

**AGENDA
CITY OF SWARTZ CREEK
PLANNING COMMISSION
PAUL D. BUECHE MUNICIPAL BUILDING
VIRTUAL (ZOOM) MEETING AVAILABLE FOR GENERAL PUBLIC
TUESDAY, MAY 5, 2026, 7:00 P.M.
CALL TO ORDER:**

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL: Binder, Branoff, Campbell, Grimes, Henry, Krueger, Melen, Genovesi, Wyatt

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. CORRESPONDENCE:

- A. Resolutions
- B. Minutes: February 3, 2026
- C. Meeting Letter
- D. 5256 Morrish Special Land Use Application, Materials, and Review Letter

6. MEETING OPENED TO PUBLIC (NON-PUBLIC HEARING ITEMS):

7. BUSINESS:

- A. 5256 Morrish Road Special Land Use (Public Hearing)

8. MEETING OPENED TO THE PUBLIC:

9. REMARKS BY PLANNING COMMISSION MEMBERS:

10. ADJOURNMENT:

**RESOLUTIONS
CITY OF SWARTZ CREEK
PLANNING COMMISSION
PAUL D. BUECHE MUNICIPAL BUILDING
TUESDAY, MAY 5, 2026, 7:00 P.M.**

Resolution No. 260505-01 **AGENDA OF MAY 5, 2026**

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission approves the agenda for the May 5, 2026 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 260505-02 **MINUTES OF FEBRUARY 3, 2026**

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission approves the Minutes for the February 3, 2026 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 260505-03 **RESOLUTION TO RECOMMEND APPROVAL OF THE
SPECIAL LAND USE FOR 5256 MORRISH ROAD,
COMMERCIAL OUTDOOR STORAGE**

Motion by Planning Commission Member: _____

WHEREAS, the city received an application to affirm commercial outdoor storage on a piece of land zoned Light Industrial (I-1), that parcel being 5256 Morrish Road, parcel ID 58-02-200-029, and;

WHEREAS, the parcel was previously granted special land use approval in 2007 to permit outdoor storage under specific terms and conditions, said approval being granted under a prior zoning code, and;

WHEREAS, the previously granted special land use approval has expired, and the owner desires to continue the practice of outdoor storage, and;

WHEREAS, the planning commission, in reviewing the application materials and review criteria in Zoning Ordinance Section 22, among other sections, finds the proposed site plan for Commercial Outdoor Storage meets the intent of the zoning ordinance, and;

WHEREAS, a public comment session was hold on May 5, 2026, and input by city staff has been received, and;

WHEREAS, the planning commission finds that the site plan in conjunction with the special land use, would meet all other general and specific standards applicable if the following conditions are met:

1. Storage of boats, RV's, automobiles, and similar vehicles valued at over \$4,000 only
- 2.

NOW, BE IT RESOLVED that the Swartz Creek Planning Commission hereby recommends approval of the special land use for commercial outdoor storage per the site plan and application as included in the May 5, 2026 planning commission packet to the city council, subject to the conditions in this resolution.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 260505-04 ADJOURN

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission adjourns the May 5, 2026 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

**CITY OF SWARTZ CREEK
VIRTUAL PLANNING COMMISSION BOARD MEETING
ACCESS INSTRUCTIONS
TUESDAY, MAY 5, 2026, 7:00 P.M.**

The Planning Commission meeting of May 5, 2026 at 7:00 p.m. will be conducted as a hybrid meeting, with commissioners, staff, consultants, petitioners, and public attending in-person. The meeting will also be held virtually (online and/or by phone) to non-commissioners.

To comply with the **Americans with Disabilities Act (ADA)**, any citizen requesting accommodation to attend this meeting, and/or to obtain the notice in alternate formats, please contact Renee Kraft at 810.635.4464 48 hours prior to meeting,

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID** number (also provided below) when prompted using your touch-tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provide below. The details include a link to **“Join via computer”** as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided below.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID number** (also provided below) when prompted using your touchtone (DMTF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View participant list-opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” show the active speaker.

Topic: City of Swartz Creek Planning Commission Meeting
Time: May 5, 2026, 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83096401128>

Meeting ID: 830 9640 1128

One tap mobile

+13017158592,,83096401128# US (Washington DC)

+13126266799,,83096401128# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 830 9640 1128

If you have any further questions or concern, please contact 810-635.4464 or email anichols@cityofswartzcreek.org. A copy of this notice will be posted at City Hall, 8083 Civic Drive, Swartz Creek, Michigan.

**CITY OF SWARTZ CREEK
VIRTUAL (ELECTRONIC) MEETING RULES AND PROCEDURES**

In order to conduct an effective, open, accessible, and professional meeting, the following protocols shall apply. These protocols are derived from the standard practices of Swartz Creek public meetings, Roberts Rules of Order, and city board & commission procedures. These procedures are adopted to govern participation by staff, councilpersons and members of the public in all City meetings held electronically pursuant to PA 228 of 2020. Note that these protocols do not replace or eliminate established procedures or practices. Their purpose is to augment standing expectations so that practices can be adapted to a virtual meeting format.

The following shall apply to virtual meetings of the city’s public bodies that are held in accordance with the Open Meetings Act.

1. Meetings of the City Council, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, Park Board, or committees thereunder may meet electronically or permit electronic participation in such meetings insofar as (1) the Michigan Department of Health and Human Services restricts the number of persons who can gather indoors due to the COVID-19 pandemic; (2) persons have an illness, injury, disability or other health-related condition that poses a risk to the personal health or safety of members of the public or the public body if they were to participate in person; or (3) there is in place a statewide or local state of emergency or state of disaster declared pursuant to law or charter by the governor or other person authorized to declare a state of emergency or disaster.
2. All meetings held hereunder must provide for two-way communication so that members of the public body can hear and respond to members of the general public, and vice versa.
3. Members of the public body who participate remotely must announce at the outset of the meeting that he/she is in fact attending the meeting remotely and by further identifying the specific physical location (by county, township, village and state) where he/she is located. The meeting minutes must include this information.
4. Notice of any meeting held electronically must be posted at the City Offices at least 18 hours before the meeting begins and must clearly explain the following:
 - (a) why the public body is meeting electronically;
 - (b) how members of the public may participate in the meeting electronically, including the specific telephone number, internet address or similar log-in information needed to participate in the meeting;
 - (c) how members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting;
 - (d) how persons with disabilities may participate in the meeting.
5. The notice identified above must also be posted on the City’s website homepage or on a separate webpage dedicated to public notices for non-regularly scheduled or electronic public meetings that is accessible through a prominent and conspicuous link on the website’s homepage that clearly describes the meeting’s purpose.

6. The City must also post on the City website an agenda of the meeting at least 2 hours before the meeting begins.
7. Members of the public may offer comment only when the Chair recognizes them and under rules established by the City.
8. Members of the public who participate in a meeting held electronically may be excluded from participation in a closed session that is convened and held in compliance with the Open Meetings Act.

MAINTAINING ORDER

Public body members and all individuals participating shall preserve order and shall do nothing to interrupt or delay the proceedings of public body.

All speakers shall identify themselves prior to each comment that follows another speaker, and they shall also indicate termination of their comment. For example, "Adam Zettel speaking. There were no new water main breaks to report last month. That is all."

Any participants found to disrupt a meeting shall be promptly removed by the city clerk or by order of the Mayor. Profanity in visual or auditory form is prohibited.

The public body members, participating staff, and recognized staff/consultants/presenters shall be the only participants not muted by default. All other members must request to speak by raising their digital hand on the Zoom application or by dialing *9 on their phone.

MOTIONS & RESOLUTIONS

All Motions and Resolutions, whenever possible, shall be pre-written and in the positive, meaning yes is approved and no is defeated. All motions shall require support. A public body member whom reads/moves for a motion may oppose, argue against or vote no on the motion.

PUBLIC ADDRESS OF BOARD OR Commission

The public shall be allowed to address a public body under the following conditions:

1. Each person who wishes to address the public body will be first recognized by the Mayor or Chair and requested to state his / her name and address. This applies to staff, petitioners, consultants, and similar participants.
2. Individuals shall seek to be recognized by raising their digital hand as appropriate on the digital application.
3. Petitioners are encouraged to appropriately identify their digital presence so they can be easily recognized during business. If you intend to call in only, please notify the clerk in advance of your phone number.
4. The city clerk shall unmute participants and the members of the public based upon the direction of the mayor or chair. Participants not recognized for this purpose shall be muted by default, including staff, petitioners, and consultants.
5. Individuals shall be allowed five (5) minutes to address the public body, unless special permission is otherwise requested and granted by the Mayor or Chair.
6. There shall be no questioning of speakers by the audience; however, the public body, upon recognition of the Mayor or Chair, may question the speaker.

7. No one shall be allowed to address the public body more than once unless special permission is requested, and granted by the Mayor or Chair.
8. One spokesperson for a group attending together will be allowed five (5) minutes to address the public body unless special permission has been requested, and granted by the Mayor or Chair.
9. Those addressing the public body shall refrain from being repetitive of information already presented.
10. All comments and / or questions shall be directed to and through the Mayor or Chair.
11. Public comments (those not on the agenda as speakers, petitioners, staff, and consultants) are reserved for the two "Public Comment" sections of the agenda and public hearings.

VOTING RECORD OF PUBLIC BODIES

All motions, ordinances, and resolutions shall be taken by "YES" and "NO" voice vote and the vote of each member entered upon the journal.

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF PLANNING COMMISSION MEETING
FEBRUARY 3, 2026**

Meeting called to order at 7:01 p.m. by Chair Wyatt

Pledge of Allegiance.

ROLL CALL:

Commissioners present: Campbell, Binder, Genovesi, Henry, Krueger, Melen, Wyatt

Commissioners absent: Branoff, Grimes

Staff present: Adam Zettel, City Manager.

Others present: Brenda Aldrich, Jeffrey Kelley, Tamara Parenteau

Others Virtually Present: None

APPROVAL OF AGENDA:

Resolution No. 260203-01

(Carried)

Motion by Planning Commission Member Binder
Second by Planning Commission Member Krueger

I Move the Swartz Creek Planning Commission approves the agenda for the February 3, 2026, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MINUTES OF NOVEMBER 4, 2025

Resolution No. 260203-02

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Binder

I Move the Swartz Creek Planning Commission approves the amended Minutes for the November 4, 2025, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MEETING OPENED TO THE PUBLIC: None.

BUSINESS:

SELECTION OF CHAIRPERSON, VICE CHAIRPERSON AND SECRETARY:

Chairman Wyatt requested individual nominations for the three officers positions. Nate Henry nominated Mr. Wyatt for chair, and he accepted. Dave Krueger nominated Nate Henry for Vice Chair, and he accepted. Dave Krueger nominated Betty Binder for Secretary, and she accepted. There were no other nominations.

Resolution No. 250204-03

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Krueger

I Move the Swartz Creek Planning Commission approves the election of Tom Wyatt as Chairperson of the Planning Commission until a new Chairperson is selected at the 2027 annual meeting.

Unanimous Voice Vote
Motion Declared Carried

Resolution No. 250204-04

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Binder

I Move the Swartz Creek Planning Commission approves the election of Nate Henry as Vice-Chairperson of the Planning Commission until a new Vice-Chairperson is selected at the 2027 annual meeting.

Unanimous Voice Vote
Motion Declared Carried

Resolution No. 250204-05

(Carried)

Motion by Planning Commission Member Wyatt
Second by Planning Commission Member Krueger

I Move the Swartz Creek Planning Commission approves the election of Betty Binder as Secretary of the Planning Commission until a new Secretary is selected at the 2027 annual meeting.

Unanimous Voice Vote
Motion Declared Carried

REVIEW OF THE 2025 ANNUAL REPORT:

Mr. Zettel summarized the report. He emphasized the need for training, including commissioner engagement in other city boards and commissions, as well as the need to engage in the business of council.

RESOLUTION TO APPROVE THE 2025 ANNUAL REPORT:

Resolution No. 260203-06

(Carried)

Motion by Planning Commission Member Krueger

Second by Planning Commission Member Campbell

I Move the Swartz Creek Planning Commission approves the 2025 Annual Report as submitted.

Unanimous Voice Vote
Motion Declared Carried

2026 OUTLOOK:

Mr. Zettel reported on the status of Holland Square pergola, the old church on Morrish, Otterburn Park improvements, and the potential Advanced Manufacturing District in Mundy Township. Discussion ensued about the need to partner with adjacent municipalities, conduct regional planning, and to take a deep interest in the structures of governance and planning in Michigan.

MEETING OPENED TO THE PUBLIC: None.

REMARKS BY PLANNING COMMISSION:

Commissioner Binder noted that the arbors on Bristol by the CE site may be dead. She asked when the Book Nook will open. She also asked after the Morrish rail crossing.

Commissioner Krueger noted that the crossing on Elms still has issues as well, and that the groundhog didn't see his shadow.

Commissioner Wyatt encouraged folks to check out Café Brulee, as well as a recent training session on planning history in Michigan.

Commissioner Henry noted that a dedication for the new ballfield will be held at 4:00pm on March 4th.

Adjourn

Resolution No. 260203-07

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Krueger

I Move the Swartz Creek Planning Commission adjourns the February 3, 2026, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

Meeting adjourned at 8:06 p.m.

Betty Binder, Secretary



Where Friendships Last Forever

Adam Zettel, AICP

City Manager

azettel@cityofswartzcreek.org

Date: April 29, 2026

To: Planning Commissioners
From: Adam Zettel, AICP
RE: May 5, 2026 Planning Commission

Hello everyone,

We will be meeting at 7:00 p.m. on Tuesday, May, 2026. Commissioners MUST attend in-person. If you cannot attend, please let me know.

There is a special land use application submission that requires a public hearing. The owner of 5256 Morrish Road, commonly referred to as Swartz Creek Mini Storage, is seeking to affirm a special land use for outdoor storage of vehicles and related equipment.

The city granted a special land use, with conditions, to permit storage of RV's, boats, and related equipment on this site in 2007. I am including the prior minutes from that meeting. Notable with that approval was the condition that the permit would only be valid for ten years.

The timeframe for the approval validity has expired, but the use has continued. The matter was not known/recalled by our staff. However, in seeking a sale, the records were reviewed, and the allowed for outdoor storage as found to have lapsed. The owner now seeks to affirm the ability to provide outdoor storage on a permanent basis.

I am including the related site plans for the storage area, the potential build out of indoor storage, the application, and a recent aerial image of the site. I am also including a review letter that contains all of the site requirements, staff findings, and prior conditions.

Note that special land uses are reviewed with a higher level of scrutiny that involves specific standards. The burden of proof is also the petitioner, so it is for them to demonstrate that the use and associated plan meet the standards of the city. It is not incumbent on the commission to find fault with the plan in order to deny it. Please refresh your memory on special land uses by checking out the ordinance [here](#).

8083 Civic Drive

Swartz Creek Michigan 48473

Phone: (810)-635-4464

Fax: (810)-635-2887

www.cityofswartzcreek.org

<ftp://cityofswartzcreek.org>

May 5, 2026
Planning Commission

See my staff review letter for specific guidance on this project. Note that this review requires a public hearing, so notice has gone into the newspaper, as well as to those within 300' of the site.

The planning commission recommendation will then be forwarded to the city council for a final deliberation and vote that is expected on May 11.

If you have any comments or questions, please contact me directly.

Sincerely,



Adam H. Zettel, AICP
City Manager
City of Swartz Creek
azettel@cityofswartzcreek.org



APPLICATION FOR SPECIAL USE APPROVAL
City of Swartz Creek
(An Equal Opportunity Employer)
8083 Civic Drive
Swartz Creek, MI 48473
810-635-4464

To: City Clerk Date: 4/13/26 Paid: \$400.00 Receipt No: 312347

NOTICE TO APPLICANT:

Regular meetings of the Swartz Creek Planning Commission are held on the 1st Tuesday of each month at 7:00 PM, at the City Hall, 8083 Civic Dr. Application for Special Use shall be filed at least thirty (30) days before the scheduled meeting date.

TO THE PLANNING COMMISSION

I, (We), the undersigned do hereby respectfully make application and petition the Planning Commission to call a special hearing to determine whether there are objections for the use of said property as follows:

Continuing operating our outside storage lot for Boats, RV's
and automobiles valued at \$4,000 and above. The lot is
located at the far back of our storage facility

1. The property sought to be used as a "Special Use" is located and described, as follows: Assessment Roll Description No. 58-____-____-____,

5256 Marriah Rd. Swartz Creek MI. 48473

2. The property sought for "Special Use" is owned by:

Name: Karl Oppert-Hausser

Address: 1313 Meadow Green Ln. Linden, MI. 48451

3. Requirements:

4. It is desired and requested that the foregoing described property be given a "Special Use" permit for:

Storage for Boats, RV's and automobiles in the existing
outside lot in the back of our facility

5. We attach a statement hereto indicating why we request the "Special Use" of this property so stated, and why such will not be detrimental to the public welfare, nor the property of other persons in the vicinity thereof.

6. Submit plot plan.

Karl O. Schwartz
Signature of Applicant

1313 Meadow Green Ct. Linden, MI. 48451
Address

Phone Number: 810 348-6414 Email Address: Karlo1973@Aol.com

A. Action Taken by the Planning Commission:

1. Date of first appearance of applicant: / /
2. Date of Public Hearing: / /
3. Findings of Planning Commission:

B. Determination:

CITY OF SWARTZ CREEK

Receipt: 312347

04/13/26

8083 CIVIC DR
SWARTZ CREEK, MI 48473

Cashier: JFORREST
Received Of: SWARTZ CREEK MINI STORAGE

810-635-4464

5256 MORRISH RD
Swartz Creek MI 48473

The sum of: 400.00

OTHPM

400.00

Total 400.00

Check 2623 400.00

Signed: _____



Where Friendships Last Forever

Adam Zettel, AICP

City Manager

azettel@cityofswartzcreek.org

Date: April 29, 2026

Attention: Swartz Creek Planning Commission

Subject: **Special Land Use (Swartz Creek Mini Storage): Commercial Outdoor Storage**

Parcel: 5256 Morrish Road, PID 58-02-200-029

See attached, application and plans

Dear Chairman and Commissioners:

City staff has reviewed the above application submitted by Karl Opperthausen, the resident agent of K.M.O. Enterprises, LTD., owner of the Swartz Creek Mini Storage at 5256 Morrish Road. The applicant desires to affirm that the site can be used for commercial outdoor storage of boats, RV's, and automobiles valued at or above \$4,000.

Special land use permission was granted in April of 2007 for a temporary period not to exceed ten years. Note that no plans were submitted at this time. The understanding is that the outdoor storage would be replaced with permanent structural storage in accordance with the original site plan as units were able to be absorbed. This process did occur for two additional buildings.

The temporary permission has expired, but the use remains ongoing, with the owner nor city declaring an end. The owner and city, after investigating the matter, discovered the expiration, and the owner now seeks to make such approval permanent.

The property is zoned Light Industrial (I-1), and Storage Facilities/Units are permitted and outdoor storage is permitted as a Conditional Land Use. Note that Outdoor Storage for Mini Storage is a special land use under Zoning Article 23.04 L:

L. Mini- or self-storage.

1. Warehouses minimum lot size shall be three acres.
2. Minimum building and parking setbacks shall be 50 feet from any public street right-of-way line, 50 feet from any residential district and 25 feet from any nonresidential zoning district.

8083 Civic Drive

Swartz Creek Michigan 48473

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<ftp://cityofswartzcreek.org>

3. The front yard visible from a public right-of-way and any side or rear yards adjacent to residential districts shall include wrought iron or similar decorative fencing and landscaping as determined by the planning commission.
4. The storage units shall be screened from all abutting properties using landscaping and/or walls.
5. Building design and materials shall be compatible with the existing and intended character of the area. Building facades facing a right-of-way must consist of decorative split face block or brick, as approved by the planning commission. All roofs must be pitched.
6. No storage unit doors shall face a public right-of way. Walls, fences, and landscaping as determined by the planning commission may be utilized to obscure views of doors from the public right-of-way.
7. All storage shall be completely within enclosed buildings or structures, unless a separate special land use approval is granted for commercial outdoor storage on the premises, in accordance with [Article 22](#), Special land uses.

Specific standards for such uses are outlined in Zoning Article 22.09.A.16:

16. Commercial outdoor sales and/or storage and open air businesses (as a permitted or accessory use, including sales and/or storage of: Building/lumber supply, contractors yards, flea markets, auctions, garden/landscape supplies, nurseries, stone, farm implement, automobiles, trucks, recreational vehicles, mobile homes, boats, jet skis, mowing equipment, construction equipment and similar materials or equipment).
 - a) Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
 - b) No outdoor storage shall be permitted in the front yard or in any required side yard or required rear yard of buildings for the district in which the commercial outdoor sales or storage use is located.
 - c) The site shall include a building of at least 500 feet of gross floor area for office use in conjunction with the approved use.
 - d) The display and storage area shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose storm water without negatively impacting adjacent property.
 - f) All loading and truck maneuvering shall be accommodated on-site.
 - g) All sides of the development not abutting a major thoroughfare shall be provided with a 20-foot wide greenbelt planting, and/or a minimum six-foot high fence or wall, so as to obscure from view all activities within the development. The greenbelt shall meet or exceed the standards set forth in [Article 20](#). Where adjoining a residential district, a wall or evergreen hedge six feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition.

Previous conditions for the 2007 approval, as well as [CURRENT NOTES], follow:

1. Stored apparatus shall be limited to campers, boats, RV's, cars, trucks, and similar road-approved vehicles values at or above \$4,000.00 and with valid insurance.
2. Special land use shall expire 24 months after approval and be subject to administrative review for no more than eight one-year extensions.
3. Applicant agrees to pave the first 100 feet of the entrance of the secondary drive to a finished city standard within 12 months of approval. [THIS WAS NOT COMPLETED. THE DRIVE FOR STORAGE IS THE MAIN DRIVE, THE SECONDARY DRIVE IS USED ONLY FOR WASTE COLLECTION AND EMERGENCIES ACCESS]
4. Applicant agrees to locate and screen the dumpster per administrative approval. [DUMPSTER WAS PERMITTED TO BE LOCATED IN THE BACK OF THE SITE AND REMAIN UNSCREENED]
5. Applicant agrees to add landscaping along 100 feet of the southern fence line subject to administrative approval. [THIS AREA IS PLANTED WITH GRASS BUT NO TREES, NO RECORD OF ADDITIONAL REQUIREMENTS IS KNOWN]
6. Applicant agrees to abide by 50 foot side yard set back as outlined by the City of Swartz Creek's Zoning Code.
7. Applicant agrees to submit to administration a lighting plan for administrative approval. [THE STATUS OF THIS IS UNKNOWN]

APPLICATION SUBMISSION

The application for the special land use was submitted by Karl Opperthausen, the resident agent of K.M.O. Enterprises, LTD.,. The application was accompanied by a previously submitted site plans that include the outdoor storage area and subsequent plans for site build out. I am including an aerial image of the site from 2025. Submitted materials are adequate for review. Note that no exterior alterations or additions are proposed.

GENERAL STANDARDS REVIEW COMMENTS

Prior to approving a special land use application, the planning commission and city council shall require the following general standards be satisfied for the use at the proposed location. In addition to specific standards for individual special land uses listed

in [section 22.09](#), the planning commission and city council shall require stipulation to ensure that the following are met:

1. *Be consistent with the goals, objectives, and future land use plan described in the City of Swartz Creek Master Plan.*

Finding: No Adverse Findings

Mini-Storage is permitted as of right. All adjacent property are zoned and used for industrial uses, some of which are relatively intense for the community. The site has been operated with outdoor storage for nearly twenty years without formal or anecdotal complaints, externalities on other sites, or discernable impacts to the public.

2. *Be consistent with the stated intent of the zoning district.*

Finding: No Adverse Findings

While some features of the zoning have changed, such as lighting and landscaping, the provision of storage in this district is permitted and consistent. Outdoor storage is intended to be screened or otherwise not overtly visible from the general public or adjacent residential areas.

3. *Be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.*

Finding: No Adverse Findings

As noted above, the use generally and as applied through back lot storage appears to be of little impact on surrounding industrial users. Though the ordinance requires impervious surfaces to control dust and runoff, these do not appear to have been issues during the operation of the site the past nineteen years.

4. *Will not significantly impact the natural environment.*

Finding: No Adverse Findings

No issues are identified.

- 5. Be served adequately by public facilities and services, such as police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools.*

Finding: No Adverse Findings

No issues have been identified.

- 6. Be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements, proximity and relationship to intersections, adequacy to sight distances, location and access of off-street parking and provisions for pedestrian traffic.*

Finding: No Adverse Findings

Traffic in and out of the site is low. There have not been any issues identified.

- 7. The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.*

Finding: No Adverse Findings

Buildings and site layout appear to comply with the current ordinance, though this has not been exhaustively reviewed. Landscaping and site lighting likely do NOT meet the current ordinance.

The planning commission is likely in bounds to consider landscaping additions to replace die-off or to increase screening to adjacent uses. This could make such properties more versatile for future use. For example, the building to the south was once a daycare, so the addition of more vegetation could play a positive role in ensuring use compatibility in the area.

- 8. The proposed use shall be designed, located, planned, and operated to protect the public health, safety, and welfare.*

Finding: Subject to Planning Commission Review

As noted, the site is not proposed to be altered at all form a design perspective and is known to function without any issues. The use is not likely to create any observable change in the function of the property. With the exception of the noted landscaping, the site appears to satisfy all needs for an industrial property.

Because some of these findings are subjective, the input of the public and commission is required to complete this review.

SPECIFIC STANDARDS REVIEW COMMENTS

The following sections identify specific requirements which shall be complied with by individual special land uses, as determined by the planning commission and city council, in addition to the general standards of [section 22.02](#). Some or all of the specific requirements may be waived by city council upon a determination that the requirement(s) is not necessary or relevant.

- a) *Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.*

Finding: Not Applicable

- b) *No outdoor storage shall be permitted in the front yard or in any required side yard or required rear yard of buildings for the district in which the commercial outdoor sales or storage use is located.*

Finding: No Findings

- c) *The site shall include a building of at least 500 feet of gross floor area for office use in conjunction with the approved use.*

Finding: Site Complies

- d) *The display and storage area shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose storm water without negatively impacting adjacent property.*

Finding: Subject to Planning Commission review

The storage and secondary access drive are aggregate. Use and traffic are low, resulting in low dust, disturbance, and damage. Drainage appears to function. New developments are required to improve surfaces.

- e) *All loading and truck maneuvering shall be accommodated on-site.*

Finding: No Adverse Findings

- f) *All sides of the development not abutting a major thoroughfare shall be provided with a 20-foot wide greenbelt planting, and/or a minimum six-foot high fence or wall, so as to obscure from view all activities within the development. The greenbelt shall meet or exceed the standards set forth in [Article 20](#). Where adjoining a residential district, a wall or evergreen hedge six feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition.*

Finding: Subject to Planning Commission Review

The site has a grass strip on the side yards that is roughly 20' wide. There are no trees, screening materials, or fencing. Both primary neighboring properties maintain regular industrial uses with unscreened commercial and industrial storage.

RECOMMENDATION

Staff finds no areas of adverse impact or non-compliant use. There are no compelling reasons that denial is necessary, nor are there conditions existing or proposed that produce an endorsement for approval. As such, there is not a recommendation to approve or deny this application outright.

However, there are non-conformities which merit attention. The storage area being aggregate and the side yards being unscreened do not meet the current requirements of the ordinance. Existing site light is also noted to consist of nonconforming, glaring fixtures. The commission may wish to work with the applicant to ascertain the benefits and costs of bringing the site landscaping, surface materials, and lighting into greater compliance, should a conditional approval be desirable.

Please contact me directly if you have any comments or inquiries on the matter. I am happy to receive comments in person, in writing, over the phone, or via e-mail.

Sincerely,



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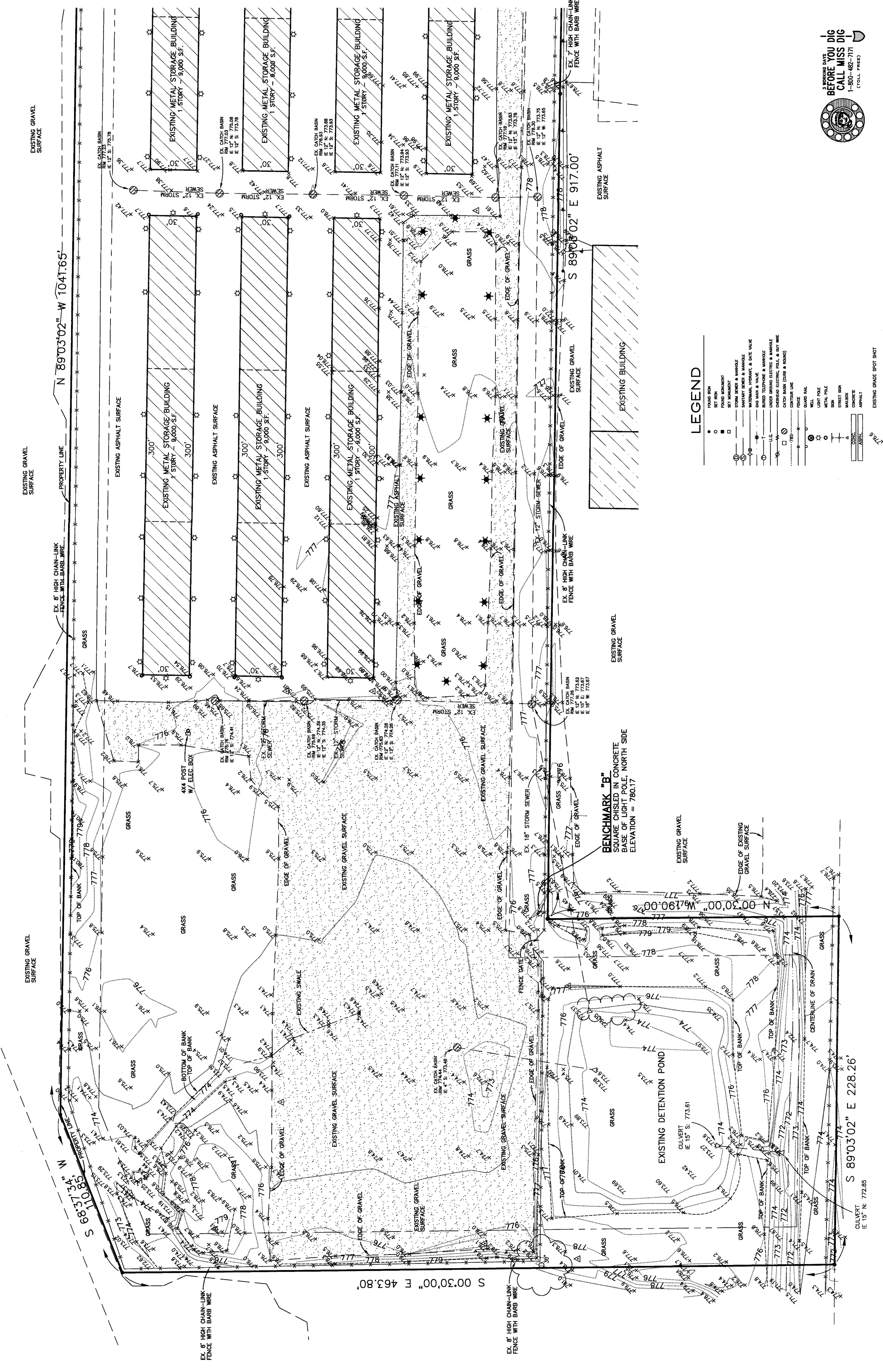
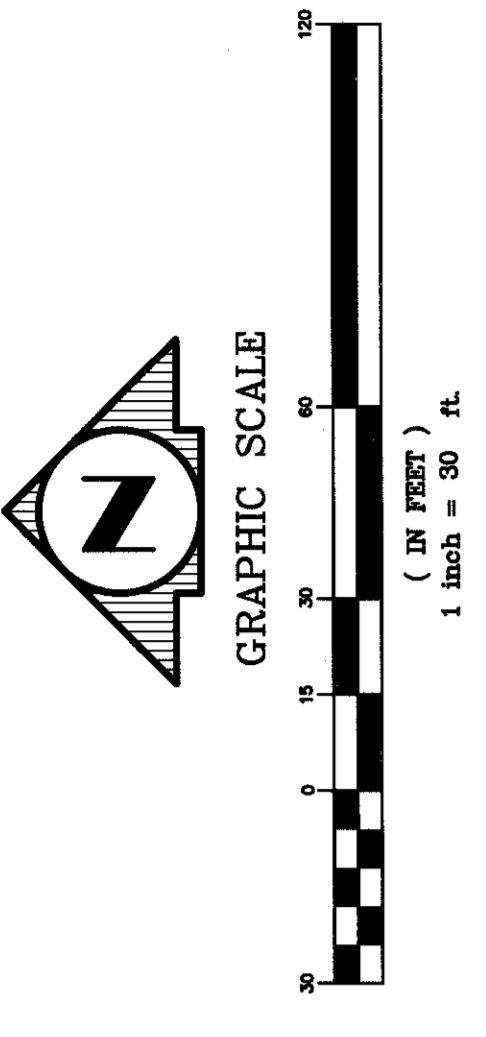
REVISIONS

TOPOGRAPHICAL SURVEY

**SWARTZ CREEK MINI-STORAGE
KARL OPPERTHAUSER**
5256 MORRISH RD. SWARTZ CREEK, M. 48473
PHONE: 810-635-4455

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Since 1957
5370 MILLER ROAD, SUITE 13 • SWARTZ CREEK, M. 48473
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Date: 4-15-2015
Drawn By: R.A.R.
Designed by: R.A.R.
Sheet No. 4 OF 5
Job No. 25082



LEGEND

○	FOUND BORN
□	SET BORN
○	FOUND MONUMENT
□	SET MONUMENT
○	STAKE END OF PIPE & MANHOLE
□	SMARTWAY SIGN & MANHOLE
○	WATERMAIN, HYDRANT, & GATE VALVE
□	GAS MAIN & VALVE
○	SEWER MAIN & MANHOLE
□	OVERHEAD ELECTRIC POLE & CRY WIRE
○	CATCH BASIN (CURB & ROAD)
□	CONTOUR LINE
○	GRADE PALE
□	WALL
○	LIGHT POLE
□	METAL POLE
○	STREET SIGN
□	MAJOR
○	CONCRETE
□	ASPH.
○	EXISTING GRADE SPOT SHOT



TOPOGRAPHICAL SURVEY

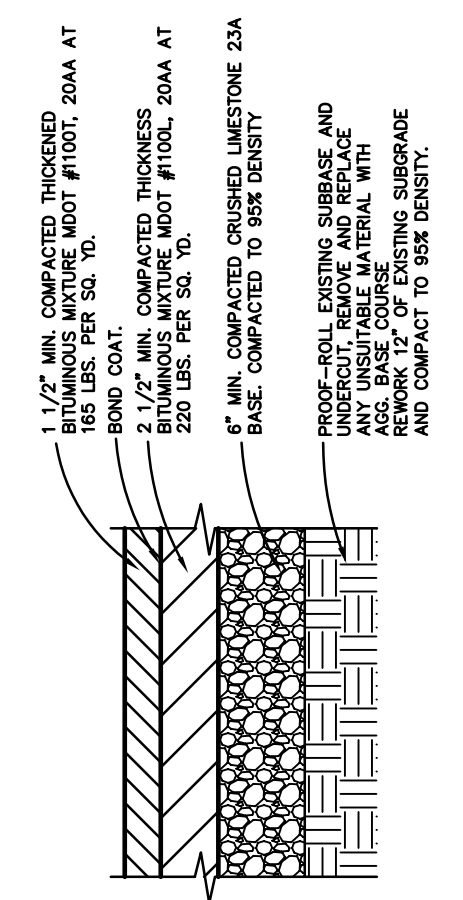
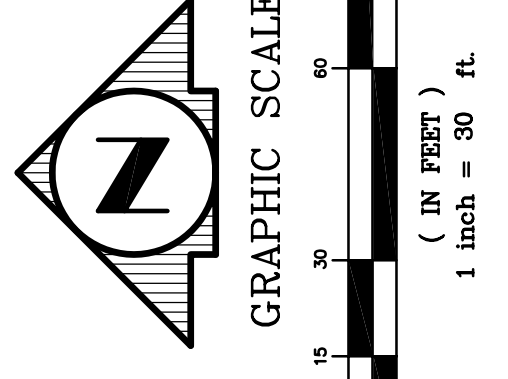
Revisions
7-1-15 MOVED PR-SW BLD NORTH 5'

**ENLARGED SITE PLAN
PHASE I & FUTURE
PHASES**

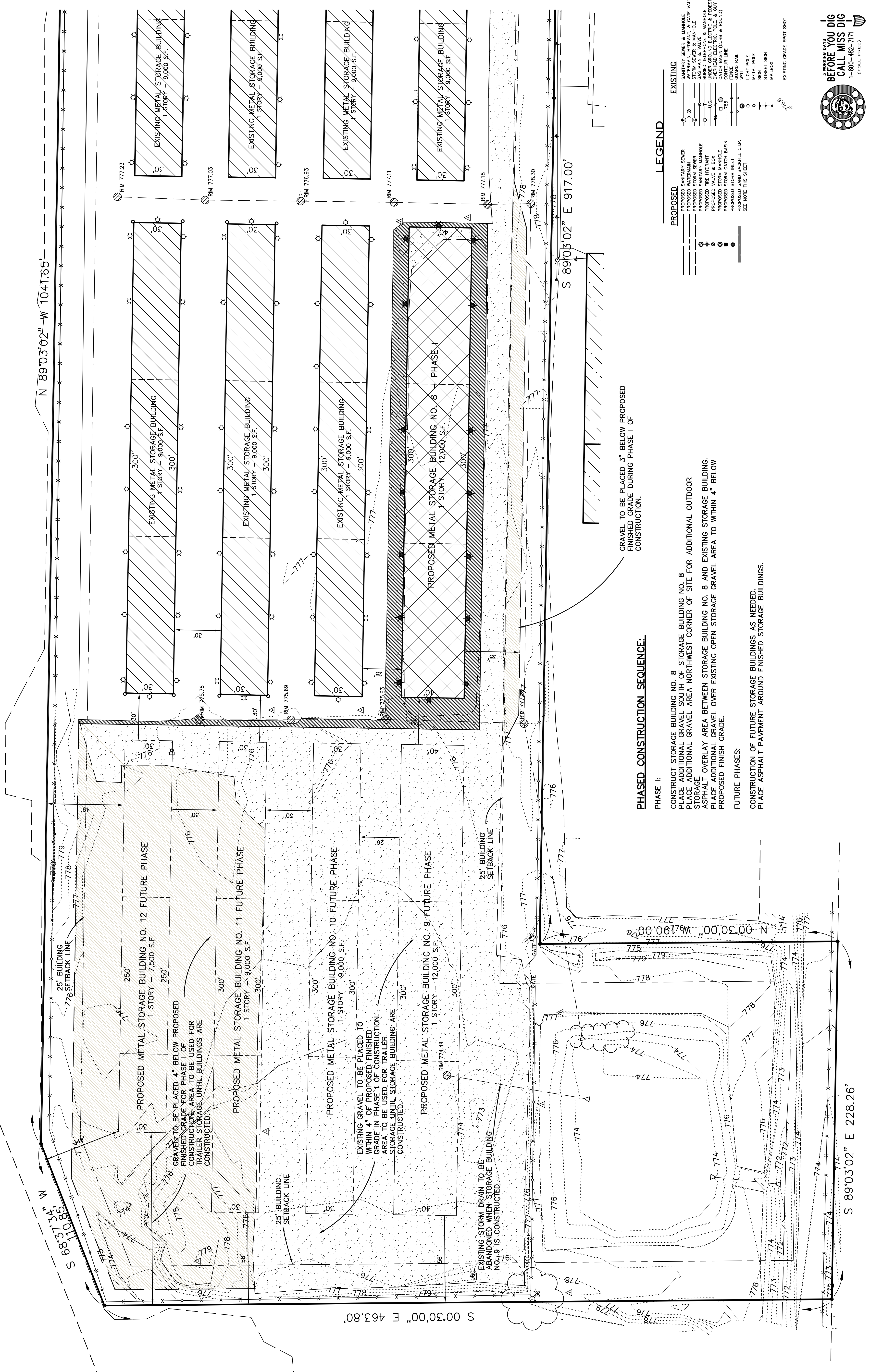
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Job No. 25082



TYPICAL PAVEMENT CROSS SECTION DETAIL
NOT TO SCALE



LEGEND

PROPOSED	EXISTING
PROPOSED SANITARY SEWER	SANITARY SEWER & MANHOLE
PROPOSED STORM SEWER	STORM SEWER & MANHOLE
PROPOSED FIRE HYDRANT	GAS MAIN & VALVE
PROPOSED UNDERGROUND ELECTRIC & FIBER OPTIC	UNDERGROUND ELECTRIC & FIBER OPTIC
PROPOSED STORM CATCH BASIN	CATCH BASIN (CORNER & ROUND)
PROPOSED SAND BACKFILL CLIP	CONTOUR LINE
	785
	GUARD RAIL
	LIGHT POLE
	METAL POLE
	STREET SIGN
	MANHOLE
	EXISTING GRADE SPOT SHOT

PHASED CONSTRUCTION SEQUENCE:

- PHASE I:**
- CONSTRUCT STORAGE BUILDING NO. 8
 - PLACE ADDITIONAL GRAVEL SOUTH OF STORAGE BUILDING NO. 8
 - PLACE ADDITIONAL GRAVEL AREA NORTHWEST CORNER OF SITE FOR ADDITIONAL OUTDOOR STORAGE
 - OVERLAY AREA BETWEEN STORAGE BUILDING NO. 8 AND EXISTING STORAGE BUILDING
 - PLACE ADDITIONAL GRAVEL OVER EXISTING OPEN STORAGE GRAVEL AREA TO WITHIN 4' BELOW PROPOSED FINISH GRADE.
- FUTURE PHASES:**
- CONSTRUCTION OF FUTURE STORAGE BUILDINGS AS NEEDED.
 - PLACE ASPHALT PAVEMENT AROUND FINISHED STORAGE BUILDINGS.



ENLARGED SITE PLAN

5256 Morrish Road: Swart Creek Mini Storage Aerial from 2025

