

Ontwa Township Planning Commission

Preliminary Site Plan Review

The North Dock Property - DNR Park / Access Site

March 5, 2014

The Planning Commission agrees, in concept only, that the proposed use could meet the standards set forth in Article XVI, Section 16.05. The Planning Commission recommends the applicant comply with Section 16.06 and thoroughly address the following issues for Final Site Plan Review:

16.059(a)&(b) Due to the unique nature of the ingress and egress to Eagle Lake and the DNR Park, A traffic impact study, completed by a Professional Engineer, should be provided to justify the safety and maneuverability of all projected traffic. Also, the residential property to the north and East should be buffered to minimize impact.

16.05(c) Restrooms should be connected to the Ontwa Township Sanitary Sewer System and have running water with flushing toilets. Also, a drainage plan should be prepared by a Professional Engineer, indicating on-site detention of storm water runoff with no direct runoff to the adjoining bodies of water.

16.05(d)&(e) This being a relatively isolated site at night, address how signage, security lighting and general site safety will be provided and maintained. We don't want this site to become a problem site for the Ontwa Township Police Department. Consider possible hours of operation.

Additional items to be addressed on the Final Site Plan:

1. Coordinate with the Cass County Road Commission for driveway permits, uses along the west side of Eagle Lake Road, and additional signage or signalization for pedestrian and vehicular traffic.
2. Consider possible limits on boat size, horsepower and hours of operation.
3. Most of the site is surrounded by FEMA Flood Zone A, FEMA must approve all construction activities within the Flood Zone.
4. How will DNR establish and maintain an effective improvement and site maintenance program inclusive of all improvements on site and trash pickup.
5. Preliminary plan indicates filling will be done within Eagle Lake and maybe the channel - Need approval from DEQ for this activity.
6. Due to the current issues with invasive species in Eagle Lake, investigate technologies to prevent further spreading of invasive species. Such as a boat washing station.

7. Areas designated as "park" areas should have park amenities. Such as picnic tables, grills, pier/shoreline fishing, shelter, and playground equipment or other family activities.
8. The site is mapped as a Freshwater Emergent Wetland. Construction in a wetland must be permitted by DEQ.
9. DNR should investigate local entities that may assist in Park amenities, a boat wash and maintenance of said items
10. Legal opinion needed to determine if littoral rights exist for these six lots,
11. Phasing plan (schedule for the improvements)