

AGENDA # J.1
Scio Township Board of Trustees
Suburban Lithia, PUD-FSP# 23001, Final PUD

FOR MEETING DATE OF: September 12, 2023

PREPARED ON: updated 7/16/23, updated
9/6/23

PREPARED BY: Fran Szuma

SUBMITTED BY: Planning

ITEM TYPE: Possible Action

BACKGROUND: The Suburban Lithia project is a Planned Unit Development (PUD) for which the applicant seeks final approval from the Board of Trustees. The public hearing was held on 7/25/23.

The applicant is proposing three (3) new car dealership buildings with a proposed mixed-use area in the western portion of the site to be determined later. The proposed buildings will encompass 35,345 SF (Mercedes dealership); 22,622 SF (future dealership); and 29,028 SF (BMW dealership). The site will also encompass shared parking/auto storage areas and stormwater management facilities.

The site currently maintains 21 acres and 14 properties which will be combined to develop the site.

PUD zoning is being requested in order to allow the auto sales use on this site. The current R-2, Single-Family Residential and I-1, Limited Industrial zoning classifications do not allow auto sales uses. However, as part of the Jackson Road Overlay District (JROD), mixed-use development may be considered as a conditional use or a planned unit development (PUD). The applicant has chosen to apply as a PUD. The applicant has acknowledged the requirement to combine the properties and will submit for review once the required documents have been prepared.

Plans for Suburban Lithia PUD-FSP

[2023-08-17 - Lithia Scio - Revised EV Park - H994-01.pdf](#)

RECOMMENDATION: Planning Commission recommends conditional approval.

MODEL MOTION: 1) To approve OA# 23001, Lithia Final PUD Site Plan based on the Planning Commission recommendation of approval including any conditions listed by the Planning Commission and authorize the clerk and supervisor to execute the Development Agreement, and any other documents required.

2) To adopt the Zoning Ordinance Amendment for Lithia PUD OA#23001.

ATTACHMENTS:

[TB - Suburban Lithia Final PUD 09-06-2023.pdf](#)

[Suburban Lithia application](#)

[Suburban Lithia reviews](#)

[Suburban Lithia response](#)

[Suburban Lithia wcrs response](#)

[draft EGLE part 399](#)

[draft EGLE part 41](#)

[infiltration report](#)

[site renderings](#)

[Suburban Lithia PC approval minutes](#)

[SubLith 2023-08-11 - Master Deed - Lithia Scio Business Condominium - H994-01.pdf](#)

[SubLith 2023-08-09 - Exhibit B to Master Deed - H994-01.pdf](#)

[SubLith 2023-08-11 - Condominium Bylaws - Lithia Scio Business Condominium - H994-01.pdf](#)

[SubLith Development Agreement - 9-5-23.pdf](#)

[Suburban Collection_RIA Plan Review #1_2023-08-23.pdf](#)

[Suburban Collection_PUD-FSP#3_2023-05-22.pdf](#)

[SubLith ZOA FINAL 090723.pdf](#)

QUESTION: Shall this Motion be APPROVED?