



August 14, 2024

Mr. Marty McDowell, Planning Commission Chairperson  
Vienna Charter Township  
3400 West Vienna Road  
Clio, MI 48420

RE: Special Land Use and Site Plan Review  
Parcel 18-33-200-010, Outdoor Theater and Campground

Dear Mr. McDowell:

Per the request of Vienna Charter Township, ROWE Professional Services Company has completed a special land use and site plan review of a Parcel 18-33-200-010 for an Outdoor Theater and Campground development. The applicant is proposing new construction in the AR zoning district. Based on the information submitted, ROWE Professional Services offers the following comments for your consideration.

The applicant needs to contact Michigan Department of Environment, Great Lakes, and Energy (EGLE) which issues permits for campgrounds and satisfy the campground permitting requirements and adjust the plan according to that state requirements. (Example of a state requirement: The plans must show the total number of sites, type of sites (group, modern, or primitive), and location. Each site is required to have not less than 15 feet of road frontage width and a minimum of 1,200 square feet area.)

### **Planning Comments**

#### *Site Plan Information*

We reviewed the plan for compliance with the requirements in the zoning ordinance and find the below list of material missing, so compliance cannot be determined.

- **Section 2015 Storage of Recreational Equipment or Trailers - Will the proposed use comply with the standards for recreational equipment and trailers?** Are there any vendors that may require additional parking? Are RV or trailers allowed in the campground? The applicant is proposing lawn chair seating at the Outdoor Music Venue. Who is providing the lawn chairs? Patrons of the campground or the venue? If the venue, where will these be stored? Where will the proposed table and umbrellas be stored?
- **Section 2020 Access Management – Will the proposed use comply with the standards for access management?** The current infrastructure of W. Dodge Road is a one lane road that cannot handle vehicular traffic of this intensity. The applicant is not proposing any additional infrastructure to accommodate the additional vehicles for this proposed development.

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- **Section 2025 Corner Clearance – Will the proposed use comply with the standards for corner clearance?** Google ariel photos show a large tree and utility pole next to the proposed entrance within the corner clearance. The applicant is also proposing a gargoyle type statue at the main entrance within the corner clearance. With the additional volume of traffic there are major concerns over obstruction of vision for vehicular traffic along W. Dodge Road.
- **Section 2035 Exterior Lighting – Will the proposed use comply with the standards for exterior lighting?** No exterior lighting for the parking lot is being proposed. Major concerns of pedestrian safety throughout the campground and parking lot. How will patrons be able to see their vehicle in the parking lot, find their campsite, or use the campground facilities.
- **Section 2040 Screening of Rooftop Equipment – Will the proposed use comply with the standards for rooftop equipment screening?** No rooftop equipment is proposed. Applicant to confirm if any lights or sound system will be installed on outdoor theater?
- **Section 2045 Waste Receptacles – Will the proposed use comply with the standards for waste receptacles?** A dumpster does not appear to be proposed on the site plan but is required. The applicant appears to show trash receptacles throughout the campground but no required dumpster. Where will the trash receptacles be emptied?
- **Section 2050 Landscaping – Will the proposed use comply with the landscaping standards?** A landscaping plan does not appear to be shown and is required.
- **Section 2055 Obscuring Walls and Landscaped Berms – Does the proposed use require an obscuring wall or landscaped berm? If so, does it comply with the requirements?** The subject property backs to an agricultural residential zoned district and a berm is not identified on the site plan. Off-street parking abutting a residential district requires 4.5-foot wall or berm, no screening appears to be shown on site plan. Parking lot landscaping does not appear to be shown on the plan and is required. Debris from the subject property will spill over to the adjacent properties as the proposed parking lot is on the property line. Fence materials for the proposed four-foot fence between the west side of the access drive and campsite does not appear to be shown on site plan. A fence is not being proposed between the parking lot and adjacent property which brings concerns over debris spilling over to the neighboring property.
- **2065 Flood Hazard Areas – Is the proposed use in a flood zone?** The site is in a flood plain; however, a small portion is also located in a wetland zone. Applicant to confirm communication with EGLE regarding the wetland.
- **1900 Off Street Parking Requirements – Does the proposed parking comply with the general parking requirements?** Number of employees does not appear to be shown to calculate parking requirements. Setbacks of the parking lot do not appear to be shown on the site plan.
- **1905 Parking Space Layout – Does the proposed parking comply with the parking requirements for layout, standards, construction and maintenance?** The parking lot appears to be directly on the property line with no setbacks provided. A drainage plan and topography sheet for runoff calculations does not appear to be shown. No details of parking lot aisle width dimensions are provided. Concerns over adequate access by means of maneuvering lane. No details of parking lot aisle width dimensions are provided. Concerns over adequate access by means of maneuvering lane. The ingress/egress of the parking lot appears to be 20 feet wide, however, 25 feet is required. A parking lot landscaping plan does not appear to be shown and is required. Dead end parking appears

to be proposed and if all spaces are occupied no means for vehicular maneuverability appears to be shown. The site plan is not clear on the proposed parking lot surface materials. For adequate access of a maneuvering lane, review by a local fire chief is recommended.

- **1910 Off Street Loading and Unloading – Does the application meet the off-street loading and unloading requirements?** The applicant appears to show a band parking area, but it is unclear if this is the loading/unloading area? Are there any food vendors onsite that may require additional parking? The applicant appears to show a food service area on the site plan.

### **Action Items**

The Planning Commission should consider the following action items for this request.

1. The Planning Commission must determine whether the proposed use meets the standards for a Special Land Use in Section 2205.4 of the zoning ordinance. The attached checklist lists each of these standards with comments for the Planning Commission's consideration. The Planning Commission may choose to attach conditions to the Special Land Use if necessary.
2. The Planning Commission must act on outstanding issues on the Site Plan submittal. These include:
  - Section 1800 Schedule of Regulations – Setbacks
  - Section 815 Special Use Schedule of Regulations - Setbacks
  - Section 2015 Storage of Recreational Equipment or Trailers
  - Section 2020 Access Management
  - Section 2025 Corner Clearance
  - Section 2035 Exterior Lighting
  - Section 2040 Screening of Rooftop Equipment
  - Section 2045 Waste Receptacles
  - Section 2050 Landscaping
  - Section 2055 Obscuring Walls and Landscaped
  - Section 2060 Fences
  - Section 2065 Flood Hazard Areas
  - Section 1900 Off Street Parking Requirements
  - Section 1905 Parking Space Layout
  - Section 1910 Off Street Loading and Unloading
3. The Planning Commission must determine whether the proposed use meets the standards for Site Plan Review in Section 2810.2 of the zoning ordinance. The attached checklist lists these standards with comments for the Planning Commission's consideration. The Planning Commission may choose to attach conditions as part of the Site Plan Review if necessary. However, if conditions are attached, ROWE recommends they be attached to either the Special Land Use or the Site Plan Review, but not to both.

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ROWE Professional Services Company's plan for review is for conformance with the township's submittal requirements and standard practices for the township's use in its determination of whether to approve the plans. The developer and designer shall be responsible for the accuracy and validity of the information presented on the plan. Regulatory and other governmental agencies with jurisdiction may have additional comments or requirements. The applicant remains responsible for the design, construction, and any resulting impacts of the project.

Sincerely,

ROWE Professional Services Company

Alex Hritcu, AICP

Senior Planner

Attachments

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