

NOTICE of PUBLIC HEARING

The Village of Otter Lake will hold a hearing on Monday, March 22, 2021, beginning at 5:00 p.m., at the Otter Lake Community Center, 5902 Genesee Street, Otter Lake, MI, regarding the following:

Parcel Number 047-636-005-00, 5644 Otter Lake Road: Splitting a 1.91 acre parcel from the existing 36 acre parcel and rezoning said new parcel from Single Family Residential – Attached, to General Commercial, for a small retail development.

Written comments concerning this request will be received in person until 12 p.m. (noon), Monday, March 22, 2021, at the Otter Lake Community Center, 5902 Genesee Street, Otter Lake, MI, or may be mailed to Village of Otter Lake, PO Box 193, Otter Lake, MI 48464.

Sincerely,

Joan Skias, Clerk
Village of Otter Lake

OVERALL SITE CONDITIONS

The subject site is located along the north side of Otter Lake Road approximately 350-ft east of Sherman Street (PIN: 047-636-005-00) in Otter Lake, Lapeer County, Michigan. The site is approximately 1.91 acres and is currently contains a single-family residence. Refer to exhibits below an attached.

The subject property has approximately 225' of frontage on Otter Lake Road. Otter Lake Road is a 2 lane (one lane, each direction) asphalt, uncurbed road under the jurisdiction of the Village of Otter Lake.

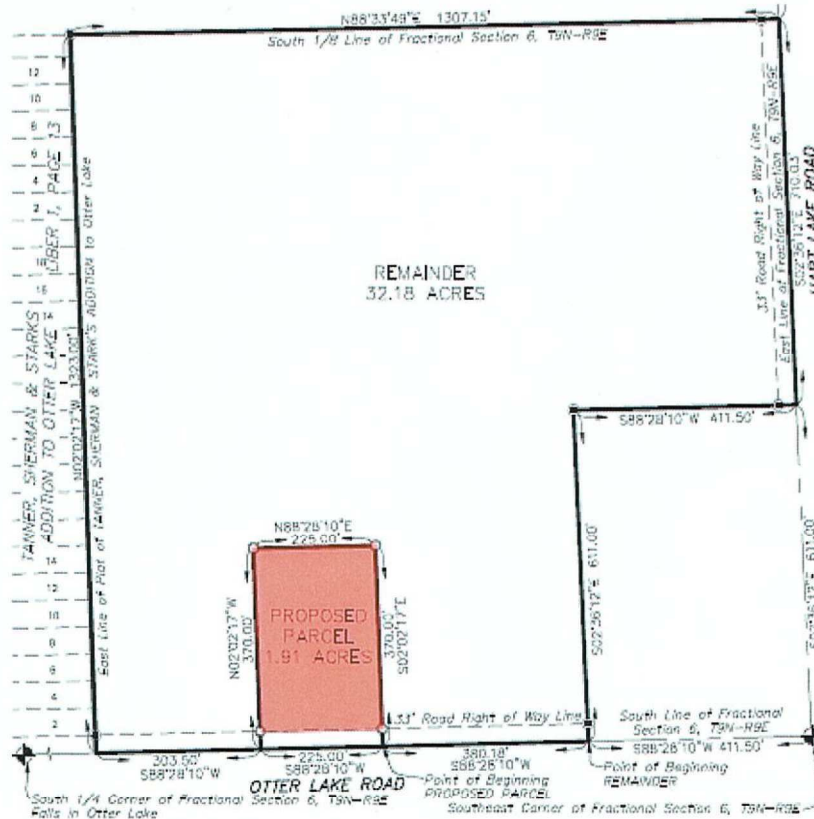
Public water main is not available, and the project is planned to be served by an on-site well. Public sanitary sewer is available, and the project plans to connect via a service lead. Natural gas, electric and data facilities are located adjacent to the subject parcel and will not require extension.

The site does not contain significant woodlands.

Soils in the vicinity of the subject site can be described as generally loamy.

There is no 100-year floodplain in the vicinity of the subject site.

Topography in the vicinity can be described as moderate, generally sloping from northwest to southeast. A wetland area is located along the east side of the subject site.



IMPACT STATEMENTS

WETLAND IMPACTS

There are wetlands located along the east side of the subject site. However, no wetland impacts are proposed as part of this development.

LAND USE IMPACTS

The proposed development will consist of a small retail building, associated site development features and utilities. The site would provide all required screening required per Township ordinance in order to buffer the adjacent properties.

The Village Future Land Use Map indicates this property is designated for multi-family residential. However, given the sites location as a gateway into the Village and separation from existing residential structures, it makes sense for commercial development. The size of commercial development being proposed is small, therefore the traffic/infrastructure impacts would be comparable to a multi-family development on the same property.

ENVIRONMENTAL IMPACTS

There are no watercourses or significant woodlands on the subject site.

Soil erosion best management practices will be employed during the entire construction process in accordance with the Lapeer County Health Department requirements.

IMPACT ON PUBLIC FACILITIES AND SERVICES

The proposed use anticipates a maximum of 3 employees per shift. The impact on public facilities and services will be minimal and consistent with typical small retail uses.

DRAINAGE IMPACTS

As stated previously, there is a wetland located along the east side of the subject site. The wetland does not appear to meet regulated criteria. The site generally sheet flows to the wetland in its current condition. Post development, on-site drainage will be collected and conveyed to a detention basin prior to a restricted outlet to the wetland. The stormwater treatment and detention will be provided as required by Village requirements.

STORAGE AND HANDLING OF WASTE AND HAZARDOUS MATERIALS

No storage or handling of hazardous materials is proposed as part of the normal operation of a retail facility.

Waste will be stored in a remote trash enclosure, designed in accordance with Village requirements.

TRAFFIC IMPACTS

Based on ITE trip generation for a variety store, peak hour was calculated at 29 hourly and 578 average daily trips. Traffic impacts on Otter Lake Road are expected to be minimal. The site driveway will be provided in accordance with the Village standards.