

City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, January 8, 2020 – 7:00p.m.
City Hall Commission Chambers

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. **CALL TO ORDER**
 - a) Pledge of Allegiance
 - b) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the December 11, 2019 Regular Meeting Minutes
4. **APPROVAL OF THE AGENDA**
5. **ELECTION OF OFFICERS**
6. **COMMISSION COMMENTS**
7. **PUBLIC HEARING**
 - a) Parks and Open Space District Text and Rezoning
8. **OLD BUSINESS**
 - a) PUD19-02: 230 Wilcox, Zoned R-1,
9. **NEW BUSINESS**
 - a) 2020 Planning Commission Goals
10. **REPORTS AND CORRESPONDENCE**
11. **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2017-2022

GOAL I - QUALITY OF LIFE

OBJECTIVES

1. Support the neighborhoods with high-quality customer service
2. Engage in collaboration with private entities and surrounding municipalities to implement the [Joint Recreation Master Plan](#)
3. Improve communication with the public across multiple platforms
4. Maintain a high level of cleanliness throughout the City
5. Support and host a diverse variety of events that foster community and placemaking

ONE YEAR TASKS 2019-2020

- Restore operations for recreation programs after Hines Park bridge repairs are completed
- Explore funding and partnership opportunities to increase and enhance pedestrian crossings
- Finalize [City website](#) update
- Develop and adopt a Master Plan for Kellogg Park, including the fountain
- Develop and Implement strategy to market sponsorship opportunities to improve publicly owned assets
- Draft and approve amendments to [Tree Ordinance](#) to clarify implementation, enforcement, and scope

GOAL II - FINANCIAL STABILITY

OBJECTIVES

1. Approve balanced budgets that maintain fiscal responsibility
2. Advocate for increased revenue sharing with the State of Michigan
3. Encourage and engage in partnerships, both public and private, to share costs of services and equipment
4. Address the issue of legacy costs
5. Seek out and implement efficient and effective inter-departmental collaboration
6. Market our successes to attract new economic and investment opportunities

ONE YEAR TASKS 2019-2020

- Continue to support [Michigan Municipal League \(MML\)](#) efforts to [coordinate state initiatives](#) related to revenue sharing with municipalities
- Increase awareness of and support the [MML Save MI City campaign](#)
- Target revenue enhancements that support large capital projects, including grants and millages
- Explore internal and external potential for supplemental funding of legacy costs
- Develop a plan for capital improvement funding projects and purchases
- Explore enhanced investment opportunities

GOAL III - ECONOMIC VITALITY

OBJECTIVES

1. Continue to support and improve active, vibrant downtown branding
2. Support community and economic development projects and initiatives
3. Support a mix of industrial, commercial and residential development
4. Reference the [Master Plan](#) in economic decision-making

ONE YEAR TASKS 2019-2020

- Complete and approve the [DDA Master Plan](#)
- Address and implement recommendations in the [Redevelopment Ready Communities](#) baseline report
- Develop and approve city-wide economic development strategies (Saxton's property, parking system, connections between Old Village and the DDA, Bathey property remediation and development, 240 N. Main, Lumber Mart site)
- Identify other properties of significance to the economic development strategy
- Complete a community survey
- Increase collaborations with partners in the community
- Administer the City's [Master Plan](#) using implementation matrix ([Appendix Table 5](#))

GOAL IV - SERVICE AND INFRASTRUCTURE

OBJECTIVES

1. Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention and succession planning
2. Support and deliver safe and responsive emergency services
3. Maintain a sophisticated and responsive technology to communicate and manage data
4. Continually record, maintain, update, and improve City infrastructure

ONE YEAR TASKS 2019-2020

- Begin implementation of parking recommendations for City parking system
- Develop and utilize consistent message and branding across all platforms
- Develop and approve of plan for future delivery of emergency services
- Implement infrastructure asset management plan
- Approve agreement on sanitary sewer with [Western Township Utilities Authority \(WTUA\)](#)

2019 Planning Commission Goals
Adopted May 8, 2019

1. Develop a Master Plan Overview Presentation and present to all City Boards and Commissions to gain alignment and commitment towards utilization during and prior to their respective decision making. This goal will be led by Comm. Saraswat and assisted by Comm. Hawthorne, Comm. Kehoe, and Chair Sisolak.
2. To create the new zoning districts that are necessary in order to bring the zoning map in line with the master plan and to update the permitted uses matrix. This goal will be led by Comm. Kehoe and assisted by Comm. Joy and Comm. Offerman.
3. Collaborate with the City Commission and other City boards to create a comprehensive non-motorized plan and implement tactical steps as opportunities are identified. This goal will be led by Comm. Myslinski.
4. Research the use of form-based codes and overlay districts in the appropriate areas identifying appropriate incremental changes for a pilot implementation of form-based coding principles. This goal will be led by Comm. Silvers along with Comm. Adams and Chair Sisolak.



City of Plymouth
Planning Commission Meeting Minutes
Wednesday, December 11, 2019 – 7:00 P.M.
City Hall Commission Chambers

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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Phone 734-453-1234
Fax 734-455-1892

1. ROLL CALL

Chair Sisolak called the meeting to order at 7:01 P.M.
The Board said the Pledge of Allegiance.

PRESENT: Joe Hawthorne, Tim Joy, Jennifer Kehoe, Chuck Myslinski, Adam Offerman, Hollie Saraswat, Scott Silvers, and Karen Sisolak.

ABSENT: Shannon Adams

Also present was John Buzuvis, Community Development Director; Greta Bolhuis, Assistant Community Development Director; Sally Elmiger, Planning Consultant; and Nick Moroz, City Commission Liaison.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF MINUTES

a) Comm. Silvers, supported by Comm. Offerman, made a motion to approve the regular meeting minutes from November 13, 2019.

MOTION PASSED 8-0

b) Comm. Kehoe, supported by Comm. Myslinski, made a motion to approve the special meeting minutes from December 4, 2019.

MOTION PASSED 7-0 WITH ABSTENTION BY COMM. SARASWAT.

4. APPROVAL OF AGENDA

Comm. Kehoe, supported by Comm. Joy, made a motion to approve the agenda, as presented.

MOTION PASSED 8-0

5. COMMISSIONER COMMENTS

Chair Sisolak reminded the Commissioners the election of officers is next month.

6. PUBLIC HEARING

a) Sign Ordinance

Chair Sisolak briefly recapped the discussion from the December 4, 2019 special meeting on the sign ordinance. She explained the public hearing is for the approval of the final draft and upon approval will be forwarded to the City Commission.

Chair Sisolak opened the public hearing at 7:10 PM.

Mr. Buzuvis read a letter from Vicki Nicol, 337 Joy, dated December 19, 2019. Ms. Nicol thanked the board for their hard work and for addressing the concerns received from citizens.

Chair Sisolak closed the public hearing at 7:11 PM.

Board Discussion

Comm. Silvers asked about the change in the width of unobstructed sidewalk from 5 feet to 6 feet. Ms. Bolhuis stated the sidewalk café policy requires 6 feet of clearance.

Chair Sisolak identified typos where “freestanding” needed to be changed to “ground” sign.

Comm. Offerman thanked Ms. Bolhuis, Mr. Buzuvis, and Ms. Elmiger for all their hard work on the sign ordinance.

A motion was made by Comm. Kehoe, seconded by Comm. Myslinski, to recommend the approval of the final draft of the Sign Ordinance and be forwarded to the City Commission for their review.

MOTION PASSED 8-0

7. NEW BUSINESS

a) PUD 19-02: 230 Wilcox (Wilcox Mill), Preliminary PUD Review, Zoned R-1

Comm. Kehoe explained a conflict of interest.

A motion was made by Comm. Joy and seconded by Comm. Offerman to recuse Comm. Kehoe from this agenda item due to a conflict of interest.

MOTION PASSED 7-1

Ms. Elmiger presented her review. She explained the site was previously owned by Wayne County and had been used for storage. She explained there is a 2-story historic structure (approx. 4,800 square feet) that was designed by architect Albert Kahn that will be rehabilitated and reoccupied for live-work space, art gallery and gift shop, and private studio. Ms. Elmiger explained that the applicant is proposing the addition of a 2-story accessory building that is 6,400 square feet and an 1,800 square foot greenhouse. She asked the applicant to provide additional information for the site plan, PUD eligibility, schedule of regulations, parking and loading, circulation and sidewalks, and architectural elevations.

Greg Hoffman, applicant, presented his case. He explained the Mill Rouge project is a historic rehabilitation with a public/private partnership with Wayne County Parks. He explained the brief history of the site and explained this site was one of the village industrial mills, the fourth one built by Henry Ford. Mr. Hoffman explained they are in their due-diligence period with Wayne County and plan to close on the property in the spring. He explained that this building will be used as the headquarters of the Art Foundation. He explained the elements of the proposed use of the building and site which includes studio use for Tony Roko and apprentice artists, a small residential unit, and a gallery and educational space. Mr. Hoffman explained the site is 4.3 acres and that the wooded areas along the south and west portions the property will be untouched. He explained the existing parking lot will be resurfaced and outdoor events will have banked parking, to accommodate any excess parking needs. He explained the site will be compliant with floodplain requirements with detention ponds that will release into the tail race. He explained that site amenities will include a bike repair station, an inner child sculpture garden, and walking trails with pollinator gardens. Mr. Hoffman also explained Wayne County’s requirements for the sale of the property, which applies to any future owner.

Citizen Comments

Ellen Elliott 404 Irvin, spoke in support of the project. She felt that people will be drawn to this site and this project from all over.

Board Discussion

Comm. Myslinski asked about the proposed third floor. Mr. Hoffman explained that they are still in discussion with the State Historic Preservation Office on how an addition fits within the Secretary of Interior Standards. He stated it is not a prohibited addition.

Comm. Joy asked about the quonset hut (6,400 square foot accessory building). Michael Polmear, Giffels Webster Architects, explained that they looked at different shapes of buildings and determined that this style building would fit the park setting. He explained it would be used for the sculpture garden lawn maintenance equipment and additional storage space during the winter. It was explained the upper floor would be a garage for personal vehicles and some exhibit cars, to be displayed onsite. It was explained that this building would also house an area for framing artwork.

Chair Sisolak asked about the greenhouse. It was explained it would function like a non-permanent hoop house where vegetables and produce could be grown.

Comm. Hawthorne felt the project would be complimentary to Old Village and those entering the City.

Comm. Offerman felt this development provides a benefit right away. He asked the applicant to describe the coffee/kitchen areas. Mr. Hoffman explained there are kitchenettes for each floor.

Comm. Hawthorne asked about the tree inventory. Mr. Buzuvis explained the applicant intends to save all but a few trees.

Michael Polmear, Giffels Webster Architects, explained they are providing consulting for land planning services, land engineering, land surveying, and landscape architecture for this project. He explained they provided a tree inventory list which shows 166 trees. He stated five trees are slated for removal.

Comm. Silvers asked about building the quonset hut in the floodplain. Mr. Polmear explained that they felt the FEMA map is in error and that the County applied for a map amendment, which they believe will be granted.

Comm. Myslinski asked about the use public of the site and the hours for classroom use. Mr. Hoffman explained they anticipated one to two art classes per month with a monthly opening in the gallery. He explained the day to day would be for the Art Foundation and ongoing intern training. He explained there would be monthly events open to the public. Mr. Hoffman explained the sculpture garden and walking trails would be open to the public from dawn to dusk.

Comm Myslinski asked if the site would be private after the purchase. Mr. Hoffman explained it is a sale to a private entity.

Comm. Myslinski asked if the parking lot will be chained off. Mr. Polmear stated no and explained the parking lot would be used primarily by the employees of the art studio. He explained the parking requirement is based on the square footage of the building.

Comm. Offerman asked about the next steps. Mr. Buzuvis explained the PUD steps: preliminary PUD eligibility, preliminary site plan review, public hearing, and then the detailed drawings and final site plan review.

Chair Sisolak wanted time to review the additional information provided by the applicant. She asked about the sidewalk connection. Mr. Hoffman explained that the Master Plan calls for a non-motorized path located on the north side of Wilcox Road. He explained that discussions on a proposed sidewalk are occurring with Plymouth, Plymouth Township, and Wayne County Parks because the existing right-of-way on the south side is too narrow.

The Board discussed the layout of each floor and its use. Mr. Polmear explained the third floor would be residential and primarily two units that may need to be ADA compliant. Mr. Hoffman explained the first floor has some residential areas and may be moved up stairs instead. He explained that the floor plans are not final but that the intent is for a live-work space for Mr. Roko.

Chair Sisolak asked if there was any contamination on the site. Mr. Polmear explained there was a record of an iron bacteria on site in 2002, which is naturally occurring. He explained there was some trash that had hydraulic fluids that was cleaned up and mitigated in 2002, which the DEQ has closed out. Mr. Polmear stated there are no known contaminants on this site.

Chair Sisolak spoke about the plans not being totally completed yet, such as the third story. She spoke about the possible proposed motions the board members could make or not having to make a motion at all. She would like to know what the requirements are for the living space within the building.

Comm. Myslinski spoke in support of the proposed project with the sculptures and bike zones. He was disappointed that the Secretary of Interior Standards would not extend the same architecture for a proposed third floor. He would prefer the quonset hut be more of a barnlike structure. He asked that the parking be

moved from the front corner area, to being hid in back within the site. He would prefer the scale of the quonset hut to be smaller than the main structure.

Comm. Silvers would also like the parking tucked back within the site but would prefer the quonset hut remain the way it is proposed. He would like to see new drawings with all the new information on it.

Tony Roko explained the reasons for the quonset hut design. He explained the third floor was designed to maintain the same grid design as the existing structure.

The Board discussed Wayne County and the Secretary of Interior requirements and the quonset hut design.

Ms. Elmiger suggested the applicant revise the drawings to address concerns and comments received tonight.

Mr. Polmear explained the elevations. He explained the west side parking lot has a 705 elevation, the roof of the second building would have a 720 elevation, and the neighbor's lot has a 735 elevation.

Comm. Myslinski stated it will change from a view of vegetation to a view of open space asphalt.

Comm. Silvers asked the applicant to provide a section of the site with buildings/topography looking to the west.

The Board took no action on this agenda item.

8. OLD BUSINESS

a) Parks and Open Space District Text and Rezoning

Comm. Kehoe returned to the dais.

The Board discussed which properties would be rezoned.

Ms. Bolhuis explained that only City-owned parks and playgrounds would be rezoned at this time.

Comm. Myslinski asked about the process for rezoning additional properties that are not City-owned.

Mr. Buzuvis explained that rezoning could be initiated by the Planning Commission, Administration, or City Commission.

Ms. Bolhuis explained that when rezoning privately owned properties the property owner needs to be notified. She explained that neighboring properties are also notified and depending on the number of properties rezoned signage may also be required.

A motion was made by Comm. Myslinski, seconded by Comm. Kehoe, to set a public hearing for the January meeting.

MOTION PASSED 8-0

9. REPORTS AND CORRESPONDENCE

Mr. Buzuvis provided an update on the Starkweather School project. He explained they have done a significant amount of site work (parking and landscaping) and are making progress inside the building including floor and cabinet installation in some of the units.

10. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Joy, supported by Comm. Kehoe to adjourn the meeting at 9:14 PM.

MOTION APPROVED UNANIMOUSLY.



**Plymouth Planning Commission
Public Hearing Notice**
Wednesday, January 8, 2020 - 7:00 p.m.
Plymouth City Hall Commission Chambers

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234 x 232

A Public Hearing to review proposed ordinance language & amendments will be held at the regular meeting of the Planning Commission on Wednesday, January 8, 2020 at 7:00 P.M. in the Commission Chambers of the City Hall, 201 S. Main Street, Plymouth, MI, to consider the following:

PUBLIC HEARING FOR:

Parks and Open Space District Text and Rezoning

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, MI 48170, (734) 453-1234, Ext. 234

P-OS Parks and Open Space District

Intent

The P-OS, parks and open space district, is intended to preserve, protect, and establish public parks, parkways, playgrounds, open space, natural features, and areas for active and passive recreation throughout the City of Plymouth.

Principal Uses Permitted

In a parks and open space district, no building or land shall be used and no structure or building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter.

Permitted uses:

1. Publicly owned and operated parks, parkways, and recreational lands and facilities.
2. Open space areas for passive recreation and educational activities, including but not limited to, walkways, bicycle paths, trails, benches, community gardens, outdoor stages, and open-air venues.
3. Active recreation including but not limited to sports fields and courts, and skate parks.
4. Playgrounds and play structures.
5. Cemeteries and structures associated with interment.
6. Essential public services.
7. Other uses which are similar to the above uses, as determined by the Planning Commission.
8. Accessory structures, such as picnic pavilions, historical or cultural monuments, and storage facilities, when customarily incidental to the above permitted uses.
9. Parking areas when customarily incidental to the above permitted uses.

Special Land Uses

None.

Area and Bulk Requirements

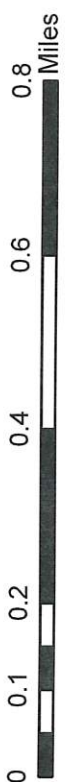
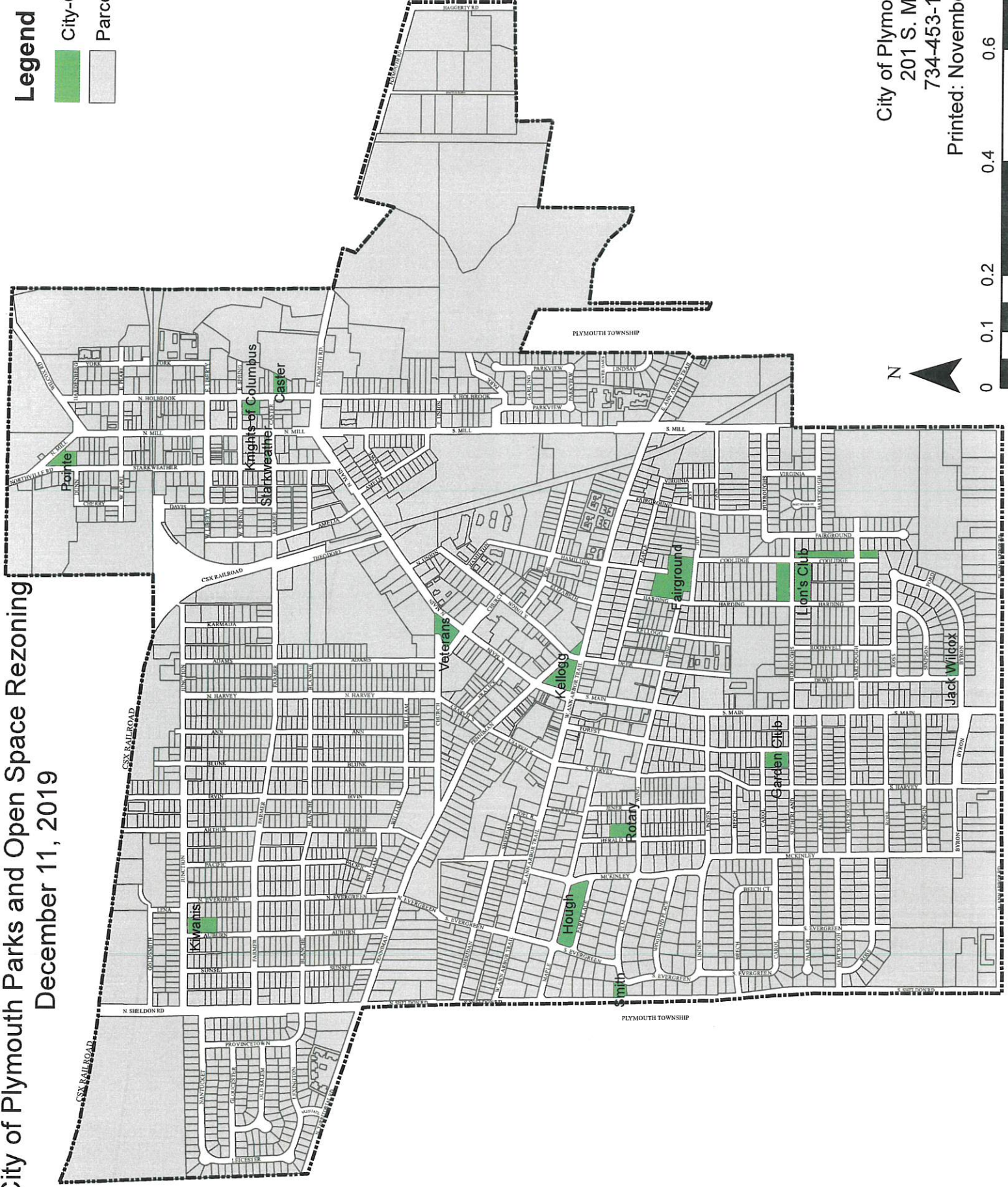
See Article XVII of this chapter for the schedule of regulations which limits the height and bulk of buildings and minimum size of lot, organized by permitted land use.

| Zoning District | Minimum Size Lot Per Dwelling Unit | | Maximum Height of Structures | | Minimum Yard Setback (Per Lot in Feet) | | | | Minimum Floor Area Per Unit (sq. ft.) | Maximum % Lot Area Covered By All Buildings | Maximum Floor Area Ratio |
|----------------------|------------------------------------|-------|------------------------------|---------|--|-----------|--------------|------|---------------------------------------|---|--------------------------|
| | Area in sq. ft. | Width | In stories | In feet | Front | Sides | | Rear | | | |
| | | | | | | Least one | Total of two | | | | |
| Parks and Open Space | N/A | N/A | 1.5 | 15 | - | - | - | - | N/A | - | N/A |

City of Plymouth Parks and Open Space Rezoning December 11, 2019

Legend

- City-Owned Parks
- Parcels



City of Plymouth GIS
201 S. Main
734-453-1234

Printed: November 18, 2019



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December 16, 2019

Planning Commission
City of Plymouth
201 South Main Street
Plymouth, MI 48170

Re: REVISED AND RESTATED SUBMISSION of Application by Mill on Rouge, LLC for Planned Unit Development and Site Plan Approval for 230 Wilcox Road, Plymouth, MI (“Application”)

Dear Planning Commission:

As you know, Mill on Rouge, LLC (“Applicant”) appeared before the City of Plymouth (“City”) Planning Commission on December 11, 2019 (“Meeting”). In light of the comments received at the Meeting, for clarity and simplicity, the Applicant is restating its Application and related materials to clarify and respond to the issues raised by certain members of the Planning Commission in a single submission. Attached hereto are the following:

1. Application for Planned Unit Development;
2. Letter of Authority from Wayne County;
3. Site Plan and Tree Inventory;
4. Elevation showing additional proposed building from streetview;
5. A list of pertinent provisions from the Approval of the Sale of the Wilcox Mill Building, 230 Wilcox, Plymouth, MI, as it relates to development restrictions;
6. Updated Wetland Delineation/Determination Report prepared by Atwell;
7. Proposed Construction Phases;

DEC 16 2019

8. A list of community project partners and supporters; and
9. Rehabilitation Standards and Guidelines.

Since the submission of the Original Application, the Applicant has made the following revisions to the Site Plan:

- i. Labeled all current land uses of abutting properties;
- ii. Noted on Sheet C-2 that the parcel is within the 100-year floodplain. The floodplain boundary is located on the plans. (However, as noted at the Meeting, the County has applied for a floodplain map amendment and the Applicant believes the Property will be removed from the floodplain);
- iii. The coffee areas have been revised to indicate that they are kitchenettes;
- iv. The additional proposed building has been reduced in size and labeled as a proposed building; and
- v. The parking area on the North along Wilcox has been moved back and additional vegetative screening has been added.

We again want to reiterate that we are delighted to be able to bring this once in a lifetime project to the City. For years the aging former Plymouth Engine Tap Plant located at 230 Wilcox Road, Plymouth, MI 48170 (“Property”), also known as the Wilcox Mill (“Mill”) has languished, failing into disrepair. The Applicant was recently awarded a public-private partnership by Wayne County after a lengthy review process through the County for a rehabilitation and adaptive reuse of the historic the Mill (“Project”).¹

The Property is 4.275 acres and the Mill located thereon is a nearly 100-year-old historic structure designed by Albert Kahn for Henry Ford, and originally powered by a Thomas Edison hydroelectric generator. This site has both regional and national historic significance through its roles in both the automotive industry, as a Ford Motor Company part factory from 1923 to 1947, and as part of the “Arsenal of Democracy” during World War II when production was converted to engine parts for the B24 Liberator Bomber.

¹The Property cannot be sold or developed without approval from Wayne County, which is a complex and lengthy process subject to multiple competing bids.

The building and surrounding Property are in desperate need of rehabilitation, remediation, and revitalization, and the site is not currently open to the public or accessible access.² The Applicant is proposing a comprehensive rehabilitation and adaptive reuse of the building and grounds into a dynamic campus to foster the arts, including a large area which may be utilized as a sculpture garden and is intended to be a park like space, while also tying into the Hines Parkway recreation and greenspace. These uses will be coupled with residential living space, including for the artist in residence, Tony Roko, who is an award-winning, world class artist along with other complimentary uses to support the financial model of the Project. Tony's profile will serve as a creative engine and attraction for this space and the community at large.

Specifically, this project will transform the currently vacant and blighted site into an exciting new beacon of arts, culture, and Plymouth and Wayne County heritage. The main components of the development include:

- The historical rehabilitation and adaptive reuse of the Plymouth Mill Building into a mixed-use building in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as defined by the United States Department of the Interior.
- Residential living space available for lease from Mill on Rouge, LLC which will provide a portion of the income stream to support the Project.
- Art Foundation, a 501(c) nonprofit will provide art training to underserved youth populations, local students, and others in the community.
- The Art Foundation Gallery – showcasing the artwork of AF Students as well as openings for other artists.
- First floor and outdoor space which may be leased for parties and receptions by community residents and others.
- An arts education flex space for arts programming and on-going art entrepreneurial training.
- Available space on the first floor for lease to support the underlying mission, as well as temporary pop-up retail booths;

² There are No Trespassing signs posted on the Property. Notwithstanding this fact, we understand that from time to time various people have attempted to use the site as a parking area for fishing.

- A small gift shop for the Art Foundation to assist in raising funds for its educational mission.

- Outdoor features that integrate this Project into the Hines Park and recreation areas including;
 - Protection of a vast number of natural woodlands and trees on the Property. Only a limited number of trees will be removed of the 40 trees having an average dbh of 12" or greater, with most all being preserved.

 - An open space area called the "Inner Child Sculpture Garden" ("Sculpture Garden") will be provided by the Applicant with contributions from the Art Foundation. It is anticipated that the Art Foundation will be providing sculptures as funding permits through its 501(c)(3) company. The vision contemplates that sculptures would be designed by AF students (and/or donated by other third parties) and the winning designs created by these children would then be translated into life-size sculptures that look like the child's design by a third party vendor, with student design winners potentially earning a design stipend. This Sculpture Garden will be an evolving concept and, while privately owned, operated and maintained by the Applicant, will be integrated into the Hines Parkway and open for visitors to the extent possible and when not in private use.

 - A dedicated bike air-fill station and repair area for the benefit of cyclist traveling along the Hines Parkway will be provided by the Applicant, which will be open from dawn to dusk.

 - Outdoor programming space and rentals for events and activities relating to the educational and community benefits of the Project. These may include local community art shows, auto shows, merchant markets, historical and Property tours, weddings, presentations, talks, art fairs, food truck events, local school field trips, and other events. Each of these uses will be provide income and funding to help sustain the Project. An additional banked parking area is proposed to accommodate parking for this type of programming as well as community events.

 - Coordination of partnership events with local schools (i.e. Starkweather) and local businesses such as Westborn Market and others.

- A greenhouse on site which will be provided to grow vegetables and flowers and plants for sale at local farmers markets and potentially at Westborn Market in Downtown Plymouth. This will further enhance the agricultural components of the site, and is a further connection to the original vision of Henry Ford in the creation of the Village Industry Mills to integrate the automotive industry with agriculture.
- An additional proposed building, which will provide needed storage for event equipment as well as maintenance vehicles for the Sculpture Garden and greenspace areas as well as a framing studio for the artists. The building's design pays homage to the industrial design and legacy of Albert Kahn and the historical use by Ford Motor Company.
- The Property contains 0.2 acres of wetland which comprises only 0.47% of the total site and will be regulated by EGLE. It is not impacted, as no improvements are proposed for the wetland.
- The Art of RoKo Studio for RoKo and his apprentices, students, and visiting artists.
- A live-work space for Tony RoKo, the artist in residence which will support the mission of the Art Foundation and creative components of the overall project.

Mill on Rouge, LLC will be the sole owner of the Property. The Art Foundation and Tony Roko will each lease space from Mill on Rouge, LLC as tenants. The resulting arts campus and Sculpture Garden will serve as the new gateway to Plymouth, at the same location where the existing "Welcome to Old Village Plymouth" sign is located, creating better connectivity between the town and Hines Parkway system, while also helping to create better cultural and creative connectivity between the Plymouth Community and all of the communities of Wayne County.

The chief creative engine of this project is Tony RoKo, who will be the artist in residence living and working at the Property. It is critical to incorporate adequate living space in the Mill for this purpose. Tony is an acclaimed artist and life-long Plymouth resident. His high profile will energize and elevate the activities at this space and fuel its underlying mission.

This Project presents a dynamic and exciting opportunity for the City, which will ensure a commitment to the protection and preservation of the living artwork of Albert Kahn's architectural legacy, while leveraging a world-class artist to provide significant community outreach as outlined above and a one of a kind showcase development for the City.

I. THE PLANNED UNIT DEVELOPMENT ELIGIBILITY & SITE PLAN:

Given the unique challenges facing this Property, the Planned Unit Development (“PUD”) provides the necessary design and planning options to permit flexibility and encourage the innovated uses proposed by the Applicant in order to, at the same time, preserve and protect the significant historical and architectural features of the Mill, among other things. Under the City’s Zoning Ordinance (“Ordinance”), a PUD may be applied for in any zoning district and any land use may be authorized under the PUD. *See* Ordinance, Section 78-311. The Applicant clearly meets the eligibility requirements as it must only meet one of the below criteria, and it satisfies all four.

Article XXIV. Sec. 78-311

(C) The applicant for a planned unit development must demonstrate all of the following criteria as a condition to being entitled to planned unit development treatment:

(1) Grant of the planned unit development will result in one of the following:

a. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;

The Project meets this criterion as it will rehabilitate a neglected historic structure and transform a blighted, postindustrial lot into green space with a park like area, featuring agricultural installations and plantings, walking paths through the Sculpture Garden, a dedicated air-fill station for cyclist, and reinforced turf areas for outdoor programming. The design of the Project and planned uses will aid in supporting the overall mission of the Project.

b. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;

The Project meets this criterion as it includes the preservation of the non-invasive trees on the site (most all of the trees with a dbh above 10” are proposed to be preserved), as well as the reintroduction of native flowering grasses and flowers after clearing of blight and debris and regrading for stormwater compliance. The Project also includes the protection of any existing wetlands, as well as the protection of the historic tailrace structure.

- c. Long-term protection of historic structures or significant architecture worthy of historic preservation; or*

While the Applicant has demonstrated it meets PUD eligibility under (a) and (b) above, it must be noted that PUD eligibility is met by criteria (c) alone and that no other criteria need be met as the Project centers on the rehabilitation and adaptive reuse of the historic Mill, a nearly 100-year-old historic structure, designed by Albert Kahn for Henry Ford, and originally powered by a Thomas Edison-designed hydroelectric generator. The test here is not whether any developer of this site would protect this historic structure, but whether the Project will do so. The Applicant was specifically selected by Wayne County for this express purpose after an exhaustive review.

The rehabilitation of the Mill will all be done according to the Secretary of Interior Standards for Rehabilitation to best preserve the historical integrity of the building, and is a deed restriction included in the development agreement with Wayne County. These measures are also part of the longer sustainability plan for the site.

- d. A nonconforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.*

The site will be more conforming in that the existing storm water management is currently nonconforming and this Project will bring that storm water management into conformity with the Ordinance. Moreover, the rehabilitation and removal of blight will render the site less offensive.

- (2) The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities.*

The Project will not create an increased burden on public services or facilities. The proposed use requires less water and sewer usage and fewer vehicular trips than allowed under current zoning. In fact, if the site were developed as currently zoned (Single Family Residential) it would likely yield 12-15 single family units. The site is served by public streets and will be served by public utilities. The site plan includes bringing the site into compliance with applicable stormwater and floodplain regulations with the addition of stormwater quality and flood storage facilities. This will be the first time the site will be in compliance with any such regulations.

- (3) The proposed planned unit development shall be consistent with the public health, safety and welfare of the city.*

The Project will be consistent with the public health, safety and welfare of the City. In fact, the proposed development will dramatically improve the public health and safety of the site over its current state through the removal of debris, rusted metal structures and fencing, and blight. The Project will also remove the existing public safety hazards related to the neglected structure and improve stormwater quality.

- (4) *The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land.*

The Project will have a very positive environmental impact with implementation of stormwater best management practices to the site. The proposed development also includes the preservation, rehabilitation, and adaptive reuse of a deteriorated historic structure, guided by the Secretary of Interior Standards for Rehabilitation. The Project will transform a blighted lot into a passive area with walking trails, Sculpture Garden, as well as provide an art showcase.

- (5) *The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties.*

The Project will eliminate the public works compost and storage yard, which is a current eyesore to surrounding properties, converting it into green space with a Sculpture Garden. The existing historic structure will be rehabilitated and activated, rather than being boarded up and closed or demolished. And new pedestrian access will be created on the site through the Sculpture Garden. These site improvements have no anticipated negative economic consequences on the surrounding properties.

- (6) *The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this article.*

The Project will be under single ownership of Mill on Rouge LLC with various entities that will lease from Mill on Rouge, LLC, such as the Art Foundation and Tony Roko, among others.

- (7) *The proposed planned unit development shall be consistent with the goals and policies of the city master plan.*

The Project meets the spirit of the master plan through the preservation and repurposing of the Mill and the creation and maintenance of a park like green space area.

- (8) *The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts.*

The Project will reactivate the existing historic building with the addition of a proposed building all being less intense than what could be developed under current zoning (R-1) and what is currently existing on one adjacent parcel (RM-2) with existing 4-story elevation.

- (9) *A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.*

Again, the PUD zoning is necessary to accomplish the rehabilitation and preservation of the historic structure, as well as the implementation and operation of the various art programs in the proposed development through a mixed-use environment. Given the significant challenges of developing this site, a PUD is the best vehicle to facilitate its return to beauty and grandeur.

II. RESPONSES TO CWA REPORT:

Below are direct responses to the Carlisle Wortman Associates, Inc. (“CWA”) report prepared on December 6, 2019 (“Report”):

1. What is the regulatory status of tail race (i.e. Is it regulated by EGLE?) and regulatory status of large wetland that straddles the southeast corner of the project site.

RESPONSE: Atwell, LLC’s Updated “Wetland Determination/Delineation Assessment Report” states that it’s their professional opinion that the wetland should be considered regulated by EGLE. Application has been made by the Applicant to EGLE for wetland confirmation and tail race jurisdiction.

2. Provide a fuller description of proposed uses including:

- a. Will the lower level public studio be used as a retail art gallery, classroom, event space? If so, the number of events/classes per month need to be provided.

RESPONSE: See above. The lower level studio will be utilized for art education and training by the Art Foundation, Tony Roko and visiting artists. It may also be leased for various events, all of which will support the Project. It is anticipated that there will be 1-2 monthly events and some signature events throughout the year to promote and advance the mission of the Art Foundation. There may also be private showings and the gallery will be open to the public on certain days of the month.

- b. Is the lower level live/work unit an office?

RESPONSE: Yes. This space is intended for use by the artist in residence as both a living area and work area. The artist in residence, Tony Roko, will provide a creative engine to the project as well as national name recognition.

- c. How will be coffee stations be used? Are these spaces actually kitchens?

RESPONSE: These areas are actually kitchenettes and have been relabeled as such on the updated site plan.

- d. Will the upper level private studio also be used for events/classes? If so, the number of events/classes per month needs to be provided.

RESPONSE: This area will be reserved for private exhibitions only with occasional private events being held in the space to promote the artist and his work.

- e. Where will the occupants of the new third floor live/work units work? Will these units only have one-bedroom?

RESPONSE: This is additional space for the artist in residence as part of the living area provided in the building.

3. Locate easement of tail race on site plan, if any.

RESPONSE: No easement is required. The tail race is not functional and has been closed for many years.

4. Consider locating gravel trail on other side of entry drive to move further away from southern wetland.

RESPONSE: The Applicant has considered this, but believes the current location is sufficient as there is no impact on the wetland. The other side of the entry drive would require significant grading impacts and is not desirable.

5. Provide description of how proposed grading and greenhouse will impact the floodway.

RESPONSE: Any fill that occurs in the floodplain will receive compensating excavation to offset any loss of flood storage volume. The Applicant will obtain a permit from EGLE to insure there is no impact to the neighboring sites.

6. Whether the proposed utilities meet the criterion needs to be confirmed by the City's Engineer and an opinion provided at this stage of the project review.

RESPONSE: There is sanitary sewer on the Property as noted on the site plan. In addition, all franchised utilities (electricity, gas, etc.) are present on the

Property. As noted on the Site Plan, domestic water service will be extended from the main located at Holbrook and Wilcox.

7. Provide description of contamination on this site, and EGLE's role in overseeing the remediation approach and/or implementation.

RESPONSE: As addressed at the Meeting, the Applicant is reviewing this with Wayne County, but does not believe there is contamination on site based on the preliminary information provided to date. Further clarification on this issue will be provided as the PUD and Site Plan process progresses.

8. Will the property owner be the one principal in control and subject to the development agreement?

RESPONSE: Yes. Mill on Rouge, LLC will be the sole owner in control of the Property subject to the Development Agreement. The Art Foundation and Tony Roko will lease space from the Mill on Rouge, LLC.

9. The need for such a large accessory building needs to be further described.

RESPONSE: As discussed at the Meeting, the building is now identified as a proposed building and not an accessory structure. It is necessary to provide storage for event equipment as well as site maintenance equipment and storage for vehicles. The upper level will be utilized for vehicular and equipment storage along with an area for framing. The lower area will primarily store event and other site related equipment. However, the Applicant has considered the comments of the Planning Commission, and, as a result, reduced the size of the additional proposed building and provided an elevation to better visualize it in relation to the Mill.

- C. **Schedule of Regulations.** Proposed building height/number of stories of renovated historic building.

RESPONSE: The proposed third level to the existing building will bring the total number of stories to two stories (north side), three stories (south side), and an average of 2.5 stories as noted on the plans. The additional living space is necessary for the artist in residence and to support the Project and its mission. With regard to the third floor, we have attached a copy of the outline of the rehabilitation standards and guidelines. It is the Applicant's position that the third floor meets rules 9 and 10 exactly and is ADA compliant. The live work unit in the existing building will be completely

barrier free and therefore the additional residential area on the third floor will not be required to be accessible. In addition, the Michigan Building Code provides: "An accessible route is not required to stories and mezzanines that have an aggregate area of not more than 3000 sq. ft. and are located above and below accessible levels." An elevator is part of an accessible route when there are multiple floors. Since each floor of the existing building are accessible via the parking areas located on each side of the Mill, the upper (third) floor is exempt and an elevator is not required. The building renovations will include all other barrier free items, such as accessible parking, ramps, entrances, doorways, maneuvering space, plumbing fixtures, toilet rooms, electrical apparatus, kitchen cabinets, countertops and appliances.

- D. Parking/Loading.** 1. Planning Commission to determine if banked parking needed to accommodate future uses. 2. Reduce size of accessory building and move banked parking closer to building (and out of trail loop/trees). 3. Add loading/unloading space to site plan; show turning movements of truck types expected to make deliveries/pick-ups.

RESPONSE: The Applicant believes that banked parking will be necessary to accommodate event parking from time to time. Larger events will be important to supporting the overall Project model. Deliveries / pick-ups will be made by pickup truck or short body delivery van. Deliveries/pick-ups will be made to the east side of the lower level using the circular area for turn-around.

- E. Circulation.** 1. Need for Wayne County Road Commission approval of new use of existing driveway, and drop-off area/Wilcox parking lot. 2. Recommend that drop-off lane be narrowed so that partition between this lane and Wilcox Road can be widened to accommodate trees and landscape screening. 3. Additional justification for one-way in and one-way out configuration of Wilcox parking lot.

RESPONSE: The Applicant understands the need for Wayne County approval. The drop off lane needs to be a minimum of 15' wide for safe use. The island will be 5' wide to allow for some planting of shrubs for screening.

- F. Sidewalks.** 1. Pedestrian connection to the building along south side of Wilcox Road from Hines Drive. 2. Need for elevator to meet Americans with Disabilities Act requirements.

RESPONSE: The Applicant does not believe that this is necessary at this time as the additional crossings and improvements have not been constructed by Wayne County. Moreover, the existing conditions, including limited space,

a guard rail, and steep embankment, among other factors, make connection to the building on the south side impractical. Further, this would add a significant expense that would otherwise impact the feasibility of other critical components of the Project. The Applicant will be providing a pedestrian pathway for the Sculpture Garden.

G. **PUD Agreement.** Develop PUD Agreement with performance guarantees for public benefits.

RESPONSE: The Applicant will cooperate in developing a PUD Agreement which is in compliance with the requirements of the City's Ordinance.

G. [sic]**Architectural Elevations.** 1. Applicant to describe how restoration standards of the historic building will be enforced/approved.

RESPONSE: These items are addressed in Tab 5.

III. CONCLUSION:

Due to the public-private partnership structure with Wayne County and the terms of the underlying acquisition, we would respectfully request that this matter be scheduled for public hearing as soon as practicable.

We trust the foregoing adequately addresses the issues discussed at the Meeting and will further assist the Commission in reviewing this matter. We will address any further questions as it relates to these issues at the Planning Commission Meeting on January 8, 2019.

Regards,

DYKEMA GOSSETT, PLLC



Stephen R. Estey

Enclosure

CITY OF PLYMOUTH
201 S. MAIN STREET
PLYMOUTH, MI 48170
PHONE (734) 453-1234
FAX (734) 455-1892

APPLICATION FOR SITE PLAN REVIEW

**MUST HAVE A PRE-APPLICATION MEETING PRIOR TO SUBMITTAL
UNLESS WAIVED BY THE COMMUNITY DEVELOPMENT DIRECTOR**

**ALL SITE PLAN APPLICATIONS “MUST” MEET THE DEADLINE AND BE PAID BY 3PM.
THERE WILL BE “NO” EXCEPTIONS**

(Required for all Multiple Family Residential, Single Family Cluster Residential, and all Non-Residential development.)

GENERAL INFORMATION

Site plans for all Multiple Family Residential, Single Family Cluster Residential, and all Non-Residential developments must be reviewed and approved by the City of Plymouth Planning Commission before building permits may be issued.

This application and all necessary supportive documentation must be submitted with **SIXTEEN (16) COPIES FOLDED AND STAPLED** to the Building and Engineering Department before the review process can begin. Site plans submitted for review must be in the hands of the City **BY 3:00 PM THE DEADLINES FOR THE PLANNING COMMISSION MEETINGS ARE LISTED ON THE WEB SITE.** **SITE PLAN REVIEW FEE \$1,500.00 Plus \$50/acre or fraction thereof**

Applicants seeking site plan approval are encouraged to familiarize themselves with the City of Plymouth Zoning Ordinance, Zoning Map, and Master Plan in order to assure that:

1. The land is properly zoned to permit the use proposed for development of the site; and,
2. The building height, bulk, density, area, off-street parking, landscaping and screening requirements of the zoning ordinance are met.

Copies of the Zoning Ordinance, Zoning Maps and Master Plans may be obtained from the Building Department. The Zoning Ordinance is also available from the City’s website at <http://www.ci.plymouth.mi.us>

Applicant MUST receive invoice from Comm. Dev. Dept. before payment

REVIEW PROCESS

This application will be initially reviewed for completeness by the Building and Engineering Department. Applications, which are incomplete, will be returned for modification.

Following receipt, applications are distributed to City department heads and to the City's planning consultant where they are reviewed for compliance with City codes and ordinances.

The Building and Engineering Department notifies applicants of the date and time of the Planning Commission meeting during which the application will be reviewed. They will also provide applicants with a copy of the planning consultant's comments and recommendations concerning the application. **UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH THE CHAIRMAN IN ADVANCE, THE PLANNING COMMISSION WILL NOT REVIEW A SITE PLAN UNLESS THE APPLICANT OR HIS/HER AUTHORIZED REPRESENTATIVE IS PRESENT AT THE MEETING.**

THE PLANNING COMMISSION MEETINGS ARE THE SECOND WEDNESDAY OF THE MONTH IN THE CITY OF PLYMOUTH COMMISSION CHAMBERS, 201 S. MAIN STREET, PLYMOUTH, MI AT 7:00 PM.

**CITY OF PLYMOUTH
APPLICATION FOR SITE PLAN REVIEW**

- A. THE FOLLOWING INFORMATION IS TO BE COMPLETED BY THE BUILDING AND ENGINEERING DEPARTMENT AT THE TIME OF APPLICATION SUBMITTAL:

SITE PLAN NUMBER: _____

- B. THE FOLLOWING IS TO BE COMPLETED BY APPLICANT PRIOR TO SUBMITTAL OF SITE PLAN (PLEASE PRINT OR TYPE).

| | | |
|-------------------------------|-----------------|---|
| ADDRESS OF DEVELOPMENT | PROPOSED | <u>230 Wilcox Rd Plymouth, MI 48170</u> |
|-------------------------------|-----------------|---|

1. Developers Name Mill on Rouge, LLC. - Owner: Tony Roko
- Address 1182 Roosevelt St. Plymouth, MI 48170
- Phone/Fax Number 734-576-2600
- Email Address info@artofroko.com

(ALL CORRESPONDENCE FROM THE CITY WILL BE MAILED TO THIS ADDRESS)

2. Legal Property Owner Wayne County (see attached authorization letter)
- Address 500 Griswold Detroit, MI 48226
- Phone/Fax Number p: 313-967-1034 / f: 313-224-8458
- Email Address krahal@waynecounty.com (Khalil Rahal - Assistant County Executive)

3. Site Plan Designers Name _____
- Firm Name Giffels Webster / Michael Boggio Architects
- Address 1025 E. Maple Rd., Suite 100 Birmingham, MI 48009
- Phone/Fax Number p: 248-852-3100 / f: 248-852-6372
- Registration No Please see plans for seals
- Email Address mpolmear@giffelswebster.com - Mike Polmear - Principle

Applicant MUST receive invoice from Comm. Dev. Dept. before payment

refreshment, dance halls, and assembly halls without fixed seats.

Number of persons allowed within the maximum occupancy load as established by the fire marshal.

n/a _____ People

e. For auto washes.

Number of employees and the number and length of wash lines.

n/a _____ Employees

n/a _____ Feet of lines

f. For beauty parlors, barbershops, bowling alleys, laundromats and coin operated dry cleaners, motels or hotels, motor vehicle sales and service establishments and banks.

n/a _____ Number of chairs

n/a _____ Number of lanes

n/a _____ Number of washing (or dry-cleaning) and drying machines

n/a _____ Number of auto service stalls in the service room

n/a _____ Number of teller cages/windows

g. For gasoline/service stations.

Number of lubrication stalls, racks or pits and number of gasoline pump stands.

n/a _____ Lubrication stalls

n/a _____ Pump stands

h. For professional offices of doctors, dentists or similar professions.

Number of examining rooms, dental chairs or similar use areas.

n/a Chairs

- i. For industrial, furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician or similar trade, shoe repair and other similar uses.

Maximum number of shift employees per shift.

n/a Employees

Prior to submittal of a site plan, the applicant shall review the following elements for inclusion, where applicable, on the proposed plan. All such required information shall be clearly noted on the site plan, and not on any attachment to the site plan, and shall be in sufficient detail to meet the intent and purpose of the review process.

The applicant shall make a check mark in the left hand column marked "Applicant" only and shall mark all applicable elements. If a particular item is not applicable to the site plan, the letters "n/a" should be written in the space. A check mark by the applicant for each of the applicable elements shall indicate that the applicant has checked that element against the site plan and that the information called for in that particular element is properly noted on the site plan.

If the applicant is satisfied that all such information required herein is properly noted on the site plan, the applicant shall sign and date the check list in the place provided and submit the signed application with the site plan to the Building and Engineering Department.

**Element to be included on
Site Plan**

**Checked by
Applicant**

- | | | | |
|----|--|---|-------|
| 1. | Name of Development | <u>Mill on Rouge</u> | _____ |
| 2. | Name, address & phone number of: | | |
| | a. Developer | <u>Mill on Rouge. LLC</u> | _____ |
| | b. Legal owner | <u>Wayne County (see attached authorization letter)</u> | _____ |
| | c. Designer/firm | <u>Giffels Webster / Michael Boggio Architects</u> | _____ |
| | d. Designer's registration number and seal (*) | <u>Please see plans for seals</u> | _____ |

(*) If the designer is a registered professional, the site plan shall include the designer's seal. For projects of less than \$15,000 and single family residential buildings of less than 3,500 square

feet, the designer need not be a registered professional, but should have sufficient experience and knowledge of site plan design to satisfactorily prepare a plan in accordance with the guidelines set forth herein. A seal of a registered professional is required on all Multiple Residential and all Non-Residential projects greater than \$15,000.

3. Scale of Drawing/Paper Size

a. Scale - Engineers scale on plan view appropriate to size of site to adequately detail the layout but in no case less than 1"=100'. Building elevations (exterior wall facade) drawings and floor plans may use architects scale of 1/8"=1' or a suitable scale of similar size.

b. Paper size – **not to exceed 24" x 36**

4. Date See drawings

**Element to be included on
Site Plan**

**Checked by
Applicant**

5. North Point see drawings

6. Complete legal description of the entire site (i.e. Metes and Bounds) description if acreage parcel, lot number(s), and subdivision name. All legal descriptions shall include:
 - a. Gross number of acres see drawings
 - b. Net usable acres see drawings
 - c. Section Number see drawings

7. Vicinity sketch or site location map which does not have to be drawn to scale.

8. The location of all existing and proposed in ground and above ground on site utility easements including their connection capability to off-site utility easements. The applicant shall provide a statement verifying that he has researched the availability of all public utilities involved in the site development and is satisfied that same is available and of adequate capacity to meet development needs (*).

(*) The applicant may want to retain the services of a professional engineer to conduct a utility feasibility survey for the site. When such studies are made, a copy shall be submitted as a part of this check list. The site plan should also include a dimensional survey

9. The provision of a water supply adequate to serve the development for both potable water and for fire emergency use shall be satisfactorily shown to exist or to be provided for.

The location of all existing fire hydrants within 300 feet of the development shall be shown on the site plan.

**Element to be included on
Site Plan**

**Checked by
Applicant**

- | | | |
|---|---------------------|-------|
| 10. Grading plan and floor elevations. Drainage of the site shall be shown to adequately assure storm water run-off will not adversely effect off-site properties | <u>see drawings</u> | _____ |
| 11. Water retention or detention ponds are designed to provide a natural appearing pond with side slopes of no greater than 6 on 1 appropriately landscaped and without fencing | <u>see drawings</u> | _____ |
| 12. Location of woodlands, wetlands and waterways shall be shown on the site plan and on property immediately abutting the site under consideration at the adjacent property line | <u>see drawings</u> | _____ |
| 13. Existing zoning classification | <u>see drawings</u> | _____ |
| 14. Existing zoning classification of adjacent parcels | <u>see drawings</u> | _____ |
| 15. Existing land use on adjacent parcels | <u>see drawings</u> | _____ |
| 16. The location of all existing buildings and structures within 100' of the parcel | <u>see drawings</u> | _____ |
| 17. The location of all buildings and structures on site including photos of such structures if they are to remain (*). | <u>see drawings</u> | _____ |

(*) Photographs are optional - they will be useful in the review process if provided.

**Element to be included on
Site Plan**

**Checked by
Applicant**

| | | | |
|-----|---|---------------------|-------|
| 18. | All building structure heights. (Existing & Proposed) | <u>see drawings</u> | _____ |
| 19. | Location of all off-street parking spaces, including required handicapped spaces, vehicle maneuvering lanes, and service drives. | <u>see drawings</u> | _____ |
| 20. | Location of all loading/unloading facilities. | <u>N/A</u> | _____ |
| 21. | Location of all driveways, drives and turning lanes. | <u>see drawings</u> | _____ |
| 22. | Location of all drives, driveways and intersections across abutting streets from parcel. | <u>see drawings</u> | _____ |
| 23. | Names, locations, existing and projected right-of-way widths as shown on City, County thoroughfare ROW plans, centerline, and pavement widths of all bordering roads, streets, and easements. | <u>see drawings</u> | _____ |
| 24. | Location of all sidewalks, footpaths and bikeways. | see drawings | |

**Element to be included on
Site Plan**

**Checked by
Applicant**

- | | | | |
|-----|---|--|-------|
| 25. | Critical site dimensions: | <u>see drawings</u> | _____ |
| | a. Along property lines. | <u>see drawings</u> | _____ |
| | b. Between buildings. | <u>see drawings</u> | _____ |
| | c. Between parking and buildings. | <u>see drawings</u> | _____ |
| | d. Between parking and parcel lines. | <u>see drawings</u> <u>see drawings</u> | _____ |
| | e. Between principal and accessory buildings. | <u>see drawings</u> | _____ |
| | f. Parking space width and length (typical). | <u>see drawings</u> | _____ |
| | g. Vehicle maneuvering lane/service drive widths. | <u>see drawings</u> | _____ |
| | h. Curb radius (entrances). | <u>see drawings</u> | _____ |
| | I. Between buildings and parcel lines. | <u>see drawings</u> | _____ |
| | j. Between buildings and retention/detention ponds. | <u>see drawings</u> | _____ |
| 26. | Building layouts (typical floor plan) including: | <u>see drawings</u> | _____ |
| | a. Principal entrances and service entrances. | <u>see drawings</u> | _____ |
| | b. The relationship between units within a building. | <u>see drawings</u> | _____ |
| | c. Exterior building wall facade drawings of all exposed walls. | <u>see drawings</u> | _____ |
| 27. | The type and color of exterior building wall facade materials to be used. | <u>see drawings</u> | _____ |
| 28. | The location and extent of any outdoor storage areas noted on site plan. If no outdoor storage is proposed it shall be so noted on the site plan. | To be determined | _____ |

**Element to be included on
Site Plan**

**Checked by
Applicant**

- | | | | |
|-----|---|---------------------------------------|-------|
| 29. | The type, height and extent of screening for outdoor storage areas. | <u>see drawings</u> | _____ |
| 30. | The type and height of screening for trash receptacles including the types of materials to be used in the screen and the color of the material, and the location of the receptacle and screen on the site. | n/a | _____ |
| 31. | The location, type and extent of any required screening devices. When architectural masonry walls are used a section drawing of the wall shall be provided detailing footings, the type of wall materials to be used, color and height. When landscaped earth berms are used, they shall be shown on the site plan. | <u>n/a</u> | _____ |
| 32. | A complete landscape planting plan identifying all landscape plantings by location, type and height. Where earth berms are used, their height and width shall be noted and a cross section of the berm included. Plant material sizes shall be noted on the site plan. | <u>To be shown in final site plan</u> | _____ |
| 33. | The location and type of all outdoor lighting by symbol denoting location or by a typical detail drawing of the lighting standard proposed, its lumination power, its height and color of standard, including a photometric layout of the site | To be shown in final site plan | _____ |

**Element to be included on
Site Plan**

**Checked by
Applicant**

- | | | | |
|-----|---|---------------------------------------|-------|
| 34. | If a site is to be developed in phases each phase shall be clearly identified on the site plan. | <u>see narrative</u> | _____ |
| 35. | This section is for Multiple Dwelling and Cluster Housing Developments. | | |
| a. | The maximum lot coverage of all buildings shown | <u>n/a</u> | _____ |
| b. | Formula for distances between buildings shown | _____ | _____ |
| c. | Site density computations including total number of dwelling units and number of bedrooms per unit. When development is in phases, the requirements for b. and c. above shall be shown for each phase. Each phase shall meet density requirements or an appropriate guarantee acceptable to the City shall be provided assuring that suitable open space shall be reserved and improved to meet density requirements for the phase under development. | _____ | _____ |
| 36. | The size, and location of any and all signs to be used on the site are clearly noted on the site plan. | <u>To be shown in final site plan</u> | _____ |

**Element to be included on
Site Plan**

**Checked by
Applicant**

- | | | | |
|-----|---|----|---|
| 37. | FOR NON-RESIDENTIAL USES | | |
| a. | Proposed use | | occupancy permitted |
| b. | Gross and net usable square footage of floor area | d. | Number of medical examining rooms, dental chairs, and square footage of waiting rooms or beds |
| c. | Seating capacity or maximum | e. | Number of employees in |

largest working shift

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

I certify hereon that I have read and understand the above check list items and that those items that apply are included on the site plan submitted.

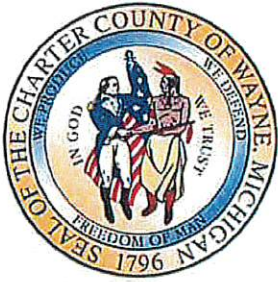
RoKo

Tony RoKo -Mill on Rouge LLC Owner

Signature of Applicant

11-18-2019

Date



Warren C. Evans
County Executive

November 7, 2019

City Of Plymouth
Planning Commission
201 S Main
Plymouth MI 48170

To whom it may concern:

The County is in the process of presenting a purchase and development agreement for the sale of the Wilcox Mill to the County Commission for their approval.

This letter serves to authorize Mill on Rouge, LLC, and its contracted legal, engineering, and architecture representatives, to begin the Planned Unit Development rezoning application with the City of Plymouth for 230 Wilcox Rd. Plymouth, MI 48170, on behalf of the current owner Wayne County.

With Sincere Thanks,

Khalil Rahal
Assistant County Executive

| TAG # | SIZE | COMMON NAME | CONDITIONS | INTENT |
|-------|-------|-------------|------------|--------|
| 101 | 10" | Elm | Fair | Remove |
| 102 | 12" | Elm | Fair | Remove |
| 103 | 24" | Hickory | Good | Save |
| 104 | 18" | Ash | Fair | Save |
| 105 | 12" | Elm | Fair | Save |
| 106 | 12" | Elm | Fair | Save |
| 107 | 14" | Elm | Fair | Save |
| 108 | 12" | Ash | Fair | Save |
| 109 | 20" | Maple | Good | Save |
| 110 | 16" | Maple | Good | Save |
| 111 | 12" | Maple | Good | Save |
| 112 | 14" | Elm | Fair | Save |
| 113 | 18" | Elm | Fair | Save |
| 114 | 16" | Elm | Fair | Save |
| 115 | 18" | Ash | Fair | Save |
| 116 | 12" | Elm | Fair | Save |
| 117 | 12" | Elm | Fair | Save |
| 118 | 12" | Elm | Fair | Save |
| 119 | 12" | Boxelder | Fair | Save |
| 120 | 16" | Boxelder | Fair | Save |
| 121 | 14" | Elm | Fair | Save |
| 122 | 12" | Ash | Fair | Save |
| 123 | 12" | Ash | Fair | Save |
| 124 | 12" | Ash | Fair | Save |
| 125 | 12" | Elm | Fair | Save |
| 126 | 9" | Ash | Fair | Save |
| 127 | 8" | Ash | Fair | Save |
| 128 | 12" | Elm | Fair | Save |
| 129 | 12" | Elm | Fair | Save |
| 130 | 18" | Elm | Fair | Save |
| 131 | 12" | Boxelder | Fair | Save |
| 132 | 14" | Elm | Fair | Save |
| 133 | 12" | Ash | Fair | Save |
| 134 | 12" | Ash | Fair | Save |
| 135 | 12" | Ash | Fair | Save |
| 136 | 12" | Elm | Fair | Remove |
| 137 | 12" | Elm | Fair | Save |
| 138 | 12" | Ash | Fair | Save |
| 139 | 12" | Elm | Fair | Save |
| 140 | 12" | Elm | Fair | Save |
| 141 | 14" | Maple | Good | Save |
| 142 | 10" | Elm | Fair | Save |
| 143 | 2-8" | Ash | Fair | Save |
| 144 | 12" | Ash | Fair | Save |
| 145 | 18" | Walnut | Good | Save |
| 146 | 14" | Elm | Fair | Save |
| 147 | 16" | Ash | Fair | Save |
| 148 | 8" | | Fair | Save |
| 149 | 4-12" | Elm | Fair | Remove |
| 150 | 2-8" | Elm | Fair | Remove |

| TAG # | SIZE | COMMON NAME | CONDITIONS | INTENT |
|-------|------|-------------|------------|--------|
| 151 | 12" | Ash | Fair | Save |
| 152 | 8" | | Fair | Save |
| 153 | 8" | | Fair | Save |
| 154 | 8" | | Fair | Save |
| 155 | 8" | | Fair | Save |
| 156 | 3-8" | | Fair | Save |
| 157 | 18" | Ash | Fair | Save |
| 158 | 12" | Ash | Fair | Save |
| 159 | 12" | Ash | Fair | Save |
| 160 | 8" | Boxelder | Fair | Save |
| 161 | 8" | Boxelder | Fair | Save |
| 162 | 14" | Walnut | Fair | Save |
| 163 | 12" | Elm | Fair | Save |
| 164 | 12" | Elm | Fair | Save |
| 165 | 12" | Elm | Fair | Save |
| 166 | 12" | Elm | Fair | Save |

SITE PLAN IS
ATTACHED
IN FULL SIZE
FORMAT
SEPARATELY

WAYNE COUNTY DEVELOPMENT RESTRICTIONS

***Purchaser is Mill on Rouge, LLC**

****Seller is Wayne County**

1. After Closing, Purchaser agrees that it will maintain the portions of Property that are designated as wetlands and/or floodplain as required by applicable laws, rules, and regulations.
2. Purchaser agrees to allow the Seller access to the Property as necessary for maintenance of its right of way or existing utilities.
3. Purchaser agrees to rehabilitate the Property in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as defined by the United States Department of the Interior.
4. The Purchaser agrees to pursue listing the Property on the National Park Service's National Register of Historic Places within forty-eight (48) months of Closing..
5. In the event that the Purchaser sells the Property, the Purchaser agrees to place the following restrictive covenants verbatim or by express reference in any subsequent deed or other legal instrument by which Purchaser divests itself of an interest in the Property or any part thereof, and Purchaser shall ensure that any lease or all or a portion of the Property shall not provide lessees with any rights to use the Property in any manner inconsistent with the following restrictions, stipulations, and covenants:
 - i. Wilcox Mill may not be demolished, removed, deconstructed, or moved from its present location, unless such action is consistent with the Secretary of the Interior's Standards for Rehabilitation.
 - ii. Any improvements to the exterior or façade of the Wilcox Mill must be in accordance and consistent with the Secretary of the Interior's Standards for Rehabilitation as defined by the United States Department of the Interior.
 - iii. Purchaser and subsequent owners of the Property shall notify the County in writing of any proposed sale or transfer of the Property.
 - iv. The Purchaser agrees to utilize the land, to the extent possible and when not in private use, as park property accessible to the public as outlined in the Purchaser's proposal.



ONE COMPANY.
INFINITE SOLUTIONS.

December 16, 2019

Mr. Greg Hoffman
180 Adams Street
Plymouth, Michigan 48170

Atwell, LLC Project No. 19002926

**Re: Wetland Determination/Delineation and Threatened and Endangered Species Assessment
Wilcox Mill Project
City of Plymouth, Wayne County, Michigan**

Mr. Hoffman:

Art Foundation (Client) contracted Atwell, LLC (Agent) to conduct a wetland delineation/determination and threatened and endangered species (TES) assessment for an approximately 4.3-acre parcel in Section 23 of Township 01 South, Range 08 East, Wayne County, Michigan (hereinafter referred to as "Site") to support a proposed redevelopment project. The Site is located directly southwest of the intersection of Wilcox Road and Edward N Hines Drive. Refer to the enclosed *Site Location Map*.

The purpose of the wetland determination and delineation was to determine if wetlands, watercourses, and/or bodies of water are present on the Site and, if found, to establish whether they fall under the jurisdiction of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) by Part 303, Wetlands Protection; Part 301, Inland Lakes and Streams; or Part 31, Water Resources Protection, of the *Natural Resources and Environmental Protection Act, 1994 PA 451* (NREPA), as amended; and/or local ordinances.

In addition, Atwell reviewed the following data for any ecological and environmental constraints: aerial photography, U.S. Geological Survey (USGS) 7.5-Minute Topographic Maps, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Maps, Flood Insurance Rate Maps (FIRMs) provided by the Federal Emergency Management Agency (FEMA), and county soil data from the Natural Resources Conservation Service (NRCS).

The purpose of the TES assessment was to determine if the Site contains habitat suitable for supporting TES and to determine the likely presence or absence of listed TES on the Site. To complete the TES review, the USFWS Information for Planning and Conservation (IPaC) and the Michigan Natural Features Inventory (MNFI) databases were reviewed followed by an on-site visit to assess the Site for potential TES habitat and potential occurrence of TES species. The results of the wetland delineation and TES site visit conducted on July 26, 2019 are summarized below.

Site Setting and Characteristics

A review of aerial photography and a site visit were conducted to characterize the Site and surrounding area. The surrounding landscape consists of residential development, commercial development, Interstate 275, Interstate 96, the Rouge River, Wilcox Lake, and wetlands. The Site itself contains the abandoned Ford's Village Industries Wilcox Mill Plant with associated tail race, maintained upland grassy areas, scrub-shrub and forested areas, wetlands, a watercourse, and floodplain areas. Common upland tree species found on-site include black walnut (*Juglans nigra*), box elder (*Acer negundo*), and hickories (*Carya spp.*). Common scrub-shrub species found on-site include prickly ash (*Zanthoxylum americanum*), common buckthorn (*Rhamnus cathartica*), honeysuckle (*Lonicera spp.*), and autumn olive (*Elaeagnus umbellata*). Common herbaceous vegetation includes Kentucky blue grass (*Poa pratensis*), chicory (*Cichorium intybus*), Queen Anne's-Lace (*Daucus carota*), and common plantain (*Plantago major*).

Wetland Delineation

The wetland delineation was performed in accordance with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest (Version 2.0)* (USACE 2012). The delineation of any wetland depends on three basic parameters: 1) the presence of hydrophytic vegetation (plants adapted to living in saturated soils), 2) hydric soils (distinctive soil types that develop under saturated conditions), and 3) wetland hydrology (the presence of water at or near the surface for a specific period of time). The above parameters are virtually always inter-related and present in wetland systems.

In Michigan, wetlands are regulated by EGLE under Part 303, Wetlands Protection, of the NREPA. A wetland is considered regulated by EGLE if it is five acres in size or larger, and/or if it is connected to or located within 500 feet of a lake, pond, river, or stream. Watercourses (rivers or streams) are regulated by EGLE under Part 301, Inland Lake or Streams, of the NREPA, if the body of water contains defined banks, a bed, and visible evidence of continued flow or continued occurrence of water. *The State definition of lake, pond, river and stream is found in Parts 301 and 303 of PA 631 of Public Acts of 2018, amending NREPA, 1994 PA 451.*

In addition, an artificial or natural lake, pond, impoundment or wetland that is regulated under the current federal Waters of the United States (WOTUS) Rule is also considered regulated by EGLE. This includes features that meet any of the following criteria:

- A pond or wetland located within the 100-year floodplain of a tributary and within 1,500 feet of the ordinary high-water mark of that tributary.
- A pond or wetland located within 1,500 feet of the ordinary high-water mark of the Great Lakes.
- A pond or wetland located within the 100-year floodplain of a Section 10 or Interstate water and has a case-specific significant nexus to a Section 10 or Interstate water.

- A pond or wetland located within 4,000 feet of the ordinary high-water mark of a tributary or Section 10 or Interstate water and has a case-specific significant nexus to a Section 10 or Interstate water.
- A pond or wetland that is an Interstate water.

The federal definition of WOTUS is found in the *U.S. Code of Federal Regulations Title 33. Navigation and Navigable Waters. Chapter II. Corps of Engineers, Dept. of the Army, Dept. of Defense, Part 328. Definition of Waters of the United States. Section 328.3. Definitions (CFR § 328.3 - Definitions.)*. The definition of tributary is also included in this section.

Atwell conducted a wetland determination and delineation for the Site on July 26, 2019 and identified two wetlands (Wetland 1-2) on the Site, totaling approximately 0.05 acres. Please refer to the enclosed *Wetland Location Map* for information and locations of the on-site wetlands. Refer to the *Photographic Log* for site conditions and physical characteristics at the time of inspection.

Wetland 1 is a Palustrine Emergent (PEM)/Palustrine Scrub-Shrub (PSS)/Palustrine Forested (PFO) wetland that is located in the western central portion of the Site. Wetland hydrological indicators such as surface saturation, sediment deposits, drift deposits, sparsely vegetated concave surface, water stained leaves, drainage patterns, and geomorphic position were present in the wetland at the time of the site inspection. Tree species found in Wetland 1 include American elm (*Ulmus americana*; FACW), Eastern cottonwood (*Populus deltoides*; FAC), green ash (*Fraxinus pennsylvanica*; FACW), and black willow (*Salix nigra*; FACW). Scrub-shrub vegetation present includes glossy buckthorn (*Frangula alnus*; FACW), sandbar willow (*Salix interior*; FACW), grey dogwood (*Cornus racemosa*; FAC), and green ash saplings (*Fraxinus pennsylvanica*; FACW). Herbaceous species present include common reed (*Phragmites australis*; FACW), spotted touch-me-not (*Impatiens capensis*; FACW), and reed canary grass (*Phalaris arundinacea*; FACW). These species range in wetland indicator status from Facultative (FAC) to Facultative-wetland (FACW), indicating that these species can be found in wetlands. The soils present within the wetlands are clayey and loamy, indicating hydric soils. Wetland 1 is within 500-feet of Wilcox Lake, and therefore Wetland 1 is likely considered regulated by EGLE.

Wetland 2 is a PEM/PSS/PFO wetland located in the southern portion of the Site. Wetland hydrological indicators such as surface water, high water table, surface saturation, water marks, water stained leaves, aquatic fauna, oxidized rhizospheres on living roots, drainage patterns, crayfish burrows, and geomorphic position were present in the wetland at the time of site inspection. Tree species found in Wetland 2 include green ash, Eastern cottonwood, American elm, black willow, and American sycamore (*Platanus occidentalis*; FACW). Scrub-shrub vegetation present includes sandbar willow, highbush-cranberry (*Viburnum opulus*; FAC), red osier dogwood (*Cornus alba*; FACW), and southern arrowwood (*Viburnum dentatum*; FAC). Herbaceous species present includes cattails (*Typha glauca*; OBL), common reed, spotted touch-me-not, tussock sedge (*Carex stricta*; OBL), path rush (*Juncus tenuis*; FAC), Torrey's rush (*Juncus torreyi*; FACW), and purple loosestrife (*Lythrum salicaria*; OBL). These species range in wetland indicator status from FAC to Obligate (OBL), indicating that these species are often found or commonly occur in wetlands. The soils present within Wetland 2 are clayey and loamy, indicating hydric

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soils. Wetland 2 is within 500-feet of the Middle Branch of Rouge River, and therefore Wetland 2 is likely considered regulated by EGLE.

According to the U.S. Department of Agriculture (USDA) NRCS Web Soil Survey, the soils contained within the Site have been mapped as Cohoctah fine sandy loam, frequently flooded (Cc) and Boyer loamy sand, 0 to 6 percent slopes (BnB). Both soil types have hydric components. Hydric soils are conducive to the growth and regeneration of hydrophytic vegetation by their ability to hold water for extended periods of time (USDA-NRCS 2010).

FEMA FIRMs were reviewed to determine if portions of the Site are mapped as floodplains, floodways, or other flood prone areas. These maps record the following data: 100-year (1% chance of annual flooding) and 500-year (0.2% annual chance of flooding) floodplains, the height of the base flood elevation, and the risk to premium areas developed across a floodplain. Based on FEMA FIRM Panel #26163C0039E, FEMA mapped a large majority of the Site as Zone AE. Zone AE indicates a floodplain area where base flood elevations (BFEs) are provided.

Threatened and Endangered Species Habitat Review

Federally listed species are protected by federal law under the Endangered Species Act (ESA) of 1973 (16 U.S.C §1531-1544). In Michigan, Part 365, Endangered Species Protection, of the NREPA confers legal protection to state listed species, including plants and animals. NREPA does not provide legal protection for species listed as special concern; however, their status is typically a reflection of declining populations, and they have the potential to be listed under Part 365 in the future.

The USFWS IPaC database was reviewed to obtain a preliminary list of federally threatened, endangered, proposed, and candidate species for the Site. The USFWS IPaC results are provided for analysis and initial planning purposes. IPaC results list six threatened or endangered species: the Indiana bat (*Myotis sodalis*; federally and state endangered), northern long-eared bat (*Myotis septentrionalis*; federally threatened and state special concern), red knot (*Calidris canutus rufa*; federally threatened), eastern massasauga rattlesnake (*Sistrurus catenatus*; federally threatened and state special concern), northern riffleshell (*Epioblasma torulosa rangiana*; federally and state endangered), and eastern prairie fringed orchid (*Platanthera leucophaea*; federally threatened and state endangered) (USFWS 2019). Refer to the *IPaC Results* enclosed with this letter.

MNFI's online database indicates that the Site is located within the range of one state listed threatened or endangered species: showy orchis (*Galearis spectabilis*; state threatened) (MNFI 2019). Refer to the *MNFI Results* enclosed with this letter.

It is Atwell's professional opinion that suitable habitat for the red knot, eastern massasauga rattlesnake, northern riffleshell, eastern prairie fringed orchid, and showy orchis are not present on the Site. Habitat types that these species prefer include rich deciduous woods, floodplain forests, small rivers, large creeks, tallgrass prairies, undisturbed open wetlands, oak barrens/savannas. Habitat types within the Site consist of low quality wetlands dominated by common and invasive species, stagnant water associated with the race, upland forested and scrub-shrub areas, and maintained grassy and fallow field

areas. Therefore, due to the lack of potentially suitable habitat required to support these species, it is Atwell's professional opinion that development of the Site is unlikely to impact these TES or their preferred habitats.

Michigan is within the range of both the Indiana bat and northern long-eared bat, which utilize trees for roosting and/or maternity sites. Both of these species hibernate colonially during winter in caves or abandoned mines and during summer months roost underneath loose bark and/or in cavities of both dead and live trees. Although Indiana bats generally roost underneath loose, peeling bark of dead trees, they have also been observed utilizing live trees, such as shagbark hickory (*Carya ovata*) and white oak, which have exfoliating bark and crevices ideal for habitation (USFWS 2007). It is recognized that the northern long-eared bat has been observed occupying a broader range of habitats than the Indiana bat, as it more frequently utilizes live trees for roosting (Kurta 2008a).

Indiana bats typically select semi-open forested areas with open understories, forest edges, and riparian areas for foraging habitat (USFWS 2007); however, research indicates that upland forests, old fields, wooded fencerows, and open pastures with isolated trees may also provide foraging habitat (Menzel et al. 2001). The Indiana bat prefers not to cross large, open expanses (USFWS 2007); but, research suggests that foraging over open fields or bodies of water does occur, although less commonly than in forested sites or along forest edges (Menzel et al. 2001; USFWS 2007). In Michigan, savanna habitats adjacent to riparian corridors may have been historically important for roost sites, because Indiana bats are thought to favor sun-exposed trees for warmth at the northern limit of their range (USFWS 2007).

Northern long-eared bats appear to be more flexible than Indiana bats when selecting roost trees, selecting trees ranging in size from very small (≥ 3 inches diameter at breast height [dbh]) to large and roosting in crevices or cavities more often than Indiana bats (USFWS 2014). However, in Michigan, this species is more common in northern Michigan, where abundant forests and potential hibernation sites are relatively close to each other (Kurta 2008a). Additionally, Dr. Dale Sparks, Ph.D., of Environmental Services, Inc. (ESI) has indicated that northern long-eared bats are potentially present in any woodland in Michigan that is 50 acres in size or larger (Dale Sparks, Pers. Comm.).

No maternity colonies or other summer records of Indiana bats have been documented in Wayne County (USFWS 2007; Kurta 2008b; MNFI 2018); however, one maternity colony has been documented approximately 13 miles to the northwest in Livingston County (USFWS 2007). The location is not publicly available. No known northern long-eared bat hibernacula or roost trees have been documented in Wayne County. The nearest known northern long-eared bat roost trees are located in Pittsfield and Lyndon Townships in Washtenaw County (USFWS 2016a); however, the exact locations and types of roosts are not publicly available.

Forested habitat exists within the Site and suitable habitat for Indiana bat and northern long-eared bat was identified during site reconnaissance. Trees with exfoliating bark, such as hickories, were found throughout upland wooded areas across the Site. While the area is largely developed, the Site and neighboring areas have a mix of upland forested areas, riparian areas, and open areas which could provide suitable foraging habitat.

The USFWS advises that if the proposed project includes tree clearing activities within suitable Indiana bat habitat, then tree clearing activities should be conducted between October 1st and March 31st in order to avoid potential impacts to this species. It should also be noted that if tree clearing impacts more than 10% of the existing forested habitat within the Site and a half-mile buffer, EGLE will red file the project. When a project is red filed, EGLE forwards the permit application to federal agencies such as the United States Environmental Protection Agency (USEPA), United States Army Corps of Engineers (USACE), and the USFWS for review.

The northern long-eared bat is listed as federally threatened by the USFWS, primarily due to the threat posed by the white-nose syndrome (WNS), a fungal disease that has affected several bat populations (USFWS 2016b). The decision to list the bat as threatened with a 4(d) rule provides sufficient protection to address conservation needs of this bat species. The major provisions of the 4(d) rule prohibit the purposeful "take" (defined under the federal Endangered Species Act as harming, harassing, or killing) of this species throughout its range. In areas not yet affected by WNS, there are no prohibitions on incidental take resulting from lawful activities. In counties/districts that have confirmed WNS records or in U.S. counties located within 150 miles of confirmed WNS records, incidental take is prohibited under the following circumstances:

- 1) If it occurs within a hibernaculum.
- 2) If it results from tree removal activities and
 - a. The activity occurs within 0.25-mile of a known, occupied hibernaculum; or
 - b. The activity cuts or destroys a known, occupied maternity roost tree or other trees within a 150-foot radius from the maternity roost tree during the pup season from June 1 through July 31(USFWS 2016b).

WNS records have been documented in Michigan, primarily in northern Lower Michigan and in the Upper Peninsula, and all Michigan counties lie within the 150 mile white nose-syndrome buffer zone per the final 4(d) rule (USFWS 2018b).

The project is not proposed within or near a known northern long-eared bat hibernaculum and will not alter the entrance or environment of a hibernaculum. Based on available data for Michigan, the nearest known hibernaculum is approximately 160 miles to the west and there are no recorded northern-long eared bat roost trees in Oakland County. The project does not involve removing a northern long-eared bat known occupied maternity roost tree or any trees within 150 feet of a known occupied maternity roost tree from June 1 through July 31; and does not involve removing any trees within 0.25 miles of a known northern long-eared bat hibernaculum at any time of year. Therefore, it is Atwell's professional opinion that the development of the Site is not subject to incidental take prohibitions under the final 4(d) rule for the northern-long eared bat and that the proposed project is not likely to impact this species.

Mr. Greg Hoffman
August 19, 2019
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Conclusions and Recommendations

In conclusion, based on the desktop review of online databases and a site visit, the Site contains two wetlands (Wetland 1-2) and no watercourses. It is Atwell's professional opinion that both of the wetlands within the Site appear to meet the requirements of Part 303, Wetlands Protection, of NREPA. Therefore, Wetlands 1 and 2 should be considered regulated by EGLE. Based on FEMA FIRM Panel #26163C0039E, FEMA mapped a large majority of the Site as Zone AE. Zone AE indicates a floodplain area where base flood elevations (BFEs) are provided.

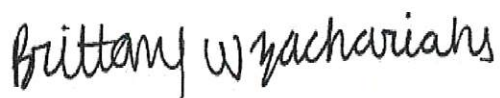
A permit is required by EGLE for any proposed work (e.g., filling, dredging, construction, draining, and/or other development) that takes place within the boundaries of a regulated wetland, watercourse, lake, pond, or floodplain. Although most construction activities that take place outside of these boundaries do not require a permit from EGLE, EGLE has the final authority on the extent of regulated wetlands, lakes, streams, ponds, and floodplains in the State of Michigan. Atwell strongly recommends additional reconnaissance with EGLE prior to any activities on-site.

In addition, it is Atwell's professional opinion that the Site does not appear to contain suitable habitat for the above listed TES. The Site contains forested areas which could potentially serve as roosting and/or foraging habitat for Indiana bats and/or northern long-eared bats. If any proposed tree clearing for this project takes place between October 1st and March 31st and tree clearing impacts are not more than 10% of the existing forested habitat within the Site and a half-mile buffer, the proposed project is not likely to impact Indiana bats or northern long-eared bats. Additionally, it is Atwell's professional opinion that the development of the Site is not subject to incidental take prohibitions under the final 4(d) rule for the northern-long eared bat and therefore the proposed project should not have reasonable potential to affect the federally listed northern long-eared bat.

We appreciate the opportunity to be of service to you on this project. Should you have any questions, please contact us at (248) 447-2000.

Sincerely,

ATWELL, LLC



Brittany Wenzel-Zachariahs
Environmental Technician
Environmental Services Group



Don Berninger
Team Leader
Environmental Services Group

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August 19, 2019
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Enclosures: Site Location Map
 Wetland Location Map
 Photographic Log
 Wetland Data Forms
 Upland Data Form
 IPaC Database Results
 MNFI Database Results

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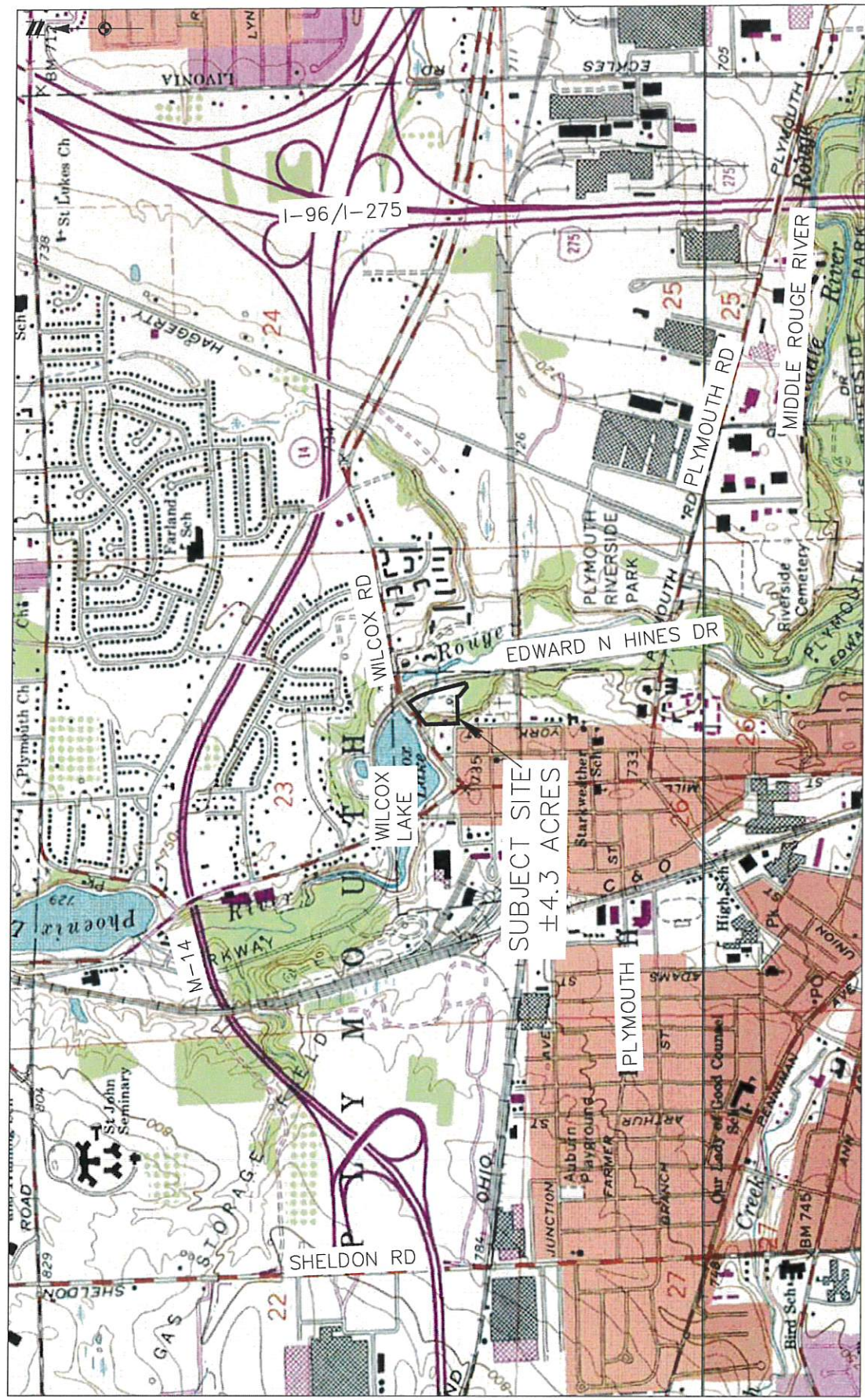
811
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ATWELL
 66854000 WILCOX BLVD
 100 TRIPLE SQUARE SUITE 200
 WILCOX, NC 27587
 (704) 431-2000

| |
|------------------|
| SECTION-23 |
| TOWNSHIP, ROBE |
| CITY OF PLYMOUTH |
| WAYNE COUNTY, MI |

| |
|-------------------|
| WILCOX MILL |
| SITE LOCATION MAP |

| |
|-----------------------|
| DATE: AUGUST 14, 2019 |
| CLIENT: |
| PROJECT: |
| SCALE: 1" = 60 FEET |
| DRAWN BY: [] |
| CHECKED BY: [] |
| DATE: [] |
| BOOK: [] |
| SHEET NO. 01 |




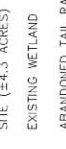

LEGEND

SITE (±4.3 ACRES)

811
 Please visit www.811.com for more information on the location of services. For more information on the location of services, please visit www.811.com.
 888.850.4200
 1200 N. ZEEB RD.
 WILCOX, MI 49891
 616.739.2100
 264.447.2000
 ATWELL
 SECTION: 23
 TOWNSHIP: ROSE
 CITY OF PLYMOUTH
 WAYNE COUNTY, MI
 CLIENT: WILCOX MILL
 WETLAND LOCATION MAP
 DATE: AUGUST 14, 2019
 SCALE: 1" = 50 FEET
 DRAWN BY: JLB
 CHECKED BY: JLB
 BOOK: ---
 SHEET NO.: 01





LEGEND



-  SITE (±4.3 ACRES)
-  EXISTING WETLAND
-  ABANDONED TAIL RACE CENTERLINE

NOTE: THIS ILLUSTRATION IS AN APPROXIMATE DEPICTION OF THE WETLANDS THAT APPEAR TO BE LOCATED ON THE SUBJECT PROPERTY AS DELINEATED BY ATWELL ON JULY 26, 2019. THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) HAS THE FINAL AUTHORITY ON THE EXTENT OF REGULATED WETLANDS, LAKES, AND STREAMS IN THE STATE OF MICHIGAN.



PHOTOGRAPHIC LOG

| | |
|--|--|
| <p>Photo #1</p> <p>Date: 07/26/19</p> <p>Feature: Northern Boundary</p> <p>Direction: East</p> <p>Description: A representative photo of the northern boundary along Wilcox Road.</p> |  |
| <p>Photo #2</p> <p>Date: 07/26/19</p> <p>Feature: Wilcox Lake</p> <p>Direction: North</p> <p>Description: A representative photo of Wilcox Lake, located off-site to the north.</p> |  |



PHOTOGRAPHIC LOG

| | |
|--|--|
| <p>Photo #3</p> <p>Date: 07/26/19</p> <p>Feature: Rouge River</p> <p>Direction: East</p> <p>Description: A representative photo of the Rouge River, located off-site to the east.</p> |  |
| <p>Photo #4</p> <p>Date: 07/26/19</p> <p>Feature: Existing Mill Building</p> <p>Direction: South</p> <p>Description: A representative photo looking south from Wilcox Lake across Wilcox Road toward the existing Mill Building, located on the northern portion of the property.</p> |  |


PHOTOGRAPHIC LOG

| | |
|--|--|
| <p>Photo #5</p> <p>Date: 07/26/19</p> <p>Feature: Maintained Upland</p> <p>Direction: North</p> <p>Description: A representative photo of maintained upland areas and existing parking along the eastern boundary south of the Mill Building.</p> |  |
| <p>Photo #6</p> <p>Date: 07/26/19</p> <p>Feature: Abandoned Mill Race</p> <p>Direction: South</p> <p>Description: A representative photo of the abandoned mill race inlet off-site at edge of Wilcox Lake north of Wilcox Road.</p> |  |

PHOTOGRAPHIC LOG

| | |
|--|--|
| <p>Photo #7</p> <p>Date: 07/26/19</p> <p>Feature: Abandoned Tail Race</p> <p>Direction: North</p> <p>Description: A representative photo of the abandoned tail race as it exits under the existing Mill Building.</p> |  |
| <p>Photo #8</p> <p>Date: 07/26/19</p> <p>Feature: Abandoned Tail Race</p> <p>Direction: South</p> <p>Description: A representative photo of the abandoned tail race as it heads south toward Hines Road.</p> |  |

PHOTOGRAPHIC LOG

| | |
|---|---|
| Photo #9 |  |
| Date: 07/26/19 | |
| Feature: Wetland 2 | |
| Direction: West | |
| Description: A representative photo of Wetland 2, a PEM/PSS/PFO wetland within the southern portion of the Site that is likely regulated by EGLE. | |

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Wilcox Mill City/County: City of Plymouth/Wayne County Sampling Date: 7-26-19
 Applicant/Owner: Wayne County Road Commission State: MI Sampling Point: WL-1
 Investigator(s): C. Kunkle, D. Berninger - Atwell, LLC Section, Township, Range: 01S, 08E, 23
 Landform (hillside, terrace, etc.): Floodplain, depression Local relief (concave, convex, none): Concave
 Slope (%): 0-5 Lat: 43.382861 Long: -83.457812 Datum: NAD 83
 Soil Map Unit Name: Cohoctah fine sandy loam, frequently flooded (Cc) NWI classification: PEM/PSS/PFO

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

| | |
|---|---|
| Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|---|---|

Remarks:

VEGETATION – Use scientific names of plants.

| Tree Stratum (Plot size: _____) | Absolute % Cover | Dominant Species? | Indicator Status | | | | | | | | | | | | | | | | | |
|---|------------------|-------------------|------------------|---|-------------------|--------------|-----------------------|-----------------|-------------------------|------------------|-----------------------|------------------|-----------------------|----------------|----------------------|----------------|-------------------------------|----------------|--------------------------------------|--|
| 1. <u>Salix nigra</u> | 30 | Yes | OBL | Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) | | | | | | | | | | | | | | | | |
| 2. <u>Populus deltoides</u> | 30 | Yes | FAC | | | | | | | | | | | | | | | | | |
| 3. <u>Fraxinus pennsylvanica</u> | 20 | Yes | FACW | | | | | | | | | | | | | | | | | |
| 4. <u>Ulmus americana</u> | 10 | No | FACW | | | | | | | | | | | | | | | | | |
| 5. _____ | 90 | =Total Cover | | | | | | | | | | | | | | | | | | |
| Sapling/Shrub Stratum (Plot size: _____) | | | | | | | | | | | | | | | | | | | | |
| 1. <u>Cornus racemosa</u> | 20 | Yes | FAC | Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> <tr> <td>OBL species <u>30</u></td> <td>x 1 = <u>30</u></td> </tr> <tr> <td>FACW species <u>125</u></td> <td>x 2 = <u>250</u></td> </tr> <tr> <td>FAC species <u>50</u></td> <td>x 3 = <u>150</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>205</u> (A)</td> <td><u>430</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.10</u></td> </tr> </table> | Total % Cover of: | Multiply by: | OBL species <u>30</u> | x 1 = <u>30</u> | FACW species <u>125</u> | x 2 = <u>250</u> | FAC species <u>50</u> | x 3 = <u>150</u> | FACU species <u>0</u> | x 4 = <u>0</u> | UPL species <u>0</u> | x 5 = <u>0</u> | Column Totals: <u>205</u> (A) | <u>430</u> (B) | Prevalence Index = B/A = <u>2.10</u> | |
| Total % Cover of: | Multiply by: | | | | | | | | | | | | | | | | | | | |
| OBL species <u>30</u> | x 1 = <u>30</u> | | | | | | | | | | | | | | | | | | | |
| FACW species <u>125</u> | x 2 = <u>250</u> | | | | | | | | | | | | | | | | | | | |
| FAC species <u>50</u> | x 3 = <u>150</u> | | | | | | | | | | | | | | | | | | | |
| FACU species <u>0</u> | x 4 = <u>0</u> | | | | | | | | | | | | | | | | | | | |
| UPL species <u>0</u> | x 5 = <u>0</u> | | | | | | | | | | | | | | | | | | | |
| Column Totals: <u>205</u> (A) | <u>430</u> (B) | | | | | | | | | | | | | | | | | | | |
| Prevalence Index = B/A = <u>2.10</u> | | | | | | | | | | | | | | | | | | | | |
| 2. <u>Frangula alnus</u> | 20 | Yes | FACW | | | | | | | | | | | | | | | | | |
| 3. <u>Salix interior</u> | 10 | No | FACW | | | | | | | | | | | | | | | | | |
| 4. <u>Fraxinus pennsylvanica</u> | 5 | No | FACW | | | | | | | | | | | | | | | | | |
| 5. _____ | 55 | =Total Cover | | | | | | | | | | | | | | | | | | |
| Herb Stratum (Plot size: _____) | | | | | | | | | | | | | | | | | | | | |
| 1. <u>Phragmites australis</u> | 40 | Yes | FACW | Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. | | | | | | | | | | | | | | | | |
| 2. <u>Impatiens capensis</u> | 10 | No | FACW | | | | | | | | | | | | | | | | | |
| 3. <u>Phalaris arundinacea</u> | 10 | No | FACW | | | | | | | | | | | | | | | | | |
| 4. _____ | | | | | | | | | | | | | | | | | | | | |
| 5. _____ | | | | | | | | | | | | | | | | | | | | |
| 6. _____ | | | | | | | | | | | | | | | | | | | | |
| 7. _____ | | | | | | | | | | | | | | | | | | | | |
| 8. _____ | | | | | | | | | | | | | | | | | | | | |
| 9. _____ | | | | | | | | | | | | | | | | | | | | |
| 10. _____ | 60 | =Total Cover | | | | | | | | | | | | | | | | | | |
| Woody Vine Stratum (Plot size: _____) | | | | | | | | | | | | | | | | | | | | |
| 1. _____ | | | | Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | | | | | | | | | | | | | | | |
| 2. _____ | | | | | | | | | | | | | | | | | | | | |

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WL-1

Profile Description: (Describe to the depth needed to document the Indicator or confirm the absence of Indicators.)

| Depth (Inches) | Matrix | | Redox Features | | | | Texture | Remarks |
|-------------------|---------------|-----|----------------|----|-------------------|------------------|--------------|--------------|
| | Color (moist) | % | Color (moist) | % | Type ¹ | Loc ² | | |
| 0-2 | 10YR 6/2 | 100 | | | | | Loamy/Clayey | Small gravel |
| 2-12 | 10YR 4/2 | 90 | 10YR 7/6 | 10 | | | Loamy/Clayey | Small gravel |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

| | | | |
|--|--|---|--|
| Hydric Soil Indicators: | | Indicators for Problematic Hydric Soils³: | |
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Coast Prairie Redox (A16) | |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> Iron-Manganese Masses (F12) | |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Stripped Matrix (S6) | <input type="checkbox"/> Red Parent Material (F21) | |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Dark Surface (S7) | <input type="checkbox"/> Very Shallow Dark Surface (F22) | |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Loamy Mucky Mineral (F1) | <input type="checkbox"/> Other (Explain in Remarks) | |
| <input type="checkbox"/> 2 cm Muck (A10) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) | | |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input checked="" type="checkbox"/> Depleted Matrix (F3) | | |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F6) | | |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) | | |
| <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) | <input type="checkbox"/> Redox Depressions (F8) | | |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

| | |
|---|--|
| Restrictive Layer (if observed): Type: _____ Depth (inches): _____ | Hydric Soil Present? Yes <input type="checkbox"/> No <input type="checkbox"/> |
|---|--|

Remarks:
This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

| | |
|--|---|
| Wetland Hydrology Indicators: | |
| <u>Primary Indicators (minimum of one is required; check all that apply)</u> | <u>Secondary Indicators (minimum of two required)</u> |
| <input type="checkbox"/> Surface Water (A1) | <input checked="" type="checkbox"/> Water-Stained Leaves (B9) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Aquatic Fauna (B13) |
| <input checked="" type="checkbox"/> Saturation (A3) | <input type="checkbox"/> True Aquatic Plants (B14) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input checked="" type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) |
| <input checked="" type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Thin Muck Surface (C7) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Gauge or Well Data (D9) |
| <input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | <input type="checkbox"/> Other (Explain in Remarks) |

| | |
|---|---|
| Field Observations: | Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ | |
| Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ | |
| Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> | |
| (includes capillary fringe) | |

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Wilcox Mill City/County: City of Plymouth/Wayne County Sampling Date: 7-26-19
 Applicant/Owner: Wayne County Road Commission State: MI Sampling Point: WL-2
 Investigator(s): C. Kunkle, D. Berninger - Atwell, LLC Section, Township, Range: 01S, 08E, 23
 Landform (hillside, terrace, etc.): Floodplain, depression Local relief (concave, convex, none): Concave
 Slope (%): 0 Lat: 42.382431 Long: -83.456491 Datum: NAD 83
 Soil Map Unit Name: Cohoctah fine sandy loam, frequently flooded (Cc) NWI classification: PEM/PSS/PFO

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

| | |
|---|---|
| Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|---|---|

Remarks:
 WL-2 is mosaic of PSS with a few interior areas of PEM (standing water) with PFO fringe

VEGETATION – Use scientific names of plants.

| Tree Stratum (Plot size: _____) | Absolute % Cover | Dominant Species? | Indicator Status | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|-------------------|------------------|--|-------------------|--|--------------|--|-------------|----|-------|----|--------------|----|-------|-----|-------------|----|-------|----|--------------|---|-------|---|-------------|---|-------|---|----------------|---------|--|---------|--------------------------|--|--|------|
| 1. <u>Fraxinus pennsylvanica</u> | 10 | Yes | FACW | Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>8</u> (A) Total Number of Dominant Species Across All Strata: <u>9</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>88.9%</u> (A/B) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. <u>Salix nigra</u> | 5 | Yes | OBL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. <u>Populus deltoides</u> | 5 | Yes | FAC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. <u>Platanus occidentalis</u> | 5 | Yes | FACW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. <u>Ulmus americana</u> | 5 | Yes | FACW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 30 =Total Cover | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sapling/Shrub Stratum (Plot size: _____) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. <u>Salix interior</u> | 10 | Yes | FACW | Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Total % Cover of:</td> <td></td> <td style="text-align: right;">Multiply by:</td> <td></td> </tr> <tr> <td>OBL species</td> <td style="text-align: center;">37</td> <td style="text-align: center;">x 1 =</td> <td style="text-align: center;">37</td> </tr> <tr> <td>FACW species</td> <td style="text-align: center;">62</td> <td style="text-align: center;">x 2 =</td> <td style="text-align: center;">124</td> </tr> <tr> <td>FAC species</td> <td style="text-align: center;">11</td> <td style="text-align: center;">x 3 =</td> <td style="text-align: center;">33</td> </tr> <tr> <td>FACU species</td> <td style="text-align: center;">0</td> <td style="text-align: center;">x 4 =</td> <td style="text-align: center;">0</td> </tr> <tr> <td>UPL species</td> <td style="text-align: center;">0</td> <td style="text-align: center;">x 5 =</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Column Totals:</td> <td style="text-align: center;">110 (A)</td> <td></td> <td style="text-align: center;">194 (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A =</td> <td></td> <td style="text-align: center;">1.76</td> </tr> </table> | Total % Cover of: | | Multiply by: | | OBL species | 37 | x 1 = | 37 | FACW species | 62 | x 2 = | 124 | FAC species | 11 | x 3 = | 33 | FACU species | 0 | x 4 = | 0 | UPL species | 0 | x 5 = | 0 | Column Totals: | 110 (A) | | 194 (B) | Prevalence Index = B/A = | | | 1.76 |
| Total % Cover of: | | Multiply by: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OBL species | 37 | x 1 = | 37 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FACW species | 62 | x 2 = | 124 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FAC species | 11 | x 3 = | 33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FACU species | 0 | x 4 = | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UPL species | 0 | x 5 = | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Column Totals: | 110 (A) | | 194 (B) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prevalence Index = B/A = | | | 1.76 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. <u>Viburnum trilobum</u> | 5 | Yes | FAC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. <u>Cornus alba</u> | 2 | No | FACW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. <u>Viburnum dentatum</u> | 1 | No | FAC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 =Total Cover | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Herb Stratum (Plot size: _____) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. <u>Typha X glauca</u> | 20 | Yes | OBL | Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. <u>Phragmites australis</u> | 15 | Yes | FACW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. <u>Impatiens capensis</u> | 10 | No | FACW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. <u>Lythrum salicaria</u> | 5 | No | OBL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. <u>Carex stricta</u> | 5 | No | OBL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. <u>Juncus torreyi</u> | 5 | No | FACW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. <u>Juncus tenuis</u> | 5 | No | FAC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. <u>Carex lacustris</u> | 2 | No | OBL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9. _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10. _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 67 =Total Cover | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Woody Vine Stratum (Plot size: _____) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| =Total Cover | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Remarks: (include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WL-2

Profile Description: (Describe to the depth needed to document the Indicator or confirm the absence of indicators.)

| Depth (inches) | Matrix | | Redox Features | | | | Texture | Remarks |
|-------------------|---------------|-----|----------------|---|-------------------|------------------|--------------|---------|
| | Color (moist) | % | Color (moist) | % | Type ¹ | Loc ² | | |
| 0-4 | 10YR 5/2 | 100 | | | | | Loamy/Clayey | |
| 4-14 | 10YR 4/2 | 95 | 10YR 7/6 | 5 | | | Loamy/Clayey | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

Indicators for Problematic Hydric Soils³:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

- Coast Prairie Redox (A16)
- Iron-Manganese Masses (F12)
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

Secondary Indicators (minimum of two required)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres on Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes No Depth (inches): 36
 Water Table Present? Yes No Depth (inches): 0
 Saturation Present? Yes No Depth (inches): 0
 (includes capillary fringe)

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Wilcox Mill City/County: City of Plymouth/Wayne County Sampling Date: 7-26-19
 Applicant/Owner: Wayne County Road Commission State: MI Sampling Point: UP-1
 Investigator(s): C. Kunkle, D. Berninger - Atwell, LLC Section, Township, Range: 01S, 08E, 23
 Landform (hillside, terrace, etc.): Floodplain Local relief (concave, convex, none): Concave
 Slope (%): 0 Lat: 42.383216 Long: -83.456909 Datum: NAD 83
 Soil Map Unit Name: Cohoctah fine sandy loam, frequently flooded (Cc) NWI classification: UPL
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

| | |
|---|---|
| Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u> | Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u> |
| Remarks: | |

VEGETATION – Use scientific names of plants.

| Tree Stratum (Plot size: <u> </u>) | Absolute % Cover | Dominant Species? | Indicator Status | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------|-------------------|------------------|--|-------------------|--|--------------|--|--|-------------|----------|-------|----------|--|--------------|----------|-------|----------|--|-------------|------------|-------|------------|--|--------------|-----------|-------|-----------|--|-------------|-----------|-------|-----------|--|----------------|------------|--|------------|-----|--------------------------|--|--|-------------|--|
| 1. <u>Fraxinus pennsylvanica</u> | <u>2</u> | No | FACW | Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. <u>Juglans nigra</u> | <u>1</u> | No | FACU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. <u>Ulmus americana</u> | <u>1</u> | No | FACW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <u>4</u> | =Total Cover | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sapling/Shrub Stratum (Plot size: <u> </u>) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. <u>Elaeagnus umbellata</u> | <u>10</u> | Yes | UPL | Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Total % Cover of:</th> <th style="width:10%;"></th> <th style="width:10%;">Multiply by:</th> <th style="width:10%;"></th> <th style="width:10%;"></th> </tr> </thead> <tbody> <tr> <td>OBL species</td> <td align="center"><u>0</u></td> <td align="center">x 1 =</td> <td align="center"><u>0</u></td> <td></td> </tr> <tr> <td>FACW species</td> <td align="center"><u>3</u></td> <td align="center">x 2 =</td> <td align="center"><u>6</u></td> <td></td> </tr> <tr> <td>FAC species</td> <td align="center"><u>100</u></td> <td align="center">x 3 =</td> <td align="center"><u>300</u></td> <td></td> </tr> <tr> <td>FACU species</td> <td align="center"><u>13</u></td> <td align="center">x 4 =</td> <td align="center"><u>52</u></td> <td></td> </tr> <tr> <td>UPL species</td> <td align="center"><u>12</u></td> <td align="center">x 5 =</td> <td align="center"><u>60</u></td> <td></td> </tr> <tr> <td>Column Totals:</td> <td align="center"><u>128</u></td> <td></td> <td align="center"><u>418</u></td> <td align="center">(B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A =</td> <td></td> <td align="center"><u>3.27</u></td> <td></td> </tr> </tbody> </table> | Total % Cover of: | | Multiply by: | | | OBL species | <u>0</u> | x 1 = | <u>0</u> | | FACW species | <u>3</u> | x 2 = | <u>6</u> | | FAC species | <u>100</u> | x 3 = | <u>300</u> | | FACU species | <u>13</u> | x 4 = | <u>52</u> | | UPL species | <u>12</u> | x 5 = | <u>60</u> | | Column Totals: | <u>128</u> | | <u>418</u> | (B) | Prevalence Index = B/A = | | | <u>3.27</u> | |
| Total % Cover of: | | Multiply by: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OBL species | <u>0</u> | x 1 = | <u>0</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FACW species | <u>3</u> | x 2 = | <u>6</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FAC species | <u>100</u> | x 3 = | <u>300</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FACU species | <u>13</u> | x 4 = | <u>52</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UPL species | <u>12</u> | x 5 = | <u>60</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Column Totals: | <u>128</u> | | <u>418</u> | (B) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prevalence Index = B/A = | | | <u>3.27</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. <u>Lonicera</u> | <u>10</u> | Yes | FACU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. <u>Cornus racemosa</u> | <u>5</u> | No | FAC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. <u>Rhamnus cathartica</u> | <u>5</u> | No | FAC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <u>30</u> | =Total Cover | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Herb Stratum (Plot size: <u> </u>) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. <u>Poa pratensis</u> | <u>90</u> | Yes | FAC | Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. <u>Cichorium intybus</u> | <u>2</u> | No | FACU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. <u>Daucus carota</u> | <u>2</u> | No | UPL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9. <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10. <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <u>94</u> | =Total Cover | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Woody Vine Stratum (Plot size: <u> </u>) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. <u> </u> | | | | Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | =Total Cover | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remarks: (Include photo numbers here or on a separate sheet.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

SOIL

Sampling Point: UP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

| Depth (Inches) | Matrix | | Redox Features | | | | Texture | Remarks |
|-------------------|---------------|-----|----------------|---|-------------------|------------------|--------------|---------|
| | Color (moist) | % | Color (moist) | % | Type ¹ | Loc ² | | |
| 0-6 | 10YR 6/3 | 100 | | | | | Loamy/Clayey | |
| 6-12 | 10YR 6/6 | 100 | | | | | Loamy/Clayey | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

Indicators for Problematic Hydric Soils³:

- Histosol (A1)
- Sandy Gleyed Matrix (S4)
- Histic Epipedon (A2)
- Sandy Redox (S5)
- Black Histic (A3)
- Stripped Matrix (S6)
- Hydrogen Sulfide (A4)
- Dark Surface (S7)
- Stratified Layers (A5)
- Loamy Mucky Mineral (F1)
- 2 cm Muck (A10)
- Loamy Gleyed Matrix (F2)
- Depleted Below Dark Surface (A11)
- Depleted Matrix (F3)
- Thick Dark Surface (A12)
- Redox Dark Surface (F6)
- Sandy Mucky Mineral (S1)
- Depleted Dark Surface (F7)
- 5 cm Mucky Peat or Peat (S3)
- Redox Depressions (F8)

- Coast Prairie Redox (A16)
- Iron-Manganese Masses (F12)
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

Secondary Indicators (minimum of two required)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres on Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? Yes _____ No X Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

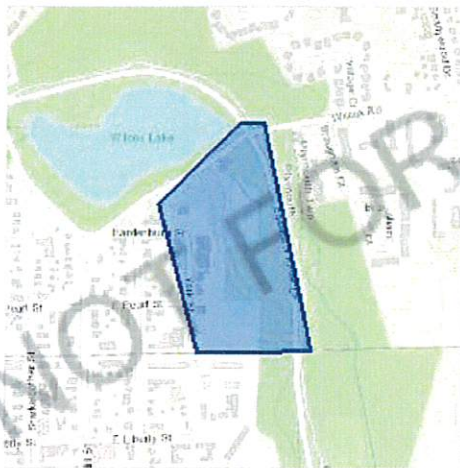
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Wayne County, Michigan



Local office

Michigan Ecological Services Field Office

☎ (517) 351-2555

📅 (517) 351-1443

2651 Coolidge Road Suite 101
East Lansing, MI 48823-6360

<http://www.fws.gov/midwest/endangered/section7/s7process/step1.html>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

Indiana Bat *Myotis sodalis* Endangered
 There is **final** critical habitat for this species. Your location is outside the critical habitat.
<https://ecos.fws.gov/ecp/species/5949>

Northern Long-eared Bat *Myotis septentrionalis* Threatened
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/9045>

Birds

NAME

STATUS

Red Knot *Calidris canutus rufa* Threatened
 This species only needs to be considered if the following condition applies:

- Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30.

No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/1864>

Reptiles

NAME

STATUS

Eastern Massasauga (=rattlesnake) *Sistrurus catenatus* Threatened
 This species only needs to be considered if the following condition applies:

- All Projects: Project is Within EMR Range

No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/2202>

Clams

NAME

STATUS

Northern Riffleshell *Epioblasma torulosa rangiana* Endangered
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/527>

Flowering Plants

NAME

STATUS

Eastern Prairie Fringed Orchid *Platanthera leucophaea* Threatened
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/601>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

| | |
|--|-------------------------|
| <p>Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626</p> | Breeds Dec 1 to Aug 31 |
| <p>Bobolink <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> | Breeds May 20 to Jul 31 |
| <p>Least Bittern <i>Ixobrychus exilis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/6175</p> | Breeds Aug 16 to Oct 31 |
| <p>Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679</p> | Breeds elsewhere |
| <p>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> | Breeds May 10 to Sep 10 |
| <p>Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> | Breeds elsewhere |
| <p>Willow Flycatcher <i>Empidonax traillii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/3482</p> | Breeds May 20 to Aug 31 |

Wood Thrush *Hyllocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

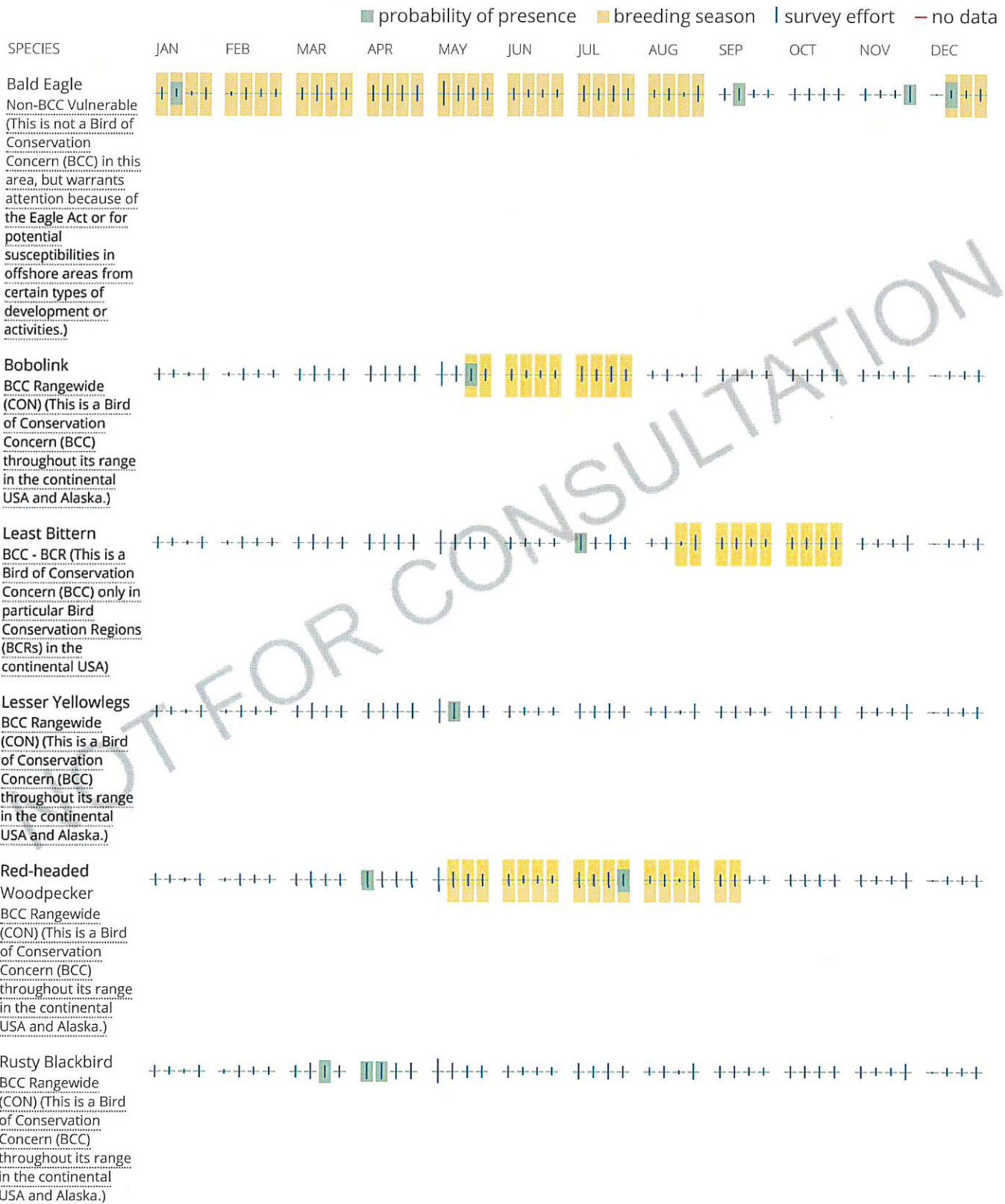
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

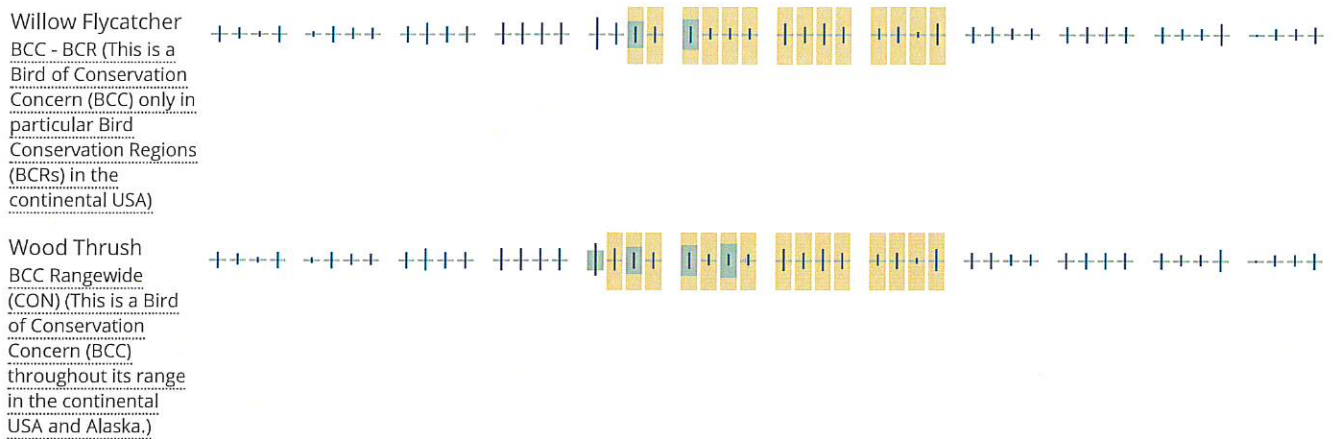
No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds](#)

[guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize

potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER POND

[PUBGh](#)

RIVERINE

[R2UBH](#)

[R5UBH](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

November 18, 2019

Plymouth Planning Commission

201 South Main St. Plymouth, MI 48170

Applicant:

Mill on Rouge, LLC.

1182 Roosevelt St. Plymouth, MI 48170

Proposed Construction Phases

Total estimated timeline: 48 months (construction to begin with 12 months of final PUD approval adhering to Sec. 78-316.b of Plymouth Municipal Code pertaining to PUD time guidelines.

Development and Construction Phase 1 (Month 0-18 after final PUD approval):

- Building Rehabilitation
 - Foundation and structural integrity repairs
 - Re-creation of the original façade on the Wilcox Street face of the building and on the lower east-facing side of the building, converting the garage doors back to a re-creation of the original windows and concrete of the building
 - Installation of water/sewage
- Site Work
 - Grading of the parcel for storm-water and floodplain compliance
 - Excavation and installation of storm-water treatment basins and release mechanisms to discharge into the existing tail race structure
 - Construction of campus accessory building for maintenance equipment storage.
- Blight Removal and soil preparation
 - Completion of the removal of debris, blight, and rusted fencing and other structures on the lot.
 - Mitigation and removal of invasive plant species
 - Soil remediation through phytoremediation by planting native species flora.

Development and Construction Phase 2 (Month 18-24 after final PUD approval)

- Building Mechanical, Electrical, Engineering, HVAC, and Plumbing Installation
 - Installation of plumbing for art studio, bathrooms, and kitchen facilities
 - Electrical work on building interior
 - Interior wall and partition construction to create bathrooms, kitchen facilities, offices, live-work amenities, and the gallery and educational flex-space.
 - Certificate of Occupancy application and review

Development and Construction Phase 3 (Month 24-30 after final PUD approval)

- Outdoor site preparation and updates
 - Resurfacing existing impermeable parking surfaces, graded to flow into storm-water basins
 - Expansion of parking through the installation of permeable parking surfaces, including gravel and reinforced turf parking
 - Reinforcing the turf of the outdoor event space area in the westerly portion of the parcel

Development and Construction Phase 4 (Month 30-36 after final PUD approval)

- Installation of agricultural and horticultural amenities
- Installation of walking paths, park benches, and other exterior amenities for the sculpture garden
- Installation of bicycle comfort station with inflation and repair station for Hines Dr. cyclists.
- Sculpture installations ongoing beyond the 48-month timeline.

ART FOUNDATION

by ROKO

LIST OF AGENCY PARTNERS FOR PROGRAMMING

- The Boys and Girls Club of Southeast Michigan
- The Girl Scouts of America
- The Detroit Historical Society
- Mack Alive
- Wolverine Human Services
- Karmanos Cancer Center Healing Arts Program
- The Rhonda Walker Foundation
- Plymouth Community Arts Council
- The Partnership for the Arts & Humanities
- R3 Cycling Club
- Clean Detroit

SELECTED LIST OF NOTABLE SUPPORTERS AND PARTNERS

- Plymouth Mayor Oliver Wolcott
- Plymouth Township Supervisor Kurt Heise
- Canton Township Supervisor Pat Williams
- The Plymouth Democratic Club
- The Canton Democratic Club
- The Michigan Historic Preservation Network
- Henry Ford Heritage Association
- The MotorCities National Heritage Area Partnership
- Plymouth Preservation Network
- 35th District Court Judge Jim Plakas
- 3rd Judicial Circuit Judge Catherine Heise
- 35th District Court Judge Ronald Lowe
- The Plymouth Preservation Network
- The Plymouth Downtown Development Authority
- Plymouth Chamber of Commerce
- Plymouth-Canton Community Schools Arts Academy
- Jason Hall of Slow Roll and RiDetroit
- Carol Kahn, granddaughter of Albert Kahn
- The Boys and Girls Club of Southeast Michigan
- Richard Cox and Greg D'Onofrio of the Phoenix Mill
- The Plymouth Rotary Club
- The Kiwanis Club of Plymouth
- The Karmanos Cancer Institute Healing Arts Program
- The Rhonda Walker Foundation
- Wolverine Human Services
- R3 Cycling Club
- Emily Gail of Say Nice Things About Detroit
- Bees in the D
- Solid Rock Church of Plymouth
- Clean Detroit
- Richard Bardelli, Project Director of the Michigan Central Train Station
- Bob Bury, CEO of Historic Ford Estates
- Annie Rubel, Project Director for the Fairlane Estate: Home of Henry and Clara Ford
- Jim and Linda Demmer of Demmer Automotive Group
- Don Nicholson, MotorCities Board Member and Hines Park Cruise Founder
- Hines Park Lincoln Dealership
- Detroit Historical Society
- Detroit Foundation Hotel
- HOUR Media
- Art Foundation
- Art of RoKo
- Dance Beat Studios
- Guilt Chocolates
- Motor City Hot Rod
- Hardcore Meals Performance Nutrition
- And countless professional preservationists, historians, Plymouth and Canton business owners, and other community stakeholders and Wayne County voters and taxpayers.



[Home](#) > [The Standards](#) > Rehabilitation Standards and Guidelines

Rehabilitation Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the [Historic Preservation Tax Incentives program](#). The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

[Applying the Standards for Rehabilitation](#)

[Guidelines for Rehabilitating](#)

[Historic Buildings](#)

[Guidelines on Sustainability](#)

[Guidelines on Flood Adaptation for Rehabilitating Historic Buildings](#)

Other Standards and Guidelines:

[Four Treatment Standards: Preservation, Rehabilitation, Restoration, and Reconstruction](#)

[Guidelines for the Treatment
of Historic Properties](#)

[History of the Standards](#)

Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

The Guidelines assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in [PDF format](#).

The Guidelines on Sustainability for Rehabilitating Historic Buildings stress the inherent sustainability of historic buildings and offer specific guidance on "recommended" rehabilitation treatments and "not recommended" treatments, which could negatively impact a building's historic character. These Guidelines are also available as an [interactive web feature](#).





Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: December 6, 2019
Rev.: December 30, 2019

Planned Unit Development For City of Plymouth, Michigan

GENERAL INFORMATION

Applicant: Mill on Rouge, LLC
Tony Roko/Greg Hoffman
1182 Roosevelt St.
Plymouth, MI 48170

Project Name: Mill on Rouge PUD

Plan Date: November 18, 2019

Latest Revision: December 16, 2019

Location: 230 Wilcox Road, Plymouth, MI

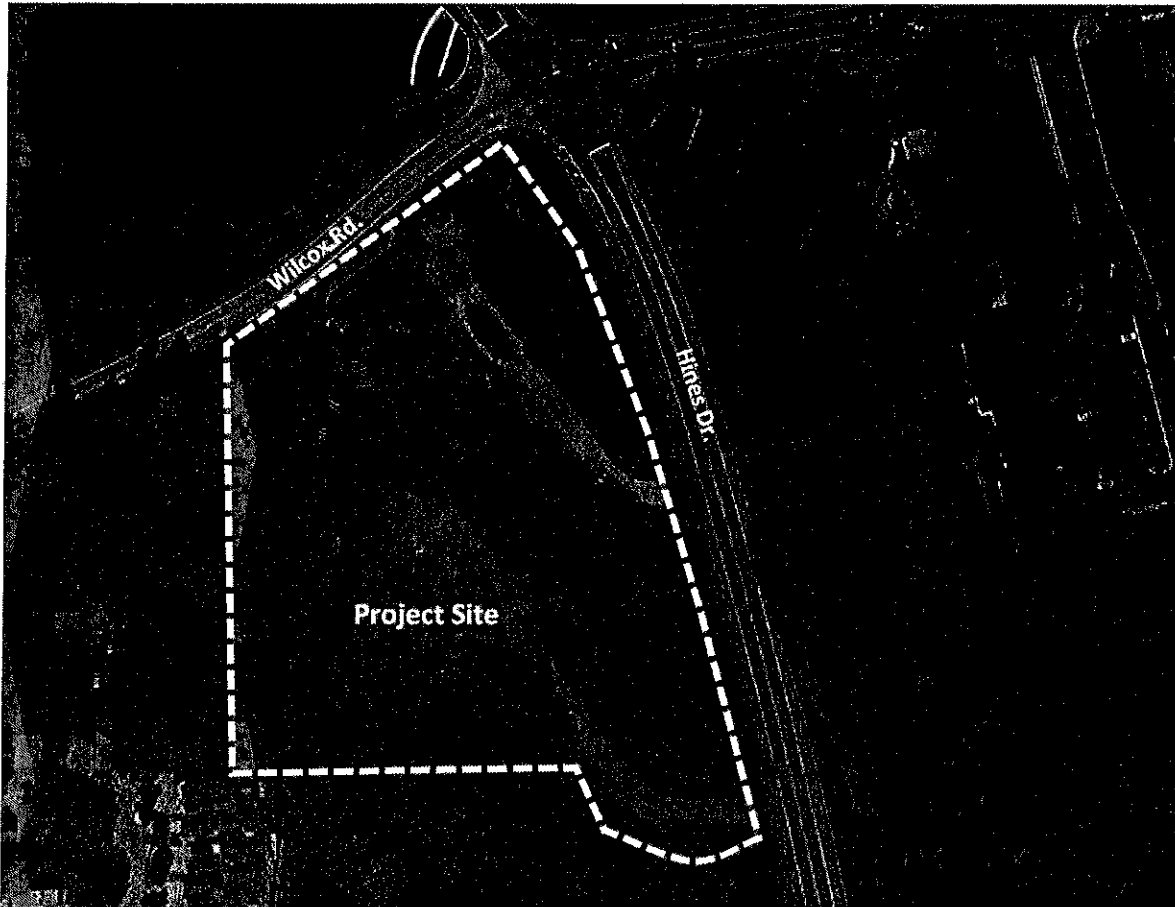
Zoning: R-1, Single-Family Residential District

Action Requested: Preliminary PUD Approval

PROJECT DESCRIPTION

The applicant has submitted a Planned Unit Development (PUD) application for land that was formally owned by Wayne County. The property is occupied by an existing 2-story historic structure (approx. 4,650 s.f.). The site plans show that the existing building will be renovated. The plans are labeled showing a studio and a live/workspace on the lower level, a private studio on the second story, and a third-floor addition for two live/work units. Both ground and first story levels have an area identified as a kitchenette. The site plan also shows construction of a new, two-level accessory building (5,760 s.f.), and an 1,800 s.f. hoop house.

An aerial of the proposed project site is shown on the next page.



PUD PROCESS AND PLAN REQUIREMENTS

PUD Process

According to Section 78-314 of the Zoning Ordinance and the prescribed PUD procedures for review, the applicant attended a pre-application conference with City staff in April. A formal application has been submitted and includes the transmittal of preliminary PUD plans/site plans. The Planning Commission discussed this project with the applicant at their December 11, 2019 meeting. Comments from the Planning Commission include the following:

1. Accessory structure (Quonset hut) architecture should be more consistent with the Wilcox Mill architecture.
2. Locate parking behind the buildings, and not up front along Wilcox Road.
3. Provide a section illustration showing the proposed accessory structure and existing topography.

Plan Requirements

In our previous review, we identified the following required items that need to be provided. The applicant has responded to this list in the most recent submittal. Our updated comments are provided in *italics*.

1. **A narrative report describing the project and discussing the market concept of the project needs to be provided.** *A narrative has been provided. Comments regarding the contents of the narrative are listed in the relevant sections of this review.*
2. **The plans indicate that the applicant is Greg Hoffman, but the application form states that the owner is Tony Roko. This needs to be clarified.** *The narrative states that the applicant and future owner of this site is Mill on Rouge LLC. Tony Roko is the sole member of the LLC.*
3. **The current land use of all abutting properties, and of properties across any public or private street from the PUD site. If vacant, please indicate.** *Provided.*
4. **The regulatory status of tail race (i.e. Is it regulated by EGLE?) and regulatory status of large wetland that straddles the southeast corner of the site.**
 - a. *The most recent submission includes a wetland delineation of two wetlands on the property. The delineation states that both are regulated by EGLE.*
 - b. *Page 9 of the narrative states that an application has been made to EGLE to determine tail race jurisdiction. The applicant will need to supply the City with a copy of the EGLE application, and formal response from EGLE.*
 - c. *In addition, a note on the Cover Sheet states that: "Construction activities are planned outside of the wetland boundaries. Should any activities impact wetlands, a permit from EGLE will be obtained prior to any activities in the wetlands." This note should be eliminated from the plans. Any wetland impacts need to be identified during the PUD review process. If impacts are not identified now, and wetland impacts are desired after PUD approval (if any), the applicant will need to return to the Planning Commission/City Commission for review/approval of the plan changes.*
5. **A tree survey indicating the location and diameter at breast height (DBH) of trees greater than 12-inches in diameter.** *Tree information is provided on Sheet C2. However, a note on this sheet states that: "Trees – Location for planning purposes. Exact species and location to be provided prior to construction." The ordinance requires an accurate tree survey at this stage of the PUD process. An accurate survey showing actual locations and correct species needs to be provided.*
6. **A note on Sheet C2 indicates that this parcel is within the 100-year floodplain. If there is a floodplain boundary, this should be shown on the plans.**
 - a. *A 100-year floodplain boundary is shown on this sheet.*
 - b. *Page 2 of the narrative states that: "The County has applied for a floodplain map amendment and the Applicant believes the property will be removed from the floodplain."*
 - c. *Page 10 of the narrative states that: "Any fill that occurs in the floodplain will receive compensating excavation to offset any loss of flood storage volume. The Applicant will obtain a permit from EGLE to insure there is no impact to the neighboring sites."*
 - d. *In addition, the Cover Sheet states that: "Any flood storage area displaced by soil fill (for building pads and embankments) will be compensated by equal or greater excavation thereby resulting in no net loss of flood storage volume and no impacts on neighboring sites."*
 - e. *Under Tab 5, Wayne County Development Restrictions, item #1. states that: "The Purchaser agrees that it will maintain the portions of Property that are designated as wetlands and/or floodplain as required by applicable laws, rules, and regulations."*

To summarize the response to item #6, the applicant will obtain the necessary permits for floodplain impacts if the County's map amendment request doesn't remove the development site from the

floodplain. Because the map amendment process is lengthy, we would recommend conditioning any approval on obtaining a floodplain permit, if required by EGLE.

7. **The (prior) PUD narrative states that Wayne County has placed certain conditions and use restrictions on the property. The applicant needs to provide a copy of the purchase agreement to the City to document these conditions/restrictions. Also, written information about how the County will be involved, at all, in assessing whether the purchase agreement has been accurately implemented or not also needs to be provided. The applicant has provided a list of pertinent provisions from the Approval of the Sale of the Wilcox Mill Building as it relates to development restrictions. This listing doesn't state how, or if, the County will confirm that the purchase agreement conditions have been accurately implemented. The applicant should respond to this question.**

Items to be Addressed: 1. Provide City with a copy of the EGLE application, and formal response from EGLE regarding jurisdiction of tail race. 2. Eliminate note on cover sheet regarding possible "future" impacts to wetlands not shown on site plan. 3. Provide accurate tree survey. 4. Recommend conditioning any approval on the applicant obtaining a floodplain permit, if required by EGLE. 5. Applicant to respond to how, or if, the County will confirm that the purchase agreement conditions have been accurately implemented.

PUD ELIGIBILITY

Section 78-311(c) of the City of Plymouth Zoning Ordinance establishes PUD criteria which determine the overall eligibility for a Planned Unit Development. As requested in our previous review, the applicant has provided a narrative that responds to each of the PUD criteria. These criteria are provided below, and include our updated comments.

- (1) **Grant of the planned unit development will result in one (1) of the following:**
 - a. ***A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;***

CWA Comment: This site has an unusual shape, and its location on a corner increases the non-buildable area of the property. The location of existing utilities, tail race, and topography also make this site challenging to develop. However, if it were developed as zoned (single-family residential use), we estimate that the site could possibly accommodate approximately 12-15 clustered dwelling units west of the tail race. The conditions/restrictions placed upon the property by Wayne County also further restrict development as single-family residential.

The submission is proposing to renovate the existing historic structure on site, and build a large storage building, and hoop house. While we consider renovation of a historic structure a "material benefit," the use of the renovated structure also needs to be considered.

The renovated historic structure, new building, and site will accommodate the following uses:

| Level/Space | Residential Uses | Commercial Uses | Educational Uses | Rented out for Private Events | Private Space | Public Space |
|------------------|------------------------------|--|---|---|---|--|
| Lower | 1 live/work unit (See below) | Space for lease to support Foundation; temporary pop-up retail booths; gift shop (See Below) | Art Foundation classes, gallery | Leased for parties and receptions (1-2 monthly events plus “signature” events annually) | | |
| Upper | | | | | Private studio | |
| Future Top Floor | 2 live/work units | | | | | |
| Storage Building | -- | -- | Art Foundation office and framing studio. | -- | Garage for Roko; storage for sculptures, event supplies, garden maintenance equipment | -- |
| Outdoor | | | | Leased for events (local art shows/fairs, auto shows, merchant markets, historical/property tours, weddings, presentations, talks, food truck events, local school field trips, and other events) (See below) | | Sculpture Garden, when not in private use. Bike air-fill and repair station (See below) |

Lower Level Live/Work Unit. It is unclear whether this lower level live/work unit meets the minimum requirements of a dwelling unit. The Building Official will make this determination. At a minimum, we would require two parking spaces for this unit.

Lower Level Space for Lease, Temporary Pop-Up Retail Booths, Gift Shop.

- a. The “leased” space needs to be better defined. Is this the space leased for parties/receptions, or will just a portion of the lower level be leased for another purpose?
- b. How many “signature events” will be conducted each year?
- c. The “temporary pop-up retail booths” also need to be better defined. How many, and what products/services will be on offer?
- d. Similarly, the size and location of the “gift shop” should be shown on the plans.

To be consistent with the Master Plan, any retail sales permitted at this location should be an “accessory use” to the principal use of the site (art production and education), and limited to a small percentage of the building area.

Outdoor Space for Lease.

- a. How many events per year will the outdoor space be leased for?
- b. How many people will be accommodated per event?
- c. What hours will events take place?
- d. Will outdoor events coincide with indoor events?
- e. The County’s restrictions require that the site be accessible to the public as outlined in the Purchaser’s proposal. Based on the submitted site plan, public uses include the bicycle repair station, the walking trail, and the sculpture garden. If the Purchaser’s proposal included any other uses or stipulations, this information should be provided.

In our opinion, “leased” events should have some connection to the art education/production mission or historical education mission of the project. Therefore, weddings, birthday parties, graduation parties (as “leased” events) and the like would not be consistent with this mission.

Bike Air-Fill Repair Station. Page 4 of the narrative states that the bike air-fill/repair station will be provided by the applicant, and will be open dawn to dusk. However, Sheet C3 labels this amenity as “by others.” If the applicant is providing this amenity, then the “by others” needs to be removed from the plans. In any event, the applicant should confirm that they are installing this amenity.

- b. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;*

CWA Comment. The site has a number of existing natural features, including the tail race (which was constructed to generate electricity for the historic building), a large wetland that straddles the southeast corner of this site, a small wetland on the southwest side of the site, and steep topography and trees on the west side of the site. In addition, the site is within the 100-year floodplain of the Rouge River.

The applicant states that no easement on the tail race is necessary, as it is no longer functioning. As mentioned above, the regulatory status of the tail race needs to be provided.

No impacts are proposed to the large wetland at the southeast corner of the site, nor the small wetland on the southwest side. As mentioned above, if the plans change and impacts are desired, the impacts need to be identified and approved during the PUD review process.

An accessory building is proposed in a small area (approx. 400 s.f.) of steep slopes. In our opinion, this is a very small impact to the existing steep slopes.

As mentioned above, an accurate tree survey locating the existing trees, and their species needs to be provided. Using the information provided, five (5) trees will be removed from the site. In reviewing the plans, we note an additional four (4) trees, as follows:

- #137 – 12” Elm (due to location of path)
- #138 – 12” Ash (due to location of sidewalk)
- #144 – 12” Ash (due to location of path)
- #148 – 8” ??? (due to location of stormwater discharge feature)

Accurately locating all trees on the site plan may eliminate the need to remove some of these trees.

As described above, the County has requested a floodplain map amendment, which may remove the floodplain from the property. Since this process takes a long time, we recommend conditioning any approval on obtaining a floodplain permit, if necessary.

- c. *Long-term protection of historic structures or significant architecture worthy of historic preservation; or***

CWA Comment. As part of this project, the applicant is proposing to renovate the existing building on site, which was originally designed by the famous architect Albert Kahn for Henry Ford. We consider the proposal to meet this criterion.

- d. *A nonconforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.***

CWA Comment: This site is currently used as part of the Wayne County park system, which is a permitted use in the R-1 zoning district. The proposal is suggesting changing the site’s use to uses that are not currently permitted in the R-1 zoning district. Therefore, the proposal will not make this site less non-conforming regarding use. However, renovating the building and site will make it more aesthetically pleasing to the neighborhood, and new stormwater management practices will ensure the site meets Wayne County’s current standards.

- (2) *The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities.***

CWA Comment: The site plan shows an existing Wayne County sanitary sewer, and a proposed water connection. The narrative states that the site will be served by public utilities. Whether the proposed utilities meet this criterion needs to be confirmed by the City’s Engineer and an opinion provided at this stage of the project review.

Regarding traffic, the maximum occupancy of the building will limit indoor events to 60 people, if both floors are used. The proposed parking limits the number of cars to 45. We don’t consider this number of cars will negatively impact traffic volumes on either Wilcox or Hines Drive. The same parking restrictions exist for outdoor events. Parking along Hines Drive is prohibited, but there are no “No Parking” signs along Wilcox Road. Because there is no safe way for pedestrians to reach the site along Wilcox, we would recommend conditioning any approval on limiting the number of event participants to 45 vehicles at any one time.

- (3) ***The proposed planned unit development shall be consistent with the public health, safety and welfare of the City.***

CWA Comment: In our previous review, we asked the applicant to describe the necessity for a monitoring well on the site, as well as the need for phytoremediation (vegetative plantings). At the December meeting, the applicant explained that hydraulic fluid had been spilled on site, and that this contamination was cleaned up, under supervision of MDEQ, and the case closed. They also explained that the monitoring well was used to monitor iron bacteria, a naturally occurring substance. Page 11 of the current narrative states that the Applicant is reviewing this with Wayne County, and will provide further clarification as the PUD/site plan progresses.

- (4) ***The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land.***

CWA Comment: Regarding unreasonable negative environmental impact, it doesn't appear with the current site design that the site's natural features will be negatively impacted in any significant way.

Regarding loss of a historic structure, the applicant is proposing to renovate and re-use the existing historic structure. However, their ability to do this will depend on the acceptability of the proposed uses and the scope of those uses. The proposed uses are described on Page 5 of this review. We consider the residential units, private studio and Art Foundation classroom space to be consistent with the residential character of the area. The limited number (1-2 per month) of special indoor events is also a reasonable use of the property. The storage building is still very large (although this proposal reduced the size by 10% from the previous plan set). Once more details about the number/scope of "signature" indoor events, and the outdoor events is provided, a full assessment can be made.

- (5) ***The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties.***

CWA Comment: Renovation of this building and site will, in our opinion, benefit the economics of the surrounding area as long as the uses are appropriate, and the level of activity on this site is consistent with the character of the area.

- (6) ***The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this article.***

CWA Comment: Per the narrative, the project will be under ownership of Mill on Rouge LLC, with Tony Roko being the sole member of the LLC.

- (7) ***The proposed planned unit development shall be consistent with the goals and policies of the City Master Plan.***

CWA Comment: The City's 2018 Master Plan designates the future land use of the property as parkland. The intent of this future land use is to protect parklands and open space from future development that does not consider the public benefit of retaining such land.

The proposal intends to renovate the reuse the existing historical building, and construct a large storage building and hoop house on the property. The remainder will be used for stormwater management, maintenance of the tail race, and a 10-foot wide gravel pathway. See our comments in #4 above regarding type and scope of proposed uses.

- (8) ***The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts.***

CWA Comment: Because the existing building is being retained, we consider the historic building and hoop house to be in harmony with, and not detrimental to, adjoining residential zoning districts. Our previous review considered the storage building, which is larger than the existing structure, to be a principal building (vs. accessory). We also recommended that the use of the storage building be deed restricted, so that a future property owner is notified that the PUD restricts use of the Quonset hut to storage only, and that no commercial operations be conducted in this building.

See our comments in #4 above regarding type and scope of proposed uses.

- (9) ***A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.***

CWA Comment: The proposal is not possible under the current zoning, as stated by the applicant's narrative. However, the County's conditions/restrictions on the property may also have an impact on how the property can be used. Since the site is being renovated to such a unique/specific use, we don't think the PUD is an attempt to circumvent the zoning standards. A different development (if allowed by the County) could result in a greater return than this proposal.

In summary, we have listed our recommendations for conditions to the PUD, and additional information provided by the applicant to fully evaluate whether the proposal meets the PUD criteria.

Recommended conditions to any approval:

1. Planning Commission to consider limiting retail sales at this location as a related "accessory use" to the principal use of the site (i.e. art production and education), and limited to a small percentage of the building area.
2. Planning Commission to consider limiting "leased" events to those that have some connection to the art education/production mission or historical education mission of the project.
3. Planning Commission to consider limiting the number of event participants to 45 vehicles at any one time.
4. Planning Commission to consider requirement for a deed restriction on the storage building that limits the use of this building to "storage only," and that no commercial operations be conducted in this building.

Items to be Addressed (by the applicant):

1. Lower level space: Better define uses, number and scope of events/uses for “leased” space, signature events, pop-up retail. Show size/location of gift shop on site plan.
2. Outdoor “leased” events:
 - a. How many events per year will the outdoor space be leased for?
 - b. How many people will be accommodated per event?
 - c. What hours will events take place?
 - d. Will outdoor events coincide with indoor events?
 - f. The County’s restrictions require that the site be accessible to the public as outlined in the Purchaser’s proposal. Based on the submitted site plan, public uses include the bicycle repair station, the walking trail, and the sculpture garden. If the Purchaser’s proposal included any other uses or stipulations, this information should be provided.
3. Bike repair station: If the applicant is providing this amenity, then the “by others” needs to be removed from the plans. In any event, the applicant should confirm that they are installing this amenity.
4. Possibility of Site Contamination. Applicant to provide updated County information on contamination as it becomes available.

SCHEDULE OF REGULATIONS

Section 78-313 states that the schedule of regulations for each respective land use must be met, unless the Planning Commission and City Commission approve deviations that advance the objectives of the Zoning Ordinance.

This proposal includes a mix of uses in one building. Therefore, we have applied the Mixed Use provisions in the schedule of regulations. Note that the Quonset hut is a second principal building. Therefore, we have applied the same requirements as applied to the existing historic building.

Mixed-Use Schedule of Regulations Requirements

| | | MU Required | Proposed (Existing Building) | Proposed (Quonset hut) |
|---------------------------------|---------------------------------|---------------------|---|------------------------|
| Minimum Lot Size | | 10,000 s.f. | 4.275 acres (186,219 s.f.) | |
| Minimum Lot Width | | 30 feet | 273 feet (Wilcox) 589 feet (Hines Drive) | |
| Height of building | | 2 stories / 25 feet | 3 stories / approx. 35 feet | 2 stories / 25 feet |
| Minimum yard setback | Front (Wilcox) | 15 feet | 20 feet | 80 feet |
| | Front (Hines Drive) | 15 feet | 115 feet | 250 feet |
| | Sides Least one | 10 least / 20 total | 115 feet (west) | 45 feet (west) |
| | Rear | 35 feet | 383 feet | 222 feet |
| Maximum Lot Coverage | | 35% | 4% | |
| Maximum Floor Area Ratio | | 0.40 | 0.08 | |

Height: The renovated historic building with the proposed third floor will exceed the permitted height in the Mixed Use district. The Planning Commission may consider this an acceptable deviation. In our opinion, the residential units help to limit the scope of building use to one that is consistent with the neighborhood.

Items to be Addressed: Proposed building height/number of stories as a proposed deviation.

PARKING, LOADING

The table below shows the required parking for this mixed-use project, as well as the parking proposed on the site plan:

| Parking Requirements | | | |
|---|---|--|------------------------------|
| | Parking Required – Base Uses | Parking Required – Assembly Uses | Parking Provided |
| Mixed-Use Building: | | | |
| Lower Level Public Studio/ Art Gallery & Dwelling Unit | 1 space per 200 s.f. usable floor area (1,250 s.f. / 200 = 6 spaces) | 1 space per 150 s.f. usable floor area (1,250 s.f. / 150 = 8 spaces) | |
| Lower Level Office (Live/Work) | 2 spaces per dwelling unit | 2 spaces | 9 space (Wilcox) + |
| Upper Level Studio | 1 space per 800 s.f. of gross floor area (2,450 s.f. / 800 = 3 spaces) | 1 space per 150 s.f. usable floor area (2,302 s.f. / 150 = 15 spaces) | 16 spaces (Hines Drive) + |
| Third Floor Live/Work | 2 spaces per unit, or 2 spaces x 2 units = 4 spaces | 4 spaces | 20 banked spaces |
| TOTAL | 15 spaces | 29 spaces | |

Location of Parking Spaces

The project proposes to construct a new 9-space parking lot along Wilcox Road that is at the same level as the current upper level of the building. It also proposes to re-surface an existing 16-space lot along Hines Drive, and located parking within the walking loop if necessary.

At the December meeting, the Planning Commission asked that all of the parking be located behind the buildings, rather than locating a new lot along Wilcox Road. The revised plans maintain the lot along Wilcox, but have shifted it back by approximately 10-feet so that more vegetative screening can be installed along Wilcox Road. In our opinion, a lot on this level is important for barrier-free access to the building, and by shifting the lot back, helps to address the concern about parking in front.

Number of Parking Spaces

The proposed Wilcox lot, and re-surfaced lot along Hines Drive will almost meet the parking requirements for assembly uses (events/classes). The plans also show a 20-space banked parking lot. Per the zoning

ordinance, an extra 4 spaces are necessary. The parking requirements are based on the size of the building. However, since the applicant is also proposing outdoor events, more people could be accommodated on site, and therefore more parking is needed. We would recommend that the Planning Commission require construction of the banked parking before any outdoor events are conducted.

Screening of Parking Lots

Section 78-203 requires a 10-foot wide landscape strip to screen all parking lots that are visible from a public right-of-way. Landscaping information has been provided on Sheet C-3, and shows the required space between Wilcox Road and the new lot, and between Hines Drive and the re-surfaced lot. How the proposed screening (number/type of plants) meets the ordinance requirements will be discussed later in the review process.

Parking Lot/Space Dimensions

The dimensions of the proposed parking spaces meet ordinance requirements

Loading Space

Our previous review requested that a loading/unloading area be identified on the plans, and that they describe the types of trucks expected to make deliveries/pick-ups. While not on the plans, Page 12 of the narrative states that the circular area to the east of the existing building will be used for loading/unloading, and that pick-up truck or short-bodied van style truck (approx. 27-feet long) will make deliveries. This area will accommodate these types of trucks.

***Items to be Addressed:** 1. Recommend that Planning Commission require construction of banked parking area before any outdoor events are conducted.*

CIRCULATION

This site has two existing access points on the lower level; one to the existing parking lot along Hines Drive, and the other to a graveled area south of the first. Also, the upper level has a drop-off area proposed in front of the existing building, and a two-lane entrance/exit drive to the parking lot along Wilcox Road.

We have no comments on the functionality of the existing driveways off of Hines Drive. However, it may be necessary to receive Wayne County Road Commission approval to use these existing drives for the proposed new uses. The applicant has acknowledged that any work in the County road rights-of-way (Wilcox and/or Hines Drive) will need a permit from the County Road Commission.

Regarding the one-way drop-off in front of the existing building along Wilcox, we consider this logical. In our previous review, we had recommended that the drop-off lane be narrowed, and the partition between the drop off area and Wilcox Road be widened enough so that larger landscape screening can be installed. The ordinance requires landscaping to screen vehicle use areas from public roads. The applicant responded to this comment stating that they consider this driveway is as narrow as possible (15-feet) to allow for safe use. A five-foot planting area is very narrow to accommodate plants large enough to screen the drop-off area. An ornamental fence or other structure is another option for screening, and should be considered by the applicant and Planning Commission.

Regarding the proposed configuration of access/exit from the small lot along Wilcox, the turning movements are limited to one-way in and one-way out. The applicant confirmed that this is due to limited sight distances. Wayne County will need to review/approve this driveway configuration.

Items to be Addressed: 1. Applicant/Planning Commission consider alternative screening of drop-off area in front of existing building.

SIDEWALKS

The plans show a new asphalt path on the north side of Wilcox Road. This pathway will be constructed by others, and cannot be considered as part of this project unless the applicant proposes to build the path.

The plans also show a pedestrian crossing from north to south across Wilcox Road, and a new sidewalk segment to Hines Drive on this corner. Again, these amenities will be constructed by others, and therefore cannot be considered as part of this project.

No new sidewalks are proposed between Hines Drive and the existing building. We consider this an important pedestrian connection to this new facility. We had suggested a sidewalk leading from Hines Drive to the upper level of the existing building. The applicant explained that the topography and narrow right-of-way on the south side of Wilcox prohibits such a walk. Another alternative is some type of pedestrian connection between Hines Drive and the lower level of the building. The Planning Commission should discuss this, or other alternatives, with the applicant to provide some type of pedestrian access.

A switch-back sidewalk is proposed between the upper level parking lot, and the lower level of the building. This walkway will provide a barrier-free access from the upper level of the building to the lower level of the building. However, it will be outside, and not really useable in the winter. Our previous review asked if an elevator is needed for this building. Page 12 of the applicant's narrative states that because parking is proposed to serve each level of the building, and because the lower level residential unit is barrier-free, then an elevator is not needed. In any event, the Building Official would address this issue if necessary.

A 10-foot wide gravel trail is proposed on site. We assume that this was a component of the Purchaser's proposal (as discussed on Page 6 of this review under "Outdoor Space for Lease").

Items to be Addressed: 1. Planning Commission to discuss alternative pedestrian access from Hines Drive to the lower level of the existing building (or other alternatives for pedestrian access).

PUD AGREEMENT / PHASING

A PUD Agreement will need to be developed prior to final approval. The agreement will specify performance guarantees and phasing. It will also most likely include the conditions/restrictions placed upon the property by Wayne County. The applicant has acknowledged the requirement for a PUD Agreement.

Items to be Addressed: None.

ARCHITECTURAL ELEVATIONS AND FLOOR PLANS

The applicant has provided architectural elevations of the proposed renovations to the historic building, and the new Quonset hut accessory building. Also, as requested, they have provided a section illustration that shows how the renovated building and new Quonset hut relate to the existing topography of the site. In our opinion, the section provides confirmation that the Quonset hut will not overpower the existing building once the proposed third floor is constructed.

The Planning Commission also suggested that the storage building's architecture be more consistent with the historical period of the existing building. At the December meeting, the applicant's architect explained that Quonset huts were in use when the Mill building was constructed, and that the storage building's profile distinguishes it from the existing building, and in his opinion, complements the existing building.

Items to be Addressed: None.

RECOMMENDATIONS

We support restoration of the historic building on this site, and the general layout of the other site amenities. We still have some questions about the number and extent of events, and their impact on the neighborhood. However, we think these issues can be worked out through the review process.


Much of the information requested in this review will not require revisions to the site plan, but can be provided in a narrative form. We would recommend that the applicant prepare a response to the following items, and present it at the upcoming Planning Commission meeting. If the response is satisfactory to the Planning Commission to determine PUD eligibility, we would recommend that the Planning Commission schedule a public hearing for the next available meeting.

The items the applicant should address include the following:

- A. **PUD Plan Requirements:** 1. Provide City with a copy of the EGLE application, and formal response from EGLE regarding jurisdiction of tail race. 2. Eliminate note on cover sheet regarding possible "future" impacts to wetlands not shown on site plan. 3. Provide accurate tree survey. 4. Recommend conditioning any approval on the applicant obtaining a floodplain permit, if required by EGLE. 5. Applicant to respond to how, or if, the County will confirm that the purchase agreement conditions have been accurately implemented.

- B. **PUD Eligibility.** Applicant to provide:
 1. Lower level space: Better define uses, number and scope of events/uses for "leased" space, signature events, pop-up retail. Show size/location of gift shop on site plan.
 2. Outdoor "leased" events:
 - a. How many events per year will the outdoor space be leased for?
 - b. How many people will be accommodated per event?
 - c. What hours will events take place?
 - d. Will outdoor events coincide with indoor events?
 - e. The County's restrictions require that the site be accessible to the public as outlined in the Purchaser's proposal. Based on the submitted site plan, public uses include the bicycle repair station, the walking trail, and the sculpture garden. If the Purchaser's proposal included any other uses or stipulations, this information should be provided.

3. **Bike repair station:** If the applicant is providing this amenity, then the “by others” needs to be removed from the plans. In any event, the applicant should confirm that they are installing this amenity.
 4. **Possibility of Site Contamination.** Applicant to provide updated County information on contamination as it becomes available.
- C. **Schedule of Regulations.** Proposed building height/number of stories as a proposed deviation.
- D. **Parking/Loading.** Recommend that Planning Commission require construction of banked parking area before any outdoor events are conducted.
- E. **Circulation.** Applicant/Planning Commission consider alternative screening of drop-off area in front of existing building.
- F. **Sidewalks.** Planning Commission to discuss alternative pedestrian access from Hines Drive to the lower level of the existing building (or other alternatives for pedestrian access).



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cc: John Buzuvis
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