

Samantha Merchant
Building Administrator
Vienna Charter Township
3400 W. Vienna Road
Clio, MI 48420

RE: Randy Wise Chrysler, Dodge, Jeep, Ram
4082 W. Vienna Road
Vienna Township, MI 48420
8046 N Holly Rd

March 30, 2026

Dear Ms. Merchant

The following are responses to the Site Plan review document from ROWE Consultants dated March 13, 2026 received via email on March 16th, 2026.

Sec. 602.1.G – Zoning district and land use of adjacent parcels.
Zoning district of the site is C-2 - General Commercial not G-2

Zoning district and land use of adjacent parcels not
Provided

**Response: Zoning district revised. See Sheet A100A
Zoning and Land Use identified. See ALTA 1 of 1 and A100A.**

Sec. 602.1.H – The dimensions of all property lines showing the relationship of the property to abutting properties and buildings within 100 feet.

Buildings within 100 feet not provided.

Correct the following plan errors – Min Lot Area - 10,000 sq ft
Min Side yard setback – 20 ft

**Response: Buildings within 100' of property indicated. See ALTA Sheet 1 of 1
Min. Lot Area is 10,000 S.F. and Min. Site yard setback is 20'
according to the Zoning Ordinance.**

Sec. 602.1.R – The location and size of
containment and storage areas if the use of hazardous substances is involved.

Applicant to note on plans storage of hazardous substances.

**Response: No Hazardous substances are to be stored. See General Note
#1 on A100A.**

Sec. 602.1.V – Cross section drawings of proposed sidewalks, drives, and parking areas.

Cross section of new sidewalk and pavement not provided.

Response: All Paving Details Shown on Sheet A100D

Sec. 602.1.W – Designated fire lanes.

Fire lanes not provided.

Response: Fire Lanes indicated. See Sheet A100A

Sec. 602.1.Y – The location, number, dimensions, color, material, and lighting of signs.

Sign dimensions, color, material, and lighting not provided.

Response: 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

A. Estimated number of employees, customers, and visitors. - Customers and visitors not provided

Response: 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.

Applicant to provide note on the plans.

Response: 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

West – Existing to Parcel 1 lot line not provided. Existing Nonconforming West to Existing to Parcel 2 lot line – 49.5 ft

Response: Since Wiseman Realty owns both lots, the actual side yard setback is accurately shown as 49.5 ft.

A. All activities shall be conducted within a completely enclosed building.

Response: 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 with obscuring walls and landscaped berms.

Response: 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.

Response: 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.

Response: 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.

Response: 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.

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?

Response: Corner Clearance dimensions indicated. See Sheet A100A.

Section 507 Exterior Lighting – Do the proposed lighting fixtures, including intensity, design, and placement on the photometric plan comply with these standards?

Response: Photometric plan has been totally revised. See Photometric plans Sheets 1 of 2 and 2 of 2.

Section 508 Screening of Rooftop Equipment – Do all proposed roof-mounted equipment comply with these standards?

Response: Screening for mechanical equipment will be provided once RTU locations are established. No rooftop units will be visible from the Right-of-Way.

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?

Enclosure appears to be within 20 ft of the rear property line shared with a residential zoned parcel.

Response: 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.

Clarify Project Information Sheet A100A – employee/maximum shift states 51 and 55 within the table. Review included as 55.

Response: Employees at maximum shift are verified as 51. See Sheet A100A.

Loading Space (Section 403)

3 loading spaces provided
4 loading spaces are required

Response: 4th Loading Space added. See Sheet A100A.

Layout Standards – Do parking spaces and maneuvering lanes meet these requirements?

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.

Response: Snow storage area indicated at east side of property. See Sheet A100A

3. Exterior Lighting – Does the exterior lighting for the parking areas meet the standards of Section 507?

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. Footcandle at rear parcel line comply at 0.0.
Wall mounted lights conform at 12 ft high.

Response: Photometric plan has been totally revised. See Photometric plans Sheets 1 of 2 and 2 of 2.

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?

Cross section of pavement is not provided

Response: Pavement cross sections are shown on Sheet A100D.

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?

Applicant to note is area will be grass

Response: See revised landscape design, Sheets L.1 and L.2

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?

Response: See revised landscape design, Sheets L.2, L.3 and A100A.

Section 1302 Parking Lot Landscaping –

Does the proposed parking lot landscaping comply with these standards?

Does not comply with requirements – see below chart

Response: Landscape design has been revised to meet current standards. See Sheets L.1, L.2 and L.3.

Section 1304 Compliance for Nonconforming Sites – Does the proposed screening and landscaping bring the site into conformity, if current landscaping and screening is nonconforming?

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.

Response: Landscape design has been revised to meet current standards. See Sheets L.1, L.2 and L.3.

Greenbelt (Sec. 1300.3.B)

A minimum of one (1) deciduous tree or evergreen tree shall be planted for each 30 linear feet or portion thereof required greenbelt length. Required trees may be planted at uniform intervals, at random, or in groupings.

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.

Response: Landscape design has been revised to meet current standards. See Sheets L.1, L.2 and L.3.

Parking Lot (Sec 1302)


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.

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.

Response: 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.

Please contact me with any additional comments or questions.

Sincerely,
Contour Land Group

A handwritten signature in black ink, appearing to read "Chris Enright", is written over a horizontal line.

Christopher Enright, NCARB
Principal Architect