



CIVIL ENGINEERS · LAND SURVEYORS

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December 7, 2023

Ms. Jorja Baldwin
Planning and Zoning Administrator
Charter Township of Fort Gratiot
3720 Keewahdin Road
Fort Gratiot, MI 48059-3309

**RE : Site Plan Review
24th Avenue (4783) Chick-fil-A Site Review**

Dear Ms. Baldwin,

We have completed our review of the site plan drawings submitted for the proposed Chick-fil-A restaurant, which is located on the west side of 24th Avenue (M-25) on the Meijer outlot formerly occupied by the Golden Corral restaurant. The Site Plan was prepared by PEA Group and has been signed and sealed by Lucas Driesenga, P.E., a Michigan-Licensed Professional Engineer. Our review comments are generally limited to engineering-related criteria as they pertain to site plan approval and are as follows:

A. General

1. The site is zoned C-2 General Business according to the zoning map dated November 29, 2006.
2. It appears that all minimum yard setbacks for the proposed structure comply with Section 38-441 of the township ordinances.
3. An 8-foot-wide concrete sidewalk exists along the frontage and will remain.

B. Required Permits

1. The following permits will be required prior to the start of construction:
 - a. Soil Erosion and Sedimentation Control – St. Clair County Health Department.
 - b. Right-of-Way Construction- Pine Grove Ave. (M-25) –MDOT.
2. Copies of all permits should be provided to our office for records during the engineering plan review process.

C. Water Main

1. An existing 8-inch water main is located along the west side of the site along the east edge of the Meijer parking lot and is available for use.
2. The plans show a proposed 6-inch water service connection to the existing water main to serve the site. This connection should be made with a tapping sleeve and valve inside a gate well structure.
3. Near the building, a 2-inch domestic water service line branches off from the 6-inch line to serve the building. This configuration appears to be acceptable.
4. A fire hydrant exists near the northwest corner of the site and appears to provide adequate coverage for the proposed building. However, the township Fire Department should review and confirm the adequacy of the coverage.

5. The items noted above will be reviewed thoroughly as part of the final engineering plan review.
6. The township standard detail sheet for Water Main shall be included as part of the complete set of engineering plans.

D. Sanitary Sewer

1. The plans show a new sanitary sewer service connecting to an existing sanitary manhole within the M-25 right-of-way. This will be acceptable. However, if the vertical difference between the invert elevation of the existing sewer and the proposed service is greater than 18-inches, a drop connection should be provided.
2. The building indicates separate grease interceptor and general wastewater services. The township building department may require sizing calculations for the grease interceptor structure.
3. A sanitary inspection manhole has been provided downstream of the confluence of the grease interceptor and general wastewater services. This is an acceptable location.
4. No extensions of the public sanitary sewer are proposed.
5. The items noted above will be reviewed thoroughly as part of the final engineering plan review.
6. The township standard detail sheet for Sanitary Sewer shall be included as part of the complete set of engineering plans.

E. Storm Drainage

1. The proposed storm drainage system will discharge into the existing Meijer system. The previous development also discharged at the same point. Preliminary storm drainage calculations have been provided on the plans and appear to indicate that the capacity of the system is adequate to accept the flow generated by the proposed improvements. A thorough review of storm drainage and calculations will be performed during the engineering plan review.
2. A general layout of the proposed storm sewer has been shown on the plans and will be reviewed as part of the engineering plan review. Plans, including calculations, meeting the requirements of Chapter 12, Article VII of the township ordinances shall be submitted for approval as part of the complete set of engineering plans. It appears that the preliminary calculations do not use the formulas in the ordinance.
3. The township standard detail sheet for Storm Sewer shall be included as part of the complete set of engineering plans.

F. Traffic/Parking

1. Parking calculations have been provided on the site plan. The proposed parking count appears to include spaces on the adjacent site that are subject to a shared parking agreement. The Planning Commission should review this calculation to determine whether the appropriate parking requirement is being met.
2. Accessible parking spaces complying with ADA have been provided. 3 spaces have been provided based on the 58 spaces being proposed on the site. However, the total parking for the site is 96 spaces, which would require 4 accessible spaces. It does not appear that any of the shared spaces in the Meijer parking lot are accessible. We recommend that one additional accessible space be provided in the proposed parking lot.
3. Parking space and maneuvering lane dimensions comply with the requirements of the ordinance.
4. Adequate circulation appears to be provided on the site.

G. Paving and Grading

1. Paving and grading details will be reviewed as part of the engineering plan review.

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At this time, we see no engineering issues that would prevent approval of the site plan. If the Planning Commission agrees with the comment above regarding the accessible parking spaces, we recommend that this change be added as a condition to site plan approval. Upon approval of the site plan by the Planning Commission, we recommend that the applicant submit one complete set of engineering plans for review (hard copy or PDF), along with any related approvals and/or permits.

Sincerely,

BMJ ENGINEERS AND SURVEYORS, INC.



Patrick R. Phelan, PE, LEED AP
Principal / Senior Project Engineer


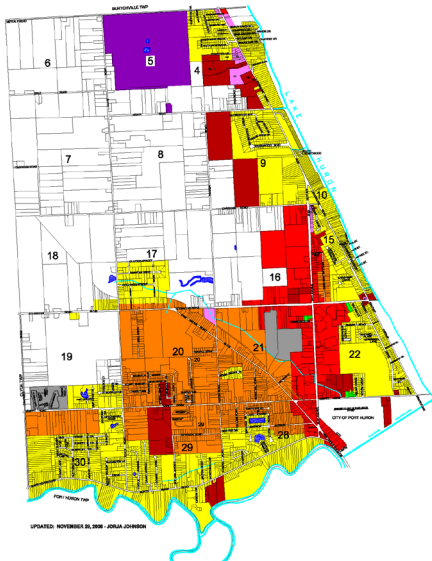
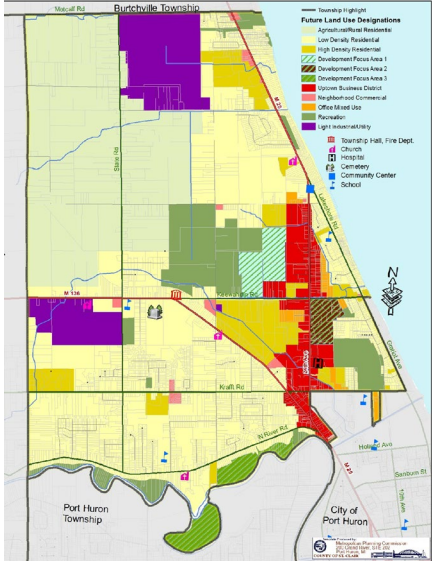
cc: Greg Randall – FGT DPW
Courtney Landreville – FGT Building Dept.

FORT GRATIOT PLANNING COMMISSION SITE PLAN REVIEW REPORT

Project Name: Chick-fil-A	Parcel ID: 74-20-016-2031-010
File Number: 23-004	Meeting Date: 12/12/2023
	Location: Meijer outlot, 24 th Avenue

1. PROJECT SUMMARY.

PROPERTY OWNER:	APPLICANT: Engineer
Noble Properties Palm Beach Garden, Florida 33410	PEA Group Auburn Hills, Michigan 48326
Alternate Contact/Owner Representative:	Main Contact:
Justin Lurk CFA Atlanta, Georgia 30349	Leslie Accardo

SUBJECT PARCEL	ZONING MAP	FUTURE LAND USE PLAN
 <p style="font-size: small; margin-top: 5px;">The location is the former Golden Corral on 24th Avenue on a Meijer outlot. Though still shown on the aerial, the building was demolished in 2021 and the site is currently vacant land.</p>		

2. LAND USE			Proposed Use is: PERMITTED
Zoning District: C-2	Planned Land Use: High Density Commercial	Regulating Zoning Sec.: 38-352	
Rezoning Required: No	Special Approval Required: No	Lot Split Required: No	

3. ADJACENT LAND USES				Conflicts: NONE
Direction:	North	South	East	West
Zoning:	C-2	C-2	C-2	C-2
Land Use:	Panda Express	Meijer Gas Station	24 th Ave/Commercial	Meijer

4. WETLANDS/HIGH RISK EROSION/FLOOD ZONE		Conflicts: NONE
Wetlands Present: No		Property within a High Risk Erosion Area: No
FEMA NFIP: Panel: 26147C0237E Effective Date: 07/19/2022 Flood Zone: X-None		

5. UTILITIES: BMJ Report attached		Conflicts: NONE
Public Water: Available		Public Sewer: Available
Well – SCC Health Department Permit Required: No		Septic – SCC Health Department Permit Required: No

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6. SCHEDULE 38-441-SETBACKS & BUILDING HEIGHT								Requirements: MET	
Front-East		Rear-West		Side-North		Side-South			
Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed		
25'	82'	25'	67'	30'	35'	30'	155'		
Building Height:		Maximum: 45'/3 story		Proposed: 20'/1 story					

7. BUFFERING (38-614) & LANDSCAPING (38-615)				Requirements: MET	
<i>Section:</i>	Required	Provided			
Buffering:	No	N/A	Drainage and grading to be reviewed and approved prior to building permit issuance.		
Irrigation:	Yes	Yes			

8. PARKING & LOADING (38-619)				Requirements: NEEDS DETERMINATION	
Minimum Required	Provided		Stacking	ADA	
76	96 – 58 on-site, 38 shared		12 Required/30 Proposed	3-4 Required/3 provided	
Comment: 3 ADA spots are required and provided onsite. However, the total number of spots available (96) due to the easement agreement would require 4 ADA spots. The PC will need to determine if because there are additional, but not required, parking spaces, if an additional ADA spot should be added.					

9. PEDESTRIAN/NON-MOTORIZED ACCESS (38-632) & ACCESS (38-633)				Requirements: MET	
Sidewalks	Minimum Required	Provided	Determination		
Major Thoroughfare	6'	8' - existing	Met-existing		
Interior Parking Lot/Building	5'	5'-7'	Met		
Access Management:	Traffic study not required. Access is from an existing interior parking lot with two entry points from 24 th Avenue/M-25. Additionally, the existing access management provides access through adjacent parcels south to Krafft Road.				

10. DUMPSTER ENCLOSURE/TRASH RECEPTACLES (38-615 p. 3.)		Requirements: MET
Dumpster enclosure wall height, materials and gate: Met		
Trash Receptacles within Parking Lot (250 spaces or more:) Not Required		

11. DESIGN STANDARDS: EXTERIOR WALL MATERIALS		Requirements: MET
The façade is 100% brick veneer with metal and stucco accents and awnings.		

RECOMMENDATION:

- The Building Department recommends approval with no conditions.
- The Fire Department recommends approval with no conditions.
- The Department of Public Works recommends approval with no conditions.
- The Planning Commission will need to make a determination regarding the ADA space.
- Zoning conditions are met and the site plan is recommended for approval, as follows:
 - Permits required prior to issuance of a building permit:
 - a. Soil Erosion and Sedimentation Control – St. Clair County Health Department.
 - b. Right-of-Way Construction- 24th Avenue (M-25) – MDOT.
 - c. All drainage, final utility and engineering plan approval – BMJ Engineers
 - d. Signage is not approved under this site plan, and will require a separate permit.