

**AGENDA
CITY OF SWARTZ CREEK
PLANNING COMMISSION
PAUL D. BUECHE MUNICIPAL BUILDING
VIRTUAL (ZOOM) MEETING AVAILABLE FOR GENERAL PUBLIC
TUESDAY, AUGUST 11, 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: May 5, 2026
- C. Meeting Letter
- D. 8541 Miller Road Site Plan Review Application, Materials, and Review Letter

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

7. BUSINESS:

- A. 8541 Miller Road Site Plan Review

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, AUGUST 11, 2026, 7:00 P.M.**

Resolution No. 260811-01

AGENDA OF AUGUST 11, 2026

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission approves the agenda for the August 11, 2026 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 260811-02

MINUTES OF MAY 5, 2026

Motion by Planning Commission Member: _____

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

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 260811-03

**RESOLUTION TO RECOMMEND APPROVAL OF THE
SITE PLAN FOR 8541 MILLER ROAD, COMMERCIAL
RESTAURANT WITH DRIVE THRU**

Motion by Planning Commission Member: _____

WHEREAS, the city received an application for a site plan for a piece of land zoned General Business District (GBD), that parcel being 8541 Miller Road, parcel ID 58-02-100-003, and;

WHEREAS, the parcel was previously used for a commercial restaurant with drive through as a legal use with no recorded non-conformities, and;

WHEREAS, the primary structure was destroyed by fire and demolished with the exception of the parking area, drive thru, landscaping elements, lighting elements, and sign elements, and;

WHEREAS, the property is being petitioned to be reused for a commercial drive thru restaurant at a smaller scale, and;

WHEREAS, the rights to the drive through use, as a special land use, are found to be vested with the property subject to site plan review of a replacement structure, and;

WHEREAS, the planning commission, in reviewing the application materials and review criteria in Zoning Ordinance Section 21, Site Plan Review, among other sections, finds the proposed site plan for a commercial restaurant with drive through meets the intent of the zoning ordinance, 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. That the existing pylon sign is refaced using the existing or smaller frame and structure, be replaced with a conforming sign, or seek a variance for an alternate sign.
2. That the sign shall be removed from the site if construction of the replacement structure is not vested prior to expiration of the site plan.
3. That the applicant require all business deliveries to occur during non-business hours.
4. That review and approval from all applicable agencies, consultants, and departments be granted prior to issuance of a building permit.

NOW, BE IT RESOLVED that the Swartz Creek Planning Commission hereby approves the site plan application for commercial restaurant with drive thru per the site plan and application as included in the August 11, 2026 planning commission packet, subject to the conditions in this resolution.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 260811-04

ADJOURN

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission adjourns the August 11, 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, AUGUST 11, 2026, 7:00 P.M.**

The Planning Commission meeting of August 11, 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 (DTMF) 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: August 11, 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 jforrest@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
MAY 5, 2026**

Meeting called to order at 7:00 p.m. by Chair Wyatt

Pledge of Allegiance.

ROLL CALL:

Commissioners present: Branoff, Campbell, Binder, Grimes, Henry, Krueger, Melen, Wyatt

Commissioners absent: Genovesi

Staff present: Adam Zettel, City Manager.

Others present: Karl Opperthausen

Others Virtually Present: None

APPROVAL OF AGENDA:

Resolution No. 260505-01

(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 May 5, 2026, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MINUTES OF FEBRUARY 3, 2026

Resolution No. 260505-02

(Carried)

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

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

Unanimous Voice Vote
Motion Declared Carried

MEETING OPENED TO THE PUBLIC: None.

BUSINESS:

5256 MORRISH ROAD SPECIAL LAND USE:

Mr. Zettel explained the petition and staff letter for the special land use, including the original context of the 2007 approval, the assessed current impact, and the application of the new zoning code.

Mr. Henry desired to ensure the existing landscaping plan is maintained. Mr. Oppertthausen indicated that the 1996 plan did not include landscaping. Mr. Henry advocated that a condition of the approval should be the ongoing maintenance of the existing landscaping.

Mr. Krueger indicated that the \$4,000 limit should be adjusted for inflation. After discussion, it was decided that the resolution should refer to the equipment/vehicles as being 'operable and insured' to match existing junk vehicle ordinances.

Mr. Campbell asked about parking.

Resolution No. 250505-03

(Carried)

RESOLUTION TO RECOMMEND APPROVAL OF THE SPECIAL LAND USE FOR 5256 MORRISH ROAD, COMMERCIAL OUTDOOR STORAGE

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

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 held 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 that are operable and insured only
2. Maintain frontage landscaping in perpetuity (three pine trees)

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.

Roll Call Vote

Yes: Grimes, Henry, Krueger, Melen, Wyatt, Branoff, Campbell, Binder,
No: None
Motion Declared Carried

MEETING OPENED TO THE PUBLIC: None.

REMARKS BY PLANNING COMMISSION:

Commissioner Krueger is glad for the onset of spring and summer. He inquired about additional in-house trainings. None are planned, but there may be some in the fall.

Adjourn

Resolution No. 260505-04

(Carried)

Motion by Planning Commission Member Wyatt
Second by Planning Commission Member Binder

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

Unanimous Voice Vote
Motion Declared Carried

Meeting adjourned at 7:32 p.m.

Betty Binder, Secretary



Adam Zettel, AICP

City Manager

azettel@cityofswartzcreek.org

Date: August 5, 2026

To: Planning Commissioners
From: Adam Zettel, AICP
RE: August 11, 2026 Planning Commission

Hello everyone,

We will be meeting at 7:00 p.m. on Tuesday, August 11, 2026. This is one week later than normal in order to accommodate the August primary election. Commissioners MUST attend in-person. If you cannot attend, please let me know.

There is a site plan application requesting approval for the construction of a replacement commercial restaurant with a drive-through facility on property zoned General Business District (GBD). The subject property is located at 8541 Miller Road, commonly known as the former A-1 Treat Barn site.

The applicant proposes to replace former structure, which was demolished after experiencing a fire, and construct a new approximately 1,000-square-foot restaurant building. The proposal retains several existing site improvements, including portions of the parking area, exterior lighting, landscaping, and signage, while modifying other site features to accommodate the new building and drive-through operation. The application has been reviewed for compliance with the City's Zoning Ordinance, applicable site plan standards, and other development requirements.

Prior to the fire, the site was a legal use with no documented non-conformities. The planner and staff support the notion that the drive-through special land use be vested with the property subject to site plan review for any replacement structure. This avoids the process of a special land use application.

I am including the related site plans, the application, before & after aerial images, and our consultant review letter. I am also including an affirmative resolution in the packet.

The planning commission decision is final, subject to appeals.

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

August 11, 2026
Planning Commission

Sincerely,

A handwritten signature in blue ink that reads "Adam Zettel". The signature is fluid and cursive, with the first name "Adam" and the last name "Zettel" clearly distinguishable.

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



Where Friendships Last Forever

APPLICATION FOR SITE PLAN REVIEW

City of Swartz Creek

(An Equal Opportunity Employer)

8083 Civic Drive

Swartz Creek, MI 48473

810-635-4464

Date: 6/25/26

File No: _____

Fee Received: \$600.00

Receipt No: _____

NOTICE TO APPLICANT:

Regular meetings of the Swartz Creek Planning commission are held on the first Tuesday of each month at 7:00 PM, at the City Hall, 8083 Civic Dr. Application for site plan review shall be filed at least twenty (20) days before the scheduled meeting date.

Applicant should be familiar with all aspects of the City's Zoning Appendix A pertinent to the site plan application, including but not limited to: the appropriate level of site plan review, the site plan process, review standards, performance guarantees, use restrictions, landscaping, parking, design standards, fees, and enforcement.

TO THE PLANNING COMMISSION:

I, (We), the undersigned, do hereby respectfully make application and petition the Planning Commission to recommend approval of the attached site plan as hereinafter requested, and in support of this application, the following facts are shown.

Furthermore, I (We) have attached proof of ownership, information regarding the number of peak employees anticipated to accompany the site plan uses, and the names, addresses, and telephone/fax numbers of any and all engineers, attorneys, architects, and other professionals associated with this project.

The property is located and described, as follows:

Assessment Roll Description No. 58-02-100-003.

Address: 8541 Miller Rd

Other description: _____

It has a frontage of: 150.00 feet and a depth of: 340.00 feet. Total acreage is: 1.71

PRESENT ZONING: general business GBD

If the property is in acreage, and is not therefore a part of a recorded plat: The subject property is located and described as follows: (indicate total acreage also).

Assessment Roll Description No. 58-____-____-____,

SITE PLAN APPLICANT INFORMATION:

Name: April Lockhart

Address: 10116 Reid Rd

Phone Number: 810 406-6981 Email Address: alockhart46@hotmail.com

SUBJECT PROPERTY IS OWNED BY:

Name: Lockhart Real Estate Holdings LLC

Address: 10116 Reid Rd Swartz Creek MI 4817

Phone Number: 810 406-6981

It is proposed that the property will be put to the following use:

Ice Cream Shop

It is proposed that the following building(s) will be constructed (note gross sq. ft of each):

1000 sq ft. Building

Signature of Applicant: April Lockhart Phone Number: 810 406-6981

Email Address: alockhart46@hotmail.com

Signature of Owner: April Lockhart Phone Number: 810 406-6981

8541 Miller 2022



8541 Miller 2025





August 5, 2026

Planning Commission
City of Swartz Creek
8083 Civic Drive
Swartz Creek, MI 48473

Attention: Mr. Adam Zettel, City Manager

Subject	8541 Miller Road, Dairy Queen
Description of Application	Site Plan Review for new Dairy Queen
Applicant	Lorenzo's Pizza, 2255 E Hill Road, Grand Blanc, MI
Property Owner	Lorenzo's Pizza, 2255 E Hill Road, Grand Blanc, MI
Zoning	GBD, General Business District
Application/Plan Date	June 4, 2026

Dear Planning Commissioners:

At your request, we have completed our review of the plan to construct a 1,044 sf Dairy Queen fast-food restaurant at 8541 Miller Road at the location of the previous site Dairy Queen. Proposed is construction of the fast-food restaurant building with a drive-through lane, paved parking, a dumpster enclosure, lighting, and landscaping, essentially replacing the previous structure as it once existed. The property is zoned GBD, General Business District, where restaurants with drive-through windows are special land uses in that District.

The opinions in this report are based on a review of the site plan submitted by the applicant and conformance to city plans and ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation. **Key review items in this letter are underlined for the benefit of the applicant.**

REVIEW COMMENTS

Section 21.06, Application for full site plan review, of the ordinance, requires the submission of a site plan meeting the requirements of the City of Swartz Creek Zoning Ordinance. Some site plan details and information are missing, however, and can be provided for administrative review.



1. **Area and Bulk.** The proposed site was reviewed in accordance with *Article 8* as described in the following table.

		Required	Proposed	Comments
Building Height		2 stories 25 ft. max.	1 story 19 ft.	In compliance
Front Yard Setback	Building	5 ft	Greater than 5'	In compliance
Rear Yard Setback (south)	Building	20 ft.	Greater than 60 ft.	In compliance
Side Yard Setback (east)	Building	0 ft.	Greater than 20 ft.	In compliance
Side Yard Setback (west)	Building	0 ft.	Greater than 60 ft.	In compliance
Maximum Coverage	Buildings	0% max.	2%	In compliance

2. **Building Design.** The proposed building has a one-story, flat roof, modern design with a variety of materials. Section 21.10 stipulates exterior building design, materials and other architectural and aesthetic features. The proposed building appears to meet the requirements of this section, while coloring is non-traditional to the area, it is not out of character from the ordinance.
3. **Dumpster Enclosure.** The trash enclosure is consistent with the ordinance.
4. **Signs.** The site plan application does show a dimension of a proposed wall sign for the new building at 40 square feet and is requesting to reface the existing sign which is a pylon sign. **Given the fact that this is an existing sign and existing site, it is our opinion that the existing sign must either be re-faced using the existing sign frame or be replaced with a ground mounted sign in accordance with the non-conforming sign standards of the ordinance. An expansion of the existing sign beyond refacing is not permitted.**
5. **Parking Space Requirements.** The following table lists the requirements for parking lot design.

	Required	Provided	Comments
a. Parking Spaces	22 plus 10 stacking spaces for the drive-through.	23, including 2 barrier-free spaces, plus 10 stacking spaces for the drive-through.	In compliance. The minimum number of parking spaces are provided.
b. Parking Aisle Width	24'	36'	In compliance



c. Parking Space Dimensions	9' x 18'	9' x 17'	Partially in compliance as a result of existing parking space dimensions from previous use being re-stripped as existing. <u>Since the existing aisle width is 36' it is our conclusion that that a slight reduction in aisle width would accommodate parking stall dimensional requirements.</u>
d. Barrier-Free Parking Spaces*	2 spaces	2 spaces	In compliance
e. Loading Zone	1 Loading space @ 10' X 50"	0 loading spaces	Partially in compliance: The existing plan is not able to provide a 10' x 50' loading zone as a result of being an existing site that is essentially replacing what previously existed. <u>The site plan states that all deliveries will happen after business hours and should be a condition of approval.</u>

* barrier free spaces are subject to the State of Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division regulations.

7. Drive-Through Bypass Lane. The drive-through bypass lane appears to comply with the ordinance requirements.

8. Site Access and Circulation. The applicant has addressed the circulation concerns of the ordinance.

9. Landscaping. A landscape plan has been included in the site plan submission.

	Required	Provided	Comments
Parking Lot	Required to meet section 20.03 E	Plan intends to keep existing landscaping with some improvements around the building while staying consistent with Article 20.	In compliance

11. Lighting Plan. The photometric grid meets ordinance requirements.

12. Other Reviews. This review is also conditioned upon review and approval from all applicable consultants, departments and agencies.



RECOMMENDATION

Based upon the above comments, we recommend approval of the site plan with the following conditions;

1. That the existing sign is refaced using the existing sign frame and structure, and if that is not possible, be replaced with a new sign which conforms to the ordinance;
2. That the applicant requires all business deliveries to occur during non-business hours due to the inability on-site to locate a proper loading zone, and;
3. Review and approval from all applicable agencies, consultants and departments prior to the issuance of a building permit.

If you have any further questions, please contact us at (810) 354-7311.

Sincerely,
OHM Advisors

Justin Sprague
Principal

Kristen Hatfield, AICP
Senior Planner

PROPOSED SITE PLAN
8541 MILLER ROAD, SWARTZ CREEK,
GENESEE COUNTY, MICHIGAN 48473

OWNER/APPLICANT

LORENZO'S PIZZA
2255 E HILL ROAD
GRAND BLANC ROAD, MI., 48473
PHONE: (810) 406-6981

DESIGNER

TRIUMPH ENGINEERING & DESIGN, INC.
10775 S. SAGINAW ST. SUITE D
GRAND BLANC, MI., 48439
PHONE: (810) 584-7364

CIVIL

TRIUMPH ENGINEERING & DESIGN, INC.
10775 S. SAGINAW ST. SUITE D
GRAND BLANC, MI., 48439
PHONE: (810) 584-7364

TRIUMPH
Triumph Engineering
& Design, Inc.
10775 S. SAGINAW ST.
GRAND BLANC, MI 48439
(PH) 810.584.7364
(F) 810.584.7362
triumphengineeringanddesign@gmail.com

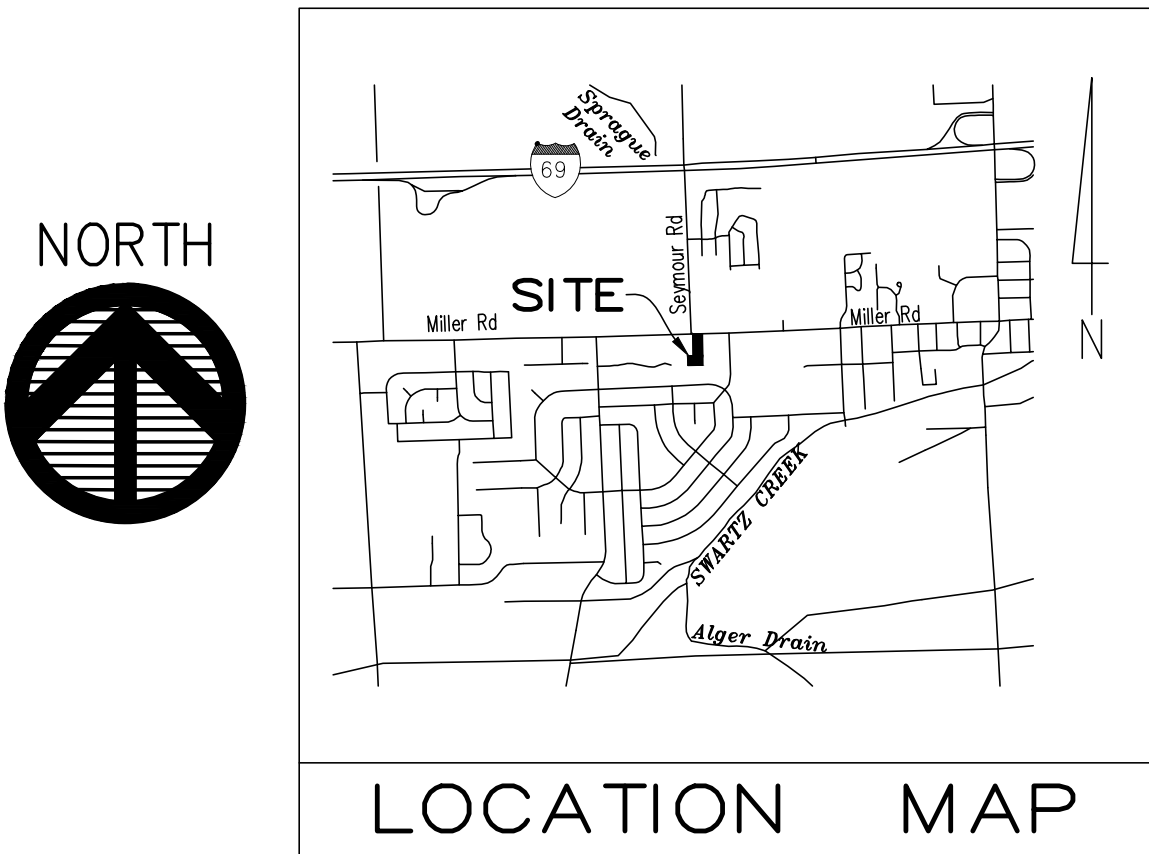


PROPOSED SITE PLAN
8541 MILLER RD
SWARTZ CREEK, MI

THIS DRAWING IS THE PROPERTY OF TRIUMPH ENGINEERING & DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TRIUMPH ENGINEERING & DESIGN, INC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

Table with 2 columns: ISSUED FOR, DATE. Includes rows for OWNER REVIEW, SPA, and SHEET TITLE (COVER SHEET). Includes a large C1.0 label at the bottom.

Legend table with 3 columns: Symbol, Description, and Abbreviation. Includes symbols for SET IRON, FOUND IRON, FOUND CONCRETE MONUMENT, FND, FF/FFE, EX FINISHED FLOOR ELEVATION, EX UTILITY POLE, EX LIGHT POLE, EX UTILITY PEDESTAL, EX ROAD SIGN, EX DOWN SPOUT, EX STORM MANHOLE/CATCHBAIN, EX STORM SEWER, EX SANITARY MANHOLE, EX SANITARY CLEANOUT, EX SANITARY SEWER, EX CENTERLINE DITCH, EX TOP OF BANK, EX FIRE HYDRANT, EX GATEVALVE, EX WATER WELL, EX SURFACE ELEVATION, EX SURFACE CONTOUR, EX GASMAIN, EX GAS/ELEC METER, EX A/C UNIT, EX DECIDUOUS TREE, and EX TREE LINE.



DRAWING INDEX

- C1.0 COVER SHEET
- C2.0 SURVEY PLAN
- C3.0 SITE PLAN
- C3.1 PHOTOMETRIC PLAN
- C4.0 EROSION CONTROL PLAN
- L1.0 LANDSCAPE PLAN AND DETAILS

PROPERTY DESCRIPTION

PARCEL NO. 12-30-400-013
(WARRANTY DEED NO. 202408060042608:
PARCEL 1: A PARCEL OF LAND BEGINNING NORTH 89 DEGREES 17 MINUTES 16 SECONDS EAST 351.90 FEET FROM THE NORTHWEST CORNER OF SECTION; THENCE NORTH 89 DEGREES 17 MINUTES 16 SECONDS EAST 150 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 24 SECONDS EAST 339.93 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 38 SECONDS WEST 150 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 24 SECONDS WEST 339.65 FEET TO THE PLACE OF BEGINNING; SECTION 2, TOWN 6 NORTH, RANGE 5 EAST, ALSO KNOWN AS: 8541 MILLER ROAD, SWARTZ CREEK, MICHIGAN 48473, PERMANENT PARCEL NO.: 58-02-100-003. CONTAINING: 1.170 ACRES±

PARCEL 2: A PARCEL OF LAND BEGINNING NORTH 89 DEGREES 17 MINUTES 16 SECONDS EAST 251.90 FEET AND SOUTH 0 DEGREES 00 MINUTES 24 SECONDS EAST 347.46 FEET AND NORTH 89 DEGREES 23 MINUTES 38 SECONDS EAST 12 FEET FROM THE NORTHWEST CORNER OF SECTION; THENCE NORTH 89 DEGREES 23 MINUTES 38 SECONDS EAST 88 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 24 SECONDS WEST 8 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 38 SECONDS EAST 150 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 24 SECONDS EAST 160 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 38 SECONDS WEST 238 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 24 SECONDS WEST 152 FEET TO THE POINT OF BEGINNING; SECTION 2, TOWN 6 NORTH, RANGE 5 EAST, ALSO KNOWN AS 8571 MILLER ROAD, SWARTZ CREEK, MICHIGAN 48473, PERMANENT PARCEL NO.: 58-02-100-011. CONTAINING: 0.858 ACRES±

EXISTING ZONING INFORMATION:

ACCORDING TO THE CURRENT CITY OF SWARTZ CREEK ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED GBD (GENERAL BUSINESS DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT AREA = NONE SPECIFIED
- 2) MINIMUM LOT FRONTAGE = NONE SPECIFIED
- 3) FRONT SETBACK = 5 FEET
- 4) SIDE SETBACK = NONE SPECIFIED
- 5) REAR SETBACK = 20 FEET
- 6) MAXIMUM BUILDING HEIGHT = 30 FEET (2 STORIES)
- 7) MAXIMUM LOT COVERAGE = NONE SPECIFIED

FLOOD PLAIN NOTE:

THIS PROPERTY IS IN ZONE "X" (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26049C0278D WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

WETLAND NOTE:

ACCORDING TO RECORDS OBTAINED, THERE ARE NO WETLANDS ON SUBJECT PROPERTY.

SURVEYOR NOTES:

- 1. DATE OF LAST FIELD WORK: OCTOBER 14, 2025.
- 2. THE BEARINGS ARE RELATIVE TO THE MICHIGAN COORDINATE SYSTEM, SOUTH ZONE (2113) AS DEFINED BY MICHIGAN P.A. 9 OF 1964 AND AMENDED BY P.A. 154 OF 1988 (NAD 83 [2011]).
- 3. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

BENCHMARK NO. 1
NAIL PLACED IN THE SOUTH FACE OF POWERPOLE
LOCATED ON THE SOUTH SIDE OF MILLER ROAD, APPROX.
15 FEET FROM NW PROPERTY CORNER, AS SHOWN.
ELEVATION-790.58 (NAVD88)

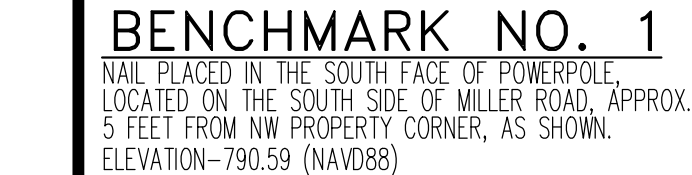
BENCHMARK NO. 2
NORTHEAST BOLT OF LIGHT POLE, LOCATED APPROX. 5'
NORTH OF TRANSFORMER AT EAST SIDE OF EX BUILDING
AS SHOWN.
ELEVATION-794.29 (NAVD88)

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, IF AVAILABLE. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



10775 S. SAGINAW ST.
GRAND BLANC, MI 48439
(PH) 810.584.7364
(F) 810.584.7362



BENCHMARK NO. 2
NORTHEAST BOLT OF LIGHT POLE, LOCATED APPROX. 5'
NORTH OF TRANSFORMER AT EAST SIDE OF EX BUILDING
AS SHOWN.
ELEVATION=794.29 (NAVD88)

0 15 30
(IN FEET)
1 inch = 30 ft.



	SET IRON		EX CENTERLINE DITCH
	FOUND IRON		EX TOP OF BANK
	FOUND CONCRETE MONUMENT		EX FIRE HYDRANT
FND	FOUND		EX GATEVALVE
FF/FFE	EX FINISHED FLOOR ELEVATION		EX WATER WELL
	EX UTILITY POLE		EX SURFACE ELEVATION
	EX LIGHT POLE		EX SURFACE CONTOUR
	EX UTILITY PEDESTAL		EX GASMAIN
	EX ROAD SIGN		EX GAS/ELEC METER
	EX DOWN SPOUT		EX A/C UNIT
	EX STORM MANHOLE/CATCHBAIN		EX DECIDUOUS TREE
	EX STORM SEWER		EX TREE LINE
	EX SANITARY MANHOLE		
	EX SANITARY CLEANOUT		
	EX SANITARY SEWER		

PARCEL NO. 12-30-400-013
 (WARRANTY DEED NO. 202408060042608;
 PARCEL 1: A PARCEL OF LAND BEGINNING NORTH 89 DEGREES 17 MINUTES 16 SECONDS
 EAST 351.90 FEET FROM THE NORTHWEST CORNER OF SECTION; THENCE NORTH 89 DEGREES
 17 MINUTES 16 SECONDS EAST 351.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 00 MINUTES 20
 SECONDS EAST 339.93 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 38 DEGREES WEST
 150 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 24 SECONDS WEST 339.65 FEET TO THE
 PLACE OF BEGINNING; SECTION 2, TOWN 6 NORTH, RANGE 5 EAST, ALSO KNOWN AS: 8541
 SW 1/4, SECTION 2, TOWN 6 NORTH, RANGE 5 EAST, ALSO KNOWN AS: 8541
 CONTAINING: 1.170 ACRES

PARCEL 2: A PARCEL BEGINNING NORTH 89 DEGREES 17 MINUTES 16 SECONDS EAST 251.90 FEET AND SOUTH 0 DEGREES 00 MINUTES 24 SECONDS EAST 347.46 FEET AND SOUTH 0 DEGREES 00 MINUTES 24 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING OF SECTION; THENCE NORTH 89 DEGREES 23 MINUTES 38 SECONDS EAST 88 FEET 23 INCHES NORTH 0 DEGREES 00 MINUTES 24 SECONDS WEST 8 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 38 SECONDS EAST 150 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 24 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING OF SECTION 2; THENCE NORTH 0 DEGREES 00 MINUTES 24 SECONDS WEST 152 FEET TO THE POINT OF BEGINNING OF SECTION 2; OWN 6 PERCENT, RANGE 5 EAST, ALSO KNOWN AS 8571 MILLY ROAD SWAMP, TOWNSHIP 56 NORTH, RANGE 5 EAST, ALSO KNOWN AS 8571 MILLY ROAD, COUNTY OF SWAIN, STATE OF NORTH CAROLINA, BEING 56-02-100-011 CONTAINING: 0.858 ACRES-1

ACCORDING TO THE CURRENT CITY OF SWARTZ CREEK ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED GBD (GENERAL BUSINESS DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT AREA = NONE SPECIFIED
- 2) MINIMUM LOT FRONTAGE = NONE SPECIFIED
- 3) FRONT SETBACK = 5 FEET
- 4) SIDE SETBACK = NONE SPECIFIED
- 5) REAR SETBACK = 20 FEET
- 6) MAXIMUM BUILDING HEIGHT = 30 FEET (2 STORIES)
- 7) MAXIMUM LOT COVERAGE = NONE SPECIFIED

THIS PROPERTY IS IN ZONE "X" (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26049C0278D WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ACCORDING TO RECORDS OBTAINED, THERE ARE NO WETLANDS ON SUBJECT PROPERTY.

1. DATE OF LAST FIELD WORK: OCTOBER 14, 2025

1. DATE OF LAST FIELD WORK: OCTOBER 14, 2025.
2. THE BEARINGS ARE RELATIVE TO THE MICHIGAN COORDINATE SYSTEM, SOUTH ZONE (2113 AS DEFINED BY MICHIGAN P.A. 9 OF 1964 AND AMENDED BY P.A. 154 OF 1988 (NAD 83 [2011])).
3. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS IF AVAILABLE. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Fenton Land Surveying & Engineering, Inc.
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM



Materials. The enclosure shall be constructed of brick or decorative textured block wall to recognize the permanence of the structure, reduce maintenance requirements and lessen the opportunity for graffiti or vandalism. The enclosure shall be consistent with the building materials of the main building. Steel or concrete bollards shall be installed to assist in the positioning of dumpsters and to protect the enclosure.

PROPERTY DESCRIPTION

PARCEL 2: A PARCEL OF LAND BEGINNING NORTH 89 DEGREES 17 MINUTES 16 SECONDS EAST 251.90 FEET AND SOUTH 0 DEGREES 00 MINUTES 24 SECONDS EAST 347.46 FEET AND NORTH 89 DEGREES 17 MINUTES 16 SECONDS WEST 251.90 FEET TO THE CORNER OF SECTION; THENCE NORTH 89 DEGREES 23 MINUTES 38 SECONDS EAST 88 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 24 SECONDS WEST 8 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 38 SECONDS EAST 150 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 24 SECONDS EAST 160 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 38 SECONDS WEST 150 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 24 SECONDS WEST 152 FEET TO THE POINT OF BEGINNING; SECTION 2, TOWN 6 NORTH, RANGE 5 EAST, ALSO KNOWN AS 8571 MILLER ROAD, SUITZ CREEK, MOUNTAIN VIEW, 47473, PERMANENT PARCEL NO.: 58-02-100-011, CONTAINING: 0.858 ACRES.

ACCORDING TO THE CURRENT CITY OF SWARTZ CREEK ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED GBD (GENERAL BUSINESS DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

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BENCHMARK NO. 2
NORTHEAST BOLT OF LIGHT POLE, LOCATED APPROX. 5'
NORTH OF TRANSFORMER AT EAST SIDE OF EX BUILDING
AS SHOWN.
ELEVATION-794.29 (NAVD88)

L	E	G	E	N	D
○	SET IRON				EX CENTERLINE DITCH
●	FOUND IRON				EX TOP OF BANK
■	FOUND CONCRETE MONUMENT			⊕	EX FIRE HYDRANT
FND	FOUND		⊕	⊕	EX GATEVALVE
FF/FFE	EX FINISHED FLOOR ELEVATION		⊕	⊕	EX WATER WELL
⊕	EX UTILITY POLE		⊕	⊕	EX SURFACE ELEVATION
☀	EX LIGHT POLE		⊕	⊕	EX SURFACE CONTOUR
⊕	EX UTILITY PEDESTAL		⊕	⊕	EX GASMAIN
⊕	EX ROAD SIGN		⊕	⊕	EX GAS/ELEC METER
⊕	EX DOWN SPOUT		⊕	⊕	EX A/C UNIT
⊕	EX STORM MANHOLE/CATCHRAIN		⊕	⊕	EX DECIDUOUS TREE
⊕	EX STORM SEWER		⊕	⊕	EX TREE LINE
⊕	EX SANITARY MANHOLE		⊕	⊕	
⊕	EX SANITARY CLEANOUT		⊕	⊕	
⊕	EX SANITARY SEWER		⊕	⊕	

SITE INFORMATION

PROPERTY INFORMATION:
PARCEL ID: 12-30-400-013
8541 MILLER ROAD
SIZE: 1.17 ACRES

ZONING:
GBD (GENERAL BUSINESS DISTRICT)

BUILDING DATA:
RESTAURANT = 1,044 S.F. / 1 STORY
BUILDING/LOT COVERAGE = 1,044 / 50,968 = 2.0%

EXISTING PARKING DATA:
RESTAURANT: 22 SPACE PER 1,000 SQ. FT. GROSS LEASABLE AREA
1,044 SQ. FT. = 22 SPACES
REQUIRED = 22 SPACES
PROVIDED = 23 SPACES

EMPLOYEE PARKING
1 SPACE FOR EACH EMPLOYEE DURING BUSIEST SHIFT
2 EMPLOYEES DURING BUSIEST SHIFT $2 \times 1 = 2$ SPACES
REQUIRED = 2 SPACES
PROVIDED = 2 SPACES

TOTAL EXISTING PARKING = 23 SPACES

PROVIDED

ACCESSIBLE SPACES =	2
STANDARD SPACES EXISTING =	2
TOTAL PROVIDED =	23

LANDSCAPE REQUIREMENTS

1 TREE REQUIRED FOR EVERY 8 SPACES
32 PAGES / 8 = 4 TREES REQUIRED
TOTAL EXISTING TREES = 5
PROPOSED TREES = 1
TOTAL TREES PROVIDED = 6

IMPERVIOUS AREA

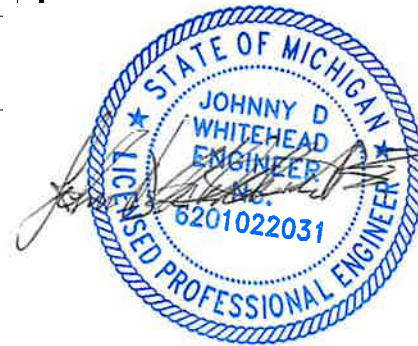
EXISTING IMPERVIOUS AREA = 29,499 S.F.
PROPOSED IMPERVIOUS AREA = 1,430 S.F.
NEW IMPERVIOUS AREA = 30,929 S.F.



TRIUMPH

Triumph Engineering
& Design, Inc.

10775 S. SAGINAW ST.
GRAND BLANC, MI 48439
(PH) 810.584.7364
(F) 810.584.7362
triumphengineeringanddesign@gmail.com



8541 MILLER RD
SWARTZ CREEK, MI

[illegible]

DRAWN :
CHECKED :
SCALE : 1"=30'
JOB NO : TE-25-228
SHEET TITLE :
SITE PLAN

C3.0



10775 S. SAGINAW ST.
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PROPOSED SITE PLAN
8541 MILLER RD
SWARTZ CREEK, MI

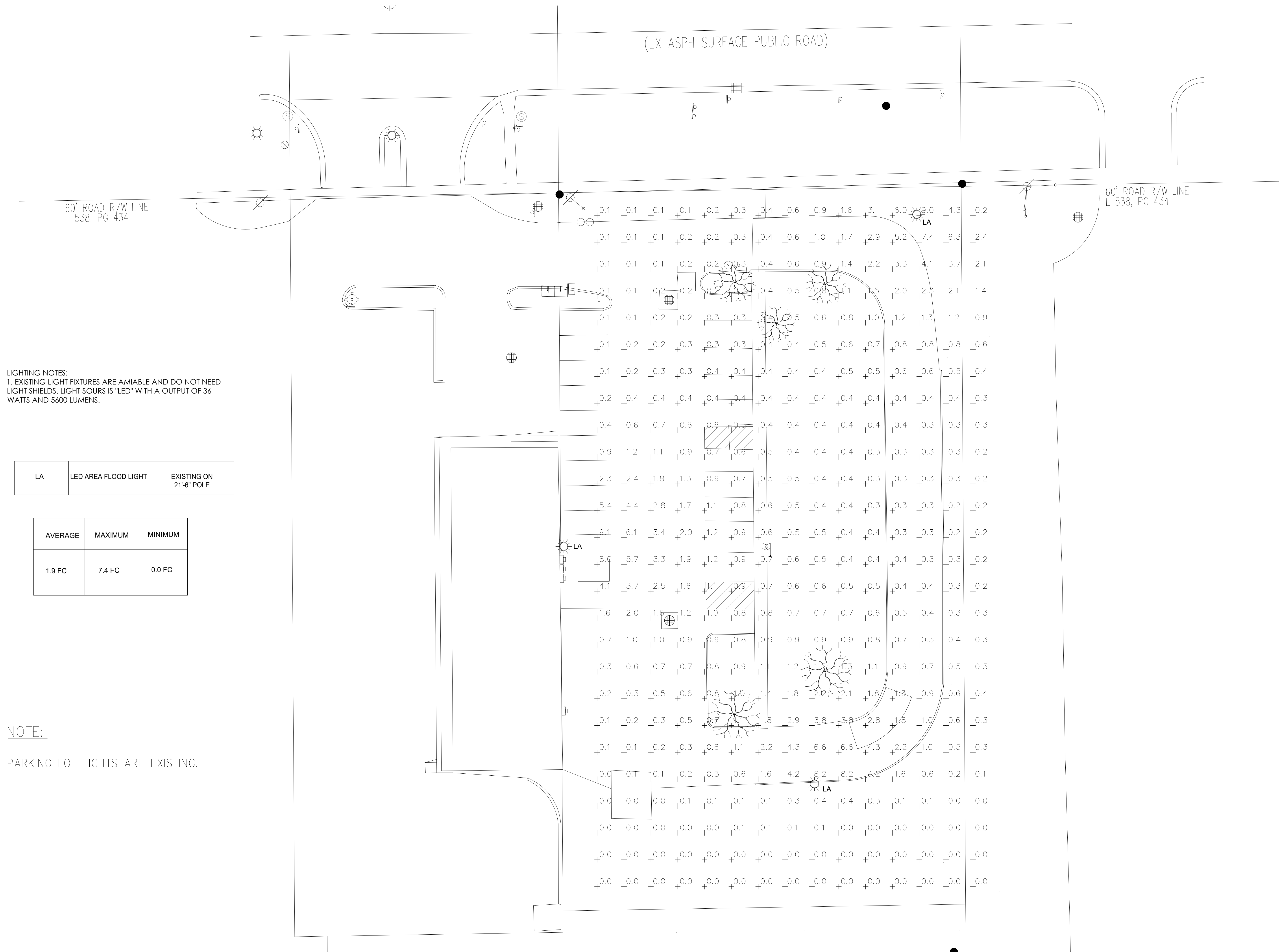
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ISSUED FOR	DATE
OWNER REVIEW	11/25/2025
SPA	06/04/2026

DRAWN :
CHECKED :
SCALE :
JOB NO : TE-25-228
SHEET TITLE :
PHOTOMETRIC PLAN

C3.1



LIGHTING NOTES:
1. EXISTING LIGHT FIXTURES ARE AMIABLE AND DO NOT NEED LIGHT SHIELDS. LIGHT SOURS IS "LED" WITH A OUTPUT OF 36 WATTS AND 5600 LUMENS.

LA	LED AREA FLOOD LIGHT	EXISTING ON 21'-6" POLE
----	----------------------	----------------------------

AVERAGE	MAXIMUM	MINIMUM
1.9 FC	7.4 FC	0.0 FC

NOTE:

PARKING LOT LIGHTS ARE EXISTING.



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triumphengineeringanddesign@gmail.com



(IN FEET)
1 inch = 30 ft



BENCHMARK NO. 1

NAIL PLACED IN THE SOUTH FACE OF POWERPOLE,
LOCATED ON THE SOUTH SIDE OF MILLER ROAD, APPROX
5 FEET FROM NW PROPERTY CORNER, AS SHOWN.
ELEVATION-790.59 (NAVD88)

BENCHMARK NO. 2

NORTHEAST BOLT OF LIGHT POLE, LOCATED APPROX. 5'
NORTH OF TRANSFORMER AT EAST SIDE OF EX BUILDING
AS SHOWN.
ELEVATION=794.29 (NAVD88)

MAINTENANCE NOTES

1. DUST CONTROL

TO PREVENT DUST FROM BECOMING A PUBLIC NUISANCE AND CAUSING OFF-SITE DAMAGES, DUST CONTROL SHOULD BE ONGOING DURING EARTH CHANGE ACTIVITIES.

2. SILT FENCE

SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS.

IF THE FABRIC IS BEING UNDERCUT (I.E. IF WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE PROCEDURES GIVEN ABOVE.

FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND REPLACED WITH NEW FILTER FABRIC IMMEDIATELY.

SILT FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED AND THE UP-SLOPE AREA IS FULLY STABILIZED.

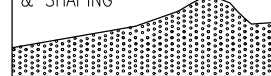
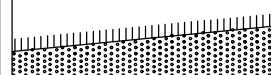
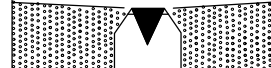
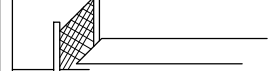
3. SEEDING

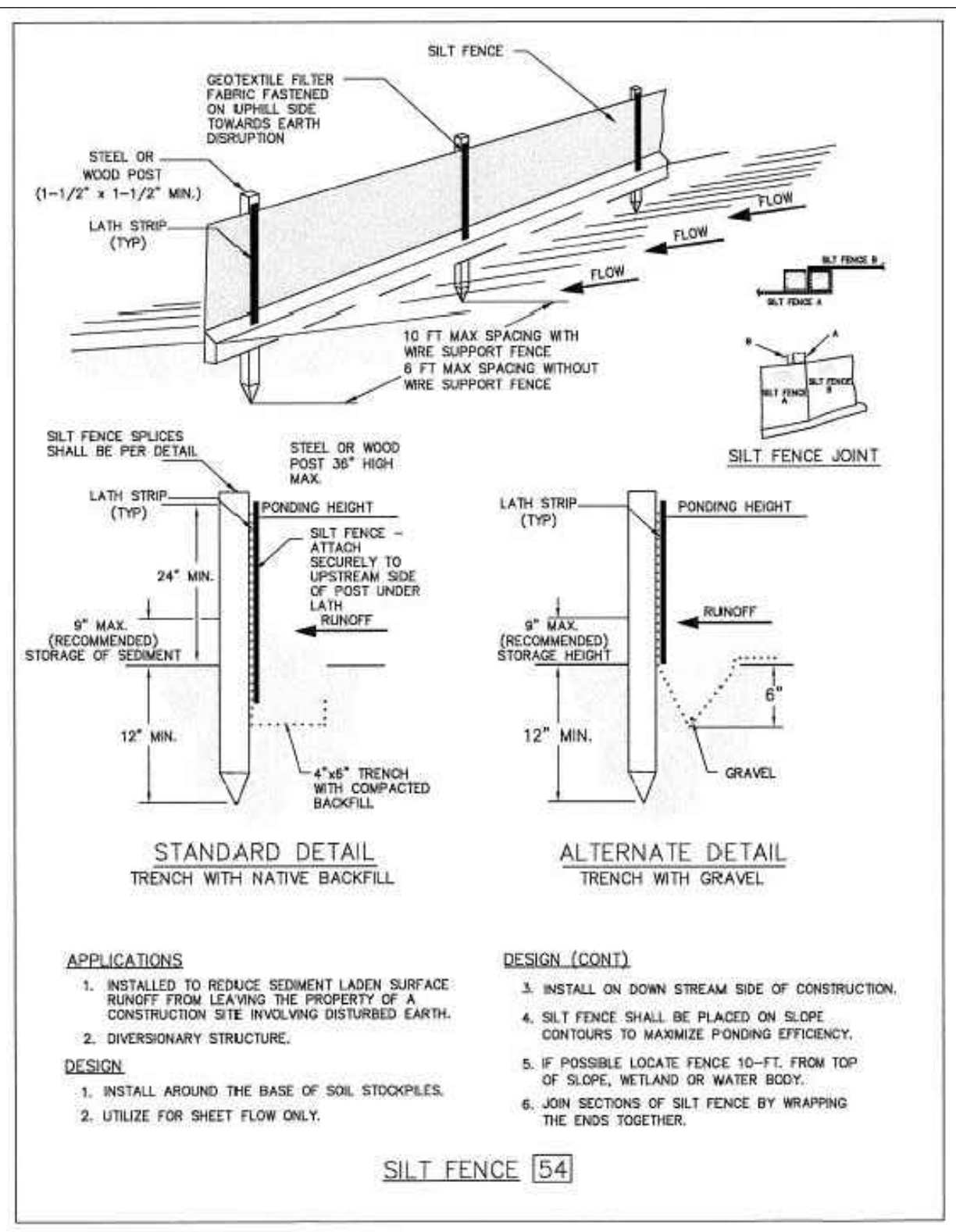
NEWLY SEEDED AREAS NEED TO BE INSPECTED FREQUENTLY FOR THE FIRST FEW MONTHS TO ENSURE THE GRASS IS GROWING. IF THE SEEDED AREA IS DAMAGED DUE TO RUNOFF, ADDITIONAL STORMWATER MEASURES MAY BE NEEDED. SPOT SEEDED CAN BE DONE ON SMALL AREAS TO FILL IN BARE SPOTS WHERE GRASS DIDN'T GROW PROPERLY.

4. MULCHING
MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MULCH IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY NEED TO BE APPLIED TO HOLD THE MULCH IN PLACE.

SOIL EROSION CONTROL MEASURES

REFERENCE: MICHIGAN UNIFIED KEYING SYSTEM FOR EROSION
AND SEDIMENT CONTROL MEASURES

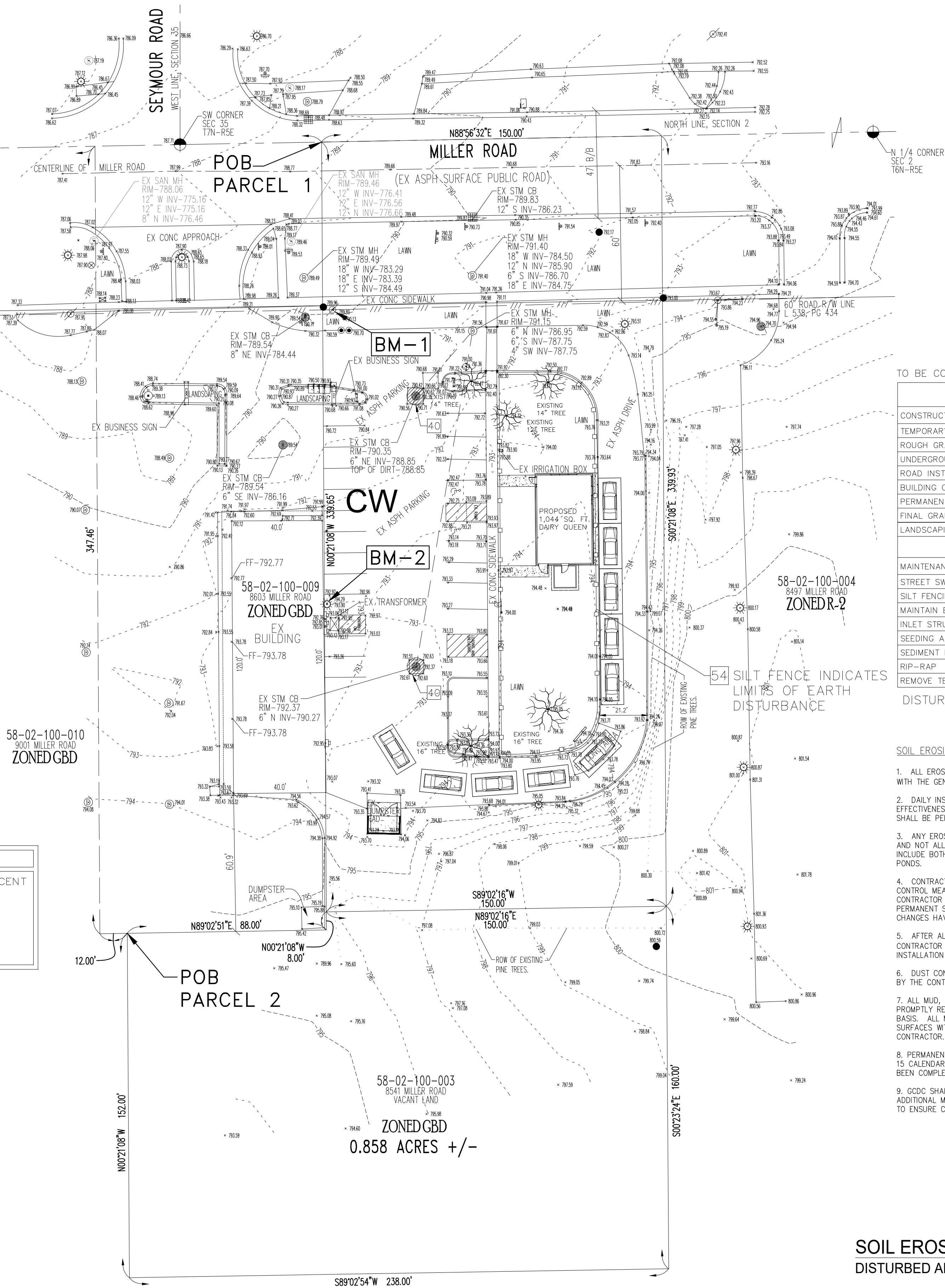
2	SELECTIVE GRASSING & SHAPING 	WATER CAN BE DIVERTED TO MINIMIZE EROSION FLATTER SLOPES EASE EROSION PROBLEMS
5	SEEDING 	INEXPENSIVE AND VERY EFFECTIVE STABILIZES SOIL, THUS MINIMIZING EROSION PERMITS RUNOFF TO INFILTRATE SOIL, REDUCING RUNOFF VOLUME SHOULD INCLUDE PREPARED TOPSOIL BED
40	FILTER BAG 	SILTSAK (TERRAFOX OR OTHERWISE APPROVED EQUAL) FILTER BAG FILTERS SEDIMENT FROM RUNOFF
54	SILT FENCE 	USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY.



SOIL INFORMATION

CW: CROSIER - WILLIAMSTOWN LOAMS, 2 TO 6 PERCENT SLOPES

OBTAINED FROM USDA-NRCS
WEB SOIL SURVEY, GENESEE COUNTY, MI (MI049)



SOIL EROSION CONTROL
DISTURBED AREA = 1.17± ACRES

DISTANCE TO NEAREST WATERCOURSE
2,300' ± TO THE WEST BRANCH OF SWARTZ
CREEK.



PROPOSED SITE PLAN
8541 MILLER RD
SWARTZ CREEK, MI

ISSUED FOR	DATE
OWNER REVIEW	11.25.2025
SPA	06.04.2026
DRAWN :	
CHECKED :	
SCALE : 1"=30'	
JOB NO : TE-25-228	
SHEET TITLE :	
EROSION CONTROL PLAN	

C4.0

August 11, 2026