to provide locations for industrial operations that may have moderate effects on adjacent properties because of noise, odor, traffic, and storage of materials. Uses are categorized as needing larger tracts of land and outdoor storage of materials and equipment.

Desirable uses and elements of the industrial category list trucking and cartage facilities. As presented, the proposed use warehouse/trucking/retail meets the intent of the Northfield Township Master Plan.

*Items to be Addressed: None.*

## NATURAL RESOURCES

Current aerial photography and the existing conditions plan provided by the applicant were used for this section of the review.

- Topography:** The property appears relatively flat as the site has been graded and developed previously.
- Wetlands:** The eastern and northern extents of the site are characterized by the presence of wetlands. A detention basin (noted as Phase 2) is proposed

to be developed in the northeast corner of the site within the wetland area.

**Woodlands:** Several trees are located in the southwest and northeast corners of the property. A tree survey has been provided on Sheet 02. No trees are demonstrated to be removed; however, we note at least two (2) trees are located within the proposed detention area. All trees to be removed will be required to be noted during site plan review.

**Soil:** The USDA/Natural Resources Conservation Service Web Soil Survey identifies the soils on the site as Fox Sandy Loam 2-6% slopes, Matherton Sandy Loam 0-4% slopes, and Sebewa Loam. The majority of the site consists of Fox Sandy Loam and Materton Sandy Loam which are somewhat limited for development, which can be overcome or minimized by special planning, design or installation.

*Items to be Addressed: Topography, wetland, woodland and soil information will be further reviewed during site plan review.*

## **ESSENTIAL FACILITIES AND SERVICES**

The site is to be served by an existing well and septic system. No improvements are noted that would change the existing well and septic service. We defer further comment on essential facilities and services to the Township Engineer.

*Items to be Addressed: Review of essential facilities and services by the Township Engineer.*

## **CONDITIONAL USE STANDARDS**

The Zoning Ordinance identifies seven (7) standards and findings that must be met (Section 63.07 A.-G.). We note that most of these issues are addressed in the body of this analysis; however, we will provide the following brief commentary for reference.

1. *Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance.*

The proposed retail use will be a small percentage of the overall proposed warehouse and storage use. The retail portion of the development will be limited to Buildings A and B which are located closest to North Territorial Road and the existing parking areas. We note the previous use of a lumber company also provided for retail sales that this location.



2. *Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.*

The site design will remain unchanged, but the proposed use will repurpose an existing vacant industrial facility with a new industrial/commercial business. The applicant is not proposing to modify the existing or intended character of the general vicinity.

3. *Will be compatible with the natural environment and existing and future land uses in the vicinity.*

The subject site and the surrounding area are planned and used for industrial development. The proposed warehouse/storage use repurposing and existing facility with accessory retail will be compatible with the surrounding existing and future land uses. Detail of the types of material that will be stored on-site will need to be provided to ensure it will not create contamination on the site or within the adjacent wetland area.

4. *Will be compatible with the Northfield Township Land Use Development Plan.*

As noted above the use is in general conformance with the Township's Master Land Use Plan.

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

The subject site has access to N. Territorial Road, and is serviced by a well and septic system. We defer the technical engineering issues to the Township Engineer. Fire truck turning radii has been provided on Sheet 03 for Fire Department review and consideration.

6. *Will not be hazardous or disturbing to the existing or future neighboring uses.*

Again, we note the types of materials to be stored on site will need to be disclosed to ensure they will not be hazardous to surrounding uses.

7. *Will not create excessive additional requirements at public cost for public facilities and services.*

The proposed use shall not create additional public facilities or services.

**Items to be Addressed:** *Provide listing of materials to be stored on site.*

**RECOMMENDATIONS**

Based upon the information provided by the applicant and the comments of this analysis, we recommend the following items be addressed to the satisfaction of the Planning Commission prior to taking action on the proposed conditional land use to allow the subject site to be used for *retail sales accessory to a landscape/trucking company*:


- (1) Provide listing of materials to be stored on-site.

Additionally, the following items will be required to be addressed during site plan review:

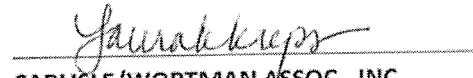
**Site Plan Review Recommendation:**

- (1) Provide topography, wetland, woodland and soil information.
- (2) Township Engineer review of essential facilities.

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CARLISLE/WORTMAN ASSOC., INC.  
Douglas J. Lewan, PCP, AICP  
Principal



CARLISLE/WORTMAN ASSOC., INC.  
Laura K. Kreps, AICP  
Associate

#124-1416

cc: Ryan Steele, Goya Trucking, P.O. Box 606, Manchester, MI 48158



ARCHITECTS. ENGINEERS. PLANNERS.

July 7, 2015

**Northfield Township**  
**Building & Zoning Department**  
8350 Main Street, Suite A  
Whitmore Lake, Michigan 48189

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**NORTHFIELD TOWNSHIP**  
**ASSESSOR'S OFFICE**

Attention: Mary Bird

Regarding: **Steele Trucking**  
Trip Generation Review  
OHM Job No. 0151-15-1074

Dear Ms. Bird:

We have reviewed the material, received by this office on July 1, 2015, for the above-referenced project based on the Township's ordinances and engineering standards. The Trip Generation review was prepared by Traffic Engineering Associates, Inc. and is dated June 30, 2015. In general, the trip generation review indicates that the proposed development will generate a modest amount of traffic during the peak hours. A general summary of the assessment followed by our review comments and recommendations are noted below.

#### **Assessment Overview**

The review was premised on the assumptions below. If the proposed site plan reflects different information, the study should be revised accordingly to ensure that anticipated traffic generation is not understated.

- 2,200 sft retail space for landscape materials and 2,200 sft retail space for truck parts sales.
- Remaining building space used by trucking operations with 8 employees.
- Gravel truck operations will consist of 6 trucks departing in the AM and returning in the PM.

The review lists the following findings:

- Trips generated by the proposed development are anticipated to be significantly fewer than the previous land use.
- The proposed site will not generate enough trips to warrant a traffic impact study.

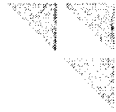
#### **Township Requirements:**

The trip generation contents have been reviewed for compliance with the Northfield Township Zoning Ordinance. The following items are in compliance with the Township requirements,

- AM Peak, PM Peak and total daily generated trips have been provided.
- The provided trip forecasts are based on the Institute for Traffic Engineers Trip Generation Manual.

#### **Review Summary**

A trip generation review is often used as the first step in determining the traffic impacts of a proposed development on the surrounding road network. While not a full assessment, trip generation provides a preliminary analysis of the traffic related to the development. Trip generation is often used to compare potential land uses or determine if a full traffic impact study is necessary.



The Township Zoning Ordinance requires traffic impact studies for developments expected to generate trips above set thresholds. On major thoroughfares this threshold is 50 directional trips (inbound or outbound) during a peak hour. The trip generation review for this development indicates a maximum peak hour directional volume of 18 trips. This is substantially lower than the threshold.

### Conclusion

Based on our review of the information submitted we are in agreement with the methodology and summary/conclusions and take no exception to the trip generation as presented. We concur with the finding that the proposed site will have a minimal traffic impact and will not generate enough vehicle trips to warrant a detailed traffic impact study. We note that the Washtenaw County Road Commission has jurisdiction over North Territorial Road and may require additional reviews or approvals.

Please feel free to contact Jacob Rushlow at (734) 466-4517 or [jacob.rushlow@ohm-advisors.com](mailto:jacob.rushlow@ohm-advisors.com) if you have any questions or concerns regarding this review.

Sincerely,  
**OHM ADVISORS**

Jacob Rushlow, P.E.  
Township Engineer

cc: Howard Fink, Township Manager  
William Wagner, Public Safety Director  
Kurt Weiland, Building/Zoning Official  
Marlene Chockley, Planning Commission Chair  
Matt MacDonell, PE, Washtenaw County Road Commission  
Doug Lewan, Carlisle/Wortman Associates  
Todd Pascoe, PE, Atwell, LLC  
Steve Loveland, PE, PTOE, OHM Advisors  
File



ARCHITECTS. ENGINEERS. PLANNERS.

June 25, 2015

**Northfield Township  
Building & Zoning Department**  
8350 Main Street, Suite A  
Whitmore Lake, Michigan 48189

**Attention: Mary Bird**

**Regarding: Steele Trucking, Inc.  
Conditional Use Review #1  
OHM Job Number: 0151-15-1070**

We have reviewed the material, dated June 3, 2015 and received by this office on June 10, 2015, for the above-referenced project based upon Township guidelines and engineering standards. The Applicant is requesting a Conditional Use approval for trucking facility, maintenance shop, and retail use on a 10.01-acre site zone General Industrial (GI). A general summary of the site, followed by our review comments and recommendations, are noted below.

#### **GENERAL**

The applicant is proposing to establish a trucking facility at a site previously used by a lumber company for storage and retail. The site is 10.01 acres and currently zoned GI, located in the Northwest corner of the intersection of North Territorial Road and Nollar Road. This site work is proposed in three phases. The proposed work for Phase 1 includes: site clean-up, building upgrades, repairs to existing pavement, adding parking to the site, the addition of landscaping material storage bins and addition of a truck scale. Phase 2 proposes to connect two existing buildings to the Township's sanitary sewer system, add additional storage bins with an outdoor display, construct the detention basin, add additional paving to the site, and complete landscaping improvements. Phase 3 work includes activating the existing railroad spur on site.

#### **UTILITIES**

The site is currently served by a private sanitary sewer system with septic tanks and a septic field on site. Public sanitary sewer is proposed to be extended along North Territorial Road to serve this property. One new sanitary connection is proposed to provide service to buildings C and D. This is a new connection that will require an REU assessment and expansion of the sewer service area to include this property.

#### **PAVING/ACCESS/TRAFFIC**

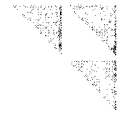
Access to the site will remain along North Territorial Road. Currently, there is one commercial drive approach along North Territorial Road.

The Applicant proposes the addition of a new 12-foot by 80-foot truck scale located due west of the existing building C. Access to the retail store must meet all applicable ADA requirements regarding van accessible parking spaces and dedicated access ways into the building.

It should be noted that a traffic impact assessment has been requested and will be reviewed under a separate cover.

#### **DRAINAGE/GRADING**

A wetland exists in the northeast corner of the site which is depicted on the existing site plan. The Applicant proposed to construct a detention pond in the northeast corner of the site in close proximity to the wetland. No



other storm water management facilities have been provided on the site plan. All storm water is proposed to sheet flow across the pavement to the detention pond.

### **RECOMMENDATIONS**

As submitted, the conditional use application appears to be in substantial compliance with the Township requirements, contingent on site plan approval at a later date, and we recommend the Planning Commission consider approval of the conditional use plan.

In an effort to assist the applicant through the site plan approval process, we recommend the following comments be addressed prior to submitting plans for site plan review.

1. The address of the proposed Steele Trucking shall be shown on the cover page.
2. Lot coverage (percent) and floor area ratio shall be noted on the site plan for the proposed improvements.
3. Proposed trash receptacles shall be shown on the plans.
4. Any pavement improvements and type of material shall be noted on the site plan.
5. The plans shall clearly identify existing water service to the buildings with any applicable easements.
6. The plans shall clearly identify existing and proposed storm sewer.
7. All stormwater generated onsite must be collected and treated prior to discharge. As proposed, it appears that a significant amount of the stormwater runoff on the site sheet flows into the detention basin. All stormwater runoff must be directed to the sediment forebays where it will then be released into the detention basin at a controlled rate.
8. Soil classifications of the site shall be provided. It is recommended that soil borings be obtained, specifically in the areas for the proposed detention pond and the pavement reconstruction.
9. The zoning classification of all abutting parcels shall be shown on the plans.

### **PERMITS**

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. We note that this project will require the following permits:

- Washtenaw County Water Resources Commission (WCWRC) for soil erosion and sedimentation control
- Northfield Township Fire Department approval for site access and circulation

If you have any questions regarding this review or any of the comments presented, feel free to contact us at (734) 522-6711.

Sincerely,  
**OHM ADVISORS**

Jacob Rushlow, P.E.  
Township Engineer

cc: Howard Fink, Township Manager (via e-mail)  
William Wagner, Public Safety Director (via e-mail)  
Kurt Weiland, Building/Zoning Official (via e-mail)  
Marlene Chockley, Planning Commission Chair (via e-mail)  
Todd Pascoe, P.E., Atwell, LLC (via e-mail)  
Ryan Steele, GYOA Leasing Inc., P.O. Box 606, Manchester, MI 48158  
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