
LANDMARK STRATEGIES

MEMORANDUM

DATE: May 2, 2007
TO: Salem Township Planning Commission
FROM: Mark A. Sisson, AICP, Planning Consultant
RE: Phase I review. Shields Crossing
Cc Nederveld Assoc.

Section 11.24 Site Condominium Subdivision states in part that ...*"The purpose of this Section is to ensure that plans for developments within Salem Township proposed under the provisions of the Condominium Act, Act 59 of the Public Acts of 1978, shall be reviewed with the objective and intent of achieving the same or comparable essential characteristics as if the development and improvements therein were being proposed pursuant to the Subdivision Control Act, Act 288 of the Public Acts of 1967, as amended. It is also the intent of this Section to ensure that such development is in conformance with the requirements of this Zoning Ordinance, as amended, and other applicable Township Ordinances and state and federal regulations."*

Based on the above stated intent of Section 11.24, I have reviewed the proposed development plan on both the standards contained in the Zoning Ordinance and the Township's Subdivision Control Ordinance and have the following comments and recommendations.

1. Lots 1, 10, 11, 30 and 50 do not have the required minimum of 80 feet of frontage along the long chord nearest the R.O.W. line (ref. Sec. 11.14).
2. The development does not take into consideration the likelihood that an additional 17 feet of R.O.W way will be required from the Allegan County Road Commission along 20th St. and potentially along 140th Street as well.
3. A 20 feet deep landscape easement should be required along the entire length of both 26th St. and 140 Ave. This easement is necessary to restrict access to 26th Street, to minimize noise and to protect outdoor living (ref. Sec. 4.6, sub. 6 and Sec. 4.7) of the Subdivision Control Ordinance). The developer should be required to plant these easements with effective screening vegetation.
4. It is recommended that Shields St. be required to be built as a public Street. Extensions of this street to the South property line and to the east property line should also be required. These requirements will enable future street extensions within properties to the south and east as may be required under Sec. 4.1sub 3) of the Subdivision Control ordinance (also ref. Sec. 4.7 b) reserve strips-Public).
5. The east/west, public portions of the streets should be named as "Avenues". The

cul-de sacs should be named "circle", "court", "way" or "place". Armour Avenue should be named Armour Court, Path, way or Circle, and could also be named Armour Street. Armour Avenue should not be accepted by the Township (ref. 4.115) of the Subdivision Control ordinance).

5. Street lights will be required unless specifically waived by the Township Board. At a minimum, street lights at each public street intersection should be required.
6. All utilities must be installed underground (ref. Sec. 5.3 required improvements).