



**CITY OF WILLIAMSTON**  
**REGULAR PLANNING COMMISSION MEETING AGENDA**  
**TO BE HELD IN THE CITY HALL COUNCIL CHAMBERS**  
**161 E. GRAND RIVER AVE., WILLIAMSTON, MI 48895**  
**TUESDAY, FEBRUARY 6, 2024**  
**7:00 p.m.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Audience Participation – Maximum 5 minutes per presentation. Subject matter on non-agenda items only.
6. Planning Commission Regular Meeting Minutes of January 9, 2024
7. Action Items
  - a. Dollar Tree Site Plan
  - b. Dollar General Preliminary Site Plan
  - c. Appointment of Vice Chair
  - d. Appointment of Parks & Recreation Commission Representative
8. Discussion Items
  - a. RFP Master Plan
  - b.
9. Correspondence Received/Information Only
  - a.
10. Staff Reports
  - a.
11. Audience Participation - Maximum 5 minutes per presentation. Subject matter on non-agenda items only.
12. Planning Commissioner Comments
13. Adjourn to the Call of the Chair

In Accordance with Public Act 267 (Open Meetings Act) Posted and Copies Given to Newspapers.  
Individuals with disabilities requiring special assistance who are planning to attend the meeting should contact the Office of the City Clerk at 517-655-2774, for accommodations. This request must be made two (2) business days in advance of the meeting.

**The next regular meeting of the Williamston Planning Commission will be held on  
Tuesday, March 5, 2024 in the City Council Chambers at 7:00 p.m.**

**CITY OF WILLIAMSTON  
PLANNING COMMISSION  
JANUARY 9, 2024  
RESCHEDULED REGULAR MEETING MINUTES**

**1. Call to Order:**

The meeting was called to order at 7:00 p.m. in the Williamston City Hall Council Chambers by Chairman Jeff Markstrom and the Pledge of Allegiance was recited.

**3. Roll Call:**

Chairman Jeff Markstrom, Commissioners Noah Belanger, Brandon Lanyon, Tim Ludwig, and Lee Fisher. Absent: John Magee and Brandon Gilroy.

Also Present: City Manager John Hanifan, Deputy City Clerk Barbara Burke, City Attorney Timothy Perrone, City Planner (McKenna) Jeff Keesler, Allen Patrick with Kebs Inc, and citizen Tammy Gilroy.

Motion by **Lanyon**, second by **Belanger**, to excuse Magee and Gilroy. **Motion passed by voice vote.**

**4. Approval of Agenda:**

Motion by **Belanger**, second by **Lanyon**, to approve the agenda as presented. **Motion passed by voice vote.**

**5. Audience Participation on Non-Agenda Items:**

Chairman Markstrom called for public comments at this time and there were none.

**6. Planning Commission Regular Meeting Minutes of August 1, 2023:**

Motion by **Lanyon**, second by **Belanger**, to approve the regular meeting minutes of August 1, 2023 as presented. **Motion passed by voice vote.**

**7. Action Items**

**7a. Consideration of 2024 Meeting Dates and Times:**

Motion by **Lanyon**, second by **Belanger**, to approve the 2024 meeting dates and times as presented. **Motion passed by voice vote.**

**7b. Dollar Tree Site Plan:**

Motion by **Lanyon**, second by **Belanger**, to table the Dollar Tree Site Plan (parcel ID 33-18-03-35-379-027, located at 825 W. Grand River), to the next Planning Commission meeting with the issues described in the Planner's letter dated January 4, 2024, to be addressed. Yes: Markstrom, Fisher, Lanyon, Belanger, Ludwig. No: None. **Motion passed.**

**8. Discussion Items**

**8a. Master Plan Update Request for Proposals (RFP):**

Manager Hanifan reported the request for proposals for the Master Plan update should be sent out in about a week. The Master Plan will not require a full rewrite. The Commission's role will be to review proposal submissions and recommend to Council for final approval.

**10. Staff Reports:**

None.

**11. Audience Participation on Non-Agenda Items:**

Chairman Markstrom called for public comments at this time and there were none.

**12. Planning Commissioner Comments:**

Chairman Markstrom said he was glad there was a quorum.

**13. Adjourn to the Call of the Chair:**

Chairman Markstrom adjourned the meeting at 7:19 p.m.

Meeting adjourned at 7:19 p.m.

Respectfully Submitted:

Barbara J. Burke, Deputy City Clerk

Date approved:



7a.  
pg 1

MCKENNA

# Memorandum

**TO:** City of Williamston Planning Commission  
**FROM:** Jeff Keesler  
**SUBJECT:** 825 W. Grand River - Site Plan Review #6  
**DATE:** January 23, 2024

The applicant, 825 Williamston LLC, is seeking preliminary site plan approval from the City of Williamston Planning Commission for the construction of a Dollar Tree retail store on the property located at 825 W. Grand River (Parcel ID: 33-18-03-35-379-027). The site is currently zoned C-3, Mixed Business District. Retail Sales, including limited outdoor sales not exceeding one square foot of sales area for every four square feet of indoor sales or display area, are a principal permitted use in the C-3 district.

## CURRENT STATE OF THE APPLICATION

The application was tabled at the January 9, 2024, Williamston Planning Commission meeting to give the applicant more time to complete the aspects of the application that were missing. McKenna received communication from KEBS Engineering on January 22, 2024 that the site plan had been revised to include the following items:

### Responses/Revisions per IMEG's review:

1. Bumper blocks have been removed from in front of parking spaces.
2. Hatching has been added to the site plan to delineate proposed areas of light-duty and heavy-duty pavement construction.
3. A plan with truck turning movements has been included with the site plan set. The curb radius at the SE corner of the building was increased to 27' to accommodate the truck turning movements.
4. The concrete sidewalk on the east and south sides of the building were revised to be 7' wide. An integral walk detail has been added to the site plan.
5. The developer will provide soil borings as part of the building permit process.
6. The Landscape Plan has been included with the site plan.
  - The NW curb island size was increased, and a 3rd barrier free parking space was added in front of the building.



### KALAMAZOO

151 South Rose Street  
Suite 190  
Kalamazoo, Michigan 49007

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F 248.596.0930  
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7a  
pg 2

- A concrete bike rack pad was added in the NE parking island and a detail was added to the site plan.
- 3 parking spaces were removed at the SW corner of the site to provide additional interior landscape area. Total on-site parking was reduced to 60 spaces.
- Interior Landscape requirements were added to the Site Data table. The current plans provide 2,200 s.f. of interior landscape area.

7. Site Lighting plans have been included with the site plan set.

8. A variance is requested to allow for an allowable discharge rate greater than the required 0.15 cfs/acre. The existing storm sewer system, detention pond and restricted outlet were constructed with the development of the property to the east and encumber the 825 W. Grand River Ave property. Efforts have been made to meet current storm requirements by expanding the detention pond in the area available, over-excavating the bottom of the pond to provide a sediment sump, adding spillways to promote storm water discharge to vegetation where possible, and restricting the outlet discharge rate to the minimum flow that prevents parking lot flooding. The proposed development design improves the capabilities of the storm system as much as possible based on the restraints of the existing site. See attached drainage narrative and calculations.

9. City of Williamston standards notes for water and sanitary service are shown on the site plan.

A Soil Erosion Control plan is provided as part of the set and will be utilized to obtain a permit from Ingham County prior to construction.

## RECOMMENDATIONS

We recommend the City of Williamston Planning Commission approve the preliminary site plan for Parcel ID: 33-18-03-35-379-027, located at 825 W. Grand River, based on satisfying the engineering recommendations listed above.

Respectfully Submitted,

Jeff Keesler  
Associate Planner



MCKENNA

7a  
pg 3

## Memorandum

**TO:** City of Williamston Planning Commission  
**FROM:** Jeff Keesler  
**SUBJECT:** 825 W. Grand River - Final Site Plan Review  
**DATE:** January 24, 2024

The applicant, 825 Williamston LLC, is seeking final site plan approval from the City of Williamston Planning Commission for the construction of a Dollar Tree retail store on the property located at 825 W. Grand River (Parcel ID: 33-18-03-35-379-027). The site is currently zoned C-3, Mixed Business District. Retail Sales, including limited outdoor sales not exceeding one square foot of sales area for every four square feet of indoor sales or display area, are a principal permitted use in the C-3 district.

## CURRENT STATE OF THE APPLICATION

On January 9, 2024 the application was tabled at the Williamston Planning Commission meeting to give the applicant more time to complete the aspects of the application that were missing.

On January 22<sup>nd</sup> McKenna received communication from KEBS Engineering stating that the site plan had been revised to include the missing items from the previous site plan review. KEBS Engineering submitted the missing items and drafted a submittal letter to explain the changes. McKenna reviewed the submitted items and found them to be in compliance with the Williamston Zoning Ordinance.

On January 23<sup>rd</sup> the Williamston City Engineer completed an engineering review of the Site Plan and found it to be consistent with the Williamston Zoning Ordinance standards for site plan review.

In summary, we have no objection to the approval of the site plan as it is written. The proposed Dollar Tree store fits the vision of the Master Plan for the area, satisfies the Williamston Zoning Map, and will provide a commercial service to residents of Williamston and the region.

## **RECOMMENDATIONS**

We recommend the City of Williamston Planning Commission approve the final site plan for Parcel ID: 33-18-03-35-379-027, located at 825 W. Grand River, based on satisfying the zoning and engineering recommendations listed above.



Respectfully Submitted,

A handwritten signature in blue ink that reads "Jeff Keesler".

Ta  
pg 4

Jeff Keesler  
Associate Planner



January 22, 2024

Jeff Kessler  
Williamston Community Development and Planning  
161 East Grand River Rd  
Williamston, Michigan 48895

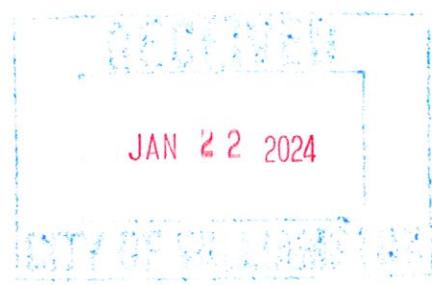
Re: 825 W. Grand River Ave.

Dear Mr. Kessler

Please find attached 12 sets of revised Site Plans prepared in response IMEG's review letter dated December 27, 2023. Also attached are updated drainage calculations and drainage maps for the site.

Responses/Revisions per IMEG's review:

1. Bumper blocks have been removed from in front of parking spaces.
2. Hatching has been added to the site plan to delineate proposed areas of light-duty and heavy-duty pavement construction.
3. A plan with truck turning movements has been included with the site plan set. The curb radius at the SE corner of the building was increased to 27' to accommodate the truck turning movements.
4. The concrete sidewalk on the east and south sides of the building were revised to be 7' wide. An integral walk detail has been added to the site plan.
5. The developer will provide soil borings as part of the building permit process.
6. The Landscape Plan has been included with the site plan.
  - The NW curb island size was increased, and a 3<sup>rd</sup> barrier free parking space was added in front of the building.
  - A concrete bike rack pad was added in the NE parking island and a detail was added to the site plan.
  - 3 parking spaces were removed at the SW corner of the site to provide additional interior landscape area. Total on-site parking was reduced to 60 spaces.
  - Interior Landscape requirements were added to the Site Data table. The current plans provide 2,200 s.f. of interior landscape area.
7. Site Lighting plans have been included with the site plan set.
8. A variance is requested to allow for an allowable discharge rate greater than the required 0.15 cfs/acre. The existing storm sewer system, detention pond and restricted outlet were constructed with the development of the property to the east and encumber the 825 W. Grand River Ave property. Efforts have been made to meet current storm requirements by expanding the detention pond in the area available, over-excavating the bottom of the pond to provide a sediment sump, adding spillways to promote storm water discharge to vegetation where possible, and restricting the outlet discharge rate to the minimum flow that prevents parking lot flooding. The proposed development design improves the capabilities of the storm system as much as possible based on the restraints of the existing site. See attached drainage narrative and calculations.





# KEBS, INC.

9. City of Williamston standards notes for water and sanitary service are shown on the site plan.

A Soil Erosion Control plan is provided as part of the set and will be utilized to obtain a permit from Ingham County prior to construction.

7a.  
pg 6

If you should have any questions regarding the plans or need any additional information, please do not hesitate to contact me at (517) 339-1014, or you can email me at [apatrick@kebs.com](mailto:apatrick@kebs.com).

Sincerely,

Allen J. Patrick, P.E.  
KEBS, Inc.



# KEBS, INC.

825 W. Grand River (E-101859)

Sheet 1 of 5

Calculated By: Allen Patrick

Date: 1-19-24

## 825 W. Grand River Ave. Drainage Calculations

7a  
pg 7

### Background

Drainage for 825 & 725 W. Grand River Ave. originally designed in 1994 with a shared drainage network, detention pond, and restricted outlet. The drainage network was designed to restrict the outflow from the site at Ex. CB#6 and backflow storm water to a detention pond at south portion of 825 W. Grand River. The detention pond and outlet were sized for a 50-year storm with an allowable outflow of 1.74 cfs. The drainage network, pond and outlet were installed with the development of 725 W. Grand River.

### 1994 Design Conditions:

(2) proposed buildings, parking lots and detention pond

0.07 Acre	C=0.87	CA=0.06
0.37 Acre	C=0.83	CA=0.31
0.49 Acre	C=0.83	CA=0.41
0.10 Acre	C=0.88	CA=0.09
0.37 Acre	C=0.76	CA=0.28
0.14 Acre	C=0.90	CA=0.13
0.24 Acre	C=0.77	CA=0.18
0.14 Acre	C=0.90	CA=0.13
0.21 Acre	C=0.20	CA=0.04
0.31 Acre	C=0.90	CA=0.28
<u>0.27 Acre</u>	<u>C=0.90</u>	Bldg(725 W. Grand River)
<u>2.70 Acre</u>	<u>CA=0.24</u>	Bldg(825 W. Grand River)
		CA=2.15

Avg 'C' = 0.80

### Proposed Design Conditions:

CB5	0.15 Acre	C=0.80	CA=0.12
CB1	0.30 Acre	C=0.80	CA=0.24
CB11	0.47 Acre	C=0.84	CA=0.39
CB2	0.16 Acre	C=0.89	CA=0.14
ST1	0.67 Acre	C=0.80	CA=0.54
EX CB	0.20 Acre	C=0.61	CA=0.12
Pond	<u>0.92 Acre</u>	C=0.63	<u>CA=0.58</u>
	2.87 Acre		CA=2.13

Avg 'C' = 0.74

Proposed CA = 2.13 ≤ 2.15 Original Design CA



Provide 100-Year storage using current ATLAS 14 Rainfall

Proposed Conditions: 2.87 Acres, C=0.74, CA=2.13

Allowable outflow =  $0.15 \text{ cfs/Acre} \times 2.87 \text{ Acres} = 0.43 \text{ CFS}$

Required 100 year storage = 25,548 CFT -> (See Calculation Sheet 3)

7 a  
pg 8

Expanded detention pond storage available to 866.00 = 23,414 CFT < 25,548 CFT

Lowest on-site catchbasin rim = 865.25

Parking lot will flood during 100-year storm using 0.43 CFS outflow.

A variance is requested to use a larger allowable outflow to prevent flooding in the parking lot during 100-year storm. A 100-year allowable outflow of 1.35 CFS requires 16,800 CFT of storage (See Calculation Sheet 4) which can be provided at an elevation of 865.24 (See Calculations Sheet 5), just below the rim of the lowest catchbasin.

**Part 2, Section 5: Variances** from the *Rules of the Ingham County Drain Commissioner* allows for variances upon a finding of practical difficulty, hardship or physical constraint of a property, not self-created that makes it infeasible to fully comply with the Rules. Variances may also be granted upon a finding that proposed improvements do not comply with the Rules but are in accordance with the intent and purpose.

The existing storm sewer system, detention pond and restricted outlet were constructed with the development of the property to the east and encumber the 825 W. Grand River Ave property. Efforts have been made to meet current storm requirements by expanding the detention pond in the area available, over-excavating the bottom of the pond to provide a sediment sump, adding spillways to promote storm water discharge to vegetation where possible, and restricting the outlet discharge rate to the minimum flow that prevents parking lot flooding. The proposed development design improves the capabilities of the storm system as much as possible based on the restraints of the existing site.

*Detention Requirement and Discharge Allowance for Small Sites*

7a  
pg 9

Storm Outlet:	Ex. CB#6	Existing "C" Value	0.57
Job Name:	825 W. Grand River	Proposed "C" Value	0.74
Job Number:	E-101859	Maximum Allowable Outflow (CFS)	0.43
Drainage Area (Acres)	2.87	Storm Recurrence Interval (Yrs)	100

Duration	A Rainfall (Per ATLAS#14)	B 100% Runoff	C Runoff "C"	D Runoff (Ac.-Ft.)	E Outflow (Ac.-Ft.)	F Storage (Ac.-Ft.)
10 min.	1.15	0.275	0.74	0.204	0.012	0.192
15 min.	1.40	0.335	0.74	0.248	0.018	0.230
30 min.	2.02	0.483	0.74	0.358	0.024	0.334
1 hr.	2.73	0.653	0.74	0.483	0.036	0.448
2 hr.	3.44	0.823	0.74	0.609	0.071	0.538
3 hr.	3.89	0.930	0.74	0.688	0.107	0.582
4 hr.	4.10	0.981	0.74	0.726	0.142	0.583
5 hr.	4.31	1.031	0.74	0.763	0.178	0.585
6 hr.	4.52	1.081	0.74	0.800	0.213	0.586
8 hr.	4.65	1.112	0.74	0.823	0.285	0.538
10 hr.	4.80	1.148	0.74	0.850	0.356	0.494
12 hr.	4.95	1.184	0.74	0.876	0.427	0.449
18 hr.	5.21	1.246	0.74	0.922	0.640	0.282
24 hr.	5.50	1.315	0.74	0.973	0.854	0.120

- A) Inches of Rainfall: The numbers provided are taken from the National Weather Service ATLAS #14
- B) 100% Runoff for 2.87 Acres: Divide inches of rainfall by 12 and multiply by number of acres.
- C) Proposed % Runoff: Insert selected "C" value. "C" value of the total site can be adjusted as a ratio of impervious area, plus 0.05 for vacant area.
- D) Runoff: Multiply 100% runoff value by "C" value.
- E) Outflow: Multiply outflow in cfs by duration in hours, then by 3600 and divide by 43,560.
- F) Storage Required: Subtract Outflow from Runoff. Storage value will increase to a peak value and then decrease. The peak (largest) value for storage should be used.

\* Maximum allowable Outflow (CFS)  $Q = A * 0.15 \text{ CFS}$   $Q(\text{CFS}) = 0.4305$

KEBS INC. 2116 Haslett Road Haslett, MI 48840 (517) 339-1014	Runoff Detention (cft): 25548	By: Allen Patrick	Date: 1/19/2024
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## *Detention Requirement and Discharge Allowance for Small Sites*

Storm Outlet:	Ex. CB#6	Existing "C" Value	0.57
Job Name:	825 W. Grand River	Proposed "C" Value	0.74
Job Number:	E-101859	Maximum Allowable Outflow (CFS)	1.35
Drainage Area (Acres)	2.87	Storm Recurrence Interval (Yrs)	100

Duration	A Rainfall (Per ATLAS14)	B 100% Runoff	C Runoff "C"	D Runoff (Ac.-Ft.)	E Outflow (Ac.-Ft.)	F Storage (Ac.-Ft.)
10 min.	1.15	0.275	0.74	0.204	0.037	0.166
15 min.	1.40	0.335	0.74	0.248	0.056	0.192
30 min.	2.02	0.483	0.74	0.358	0.074	0.283
1 hr.	2.73	0.653	0.74	0.483	0.112	0.372
2 hr.	3.44	0.823	0.74	0.609	0.223	0.386
3 hr.	3.89	0.930	0.74	0.688	0.335	0.354
4 hr.	4.10	0.981	0.74	0.726	0.446	0.279
5 hr.	4.31	1.031	0.74	0.763	0.558	0.205
6 hr.	4.52	1.081	0.74	0.800	0.669	0.131
8 hr.	4.65	1.112	0.74	0.823	0.893	-0.070
10 hr.	4.80	1.148	0.74	0.850	1.116	-0.266
12 hr.	4.95	1.184	0.74	0.876	1.339	-0.463
18 hr.	5.21	1.246	0.74	0.922	2.008	-1.086
24 hr.	5.50	1.315	0.74	0.973	2.678	-1.704

- A) Inches of Rainfall: The numbers provided are taken from the National Weather Service ATLAS #14
  - B) 100% Runoff for 2.87 Acres: Divide inches of rainfall by 12 and multiply by number of acres.
  - C) Proposed % Runoff: Insert selected "C" value. "C" value of the total site can be adjusted as a ratio of impervious area, plus 0.05 for vacant area.
  - D) Runoff: Multiply 100% runoff value by "C" value.
  - E) Outflow: Multiply outflow in cfs by duration in hours, then by 3600 and divide by 43,560.
  - F) Storage Required: Subtract Outflow from Runoff. Storage value will increase to a peak value and then decrease. The peak (largest) value for storage should be used.

KEBS INC. 2116 Haslett Road Haslett, MI 48840 (517) 339-1014	Runoff Detention (cft):  16800	By:  Allen Patrick	Date:  1/19/2024
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*Standpipe Dimensions for Detention Pond (First Flush, Bank Full, 100 yr Flood)*

Storm Outlet: Ex. CB#6 Existing "C" Value 0.57  
 Job Name: 825 W. Grand River Proposed "C" Value 0.74  
 Job Number: 825 W. Grand River Maximum Allowable Outflow (CFS) 1.35  
 Drainage Area (Acres) 2.87 Required Detention Volume (ft<sup>3</sup>) 16800

1 a  
pg 11

## STORAGE PROVIDED

Elevation (ft)	Area (ft <sup>2</sup> )	Incremental Volume (ft <sup>3</sup> )	Detention Pond Volume (ft <sup>3</sup> )
866.0	9420	8675	23414
865.0	7930	7230	14739
864.0	6530	5895	7509
863.0	5260	1614	1614
862.68	4830	0	0
<b>SEDIMENT SUMP</b>			
862.68	4830	2978	6293
862.0	3930	3315	3315
861.0	2700	0	0

Detention Pond Storage Capacity (ft<sup>3</sup>) 29708

100 yr Flood Storage Requirement (ft<sup>3</sup>) 16800      Storage Elevation (ft) 865.24

$$\text{Area} = Q / [0.62 * (\text{SQRT}(2 * g * h))]$$

$$Q_{FF} + Q_{BF} \text{ (CFS)} 0.00$$

$$Q_{100} - (Q_{FF} + Q_{BF}) \text{ (CFS)} 1.35$$

$$\text{Discharge Area (ft}^2\text{)} 0.178$$

A 5.75" diameter hole has an area of 0.1803 ft<sup>2</sup>

Use 1 5.75" hole at 862.68

Bank Full Storage Requirement (ft<sup>3</sup>) \_\_\_\_\_ Storage Elevation (ft) \_\_\_\_\_

$$(V_{BF} = 8784.6 \times (\text{Ac}) \times (C))$$

The *bankfull* storm is the 24 hour, 2 year storm event:

Check first flush holes:	V <sub>1</sub> (ft <sup>3</sup> ) _____	A diameter hole has an area of _____ ft <sup>2</sup>
h <sub>ave</sub> (ft) _____	V <sub>2</sub> (ft <sup>3</sup> ) _____	
Q <sub>ff</sub> (CFS) _____	Q <sub>BF</sub> (CFS) _____	Use 2.0" holes at
T <sub>ff</sub> (hrs) _____	(h <sub>ave</sub> = 2/3 H) h <sub>ave</sub> (ft) _____	
	Discharge Area (ft <sup>2</sup> ) _____	

First Flush Storage Requirement (ft<sup>3</sup>) \_\_\_\_\_ Storage Elevation (ft) \_\_\_\_\_

$$V_{FF} = 3630 \times \text{Ac}$$

The *first flush storm* is the first 1" of rain over the entire watershed:

Allowable Q<sub>FF</sub> (CFS) \_\_\_\_\_ A 2.0" diameter hole has an area of 0.0218 ft<sup>2</sup>  
 (h<sub>ave</sub> = 2/3 H) h<sub>ave</sub> (ft) \_\_\_\_\_  
 Discharge Area (ft<sup>2</sup>) \_\_\_\_\_ T<sub>ff</sub> (hrs) \_\_\_\_\_ Use 2.0" holes at  
 (Area = Q / [0.62 \* (\text{SQRT}(2 \* g \* h))])

KEBS INC. 2116 Haslett Road Haslett, MI 48840 (517) 339-1014	Runoff Detention Required:  100 Year      16800 CFT	By: Allen Patrick	Date: 1/19/2024
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825 W. Grand River Ave  
CITY OF WILLIAMSSTON, INGHAM COUNTY, MICHIGAN

**LEGEND**

INTEGRAL SIDEWALK AND CURB DETAIL



## Lighting levels study

National Energy & Light, Inc.  
14 Celina Ave, Suite 9 | Nashua, NH | 03063 [www.nelcompany.com](http://www.nelcompany.com)

DISCLAIMER: Calculations have been performed according to IESNA, CIE standards and best practices. Some differences between measured values and calculated results may occur due to variations in calculation methods, testing procedures, component performance measurement techniques and field conditions, such as reflectance and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Project name : DT Williamston MI

Prepared for : Jim Schmidt

Filename: DT Williamston MI v2AGI

By : PE Moldvar

Date: 9/30/2023

AGI32® Version 21.1.68

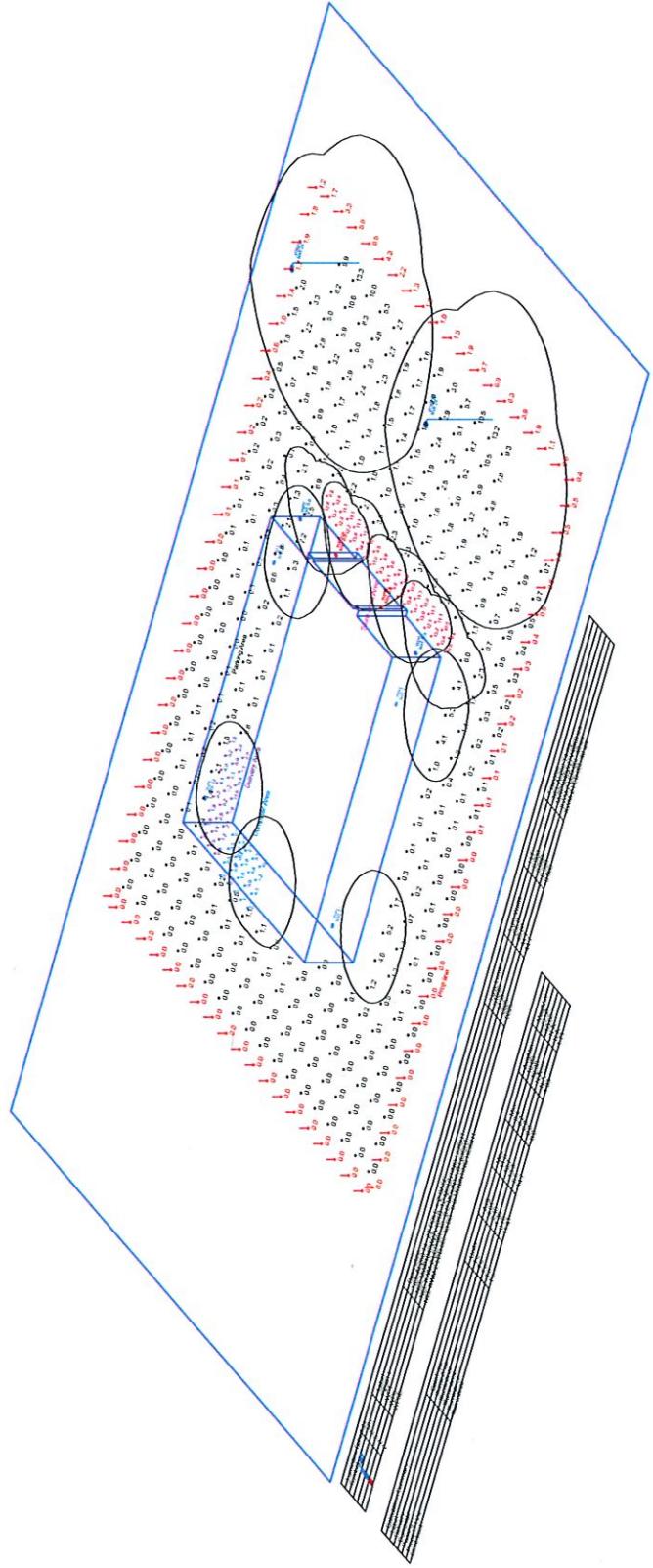
Total Time (Hrs.): 5.05

**Page 1 of 9**





energy • electrical • lighting



National Energy & Light, Inc.  
14 Celina Ave, Suite 9 | Nashua, NH | 03063 [www.nelcompany.com](http://www.nelcompany.com)

DCCLANER: Calculations have been performed according to IESNA, CIE standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance measurement techniques and field conditions such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Project name : DT Williamson MI

Prepared for : Jim Schmidt

Filename: DT Williamson MI v2AGI

By : PE Moldvar  
Units:

Date:9/30/2023

AGI32® Version 21.1.68

Total Time (Hrs.): 5.05

**Page 3 of 9**



energy • electrical • lighting

# Results Summary

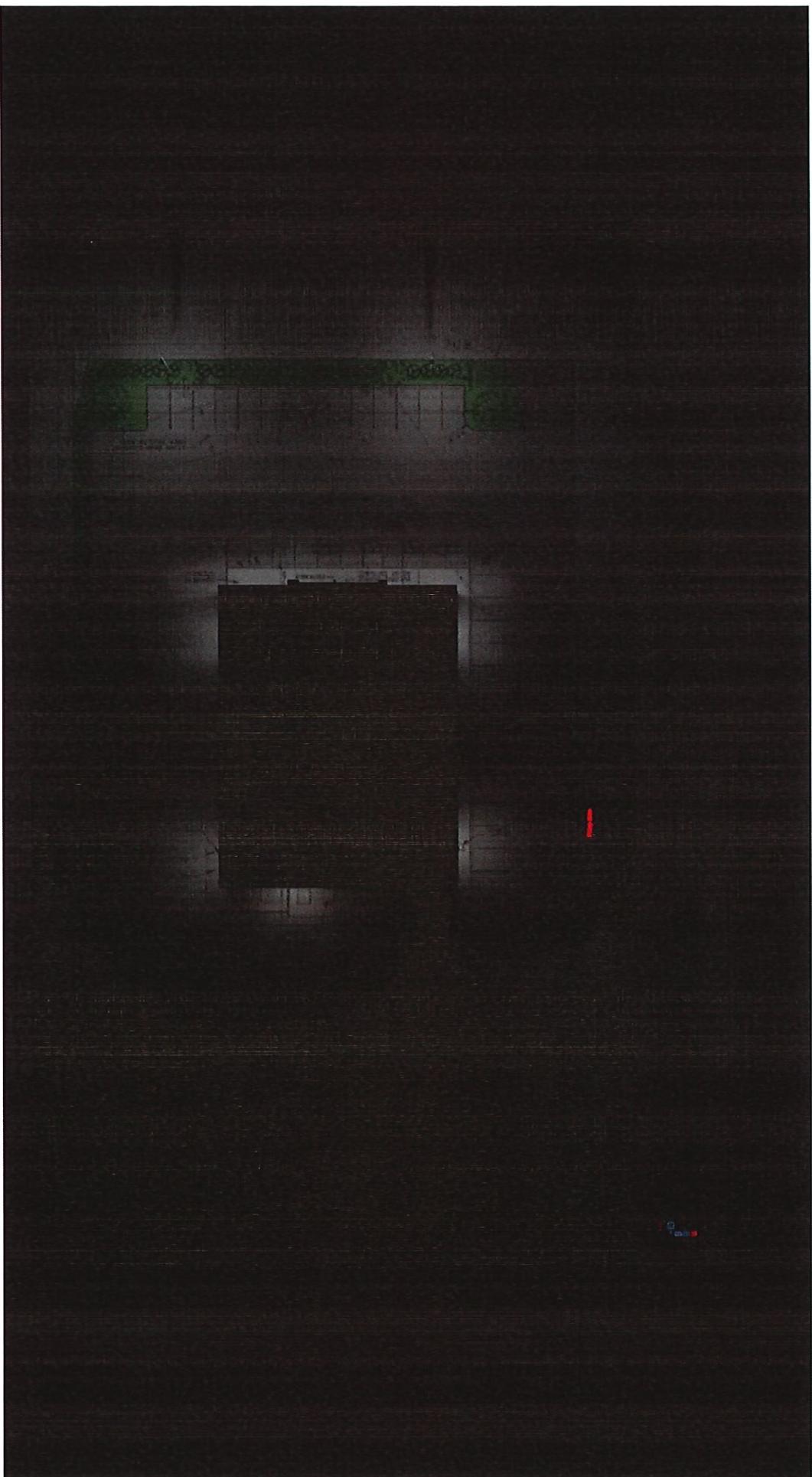
Luminaires Schedule				Lum. Lumens	Lum. Watts	LLF	Filename	Arrangement	Mounting Height
Symbol	Qty	Label	Description						
-□	2	P250T4	NEL-AL250 T4 22' POLE + 2' BASE	31896	255.8	0.900	NEL-AL250 T4.ies	Single	24'
□	5	WP1	NEL MWP1040V27V40KD 12' MOUNTING HEIGHT	5198	40.88	0.900	MWP1040V27V40KD.ies	Single	12'
□	2	WP5	NEL XWM-2-LED-06L-40 8.8' MOUNTING HEIGHT	6025	44.7	0.900	XWM-2-LED-06L-40.ies	Single	8.8'
□	2	WP5E	NEL XWM-2-LED-06L-40-BB 8.8' MOUNTING HEIGHT	6025	44.7	0.900	XWM-2-LED-06L-40.ies	Single	8.8'

Calculation Summary						
	CalcType	Units	Avg	Max	Min	Avg/Min
Label	Illuminance	Fc	4.01	11.8	0.4	10.03
Delivery	Illuminance	Fc	2.46	10.7	0.2	12.30
Dumpster	Illuminance	Fc	1.35	13.3	0.0	N.A.
Parking	Illuminance	Fc	0.76	6.5	0.0	N.A.
Property Line	Illuminance	Fc	11.41	14.7	8.6	1.33
Store front	Illuminance	Fc				

701 pg 16

National Energy & Light, Inc.	Project name : DT Williamston MI	Date: 9/30/2023
14 Celina Ave, Suite 9   Nashua, NH   03063	www.nelcompany.com	AGI32® Version 21.1.68
	Prepared for: Jim Schmidt	Total Time (hrs.): 5.05
	Filename: DT Williamston MI v2.AGI	Page 4 of 9
	By : PE Moldvar	Units:

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and procedures. Some differences between measured values and calculated results may occur due to differences in calculation methods, building procedures, component performance, measurement techniques and field conditions, such as voltage and temperature variations. Input data used to generate the attached calculations, such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



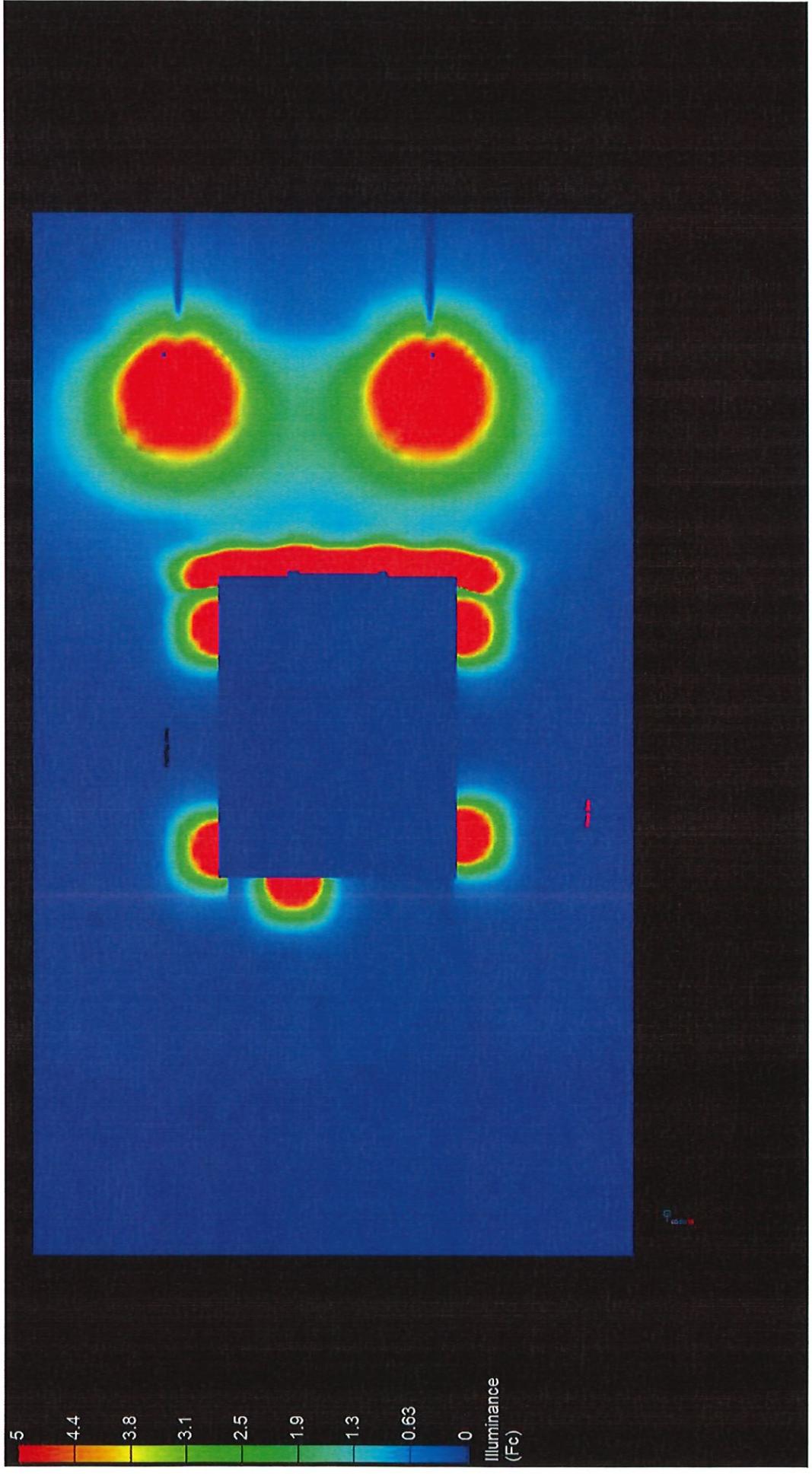
National Energy & Light, Inc.  
14 Celina Ave, Suite 9 | Nashua, NH | 03063 | www.nelcompany.com

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and procedures. Some differences between measured values and calculated results may occur due to differences in calculation methods, testing conditions, measurement techniques and field conditions such as, reflections and temperature variations. Input data used to generate the attached calculations, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Project name : DT Williamston MI	Date:9/30/2023
Prepared for: Jim Schmidt	AG32® Version 21.1.68
Filename: DT Williamston MI v2.AGI	Total Time [hrs]: 5.05
By : PE Moldavar	Units:
<b>Page 5 of 9</b>	



energy • electrical • lighting



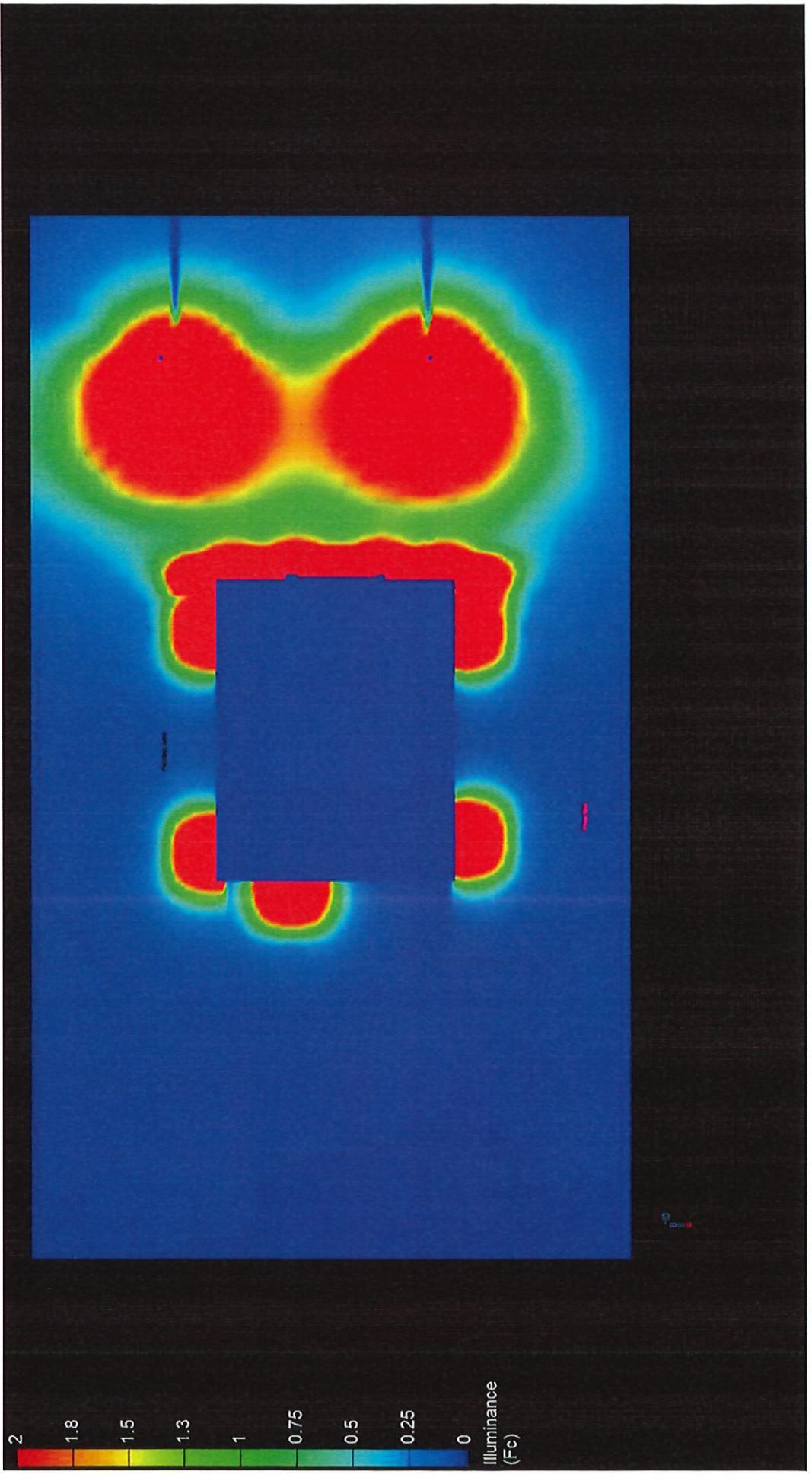
National Energy & Light, Inc.  
14 Celina Ave, Suite 9 | Nashua, NH | 03063 | [www.nelcompany.com](http://www.nelcompany.com)

DISCLAIMER: Calculations have been performed according to IESNA LM-79 standards and good practices. Some differences between measured values and calculated results may occur due to limitations in calculation software, to differences in measurement methods, or to differences in the physical environment. Actual measured values may differ from calculated values due to factors such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

19pg18  
Date: 9/30/2023  
AGI32® Version 21.1.68  
Total Time (Hrs.): 5.05  
**Page 6 of 9**



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DIGITAL RENDER: Calculations have been performed according to IESNA and CIE standards and good practices. Some differences between measured value and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance measurement techniques and field conditions such as reflectance and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Project name : DT Williamson MI

Prepared for: Jim Schmidt

Filename: DT Williamson MI v2.AGI

By : PE Molivar

Date:9/30/2023

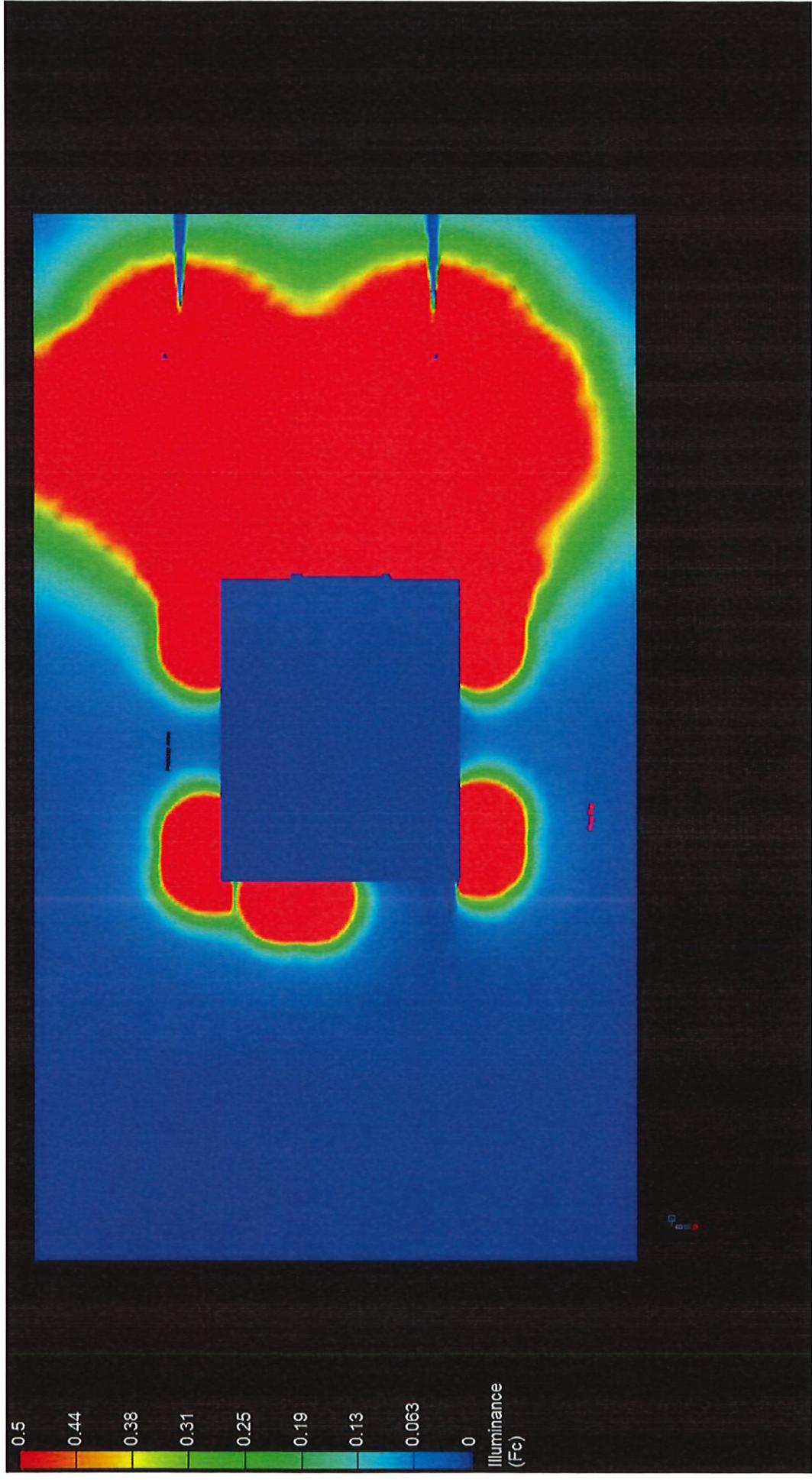
AGI32® Version 21.1.68

Total Time (hrs.): 5.05

Page 7 of 9



energy • electrical • lighting

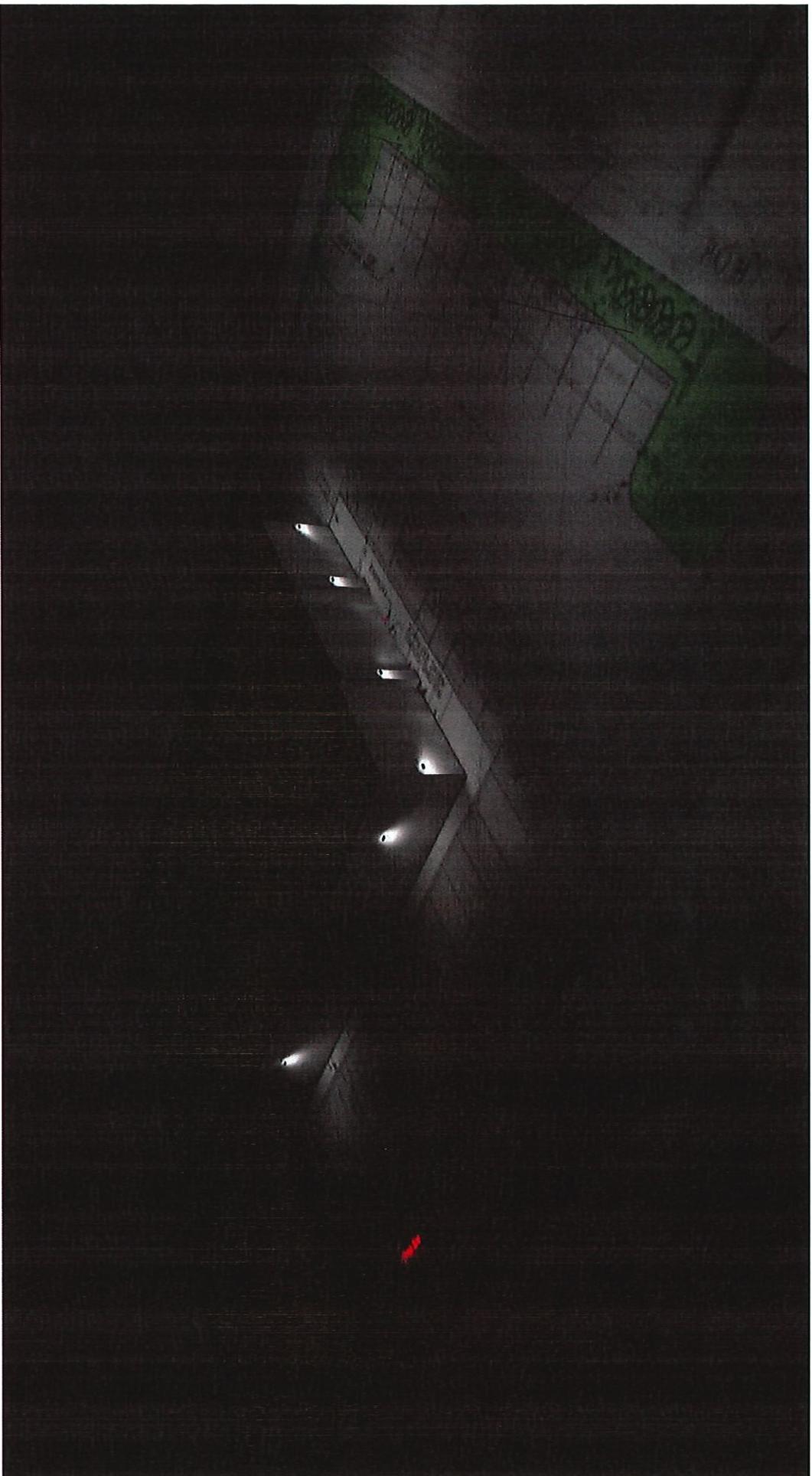


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DISCLAIMER: Calculations have been performed according to IESNA LCG standards and procedures. Some differences between measured values and calculated results may occur due to tolerance in calculation methods, building conditions, component performance characteristics and field conditions, such as reflections, and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

79pg60  
Date: 9/30/2023  
AGI32® Version 21.1.68  
Total Time (Hrs.): 5.05  
**Page 8 of 9**

79 pg 2



National Energy & Light, Inc.  
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DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and good practices. Some differences between measured values and calculated results may occur due to the nature of the calculations and the fact that some parameters are not always available. Furthermore, the software used to perform the calculations, such as room dimensions, reflections, furniture and architectural elements significantly affect the lighting distributions. If the real environment conditions do not match the IES file, differences will occur between measured values and calculated values.

Project name : DT Williamston MI	Date:9/30/2023
Prepared for: Jim Schmidt	AGI32® Version 21.1.68
Filename: DT Williamston MI v2.AGI	Total Time (Hrs.): 5:05
By : PE Moldvar	Units:
<b>Page 9 of 9</b>	



energy • electrical • lighting



# Memorandum

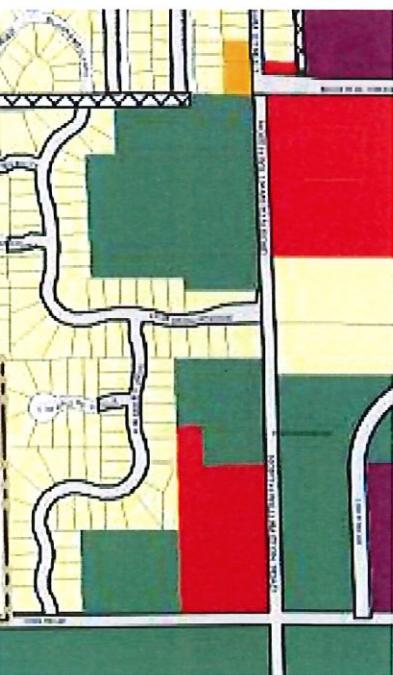
**TO:** City of Williamston  
**FROM:** Jeff Keesler, Associate Planner  
**SUBJECT:** Site Plan Review – 3055 N. Williamston Rd., Dollar General  
**DATE:** January 30, 2024

The applicant is seeking site plan approval to construct a 12,480 square foot Dollar General store and 40 parking spaces on vacant land at approximately 3055 N. Williamston Rd. (Parcel ID: 33-18-07-02-400-037). The subject site is 2.53 total acres and zoned C-2 General Business District. The site is currently a vacant parcel and is undeveloped. An aerial image of the parcel is below, with the approximate parcel boundary lines highlighted in red. The parcel shares a boundary with the Tractor Supply Company store directly south of this parcel on N. Williamston Rd. The applicant has requested Site Plan approval to construct a Dollar General store at this location.



## CONSISTENCY WITH THE MASTER PLAN

The Williamston Master Plan and Future Land Use map designate the area as General Commercial. The image on the left shows the future land use map with the area highlighted in bright red, indicating General Commercial. The Master Plan envisions the General Commercial area as being located outside of the downtown area along Grand River Avenue and N. Williamston Road. The General Commercial areas are typically of a size and scale intended to serve a regional population and are oriented to automobile traffic.



The construction of a Dollar General store at this location meets the vision of the 2015 Williamston Master Plan for this area. A Dollar General store would fit the auto-oriented, regional nature that the Master Plan envisions.

## CONSISTENCY WITH THE ZONING ORDINANCE

The Williamston Zoning Map and Zoning Ordinance defines this area as C-2 General Business District. Permitted uses in this district include commercial automobile service, dry cleaners, houses of worship or assembly, restaurants with or without outdoor seating, retail sales (indoor and limited outdoor), and trade showrooms. The district also allows a number of special land uses. The proposed Dollar General would fit the permitted use of indoor retail sales for this zoning district. The proposed Dollar General store aligns with the Williamston Zoning Ordinance and Williamston Zoning Map.

## CONSISTENCY WITH THE WILLIAMSTON ROAD OVERLAY

The parcel is located in the Williamston Rd. Overlay district (Section 74-4.201) which regulates properties along Williamston Rd. between Interstate 96 and Industrial Park Dr. The purpose of the overlay district is to create a primary entrance route into the city, providing direct access from the Interstate 96 freeway. The overlay district protects the character of the entrance into the city, while promoting economic growth and activity on the city's edge. Below are regulations and standards for the Williamston Road Overlay district.

**Schedule of Williamston Road Overlay (WRO) Regulations: Section 74-4.205.**

Regulation Type	WRO District Requirements	3055 N. Williamston Rd. Proposed Conditions	Compliance with Ordinance Standards
Building Setback	75 ft. (from Williamston Rd. Centerline)	>75 ft.	Yes
Parking Setback	90 ft. (from Williamston Rd. Centerline)	>90 ft.	Yes
Multi-Use Pathway	6 ft.	5 ft.	No
Canopy Trees	1 / 35 ft.	1 / 35 ft.	Yes
Ornamental Trees	1 / 50 ft.	>1 / 50 ft.	Yes
Shrubs	1 / 6 ft.	>1 / 6 ft.	Yes
Driveways	300 ft. apart	Only 1 driveway proposed	Yes
Driveway setback from intersections	130 ft.	>130 ft.	Yes
Cross-Access Connections	Access to TSC?	None shown	No
Easement Required	Yes	Unknown	?
Sign Setback	65 ft. (from Williamston Rd. Centerline)	Proposed in R.O.W.	No

The proposed Dollar General store meets many of the district regulations for the Williamston Rd. Overlay, however several items were not included or do not meet the district standards. A review of the Williamston Rd. Overlay district standards and the proposed design standards revealed the following items that need to be addressed:

- The overlay district calls for a 6 ft. wide multi-use pathway to be planned for the Williamston Rd. frontage. The plan shows a 5 ft. wide sidewalk currently.
- The WRO district requires cross-access connections between properties along Williamston Road to provide side connections to multiple businesses. The current drawings do not show cross-access connections to Tractor Supply Company.
- An easement for access shall be recorded with the County Register of Deeds prior to any certificate of occupancy being granted by the City for the use.
- The WRO district regulates front sign setbacks to 65 ft. from the centerline of Williamston Rd. and to be placed under a canopy tree. The current proposed design shows a sign near the entrance to the property, between the road right-of-way and the sidewalk easement- much less than 65 ft. from the centerline of Williamston Rd.

The proposed design does appear to meet standards for landscaping, driveway access, and exceeds the parking and building setback requirements for the WRO district.

**ENGINEERING REVIEW**

1. The storm water management calculations are in conformance with the Ingham County Drain Commissioner Standards. A connection permit will be needed from the Drain Commissioner for tapping into the Tobias Drain.

2. An existing drainage easement runs along the north side of the property. An encroachment permit will be needed

from the Drain Commissioner.

3. The proposed pavement sections are appropriate for the use.
4. North Williamston Road is City right of way and permitting will be through the City.
5. The sidewalk along the south side of the proposed building should be increased to 7' wide to allow for overhanging vehicles.
6. The City of Williamston standard notes and details for services lines for water and sanitary service should be included on the drawings.

### **EXISTING AND SURROUNDING CONDITIONS AND ZONING DISTRICTS**

As stated above, the applicant is seeking site plan approval from the City of Williamston to construct a 12,480 sq. foot Dollar General store with 40 parking spaces on vacant land on N. Williamston Rd. The subject site is located on the west side of N. Williamston Rd., south of the City's central business district and just north of Interstate 96. Current conditions on the site include vacant land with little vegetation. The parcel sits directly north of the Tractor Supply Company store on N. Williamston Rd. and the two parcels share a boundary. The area has a mixture of open fields, residential developments, and commercial uses and is made up of the following zoning districts: C-2: General Business District, PO-1: Professional Office District, and several residential districts in the area. The proposed Dollar General store would fit the nature of the area provide general retail to surrounding residents and businesses.

### **GENERAL SITE PLAN REQUIREMENTS**

The site plan as presented for review is in compliance with general site plan requirements as noted in the City's Zoning Ordinance. Most notably, the site plans shall be drawn by a professional licensed engineer and include the engineer's seal. The submitted site plan materials did not include a lighting plan and the overall lot width is not easily identifiable from the drawings. In addition, the parking lot plan should include an area specified for truck turnaround. Refer to Section 74-9.208 for a list of information required for site plan review and approval.

### **SITE PLAN REVIEW**

**Schedule of Regulations: Section 74-3.102. Table 2**

Regulation Type	C-2 District Requirements	3055 N. Williamston Rd. Proposed Conditions	Compliance with Ordinance Standards
Minimum Lot Area	14,500 sq. ft. (specific for proposed use)	2.53 acres	Yes
Minimum Lot Width	100 ft. (needed for structure and setbacks)	Not Specified	No
Maximum Building Height	30 ft.	18 ft.	Yes
Minimum Front Yard Setback	15 ft.	90 ft.	Yes
Maximum Front Yard Setback	30 ft.	~7 ft.	Yes
Minimum Side Yard Setback	15 ft. (30 ft. total)	22 ft.	Yes
Rear Yard Setback	25 ft.	25 ft.	Yes
Parking Spaces	37	40	Yes

## **RECOMMENDATIONS**

As mentioned above, the submitted site plan materials do not meet some of the requirements for Williamston Engineering standards and the Williamston Road Overlay, and do not include a lighting plan, the overall width of the lot, and a designated area for truck turnaround.

*We recommend the City of Williamston Planning Commission table the site plan review to construct a Dollar General store at 3055 N. Williamston Rd., until the following conditions are met:*

## **SITE DESIGN STANDARDS**

- Submit the missing materials: a lighting plan, the overall width of the parcel, designated area for truck turnaround.
- City of Williamston engineering review showing compliance with engineering standards.
- The storm water management calculations are in conformance with the Ingham County Drain Commissioner Standards. A connection permit will be needed from the Drain Commissioner for tapping into the Tobias Drain.
- An existing drainage easement runs along the north side of the property. An encroachment permit will be needed from the Drain Commissioner.
- The City of Williamston standard notes and details for services lines for water and sanitary service should be included on the drawings.

## **WILLIAMSTON ROAD OVERLAY STANDARDS**

- The overlay district calls for a 6 ft. wide multi-use pathway to be planned for the Williamston Rd. frontage. The plan shows a 5 ft. wide sidewalk currently.
- The sidewalk along the south side of the proposed building should be increased to 7' wide to allow for overhanging vehicles.
- The WRO district requires cross-access connections between properties along Williamston Road to provide side connections to multiple businesses. The current drawings do not show cross-access connections to Tractor Supply Company.
- An easement for a cross-access with Tractor Supply Company shall be recorded with the County Register of Deeds prior to any certificate of occupancy being granted by the City for the use.
- The WRO district regulates front sign setbacks to 65 ft. from the centerline of Williamston Rd. and to be placed under a canopy tree. The current proposed design shows a sign near the entrance to the property, between the road right-of-way and the sidewalk easement- much less than 65 ft. from the centerline of Williamston Rd.

If you have any questions or would like additional information on this recommendation, please feel free to reach out to Jeff Keesler, Associate Planner, at [jkeesler@mcka.com](mailto:jkeesler@mcka.com).

Respectfully Submitted,



Jeff Keesler, Associate Planner



January 23, 2024

Mr. Jeff Keesler  
Williamston Community Development and Planning  
161 East Grand River Road  
Williamston, Michigan 48895

Re: 3001 N Williamston Road  
Dollar General Final Site Plan Review

Dear Mr. Keesler:

We have reviewed plans for the referenced project dated October 5, 2023, as prepared by Atwell LLC. We offer the following comments for your consideration:

1. The storm water management calculations are in conformance with the Ingham County Drain Commissioner Standards. A connection permit will be needed from the Drain Commissioner for tapping into the Tobias Drain
2. An existing drainage easement runs along the north side of the property. An encroachment permit will be needed from the Drain Commissioner.
3. The proposed pavement sections are appropriate for the use.
4. North Williamston Road is City right of way and permitting will be through the City.
5. The sidewalk along the south side of the proposed building should be increased to 7' wide to allow for overhanging vehicles.
6. The City of Williamston standard notes and details for services lines for water and sanitary service should be included on the drawings.

In summary, we have no objection to the approval of the site plan contingent upon the above items.

If you have any questions, please contact me at (734) 657-4925.

Sincerely

Ted Erickson  
A blue rectangular electronic signature block containing the name "Ted Erickson" and a series of small, illegible characters and symbols.

Ted L. Erickson, P.E.  
Principal