



April 17, 2026

Richard Polmanteer, Planning Commission Chairperson
 Vienna Charter Township
 3400 W. Vienna Road
 Clio, MI 48420

RE: Site Plan Review #2– 4082 W. Vienna Road – Randy Wise Dealership/General Automotive Repair

Dear Mr. Polmanteer,

Per the request of Vienna Charter Township, we completed a second site plan review of the Randy Wise Dealership/General Automotive Repair Site Plan located at 4082 W. Vienna Road. The applicant is proposing an auto dealership and general automotive repair facility. The township received a site plan prepared for Randy Wise consisting of seventeen (17) sheets dated Updated Site Plan 3/04/2026 as prepared by Contour Design Engineering and LG Workshop LLC. This second review is based upon a response letter dated March 30, 2026 by Christopher Enright of Contour Land Group and revised site plan documents dated March 30, 2026. **Red** font are current review comments and ~~struck language~~ indicates comments from review 1. Based on the information submitted, ROWE Professional Services offers the following comments for your consideration:

General Comments:

- Comments have been satisfactorily addressed and Planning Commission review is in order.

Planning Comments

Site Plan Information

We reviewed the plan for compliance with the requirements in the zoning ordinance and comments are found below.

<p>Sec. 602.1.G – Zoning district and land use of adjacent parcels.</p>	<p>X</p>		<p>X</p>	<p>Zoning district of the site is C-2– General Commercial not G-2</p> <p>Zoning district and land use of adjacent parcels not provided. Sheet A100A, ALTA 1 of 1 depict information.</p>
<p>Sec. 602.1.H – The dimensions of all property lines showing the relationship of the property to abutting properties and buildings within 100 feet.</p>	<p>X</p>		<p>X</p>	<p>Dimensions provided.</p> <p>Buildings within 100 feet not provided.</p> <p>Correct the following plan errors – Min Lot Area – 10,000 sq ft Min Side yard setback – 20 ft ALTA 1 of 1, provided.</p>

Sec. 602.1.R – The location and size of containment and storage areas if the use of hazardous substances is involved.	X		?	Applicant to note on plans storage of hazardous substances. General Note #1 on A100A
Sec. 602.1.V – Cross section drawings of proposed sidewalks, drives, and parking areas.	X		X	Cross section of new sidewalk and pavement not provided. All paving details shown on Sheet A100D
Sec. 602.1.W – Designated fire lanes.	X		X	Fire lanes not provided. Indicated on Sheet A100A
Sec. 602.1.Y – The location, number, dimensions, color, material, and lighting of signs.		X	X	Signage locations provided. Sign dimensions, color, material, and lighting not provided. "We understand that signage will be under a separate permit and review. Chrysler vendor will be applying for the permit under separate application. See Sheet A100E for Sign imagery and detail notes." - applicant Approval of the site plan in no way obligates the Township to approve shown signage, the graphics are for illustrative purposes only. -ROWE
A. Estimated number of employees, customers, and visitors.		X	X	Employees provided on A100A Customers and visitors not provided Total number of Customers and Visitors indicated at 98. See Sheet A100A
C. Any changes expected in dust, odor, smoke, fumes, noise, lights, or similar potentially adverse conditions created by the proposed use.		X	X	Applicant to provide note on the plans. There will be no noticeable changes to the amount of dust, odor, smoke, fumes, noise, lights or similar adverse conditions created by the proposed use. See General Note #2 on Sheet A100A

Zoning Compliance

The following issues or questions related to compliance with the ordinance requirements were identified.

Minimum Setbacks - Front	40 ft	450 ft
- Side	20 feet each side if detached	East – Existing 6.4 ft Existing Nonconforming
- Side	20 feet each side if detached	West – Existing to Parcel 1 lot line not provided Existing Nonconforming West to Existing to Parcel 2 lot line – 49.5 ft Wiseman Realty owns both lots

Are there any additional dimensional requirements per the zoning district?

A. All activities shall be conducted within a completely enclosed building.	Applicant to provide note Note added. See General Note #3 on Sheet A100A.
B. Outside storage of vehicles or parts must be completely screened from public streets or residential districts in accordance with ARTICLE 13 obscuring walls and landscaped berms.	Applicant to note not occurring or address as required The intent of the greenbelt / screening landscaping at the Public Right-of-Way has been met. See Sheet L.2
C. No outside storage of discarded or salvaged materials, junk vehicles, or junk parts shall be permitted on the premises.	Applicant to provide note See General Note #4 on Sheet A100A
D. Main buildings shall have a minimum setback of 100 feet from an R, RMC or RM district unless the district is separated from the use by a major or secondary thoroughfare or collector street.	Existing building is 97.2 ft from adjacent residential parcel which is heavily wooded. A setback variance will be required. Property to the north is zoned C2, so the 100' setback is not required.
E. Must demonstrate measures taken to prevent contamination of soil and groundwater, and processes for appropriate storage and disposal of any hazardous materials.	Applicant to provide note on the site plan acknowledging compliance. Contractor to obtain Soil Erosion permit from Genesee County. Soil Erosion permit will ensure that all surrounding soil, surface water, etc. is protected from site runoff. Except for a very small, contained area, no excavation where the ground will be penetrated is expected. All construction will occur above the existing compacted subsurface where there is no opportunity to contaminate the soil or groundwater.

- Please see the Site Plan Zoning Compliance Checklist for more details.

<p>Section 505 Corner Clearance – Do all proposed or existing fences, walls, shrubbery, signs, or similar obstructing structures within all intersection clear vision areas comply with this section?</p>	<p>X</p>	<p>?</p>	<p>Provide illustrations of compliance on plans</p> <p>Corner Clearance dimensions indicated. See Sheet A100A.</p>
<p>Section 507 Exterior Lighting – Do the proposed lighting fixtures, including intensity, design, and placement on the photometric plan comply with these standards?</p>	<p>X</p>	<p>X</p>	<p>Footcandles exceed ord. req. A. In any use district, light sources may not exceed 10 foot-candles. Lighting height appears to exceed 18 ft requirement. It appears to be 32.6' with receptacle. Flood light height not provided.</p> <p>Footcandle at rear parcel line comply at 0.0. Wall mounted lights conform at 12 ft high. . Photometric plan has been totally revised. See Photometric plans Sheets 1 of 2 and 2 of 2.</p>
<p>Section 508 Screening of Rooftop Equipment – Do all proposed roof-mounted equipment comply with these standards?</p>	<p>X</p>	<p>?</p>	<p>Applicant to clarify is complaint – Screening for mechanical equipment will be provided once RTU locations are established.</p> <p>No rooftop units will be visible from the Right-of-Way.</p>

<p>Section 509 Waste Receptacles – Is the space provided for one or more dumpsters compliant with these requirements, if applicable? If a residential use, does the accessory dumpster comply with this requirement?</p>	X	?	<p>Height of enclosure and materials are compliance</p> <p>Enclosure appears to be within 20 ft of the rear property line shared with a residential zoned parcel.</p> <p>Dumpster enclosure has been relocated to be connected to existing building so as to not conflict with required loading zones or rear yard building setbacks. See Sheets A100A and A100C.</p>
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Clarify Project Information Sheet A100A — employee/maximum shift states 51 and 55 within the table. Review included as 55 **Employees at maximum shift are verified as 51. See Sheet A100A.**

<p>Loading Space (Section 403)</p>	<p>5,001-60,000 sq ft = 1 space, plus 1 space per each 20,000 square feet GFA or fraction thereof</p> <p>59,400 sq ft /20,000 = 2.97 2.97+1 = 3.97 spaces</p>	<p>3 loading spaces provided 4 loading spaces are required</p> <p>4th Loading Space added. See Sheet A100A.</p>
<p>3. Layout Standards – Do parking spaces and maneuvering lanes meet these requirements?</p>	X	<p>Spaces are 9' x 20' complaint Drive aisles are 20' 30' wide complaint Parking lot is existing however the applicant should show snow storage area.</p> <p>Snow storage area indicated at east side of property. See Sheet A100A</p>

<p>3. Exterior Lighting – Does the exterior lighting for the parking areas meet the standards of Section 507?</p>	<p>X</p>	<p>✗</p>	<p>Footcandles exceed ord. req. A. In any use district, light sources may not exceed 10 foot-candles. Lighting height appears to exceed 18 ft requirement. It appears to be 32.6' with receptacle.</p> <p>Flood light height not provided.</p> <p>Footcandle at rear parcel line comply at 0.0.</p> <p>Wall mounted lights conform at 12 ft high.</p> <p>Photometric plan has been totally revised. See Photometric plans Sheets 1 of 2 and 2 of 2.</p>
<p>4. Construction, Maintenance, Screening, and Landscaping – Does the design of the parking area and its landscaping meet the requirements of this section and of Section 1302?</p>	<p>X</p>	<p>?</p>	<p>Cross section of pavement is not provided.</p> <p>Landscaping areas within parking lot?</p> <p>Site storm water management is existing.</p> <p>Pavement cross sections are shown on Sheet A100D</p>
<p>Section 1300.3.F Mechanical Equipment – Are the proposed mechanical equipment areas designed, located, and screened in accordance with these standards?</p>	<p>X</p>	<p>?</p>	<p>Applicant to address</p> <p>See earlier comment</p>
<p>Section 1300.3.H Landscaping Rights-of-Way and Other Adjacent Public Open-Space Areas – Are the rights-of-way and public open-space areas adjacent to the required landscaped areas planted with grass or similar suitable ground cover?</p>	<p>X</p>	<p>?</p>	<p>Applicant to note is area will be grass</p> <p>See revised landscape design, Sheets L.1 and L.2</p>
<p>Section 1300.3.I Regulations Pertaining to Landscaping Areas Used for Sight Distance – Does all vegetation planted within the sight distance corners at intersections comply with these requirements?</p>	<p>X</p>	<p>✗</p>	<p>Applicant to address on plans</p> <p>See revised landscape design, Sheets L.2, L.3 and A100A.</p>

<p>Section 1302 Parking Lot Landscaping – Does the proposed parking lot landscaping comply with these standards?</p>	X	X	<p>Does not comply with requirements – see below chart Landscape design has been revised to meet current standards. See Sheets L.1, L.2 and L.3.</p>
<p>Section 1304 Compliance for Nonconforming Sites – Does the proposed screening and landscaping bring the site into conformity, if current landscaping and screening is nonconforming?</p>	X	X	<p>Existing sites that do not comply with the standards of this Article shall be required to come into full compliance whenever site plan review is required for a project Landscape design has been revised to meet current standards. See Sheets L.1, L.2 and L.3.</p>
<p>Greenbelt (Sec. 1300.3.B)</p>	<p>(3) A minimum of one (1) deciduous tree or evergreen tree shall be planted for each 30 linear feet or portion thereof of required greenbelt length. Required trees may be planted at uniform intervals, at random, or in groupings.</p> <p>(4) Two (2) 18-inch-high shrubs shall be required for each 15 linear feet of greenbelt area. Required shrubs may be planted at uniform intervals, at random or in groupings.</p>		<p>310/ 30 = 10.3 (round up per ordinance) 11 trees are required</p> <p>310/15 = 20.66*2 = 41.32 42 shrubs are required</p> <p>Landscape design has been revised to meet current standards. See Sheets L.1, L.2 and L.3.</p>

<p>Parking Lot (Sec 1302)</p>	<p>1. For every 20 parking spaces, an area shall be used for interior landscaping. Whenever possible, parking lot landscaping shall be arranged to improve the safety of pedestrian and vehicular traffic, guide traffic movement, and improve the appearance of the parking area, through the even distribution of the landscape effort across the total off-street parking area, rather than to concentrate all effort in one location.</p> <p>2. Parking lot landscaping shall not be less than 150 square feet in any single island area. Not more than two (2) landscaped units of 150 square feet may be combined in plans designed to meet the minimum requirements. A minimum of one (1) deciduous tree shall be planted in each landscaped area.</p>	<p>262/20=13.1 round up to 14 interior planting areas</p> <p>9 provided</p> <p>Islands are 9'x40' = 360 sq ft Per conversation with Wade Burkholder at ROWE, he agreed that the parking lot landscape islands as proposed meet the requirements of the ordinance for required area. Per the equation, we are required to provide a total of 2,100 S.F. of parking lot landscaping island area. We are proposing 2,880 square feet. Revised landscaping material is indicated on Sheets L.2 and L.3.</p>
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ROWE Professional Services Company's plan for review is for conformance with the township's submittal requirements and standard practices for the township's use in its determination of whether to approve the plans. The developer and designer shall be responsible for the accuracy and validity of the information presented on the plan. Regulatory and other governmental agencies with jurisdiction may have additional comments or requirements. This **second submittal is recommended for review** by the Planning Commission at this time.

The developer and designer remain responsible for the design, construction, and any resulting impacts of the project.

If you have any questions or require additional information, please contact me at wburkholder@rowepsc.com or 810-341-7500.

Sincerely,
 ROWE Professional Services Company

Wade Burkholder

Wade Burkholder, AICP
 Senior Planner

cc: Vienna Charter Township Planning Commission

Attachments: 1. Revised Site Plan