



# City of Plymouth Planning Commission

## Regular Meeting Agenda

Wednesday, November 9, 2022 – 7:00 p.m.  
City Hall & Online Zoom Webinar

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170  
Fax 734-455-1892

www.plymouthmi.gov  
Phone 734-453-1234

<https://us02web.zoom.us/j/84427290862>

Passcode: 661430

Webinar ID: 844 2729 0862

1. **CALL TO ORDER**
  - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
  - a) Approval of the October 12, 2022 meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
  - a) Text Amendments to Residential Fences Ordinance
7. **OLD BUSINESS**
  - a) PUD22-01: 100 S. Mill, Final PUD Review
8. **NEW BUSINESS**
9. **REPORTS AND CORRESPONDENCE**
  - a) Zoning Audit Distribution
10. **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 x 234 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 2022-2026

## GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

### OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35<sup>th</sup> District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

## GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

### OBJECTIVES

1. Create policies and programs that support staff recruitment/retention, including a coordinated recruitment program, flexible scheduling, and an internship program
2. Increase staff levels to appropriately support city services and departments
3. Provide staff/board/volunteer trainings and programming with a focus on improving understanding on issues of diversity, equity, and inclusion and emphasizing working with and serving diverse communities

## GOAL AREA THREE – COMMUNITY CONNECTIVITY

### OBJECTIVES

1. Engage in partnerships with public, private, and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

## GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

### OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

## **Planning Commission 2022 Goals**

1. Address ordinances pertaining to R-1 fences and height of residential structures
2. Begin the preliminary process for the 2023 master plan revision in Q4
3. Explore an impervious surface ordinance
4. Audit the current zoning ordinance and identify an approach for implementing form-based codes

**City of Plymouth**  
**Planning Commission Public Hearing Notice**  
**Wednesday, November 9, 2022 – 7:00 p.m.**  
**City Hall & Online Zoom Webinar**  
201 S. Main Street Plymouth, Michigan 48170  
Website: [www.plymouthmi.gov](http://www.plymouthmi.gov) Phone: (734) 453-1234 ext. 232

A regular meeting of the Planning Commission will be held on Wednesday, November 9, 2022, at 7:00 P.M. located at City Hall & online Zoom webinar to consider the following:

Text Amendments to Residential Fences

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

Publish: Thursday, October 27, 2022



**Plymouth Planning Commission**  
**Regular Meeting Minutes**  
**Wednesday, October 12, 2022 - 7:00 p.m.**  
**Plymouth City Hall 201 S. Main**

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170-1637

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

**1. CALL TO ORDER**

Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Vice Chair Silvers, Commissioners Shannon Adams, Joe Hawthorne, Jennifer Mariucci, Kyle Medaugh, Hollie Saraswat, Eric Stalter

Excused: Commissioner Tim Joy

Also present: City Commissioner Kelly O'Donnell, Economic Development Director John Buzuvis, and Planning Consultant Sally Elmiger

**2. CITIZENS COMMENTS**

There were no citizen comments

**3. APPROVAL OF MEETING MINUTES**

Medaugh offered a motion, seconded by Saraswat, to approve the minutes for the September 14, 2022, meeting.

There was a roll call vote.

Yes: Medaugh, Saraswat, Silvers, Stalter, Sisolak

Abstain: Adams, Hawthorne, Mariucci

MOTION PASSED 5-0

**4. APPROVAL OF THE AGENDA**

Medaugh offered a motion, seconded by Adams, to approve the agenda for October 12, 2022.

There was a roll call vote.

Yes: Adams, Hawthorne, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 8-0

**5. COMMISSION COMMENTS**

Silvers said the Zoning Board of Appeals expressed appreciation that the Planning Commission would be addressing the fence ordinance.

Saraswat said she noticed the walkways were dirty in the vicinity of outdoor dining establishments.

**6. PUBLIC HEARINGS**

a. SP22-06:330 S. Main, Special Land Use and Site Plan Review

Elmiger gave an overview of the project and referred to the Carlisle Wortman written report. Architect Caleb Marquardt answered the questions in the report, stating that the business, Highline Spirits, would operate from 10 a.m. to 11 p.m. daily. He presented a market study, as requested, and said that the business would not have a kitchen but would offer pre-packaged snacks and that customers would be allowed to bring in their own food and carryout from restaurants. He added that there would be no dancing or standing area.

Marquardt then asked the Planning Commission to reduce the parking requirement.

Sisolak opened the public hearing at 7:18 p.m.

Pat O'Neill, 843 Penniman, said he welcomed new businesses, but that parking needs to be a main consideration. Andy Winnie, owner of the building at 330 S. Main, said his business occupies the space above Highline Spirits and that he seldom uses it, and therefore doesn't tax the parking system. He asked how the number of spaces needed was calculated and Elmiger explained the formula that led to a parking deficiency of 6.6 spaces.

Sisolak closed the public hearing at 7:25 p.m.

**Commission Discussion**

There was considerable discussion about the parking requirement and the need to apply the standard consistently. The applicants were asked if they would like to revise the special land use request and come back to the Planning Commission, and they stated they wanted to move forward.

**Motion**

Silvers offered a motion, seconded by Stalter to approve the special land use for 330 S. Main.

**Finding of Fact**

The project meets the master plan objectives.

The applicant has addressed all the outlying questions in the Carlisle Wortman report.

**Conditions**

The applicant must obtain all the required licensing and permits for alcohol sales.

There was a roll call vote.

Yes: Adams, Hawthorne, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 8-0

**Motion**

Silvers offered a motion, seconded by Medaugh, to approve the site plan review for 330 S. Main.

**Finding of Fact**

The project conforms with the objectives of the master plan.

**Conditions**

The applicant is to work with administration on how trash will be handled and ensuring the signs conform to the ordinance.

The Historic District Commission must approve the signs.

The applicant is required to provide payment in lieu of parking for six spaces.

**Discussion**

It was suggested that a reason for requiring 6 spaces instead of the calculated 6.6 spaces be included in the motion. After a discussion about wording of the amendment, Silvers added the following amendment, which was accepted by Medaugh.

**Amendment**

The applicant is required to provide payment in lieu of parking for six spaces, not the calculated 6.6, because the expectation of this business is that the peak use will be in the evening when the office is not open at all.

There was a roll call vote.

Yes: Adams, Hawthorne, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 8-0

**7. OLD BUSINESS**

There was no old business

**8. NEW BUSINESS**

a. Fence Ordinance Amendments

The Commission reviewed the proposed amendments. It was agreed that a definition of “picket fence” needed to be added, and then a public hearing could be scheduled for November.

b. Master Plan Discussion

Sisolak asked members to re-read the master plan and be prepared for a training in November or December and a review in early 2023, after the zoning audit is completed.

**9. REPORTS AND CORRESPONDENCE**

City Commissioner Kelly O’Donnell said the question of expanding, eliminating, or leaving as-is the liquor license cap in the DDA would be on the October 17 City Commission agenda. She said the zoning audit report and phase two of the Pulte project would be on the next Planning Commission agenda.

**10. ADJOURNMENT**

Hawthorne offered a motion, seconded by Mariucci, to adjourn the meeting at 8:36 p.m.

There was a roll call vote.

Yes: Adams, Hawthorne, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 8-0

DRAFT

**CITY OF PLYMOUTH**  
**Community**  
**Development Dept.**  
**201 S. Main**  
**Plymouth, MI 48170**  
**[www.plymouthmi.gov](http://www.plymouthmi.gov)**

## **PUBLIC HEARING DISCUSSION**

To: Planning Commission  
From: Greta Bolhuis, AICP, Planning and Community Development Director  
Date: November 3, 2022  
Re: Fence Ordinance Amendments

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### **BACKGROUND:**

The Zoning Board of Appeals has requested that the Planning Commission review the fence ordinance, particularly related to corner lots within the City of Plymouth.

After receiving another variance request and reviewing past variance requests again, it is proposed to increase the allowed fence height to 48-inches or 4-foot tall picket fences. A definition of picket fence has been provided, but it will be placed in the Chapter 18 General Ordinance language since that is where the other fencing definitions exist. As you saw last month, the other amendments are minor in nature and aim to clarify language and remove outdated standards.

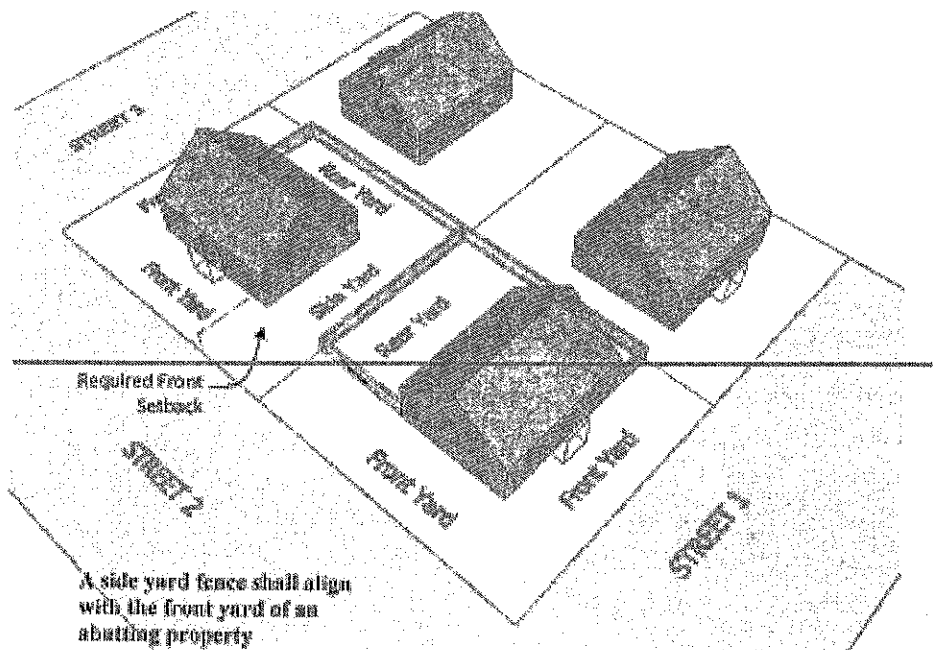
If you have any questions, please contact me directly.

**Sec. 78-208. Residential fences.**

Fences or walls are permitted, subject to the paramount provisions of the City of Plymouth Fence Ordinance (Chapter 18, Building Regulations Article X, Fences 18-371—18-380) and subject to the further provisions of this section. If any of the provisions of this section should conflict with the City of Plymouth Fence Ordinance, that ordinance shall prevail such provisions shall be controlling on the question of fences. It is the intent, however, that the following provisions be construed harmoniously with the fence ordinance where possible.

- (1) Fences on all lots of record in all residential districts which enclose property and/or are within a required side or rear yard shall not exceed six and one-half feet in height, measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard setback, whichever is greater. In the case of a rear yard abutting a side yard, the side yard abutting a street shall be a continuation of the required front setback on the lot to the rear, and a 482-inch-tall picket fence no fence shall may project into this area but shall not extend toward the front of the lot nearer than the front of the house. When side yards abut on frontages across a common street, the side yard abutting a street shall not be less than the required front yard of the district and no fence shall project into this area. (See Figures 1, 2, and 3)

**Figure 1. Fence Location**



**Figure 2. Fence Location**

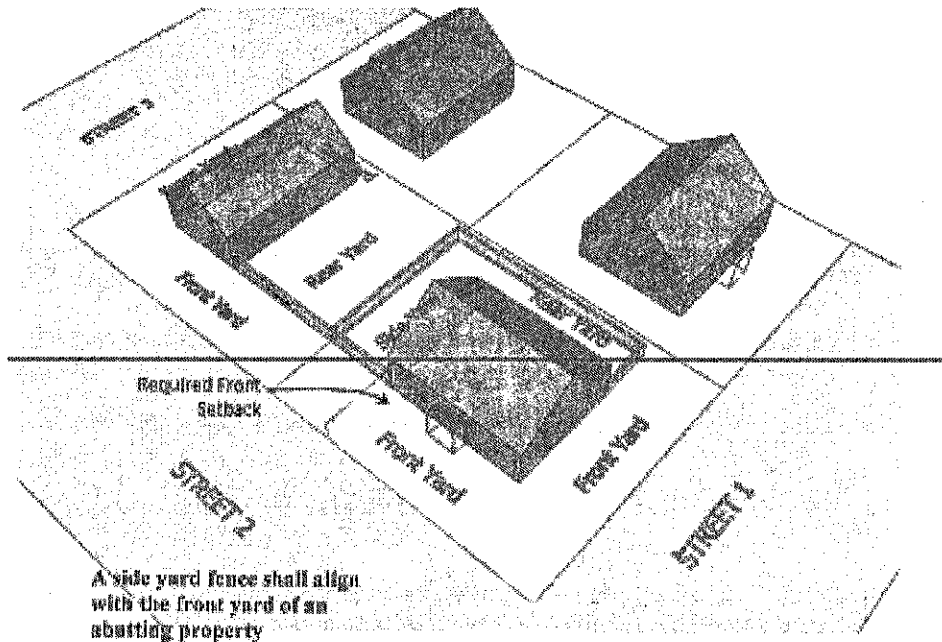
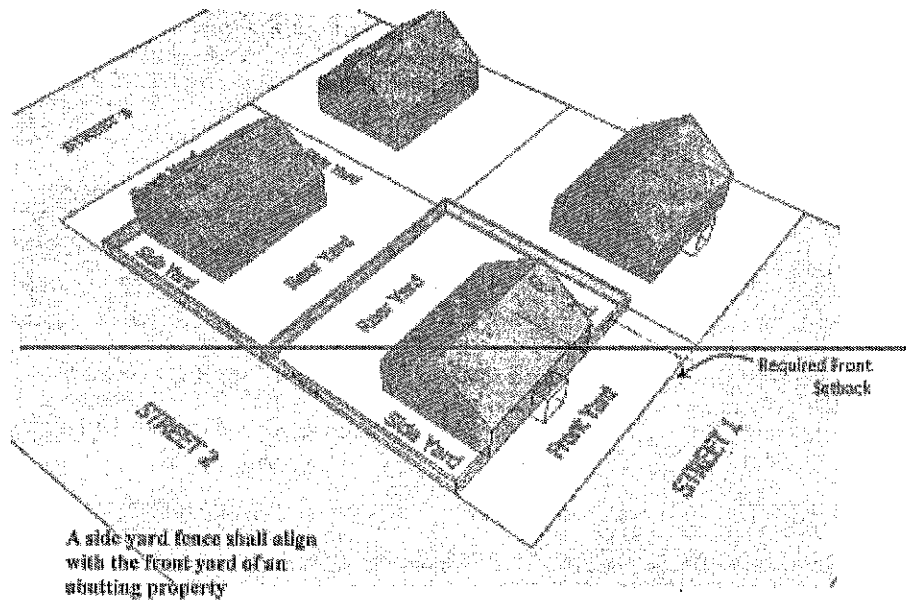


Figure 3. Fence Location



- ~~(2) Recorded lots having a lot area in excess of two acres and a frontage of at least 200 feet, and acreage or parcels not included within the boundaries of a recorded plat, in all residential districts, are excluded from these regulations.~~
- (23) Fences on lots of record shall not contain barbed wire, electric current, or charge of electricity. This shall exclude underground electric fences used for pet containment.

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- (34) All fences or walls shall be constructed with the finished side exposed to neighboring properties, the support posts placed on the inside, and in a manner which serves to enhance the aesthetic appearance of the neighborhood or surrounding area.
  - (45) Posts and finials may extend no more than six inches above the maximum permitted height of a fence.
  - (56) Fences for swimming pools shall comply with the regulations of the state construction code.
  - (67) No fence, wall, or plantings shall interfere with visibility from a driveway, alley or intersection. All fences, walls, or plantings shall comply with the corner clearance requirements of section 78-207.
  - (78) Fences which enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots, shall not exceed eight feet in height measured from the surface of the ground, and shall not obstruct vision to an extent greater than 25 percent of their total area.
  - (89) Fences or walls within a required front yard area shall be decorative style only consisting of wrought iron, metal, or picket fences and masonry or stone walls. Decorative fences or walls placed within a front yard shall not exceed 30 inches in height. A decorative fence or wall shall contribute to the identification and beauty of the principal building. Chain link fences are not allowed within a required front yard area.
  - (910) Walls constructed of masonry, stone or pre-cast materials and constructed within a side or rear yard shall have a maximum height of 30 inches. This shall exclude screening walls constructed between conflicting land uses as specified in section 78-206.

(Ord. of 10-6-03; Ord. No. 2011-03, § 2, 1-17-11)

#### **Sec. 78-209. Industrial fences.**

Fences are permitted in industrial districts as follows:

- (1) Fences shall not be allowed within the front yard of any industry on sites of less than ten acres in size. Fences may be allowed in front yards of sites of ten acres or more after review and approval of the planning commission.
- (2) Fences not to exceed eight feet in height shall be permitted in side and rear yards. Barbed wire shall be allowed on fences not less than eight feet in height in not more than three strands mounted in a "Y" at the top of the fence and shall be permitted provided such "Y" is located to project over the property being fenced.

(Ord. of 10-6-03)

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Sec. 18-372 Picket fence means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary. A picket fence shall have spaced uprights connected by two or more horizontal rails. The space between uprights shall be a minimum of 2.5 inches and must not exceed 4 inches.

Location	Description	Meeting Outcome	Date of Action	Requested Height	Approved Height
693 Maple	Front yard fence height	Approved with conditions	11/3/22	4-foot tall	4-foot tall
696 Forest	Front yard fence height	Approved with conditions	6/2/22	4-foot tall	3.5-foot tall
1012 William	Front yard fence height	Approved with conditions	6/3/21	3-foot tall	3-foot tall
304 W. Liberty	Fence exceeding 30" in front yard	Approved with conditions	11/7/20	4.33-foot tall	4.33-foot tall
990 Linden	Fence in front yard exceeding 30" height	Approved with conditions	1/3/19	4-foot tall	4-foot tall
920 Fairground	Fence in front yard exceeding 30" height	Approved with conditions	5/2/19	4-foot tall	4-foot tall
500 S. Harvey	Fence in front yard exceeding 30" height	Approved with conditions	7/11/19	6-foot tall	4-foot tall
199 Hamilton	Fence exceeding 30" in front yard	Approved with conditions	2/1/18	4-foot tall	4-foot tall
1471 Linden	Fence exceeding 30" in front yard	Denied	6/7/18	4-foot tall	N/A
1231 Linden	Fence exceeding 30" in front yard	Denied	10/4/18	4-foot tall	N/A
849 Palmer	Fence exceeding 30" in front yard	Denied	12/7/17	6.5-foot tall	N/A



August 12, 2022

Mr. John Buzuvis  
Community Development Director  
City of Plymouth  
201 S. Main St.  
Plymouth, MI 48170

RE: *Mill Street Townes PUD Amendment (Phase 2)*  
*Reviews associated with 8/10/22 PC meeting*

Mr. Buzuvis,

We thank you and the City staff/consultants for providing us continued reviews and feedback for the above referenced project. In response and as recently discussed, we have revised the previously submitted PUD Amendment plans in accordance with the latest received review letters following the Planning Commission recommendation for approval on August 10, 2022. For the City's use in continued reviews, below are our responses on how we have addressed or plan to address each of the comments found in the most recent review letters:

**PLANNING REVIEW – Ms. Sally Elmiger, Carlisle/Wortman Assoc., Inc.**

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1. City Engineer to confirm capacity in City water and sewer systems to accommodate this development.

**Response:** *Noted. Refer to engineering review from Wade-Trim.*

2. Recommend City's Fire Chief review the plans and single entrance to this part of the site.

**Response:** *Noted.*

3. Applicant to confirm the Brownfield evaluation description on Pg. 4 of the review is generally accurate.

**Response:** *The applicant has reviewed and confirmed the description is generally accurate. However, to avoid any misunderstanding about EGLE's role, the last paragraph of the description should be re-worded to read:*

*At the June, 2022 Planning Commission meeting, the applicant explained the issues with the proposed open space, and how its future design should be for "viewing," rather than actual use given the past industrial use of the site. The applicant stated that they will be extending the Brownfield Plan to cover this parcel. This process will allow the City's Brownfield Redevelopment Authority and Environmental Consultants, to review the plans and the proposed remediation of existing contaminants on site, making them acceptable for residential uses in accordance with Michigan Department of Environment, Great Lakes, and Energy requirements.*

4. Amend PUD Agreement with performance guarantees for public amenities, and conditions of approval, if any.

**Response:** *Noted.*

## MUNICIPAL SERVICES REVIEW – Mr. Adam Gerlach, City of Plymouth

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### 1. Sanitary sewer system:

- a. This extension of the public system is the opportunity to bring the final two parcels for the city of Plymouth into compliance with the sewer ordinance.

**Response:** *Noted. We have incorporated the requested extensions into the plan.*

- b. The one and only known remaining septic system needs to be addressed. The extension of the public sanitary sewer main line to be placed along the property line or run a stub of sanitary sewer main and associated easement to abut the two parcels at a minimum.

**Response:** *6" diameter sanitary sewer leads within easements are proposed to the parcels as requested.*

### 2. Water system:

- a. This extension of the public system will require additional review to ensure that safe drinking water can be delivered through the proposed dead end main.

**Response:** *Noted.*

- b. The current/existing public extension (looped system) serving phase 1 has required DMS staff to perform extra maintenance, flushing and sampling to ensure the water quality.

**Response:** *Noted. See response to 2d.*

- c. The further extension and creating a dead end will require modeling and study to confirm the proposed extension will deliver water that meets the standards of the safe drinking water act.

**Response:** *Noted. See response to 2d.*

- d. An extension of the water main and associated easement to the point closest to Main St. is required.

**Response:** *The watermain and easement have been extended to the parcel's northern boundary to facilitate and future extension out to Main Street should the parcel to the north ever be redeveloped.*

### 3. Storm drain system:

- a. Storm water treatment, detention and retention systems are a highly sensitive subject in the City and deserve to be given ample review for all the conditions that are present on the site. If the system as proposed is accepted, this will be the only development in the city with multiple storm systems installed. In this case, the brownfield site has ground water contamination, this is a factor that is both limiting and can provide for additional options and exemptions. The design of the storm system can be modified to be exempt from requirements that could contribute to the movement of contaminated ground water, this could include a storm system that does not have a retention component.

**Response:** *Noted. It is not practical to expand the existing stormwater system and to avoid potential migration of any contaminants it is appropriate to capture the stormwater in a lined detention basin and discharge offsite, as shown.*

- b. Additionally, the storm system for phase 1 outlets to the Wayne County drain, the outlet as proposed for phase 2 is to the City storm system, this will undoubtedly result in future

confusion for the condominium board and can be avoided by keeping the outlet to the Wayne county drain consistent.

**Response:** *The proposed outlet location has been relocated to connect to the phase 1 outlet pipe network, downstream of the Phase 1 detention basin, but outside of the Wayne County ROW.*

4. Sidewalks and roads:

- a. Per the City sidewalk ordinance, sidewalk extensions are to be installed in conjunction with development. An extension of the City sidewalk on Amelia St. is required as well as bringing the crosswalk approach at Amelia and Mill into ADA compliance.

**Response:** *An extension of the City sidewalk along Amelia Street is now being shown. Please note that this walk is proposed within an on-site easement, as there is limited right-of-way along the south side of Amelia Street to support this walk. The plans now propose the removal of the existing crosswalk ramp on the south side of Amelia (along the project frontage) and reconstruction to be ADA compliant, as requested.*

- b. The widening of the Mill St. right of way may require the realignment of the sidewalk along Mill. At a bare minimum, the reconstruction of the sidewalk is necessary along with the removal of the abandoned driveway approach, curb cut and turn/maneuvering lane.

**Response:** *The sidewalk along Mill Street is now being shown to be removed and relocated farther from the road along the frontage for the Phase 2 parcel, as requested.*

- c. A vehicular access easement and stub of road to the property line closest to Main St. for future connectivity, and emergency service access.

**Response:** *A stub of road has been extended to the north property, as requested.*

**ENGINEERING REVIEW – Mr. Shawn Keough, PE, Wade-Trim**

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1. The proposed sanitary sewer shown on page 04 (Utility and Grading Plan) is proposed to connect to the public sanitary sewer available on N. Sydney Ct. (shown as Oliver in this plan set). There is available capacity in the public sanitary sewer along N. Sydney Ct and downstream along Sydney Blvd to accommodate the additional 29 townhomes that are proposed.

**Response:** *Noted.*

2. As an additional public benefit under the PUD, the developer should provide two sanitary sewer easements to the north to allow future connections to this public sanitary sewer. The two easements should run from the existing sanitary sewer to the properties with tax parcel identification numbers 49-005-01-0363-004 and 049-005-01-0362-007.

**Response:** *The requested sanitary easements are now shown, as requested.*

3. The 49-005-01-0363-004 property (currently owned by Erin Investments, LLC) is currently served by a septic field system and is the last known septic field system within the City of Plymouth. It would be a huge public benefit for this current project to provide an opportunity to allow future connection to a public sanitary sewer. This could be accomplished by providing a sanitary sewer easement from the public sanitary sewer either east (at manhole S4) or west (at manhole S6) of the proposed detention pond to the property line of parcel 49-005-01-0363-004. We recommend a sanitary sewer easement be provided to the property line and that this additional public benefit

be included in the PUD. It would be a large improvement to the public, health, safety and welfare of the City if we can make it easier for the 49-005-01-0363-004 property to get rid of its septic sewer system.

**Response:** *A 6" diameter sanitary sewer lead within an easement is proposed to the parcel.*

4. A portion of the 49-005-01-0362-007 property (currently owned by Iron Horse Crossing, LLC) is currently connected to sanitary sewer on Main Street. However, due to the drop off in topography, the southeastern portion of the site does not have the ability to be served by a gravity sewer system. By creating an opportunity for a future connection to a public sanitary sewer, the rear of this property could potentially be redeveloped and better utilized. We recommend a sanitary sewer easement be provided from proposed Sanitary MH S102 to the northern property line and that this additional public benefit be included in the PUD.

**Response:** *A 6" diameter sanitary sewer lead within an easement is proposed to the parcel.*

5. The plans propose the installation of a new 8-inch water main extension from the existing public water main on N. Sydney Ct. This new water main is proposed to dead end approximately 400 feet from the existing public water main installed during the initial phases of the Mill Towns project.

**Response:** *Noted. No action required.*

6. The Planning Commission should be aware that the residents along N. Sydney Ct. have been experiencing poor water quality (reduced chlorine residual) in the northwest corner of N. Sydney Ct. This condition has not been something that has been easy to fix even as additional users have been added to the system within the Mill Street Towns development. The city has received several complaints and currently has to flush the water system once a month by running water from the hydrants along this portion of the water system. One possible solution to this problem would be to loop the water system to the water main on Main Street.

**Response:** *Noted. See response to #7 below.*

7. We recommend that the developer provide a public water main easement (and potentially new water main) for a future connection to Main Street. The easement should be provided to the 49-005-01-0362-007 property. Ideally, we would want to see the developer include this connection to Main Street as part of this PUD Amendment to help solve the water quality problem.

**Response:** *The watermain and easement have been extended to the parcel's northern boundary to facilitate and future extension out to Main Street should the parcel to the north ever be redeveloped.*

8. The plans propose a storm water management system that is unique to serve the northern portion of the project area (approximately 4 acres). The proposed storm water system includes a proposed connection to a city storm sewer manhole in the Amelia Road right of way. The storm water management calculations that have been provided will be reviewed as part of the detailed engineering review but are acknowledged as being submitted.

**Response:** *Noted.*

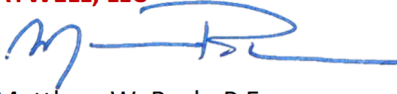
9. The city would prefer to have this new detention system outlet to either the Wayne County storm sewer system in Mill Street or through the storm water management system that was permitted under the original project. We would recommend that the developer and city meet to discuss this portion of the proposed storm water system prior to approval of the Final PUD Amendment.

**Response:** *The proposed outlet location has been relocated to connect to the phase 1 outlet pipe network, downstream of the Phase 1 detention basin, but outside of the Wayne County ROW.*

Should you have any remaining questions or need anything else from us to help facilitate your review and approvals, please do not hesitate to contact me direct at (810) 923-6878.

Sincerely,

**ATWELL, LLC**

A handwritten signature in blue ink, appearing to read 'M. W. Bush', with a long horizontal flourish extending to the right.

Matthew W. Bush, P.E.

Team Leader – Land Development



# AMENDED PLANNED UNIT DEVELOPMENT PLAN

# MILL STREET TOWNS

## A MULTI-FAMILY SITE CONDOMINIUM COMMUNITY

### 100 SOUTH MILL STREET, CITY OF PLYMOUTH, WAYNE COUNTY

#### DEVELOPMENT TEAM

**APPLICANT / DEVELOPER**  
 PULTE HOMES OF MICHIGAN, LLC  
 2800 LIVERNOIS ROAD  
 BUILDING D, SUITE 320  
 TROY, MI 48063  
 PHONE: 248.330.3069  
 CONTACT: JOE SKORE  
 EMAIL: JOE.SKORE@PULTEGROUP.COM

**PLANNER / ENGINEER**  
 ATWELL, LLC  
 311 N. MAIN STREET  
 ANN ARBOR, MICHIGAN 48104  
 PHONE: 810.923.6878  
 CONTACT: MATTHEW W. BUSH, PE  
 EMAIL: MBUSH@ATWELL-GROUP.COM

#### LEGAL DESCRIPTION

TAX ID: 006-09-0643-300

TAX DESCRIPTION:

LOTS 643 TO 653 INCL ALSO PART OF LOT 654 DESC AS BEG AT THE NE COR OF LOT 654 TH S 07D 20M 48S E 658 FT TH N 17D 08M W 220.09 FT TH N 17D 39M 14S W 460.45 FT TH N 88D 20M 20S E 119.27 FT TO POB ASSESSORS PLYMOUTH PLAT NO 18 T1S R8E L67 P27 WCR ALSO SLY 25 FT OF LOT 363 ALSO SE TRI PART OF LOT 364 MEAS 102.78 FT ON S LOT LINE AND 80 FT ON E LOT LINE ALSO PART OF LOT 362 BEG AT SE COR OF LOT 362 TH S 88D 20M 20S W 317.99 FT TH N 17D 40M 50S W 340.05 FT TH N 72D 13M 10S E 128.26 FT TH N 53D 30M 12S E 40 FT TH S 35D 23M E 462.98 FT TO POB ASSESSORS PLYMOUTH PLAT NO 14 T1S R8E L66 P80 WCR

#### GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF PLYMOUTH CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR MUST OBTAIN PERMITS FROM WCDPS FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF LILLEY ROAD.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, INVERTS AND GRADES PRIOR TO START OF WORK.
5. THE 8" SANITARY SEWER AND 8" WATER MAIN WILL BE INSTALLED IN ACCORDANCE WITH STATE AND LOCAL STANDARDS AND PROVISIONS PRIOR TO ACCEPTANCE AS PUBLIC UTILITIES.

#### PARKING

1. 4 PARKING SPACES PER UNIT (2 IN DRIVEWAY / 2 IN GARAGE)
2. 3 ADDITIONAL ON STREET GUEST PARKING SPACES PROVIDED

#### PROPOSED PUBLIC BENEFITS

THE DEVELOPMENT PROPOSES THE FOLLOWING COMMUNITY BENEFITS:

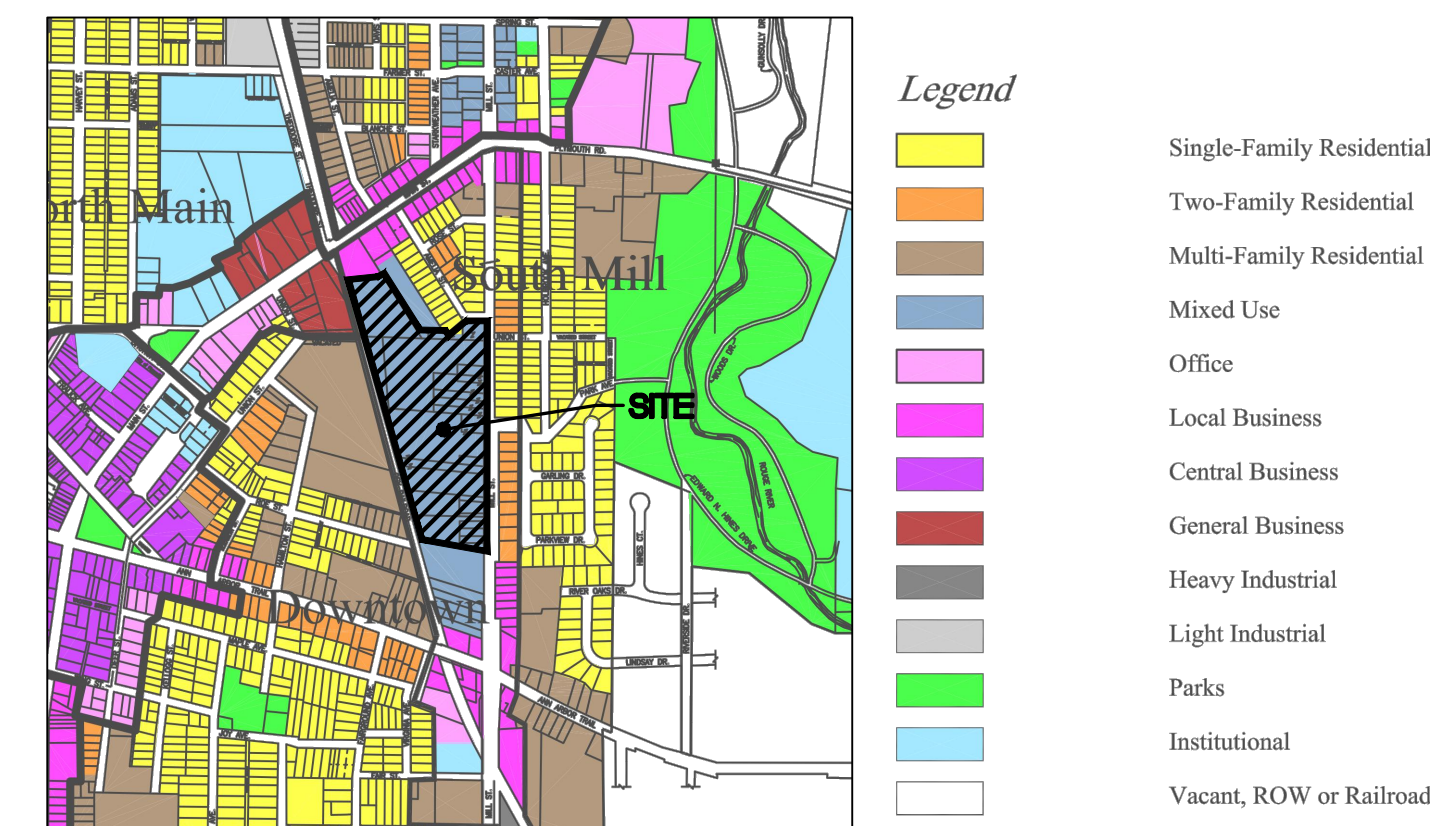
1. **NEW DOWNTOWN HOUSING:** THE PROJECT PROPOSES 105 NEW OWNER OCCUPIED HOUSING UNITS WITHIN THE DOWNTOWN AREA. BE IN COMPLIANCE WITH THE FUTURE MASTER PLAN DESIGNATING THIS AREA FOR MIXED USE AND WOULD HELP PROVIDED THE CITY WITH A NEEDED VARIETY OF HOUSING IN THE CORE DOWNTOWN AREA.
2. **CLEAN UP OF A NEGLECTED SITE:** THE PROJECT PROPOSES TO CLEANING UP AN OLD AND NEGLECTED INDUSTRIAL SITE LOCATED IN THE CITY DOWNTOWN AREA.
3. **ADDITIONAL OPEN SPACE PROVIDED:** THE DEVELOPMENT PROVIDES FOR APPROXIMATELY 8 ACRES OF COMMON AREA OPEN SPACE, WHICH GREATLY EXCEEDS THE REQUIRED 1.08 ACRES THAT WOULD BE REQUIRED IN ACCORDANCE WITH THE CITY'S RM-2 ORDINANCE.
4. **PEDESTRIAN NODE AMENITIES & BIKE PARKING FACILITIES:** THE DEVELOPMENT PROVIDES FOR LARGE OPEN SPACE AREAS INTEGRATED INTO THE DEVELOPMENT. AT EACH OF THE OPEN SPACE CORRIDORS, A PEDESTRIAN NODE WITH SEATING BENCHES AND A LANDSCAPING PERGOLA FEATURE OR OTHER ITEM OF INTEREST IS PROPOSED FOR COMMON USE. THE OPEN SPACE AREA AT THE FRONT ENTRANCE APPROACH PROPOSES ADDITIONAL BIKE PARKING FACILITIES TO PROMOTE MULTI-MODAL TRANSPORTATION FOR THE RESIDENTS ART THE DEVELOPMENT.
5. **ARCHITECTURAL DESIGN:** THE DEVELOPMENT PROPOSES INTERESTING ARCHITECTURAL FEATURES AND ACCENTS WITH THE BUILDINGS THAT RESULT IN THE CREATION OF A SENSE OF PLACE AND COMMUNITY WITHIN THE DEVELOPMENT.
6. **OFFSITE PEDESTRIAN CONNECTIONS AND AMENITIES:** THE PROJECT PROPOSES A PEDESTRIAN NODAL FEATURE ALONG LILLEY ROAD COMPLETE WITH SEATING AREA BENCHES AND BIKE PARKING FACILITIES PROVIDING ADDITIONAL INTEREST AND PEDESTRIAN USABILITY OF THIS CORRIDOR. THE PROJECT IS ALSO EVALUATING THE POTENTIAL FOR A 550' LINEAR FOOT 5' WIDE SIDEWALK EXTENSION TO THE NORTH WITHIN THE EXCEPTION PARCEL.
7. **OFFSITE PEDESTRIAN HAWK SIGNAL:** THE PROJECT PROPOSES A PEDESTRIAN CROSSING H.A.W.K. SIGNAL ACROSS LILLEY ROAD TO CONNECT PEDESTRIANS WEST OF LILLEY ROAD TO THE CITY PARK TO THE EAST.

#### PROPOSED PUD LIMITED DEVIATIONS

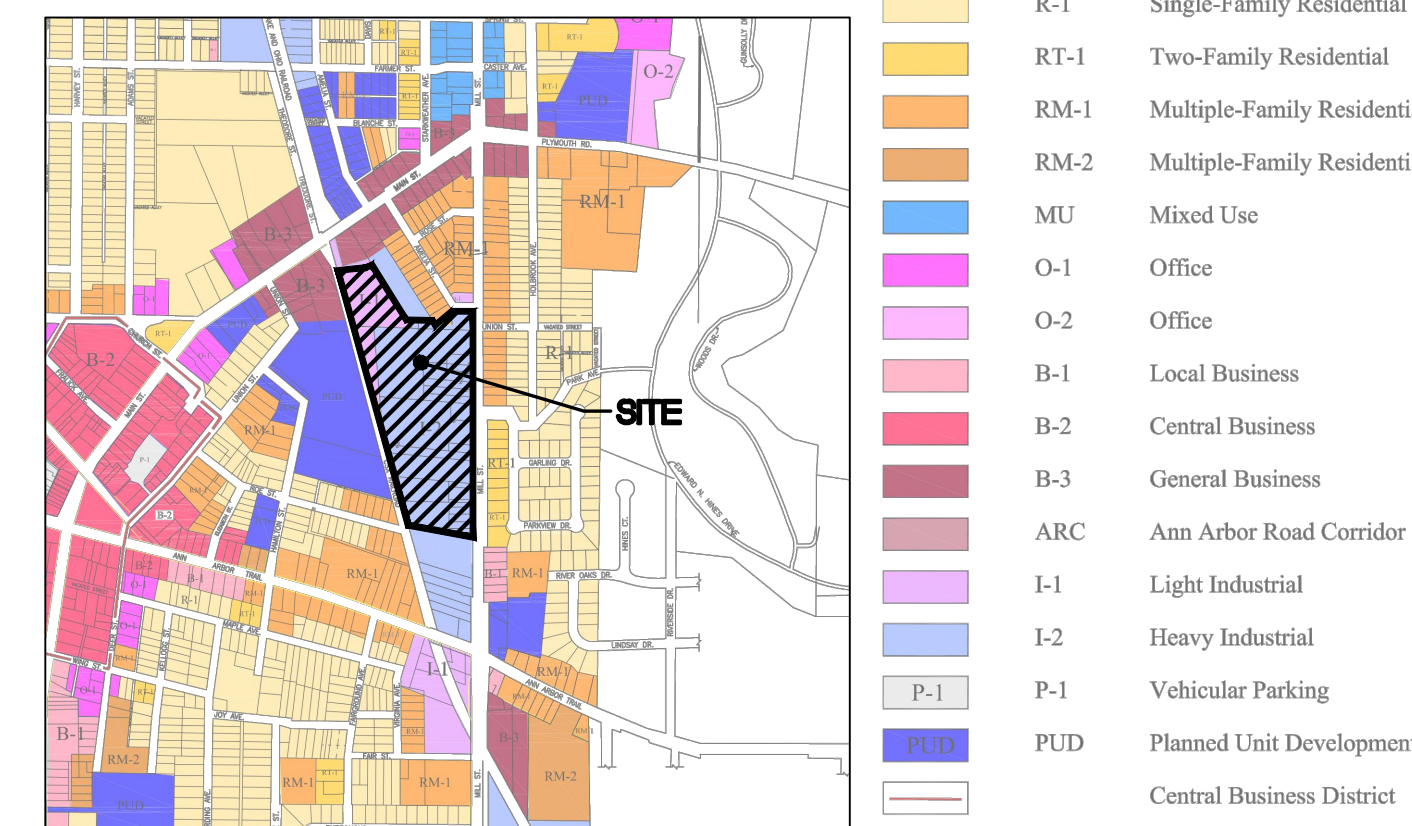
DEVIATION REQUESTED	REQUIRED (RM-2)	PROPOSED (PUD)
1. REAR TO REAR SETBACK	70' (MIN)	66' (MIN)



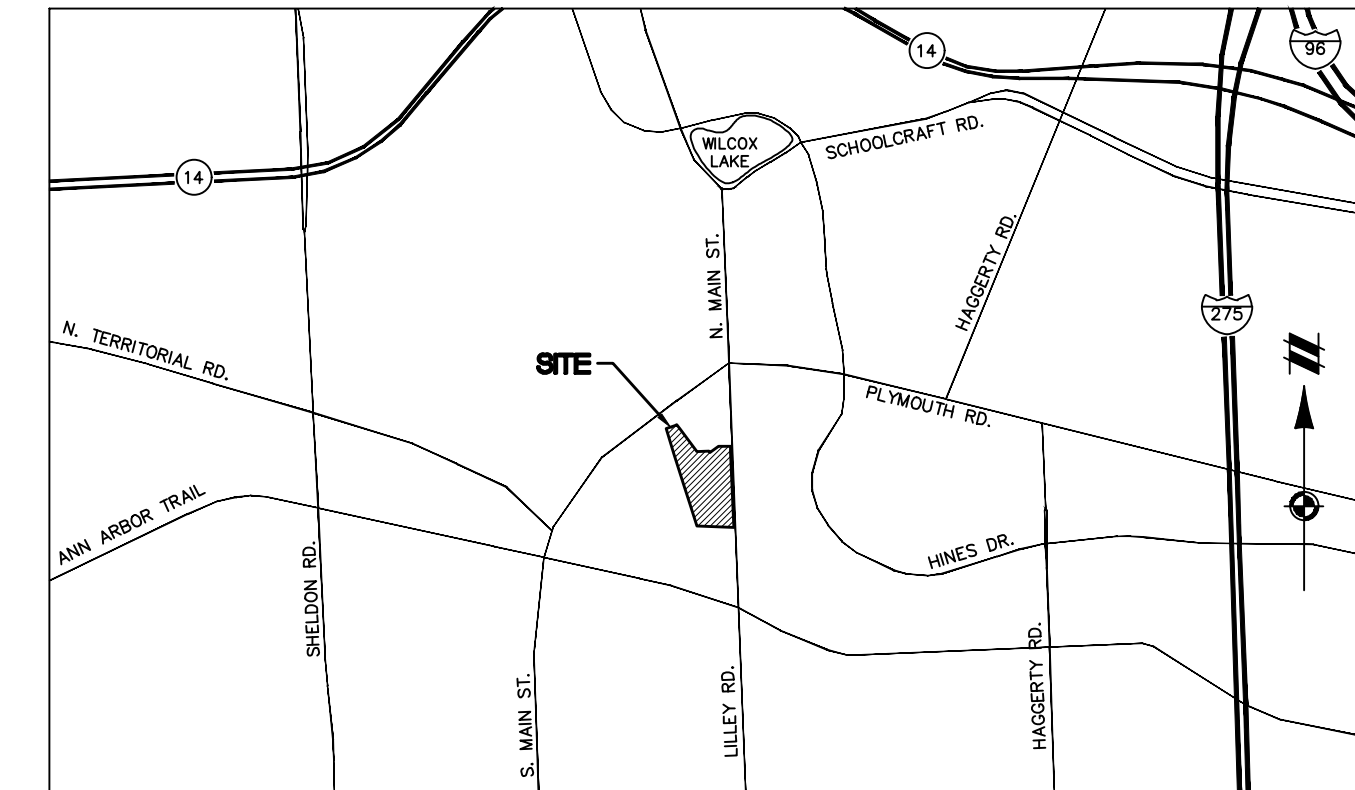
OVERALL DEVELOPMENT MAP  
NOT TO SCALE



CITY OF PLYMOUTH - FUTURE LAND USE MAP  
APPROXIMATE SCALE: 1" = 1500'



CITY OF PLYMOUTH - ZONING DESIGNATION MAP  
APPROXIMATE SCALE: 1" = 1500'



VICINITY MAP  
SCALE: 1" = 2500'

#### SHEET INDEX

- 01 COVER SHEET
- 02 EXISTING CONDITIONS
- 03 LAYOUT PLAN
- 04 UTILITY AND GRADING PLAN
- 05 STORMWATER MANAGEMENT PLAN
- 06 LANDSCAPE PLAN
- 07 DETAIL SHEET
- 08 ILLUSTRATIVE ELEVATIONS

#### SITE DATA TABLE

PROPOSED R.O.W. AREA:	±0.5 AC
ORIGINAL PUD SITE AREA:	±3.9 AC
AMENDED PUD SITE AREA:	±4.8 AC
TOTAL PUD SITE AREA:	±15.2 AC
ORIGINAL PUD UNITS:	76 UNITS
AMENDED PUD UNITS:	29 UNITS
TOTAL UNITS:	105 UNITS
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
PROPOSED ZONING:	PUD (RM-2 MULTIPLE FAMILY RESIDENTIAL)
SETBACKS:	REQUIRED PROVIDED
FRONT:	25' 25'
SIDE:	10' 10'
REAR:	35' 35'
BUILDING SEPARATION:	REQUIRED (RM-2) PROVIDED
FRONT TO FRONT:	70' 92'
FRONT TO REAR:	70' N/A
REAR TO REAR:	70' 66'
END TO END:	25' 25'
END TO FRONT:	50' N/A
END TO REAR:	50' 61'
OPEN SPACE:	REQUIRED* PROVIDED
	1.1 AC 8.0 AC

\* 50 SF/BEDROOM X 3 BEDROOMS/UNIT X 105 UNITS = 1.1 AC

#### PROJECT NARRATIVE

PULTE HOMES OF MICHIGAN, THE DEVELOPER OF THE MILL STREET TOWNS RESIDENTIAL COMMUNITY ON 100 SOUTH MILL STREET, IS RESPECTFULLY REQUESTING AN AMENDMENT TO THE MILL STREET TOWNS PUD TO INCLUDE AN ADDITIONAL 29 HIGH-QUALITY TOWNHOME RESIDENCES LOCATED ON THE ADJACENT 4.8-ACRE PARCEL TO THE NORTH. THIS PARCEL IS CURRENTLY VACANT AND WAS FORMERLY LISTED AS THE "EXCEPTION" AREA ON THE INITIAL MILL STREET TOWNS PUD. THE ADDITIONAL TOWNHOMES BEING PROPOSED WITH THIS AMENDMENT ARE THE SAME AS THE TOWNHOMES PROPOSED AND CONSTRUCTED UNDER THE CURRENT MILL STREET TOWNS PUD AND THERE ARE NO ADDITIONAL DEVIATIONS BEING REQUESTED WITH THIS AMENDMENT. UTILITIES WILL BE PROVIDED VIA CONNECTIONS TO THE CITY SYSTEMS CONSTRUCTED INTERNAL TO THE MILL STREET TOWNS DEVELOPMENT. STORMWATER MANAGEMENT FOR THE AMENDMENT EXPANSION AREA (PHASE 2) WILL BE COLLECTED IN A SEPARATE PROPOSED DETENTION BASIN DESIGNED IN ACCORDANCE WITH COUNTY STANDARDS. ADDITIONAL GUEST PARKING, PEDESTRIAN CONNECTIONS AND OPEN SPACE AREAS ARE BEING PROVIDED WITH THE AMENDED PUD PLAN EXPANSION.

#### MILL STREET TOWNS PUD ENTITLEMENT HISTORY:

- PRELIMINARY PUD APPROVED - JULY 2018
- FINAL PUD PLAN APPROVED - APRIL OF 2019
- ENGINEERING PLAN APPROVALS AND A PRE-CONSTRUCTION MEETING HELD - MAY OF 2019



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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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 311 N. MAIN STREET  
 ANN ARBOR, MI 48104  
 734.994.4000



SECTION 26  
 TOWN 01 SOUTH, RANGE 08 EAST  
 CITY OF PLYMOUTH  
 WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC  
 PLYMOUTH MULTI-FAMILY  
 AMENDED PUD PLAN  
 COVER SHEET

DATE

DECEMBER 16, 2021

2022-07-19 PER CITY

2022-10-12 PER CITY

REVISIONS

SCALE 0

NO SCALE

DRAWN BY: CR

CHECKED BY: MB

P.M.: M. BUSH

JOB #: 17002512

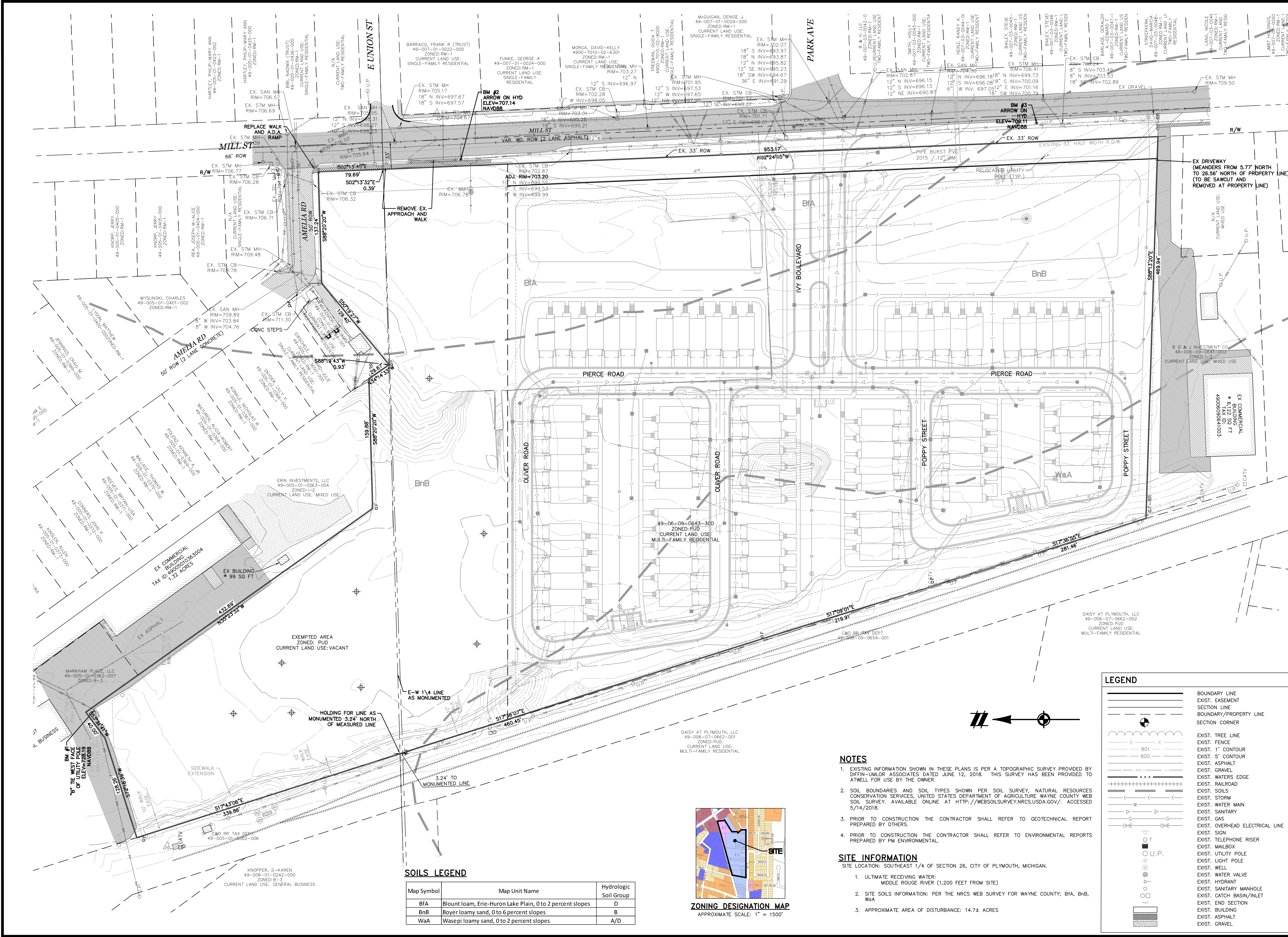
FILE CODE: -

SHEET NO. 01

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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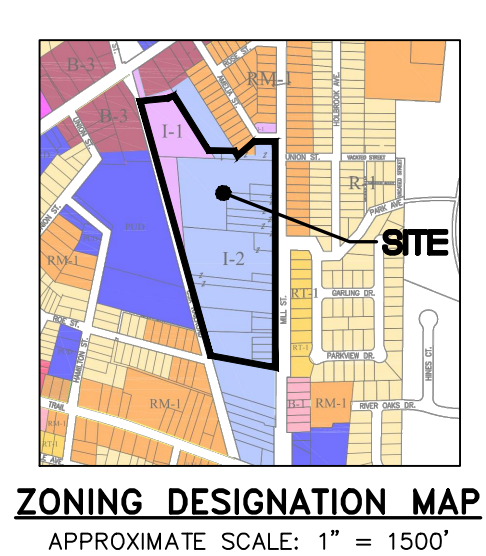
**LEGEND**

	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	SECTION CORNER
	EXIST. TREE LINE
	EXIST. FENCE
	EXIST. 1' CONTOUR
	EXIST. 5' CONTOUR
	EXIST. ASPHALT
	EXIST. GRAVEL
	EXIST. WATERS EDGE
	EXIST. RAILROAD
	EXIST. SOILS
	EXIST. STORM
	EXIST. WATER MAIN
	EXIST. SANITARY
	EXIST. GAS
	EXIST. OVERHEAD ELECTRICAL LINE
	EXIST. SIGN
	EXIST. TELEPHONE RISER
	EXIST. MAILBOX
	EXIST. UTILITY POLE
	EXIST. LIGHT POLE
	EXIST. WELL
	EXIST. WATER VALVE
	EXIST. HYDRANT
	EXIST. SANITARY MANHOLE
	EXIST. CATCH BASIN/INLET
	EXIST. END SECTION
	EXIST. BUILDING
	EXIST. ASPHALT
	EXIST. GRAVEL

- NOTES**
- EXISTING INFORMATION SHOWN IN THESE PLANS IS PER A TOPOGRAPHIC SURVEY PROVIDED BY DIFFIN-UMOR ASSOCIATES DATED JUNE 12, 2018. THIS SURVEY HAS BEEN PROVIDED TO ATWELL FOR USE BY THE OWNER.
  - SOIL BOUNDARIES AND SOIL TYPES SHOWN PER SOIL SURVEY, NATURAL RESOURCES CONSERVATION SERVICES, UNITED STATES DEPARTMENT OF AGRICULTURE WAYNE COUNTY WEB SOIL SURVEY, AVAILABLE ONLINE AT [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/](http://websoilsurvey.nrcs.usda.gov/), ACCESSED 5/14/2018.
  - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT PREPARED BY OTHERS.
  - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REFER TO ENVIRONMENTAL REPORTS PREPARED BY PM ENVIRONMENTAL.

**SITE INFORMATION**  
SITE LOCATION: SOUTHEAST 1/4 OF SECTION 26, CITY OF PLYMOUTH, MICHIGAN.

- ULTIMATE RECEIVING WATER: MIDDLE ROUGE RIVER (1,200 FEET FROM SITE)
- SITE SOILS INFORMATION: PER THE NRCS WEB SURVEY FOR WAYNE COUNTY; BfA, BnB, WaA
- APPROXIMATE AREA OF DISTURBANCE: 14.7± ACRES

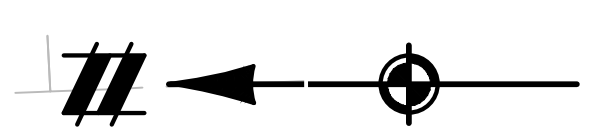


**SOILS LEGEND**

Map Symbol	Map Unit Name	Hydrologic Soil Group
BfA	Blount loam, Erie-Huron Lake Plain, 0 to 2 percent slopes	D
BnB	Boyer loamy sand, 0 to 6 percent slopes	B
WaA	Wasipi loamy sand, 0 to 2 percent slopes	A/D

K:\17002512\DWG\PLAN SETS\AMENDED-PUD\MARKHAM\17002512\ASBP-02-EC.DWG: 10/17/2022 10:28 AM STEVE SILLS





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SECTION 26  
TOWN 01 SOUTH, RANGE 08 EAST  
CITY OF PLYMOUTH  
WAYNE COUNTY, MICHIGAN

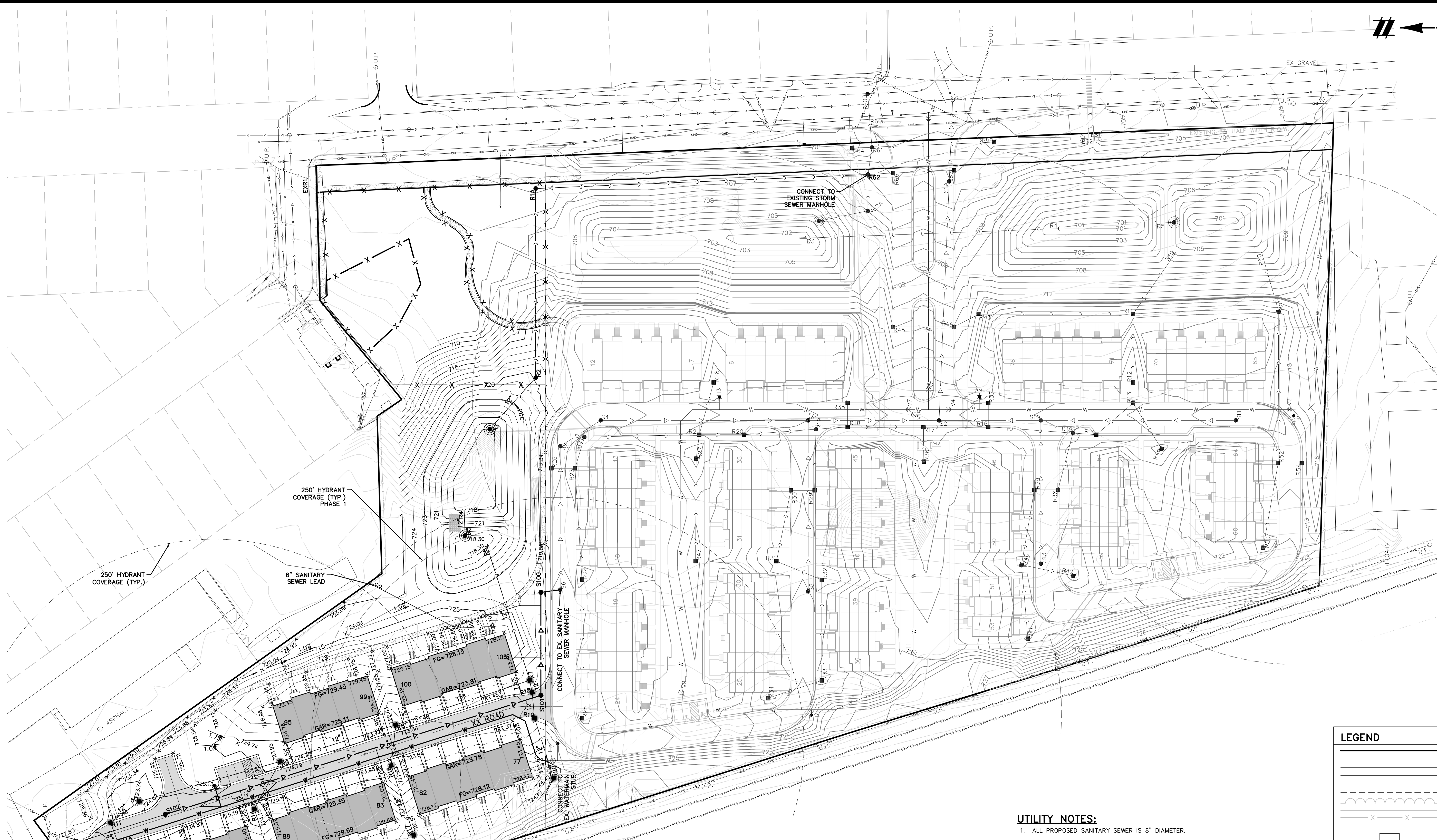
PULTE HOMES OF MICHIGAN, LLC  
PLYMOUTH MULTI-FAMILY  
AMENDED PUD PLAN  
UTILITY AND GRADING PLAN

DATE  
DECEMBER 16, 2021

2022-07-19 PER CITY  
2022-10-12 PER CITY

Table with 2 columns: REVISIONS, SCALE. Includes a graphic scale from 0 to 50 feet and a note '1" = 50 FEET'.

REVISIONS  
SCALE 0 25 50  
1" = 50 FEET  
DRAWN BY: CR  
CHECKED BY: MB  
P.M.: M. BUSH  
JOB #: 17002512  
FILE CODE: -  
SHEET NO. 04



**UTILITY BASIS OF DESIGN**

Table with utility design parameters: Service Area (4.7 Acres), Number of Single Family Units (29 REUs), No. of Users per Unit (3.2 persons), Total Expected Population Served (93 persons), Average Daily Flow (100 G.P.D.), Design Population Densities (19.8 persons/acre), Peaking Factor (4.25), Average Flow (0.0093 M.G.D.), Peak Flow (0.0395 M.G.D.), Pipe Capacity (10 in diameter, 0.40% slope, 0.013 Manning's 'n'), Manning's Capacity (1.389 C.F.S.), Velocity Flowing Full (2.55 F.P.S.).

**UTILITY NOTES:**

- 1. ALL PROPOSED SANITARY SEWER IS 8" DIAMETER.
- 2. ALL PROPOSED WATER MAIN IS 8" DIAMETER.
- 3. ALL PROPOSED SANITARY SEWER LEADS ARE 6" DIAMETER.
- 4. ALL PROPOSED WATER MAIN LEADS ARE 1" DIAMETER.
- 5. UTILITIES ARE PROPOSED WITHIN THE PROPOSED RIGHT OF WAY OR DEDICATED EASEMENTS.
- 6. HYDRANTS SHALL BE INSTALLED WITH A MAXIMUM SPACING OF 250 FEET MEASURED ALONG THE MAIN. NO HOUSE SHALL BE MORE THAN 400 FEET FROM A HYDRANT.
- 7. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED WITHIN THE PROPOSED ROADWAYS.
- 8. PROPOSED UTILITIES, INCLUDING RELOCATED OVERHEAD ELECTRIC LINES, SHALL BE PLACED UNDERGROUND.
- 9. STORM SEWER TO BE RCP CLIV WITH PREMIUM JOINTS OR APPROVED ALTERNATE.

**GRADING NOTES:**

- 1. PROPOSED TIE IN SLOPES DESIGNED TO 4H:1V MAXIMUM.
- 2. GRADING NOTATION FOR THESE PLANS ARE AS FOLLOWS: "FG" = FINISHED GRADE, "TW" = TOP OF WALL, "BW" = BOTTOM OF WALL, "VO" = VIEWOUT UNIT, "WO" = WALKOUT UNIT, "GU" = GUTTER, "M" = MATCH EXISTING, "T/S" = TOP OF CONCRETE SLAB.
- 3. TOP OF GARAGE SLAB IS 4" ABOVE THE PROPOSED FINISH GRADE FOR THE UNIT.
- 4. SUBGRADE BENEATH SIDEWALKS AND DRIVES ARE TO BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR. SUBGRADE BENEATH THE ROADS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR.
- 5. CURBS AND STREETS MUST BE MAINTAINED AS APPROVED BY THE CITY.
- 6. ALL DISTURBED AREAS MUST BE STABILIZED BY SOD, OR HYDROSEEDING/ SEEDING AND INSTALLATION OF BIODEGRADABLE SOIL EROSION CONTROL BLANKETS IMMEDIATELY FOLLOWING COMPLETION OF WORK.

**LEGEND**

Legend table listing symbols for: BOUNDARY LINE, EXIST. CONTOUR, EXIST. EASEMENT, SECTION LINE, BOUNDARY/PROPERTY LINE, EXIST. SETBACK, EXIST. TREE LINE, EXIST. CURB AND GUTTER, EXIST. FENCE, EXIST. GRAVEL, EXIST. BUILDING, PROP. 1" CONTOUR, PROP. 5" CONTOUR, PROP. SETBACK, PROP. BUILDING, PROP. BACK OF CURB, PROP. R.O.W., PROP. STORM SEWER, PROP. SANITARY, PROP. WATER MAIN, PROP. FIRE HYDRANT COVERAGE, PROP. CATCH BASIN/INLET, PROP. OUTLET, PROP. MANHOLE, PROP. WATER VALVE IN WELL, PROP. FIRE HYDRANT, PROP. CONCRETE SIDEWALK, PROP. ASPHALT, PROP. PHASE 1 DEVELOPMENT, PROP. BUILDING (PH 1), PROP. BACK OF CURB (PH 1), PROP. WALK (PH 1), PROP. STORM SEWER (PH 1), PROP. SANITARY (PH 1), PROP. WATER MAIN (PH 1), PROP. CATCH BASIN/INLET (PH 1), PROP. OUTLET (PH 1), PROP. MANHOLE (PH 1), PROP. WATER VALVE IN WELL (PH 1), PROP. FIRE HYDRANT (PH 1).

K:\17002512\DWG\PLAN SETS\AMENDED-PRELIM\MARKY17002512PSP-04-U-GDWG 10/13/2022 10:38 AM STEVE SHILLS











**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: October 31, 2022

**Planned Unit Development  
For  
City of Plymouth, Michigan**

**GENERAL INFORMATION**

<b>Applicant:</b>	Pulte Homes of Michigan, LLC 2800 Livernois Road, Building D, Suite 320 Troy, MI 48083
<b>Project Name:</b>	Mill Street Townes PUD Amendment
<b>Plan Date:</b>	December 16, 2021
<b>Latest Revision:</b>	October 12, 2022
<b>Location:</b>	100 S. Mill St.
<b>Zoning:</b>	I-1, Light Industrial (in northwest corner) I-2, Heavy Industrial (remainder of site)
<b>Action Requested:</b>	Final PUD Approval Recommendation to City Commission

**PROJECT DESCRIPTION**

The Mill Street Towns PUD project was approved by the City Commission in April, 2019. The approval included the southern portion of the project, and “excepted” the northern portion (as identified in the aerial photo on the next page). The applicant is now returning to develop the northern portion of the site, which is currently vacant and was previously used for industrial purposes.

The project will be an amendment to the PUD, which will rezone the northern portion from I-1 and I-2 to PUD. The northern portion contains 4.8-acres of land, and the proposal will locate an additional 29 townhouse units that are the same size and design as the units located on the southern portion of the site. The northern portion will also continue the existing roadway network from the southern portion, and will accommodate the pedestrian pathway leading from the southern portion to Main St.

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



Google Maps

The Planning Commission recommended approval of the original PUD in October 2018, and the City Commission approved the PUD in April, 2019.

#### **PUD PROCESS AND PLAN REQUIREMENTS**

Because this portion of land was “exempted” from the original PUD, we are following the same process outlined in the PUD ordinance (Section 78-314) to evaluate the proposed development on the northern portion of land. This includes a pre-application conference, a preliminary plan and public hearing, a final plan, and then City Commission review of the project.

As required, the applicant attended a pre-application conference with City staff in July, 2021. The Planning Commission reviewed plans at their February 9, 2022 meeting, as well as their June 8, 2022 meeting, at which time they scheduled a Public Hearing for the next available date, after revised plans have been submitted. Revised plans were submitted, based on the Planning Commission comments, for the August 10, 2022 meeting.

After the Public Hearing, the Planning Commission granted approval of the Preliminary Site Plan/PUD for the amended PUD for the northern portion of land at their August 10, 2022 meeting. This gave the applicant the ability to return with a Final Site Plan. If the Planning Commission deems appropriate, the next step is for the Commissioners to make a recommendation to the City Commission for Final Approval of the PUD and Final Site Plan.

The ordinance requires specific information be included in a Final Site Plan submission (Sec. 78-314(c)) that accompanies a PUD. We have reviewed the plans against these requirements, and have the following comments:

1. The ordinance requires that the applicant provide a separately delineated specification of all deviations from this chapter [i.e., Zoning Ordinance], which would otherwise be applicable to the uses and development proposed in the absence of this article. The Project Narrative on the Cover Sheet states that there are no additional deviations proposed in this part of the PUD project. Note that, as in the original PUD, the separation between the rear of the buildings is designed at 66-feet vs. the 70-feet required by the RM-2 Zoning District. This deviation was approved as part of the original PUD.
2. The ordinance also requires that the applicant provide a specific schedule of the intended development and construction details, including phasing or timing. The applicant needs to provide the anticipated timeframe for construction of the project.

***Items to be Addressed:*** Applicant to provide anticipated timeframe for construction of the project.

#### DENSITY ANALYSIS

We have used assumptions from the original PUD materials (i.e., possibility of 5 bedrooms/ or 6 "rooms" per unit) to calculate the proposed density of this portion of the project, as well as the project overall.

The northern portion of the site is 4.8 "net" acres, with 29 townhome units. Assuming the possibility for 5 bedrooms (or 6 "rooms") per unit, this site would permit 38 townhome units. The proposal for the northern section is well within the ordinance allowance.

The permitted density for the entire site is 118, 5-bedroom units. The full project proposes 13 fewer units.

***Items to be Addressed:*** None.

**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. We have applied the schedule of regulations to the multi-family uses in the table below.

**Multi-Family Residential Schedule of Regulations Requirements**

RM-2 Multi-Family Residential		Required	Provided (Northern Portion)
Minimum lot size		10,000 s.f.	4.8 ac.
Height of buildings		2 – 4 stories maximum	3-3.5 stories, 34'=10" to 36'-7"
Minimum yard setback	Front	25 feet, or height of building, or 60 feet (half of ROW)	This portion of the site does not have any "front" yard.
	Sides	Total of 2 13.75 feet / 27.5 feet	46-70 feet / total of 2 N.A.
	Rear		
Min. Usable Open Space		150 s.f. x No. of bedrooms (174) = .60 ac.	1 acre (see above)
Minimum distance between buildings	Front to rear	70 feet	N.A.
	Front to front	70 feet	N.A.
	Rear to rear	70 feet	66.1 feet
	End to end	25 feet	N.A.
	End to front	50 feet	N.A.
	End to rear	50 feet	N.A.

**Rear to Rear Distance Between Buildings:** The plans deviate from the required 70 foot distance between the rears of buildings by 3.9 feet, as did the original PUD. This deviation is minimal, in our opinion.

**Items to be Addressed:** None.

**PARKING, LOADING**

The table below shows the required parking for the northern portion of this project, as well as the parking proposed on the site plan:

**Parking Requirements**

	Parking Required	Parking Provided
Multiple-Family Use - 29 units	2.5 spaces per 5-bedroom unit, or 2.5 spaces x 29 units = 73	58 garage spaces 58 driveway spaces <u>4 visitor spaces</u> <b>120 total spaces</b>
Barrier-Free Spaces	1 barrier-free space (One in visitor parking area)	1 space

### **Number & Size of Parking Spaces**

Each unit will have a two-car garage on the ground level. The driveways are all a minimum of 20-feet long, enabling two cars to park on each driveway as well. The site plan also shows 4 visitor parking spaces.

One barrier-free parking space is required in the visitor parking area, and one is shown.

The size of the visitor and driveway parking spaces and maneuvering lanes meet ordinance requirements.

### **Screening of Parking Areas**

Section 78-270 requires a minimum five-foot wide landscape strip to screen all parking from adjoining lots. The visitor parking will be screened from view of the commercial neighbor to the east by a landscape buffer. The maneuvering lanes will be screened from view of the neighbors by the townhome units themselves.

**Items to be Addressed:** None.

## **CIRCULATION**

Access to and from the northern part of this project is from the existing maneuvering lanes located on the southern part of the project.

Based on the average traffic generation estimates provided by the Institute of Transportation Engineers, the project as proposed will not generate enough traffic during peak hours to warrant a traffic study.

The roadway system in the development provides adequate access to the buildings and garages. We also believe that it will accommodate van-style delivery trucks.

In our Preliminary Site Plan/PUD review, we suggested that the Fire Chief evaluate the plans to ensure the road system can accommodate the City's fire equipment, and that access via one point is acceptable. The Fire Chief provided a memo (dated August 3, 2022) that states that the single entrance is a dead end, but that the plans show an acceptable turn-around. Never the less, the plans have been amended to show a road stub, ending at the existing commercial parking lot to the north. This road stub will provide a second emergency access to the site, and we consider this change to be positive. However, it is unknown if this stub will be gated, or if it will have some other type of barrier to discourage use by those other than emergency vehicles. Some type of barrier that is only accessible to emergency vehicles should be provided. The barrier should also be approved by the City's Fire Department.

**Items to be Addressed:** Add barrier, acceptable to the Fire Department, on the site plan across road stub to only allow emergency vehicle access.

## **SIDEWALKS/PEDESTRIAN AMENITIES**

The project includes an extensive pedestrian walkway system throughout the development which connects with City sidewalks. Sidewalks are proposed in the following locations:

1. New sidewalk along Mill St. that is set back from the travel lanes, and is in line with the new sidewalk on the southern portion of the PUD.

2. New sidewalk along the south side of Amelia St., completing the public sidewalk system on this side of Amelia, and providing safe passage for pedestrians walking from this neighborhood to S. Mill St.
3. New Pedestrian trail through the Open Space adjacent to Mill St.
4. New sidewalk on the east side of the new townhome units (units #95-105), connecting to the walkway along the railroad tracks and Main St.

We consider all of these facilities to be benefits of this project.

Note that Sheet 03 Layout Plan, doesn't show the existing sidewalk along the railroad tracks, and should.

**Items to be Addressed:** *Revise Sheet 03 to show existing sidewalk along railroad tracks.*

## LANDSCAPING

A landscape plan has been provided. Section 74-203 lists requirements for landscaping.

We have the following comments:

1. The Landscape Plan only shows symbols and a table with plant varieties. The symbols have not been identified, and the quantities have not been provided in the table. Sec. 78-203(4) requires that the landscape plan show materials, their location, spacing, size and number. This plan needs to be finalized to include this information.
2. All evergreen trees are proposed at 6-8' heights. The ordinance requires new evergreen trees to be a minimum of 7-feet tall. In the nursery trade, only the smaller number is a guarantee of the plant's height. Therefore, the Plant Palette table for both the White Spruce and White Pine needs to be revised to show these plants to be a minimum of 7-feet tall. We consider the Black Hills Spruce and Arborvitae to qualify as "narrow evergreen trees," which meet the minimum 5-foot required height.
3. Small shrubs height/spread are required to be a minimum of 30-inches at planting. A 3-gallon Buttonbush and Double Knockout Rose will not be this large. The size of both these plants needs to be increased to a minimum of 30-inches.
4. Spacing of the evergreen trees is inconsistent with the ordinance. The row of evergreens along the east property line labels these trees as an "8' evergreen screen" and the row along the railroad tracks as a "16' evergreen screen." However, the plant symbols don't scale to the spacing dimensions labeled. These dimensions need to be clarified. Also, the ordinance requires that when evergreen trees are planted in a row, they shall be spaced not more than 12-feet on center. These trees are shown in a row, but since the species isn't labeled, we can't comment on whether the proposed spacing is appropriate.
5. The ordinance requires a mixture of plant species to protect against disease and insect infestation. As noted above, the plant symbols need to be labeled on the plans to determine if this requirement has been met.
6. Regarding the plant species proposed, none of the species are objectionable or invasive.

7. The Open Space next to Mill St. will be planted in a “Wildflower Seed Mix,” which was suggested by the Planning Commission, and which will provide a desirable amenity to this project. However, this planting will require a specialized contractor and installation/management methods to ensure that the desired plants (and look) will be accomplished. The following should be added to the landscape detail sheet:
  - a. A list of species in this mix should be provided on the plans.
  - b. We assume that the seed mix will be “native” species, and obtained from a local vendor such as the Michigan Wildflower Farm or Wild Type. Both companies sell native seed mixes with Michigan genotypes. Local genotype plants have evolved in Michigan and are better suited to Michigan’s climate. The plans should specify the seed supplier.
  - c. Planting native herbaceous material requires specialized knowledge and experience in bed preparation, installation, and weed management. At a minimum, 3-years of monitoring and management are required to establish the mix. Unlike turf grass, native herbaceous seeds can’t be hydroseeded. Also, they spend the first two-years growing very deep roots, with little to show above ground. If not actively managed by a knowledgeable contractor, native seed plantings become overrun with weeds, and the native plants are out-competed. Therefore, the following concepts should be specified on the plans. Also note that we have provided an example of the appropriate method to install and manage a native seed planting.
    - i. A landscape contractor who specializes in establishment of a native seed planting for the first 3-years is required to install and oversee the wildflower seed mix.
    - ii. The specialty landscape contractor will prepare the seed bed to minimize weed seeds in the seed bank. They will also use seed from a Michigan-based supplier with local genotypes, and install the seed by hand or other method appropriate for installation of native seed mixes. Hydroseeding is not permitted.
    - iii. The specialty landscape contractor will monitor the seeded area for a minimum of 3-years, controlling weeds, re-seeding areas that didn’t take, and any other tasks to fully establish the seed mix so that at the end of the establishment period, it is dominated by the native plants and shows a minimum of invasive weed species.
    - iv. The Master Deed and Bylaws shall specify that the wildflower planting shall be maintained by a specialty landscape contractor to ensure that the native species thrive, and that weeds are appropriately controlled.

Some landscaping details have been provided. However, a planting detail for evergreen trees needs to be added. The specifications for native seed bed preparation, installation, and weed management described above and on the example landscape plan provided should be added to the detail sheet.

A mailbox cluster is located next to the four (4) visitor parking spaces. We consider this location acceptable.

The original PUD indicated that trash is picked up by a waste hauler, using individual wheeled carts that are put out behind each unit on trash day. The applicant should confirm that trash in the new project will be handled in the same way.

***Items to be Addressed:*** 1. Landscape plan to meet minimum requirements of Sec. 78-203(4). 2. Increase minimum height of White Spruce and White Pine to 7-feet. 3. Increase minimum height/spread of Buttonbush and Knockout Rose to 30-inches. 4. Add specifications for native seed bed preparation, installation, and management to landscape detail sheet. 5. Add evergreen tree landscape detail to plans. 6. Confirm trash will be handled in same way as original PUD project.

## LIGHTING

Lighting information has not been provided. If lighting is proposed, sufficient information needs to be provided to determine that the requirements of Section 78-204 are met.

**Items to be Addressed:** *Lighting information, if proposed.*

## SIGNAGE

Information regarding proposed signage has not been provided. Any sign erected must receive a sign permit from the Building Official.

**Items to be Addressed:** *None.*

## PUD AGREEMENT / PHASING

The PUD Agreement will need to be amended prior to final approval. The agreement will specify performance guarantees and conditions of approval, if any.

**Items to be Addressed:** *Amend PUD Agreement with performance guarantees for public amenities, and conditions of approval, if any.*

## ARCHITECTURAL ELEVATIONS

The applicant has provided renderings of the building facades in the submission. They are proposing to build more of the same townhomes as were constructed on the southern portion of the site.

**Items to be Addressed:** *None.*

## RECOMMENDATIONS

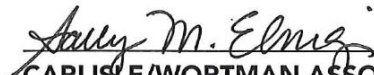
We have comments regarding the Final Site Plan set, and recommend that the plans be revised. However, the changes to the plans and information required could be reviewed by the City Community Development Department rather than returning to the Planning Commission.

If the Planning Commission agrees, we would suggest that any Planning Commission recommendation to the City Commission be conditioned upon the plans being revised, submitted to the Community Development Department for review, and be acceptable to the City ***before*** the plans are submitted to the City Commission for their review.

The outstanding items are listed below:

- A. Applicant to provide anticipated timeframe for construction of the project.

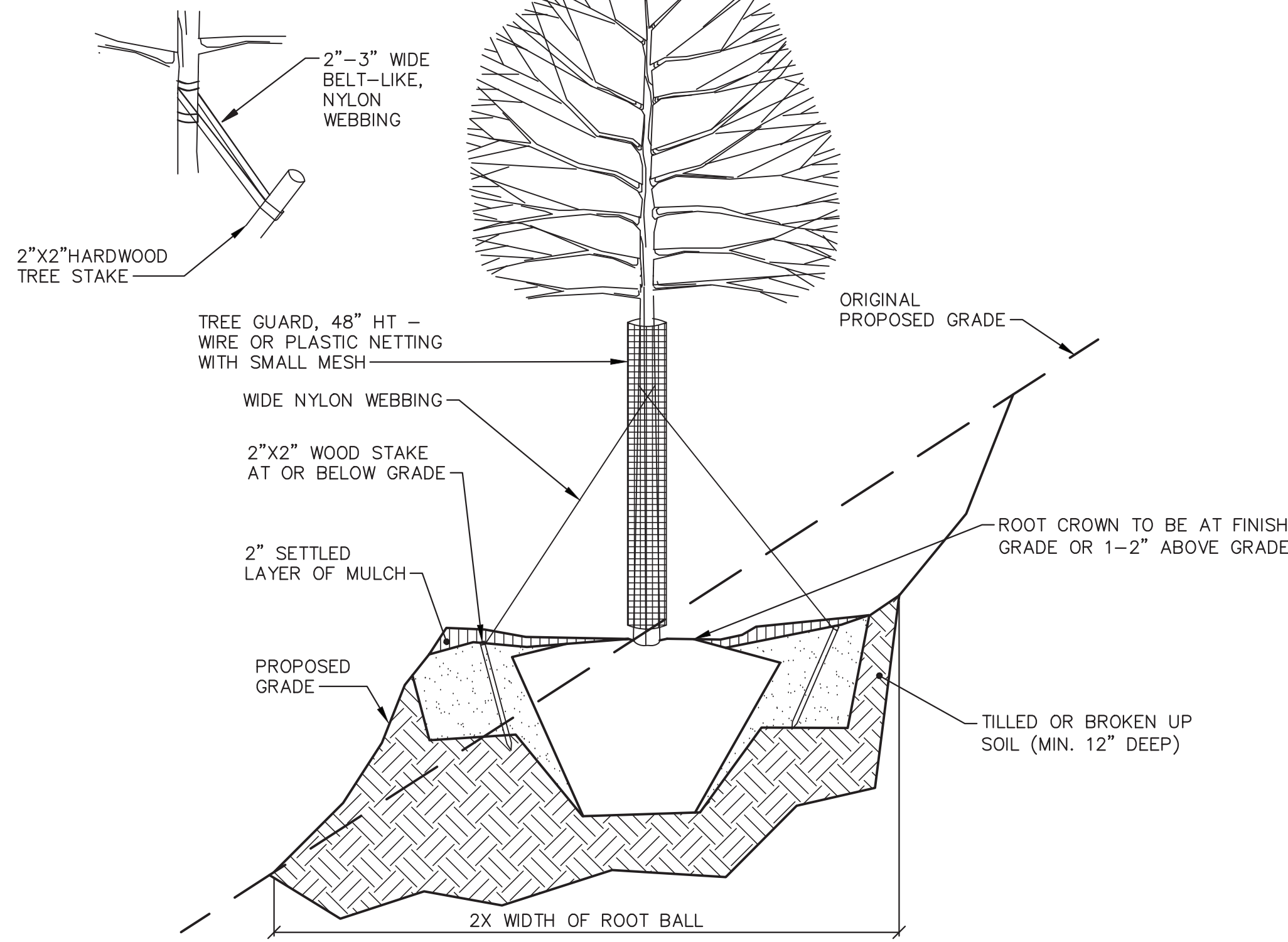
- B. Add barrier, acceptable to the Fire Department, on the site plan across road stub to only allow emergency vehicle access.
- C. Revise Sheet 03 to show existing sidewalk along railroad tracks.
- D. **Landscape Plan.** 1. Landscape plan to meet minimum requirements of Sec. 78-203(4). 2. Increase minimum height of White Spruce and White Pine to 7-feet. 3. Increase minimum height/spread of Buttonbush and Knockout Rose to 30-inches. 4. Add specifications for native seed bed preparation, installation, and management to landscape detail sheet. 5. Add evergreen tree landscape detail to plans. 6. Confirm trash will be handled in same way as original PUD project.
- E. Provide lighting information, if proposed.
- F. Amend PUD Agreement with performance guarantees for public amenities, and conditions of approval, if any.

  
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**CARLISLE/WORTMAN ASSOC., INC.**  
**Sally M. Elmiger, AICP, LEED AP**  
**Principal**

#152-1709

cc: Greta Bolhuis  
Marleta Barr

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



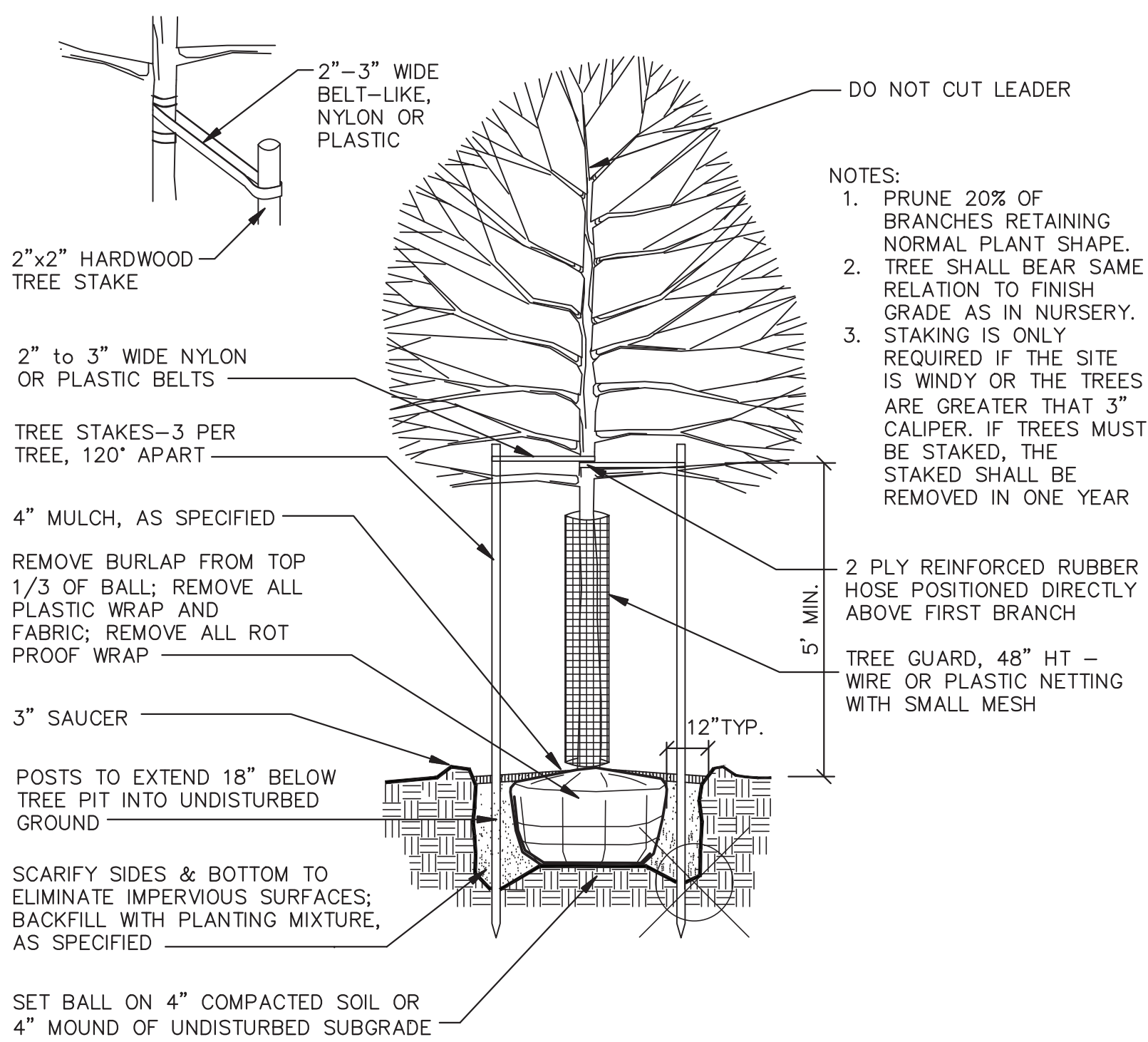
**NOTES:**

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
- DIG THE PLANTING HOLE A MINIMUM OF 2X THE WIDTH OF THE ROOT BALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN THE ROOT BALL DEPTH.
- SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS.
- LIFT AND SET THE TREES BY ROOT BALL ONLY.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOT BALL.
- BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP.
- USE THREE 2"x2" WOOD STAKES DRIVEN INTO THE UNDISTURBED SOIL A MINIMUM OF 16". SPACE STAKES EQUALLY AROUND THE TREE.
- ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
- APPLY A 2-3" (SETTLED) DEPTH OF BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
- PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.

**DECIDUOUS TREE ON SLOPE - PLANTING DETAIL**

NOT TO SCALE

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



**NOTES:**

- PRUNE 20% OF BRANCHES RETAINING NORMAL PLANT SHAPE.
- TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY.
- STAKING IS ONLY REQUIRED IF THE SITE IS WINDY OR THE TREES ARE GREATER THAN 3" CALIPER. IF TREES MUST BE STAKED, THE STAKED SHALL BE REMOVED IN ONE YEAR.

**DECIDUOUS TREE PLANTING DETAIL**

2-1/2" CAL. OR SMALLER  
NOT TO SCALE

**TREE MITIGATION PLANT SCHEDULE**

Total	Code	Scientific Name	Common Name	Root	Size	Spacing	Notes
<b>Deciduous Trees</b>							
6	AS	Acer saccharum	Sugar Maple	B&B	2.5" cal.	20' o.c.	
6	CC	Carpinus caroliniana	American Hornbeam	B&B	2.5" cal.	15' o.c.	
4	OV	Ostrya virginiana	Hop Hornbeam	B&B	2.5" cal.	15' o.c.	
3	QP	Quercus palustris	Pin Oak	B&B	2.5" cal.	20' o.c.	
2	QR	Quercus rubra	Northern Red Oak	B&B	2.5" cal.	20' o.c.	
6	UA	Ulmus americana 'Frontier'	Frontier Elm	B&B	2.5" cal.	20' o.c.	
27	Total						
<b>Evergreen Trees</b>							
3	PG	Picea glauca	White Spruce	B&B	6' ht	10' o.c.	Full
4	PR	Pinus rubra	Red Pine	B&B	6' ht	10' o.c.	Full
7	Total						

**OPINION OF PROBABLE COST FOR ALTERNATIVE TREE MITIGATION**

4715 Ridge Creek Lane

Opinion of Probable Cost - PlantWise, LLC

3.25.21

**Tree Mitigation Site Work**

Tree mitigation requirement: 510" dbh removed x 1.4" = 357 caliper inches required / 2.5" caliper trees = 143 trees  
143 x \$350 per tree = \$50,050 tree mitigation required

Pay Item	Qty	Units	Unit Cost	Unit Total	Subtotal
<b>Invasive Species Control Area/Wetland Buffer Seeding</b>					
Understory brush clearing	1	LS	\$12,485.00	\$12,485.00	
Invasive species herbicide spot treatment - first season	1	LS	\$4,620.00	\$4,620.00	
Invasive species herbicide spot treatment - second season	1	LS	\$3,080.00	\$3,080.00	
Invasive species herbicide spot treatment - third season	1	LS	\$3,080.00	\$3,080.00	
Wetland buffer seeding	1	LS	\$750.00	\$750.00	
<b>Prairie Establishment</b>					
Site preparation	1	LS	\$1,485.00	\$1,485.00	
Seeding	1	LS	\$1,825.00	\$1,825.00	
Management 1st year	1	LS	\$2,062.50	\$2,062.50	
Management 2nd year	1	LS	\$1,575.00	\$1,575.00	
Management 3rd year	1	LS	\$1,200.00	\$1,200.00	
<b>Driveway Native Grasses</b>					
Drainage swale erosion blanket and seeding	1	LS	\$3,135.00	\$3,135.00	
Disturbed area seeding	1	LS	\$725.00	\$725.00	
Management 1st year	1	LS	\$825.00	\$825.00	
Management 2nd year	1	LS	\$750.00	\$750.00	
Management 3rd year	1	LS	\$750.00	\$750.00	
<b>Tree Plantings</b>					
Tree plantings (2.5" caliper trees)	34	EA	\$350.00	\$11,900.00	
					<b>Estimated Mitigation Sub-Total</b>
					<b>\$50,247.50</b>

THE APPLICANT IS IN PROCESS OF EVALUATING OPPORTUNITIES ON THE SITE WITH THE WASHTEANAW COUNTY CONSERVATION DISTRICT. IF ADDITIONAL OR DIFFERENT NATURAL AREA RESTORATION OR ENHANCEMENT OPPORTUNITIES ARISE FROM THESE COMMUNICATIONS, THE APPLICANT MAY PURSUE AMENDMENT TO THE ALTERNATIVE TREE MITIGATION PLAN WITH THE TOWNSHIP IN ORDER TO INCORPORATE THESE OPPORTUNITIES.

**WETLAND SEED MIX**

Source: Michgian Wildflower Farm

Scientific Name	Common Name
<b>Forbs (40%)</b>	
Anemone canadensis	Canada Anemone
Asclepias incarnata	Swamp Milkweed
Eupatorium maculatum	Joe-Pye Weed
Eupatorium perfoliatum	Boneset
Helenium autumnale	Sneezeweed
Iris virginica	Wild Blue Flag
Lobelia siphilitica	Great Blue Lobelia
Mimulus ringens	Monkey Flower
Rudbeckia fulgida	Sweet Black Eyed Susan
Solidago graminifolia	Grass-leaved Goldenrod
Thalictrum dioicum	Early Meadow Rue
Tradescantia ohioensis	Common Spiderwort

Grasses/Sedges/Rushes (60%)

Carex spp.	Carex species
Elymus virginicus	Virginia Wild Rye
Scirpus spp.	Scirpus species

Wetland Mix Seeding Rate: 6lbs/acre

Temporary Cover Crop	15 lbs/acre
Avena sativa	Seed Oats
Lolium multiflorum	Annual Rye

**SHORT DRYLAND SEED MIX**

Source: Michgian Wildflower Farm

Scientific Name	Common Name
<b>Forbs (40%)</b>	
Achillea millefolium	Yarrow
Allium cernuum	Nodding Wild Onion
Asclepias tuberosa	Butterfly Weed
Coreopsis lanceolata	Sand tickseed
Echinacea purpurea	Purple Coneflower
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Rudbeckia hirta	Black-eyed Susan
Rudbeckia triloba	Three-lobed Coneflower
Symphytichum laeve	Smooth Aster
Symphytichum oolentangiensis	Prairie Heart-Leaved Aster
Symphytichum pilosum	Hairy Aster
Zizia aurea	Golden Alexander

Grasses/Sedges/Rushes (60%)

Bouteloua curtipendula	Side-Oats Grama
Schizachyrium scoparius	Little Bluestem
Sporobolus heterolepis	Prairie Dropseed

Short Dryland Mix Seeding Rate: 10 lbs/acre

Temporary Cover Crop	15 lbs/acre
Avena sativa	Seed Oats
Lolium multiflorum	Annual Rye

**SHORT WOODLAND GRASS SEED MIX**

Source: Michgian Wildflower Farm (Modified)

Bouteloua curtipendula	Side-Oats Grama
Elymus hystrix	Bottlebrush Grass
Koeleria cristata	June Grass
Schizachyrium scoparius	Little Bluestem

Short Dryland Mix Seeding Rate: TBD by supplier

Temporary Cover Crop	15 lbs/acre
Avena sativa	Seed Oats
Lolium multiflorum	Annual Rye

**SHORT WOODLAND GRASS SEED MIX**

Source: Michgian Wildflower Farm

Scientific Name	Common Name
<b>Forbs (40%)</b>	
Achillea millefolium	Yarrow
Allium cernuum	Nodding Wild Onion
Anemone virginiana	Tall Thimbleweed
Aquilegia canadensis	Wild Columbine
Asclepias tuberosa	Butterfly Weed
Echinacea purpurea	Purple Coneflower
Monarda fistulosa	Wild Bergamot
Penstemon digitalis	Foxglove Beard-tongue
Penstemon hirsutus	Hairy Beard-tongue
Rudbeckia hirta	Black-eyed Susan
Rudbeckia triloba	Three-lobed Coneflower
Solidago caesia	Blue-stemmed Goldenrod
Symphytichum laeve	Smooth Aster
Symphytichum oolentangiensis	Prairie Heart-Leaved Aster
Symphytichum pilosum	Hairy Aster
Thalictrum dioicum	Early Meadow Rue
Zizia aurea	Golden Alexander

Grasses/Sedges/Rushes (60%)

Bouteloua curtipendula	Side-Oats Grama
Elymus hystrix	Bottlebrush Grass
Koeleria cristata	June Grass
Schizachyrium scoparius	Little Bluestem

Short Dryland Mix Seeding Rate: 10 lbs/acre

Temporary Cover Crop	15 lbs/acre
Avena sativa	Seed Oats
Lolium multiflorum	Annual Rye

**LANDSCAPE NOTES**

- For any plant quantity discrepancies between the plan view and the plant schedules, the plant schedule shall take precedence.
- Plant materials shall be selected and installed in accordance with standards established by Ann Arbor Township.
- All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
- No disturbance or construction activities may occur within the critical root zone of any protected or landmark tree designated to remain as shown on the Tree/Woodland survey/plot plan unless noted on the plans.
- Restore disturbed areas with a minimum of four (4) inches of topsoil and then seed/fertilize/mulch. Fertilizer shall be limited to turf grass, trees, and shrub plantings.
- All disturbed areas not to be seeded with seed mixes identified on the Landscape Plan shall be lawn areas. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.

Lawn (turfgrass) seed mix shall consist of the following or equivalent as approved by landscape architect:  
 15% Rugby Kentucky Bluegrass  
 10% Park Kentucky Bluegrass  
 40% Ruby Creeping Red Fescue  
 15% Pennine Perennial Ryegrass  
 20% Scaldis Hard Fescue

- Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals. / acre.
- After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site.
- Areas identified on the Landscape Plan with seed mixes shall be seeded with specified seed mixes from Michgian Wildflower Farm, or equivalent as approved by landscape architect. Temporary cover crop shall be included with all seed mixes. Seeding rates and installation techniques shall be confirmed with supplier. If an alternate source for native seed mix is needed, a supplier with local genotypes shall be used.
- All seeded areas with slopes less than 1:4 (one vertical foot for every 3 horizontal feet) shall be mulched with straw mulch at the rate of two (2) bales per 1,000 square feet. All seeded areas with slopes greater than 1:4 shall be seeded and biodegradable erosion control blanket North American Green SC150, or equivalent, shall be applied with biodegradable stakes.
- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.

- Native seeding areas shall be seeded after May 1, (when soil is free of frost and in workable condition), but before June 15 or after October 1, but before November 30 (or prior to ground freezing) or as approved by Landscape Architect or guaranteed by the supplier. If seeding is performed outside planting window, contractor shall perform regularly scheduled watering for installed seed and as needed based on weather conditions to ensure germination and establishment of seed.
- All planting beds are to receive four (4) inches of shredded hardwood bark mulch.
- All trees to be located a minimum of 10 feet from public utilities.
- All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
- All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
- All compacted subgrade soils in proposed landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
- Proposed trees will be planted a minimum of 15 feet apart.
- Planting Soil:** Weed-free imported topsoil shall be utilized for the wetland buffer restoration areas. All other areas may use existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil.
  - Ratio of Loose Compost to Topsoil by Volume: 1:4.
  - Weight of Lime per 1000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
  - Weight of Sulfur or Aluminum Sulfate per 1,000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
  - Volume of Sand: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
  - Weight of Slow-Release Fertilizer per 1,000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.

- Native seeding installation, seed bed preparation, and invasive species control shall be performed by a qualified contractor with documented experience of successful established native seeding and invasive species control. Seed shall be installed per manufacturer's specification via hand broadcast.
- During the establishment period for the installed deciduous mitigation trees (one year):
  - The trunk of young trees shall be wrapped in late autumn and wrap shall be removed in early spring.
  - Burlap screening or wrapping shall be installed on the southwest and windward sides from late autumn to early spring.
  - Trees shall be watered in spring and autumn and during dry conditions at a frequency determined by certified arborist.
  - Mulching around trees shall be maintained at a depth of 2 to 3 inches.

**Maintenance:**

- Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.
- Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
- Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
- Turf installations shall meet the following criteria as determined by Owner:
  - Satisfactory Seeded Turf: At end of maintenance period (one year), a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 5 by 5 inches.
  - Satisfactory Sodded Turf: At end of maintenance period (one year), a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.
  - Use specified materials to reestablish turf that does not comply with requirements and continue maintenance until turf is satisfactory.

**Native Landscape Maintenance**

- Native seeding areas shall be maintained by contractor with documented experience in maintaining areas planted in native seed mixes for three years after installation to promote establishment of native vegetation and reduce weeds and invasive species. Contractor is responsible for obtaining any necessary permits for herbicide applications. All herbicide applied to native areas shall be suitable for aquatic environments.
- During the first growing season, the seeded areas shall be mowed monthly to a height of 4 to 6 inches when vegetation reaches 10 to 12 inches in height through September. Annual invasive weeds such as crabgrass, purple knapweed, purple loosestrife, yellow or white sweet clover, black medic or other invasive plants shall be spot controlled with herbicide. Do not hand pull invasive weeds during first growing season.
- During the second growing season, the seeded areas shall be mowed approximately every month to a height of 8 inches when vegetation reaches 12 to 18 inches. Annual invasive weeds noted above shall be spot controlled with or hand pulled as appropriate.
- During the third growing season, the seeded area shall be mowed to 4 inches in height during early spring (between February and April) and raked to remove clippings. Annual invasive weeds noted above shall be spot controlled with herbicide appropriate or hand pulled as appropriate.
- Contractor shall warranty all plant material and trees to remain alive and be in healthy, vigorous and like new condition for the specified period from installation to Substantial Completion. The entire Landscaping Project, including but not limited to: plants (perennials), trees, shrubs, mulches, shrubs, etc. are to be under Warranty for three years after Substantial Completion date of the Project. At the end of the specified Three Year Warranty period the Owner's Representative will inspect plant material for compliance. Contractor shall replace, in accordance with the drawings and specifications, all plants, trees, shrubs, etc. or as determined by the Owner's Representative, are in an unhealthy or unsightly condition. Warranty shall not include damage or loss of plants, trees, and shrubs caused by fires, floods, freezing rains, lightning storms, or winds over 75 miles per hour, acts of vandalism or negligence on the part of the owner, or any other incident beyond landscape contractor's control.
- Long-term maintenance of the native seeded areas shall be performed by the Owner. Maintenance shall include mowing to 4 inches in height during early spring (between February and April) and raking to remove clippings. Spot treatment/removal of invasive weeds may be necessary if localized areas become dominated by invasive weeds.

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 4653 RAMBLING DRIVE  
 TROY, MI 48068  
 ATTN: JOHN DARRISH  
 248-521-0294

**4715 RIDGE CREEK LANE**  
 ANN ARBOR TOWNSHIP, WASHTEANAW COUNTY, MICHIGAN  
 TREE MITIGATION PLAN DETAILS

**08**

DATE: 07/18/20  
 SHEET: 6 OF 9  
 REV. DATE: 02/02/21  
 CADD: TPH  
 03/12/21 ENG: TPH  
 03/17/21 PM: TJC  
 04/19/21 TECH: TJC  
 2022P1

**20052**

JOB NO. 20052  
 REVISIONS:  
 AERB HOUSE  
 MUNICIPAL REVIEW  
 MUNICIPAL REVIEW  
 MUNICIPAL REVIEW

**To:** Mr. John Buzuvis, Community Development Director, City of Plymouth  
Ms. Greta Bolhuis, Planning Development Director, City of Plymouth

**From:** Shawn Keough, PE

**Date:** November 4, 2022

**Subject:** Mill Street Towns PUD Amendment  
Preliminary PUD Approval – 2nd Review

On October 25, 2022, Wade Trim was asked by the City to perform a review of the preliminary plans dated October 12, 2022, which have been submitted by Pulte Homes of Michigan, LLC for Preliminary PUD Approval for the northern extension of the Mill Street Towns project. The Mill Street Towns project is located at 100 S. Mill Street.

The original Mill Street PUD project that was approved in April 2019 by the City included the southern portion of the project and “excepted the northern portion”. The northern portion of the property is approximately 4.8 acres in size and the applicant is proposing to locate an additional 29 townhouse units (similar to the original 76 units approved on the southern portion of the project).

As a follow-up to our original comments submitted on August 5, 2022, we recommend that the following comments and conditions be included as part of any approval to the requested Preliminary PUD Amendment:

### **General Comments**

The existing conditions plan sheet should be corrected to show the current street names. We believe the entrance has been named Sydney Boulevard and that the two loops are N. Sydney Court and S. Sydney Court. The existing conditions plan sheet included as part of this submittal shows Ivy Blvd., Oliver Road, Pierce Road and Poppy Street. The old names should be removed and replaced with the current street names.

### **Sanitary Sewer System Comments and Conditions**

1. The proposed sanitary sewer shown on page 04 (Utility and Grading Plan) is proposed to connect to the public sanitary sewer available on N. Sydney Court (still shown as Oliver in this plan set). There is available capacity in the public sanitary sewer along N. Sydney Court and downstream along Sydney Blvd. to accommodate the additional 29 townhomes that are proposed as part of Phase 2.
2. As an additional public benefit under the PUD, the Developer is proposing two sanitary sewer easements and two 6-inch sanitary sewer leads to the north to allow future connections to this public sanitary sewer. We recommend that the Developer install 10-inch public sanitary sewer within each easement to the property lines instead of the two 6-inch sanitary sewer leads in case the northern properties develop with more than two future users. The two easements should run from the existing sanitary sewer to the properties with tax parcel identification numbers 49-005-01-0363-004 and 049-005-01-0362-007. Additional detail is provided below.
3. The 49-005-01-0363-004 property (currently owned by Erin Investments, LLC) is currently served by a septic field system and is the last known septic field system within the City of Plymouth. We recommend a sanitary sewer easement and 10-inch sanitary sewer be provided to the property line from Sanitary MH S100 and that this additional public benefit be included in the PUD.

4. A portion of the 49-005-01-0362-007 property (currently owned by Iron Horse Crossing, LLC) is currently connected to sanitary sewer on Main Street. However, due to the drop off in topography, the southeastern portion of the site does not have the ability to be served by a gravity sewer system. We recommend a sanitary sewer easement and 10-inch sanitary sewer be provided from proposed Sanitary MH S102 to the northern property line and that this additional public benefit be included in the PUD.
5. The basis of design calculations should be modified to show the 29 proposed units and the two offsite northern properties; this will be important when the Part 41 permit application is prepared.

### **Water System Comments**

1. The plans propose the installation of a new 8-inch water main extension from the existing public water main on N. Sydney Court. This new water main is proposed to dead-end approximately 400 feet from the existing public water main installed during the initial phases of the Mill Towns project.
2. The Planning Commission should be aware that the residents along N. Sydney Court have been experiencing poor water quality (reduced chlorine residual) in the northwest corner of N. Sydney Court. This condition has not been something that has been easy to fix even as additional users have been added to the system within the Mill Street Towns development. The City has received several complaints and currently has to flush the water system frequently. One possible solution to this problem would be to loop the water system to the water main on Main Street as part of this next phase of the project.
3. The plans currently propose a public water main easement and extension of new 8-inch water main to the northern property line for a future connection to Main Street. The easement should be provided up to the 49-005-01-0362-007 property. Ideally, we would want to see the Developer include this connection all the way to Main Street as part of this PUD Amendment to help solve the water quality problem.

### **Storm Water Management System Comments**

1. The plans propose a storm water management system that is unique to serve the northern portion of the project area (approximately four acres). The proposed storm water system outlet has been modified since our initial review. The storm water management calculations that have been provided will be reviewed as part of the detailed engineering review but are acknowledged as being submitted.
2. The plans have been modified to show the new detention system outlet connection to the storm sewer system along Mill Street, downstream of the Phase 1 detention ponds; we find this outlet location acceptable.

### **Roadway Comments**

We understand that the roads within the proposed PUD Amendment are proposed to be private roadways; this should be noted on the plans.

Please note that we do not consider these comments to constitute an engineering approval of the plans that have been submitted. Once the Final PUD Amendment is approved, detailed engineering plans should be submitted to the City for further review and comment.

Please feel free to contact me directly at 313.363.1434 with any questions you have regarding our comments.

Review of Mill Street Townes Phase 2  
DMS comments and concerns:

Response to Resubmission  
Plan Set Dated October 12, 2022  
Comments related to review

1. Sanitary sewer system:

- This extension of the public system is the opportunity to bring the final two parcels for the city of Plymouth into compliance with the sewer ordinance.
  - ◇ **Addressed on revised plan.**
- The one and only known remaining septic system needs to be addressed. The extension of the public sanitary sewer main line to be placed along the property line or run a stub of sanitary sewer main and associated easement to abut the two parcels at a minimum.
  - ◇ **Partially addressed on revised plan, 6" sanitary lead shown, plans should include the extension of sanitary sewer main. Refer to engineer's comments for additional details.**

2. Water system:

- This extension of the public system will require additional review to ensure that safe drinking water can be delivered through the proposed dead end main.
  - ◇ **Indicated as noted in response letter. To be addressed in engineering review.**
- The current/existing public extension (looped system) serving phase 1 has required DMS staff to perform extra maintenance, flushing and sampling to ensure the water quality.
  - ◇ **Indicated as noted in response letter. To be addressed in engineering review.**
- The further extension and creating a dead end will require modeling and study to confirm the proposed extension will deliver water that meets the standards of the safe drinking water act.
  - ◇ **Indicated as noted in response letter. To be addressed in engineering review.**
- An extension of the water main and associated easement to the point closest to Main st is required.
  - ◇ **Addressed on revised plan.**

3. Storm drain system:

- Storm water treatment, detention and retention systems are a highly sensitive subject in the City and deserve to be given ample review for all the conditions that are present on the site. If the system as proposed is accepted, this will be the only development in the city with multiple storm systems installed. In this case, the brownfield site has ground water contamination, this is a factor that is both limiting and can provide for additional options and exemptions. The design of the storm system can be modified to be exempt from requirements that could contribute to the movement of contaminated ground water, this could include a storm system that does not have a retention component.
  - ◇ **Addressed on revised plan.**
- Additionally, the storm system for phase 1 outlets to the Wayne county drain, the outlet as proposed for phase 2 is to the City storm system, this will undoubtedly result in future confusion for the condominium board and can be avoided by keeping the outlet to the Wayne county drain consistent.
  - ◇ **Addressed on revised plan.**

#### 4. Sidewalks and roads:

- Per the City sidewalk ordinance, sidewalk extensions are to be installed in conjunction with development. An extension of the City sidewalk on Amelia st is required as well as bringing the crosswalk approach at Amelia and Mill into ADA compliance.
  - ◇ **Addressed on revised plan.**
- The widening of the Mill st right of way may require the realignment of the sidewalk along Mill. At a bare minimum, the reconstruction of the sidewalk is necessary along with the removal of the abandoned driveway approach, curb cut and turn/maneuvering lane.
  - ◇ **Partially addressed on revised plan, sidewalk realignment and reconstruction as well as the removal of the existing driveway approach is shown. Plans should include the repair of curb at existing curb cut and turn/maneuvering lane.**
- A vehicular access easement and stub of road to the property line closest to Main st for future connectivity, and emergency service access.
  - ◇ **Addressed on revised plan.**