

**GREENWOOD TOWNSHIP  
SITE PLAN REVIEW APPLICATION**

SITE PLAN ONLY \_\_\_\_\_

DOES \_\_\_\_\_ DOES NOT  REQUIRE SPECIAL USE APPROVAL

For all development proposals and uses set forth in 19.06 (2) of the Greenwood Township Zoning Ordinance, a site plan and other requirements shall be submitted for review and approval by the Township Planning Commission. Ten (10) copies of this form together with same number of site plans must be filed with the Township Clerk together with the appropriate fee. The site plan must satisfy all the requirements of the Greenwood Township Zoning Ordinance and include the necessary attachments. Supplemental verbal statements or altered/ corrected copies will not be accepted at the Planning Commission meeting. Any changes in the original submission shall require a new application and reprocessing.

PROPRIETOR\ APPLICANT Witco Inc.

ADDRESS 6401 Bricker Rd. CITY Avoca PHONE # 810-387-4231

NAME OF PROPOSED DEVELOPMENT Witco Inc.

COMMON DESCRIPTION OF PROPERTY I-1 Light Industrial

COMPLETE LEGAL DESCRIPTION (use other side or make part of site plan) See Attached Site Plan

WIDTH 580' DEPTH 890' SIZE (in acres) 10.24

EXISTING ZONING I-1 ZONING OF SURROUNDING PROPERTY I-1 + A/R

PROPOSED USE OF LAND I-1 Light Industrial

SITE PLAN PREPARED BY L.M. Shink Engineering, PLC

ADDRESS 4146 Pine Grove Rd. CITY <sup>Fort</sup> Gratiot PHONE # 586-718-1965

If you are not the legal owner, state your basis of representation (attorney, site planner, architect, option purchaser, etc.)

NOTE: APPROVAL of the site plan by the planning commission shall satisfy the requirements of the Greenwood Township Zoning Ordinance for site plan approval but shall not exempt the applicant from compliance with all other Township Ordinance or Requirements.

The undersigned deposes that the foregoing statements and answers and accompanied information are true and correct.

Action Date 7-16-08

[Signature]  
Signature of Applicant

\* Approved  Denied \_\_\_\_\_

\_\_\_\_\_  
Signature of Legal Owner  
(if not applicant)

- \* • Approval given by Greenwood Township Planning Commission subject to the recommendation made by Dick Smith, Montgomery Associates, Inc. Greenwood Township's professional planner.  
• See attachment, Site Plan Review Memorandum dated, July 9, 2008, page four, Recommendations, 1, 2 and 3 d.g. 7-17-08

# **MONTGOMERY ASSOCIATES, INC.**

Urban Planning Consultants

3051 Commerce Drive, Suite 2, Fort Gratiot, MI 48059 ▪ 810-385-3150 ▪ FAX 810-385-3172

Site Planning ▪ Zoning ▪ Master Plans ▪ Grants ▪ Housing Projects  
Economic Development ▪ Recreation Planning ▪ Community Development

Kenneth L. Montgomery, P.C.P.

Gary E. Brewer, A.I.C.P.

Richard O. Smith, M.A.

## **MEMORANDUM**

**TO:** Greenwood Township Planning Commission

**FROM:** Richard O. Smith, Township Planner  
Montgomery Associates, Inc.

**DATE:** July 9, 2008

**RE:** Site Plan Review – Witco Inc. Expansion

**Summary:** Witco Inc. is a manufacturer that has been operating in Greenwood Township for many years. The company is now asking for a building expansion. A small existing building will be demolished.

<b>Owner:</b>	Witco Inc. 6401 Bricker Road. Avoca, MI 48006 (810) 387-4231	<b>Engineer:</b>	Lori M. Shink 4146 Pine Grove Rd. Fort Gratiot, MI 48059 (586) 718-1965
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### **General Description**

The proposed development is located on 10 acres in the northeast ¼ of the northeast ¼ of Section 31, Greenwood Township, fronting on Bricker Road.

**Legal Description:** Land in the Township of Greenwood, St. Clair County, Michigan, Being part of the northeast quarter of the northeast quarter of Section 31, T8N, R15E, described as: Commencing at the northeast corner of Section 31; Thence south 1152.73 feet along the east line of section 31 and centerline of Bricker Road to the Point of Beginning; Thence continuing south 168.00 feet; Thence N. 89°51'26" W. 890.00 feet along the prorated north quarter-quarter line; Thence north 580.00 feet; Thence S. 89°51'26" E. 720.00 feet; Thence south 412.00 feet; Thence 89°51'26" E. 170.00 feet to the Point of Beginning.

Parcel Dimensions: The subject land essentially consists of a large rectangle (580 ft. X 720 ft.) and a smaller rectangle (168 ft. X 170 ft.) fronting on Bricker Road, containing approximately 10.24 acres.

Proposed Use of Property: A one-story, 85 ft. X 270 ft., 22,950 sq.ft. building addition to be used for storage and/or manufacturing.

Zoning District: I-1, Light Industrial

Adjacent Zoning: North & West – I-1, Light Industrial  
East – A portion is I-1, Light Industrial and a portion across Bricker Rd. is  
A/R, Agricultural/Rural Residential  
South – A/R, Agricultural/Rural Residential

Existing Use of Property: Manufacturing

Adjacent Land Uses: North – land in active farm use  
East – The David & Georgina Witt residence and land in active farm use  
South – fallow land  
West – land in active farm use

Planned Land Use: Agricultural and rural residential land use.

Utilities: The subject site has no public water or sewer. The Hayes County Drain is adjacent to the west property line and a portion of the north property line and will receive the site storm water drainage.

Wetlands: There are no wetlands noted.

Floodplains: There are no established federal flood plains in Greenwood Township.

Permitted Use (Sec. 12.02): Manufacturing is a permitted use in the I-1, Light Industrial District.

Site Access: The site has access to Bricker Road, a secondary thoroughfare with a 120 foot planned right-of-way.

Driveway Permit: The existing driveway will be used.

no new parking is proposed to be constructed. The Planning Commission may want to waive requiring that the parking lot be paved. **Plng. Comm. Determination**

**Recommendation:** It is recommended that the Planning Commission approve the proposed site plan subject to;

1. St. Clair County Drain Commissioner approval,
2. Planning Commission approval of the proposed small greenbelt in lieu of a masonry wall, and
3. Planning Commission waiver of parking lot paving.