

# Memo

**To:** City of Charlotte Planning Commission  
**From:** Bryan Myrkle, Community Development Director  
**Date:** March 31, 2017  
**Re:** Michels Corporation – Site Plan Review – 451 Packard Highway

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On your agenda for this month's meeting is a site plan review for Michels Corporation, a large utility contractor that is planning to purchase the former Hearn Enterprises/Eaton Heavy Duty facility at 451 Packard Highway.

The issue before the Planning Commission is Michels' plan to expand the facility with the additional of a fenced and secure, gravel storage lot for their fleet of vehicles.

Michels Corporation has secured a 5-year contract with Consumers Energy, and will be doing contract work for Consumers throughout Mid-Michigan. This facility would serve as its base of operations during that contract.

Because the site has already been developed in accordance with local zoning regulations and the covenants that govern development in Combs Park, this is a very straightforward site plan with only a couple elements for Planning Commission review. Specifically, these are the new north entrance/exit drive planned on Lipsey Drive, and the construction of the gravel lot and its elements.

The existing landscaping at the site should be adequate for this development, as well. Michels Corporation is proposing a 6-foot chain-link security fence with integrated fabric screening, topped with 3 strands of barbed-wire. The proposed lighting is downward facing and directed to the interior of the site.

Michels is also planning changes to signage at the site, but will be requesting permits for those changes separately.

I have not identified any areas of concern about this plan, and it appears to be in conformance with local zoning regulations. I have included a resolution for your use when approving this plan, and your packet includes a basic site plan drawing and an aerial overlay.

A representative of Michels Corporation will be present at your meeting to answer any questions you may have.