

**Vienna Charter Twp  
Special Land Use Checklist  
Proposed Outdoor Theater with Recreational Campground  
Parcel: 18-33-200-010  
4121 W. Dodge Road  
Site Plan Date: 7/22/2024**

<b>General Standards for Approval of Special Land Use (Section 2205.4)</b>			
<b>Standards</b>	<b>Does Site Meet Requirements</b>		
	Yes	No	N/A
<b>a. The establishment, maintenance or operation of the special land use will not be detrimental to or endanger the public health, safety or general welfare or the natural environment;</b>		X	
<p><b>COMMENTS/FINDINGS OF FACT:</b></p> <ul style="list-style-type: none"> <li>• No setbacks appear to be shown on the site plan.</li> <li>• A parking lot drainage plan was not provided.</li> <li>• A topography sheet is not provided to determine storm water runoff.</li> <li>• A landscaping plan is not provided.</li> <li>• No exterior lighting is provided on the site plan.</li> <li>• The site plan is in a possible flood plain and wetland.</li> <li>• The applicant has not provided information to calculate required parking.</li> <li>• The outdoor structure height is not provided and appears to be in possible wetland.</li> <li>• W. Dodge Road is not equipped to handle the additional vehicular traffic intensity in an agricultural residential area.</li> <li>• Access management and corner clearance onto W. Dodge Road is a major concern. Must meet Sec. 2020.3 Access to major or secondary thoroughfare.</li> <li>• Major concerns over parking lot layout and overall public safety.</li> <li>• A dumpster enclosure does not appear to be shown on the site plan.</li> <li>• The applicant does not comply with every zoning compliance point of the checklist.</li> </ul>			
Applicants Comments: N/A.	Planning Consultant Comments:  <i>Upon clarification of the site plan, it doesn't appear to maintain public health, safety, and welfare.</i>	Planning Commission Comments:	
<b>b. The special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish or impair property values within the neighborhood;</b>		X	
<p><b>COMMENTS/FINDINGS OF FACT:</b></p> <ul style="list-style-type: none"> <li>• The subject property is currently zoned AR, Agricultural Residential. The surrounding properties are zoned Agricultural Residential.</li> <li>• The Agricultural Residential district when abutting to any residential district must have a 4.5 high obscuring wall or berm. No screening is proposed.</li> <li>• Per Sec. 815 &amp; 820 – 50 feet is the minimum setback of any off-street parking lot or loading/unloading area to a zoning lot that is occupied by a residential dwelling.</li> <li>• A fence near the parking lot is not proposed and there are concerns over debris spilling into adjacent properties.</li> <li>• The current infrastructure of W. Dodge Road is a one lane road that cannot handle vehicular traffic</li> </ul>			

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(Section 2205.4)**

Standards	Does Site Meet Requirements		
	Yes	No	N/A

of this intensity for the proposed use. Must meet Sec. 2020.3 Access to major or secondary thoroughfare.

Applicants Comments: N/A.	<p>Planning Consultant Comments: <i>There is concern of vehicle traffic noise on site and loud music in an Agricultural Residential area.</i></p> <p><i>The planning commission will also need to decide whether to impose the required 4.5ft obscuring wall/berm and a fence to stop debris from blowing onto neighboring properties.</i></p> <p><i>The increase of traffic and noise may negatively affect the use and enjoyment of the neighboring residential homes while substantially diminishing or impairing property values within the neighborhood.</i></p>	Planning Commission Comments:
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<b>c. The establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;</b>		X	
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COMMENTS/FINDINGS OF FACT:  

- The subject property is surrounding AR, Agricultural Residential with residential as the primary use.

Applicants Comments: N/A.	<p>Planning Consultant Comments: <i>Upon clarification of the site plan, it appears the plans as proposed may hinder the surrounding residential properties.</i></p>	Planning Commission Comments:
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<b>d. Adequate utilities, access roads, drainage and necessary facilities have been or are being provided;</b>		X	
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COMMENTS/FINDINGS OF FACT:

- The applicant did not provide a drainage plan or topography sheet to determine storm water drainage patterns. A grading plan is required per Sec. 2810.5.c.
- The current infrastructure of W. Dodge Road is a one lane road that cannot handle vehicular traffic of this intensity for the proposed use. Must meet Sec. 2020.3 Access to major or secondary thoroughfare.
- Utilities do not appear to be shown on the site plan.
- The Department of Environment, Great Lakes and Energy issues permits for campgrounds. The applicant should contact the state and understand the campground permitting requirements and adjust the plan according to that state requirements. (Ex 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.)

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Standards			Does Site Meet Requirements		
			Yes	No	N/A
Applicants Comments: N/A.	Planning Consultant Comments:  <i>Drainage cannot be determined at this time as the applicant has not provided a drainage plan, grading plan or topography sheet. There is a real concern of a water running off onto adjacent properties as the parking lot is on the property line.</i>  <i>Utilities are not provided on the plans, so we can not determine if they are adequate for the uses.</i>  <i>The plan does not show how it meets the Township Access Management requirements. The plan does not appear to be meeting the necessary facilities requirements of EGLE, who issues campground permits.</i>	Planning Commission Comments:			
<b>e. Adequate measures have been or will be taken to provided ingress or egress so designed as to minimize traffic congestion on the public streets;</b>				X	
<b>COMMENTS/FINDINGS OF FACT:</b> <ul style="list-style-type: none"> <li>• Photos of the subject property appear to show multiple objects obstructing the view of vehicular traffic of the ingress/egress.</li> <li>• The applicant is proposing a 20ft ingress/egress, however, 25ft is required.</li> <li>• The applicant is not proposing any additional infrastructure to accommodate the additional vehicles for this proposed development.</li> <li>• The current infrastructure of W. Dodge Road is a one lane road that cannot handle vehicular traffic of this intensity for the proposed use. Must meet Sec. 2020.3 Access to major or secondary thoroughfare.</li> <li>• The proposed entrance is near the adjacent agricultural residential entrance.</li> </ul>					
Applicants Comments: N/A.	Planning Consultant Comments:  <i>Upon clarification of the site plan, it does not conform to condition specified in the ordinance.</i>	Planning Commission Comments:			
<b>f. The special land use shall in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this ordinance.</b>				X	
<b>COMMENTS/FINDINGS OF FACT:</b> <ul style="list-style-type: none"> <li>• The applicant appears to not comply with every zoning compliance point of the checklist.</li> </ul>					

**General Standards for Approval of Special Land Use  
(Section 2205.4)**

<b>Standards</b>		Does Site Meet Requirements		
		Yes	No	N/A
Applicants Comments: N/A.	Planning Consultant Comments:  <i>Upon clarification of the site plan, it does not conform to condition specified in the ordinance.</i>	Planning Commission Comments:		

**Sample Motion to Approve:**

I make a motion to approve the requested special land use for outdoor storage located at 4121 W. Dodge Road based on meeting all the standards a-f in Section 2205.3 of the zoning ordinance:

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Further, to ensure compliance with these standards, the following conditions are part of my motion to approve: (Sample conditions).

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**Sample motion to disapprove:**

I make a motion to deny the requested special land use for outdoor storage located at 4121 W. Dodge Road based on the following findings of fact:

- It does not comply with \_\_\_\_\_ because
- It does not comply with \_\_\_\_\_ because

**Sample motion to postpone:**

I make a motion to postpone the approval of the special land use located at 4121 W. Dodge Road until the next regular meeting to provide the applicant with the opportunity to provide the following information.

- Information on \_\_\_\_\_ to verify compliance with \_\_\_\_\_
- Information on \_\_\_\_\_ to verify compliance with \_\_\_\_\_