

**PLANNING COMMISSION
121 N CHURCH STREET, HUDSON, MI
SPECIAL MEETING
March 1, 2024 at 4:30 p.m.**

AGENDA

- I. CALL TO ORDER:**
- II. ROLL CALL:**
- III. PLEDGE OF ALLEGIANCE:**
- IV. ORDERS OF THE DAY:**
 - A. Excuse Absent Member(s)
- V. NEW BUSINESS:**
 - A. Site Plan for D & P Communications
- VI. PUBLIC COMMENTS:**
- VII. CITY MANAGER'S REPORT:**
- VIII. COMMISSION COMMENTS:**
- IX. ADJOURNMENT:**

Jeaniene McClellan, City of Hudson

**Minutes for this meeting will be available for public review at the
Hudson City Office – 121 N. Church Street, Hudson, MI
PLEASE CALL CITY OFFICE IF YOU CANNOT ATTEND**

NOTE: Anyone planning to attend the meeting who has a need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at (517) 448-8983 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations.



application for

APPROVAL OF SITE PLAN

Application date: 02/27/24

APPLICANT IDENTIFICATION

Applicant name: D & P Communications telephone: 734-279-5526
address: 4200 Teal Rd., Petersburg, MI 49270

Owner's name: Same as Applicant telephone:
address:

Plan Designer's name: Same as Applicant telephone:
address:

PROPOSED SITE PLAN REVIEW

- PRELIMINARY FINAL COMBINED*

*At the discretion and risk of applicant, the PRELIMINARY and FINAL site plans may be COMBINED in application for approval. In such a situation the Planning Commission may waive the portion of the review process concerning preliminary site plan application and review. However, the Planning Commission has the authority to require a PRELIMINARY site plan separate from the FINAL site plan where the complexity and/or scale of the site for the proposed development so warrant. Also, PRELIMINARY and FINAL site plans cannot be combined for a development consisting of two or more phases.

A copy of the City of Hudson's code pertaining to site plan review is included with this application.

A site plan review also requires an application of zoning compliance. The fee for zoning approval is included in the site plan review fee.

PLEASE NOTE: Engineering, Legal and Planning Consultant Costs will be extra, if incurred.

APPLICANT'S STATEMENT

I hereby state that the information I have provided in this application is true and correct to the best of my knowledge. I also acknowledge that I have received a copy of the Certificate of Zoning Compliance and a copy of the City of Hudson's code pertaining to site plan review with this application. By signing this application, I grant permission to city personnel to enter upon property as described for review purposes.

Applicant's signature: Benjamin Pidek /s/ date: 02/27/24

for Hudson City Office Use Only

FEE SCHEDULE

PRELIMINARY \$ 200.00 **FINAL** \$ 250.00 **COMBINED** \$ 450.00

date paid: _____ received by: _____

- | | |
|--|---|
| <input type="checkbox"/> Application and Drawings received | <input type="checkbox"/> Hudson DPW / WWTP opinion received |
| <input type="checkbox"/> Zoning Compliance application received | <input type="checkbox"/> Hudson Fire Chief opinion received |
| <input type="checkbox"/> Engineering Consultant opinion received | <input type="checkbox"/> Other: |

COMMENTS

Initial Review of Planning Commission: date: _____

FINDINGS & RECOMMENDATIONS TO HUDSON CITY COUNCIL

Final Review of Planning Commission: **APPROVED** **DENIED** date: _____

FINDINGS

Initial Review of Hudson City Council: date: _____

Final Review of Hudson City Council: **APPROVED** **DENIED** date: _____

FINDINGS

Notification Sent to:

<input type="checkbox"/> Owner	date: _____
<input type="checkbox"/> City Council Files	date: _____
<input type="checkbox"/> Building Inspector	date: _____
<input type="checkbox"/> Planning Commission	date: _____

DRAWING INDEX	
DESCRIPTION	NO.
COVER SHEET	1
SITE PLAN VIEW	2

D & P COMMUNICATIONS PREFABRICATED CONCRETE EQUIPMENT SHELTER ON PROPOSED EASEMENT

HUDSON, MI
LENAWEE COUNTY

GENERAL NOTES:
 PREFABRICATED CONCRETE EQUIPMENT SHELTER TO BE PLACED ON NEW CONCRETE PAD ON PROPOSED EASEMENT. EXISTING ELECTRICAL SERVICE TO BE REUSED FOR SHELTER. EXISTING ELECTRONICS CABINET AND GENERATOR TO BE REMOVED. EXISTING CONCRETE PAD AND GAS SERVICE TO BE REUSED FOR NEW SHELTER GENERATOR.

ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACI 301, ACI 308 AND MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION). CONCRETE PLACED IN COLD WEATHER SHALL CONFORM TO ACI-306-R. CONCRETE PLACED IN HOT WEATHER SHALL CONFORM TO ACI-305-R.

CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

CONCRETE SHALL HAVE A SLUMP RANGE OF 2"-4".


CONCRETE SUBJECT TO FREEZE/THAW CYCLES SHALL HAVE AN AIR CONTENT OF 5%-7% BY VOLUME PER ASTM C280.

FINE AGGREGATE AND COURSE AGGREGATE SHALL CONFORM TO ASTM C33.

CONCRETE SLAB TO BE 6" THICK WITH REBAR REINFORCEMENT ON FOOTERS THAT ARE 42" DEEP. FOOTERS TO HAVE A MINIMUM WIDE OF 8".



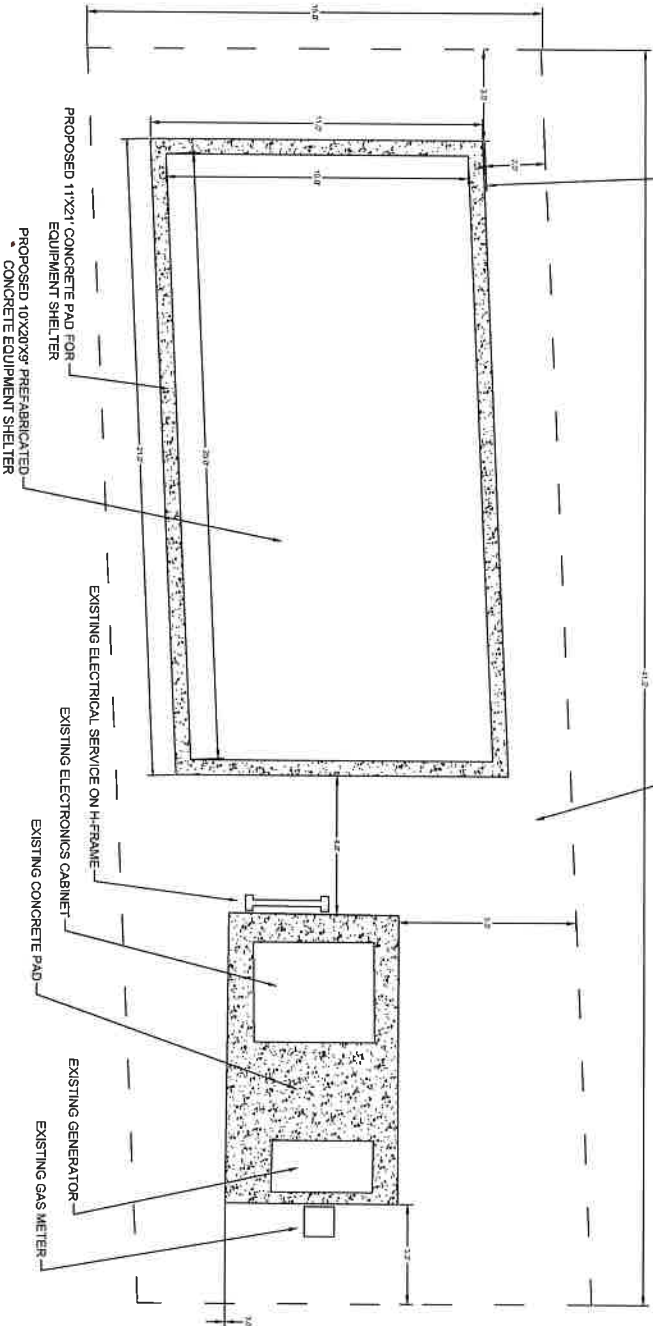
BY	MARK	REVISIONS	DATE

	
4200 TEAL RD. PETERSBURG, MI PH: 734-279-5526 www.d-pcomm.com	
COVER SHEET SITE PLAN	
DESIGNED BY: BLP	DRAWN BY: BLP
DATE: 02/27/24	SHEET 1 OF 2
SCALE: NTS	JOB #2478-000
1	

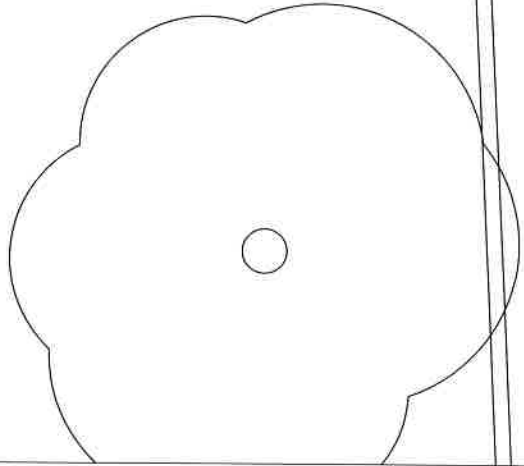
MUNSON HWY.



PROPOSED 15'X41.5' EASEMENT
TOTALLY CONTAINED ON
PARCEL XHO-315-1120-00



PARCEL ID: XHO-315-1120-00
OWNER: HUDSON CITY



EAST PARCEL BOUNDARY AND
EDGE OF ROAD RIGHT-OF-WAY

SOUTH PARCEL BOUNDARY

BY	MARK	REVISIONS	DATE

DESIGNED BY: BLP		DRAWN BY: BLP	
DATE: 02/27/24	SHEET 2 OF 2	SITE PLAN FOR PROPOSED EASEMENT WITH PREFABRICATED CONCRETE SHELTER	
SCALE: 1" = 4'	JOB #2478-000		
		S	
		1	

	4200 TEAL RD. PETERSBURG, MI PH: 734-279-5626 www.dpcomm.com
--	---