

Appendix M  
Alternatives Analysis

# Sample

## Feasible and Prudent Alternative Considerations

Pere Marquette Charter Township has applied for a permit to place fill in a linear wetland ditch area to facilitate construction of a proposed industrial park within the Township. The proposed industrial park is needed to accommodate demand for industrial development in the Township.

Between 1992 and 1998, Pere Marquette Charter Township constructed an industrial park on Sixth Street and only four lots remain available. Over the past few years Pere Marquette Charter Township has received numerous requests for industrial lots smaller than what are now available. The types of industries seeking to locate in this area generally prefer lots that are 1 to 3 acres in size. Therefore, to accommodate new industries to the area Pere Marquette Charter Township is proposing an industrial park where the majority of lots are 1 to 3 acres in size.

The 77 acre parcel slated for the industrial park has approximately 10.7 acres of wetland area, most of which is regulated by the DEQ. These wetland areas were delineated by \_\_\_\_\_ and confirmed by a DEQ Level III Wetland Assessment dated January 2, 2003. The proposed industrial park includes 28 lots varying in size from approximately 0.9 acres to 6 acres. A majority of the proposed lots are 1 to 3 acres in size. The proposed site is currently owned by the Township and is appropriately zoned for industrial use.

The Township would have desired more than 28 lots on the 77 acre parcel in accordance with their long-term planning. However, given the site constraints posed by the existing regulated wetlands, the original site plan for the property has been down-scaled, resulting in the proposed 28 lots. The proposed 450 cubic yards of fill is within a 500 lineal foot portion of a manmade wetland ditch, which is dry during most to the growing season. This linear wetland crosses three of the proposed lots, Nos. 8, 9 and 10, as noted on the enclosed plans. Access to the three lots is proposed off of the proposed access road within the development. An existing railroad borders the three proposed lots to the north, so that there is no other access to these properties except from the south.

Lot number 8 has other regulated wetland areas within its boundaries and in order to access and use the available upland for development, (and avoiding other wetland areas) it will be necessary to fill a portion of the linear wetland as proposed. Access to the upland areas of lot number 9 and lot number 10 are completely blocked by the linear wetland, so filling a portion of the linear wetland on these lots would be necessary to make any use of the upland areas on lots 9 and 10. Each lot must accommodate an industrial building, parking, access drives for truck traffic, emergency vehicles, etc. An industrial client would expect to be able to have room on a lot for all these concerns, but would not want to

purchase a lot with any more useable space than necessary in order to minimize operating costs. Other orientations for lot placement relative to minimizing wetland impacts were considered, but were not considered feasible or prudent as they resulted in more wetland impact, too few lots, or lots too large for the targeted sized industries.

This design has attempted to avoid or minimize impacts to existing regulated wetland features on site. Upland areas will be used for proposed stormwater management (as noted on the plans). The proposed configuration minimally impacts wetland resources on site and also results in a viable industrial park development. Feasible and prudent alternative analysis for the site plan included review of various road orientations, lot layouts, accommodations for sanitary sewer, water supply, wetland locations, stormwater management and all other concerns associated with development of an industrial park.