

# Armada Township

## PLANNING COMMISSION

23121 E. Main Street, P.O. Box 578  
Armada, Michigan 48005  
Telephone: (586) 784-5200 Facsimile: (586) 784-5211  
[planning@armadatwp.org](mailto:planning@armadatwp.org)

### AGENDA

**Wednesday, March 1, 2023**  
**7:00 p.m.**

Please take notice that a regular meeting of the Armada Township Planning Commission will be held on Wednesday, February 1, 2023, at 7:00 p.m. in person and by electronic remote access. The public may participate in the meeting through GoToMeeting access by way of computer, tablet or smartphone using the following link: <https://meet.goto.com/467434461>

Members of the public may also participate in the Board meeting by calling in to the following number:

United States: +1 (669) 224-3412

- One-touch: tel:+18722403212,,467434461#

Access Code: 467-434-461

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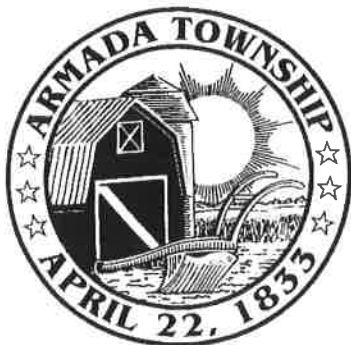
In the event a member of the public wishes to submit questions or provide input to Commission members prior to the meeting, they can email their input to [planning@armadatwp.org](mailto:planning@armadatwp.org). All input received from members of the public prior to the meeting will be read into the record during the meeting.

The agenda for this regular meeting of Wednesday, March 1, 2023, is as follows:

#### Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda
5. Approval of minutes:
  - a. **Regular Meeting Minutes February 1, 2023**
6. Public Comments – Agenda Items
7. Public Hearing:
  - a. **None**
8. Reports and Correspondence:
  - a. **Project Status Report**
9. Unfinished Business:
  - a. **Zoning Districts Table of Permitted Uses – Revised draft**
10. New Business
  - a. **Laethem Development – Site Plan Review**
11. PC Projects:
  - a. **Master Plan Discussion**
12. Public Comments – Non-Agenda Items
13. Adjournment.

Next Scheduled Regular Meeting: Wednesday April 5, 2023



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### MINUTES

#### Wednesday, February 1, 2023

7:00 p.m.

#### Regular Meeting

1. Call to Order
  - a. Chair Kehrig called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
  - a. Kehrig led the Pledge of Allegiance
3. Roll Call
  - a. **Present** at Roll Call: Chair Kehrig, Vice Chair Abercrombie, Commissioners Arnold (arrived 7:05), Finlay, Finn, and Jabara, and Board Liaison Murray.
  - b. **Absent:** None
  - c. **Also present:** Planner Laura Haw and Recording Secretary Cris Martin
4. Approve/Amend Agenda
  - a. **Motion** by Abercrombie, 2<sup>nd</sup> by Murray to approve the agenda as presented. All Ayes, **Motion Passed**
5. Approval of minutes:
  - a. **Motion** by Murray, 2<sup>nd</sup> by Abercrombie to approve the minutes of the January 4, 2023 meeting as presented. All Ayes, **Motion Passed**
6. Public Comments – Agenda Items - None
7. Public Hearing: None
8. Reports and Correspondence:
  - a. Kehrig read the Project Status Report
  - b. Kehrig read email regarding Second Home on Property / Seasonal Farm Labor from township attorney Christine Anderson
9. Unfinished Business:
  - a. **Zoning Districts Table of Permitted Uses – Revised draft** - Tabled for additional updates to commercial uses section with regard to farming activities, and shooting ranges.
  - b. **Small Scale Entertainment Text Amendment – Revised draft - **Motion**** by Jabara, 2<sup>nd</sup> by Finlay to recommend approval to the township board. All Ayes, **Motion Passed**
10. New Business
  - a. **Hidden River Estates – Site Plan Review**

Applicant and Planner reviewed the history, findings, and recommendations for the site plan. There were three concerns outlined by the planner including: 1) adding sidewalks and/or pathways; the commission chose to grant exception; 2) add entry and common area landscaping and trees on a final site plan, and 3) receipt of a copy of the master deed and all restrictive covenants for township review. There was discussion about the existing road. There were several issues called out on the engineering review that are already being worked between the engineering firm and the applicant's engineer.

**Motion** by Abercrombie, 2<sup>nd</sup> by Finlay to table for further information on a revised site plan. All Ayes, **Motion Passed**.
  - b. **2022 Annual Planning Report of Activities** – Commission discussed the annual report. A recommendation in the report to hold joint meetings with the township board and the village council was discussed and put a tentative date of April 5 at 6:00 to propose to the township board. **Motion** by Abercrombie, 2<sup>nd</sup> by Arnold to send the 2022 Annual Planning Report to the Township Board. All Ayes, **Motion Passed**

11. PC Projects:

**Master Plan Discussion** – Discussion on Chapter #2 provided by the planner; community snapshot and demographic profile including Population change and forecasts to 2045.

Planner needs feedback from the township board and planning commission on the policies. Planner asked the commission to look at the Future Land Use plan on page 41, and section 4, pages 27-28 to review the narratives that describe the categories. Are Commercial and Industrial areas still in line with the Township's vision. Are there additional areas that the commission sees expanding commercial (north of village?) or industrial expansion east of Powell or south of the village? Suggestion to change "Rural Residential" to "Agricultural Preservation". Planner also suggested that the future land use map should have the parcel borders identified. Planner will talk to engineer about new sewer district. Planner's 2020 Master Plan review will be emailed to commission members.

12. Public Comments – Non-Agenda Items - None

13. Adjournment.

- a. **Motion** by Finn, 2nd by Murray adjourn at 8:57. All Ayes, **Motion Passed**

Next Scheduled Regular Meeting: Wednesday March 1, 2023

Respectfully submitted:

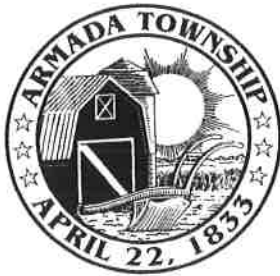
Cris Martin

Recording Secretary

Approved:

DJ Kehrig, Chairperson

Date



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## Project Status Report for February 2023

### COMMUNITY PROJECTS

#### **Blake's Traffic Study / Landscaping - 17985 Armada Center Rd**

No update.

Traffic study was reviewed at April 2022 Meeting. Chair Kehrig reported on a Macomb County meeting regarding road funding options at the June 2022 meeting.

#### **Armada Center Car Wash – 22920 Armada Center Rd**

Engineering escrow was deposited 2/8/23 and developer is working with our engineer. First engineering review provided by Spalding DeDecker on 2/14/23.

Required updates were submitted to planning with estimated total improvement cost. Sent to Engineer on 1/23/23. Planning commission approved site plan contingent on minor updates at the January 2023 meeting. Special Land Use was granted contingent on site plan approval at the September 2022 meeting. Conditional rezoning was approved at the July 2022 meeting.

#### **Larry's Parking Lot – (72727) North Ave**

Updated site plan was mailed to planner on 2/6 for final verification.

Planning commission approved site plan contingent on minor updates at the December 2022 meeting. Planner's finding and recommendations on the site plan were reviewed at the November 2022 meeting, and the commission discussed. Rezoning was approved at the September 2022 meeting. Site plan was submitted for review on September 22, 2022.

#### **Henshaw Inc – 70710 Powell Rd**

Waiting for updated site plan.

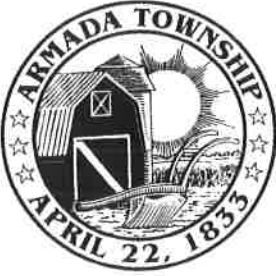
Planning commission approved site plan contingent on minor updates at the January 2023 meeting. Henshaw submitted a request for a setback variance hearing with the ZBA, which was held on November 18, 2022, and the variance was granted. Pre-planning meeting was held with the planner on Monday, September 19, 2022.

#### **Trillium Farm Wedding Barn – 16191 32 Mile Rd**

No update.

Applicant had a discussion with the Fire Marshal. As of November 17, 2022, she is working through the steps he recommended before submitting her site plan.

Pre-planning meeting was held in November 2021. Owner reached out to planning in October 2022 to restart project. Owner attended November 2022 meeting and was provided with guidance on next steps.



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## **BooBoo's Boneyard, LLC Dog Daycare and Boarding – 21500 Bordman Rd**

Waiting for updated site plan and ZBA application. Applicant has hired an engineer to complete the final site plan.

Planning commission approved site plan contingent on minor updates and ZBA approval at the January 2023 meeting. Application for Special Land Use and Site Plan Approval was submitted on November 3, for review at the December 2022 meeting. Due to township error, public hearing was published, but notification was not, so it was opened for Dec and left open for continuation on January 4.

## **Miller Farm – 71800 Romeo Plank Rd**

Applicant is reviewing options regarding barn addition.

Miller Farm submitted and received approval on a new site plan for a Farm Market at the September 2022 meeting. On December 15, 2022 Mr. Miller submitted an application for a building permit to add onto his barn. This addition was not on the approved site plan so he will need to come back before the commission. He was advised to update his site plan with any further updates he anticipates over the next year with a revised letter of intent before requesting the additional review.

## **Hidden River Estates – North-east Corner 33 Mile & Powell Rd**

Site plan was reviewed at February meeting, table for additional information on a revised site plan. Site plan submitted for Planner and Engineering review on January 12, 2023. Included in packets for February 2023 meeting.

## **Laethem Development – Laethem St at Powell Rd**

Site plan submitted for Planner and Engineering review on February 9, 2023. Included in packets for March 2023.

## **COMMISSION PROJECTS**

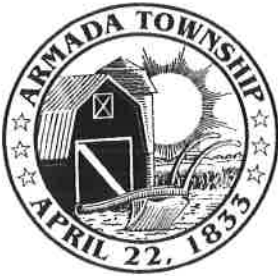
### **Zoning Ordinance Amendments**

**Small Scale Entertainment** – Township board approved at February 8, 2023 meeting.

**Zoning District Table of Permitted Uses** – Updated table presented at February 2023 meeting. Tabled to give commissioners time to review.

**Second Home on a Property/Seasonal Workers Clause**

Attorney and planner to discuss.



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## **Master Plan**

Chapter #2 provided by the planner; community snapshot and demographic profile including Population change and forecasts to 2045. Proposed schedule and community demographics pages were presented at January 2023 meeting. Zoning map was updated for the annexation and other recent changes, still needs update. Master plan is being reviewed by township planner.

- ✦ Modified dating to correspond to the period between last meeting and current meeting, i.e. this report is for the period between January 4 and February 1, so includes January activity.

## ARTICLE VII ZONING DISTRICTS

### Section 7.00. DISTRICTS AND ZONING MAP.

For the purpose of this Ordinance, the Township of Armada is hereby divided into zones or districts as shown on the Official Zoning Map, which, together with all explanatory matter thereon, is hereby adopted and declared to be a part of this Ordinance.

SYMBOL	DISTRICT TITLE	ARTICLE WITH STANDARDS (A)
<b>AGRICULTURAL / CONSERVATION DISTRICTS</b>		
AG	Agricultural Preservation District	Article 8
SAA	Special Ancillary Agricultural Uses Overlay District	Article 8A
<b>RESIDENTIAL DISTRICTS</b>		
R1	Residential District	Article 9
RM	Moderate Density Residential District	Article 10
LL	Land Lease Development District	Article 11
<b>COMMERCIAL / INDUSTRIAL DISTRICTS</b>		
B-1	Business District	Article 12
B-2	General Business District	Article 13
M-1	Industrial District	Article 14
M-2	General Industrial District	Article 15

**(A) Article with Standards:** This is the article in which most of the use and developmental standards for that district are located. Other standards and provisions may be located throughout this Ordinance.

The Official Zoning Map shall be identified by the signature of the Supervisor, attested by the Township Clerk, under the following words: "This is to certify that this is the Official Zoning Map referred to in this Ordinance of the Township of Armada (include date of adoption)." If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map after the amendment has been approved by the Township Board, together with an entry on the Official Zoning Map as follows: Amended (date) , Amendment No. ( ) .

The Official Zoning Ordinance and Map are to be maintained and kept up-to-date. This Ordinance and Map shall be filed with the Township Clerk and shall be the official record as to the current zoning status of lands, buildings, and other structures in the Township.

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways or alleys, shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following the Township Limits shall be construed as following the Township Limits.
4. Boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
5. Boundaries indicated as parallel to, or extensions of, features noted in subsections 1. Through above shall be so construed.
6. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the Map.
7. Where physical or natural features existing on the ground are at variance with those shown on the Zoning Map, or in other circumstances not covered by subsections 1. through 6. above, the Board of Appeals shall interpret the district boundaries.

## Section 7.01. USE TABLE.

RESIDENTIAL USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
Bed and breakfast	S		S							Section 16.07
Convalescent / nursing home / hospice				S						Section 16.13
Day care center / nursery school	S			S		P	P			Section 16.14
Group day-care (7-12 children)	S		S	S						Section 16.21
Family day-care (1-6 children)	P		P	P						
Home based business	P		P	P						
Housing for the elderly / senior citizen housing				S						Section 16.23
Manufactured housing community					P					Section 11.02
Multiple-family dwelling				P						
Open space community	P		P							
Single-family dwelling	P		P	P						Section 2.22
Two-family dwelling			S	P						Section 16.34

PUBLIC / QUASI-PUBLIC LAND USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
Cemetery	S		S							Section 16.10
Church	S		S	S		P	P			Section 16.11
College / university				S						Section 16.12
General hospital				S						Section 16.19
Private clubs, fraternal organizations, lodge halls, cultural centers, and union halls	S		S	S		P	P			Section 16.29
Private school	S			S						Section 16.11
Public school	P		P	P						
Public utility building	S		S	S		S	P	P	S	Section 16.30
Township municipal building / use	P		P	P			P			

P	Permitted Use
S	Special Land Use



COMMERCIAL USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
Adult entertainment and businesses							S			Sec. 16.03
Airports / private airstrips	S							S	S	Sec. 16.04
Agri-business (value added farming operations)	P		P							Sec. 8.01(B)
Banquet hall						S				Sec. 16.44
Car wash full-service / self-service							S			Sec. 16.16
Drive-thru						S	S			Sec. 16.15
Event hosting facility		S								Sec. 16.39
Farm	P	P	P	P		P	P	P	P	Sec. 8.01(A)
Funeral home / mortuary						S	P			Sec. 16.17
Gasoline service station							S			Sec. 16.18
Growing, stripping, and removal of sod	P		P	P		P	P	P	P	Sec. 8.01(F)
Keeping of horses, cows, or similar animals for riding, show or personal use	P		P							Sec. 8.01(G)
Manufacturing of food and beverage (including the distillation, fermentation, brewing, and related packaging of alcohol)		S								Sec. 16.41
Motel / hotel							S			
Motor vehicle sales (including farm equipment, house trailer, and travel trailer)							S			Sec. 16.09
Personal service establishment						P	P			
Pet crematorium							S			Sec/ 16.46
Professional and business office, bank, medical and dental office / clinic, etc.						P	P			
Raising of fur-bearing animals (including kennels)	S						S			Sec. 16.31
Raising / growing of plants, trees, shrubs, horticulture, and nursery stock	P		P	P		P	P	P	P	Sec. 8.01(E)
Restaurant						S	P			
Retail business (in an enclosed building)						P	P			
Self-service laundry / dry-cleaning							P			
Service establishment of an office, showroom or workshop nature that requires a retail adjunct						P	P			
Special outdoor events		S								Sec. 16.40
Veterinary clinic (exclude outdoor runs and kennels)							P			
Year-round kitchen with seating areas / tasting rooms		S								Sec. 16.42

P	Permitted Use
S	Special Land Use

INDUSTRIAL USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1 <sup>1</sup>	M-2	USE STANDARDS
Automobile heavy repair garage								S	S	Sec. 16.05
Automobile repair and service center (excludes paint / collision shops)							S	P	P	Sec. 16.06
Junkyard								S	S	Sec. 16.25
Landfill									S	Sec. 16.26
Manufacturing / compounding / assembling / improvement of articles or merchandise from previously prepared materials (ex: paper, textiles, wood, etc.)								P	P	
Manufacturing / compounding / assembling / treatment of products (ex: bakery goods, candy, toiletries, food products, hardware and cutlery)								P	P	
Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves, and similar								P	P	
Manufacturing of pottery, figurines, or similar ceramic products								P	P	
Manufacturing of musical instruments, toys, novelties, and metal, plastic or rubber stamps, or other small, molded products								P	P	
Mining and extraction	S									Sec. 26
Outdoor storage								S	S	Sec. 16.28
Self-storage facility							S			Sec. 16.32
Storage of flammable materials									S	Sec. 16.08
Various retail use								S	S	Sec. 16.35
Warehouse / wholesale (including storage and mini warehouses)								P	P	
Wireless communication tower							S	S	S	Sec. 16.36
Yard composting facility								S	S	Sec. 16.37

P	Permitted Use
S	Special Land Use

<sup>1</sup> Uses expressly prohibited in the M-1 District include used auto parts and used building materials.

RECREATIONAL USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
Golf course / ball field / athletic field	S		S	S						Sec. 16.20
Indoor recreation (bowling alleys, pool or billiard parlor or club, archery and tennis club, and similar establishments)							P			
Non-commercial recreation				S						Sec. 16.27
Outdoor recreational space for miniature golf courses, driving ranges, and similar type uses							S			
Physical fitness facility							P			
Shooting range / gun club	S									Sec. 16.33

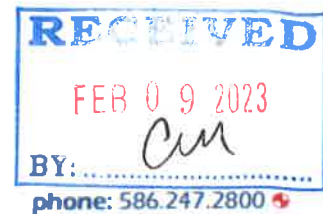
OTHER LAND USE	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
County, state, or federal uses								P	P	
Small solar energy system	P		P	P	P	P	P	P	P	
Medium solar energy system	P		S			S	P	P	P	
Large solar energy system	S		S			S	S	P	P	

P

 Permitted Use
 

S

 Special Land Use



fax: 586.247.2811

website: [www.mauroeng.com](http://www.mauroeng.com)

Dear Planning Commission,

I am writing to express my intent to develop a 10-unit industrial park located at Laethem and Powell Road. This project will include the construction of the necessary infrastructure such as septic systems, public water service, and a detention pond for the future service of 10 industrial buildings.

The industrial buildings will range in size from 10,000 to 60,000 square feet and will be designed to meet the needs of a variety of businesses, including manufacturing, warehousing, and distribution. Each unit will be sold to separate developers who will determine the ultimate building and site layout of the individual unit.

The septic systems will be designed to efficiently and effectively manage the waste generated by the industrial buildings. They will meet all local and state regulations and standards and will be constructed in accordance with best practices for sustainability and environmental protection.

The public water service will provide reliable and safe drinking water to the industrial buildings, and the detention pond will help to manage runoff and prevent flooding. The pond will be designed and constructed in accordance with local, county, and state regulations and best practices, and will be maintained to ensure its longevity and effectiveness.

We believe that this development will bring many benefits to the area, including new jobs, economic growth, and improved infrastructure. We are committed to working closely with local authorities and stakeholders to ensure that this project is completed in a timely and responsible manner.

Thank you for considering our proposal. We look forward to the opportunity to bring this project to fruition and make a positive impact in the community.

Sincerely,

Thomas Alsobrooks  
Civil Engineer  
Mauro Engineering



February 22, 2023

Planning Commission  
Armada Township  
23121 East Main Street  
P.O. Box 578  
Armada, Michigan 48005

**Subject:** Site Plan Request – Laethem Industrial Park Development  
**Location:** Parcel ID#: 02-31-100-011; 02-31-100-010  
**Current Zoning:** M-1, Industrial District  
**Review No:** Written Review #1

Dear Commissioners,

We have reviewed the application for a proposed Industrial Park on 29.88 acres of land (consisting of two parcels), located at the southwest corner of the Township, just east of Powell Road between 32 and 33 Mile Roads on Laethem Drive (pictured below). The western part of the site borders the Village of Romeo, and the site is in close proximity to Ray, Washington, and Bruce Townships.

The resulting Industrial Park would contain space for 10 future industrial users, each unit ranging in size, and with the possibility of having multiple buildings on a single, developed unit (i.e., page 3 of 6 of the applicant's site plan details the potential for three buildings on unit #7).

**Subject Site,  
General Location**





# Site Plan Review

Per section 4.01: Planning Standards, the following three standards must be met when evaluating a site plan:

## #1: VEHICULAR ACCESS AND CIRCULATION

**Standards:** *The location and design of driveways providing vehicular access to the site shall be arranged to promote the safety and convenience of vehicles and pedestrians and to provide access in a manner that promotes proper internal circulation. The Planning Commission shall require public streets adjacent or through a proposed development, when it is necessary for the public health, safety, and welfare, and/or provide continuity to the public road system. In those instances where the Planning Commission determines that there are an excessive number of curb-cuts in relation to abutting public roads, thereby diminishing the capacity of the road or creating excessive points of conflict, a reduction in the number of driveways shall be required.*

### Findings:

- **Access.** Access to the site will be from Powell Road and consists of an improved public road, known as Laethem Drive. Each industrial building will have a paved ingress/egress curb cut to access Laethem Drive. The site plan complies with section 2.40, nonresidential sites are permitted one access drive. Nonresidential driveways, entrances and exits are subject to approval by Macomb County Road Commission, the Michigan Department of Transportation, where applicable, and by the Planning Commission after considering the effects of surrounding property, pedestrian and vehicular traffic and movement of emergency vehicles.
- **Parking.** Parking adjacent to each industrial building will be provided when new development is constructed. The parking spaces provided at each building increases proportionately as the building sizes increase. For instance, the buildings of 13,426 square feet (SF) will have 33 parking spaces and the 25,186 SF building has 47 parking spaces. Final parking will be based on the usable floor area of each building(s) for each unit.

## #2: RELATIONSHIP TO SURROUNDING PROPERTY

**Standards:** *All site development features shall be arranged to minimize the potential for negatively impacting surrounding property. In making this determination, the Planning Commission shall review the plan for negative conditions such as, but not limited to:*

- *Channeling excessive traffic onto local residential streets.*
- *The lack of adequate screening of parking or service areas.*
- *The impediments to the access of emergency vehicles.*

### Findings:

- **Use.** Please reference section 14.01: Permitted Uses in the M-1, Industrial District. The specific uses are not yet established for each building and tenant, but they must comply with the permitted uses listed in section 14.01. This may require future special land use consideration at the time when such a tenant/use is proposed; triggering further Planning Commission review. All end users of the Industrial Park must





abide by the performance standards set forth in section 5.05; a note to this effect must be included on the plan set.

- **Dimensional Standards.** Dimensional standards of the M-1 District (section 14.03: Area, Height, and Placement Requirements) are detailed in the table below, the front yard setback must be modified to comply with the Ordinance minimums:

Dimensional Standard	Requirement	Proposed	Notes
Min. Lot Size	40,000 square feet area; 165 linear feet wide	98.88 acre or greater	Complies. <u>A land combination for the proposed site will be required prior to final site plan approval.</u>
Min. Lot Width	165-feet	Parcel A 529.93-feet; Parcel B 417.50-feet.	Complies.
Min. Front Yard Setback	110-feet from ROW centerline, no parking in setback	<110-feet, parking is included in the setback	<u>Must be revised to allow for 110-foot setback without parking being in the required 110-foot setback area.</u>
Min. Side Yard Setback	20-feet	20-feet and >20-feet.	Complies.
Min. Rear Yard Setback	50-feet	50-feet	Complies.
Distance Between Buildings	Building cannot be closer than 30-feet.	>40-feet	Complies.
Max. Building Height	2-stories; 35-feet	n/a	Must comply with building permits when construction plans are submitted.

- **Fencing / Lighting.** No fencing or lighting is proposed. Lighting for each site will be required, and as an Industrial Park, consistent lighting throughout should be provided by the developer at this time.
- **Screening.** The Planning Commission shall require screening whenever construction or development in a nonresidential district or of a nonresidential use, abuts a residential zoning district or use. The Planning Commission shall evaluate the need for screening between adjacent uses based on the following:
  - The compatibility of adjoining uses.
  - The distance between structures, parking lots, access drives, service areas, and other applicable development features on the abutting sites; dimensional conditions unique to the parcel; existing and proposed building placement.
  - The presence of existing natural vegetation.
  - In those locations where screening between dissimilar uses or districts is required, the screening shall consist of a decorative masonry wall, greenbelt, berm, or combination thereof.



Minimal landscape screening is proposed along Powell Road and a screen of existing trees are proposed to remain along the eastern property line. Since this development is compatible with adjoining uses, no further screening is required or recommended at this time. However, additional landscaping is recommended (as detailed in the section below).

- **Clear Vision Zone.** Per section 2.09, a clear vision zone must be maintained at the corner of Laethem Drive and Powell Road, consisting of a triangular area defined by the point of intersection of the proposed right-of-way lines and the two points extended along such lines a distance of 25-feet from the point of intersection, and within which area no obstruction to vision. Clearly marked dimensions of the triangular area must be included on a revised site plan to document that the clear vision zone is unobstructed.

### #3: RELATIONSHIP TO NATURAL FEATURES

**Standards:** *All buildings, driveways, parking lots and site improvements shall be designed to be compatible with the physical characteristics of the site, including, but not limited to, woodlands, wetlands, slopes, floodplains and soil suitability. The proposed development shall not have an adverse impact on the natural environment of the site or the surrounding area.*

#### Findings:

- **Wetlands.** The existing site is located within floodplain and wetlands areas. The current plans indicate that these areas will be impacted and disturbed. As indicated in The Engineering Report (dated February 17, 2023), an EGLE permit or a letter of "No Authority" will be required for any proposed work within these areas.
- **Stormwater / Drainage.** The Engineering Report (dated February 17, 2023) contains information regarding detention and sanitary sewers, and any further Armada Township and Macomb County permits. The applicant must contact Macomb County Health Department to ensure that the proposed systems are adequately constructed to accommodate a full operation of each of the future building sites. Review and approval will be required from Macomb County Public Works to confirm that no additional detention capacity and stormwater pretreatment will be required on site. Coordination with Macomb County and EGLE will be needed to confirm the outlet into the North Branch Clinton River as acceptable.
- **Landscaping.** Existing trees and vegetation have been slightly integrated into the preliminary landscape plan with deciduous trees preserved along the south-east portion of the property line. Additional landscaping is recommended to be added within the side yards along the northern and southern property line where there is currently none and vacant space. The addition of landscaping in undeveloped interior areas and along the perimeter are also recommended to preserve the character of the area.

Parking lot landscaping will also be required per section 5.03: 1 tree for each 5 parking spaces must be incorporated into the parking lot designs at the time of individual site plan submittal.

To comply, the applicant must first submit for review:

"A detailed landscape plan for all yard areas showing the names (common and botanical), location, spacing, starting size and planting and staking details of all plantings to be installed, and the location and types of all natural materials proposed to be included in the landscape treatment of the yard areas. This landscape plan is required before approved by the Planning Commission."





## Recommendation

Included in this review are outstanding site plan items (identified with underlined text above) that must be resolved prior to final site plan consideration. *Please note that when each building and use is proposed in the Laethem Industrial Park (at a minimum), site plan review will be required for the new building and use. This site plan will cover the more detailed aspects of each site, such as ADA parking, lighting, dumpster enclosures, site specific landscaping, signage, and building design.*

For the proposed creation of the overall Laethem Industrial Park, final approval is not recommended at this time based on the number of outstanding items. It is recommended that the Commission table this project until revised plans / documents are provided and utilize the March 1, 2023, Planning Commission meeting as an opportunity to provide direction to the applicant. All other outstanding Fire Department and Engineering comments must also be addressed in conjunction with this site plan as they may have implications on the final layout and design of the Industrial Park.

Please do not hesitate to contact me if you have any questions. Thank you.

Respectfully submitted,

**McKENNA**

Brigitte Smith  
Assistant Planner



February 17, 2023

Armada Township Planning Commission  
Armada Township  
23121 E. Main Street P.O. Box 578  
Armada, Michigan 48005

Re: Laethem Subdivision- Site Plan Review  
SDA Review No. AR23-101

Dear Commission Members:

We have received the site plan submittal for the above referenced project prepared by Mauro Engineering dated January 11, 2023 and received by our office on February 9, 2023. The plans were reviewed in accordance with the Armada Township Ordinances, which include the Engineering Design and Construction Standards and the following comments are our observations.

**A. General**

The site is located on the east side of Powell Road and on both sides of Laethem Drive. It is noted as 29.88 acres total area. The site is currently vacant. The application for site plan review is submitted to allow for the development of 10-unit industrial park.

1. The proposed site is within Parcels, Tax ID. 02-31-100-011 & Tax ID. 02-31-100-010. A land combination for the proposed site will be required prior to final site plan approval.
1. Plans indicate an existing 70' private easement for ROW. Provide records of existing private easement.
2. The existing site is located within floodplain and wetlands areas. The current plans indicate that these areas will be impacted and disturbed. An EGLE permit or a letter of "No Authority" will be required for any proposed work within these areas.
3. The Hartland Township Standard Details Sheets must be included on the plans.
4. At the engineering stage, please provide a drainage and grading plan.

**B. Water Main**

There is an existing 12" diameter watermain along Powell Road, stubbed just north of Mclean Drive. The existing water main will need to be extended along Powell Road to and across frontage of the proposed development to connect to the proposed 8" water main. Plans will need to be revised to reflect this information.

In the case of proposing individual wells for each proposed unit instead. Any proposed well shall be approved by the Macomb County Health Department or other applicable authorities.

Based on the proposed water main layout as submitted, we have the following site review comments:

1. All public water main outside of the roadway ROW will need to be accompanied by a 12-foot easement. Proposed watermain is shown within the 70' private easement ROW. Confirm with the Township that no water main will be required.
2. Indicate how unit 6 will be serviced with water. It is not clear in the utility plans.
3. Hydrants shall be installed along the water main at least every 500 feet. However, in no case shall any external part of any building be more than 300 feet from hydrant. In industrial districts, additional hydrants may be required. Hydrants shall be installed at the end of all dead-end water mains.
4. The type capacities, location and layout of a building service water supply pipe shall comply with all requirements of the Township Engineer, the Macomb County Health Department and the State of Michigan. A building service water supply pipe shall be shown on the plans for each building in the project. Where water mains are planned along the roadways, the building service water supply pipe for each lot shall be extended (by the Developer) across the roadways prior to paving.
5. The Armada Township Fire Department shall be consulted regarding hydrant requirement.
6. An EGLE permit for construction will be required for the proposed public watermain.

C. Sanitary Sewer

The plans indicate that all future building sites shall be serviced by on-site septic systems. Macomb County Health Department should be contacted to ensure that the proposed systems are adequately constructed to accommodate a full operation of each of the future building sites.

D. Storm Drainage

Storm water runoff is to be captured via catch basins along the existing road and drain to the proposed detention basin, southeast of unit 6. The detention pond outlets into the North Branch Clinton River.

Review and approval will be required from Macomb County Public Works to confirm that no additional detention capacity and stormwater pretreatment will be required on site. Coordination with Macomb County and EGLE will be needed to confirm the outlet into the North Branch Clinton River as acceptable.

1. Offsite surface runoff shall not be trapped along the development perimeter. If the existing runoff from adjacent properties passes onto the proposed site, the existing storm sewer system must be sized to accommodate.
2. On-site drainage must be captured within the proposed development via the storm sewer network and will not be allowed to drain overland to adjacent properties.
3. All storm water design calculations are to follow Hartland Township and Macomb County standards and details.
4. No stormwater management calculations were provided. At this time, we are unable to determine if the stormwater management system is sized properly for the proposed development. Confirm that the proposed detention basin is sized properly and can provide the required volume and pretreatment as required by the County.
5. Adequate maintenance access from private right-of-way to the basin shall be reserved. The access shall be on a slope of 5:1 or less, stabilized to withstand the passage of heavy

equipment, and shall provide direct access to both the forebay and the riser/outlet. Access easements will be required.

6. The tributary property owner(s) who are contributing improved run-off shall assume ownership of the facility and be responsible for its operation and maintenance. The property owner(s) shall execute an Operation and Maintenance Agreement to reimburse the Township for any expenses incurred for operation and maintenance of said facility due to lack of action by the subject property owner(s). If the facility is to serve more than one property, the Developer shall dedicate all easements necessary for the operation and maintenance of the entire facility including access driveways.

**E. Paving**

The proposed units are accessed by existing private road, Laethem Drive. The proposed plans include the development of a 10-unit industrial park. The plans indicate a proposed 70' ROW industrial road with curb and gutter.

1. Unless otherwise specified in the Township's current Zoning Ordinance, paving for all streets, whether public or private, shall conform to the specifications of the Macomb County Road Commission or the Township specifications.
2. A permit from Macomb County Roads will be required if there is any proposed work within the Powell Road ROW.

**Permits Required**

Based on the improvements depicted on the plans, the following permits may be required and will need to be provided to the Township once available. Any changes to the approved site plan from the following agencies that impact the design may require reapproval.

**Armada Township:**

1. All necessary easements. Easements must be on Hartland Township Standard Easement document and include a sketch. A current title policy for ownership verification shall be provided with all executed easement submittals to this office. If applicable.
2. Storm Water Agreement (for the stormwater system improvement on the site)
3. Maintenance bond insurance for the water main to be dedicated to the township. If applicable.

**Macomb County:**

1. Macomb County Public Works Office (MCPWO) approval or waiver.
2. Macomb County Department of Roads (MCDR) plan review and approval for work within the Powell Road Right-of-Way, if applicable.
3. Soil Erosion and Sedimentation Control permit from Macomb County Department of Public Works Office (MCPWO).



Michigan Department of Environment, Great Lakes, and Energy (EGLE):

1. NPDES Notice of Coverage Documentation.
2. EGLE Permit for any proposed work in 100-year flood plain, if applicable.
3. A Letter of Map Revision must be requested through Federal Emergency Management Agency (FEMA) for the Flood Insurance Rate Map (FIRM) where portions of 100-year floodplain limit is proposed to be relocated, if applicable.
4. EGLE Permit for all proposed work within the state-regulated wetlands, if applicable.
5. EGLE Permit for Inland Lakes and Streams, if applicable.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

**RECOMMENDATION**

We do not recommend approval of the Preliminary Site Plan at this time due to the public water main along Powell Road not yet being constructed.

The comments are not to be construed as approvals and are not necessarily conclusive. The final site engineering plans for this development are to be prepared in accordance with the Armada Township Ordinances, which include the Engineering Design and Construction Standards. It should be noted that the review of the engineering plans cannot begin until the site plan has been approved by the Township.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

**SPALDING DEDECKER**



Taylor E. Reynolds, PE  
Project Manager

cc: Laura Haw, McKenna Associates (via email)

## Planning - Armada Twp

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**From:** Kevin Kanehl - Armada FD  
**Sent:** Tuesday, February 21, 2023 10:55 AM  
**To:** Planning - Armada Twp  
**Cc:** Reynolds, Taylor; Laura Haw; dj kehrig  
**Subject:** Laethem Drive Development  
**Attachments:** Laethem Drive .docx

Good morning,

I have attached my review for the proposed Laethem Drive development. I have referenced life safety considerations which will need to be addressed before I can approve plans on behalf of the Armada Township Fire Department Community Safety Division. I have also reviewed the findings from our Engineer. My review is based on the presence of water main supplying fire hydrants. I have concerns if alternative options are considered in event water main supply will not be accessed due to industrial development likely requiring fire suppression systems and fire hydrant access to achieve needed fire flow in event of fire. Please note that some of the considerations I have listed are to be informal for future developers as to be transparent on what we would be requiring.

Respectfully,

Kevin Kanehl  
Fire Marshal  
Armada Township Fire Department  
Office: 586-784-9464  
Fax: 586-784-8586



## Planning - Armada Twp

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Respectfully,

Kevin Kanehl  
Fire Marshal  
Armada Township Fire Department  
Office: 586-784-9464  
Fax: 586-784-8586





## Armada Township Fire Department

23175 Armada Center Road  
Armada Township, MI 48005

[www.armadatwp.org/fire-department](http://www.armadatwp.org/fire-department)

Phone: (586) 784-9464  
Fax: (586) 784-8586

**Date:** 02/20/2023

**To:** Armada Township Planning Commission

**Subject:** Proposed Laethem Drive Industrial Development

Our Community Safety Division plan review team reviewed the engineered drawings as presented for the proposed Laethem Drive industrial development. I am eager to see the success of proposed projects promoting growth within the Southwest quadrant meeting our community's master plan. For reference, we are operating under the 2018 International Fire Code (IFC) as adopted through Armada Township Ordinance R2020-26 including all appendices. We identified the following life safety considerations:

1. **Fire Hydrants:** Only one (1) fire hydrant has been identified as being added along Laethem Drive near the East end of the proposed road. Fire hydrants will need to be a minimum of 400' apart beginning near the corner of Powell Road on Laethem Drive prior to or at the first proposed private drive. Based on measurements, this should be a total of at least four (4) fire hydrants located alongside Laethem Drive. There may be a shorter distance between the third hydrant and proposed ending hydrant shown on the utility plans in the cul-de-sac at end of water main; however, this will ensure acceptable number and spacing of initial hydrants for the Armada Township Fire Department. This is following Armada Township Ordinance R2020-26 section 507.5.2 and 2018 IFC Appendix C Table C102.1. Under this section, fire flow is used to determine spacing, along with foot notes requiring 100' reduction in spacing for dead end streets or roads.

The spacing of fire hydrants varies depending upon building construction type, square footage, hazards, and fire flow requirements. This means that each business's private drive acting as fire apparatus access road will have fire hydrant requirements based on individual plans when they are submitted by future developers. Fire hydrant locations along Laethem Drive will ensure that we are able to protect proposed buildings during construction where private drive hydrants may not be operating until completion of project, or where they could be obstructed during construction. Initial Laethem Drive hydrants will combine with additionally required hydrants during individual building additions to ensure proper water supply for tactical operations involving commercial buildings in industrial districts following 2018 IFC, and where multiple fire apparatus including aerial device master streams may be used for fire suppression operations. It should also be noted that fire hydrants located along Laethem Drive are available for possible fires involving trucking associated with logistics of proposed future businesses. Additionally, we may require certain locations of additional hydrants to private fire apparatus access drives as to tactically ensure only access road (Laethem Drive) is not blocked by large diameter supply hose.



Fire hydrant types shall have one (1) 5" Storz connection and two (2) 2.5" male NST connections. These connection types will match those within the Village of Armada and those required at Henshaw development. Any hydrants that may be subject to motor vehicle impact will require proper protection as outlined in 2018 IFC Section 312. This most likely would apply to individual business fire hydrant locations or where street curbing is not present. It appears that curbing would protect fire hydrant additions along Laethem Drive.

2. **Fire Apparatus Access:** Regarding Laethem Drive, cul-de-sac meets 2018 IFC which requires minimum of 96' diameter for dead end drives. We will require signage as outlined in 2018 IFC identifying fire lane where no parking is permitted to ensure business related traffic does not unintentionally reduce this measurement in cul-de-sac. We are also requiring that these signs be placed along the fire hydrant side of street to prevent business related traffic from unintentionally obstructing fire hydrants or fire apparatus access.

It should be noted that an area of concern to be addressed by future developers for individual building plans is to ensure adequate fire apparatus access. Dead end fire apparatus access roads shall meet one of the options in Appendix D when exceeding 150' in length. Additionally, these fire apparatus access roads must remain unobstructed at all times. Shipping and receiving should be addressed in those future submitted plans, to ensure this will not occur. Please note that traffic calming devices will be prohibited. We may also require more than one fire apparatus access road in accordance with 2018 IFC 503.1.2. This concern does not affect the current proposal as buildings shown are listed as typical dimensions; however, future submittal of individual building plans will be critiqued to ensure 2018 IFC requirements for fire apparatus access are met.

3. **During Construction:** Prior to construction of proposed Laethem Drive development, a detailed plan shall be submitted to outline the scope of work. This shall include a plan to ensure unobstructed fire apparatus access to current occupancy at 15211 Laethem Drive, Hilco Technologies.
4. **Additional Notes:** On the cover sheet, note simple error listing Clinton Township Fire Department. The Armada Township Fire Department will also generally require third party review of fire suppression and alarm systems for new construction. For reference, we review electrical and gas service connection location/equipment to ensure proper separation from Fire Department Connections supplying fire suppression systems.

Armada Township Fire Department requires a Knox-Vault 4500 Series power shut down for new commercial structures. This is to ensure that our firefighters can safely shut off power to buildings involving higher voltage services which could pose extreme hazard during fire suppression efforts. Additionally, this is done to quickly remove electrical fire hazards which could lead to further fire spread or property damage.

Knox Box key lock boxes are required for all new buildings. Keys required shall be determined by the fire code official. These areas involving Knox devices should be noted by developers for future reference. They do not affect the current proposal as presented.

As previously stated, we are operating under the 2018 IFC. Other requirements are specified within Armada Township Fire Prevention and Protection Ordinance R2020-26. Some of the listed considerations are provided for future individual development and are meant to be informal notes.

Based on the plans submitted, we are requiring the initial fire hydrant numbers and spacing along Laethem Drive to meet specifications listed above. Hydrant connection type shall also meet dimensions specified above. Prior to fire hydrant installation, specification sheets shall be provided and approved by the fire code official. Laethem Drive roadway width and dead end cul-de-sac diameter meet 2018 IFC requirements for fire apparatus access road. We are going to require signs indicating fire lane-no parking in the cul-de-sac and along fire hydrant side of roadway along Laethem Drive to ensure unobstructed fire apparatus access. Plan shall be presented to ensure fire apparatus access to 15211 Laethem Drive during construction operations. Notes on cover page shall be updated to reflect Armada Township Fire Department, 2018 IFC and reference to Armada Township Fire Prevention and Protection Ordinance to ensure transparency of Armada Township Fire Department Community Safety Division requirements for current and future development. We cannot approve the preliminary plans as submitted until these life safety requirements are addressed.

If there are any questions or concerns, please feel free to contact me in the office or by email at [firemarshal@armadatwp.org](mailto:firemarshal@armadatwp.org).

Respectfully,

Kevin Kanehl  
Fire Marshal

**RECEIVED**

FEB 09 2023

CM

Armada Township

Planning and Zoning  
23121 E. Main Street, P.O. Box 578  
Armada, Michigan 48005

## Site Plan Review Checklist

**Project Name:** \_\_\_\_\_

As required by **Section 4.02: Submission Requirements** of the Zoning Ordinance No. 114, a required site plan shall include the entire site under the control or ownership of the applicant with all areas proposed for improvement shown. Unplanned areas of the site shall also be shown.

All site plans submitted for consideration shall include the following information.

If one of the following categories is not applicable, provide details in the "Notes" column below.

	Provided	Notes
<b>General Site Data</b>		
a. The site plan shall be prepared by and carry the seal and signature of the registered architect, landscape architect, community planner, land surveyor or professional engineer who prepared it, and shall consist of one or more sheets necessary to adequately provide the required data.	<input checked="" type="checkbox"/>	
b. The dimensions of all improvements and yards shall be labeled in a manner that clearly indicates the plan's compliance with the applicable Zoning Ordinance standards and requirements.	<input checked="" type="checkbox"/>	
c. Northpoint. Scale should customarily be provided at 1" = 20' or 1" = 30'. For largescale development, 1" = 50' or 1" = 100' may be acceptable, provided all important typical areas and Ordinance requirements are thoroughly detailed in clearly recognizable form and presented at the customary scale.	<input checked="" type="checkbox"/>	
d. Complete legal description.	<input checked="" type="checkbox"/>	
e. Size of the site expressed in acres.	<input checked="" type="checkbox"/>	
f. A legible location map (4 inches = 1 mile) showing major roads, nearby cross- streets and property lines, where necessary.	<input checked="" type="checkbox"/>	
g. Zoning of site and all surrounding property.	<input checked="" type="checkbox"/>	
h. Proposed address, if available.	<input checked="" type="checkbox"/>	
i. Location of existing structures and improvements onsite (indicate if any such structure or improvement is to be removed).	<input checked="" type="checkbox"/>	
j. Location of proposed structures and improvements.	<input checked="" type="checkbox"/>	

	Provided	Notes
k. Yards/setbacks and critical dimensions between buildings and other site improvements.	<input checked="" type="checkbox"/>	
l. Existing improvements (buildings, parking, driveways, sidewalks, signs, fences, walks etc.) within two hundred (200) feet of all property lines.	<input checked="" type="checkbox"/>	
m. Topography at two (2) foot contours (existing and proposed), if site drainage is affected. All grades shall be provided using USGS Datum.	<input checked="" type="checkbox"/>	
n. Recorded easements.	<input checked="" type="checkbox"/>	
<b>Building Plans</b>		
a. All architectural building elevations (front, sides and rear).	<input checked="" type="checkbox"/>	
b. Type of surface material and design of all exterior surfaces.	<input checked="" type="checkbox"/>	
c. Dimensioned floor plans.	<input checked="" type="checkbox"/>	
<b>Access, Parking and Circulation</b>		
a. Existing and proposed rights-of-way for all abutting roads.	<input checked="" type="checkbox"/>	
b. Location and dimensions of all driveways and street approaches.	<input checked="" type="checkbox"/>	
c. Indicate the type of surface (paving).	<input checked="" type="checkbox"/>	
d. Parking spaces (location, number, dimensions, aisle dimensions, and surface material).	<input checked="" type="checkbox"/>	
e. Site circulation pattern (direction of pedestrian and vehicular traffic flow if one-way or not obvious from the arrangement).	<input checked="" type="checkbox"/>	
<b>Environmental Features</b>		
a. Complete landscaping plan, including ground cover and the location, number, type and size of all proposed plantings.	<input checked="" type="checkbox"/>	
b. Indications of trees and shrubs shall only be used on the site plan where trees and shrubs exist, or where such vegetation will be planted prior to occupancy.	<input checked="" type="checkbox"/>	

	Provided	Notes
c. Whenever a tree or group of trees of six (6) inch caliper or greater is to be removed as part of the planned improvements, its or their location shall be shown on the site plan in dotted outline and noted "to be removed."	<input checked="" type="checkbox"/>	
d. Greenbelts, walls and/or berm details (provide at least one cross-section for each type used.).	<input checked="" type="checkbox"/>	
e. Treatment of all undeveloped areas (such as seeded, sodded, plantings, maintenance or other).	<input checked="" type="checkbox"/>	
f. Trash receptacles and method of screening.	<input checked="" type="checkbox"/>	
g. Site lighting details (location, height, type, intensity and shielding).	<input checked="" type="checkbox"/>	
h. All signage to be located on site (including location, size, height, area of sign surface, and illumination).	<input checked="" type="checkbox"/>	
i. Location and extent of wetland areas or floodplains (if applicable).	<input checked="" type="checkbox"/>	
<b>Other Information</b>		
a. Location of all site utilities, including well or septic system.	<input checked="" type="checkbox"/>	
b. Site drainage characteristics and improvements.	<input checked="" type="checkbox"/>	
c. Park or recreation areas (show boundary and size in square feet).	<input checked="" type="checkbox"/>	
d. Fences, screen wall or similar structure (location and details).	<input checked="" type="checkbox"/>	
e. Statistical data shall be furnished, including: number of dwelling units; size of dwelling units (i.e., 1-bedroom, 2-bedrooms and 3-bedrooms), if any; and the total net acreage involved. (In the case of mobile home parks, the size and location of each mobile home site shall be shown).	<input checked="" type="checkbox"/>	
f. Where large equipment or machinery is to be installed as part of the development, the location, type, horsepower, fuel, dimensions and other data of all such equipment and/or machinery shall be indicated.	<input checked="" type="checkbox"/>	
g. Location of storage, use and disposal areas, if any, for hazardous substances and evidence of approval by the applicable federal, state or local review agency.	<input checked="" type="checkbox"/>	
h. List of hazardous substances used, stored or generated at the proposed facility.	<input checked="" type="checkbox"/>	