

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, May 27, 2020 – 7:30 PM
Van Buren Township Hall
46425 Tyler Road**

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; Van Buren Township's scheduled regular Planning Commission meetings beginning May 27th, 2020 will be conducted remotely in compliance with the State of Michigan Governor's Executive Orders regarding remote public meetings until further notice.

For this agenda:

- Join by weblink: <https://zoom.us/j/96010333593>
- Or dial in by phone: +1 301 715 8592 or +1 312 626 6799
- Webinar ID: 960 1033 3593

For instructions on [how to join a Zoom meeting, make a public comment, ADA information, and virtual meeting compliance from the State please click here.](#)

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: APPROVAL OF MINUTES FROM THE REGULAR MEETING OF MARCH 11, 2020.

CORRESPONDENCE:

PUBLIC HEARING:

NEW BUSINESS:

ITEM # 1 **CASE 20-007 - PHANTOM FIREWORKS – TEMPORARY LAND USE**

TITLE: THE APPLICANT, PHANTOM FIREWORKS IS REQUESTING A TEMPORARY LAND USE PERMIT TO CONDUCT A TEMPORARY OUTDOOR FIREWORKS TENT SALE.

LOCATION: 2095 RAWSONVILLE ROAD. THIS SITE IS LOCATED IN THE LAKEWOOD SHOPPING PLAZA PARKING LOT ON THE EAST SIDE OF RAWSONVILLE ROAD AND ON THE SOUTH SIDE OF THE I-94 SOUTH SERVICE DRIVE.

INFO: THIS ACTIVITY IS PROPOSED FROM JUNE 22 TO JULY 5, 2020.

- A. Presentation from Applicant
- B. Presentation from Staff
- C. Planning Commission discussion
- D. Public comment
- E. Planning Commission considers approval of the Temporary Land Use

ITEM # 2 CASE 20-010- PHANTOM FIREWORKS – TEMPORARY LAND USE

TITLE: THE APPLICANT, PHANTOM FIREWORKS IS REQUESTING A TEMPORARY LAND USE PERMIT TO CONDUCT A TEMPORARY OUTDOOR FIREWORKS TENT SALE.

LOCATION: 10010 BELLEVILLE ROAD. THIS SITE IS LOCATED IN THE MENARDS PARKING LOT, WHICH IS ON THE WEST SIDE OF BELLEVILLE ROAD, SOUTH OF TYLER ROAD.

INFO: THIS ACTIVITY IS PROPOSED FROM JUNE 22 TO JULY 4, 2020.

- A. Presentation from Applicant
- B. Presentation from Staff
- C. Planning Commission discussion
- D. Public comment
- E. Planning Commission considers approval of the Temporary Land Use

ITEM #3: CASE 20-002 – ACTIVE AERO GROUP ADMINISTRATIVE SITE PLAN UPDATE

DESCRIPTION: STAFF WILL PROVIDE AN UPDATE ON AN ADMINISTRATIVELY APPROVED 23,597-SQUARE FOOT AIRPLANE PARTS AND STORAGE BUILDING AND RELATED SITE IMPROVEMENTS.

LOCATION: 48155 F STREET. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF F STREET ON THE WEST SIDE OF HAGGERTY ROAD IN WILLOW RUN AIRPORT.

ACTION ITEMS: A. Presentation by Township staff.
B. Planning Commission discussion and questions.

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
March 11, 2020
MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:30 p.m.

ROLL CALL:

Present: Atchinson, Budd, Kelley, Jahr and Thompson.

Excused: Boynton and Franzoi.

Staff: Director Best, Executive Assistant Renaud and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Kelley, Jahr second to approve the agenda of March 11, 2020 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Jahr, Budd second to approve the regular meeting minutes of February 12, 2020 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 19-036 - REZONING.

TITLE: THE APPLICANTS, CHARLES AND PATRICIA REAVIS, ARE REQUESTING TO REZONE THE PROPERTY LOCATED AT 1043 SAVAGE ROAD FROM M-1, LIGHT INDUSTRIAL TO R-1B, SINGLE FAMILY RESIDENTIAL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 1043 SAVAGE ROAD. (PARCEL ID # 83-105-99-0035-000).

Motion Atchinson, Kelley second to open the public hearing. Motion Carried.

Director Best and McKenna Associate Vidya Krishnan informed Commission members and the audience that the applicants were unable to attend the meeting. In recent Planning Commission meetings, six (6) other properties in the Savage Road area were rezoned from M-1 (Light Industrial) to R-1B (Single Family Residential). The applicants are requesting the rezoning of the 1043 Savage Road for the same reason as the previous applicants, it being difficult to refinance or obtain a new mortgage for the property with the current M-1 zoning designation.

Vidya Krishan of McKenna Associates presented the staff review letter dated February 28, 2020 recommending the Planning Commission recommend approval to the Township Board of Trustees for the request to rezone parcel #83-105-99-0035-000, 1043 Savage Road, from M-1 (Light Industrial) to R-1B (Single Family Residential) based upon the following reasons:

1. **Section 12.504(A).** The proposed rezoning is consistent with the goals, policies, and objectives of the Master Plan and its subsequent amendments. The proposed R-1B zoning designation is

consistent with the residential designation envisioned in the Master Plan for the parcels and abutting properties.

2. **Section 12.504(B).** The proposed rezoning is consistent with the intent to the Zoning Ordinance and the existing development pattern of the area.
3. **Section 12.504(C).** The existing and proposed use of the parcel is not likely to generate any additional traffic and the street frontages are capable of handling any traffic generated from the sites.
4. **Section 12.504(D).** The parcel is currently served by Township services and utilities, and we are not aware of any constraints in the ability to continue to serve the parcel.
5. **Section 12.504(E).** The requested rezoning does not change the Zoning Ordinance but brings the Township further into compliance with the future land use map (2018).
6. **Section 12.504(F).** The proposed rezoning is not causing any exclusionary zoning.
7. **Section 12.504 (G).** The proposed rezoning is not affected by any known environmental constraints on the property at this time.
8. **Section 12.504(H).** The property will not be occupied by unpermitted business activities, and will be occupied by uses permitted by right and special land use in the proposed R-1B zoning district, and those uses are likely to have less adverse impacts on the adjacent neighborhood, than developing it under the current M-1 zoning designation.
9. **Section 12.504(I).** If rezoned, the parcel can be rebuilt upon in compliance with ordinance standards.
10. **Section 12.504(J).** Given the possible options, we believe the R-1B designation is the most appropriate.
11. **Section 12.504(K).** Amending the existing M-1 district to allow for single family residential uses would be inappropriate.
12. **Section 12.504(L).** The proposed R-1B zoning of the site will be compatible with the uses currently existing around it, and not create an isolated or incompatible zone. The requested rezoning also corrects the zoning of a split-zoned parcel to a single designation.

No questions or comments from the Commission or the audience.

Motion Kelley, Atchinson second to close the public hearing. Motion Carried.

NEW BUSINESS:

ITEM # 1 19-036 - REZONING.

TITLE: THE APPLICANTS, CHARLES AND PATRICIA REAVIS, ARE REQUESTING TO REZONE THE PROPERTY LOCATED AT 1043 SAVAGE ROAD FROM M-1, LIGHT INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 1043 SAVAGE ROAD. (PARCEL ID # 83-105-99-0035-000).

No further questions or comments from Commission members or the audience.

Motion Kelley, Jahr second to recommend to the Township Board of Trustees approval of the applicants request to rezone 1043 Savage Road from M-1, Light Industrial to R1-B, Single Family Residential, based on the analysis and subject to the conditions in the staff review letter dated February 22, 2020:

1. **Section 12.504(A).** The proposed rezoning is consistent with the goals, policies, and objectives of the Master Plan and its subsequent amendments. The proposed R-1B zoning designation is consistent with the residential designation envisioned in the Master Plan for the parcels and abutting properties.
2. **Section 12.504(B).** The proposed rezoning is consistent with the intent of the Zoning Ordinance and the existing development pattern of the area.
3. **Section 12.504(C).** The existing and proposed use of the parcel is not likely to generate any additional traffic and the street frontages are capable of handling any traffic generated from the sites.
4. **Section 12.504(D).** The parcel is currently served by Township services and utilities, and we are not aware of any constraints in the ability to continue to serve the parcel.
5. **Section 12.504(E).** The requested rezoning does not change the Zoning Ordinance but brings the Township further into compliance with the future land use map (2018).
6. **Section 12.504(F).** The proposed rezoning is not causing any exclusionary zoning.
7. **Section 12.504 (G).** The proposed rezoning is not affected by any known environmental constraints on the property at this time.
8. **Section 12.504(H).** The property will not be occupied by unpermitted business activities, and will be occupied by uses permitted by right and special land use in the proposed R-1B zoning district, and those uses are likely to have less adverse impacts on the adjacent neighborhood, than developing it under the current M-1 zoning designation.
9. **Section 12.504(I).** If rezoned, the parcel can be rebuilt upon in compliance with ordinance standards.
10. **Section 12.504(J).** Given the possible options, we believe the R-1B designation is the most appropriate.
11. **Section 12.504(K).** Amending the existing M-1 district to allow for single family residential uses would be inappropriate.
12. **Section 12.504(L).** The proposed R-1B zoning of the site will be compatible with the uses currently existing around it, and not create an isolated or incompatible zone. The requested rezoning also corrects the zoning of a split-zoned parcel to a single designation.

Roll Call:

Yeas: Jahr, Kelley, Atchinson, Budd and Thompson.

Nays: None.

Absent: Boynton and Franzoi.

Motion Carried. (Letter Attached)

ITEM # 2 20-004 – TNT FIREWORKS – TEMPORARY LAND USE.

TITLE: THE APPLICANT, TNT FIREWORKS, IS REQUESTING A TEMPORARY LAND USE PERMIT TO CONDUCT A TEMPORARY OUTDOOR FIREWORKS TENT SALE.

LOCATION: 10562 BELLEVILLE ROAD. THE SITE IS LOCATED IN THE WALMART PARKING LOT, WHICH IS ON THE WEST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 NORTH SERVICE DRIVE.

Director Best gave the presentation for the applicant, who was unable to attend. The applicant is requesting a temporary land use permit to operate a tent sale of fireworks at the Belleville Road Walmart, Store #2872, at 10562 Belleville Road from June 22, 2020 through July 5, 2020, operating hours of 9:00 a.m. to 10:00 p.m. This is the sixth (6th) year the applicant has requested a temporary land use permit for this location. There are no changes from last year's application.

Director Best presented his staff review letter dated March 3, 2020 recommending approval of the application subject to the following three (3) conditions:

1. That the applicant obtains approval from the Van Buren Township Fire Marshal.
2. That the applicant provides the Township with a current Consumer Fireworks Retail Facility: Non-Permanent license prior to the establishment of the temporary land use.
3. That all proposed signage complies with the Zoning Ordinance.

Commissioner inquired if the Non-Permanent license is the only license for this type for this use or if there was another class of license available. This Consumer Fireworks Retail Facility: Non-Permanent license is the only one. No comments from the audience.

Motion Kelley, Jahr second to grant the applicant, TNT Fireworks, temporary land use approval to conduct a temporary outdoor fireworks tent sale located at 10562 Belleville Road, based on the analysis and subject to the conditions in the staff review letter dated March 3, 2020. Motion Carried. (Letter Attached).

ITEM # 3 DISCUSSION: ZONING ORDINANCE AMENDMENTS: C, LOCAL BUSINESS DISTRICT AMENDMENTS.

PROPOSED AMENDMENTS TO ADD CLARIFICATIONS IN ORDER TO DISTINGUISH COMMERCIAL AND RESIDENTIAL/NON-COMMERCIAL LAND USES IN THE C, LOCAL BUSINESS DISTRICT, WITH RESPECT TO MAXIMUM BUILDING SIZE, AND CLARIFY RESTRICTIONS ON DWELLINGS IN NON-RESIDENTIAL ZONING DISTRICTS. THE AMENDMENTS WILL BE TO SECTION 3.105 – FOOTNOTES TO THE TABLE OF PERMITTED USES AND SPECIAL LAND USES BY DISTRICT, SECTION 3.110(D) – REQUIRED CONDITIONS OF THE C, LOCAL BUSINESS DISTRICT AND SECTION 5.117 – DWELLINGS IN NON-RESIDENTIAL DISTRICTS.

Vidya Krishnan of McKenna Associates presented her C (Local Commercial) District Amendment letter dated March 1, 2020, a draft of the zoning ordinance amendment, Trip Generation Manual Data, a map of the C, Local Business zoning district and examples of selected uses listed as currently permitted in the C, Local Business District.

The intent of the amendment at this time is not to address a specific project, but to correct a requirement of the ordinance that is too generalized and inappropriate for general application.

Addition of the clarification protects the Township and its residents from larger 'big box' development on these neighborhood parcels and at the same time allows for uses that may occupy a larger footprint but generate significantly lesser volumes of traffic and adverse impacts on the abutting areas.

Resident inquired if the ordinance amendment requires a public hearing prior to being approved. Director Best confirmed that it does and the public hearing has been scheduled for the March 25, 2020 Planning Commission meeting.

Commissioners inquired if there have been any other developers looking at the property on Tyler and Morton Taylor Road, if there are four (4) C parcels on the map or multiple parcels and if the amendment affects all of the parcels. There was a retail investor quite a while ago, which has not returned. The C parcels shown on the map are multiple parcels and the amendment would apply to all of them. Commissioners like the trip generation data and would like to see if for all projects.

Vidya Krishnan of McKenna Associates will get the trip data together for all C parcels and provide that data to the Commission. Director Best informed Commission members and the audience to email any additional questions or comments they may have to the office.

GENERAL DISCUSSION: None.

ITEM #1 UPCOMING TRAINING OPPORTUNITIES

Executive Assistant Renaud announced the following upcoming training opportunities:

Planning & Zoning Essentials: Thursday, March 19 in Jackson, MI

Site Plan Review Workshop: Wednesday, March 18 in Taylor, MI

The training sessions are open to members of the Planning Commission and Board of Zoning Appeals (BZA). Members interested in signing up for a session are to contact Executive Assistant Renaud.

ADJOURNMENT:

Motion Budd, Atchinson second to adjourn at 8:12 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



CHARTER TOWNSHIP OF VAN BUREN
APPLICATION FOR
TEMPORARY LAND USE/SPECIAL EVENT
46425 TYLER ROAD
BELLEVILLE, MI 48111

Application 1250.00
Fire Dept 400
4 1650.00

DATE: 1/3/19

BUSINESS NAME: Phantom Fireworks Eastern Region

CONTACT PERSON: Richard Tapper PHONE # 330-559-0776

SUPERVISOR FOR SITE: Richard Tapper PHONE # 330-559-0776

EVENT TITLE: Fireworks Sale

TYPE OF EVENT: Tent Sale DATE(S): JUNE 22 - JULY 5 2020

LOCATION OF EVENT: Lakewood Shopping Plaza Parking lot

ADDRESS OF LOCATION: 1-94 and 2095 Rawsonville Road, Belleville, MI, 48111

PROPERTY OWNER REPRESENTATIVE: Dorian Kilgore PHONE # 734-345-0900

ARE SIGNS PROPOSED FOR ADVERTISING: ☒ YES ☐ NO IF YES, INCLUDE LOCATIONS & DETAILS

OTHER Banner on tent 5'X16'

IF OUTSIDE USE OF THE SITE IS PROPOSED SUBMIT DRAWING OF LAYOUT AND INCLUDE CRITERIA ITEMS (ATTACHED)

NOTES:
IF NOISE ABOVE 65 DB, ODOR, GLARE, SMOKE, VIBRATION ARE EXPECTED BEYOND THE PROPERTY BOUNDRIES PLEASE EXPLAIN IN SEPARATE LETTER.

ALL STRUCTURES INSTALLED FOR THE SPECIAL EVENT MUST BE REMOVED FROM SITE NO LATER THAN THREE (3) DAYS AFTER THE EVENT.

PROCESSING FEE \$ 1250⁰⁰ Fire Fee BOND FEE \$ 1 TOTAL \$ 1650⁰⁰

Richard Tapper
(SIGNATURE OF APPLICANT)

3/12/2020
(DATE SIGNED)

(APPROVED BY)

(DATE SIGNED)



MEMO

TO: Township Planning Commission
FROM: Matthew R. Best – Director of Public Services
RE: Review of Temporary Land Use Request #20-007 – Phantom Fireworks
DATE: March 19, 2020

PROJECT REVIEW

Phantom of Michigan, Inc. is requesting a Temporary Land Use permit for a tent sale of fireworks at the Lakewood Shopping Plaza at 2095 Rawsonville Road. The use is proposed to be from June 22, 2020 through July 5, 2020, 10:00 a.m. to 10:00 p.m. Per the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in their ability to regulate the sale of fireworks within their communities. The Michigan Attorney General has issued an Opinion on this section of the Act (Opinion #7266), which states, "so long as the local ordinance does not prohibit fireworks vendors from undertaking their commercial operations in any way that other vendors may undertake their operations, the ordinance is not preempted by the Act." Therefore, fireworks vendors are subject to the same Zoning Ordinance regulations as any other temporary land use.

In reviewing past applications for this temporary land use, the current application and the requirements of the Zoning Ordinance for temporary use approval, the following comments are pertinent to the Planning Commission.

1. Adequacy of parking and access - The site currently has 877 public parking spaces, 31 of which are handicapped reserved. The tent, portable storage container, and surrounding space will only remove approximately 39 regular parking spaces, the site will still have adequate parking while the temporary land use is ongoing.
2. Adequate drainage - The site is in an existing parking lot that already has storm water drainage. The tent and storage container will not affect the amount of impervious surface or water that would be diverted into the storm system.
3. Compatibility with surrounding land uses - The proposed use is retail sales in a parking lot of an existing shopping plaza. Therefore, the uses are compatible.
4. Size, height, and type of construction of proposed buildings and structures in relation to surrounding site - The tent and portable storage container are temporary in nature and tent sales regularly take place in parking lots, so no impacts are expected to the surrounding sites.

5. Sufficient setbacks from road right-of-ways and lot lines - The sales area is setback 50 feet from the right-of-way of the South I-94 Service Drive and 30 feet from the adjoining outlot of the plaza to the east.
6. Adequate utilities - Phantom will supply its own electrical generation. The generator and electrical hook-up will be inspected to ensure compliance with National Fire Protection Association requirements.
7. Trash disposal and site clean-up - Phantom will be responsible for all trash disposal and site clean-up in relation to their agreement with Schostak Brothers and Company, managing agent for Lakewood Shopping Center.
8. Sanitary facilities - Due to the short nature of the customer shopping, no sanitary facilities will be provided.
9. Hours of operation - From 10:00 a.m. to 10:00 p.m. Although Van Buren Township has a Fireworks Ordinance (adopted in 1986) which requires fireworks sales to conclude at 9:00 p.m., Act 256 preempts this requirement as there is no restriction on the hours of operation for other temporary uses. However, we are not aware of any complaints with Phantom closing at 10:00 p.m. in previous years, so the hours of operation are reasonable.
10. Outdoor light and signs - No exterior lights are provided. Interior lights will be hung by the tent company. The Zoning Ordinance permits one (1) 32 sq. ft. temporary sign for a period not to exceed 30 days. Phantom requests a banner to measure 5' x 16' (80 sq. ft.). Phantom's temporary signage must comply with the Zoning Ordinance before it obtains a sign permit from the Building Department.
11. Other licenses and permits required - A current Consumer Fireworks Retail Facility: Non-Permanent license must be provided by the applicant prior to the establishment of the temporary use. The Van Buren Fire Marshall shall be separately issuing a review letter.
12. Potential noise, odor, dust, and glare - The proposed temporary use should not increase the noise, odor, dust or glare from their use.
13. Fire lanes, fire protection, and security - The Van Buren Fire Marshall shall review the application for adequacy of fire lanes and fire protection. The site will be staffed with 3-6 employees during open hours. During non-operating hours, all products will be returned to their fire-proof storage unit and locked up until the materials are returned for redisplay the following day.

14. Off-site impacts of traffic volumes - The roads in the immediate vicinity are major Township roads, and this temporary use will not impact their flow or travel volumes.
15. Necessity of performance bond to ensure prompt removal - The property owner will be responsible for ensuring the site is returned to its pre-sale condition.
16. Other concerns which may impact the public health, safety, or general welfare - There are no additional concerns; however, the applicant is subject to the regulations of Act 256 and applicable regulations of the Fire Department.

Recommendation

This will be the eighth (8) year that Phantom has operated at this location, and I am not aware of any complaints or issues that have taken place in the previous years. Based on this review dated March 19, 2020, I recommend approval of this application subject to the following two (2) conditions:

1. That the applicant obtains approval from the Van Buren Township Fire Marshall.
2. That all proposed signage complies with the Zoning Ordinance.

David C. McNally II
Fire Marshal
O: 734-699-8900 ext9416

Van Buren Fire Department
46425 Tyler Rd
Van Buren Twp., MI 48111



May 21, 2020

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Phantom of Michigan Fireworks Temporary Land use 2095 Rawsonville rd.

I have reviewed the plans submitted to my office on May 13, 2020 and found their application is in compliance of the state regulations for fireworks sales. They are also following NFPA 1123, 1124 and 1125 as well.

The Van Buren Fire Department will conduct an onsite inspection for Van Buren Township only. The State of Michigan will conduct the required inspection per license requirements from the State.

Respectfully Submitted,

Andrew Lenaghan
Fire Inspector

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.



Property Name: Lakewood Center

Address: 2095 Rawsonville Road, Belleville, MI. 48111

Landlord Lease Terms: June 10th, 2020 through July 16th, 2020

Hours of Operation: June 22nd – July 4th 2020 10 am –10 pm

Size of Equipment: Flame Retardant Tent: 40' x 40'

Fire Proof Storage Unit 8'X 40'

Use Clause: The retail sale of consumer sparklers, novelties, and Class C fireworks as permitted by the state of Michigan.

Insurance: \$10 million dollars in product, personal and property liability.

Participants-2-4 people

We follow NFPA 1123, 1124, and 1125 regulations.

Thank You,

Richard Tapper

State Regional Manager/ Michigan

330-559-0776

Misty Cardona
Phantom Fireworks Eastern
Region, LLC
2445 Belmont Avenue
Youngstown OH 44505

COMPLAINT INFORMATION:
THE ISSUANCE OF THIS LICENSE SHOULD NOT BE CONSTRUED AS A
WAIVER, DISMISSAL OR ACQUIESCENCE TO ANY COMPLAINTS OR
VIOLATIONS PENDING AGAINST THE LICENSEE, ITS AGENTS OR
EMPLOYEES.

FUTURE CONTACTS:
YOU SHOULD DIRECT INQUIRIES REGARDING THIS LICENSE
OR ADDRESS CHANGES TO THE DEPARTMENT OF LICENSING
AND REGULATORY AFFAIRS BY CALLING (517) 241-8847

YOUR LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE.

GRETCHEN WHITMER
Governor

STATE OF MICHIGAN
Michigan Department of Licensing and Regulatory Affairs

TYPE OF CONSUMER FIREWORKS RETAIL FACILITY: TEMPORARY
ISSUED TO THIS CONSUMER FIREWORKS RETAIL FACILITY PURSUANT TO THE MICHIGAN
FIREWORKS SAFETY ACT, P.A. 256 OF 2011.

THIS CERTIFICATE REMAINS THE PROPERTY OF THE MICHIGAN DEPARTMENT OF
LICENSING AND REGULATORY AFFAIRS (LARA), AND IS TRANSFERABLE UNDER
CONDITIONS SPECIFIED IN MCL 28.454(b), MICHIGAN FIREWORKS SAFETY
ACT. THIS CERTIFICATE IS SUBJECT TO PAYMENT OF CERTIFICATE FEES FOR
INITIAL AND ANNUAL APPLICATION OR TRANSFER FEES.

Rick Tapper
Phantom Fireworks
2095 RAWSONVILLE RD
BELLEVILLE MI 48111

Certificate Number
2020-CT00022

Expiration Date:
04/30/2021

This document is duly
issued under the laws of
the State of Michigan

Exhibit A

Van Buren Twp Lakewood Center, I-94 & 2095 Rawsonville Road,
Belleville, MI. 48111



T- Frame Tent 40'X40' S- Storage Unit 8'X40' X- Generator

There are no gas stations, propane stations, flammable gas bulk dispenser, etc on this property or surrounding properties within 300 feet.

Over 800 parking spaces available on the asphalt, using 30 parking spaces. There is no parking within 10 feet of the tent.

There are public ways within 150 feet of the tent and storage unit.

Schostak Brothers + Co., Inc.
as managing agent for
Lakewood Shopping Ctr LLC

x

Lynne M. Clark
Lynne M. Clark
VP of Prop. Mgmt.

Date 10-7-19

Phantom Fireworks Eastern Region, LLC

2445 Belmont Ave, Youngstown, Ohio 44505
330-746-1064

PROPERTY PERMISSION FORM

The undersigned, owner and/or controlling party, of the property listed below hereby grants permission to Phantom Fireworks Eastern Region, LLC to use the property for the temporary sale of fireworks at the following location:

Name: Lakewood Shopping Center

Address: 1-94 and Rawsonville Road

City: Belleville

ST: MI.

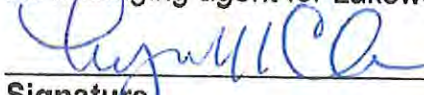
Zip: 48111

County: Wayne

This Temporary Use Permission Form is for the purposes of obtaining state and local licenses, permits, and other uses pertinent to the retail sale of Class C state approved fireworks at the location for the 2020 season.

Schostak Brothers & Co., INC

As managing agent for Lakewood Shopping Center LLC



Signature

Lynore M. Clark,
Name- Please Print – Property Owner/Controller of Property

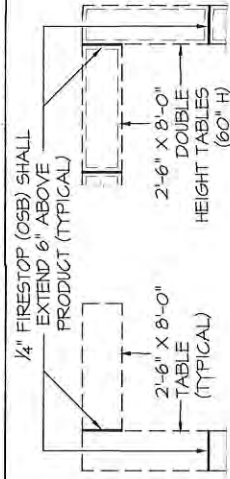
VP of Prop Mgmt
Company/Title

10-7-19
Date

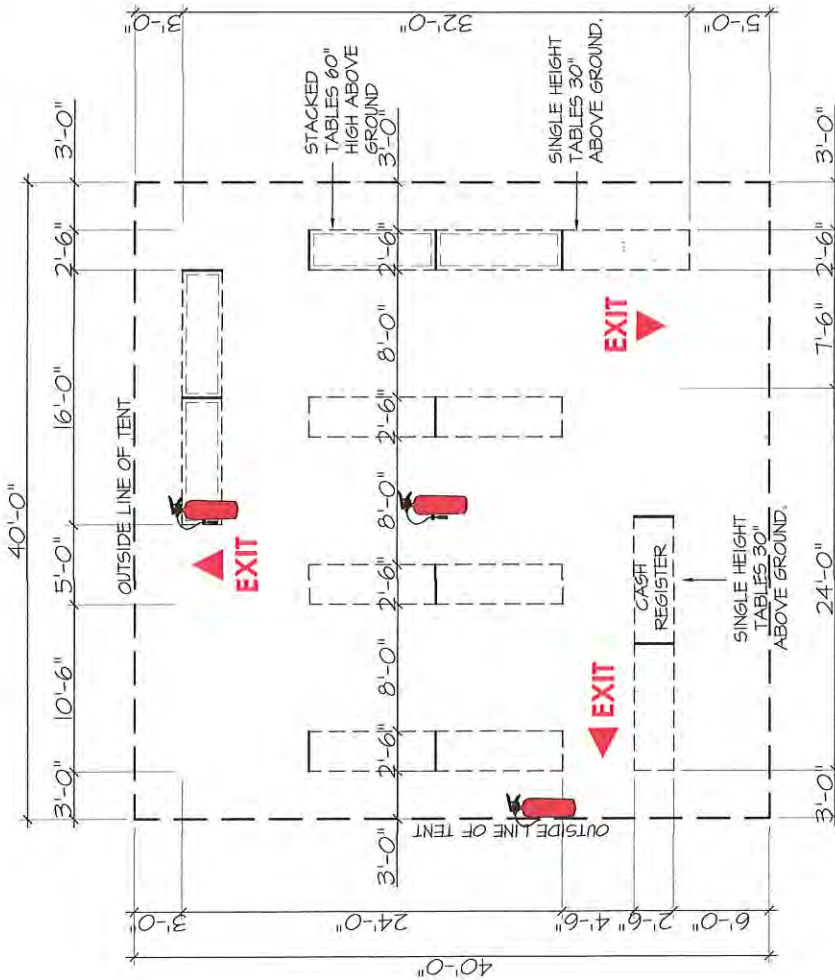
GENERAL NOTES

- 1) TENT SHALL HAVE (2) TWO FIRE EXTINGUISHERS LOCATED ON OPPOSITE SIDES OF THE STRUCTURE. MAINTAIN A MAXIMUM TRAVEL DISTANCE OF NOT GREATER THAN 35'-0" TO EITHER EXTINGUISHER. PROVIDE (1) ONE 5# ABC CHEMICAL RATED 3A BC AND (1) ONE 2 1/2 GALLON RATED 2A.
- 2) TENT SHALL HAVE (3) THREE EXITS AS SHOWN ON THE FLOOR PLAN DRAWING.
- 3) SINGLE HEIGHT TABLES SHALL BE 30" ABOVE THE GROUND.
- 4) STACKED TABLES SHALL BE 60" ABOVE THE GROUND.
- 5) THE AISLE AND EXIT WIDTHS SHALL BE 48" OR GREATER AS SHOWN ON THE FLOOR PLAN.
- 6) ALL MERCHANDISE SHALL BE SET BACK FROM THE TENT PERIMETER A MINIMUM OF 3'-0".
- 7) WEIGHT OF PRODUCT IS 10,400 POUNDS.
- 8) FLAME BREAK LOCATIONS ARE AT 8'-0" INTERVALS AND SHALL EXTEND UP VERTICALLY 6" ABOVE THE PRODUCT. NO FLAME BREAK IS REQUIRED WHEN A 48" OR GREATER SPACE IS BETWEEN TABLES.
- 9) PERCENTAGE OF PRODUCT IS EQUAL OR LESS THAN 40% OF THE FLOOR AREA OF THE TENT.
- 10) PERCENTAGE OF PRODUCT TO FLOOR AREA OF 40' x 40' TENT IS 21.25%.

TYPICAL FIRESTOP DETAIL

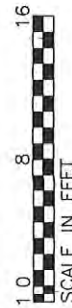


SINGLE HEIGHT TABLES
DOUBLE HEIGHT TABLES



A 40' X 40' TENT LAYOUT AND EVACUATION PLAN

SCALE: 1/8" = 1'-0"





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/13/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Britton-Gallagher and Associates, Inc. One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 E-MAIL: info@brittongallagher.com ADDRESS: info@brittongallagher.com		FAX (A/C, No): 216-658-7101
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Phantom Fireworks Eastern Region, LLC 2445 Belmont Avenue Youngstown OH 44505	INSURER A: Everest Indemnity Insurance Co.		10851
	INSURER B: Axis Surplus Ins Company		26620
	INSURER C: Arch Speciality Ins Co		21199
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 1730916095

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR / WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Non-Owned Stand End't Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC		SI8GL00643-191	10/30/2019	10/30/2020	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$		UXP0057739-05	10/30/2019	10/30/2020	EACH OCCURRENCE \$4,000,000 AGGREGATE \$4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Excess Liability #2		P-001-000046155-02	10/30/2019	10/30/2020	Each Occ/ Aggregate \$5,000,000 Total Limits \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The Certificate Holders are named as Additional Insureds with respect to General Liability as required by written contract subject to policy terms, conditions and exclusions.

Tent Location: Lakewood Shopping Center, I-94 and 2095 Rawsonville Road, Belleville MI 48111

Dates of Operation: June 22, 2020 through July 5, 2020

Lakewood Shopping Center LLC; Schostak Brothers & Company Inc, Van Buren Township, Schostak Brothers & Co. Inc,

CERTIFICATE HOLDER

CANCELLATION

Shostak Brothers & Co Inc
 17800 Laurel Park Drive North Suite 200C
 Livonia MI 48152

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

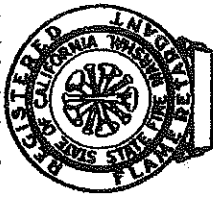
[Signature]

© 1988-2010 ACORD CORPORATION. All rights reserved.



Sign Banner on Tent- Tent is 18' High
5'X16'

Certificate of Flame Resistance



REGISTERED
APPLICATION
NUMBER

F121.4

Date of Manufacture
4/22/98

Order Number
183683

MANUFACTURERS OF THE FINISHED
TENT PRODUCTS DESCRIBED HEREIN

This is to certify that the materials described have been flame-retardant treated (or are inherently nonflammable) and were supplied to:

S & R TENT
30124 CALAHAN

ROSEVILLE MI 48066

Certification is hereby made that:

The articles described on this Certificate have been treated with a flame-retardant approved chemical and that the application of said chemical was done in conformance with California Fire Marshal Code, equal to exceeds NFPA 701, CPAI 84, ULC 109.
The method of the FR chemical application is:

Serial #:

(0001)

Description of item certified:

40 x 40 Party Mate Tent

**Flame Retardant Process Used Will Not Be Removed By
Washing And Is Effective For The Life Of The Fabric**

JOHN BOYLE & CO
STATESVILLE, NC

Name of Applicator of Flame Resistant Finish



PORTABLE STORAGE CONTAINERS



- Container delivered to your home or business provides secure & convenient ground level access.
- Units available with shelving and painted light beige for quality appearance.
- All steel containers include your choice of patented door & locking systems.
- Easy opening, waist high, single lever doors on one end, both ends or sides.
- Sizes range from 10' to 40' lengths and 8' or 10' widths.

ANYONE CAN SELL STORAGE - WE SELL SECURE STORAGE!

Our patented high security locking system includes three solid interior locking bars, padlock pocket and concealed lever lock. It also utilizes Mobile Mini's exclusive high security ContainerGuard Lock™.



COMMERCIAL APPLICATIONS

Trusted for Over 25 Years

Ideal for job site, additional warehouse or seasonal storage needs. Mobile Mini's secure containers are available in 100 different sizes and configurations to meet your needs at your location. Our high security containers are used by over 100,000 customers nationwide.



RESIDENTIAL APPLICATIONS

Storage Made Easy

Ideal for home remodels! A Mobile Mini storage container delivered to your home provides easy and convenient, ground-level access and easy opening doors. Our hassle free low cost service allows you to access your belongings anytime at your location and eliminates the need to rent a truck or drive to a self storage facility.



WIDER IS BETTER 10' Wide Storage Units

An exclusive Mobile Mini product, our extra-wide storage units are ideal for palletized storage. 20% more square footage, but 40% more usable space compared to a standard 8' wide unit! Units are 10' wide and available in lengths of 18' or 25'.



DOORS WHERE YOU NEED THEM Maximize your Storage Space

Our standard rental units are equipped with our exclusive high-security doors on one end. We also offer rental units with our doors on both ends or on the sides for efficient storage and convenient side or end access. Side door configurations are available with one to four side double doors. The choice is yours!



INVOICE NO.	DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	DISCOUNT TAKEN	AMOUNT PAID
2043100039A	00734914	11/20/19	1650.00		1650.00
CHECK DATE	CHECK NO.	PAYEE	TOTALS	DISCOUNTS TAKEN	CHECK AMOUNT
2/10/20	579399	CHARTER TOWNSHIP	1650.00		1650.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

Phantom Administrative, LLC

Phantom Fireworks Eastern Reg

Key Bank

579399

2445 BELMONT AVENUE
YOUNGSTOWN, OHIO 44505
330-746-1064

DATE 2/10/20

PAY TO THE ORDER OF CHARTER TOWNSHIP OF

\$ *****1,650.00

ONE THOUSAND SIX HUNDRED FIFTY AND 00/100 DOLLARS

CHARTER TOWNSHIP OF
VAN BUREN
46425 TYLER ROAD
BELLVILLE, MI 48111
USA



Bruce J. Zolotar
AUTHORIZED SIGNATURE

Phantom Administrative, LLC is acting as disbursal agent for the company listed above on the invoices noted on the attached remittance form.
No contractual obligation is to be imputed to Phantom Administrative, LLC by virtue of the issuance of this check.

Security features included. Details on back.

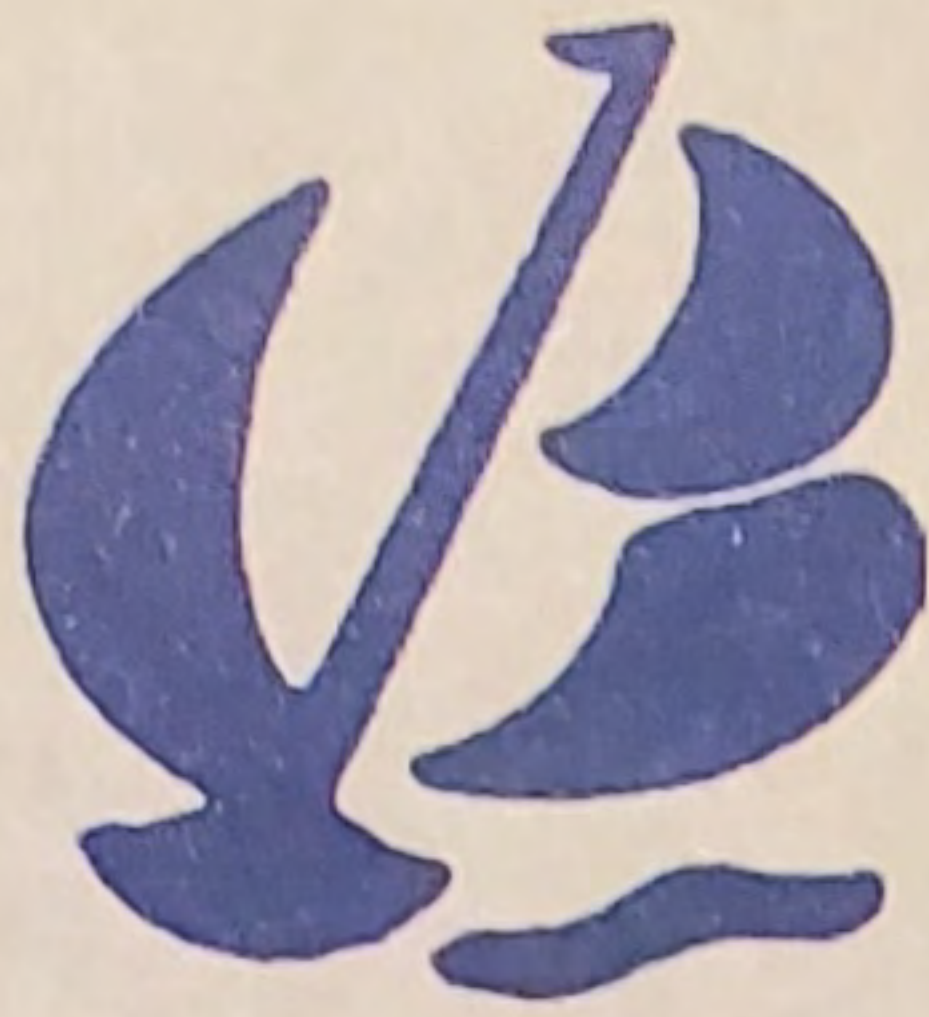
⑈579399⑈ ⑆021300556⑆ 320993203696⑈

Planning Fee Schedule Worksheet

3/19/2020

Project Name:		Phantom Fireworks TLU						
Project Number:		20-007						
Acres, Units & Trees:		# of Acres:		Official Woodland Acres:				
		# of Units:		# of Trees Outside Wood.:				

ITEM	#	TOWNSHIP BASE	CONSULTANT BASE	ACRE FEE	UNIT FEE	TOWNSHIP TOTAL	CONSULTANT TOTAL	LINE-ITEM TOTAL
Rezoning		\$600.00	\$600.00	\$10.00		\$0.00	\$0.00	\$0.00
Conditional Zoning Amendment, Reviews, Rezoning Contract and Conditions		\$1,500.00	\$1,500.00	\$30.00		\$0.00	\$0.00	\$0.00
Conditional Rezoning Contract and Conditions			Cost+20%				\$0.00	\$0.00
Special Land Use (new development)		\$800.00	\$500.00	\$10.00		\$0.00	\$0.00	\$0.00
Special Land Use (existing building, no site changes)		\$500.00	\$500.00	\$10.00		\$0.00	\$0.00	\$0.00
Concept Plan Review Only		\$350.00	\$350.00			\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant			Cost+20%					
Engineering Concept Plan Review Only			\$500.00	\$25.00				
							Sub-Total:	\$0.00
Site Plan Application (Non-Residential)								
Commercial Development		\$2,500.00	\$1,000.00	\$150.00		\$0.00	\$0.00	\$0.00
Industrial Development		\$2,500.00	\$1,000.00	\$150.00		\$2,500.00	\$1,000.00	\$0.00
Public or Semi-public Development			\$675.00	\$125.00	\$150.00	\$0.00	\$0.00	\$0.00
Administrative Review(Re-occupancy, site changes to Existing Use or Addition to Existing Use)		\$400.00	Minor Change			\$0.00	\$0.00	\$0.00
		\$1,250.00	\$500.00	Major/New Structure		\$0.00	\$0.00	\$0.00
* Additional reviews by Consultant			Cost + 20%					
Initial Engineering Deposit			\$2,500.00	\$25.00			\$2,500.00	\$0.00
							Sub-Total:	\$0.00
Site Plan Application (Residential)								
Site Condominium		\$2,500.00	\$750.00		\$15.00	\$0.00	\$0.00	\$0.00
Cluster Housing Development (PRD)		\$4,000.00	\$450.00		\$10.00	\$0.00	\$0.00	\$0.00
Multiple Family		\$3,000.00	\$400.00		\$10.00	\$0.00	\$0.00	\$0.00
Mobile Home Park		\$3,000.00	\$600.00		\$10.00	\$0.00	\$0.00	\$0.00
Condominium, PRD, Subdivision Documents			Cost +20%			\$0.00		
*Additional Reviews by Consultant			Cost+20%			\$0.00	\$0.00	\$0.00
Initial Engineering Deposit			\$2,500.00	\$25.00			\$0.00	\$0.00
Dev. Instigated Rev. Approved Plat, Architectural Rev. Existing Developments		\$400.00	Cost	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00
							Sub-Total:	\$0.00
Subdivision/Plat Review								
Sketch Plan Review		\$400.00	\$350.00		\$30.00	\$0.00	\$0.00	\$0.00
Site Plan Review(Tent. Preliminary Plat)		\$2,000.00	\$700.00		\$30.00	\$0.00	\$0.00	\$0.00
Preliminary Plat Review		\$600.00	\$500.00		\$15.50	\$0.00	\$0.00	\$0.00
Final Plat Review		\$700.00	\$600.00		\$15.50	\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant			Cost +20%				\$0.00	\$0.00
Initial Engineering Deposit			\$2,500.00	\$25.00		\$0.00	\$0.00	\$0.00
							Sub-Total:	\$0.00
Special Meetings								
Expedited Review		150% of cost	Cost+150%					\$0.00
Planning Commission		\$560.00	Cost + 20%			\$0.00		\$0.00
Board of Zoning Appeals-(Single Family Res.)		\$400.00	\$350.00			\$0.00	\$0.00	\$0.00
Board of Zoning Appeals(Non-Res./Multiple)		\$400.00	\$350.00			\$0.00	\$0.00	\$0.00
							Sub-Total:	\$0.00
Other Fees								
Variance Review-Single Family Residential & Agricultural		\$200.00	Cost			\$0.00	\$0.00	\$0.00
Variance Review-Multi-Family, Commercial, & Industrial		\$350.00	Cost					\$0.00
Zoning Verification		\$75.00				\$0.00		\$0.00
Replat/Change to Master Deed		\$250.00	\$250.00		\$75.00	\$0.00	\$0.00	\$0.00
Woodlands/Tree Removal		\$350.00	\$700.00	\$60.00	\$3.00	\$0.00	\$0.00	\$0.00
Tree Replacement(per tree)					\$350.00	\$0.00		\$0.00
Lot Split Review		\$75.00	\$350.00			\$0.00	\$0.00	\$0.00
Accessory Structure Modification		\$250.00				\$0.00		\$0.00
Fire Department Site Plan Review	1	\$400.00						\$400.00
Temporary Land Use/Special Event Permit		\$1,250.00				\$0.00		\$1,250.00
Wireless Equipment Administration Review		\$400.00	\$450.00			\$0.00	\$0.00	\$0.00
Grass & Weeds Mowing/Bligh/Property Maintenance Administrative Fee (Ordinance)					Cost+ \$100.00			\$0.00
Developer Initiated Master Plan or Zoning Amendments		\$1,500.00	cost+20%			\$0.00		\$0.00
							Sub-Total:	\$1,650.00
Grand Total:								
Sub-Total by Fee Category		Township Fee Total	Consultant Fee Total	Engineering Fee Total	Fire Department Total			
		\$1,250.00	\$0.00	\$400.00	\$0.00			
Account No.		101-000-485-001	101-000-286-000	592-000-286-000	101-000-628-001			



CHARTER TOWNSHIP OF VAN BUREN
APPLICATION FOR
TEMPORARY LAND USE/SPECIAL EVENT
46425 TYLER ROAD
BELLEVILLE, MI 48111

1630

DATE: 3-11-2020

BUSINESS NAME: Phantom Fireworks Eastern Region

CONTACT PERSON: Richard Tapper PHONE # 330-559-0776

SUPERVISOR FOR SITE: Richard Tapper PHONE # 330-559-0776

EVENT TITLE: Fireworks Sale

TYPE OF EVENT: Tent Sale DATE(S): June 22-July 4 202

LOCATION OF EVENT: Menards

ADDRESS OF LOCATION: 10010 Belleville Road

PROPERTY OWNER REPRESENTATIVE: Jaymon PHONE #

ARE SIGNS PROPOSED FOR ADVERTISING: ☒ YES ☐ NO IF YES, INCLUDE LOCATIONS & DETAILS

OTHER Banner on Tent 5'X16"

IF OUTSIDE USE OF THE SITE IS PROPOSED SUBMIT DRAWING OF LAYOUT AND INCLUDE CRITERIA ITEMS (ATTACHED)

NOTES:

IF NOISE ABOVE 65 DB, ODOR, GLARE, SMOKE, VIBRATION ARE EXPECTED BEYOND THE PROPERTY BOUNDRIES PLEASE EXPLAIN IN SEPARATE LETTER.

ALL STRUCTURES INSTALLED FOR THE SPECIAL EVENT MUST BE REMOVED FROM SITE NO LATER THAN THREE (3) DAYS AFTER THE EVENT.

PROCESSING FEE \$ BOND FEE \$ TOTAL \$

Richard Tapper
(SIGNATURE OF APPLICANT)

4-1-2020
(DATE SIGNED)

(APPROVED BY)

(DATE SIGNED)



MEMO

TO: Township Planning Commission
FROM: Matthew R. Best – Director of Public Services
RE: Review of Temporary Land Use Request #20-010 –
Phantom Fireworks Menards
DATE: May 11, 2020

PROJECT REVIEW

Phantom of Michigan, Inc. is requesting a Temporary Land Use permit for a tent sale of fireworks at the Menards parking lot at 10010 Belleville Road. The use is proposed to be from June 22, 2020 through July 4, 2020, 10:00 a.m. to 10:00 p.m. Per the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in their ability to regulate the sale of fireworks within their communities. The Michigan Attorney General has issued an Opinion on this section of the Act (Opinion #7266), which states, “so long as the local ordinance does not prohibit fireworks vendors from undertaking their commercial operations in any way that other vendors may undertake their operations, the ordinance is not preempted by the Act.” Therefore, fireworks vendors are subject to the same Zoning Ordinance regulations as any other temporary land use.

In reviewing past applications for this temporary land use, the current application and the requirements of the Zoning Ordinance for temporary use approval, the following comments are pertinent to the Planning Commission.

1. Adequacy of parking and access - The site currently has adequate public parking spaces, and has the appropriate number handicapped reserved. The tent, portable storage container, and surrounding space will remove regular parking spaces, but the site will still have adequate parking while the temporary land use is ongoing.
2. Adequate drainage - The site is in an existing parking lot that already has storm water drainage. The tent and storage container will not affect the amount of impervious surface or water that would be diverted into the storm system.
3. Compatibility with surrounding land uses - The proposed use is retail sales in a parking lot of an existing shopping plaza. Therefore, the uses are compatible.
4. Size, height, and type of construction of proposed buildings and structures in relation to surrounding site - The tent and portable storage container are temporary in nature and tent sales regularly take place in parking lots, so no impacts are expected to the surrounding sites.

5. Sufficient setbacks from road right-of-ways and lot lines - The sales area is setback more than 50 feet from the right-of-way of Belleville Road and more than 30 feet from the adjoining property to the west.
6. Adequate utilities - Phantom will supply its own electrical generation. The generator and electrical hook-up will be inspected to ensure compliance with National Fire Protection Association requirements.
7. Trash disposal and site clean-up - Phantom will be responsible for all trash disposal and site clean-up in relation to their agreement with Menards.
8. Sanitary facilities - Due to the short nature of the customer shopping, no sanitary facilities will be provided.
9. Hours of operation - From 10:00 a.m. to 10:00 p.m. Although Van Buren Township has a Fireworks Ordinance (adopted in 1986) which requires fireworks sales to conclude at 9:00 p.m., Act 256 preempts this requirement as there is no restriction on the hours of operation for other temporary uses. However, we are not aware of any complaints with Phantom closing at 10:00 p.m. in previous years, so the hours of operation are reasonable.
10. Outdoor light and signs - No exterior lights are provided. Interior lights will be hung by the tent company. The Zoning Ordinance permits one (1) 32 sq. ft. temporary sign for a period not to exceed 30 days. Phantom requests a banner to measure 5' x 16' (80 sq. ft.). Phantom's temporary signage must comply with the Zoning Ordinance before it obtains a sign permit from the Building Department.
11. Other licenses and permits required - A current Consumer Fireworks Retail Facility: Non-Permanent license must be provided by the applicant prior to the establishment of the temporary use. The Van Buren Fire Marshall shall be separately issuing a review letter.
12. Potential noise, odor, dust, and glare - The proposed temporary use should not increase the noise, odor, dust of glare from their use.
13. Fire lanes, fire protection, and security - The Van Buren Fire Marshall shall review the application for adequacy of fire lanes and fire protection. The site will be staffed with 3-6 employees during open hours. During non-operating hours, all products will be returned to their fire-proof storage unit and locked up until the materials are returned for redisplay the following day.

14. Off-site impacts of traffic volumes - The roads in the immediate vicinity are major Township roads, and this temporary use will not impact their flow or travel volumes.
15. Necessity of performance bond to ensure prompt removal - The property owner will be responsible for ensuring the site is returned to its pre-sale condition.
16. Other concerns which may impact the public health, safety, or general welfare - There are no additional concerns; however, the applicant is subject to the regulations of Act 256 and applicable regulations of the Fire Department.

Recommendation

This will be the first year that Phantom has operated at this location, and I am not aware of any complaints or issues that have taken place at Phantom Fireworks other location in the Township (Lakewood Shopping Center) the previous eight (8) years. Based on this review dated May 11th, 2020, I recommend approval of this application subject to the following two (2) conditions:

1. That the applicant obtains approval from the Van Buren Township Fire Marshall.
2. That all proposed signage complies with the Zoning Ordinance.

David C. McNally II
Fire Marshal
O: 734-699-8900 ext9416

Van Buren Fire Department
46425 Tyler Rd
Van Buren Twp., MI 48111



May 21, 2020

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Phantom of Michigan Fireworks Temporary Land use 10010 Belleville rd.

I have reviewed the plans submitted to my office on May 13, 2020 and found their application is in compliance of the state regulations for fireworks sales. They are also following NFPA 1123, 1124 and 1125 as well.

The Van Buren Fire Department will conduct an onsite inspection for Van Buren Township only. The State of Michigan will conduct the required inspection per license requirements from the State.

Respectfully Submitted,

Andrew Lenaghan
Fire Inspector

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.



Property Name: Menards

Address: 10010 Belleville Road, Belleville, MI 48111

Landlord Lease Terms: June 10th, 2020 through July 16th, 2020

Hours of Operation: June 22nd – July 4th 2020 10 am –10 pm

Size of Equipment: Flame Retardant Tent: 30' x 50'

Fire Proof Storage Unit 8'X 40'

Use Clause: The retail sale of consumer sparklers, novelties, and Class C fireworks as permitted by the state of Michigan.

Insurance: \$10 million dollars in product, personal and property liability.

Participants-2-4 people

We follow NFPA 1123, 1124, and 1125 regulations.

Thank You,

Richard Tapper

State Regional Manager/ Michigan

330-559-0776

Michigan Department of Licensing and Regulatory Affairs
BUREAU OF FIRE SERVICES
3101 TECHNOLOGY BLVD., SUITE H
LANSING, MI 48909

14042020

Pamela Galioto
Phantom Fireworks Eastern
Region, LLC
2445 Belmont Avenue
Youngstown OH 44505

COMPLAINT INFORMATION:

THE ISSUANCE OF THIS LICENSE SHOULD NOT BE CONSTRUED AS A
WAIVER, DISMISSAL OR ACQUIESCENCE TO ANY COMPLAINTS OR
VIOLATIONS PENDING AGAINST THE LICENSEE, ITS AGENTS OR
EMPLOYEES.

FUTURE CONTACTS:

YOU SHOULD DIRECT INQUIRIES REGARDING THIS LICENSE
OR ADDRESS CHANGES TO THE DEPARTMENT OF LICENSING
AND REGULATORY AFFAIRS BY CALLING (517) 241-8847

YOUR LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE.

GRETCHEN WHITMER
Governor

STATE OF MICHIGAN
Michigan Department of Licensing and Regulatory Affairs

TYPE OF CONSUMER FIREWORKS RETAIL FACILITY: TEMPORARY
ISSUED TO THIS CONSUMER FIREWORKS RETAIL FACILITY PURSUANT TO THE MICHIGAN
FIREWORKS SAFETY ACT, P.A. 256 OF 2011.

THIS CERTIFICATE REMAINS THE PROPERTY OF THE MICHIGAN DEPARTMENT OF
LICENSING AND REGULATORY AFFAIRS (LARA), AND IS TRANSFERABLE UNDER
CONDITIONS SPECIFIED IN MCL 28.454(6), MICHIGAN FIREWORKS SAFETY
ACT. THIS CERTIFICATE IS SUBJECT TO PAYMENT OF CERTIFICATE FEES FOR
INITIAL AND ANNUAL APPLICATION OR TRANSFER FEES.

Rick Tapper
Phantom Fireworks
10010 BELLEVILLE RD
BELLEVILLE MI 48111

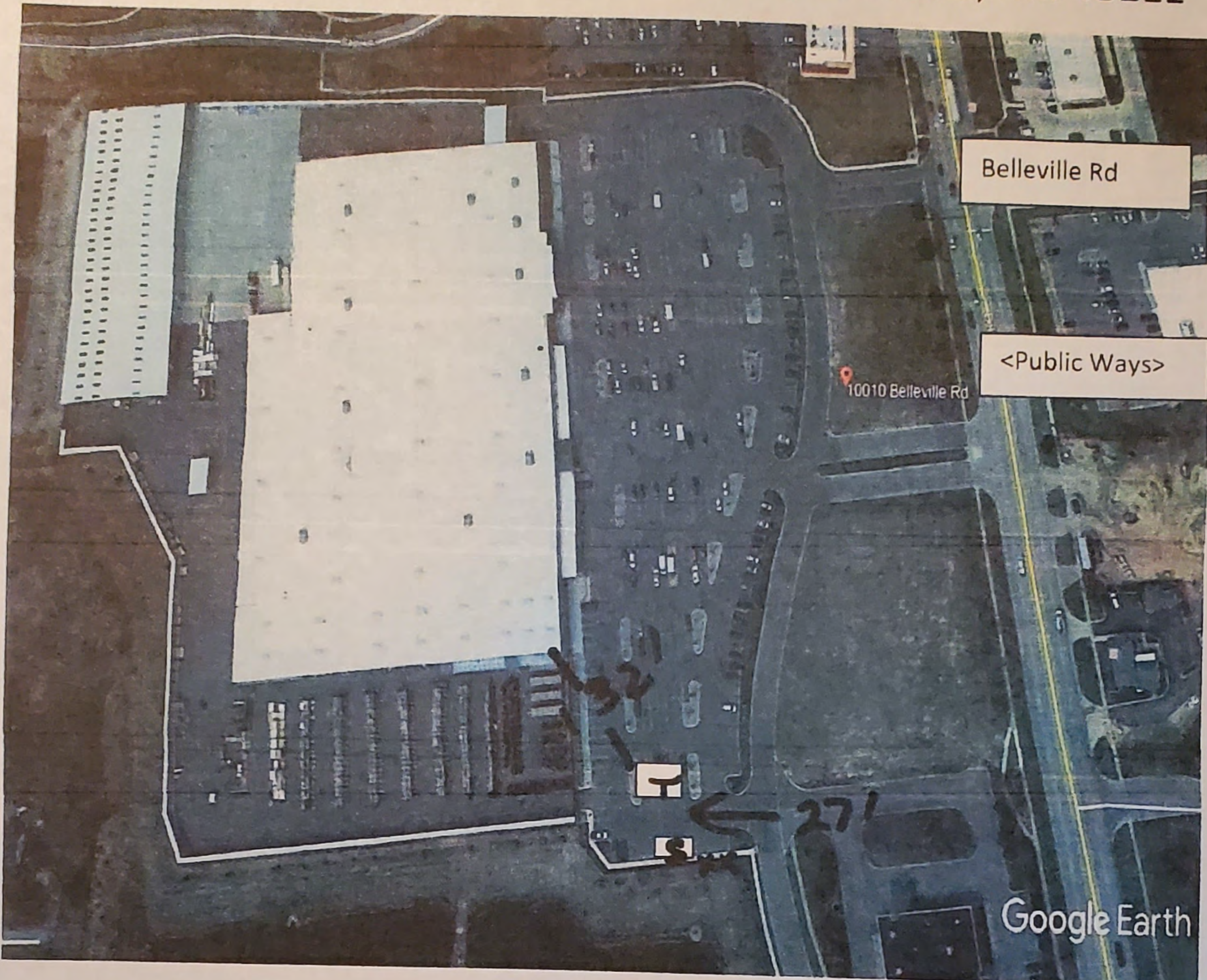
Certificate Number
2020-CT00249

Expiration Date:
04/30/2021

This document is duly
issued under the laws of
the State of Michigan

Exhibit A- Plot plan

Belleville, Menards 10010 Belleville Road, Belleville, MI. 48111



T- Pole Tent 30'X50' S- Storage Unit 8'X40' Power- Generator

There are no gas stations within 50 feet on this property or surrounding properties or propane stations, flammable gas bulk dispenser, etc on this property or surrounding properties within 300 feet. There are public ways within 150 feet of the tent and storage unit.

There are over 50 car spaces available for use on the asphalt. There will be no parking within 10' of the tent.

✖ Storage unit begins at 2nd parking spot.

x OK Per Jayman Date 3-26-2020

Phantom Fireworks Eastern Region, LLC

2445 Belmont Ave., Youngstown, OH 44505
330-746-1064

PROPERTY PERMISSION FORM

The undersigned, owner and/or controlling party, of the property listed below hereby grants permission to Phantom Fireworks Eastern Region, LLC to use the property for the temporary sale of fireworks at the following location:

Name: Menards

Address: 10010 Belleville Road

City: Belleville

ST: Michigan

Zip: 48111

County: Wayne

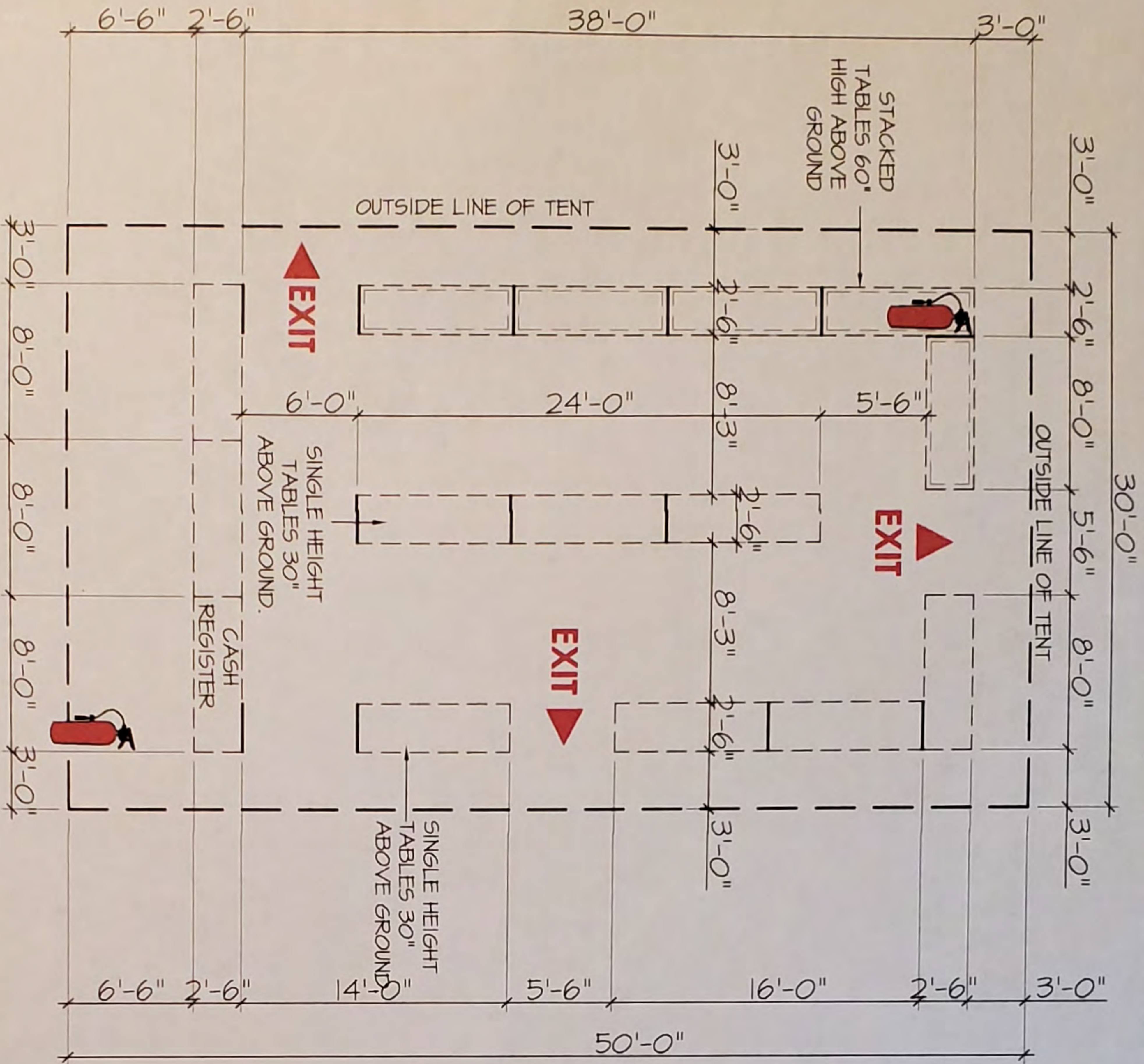
This Temporary Use Permission Form is for the purposes of obtaining state and local licenses, permits, and other uses pertinent to the retail sale of Class C state approved fireworks at the location for the 2020 season.

OK for Jaymon
Signature

Jaymon Hajo's
Name Please Print – Property Owner/Controller of Property

Property MGT
Company/Title

3-26-2020
Date



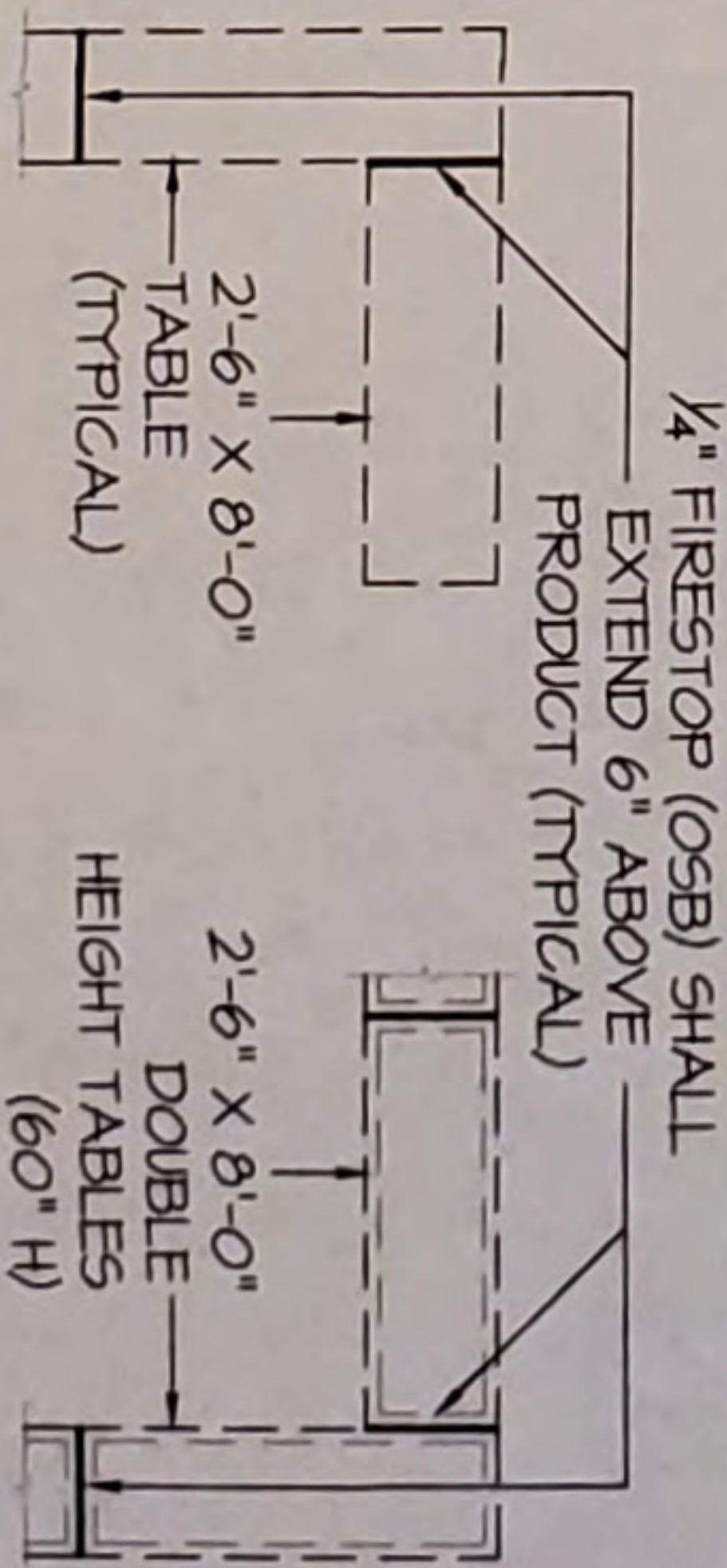
A 30' X 50' TENT LAYOUT AND EVACUATION PLAN

A-1.03 SCALE : 1/8" = 1'-0"

GENERAL NOTES

- 1) TENT SHALL HAVE (2) TWO FIRE EXTINGUISHERS LOCATED ON OPPOSITE SIDES OF THE STRUCTURE. MAINTAIN A MAXIMUM TRAVEL DISTANCE OF NOT GREATER THAN 35'-0" TO EITHER EXTINGUISHER. PROVIDE (1) ONE 5# ABC CHEMICAL RATED 3A BC AND (1) ONE 2 1/2 GALLON RATED 2A.
- 2) TENT SHALL HAVE (3) THREE EXITS AS SHOWN ON THE FLOOR PLAN DRAWING.
- 3) SINGLE HEIGHT TABLES SHALL BE 30" ABOVE THE GROUND.
- 4) STACKED TABLES SHALL BE 60" ABOVE THE GROUND.
- 5) THE AISLE AND EXIT WIDTHS SHALL BE 48" OR GREATER AS SHOWN ON THE FLOOR PLAN.
- 6) ALL MERCHANDISE SHALL BE SET BACK FROM THE TENT PERIMETER A MINIMUM OF 3'-0".
- 7) WEIGHT OF PRODUCT IS 10,400 POUNDS.
- 8) FLAME BREAK LOCATIONS ARE AT 8'-0" INTERVALS AND SHALL EXTEND UP VERTICALLY 6" ABOVE THE PRODUCT. NO FLAME BREAK IS REQUIRED WHEN A 48" OR GREATER SPACE IS BETWEEN TABLES.
- 9) PERCENTAGE OF PRODUCT IS EQUAL OR LESS THAN 40% OF THE FLOOR AREA OF THE TENT.
- 10) PERCENTAGE OF PRODUCT TO FLOOR AREA OF 30 x 60 TENT IS 18.00%.

TYPICAL FIRESTOP DETAIL



SINGLE HEIGHT TABLES DOUBLE HEIGHT TABLES

PHANTOM FIREWORKS
30' x 50' TENT

REVISION	DATE	DESCRIPTION

CHECKED BY : ANE

DRAWN BY : JDS

JOB NO : 2012-09

SHEET NO : 1

A-1.03

DATE : 05-10-2012



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/6/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Britton-Gallagher and Associates, Inc. One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 E-MAIL ADDRESS: info@brittongallagher.com INSURER(S) AFFORDING COVERAGE INSURER A: Everest Indemnity Insurance Co. INSURER B: Axis Surplus Ins Company INSURER C: Arch Speciality Ins Co INSURER D: INSURER E: INSURER F:	FAX (A/C, No): 216-658-7101 NAIC # 10851 26620 21199
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COVERAGES

CERTIFICATE NUMBER: 491078587

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Non-Owned Stand <input type="checkbox"/> End't Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC			SI8GL00643-191	10/30/2019	10/30/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			UXP0057739-05	10/30/2019	10/30/2020	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Excess Liability #2			P-001-000046155-02	10/30/2019	10/30/2020	Each Occ/ Aggregate \$5,000,000 Total Limits \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The Certificate Holders are named as Additional Insureds with respect to General Liability as required by written contract subject to policy terms, conditions and exclusions.

Tent Location: Menards, 10010 Belleville Road, Belleville, MI 48111

Dates of Operation: June 10, 2020 through July 15, 2020

Menards

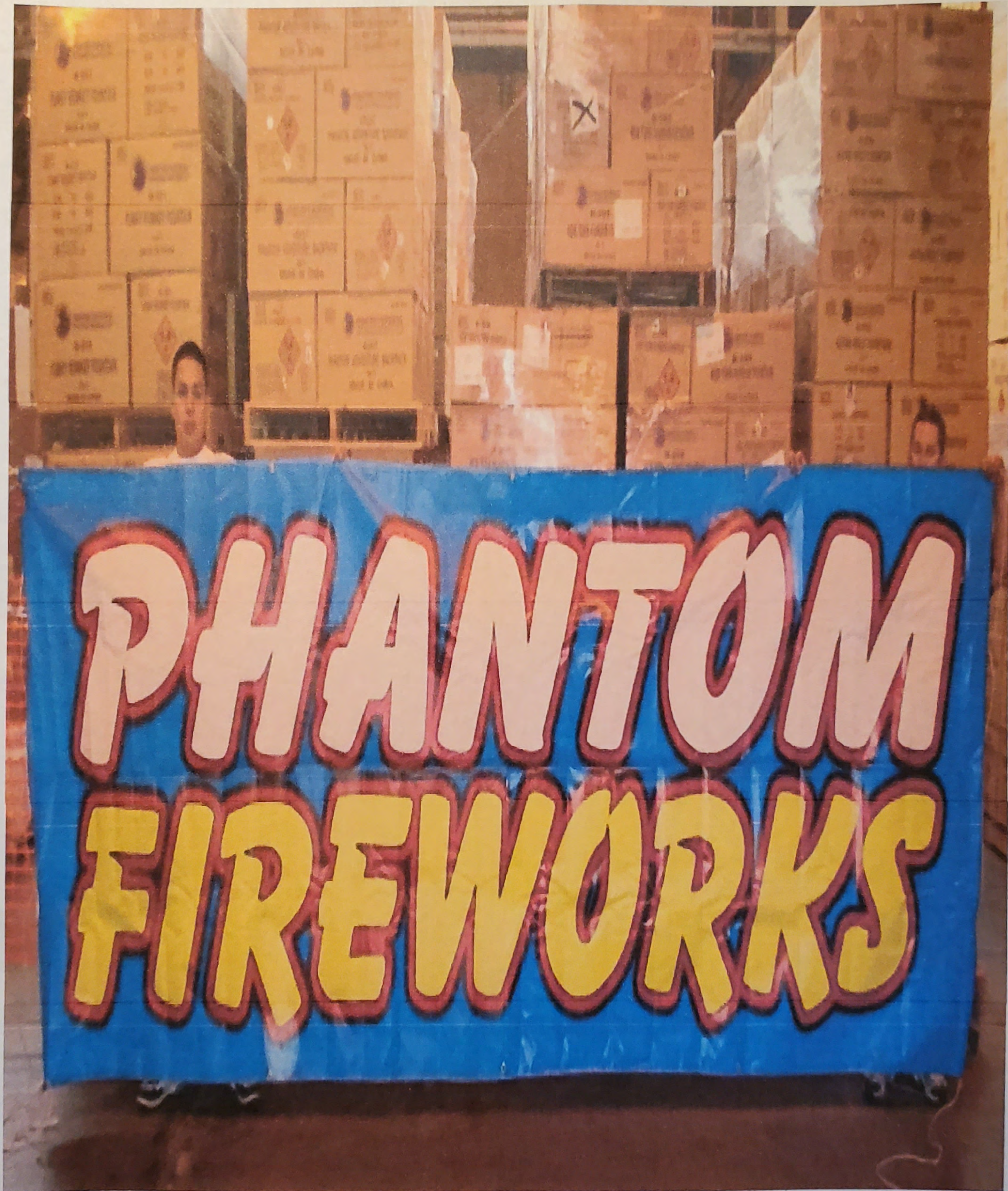
CERTIFICATE HOLDER**CANCELLATION**

Menards
10010 Belleville Road
Belleville MI 48111

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Sign Banner on Tent- Tent is 18' High
16'X5'

Certificate of Flame Resistance

REGISTERED
APPLICATION
NUMBER

F121.4



Date of Manufacture
4/22/98

Order Number
183683

MANUFACTURERS OF THE FINISHED
TENT PRODUCTS DESCRIBED HEREIN

This is to certify that the materials described have been flame-retardant treated (or are inherently nonflammable) and were supplied to:

S & R TENT

30124 CALAHAN

ROSEVILLE

MI

48066

Certification is hereby made that:

The articles described on this Certificate have been treated with a flame-retardant approved chemical and that the application of said chemical was done in conformance with California Fire Marshal Code, equal to exceeds NFPA 701, CPAI 84, ULC 109.
The method of the FR chemical application is:

(0001)

Description of item certified:

30'x50' canopy

**Flame Retardant Process Used Will Not Be Removed By
Washing And Is Effective For The Life Of The Fabric**

JOHN BOYLE & CO
STATESVILLE, NC

Name of Applicator of Flame Resistant Finish



PORTABLE STORAGE CONTAINERS



- Container delivered to your home or business provides secure & convenient ground level access.
- Units available with shelving and painted light beige for quality appearance.
- All steel containers include your choice of patented door & locking systems.
- Easy opening, waist high, single lever doors on one end, both ends or sides.
- Sizes range from 10' to 40' lengths and 8' or 10' widths.

ANYONE CAN SELL STORAGE - WE SELL SECURE STORAGE!

Our patented high security locking system includes three solid interior locking bars, padlock pocket and concealed lever lock. It also utilizes Mobile Mini's exclusive high security ContainerGuard Lock™.



COMMERCIAL APPLICATIONS Trusted for Over 25 Years

Ideal for job site, additional warehouse or seasonal storage needs. Mobile Mini's secure containers are available in 100 different sizes and configurations to meet your needs at your location. Our high security containers are used by over 100,000 customers nationwide.



RESIDENTIAL APPLICATIONS Storage Made Easy

Ideal for home remodels! A Mobile Mini storage container delivered to your home provides easy and convenient, ground-level access and easy opening doors. Our hassle free low cost service allows you to access your belongings anytime at your location and eliminates the need to rent a truck or drive to a self storage facility.



WIDER IS BETTER 10' Wide Storage Units

An exclusive Mobile Mini product, our extra-wide storage units are ideal for palletized storage. 20% more square footage, but 40% more usable space compared to a standard 8' wide unit! Units are 10' wide and available in lengths of 18' or 25'.



DOORS WHERE YOU NEED THEM Maximize your Storage Space

Our standard rental units are equipped with our exclusive high-security doors on one end. We also offer rental units with our doors on both ends or on the sides for efficient storage and convenient side or end access. Side door configurations are available with one to four side double doors. The choice is yours!



Planning Fee Schedule Worksheet

5/11/2020

Project Name:	Phantom Fireworks Menards TLU			
Project Number:	20-010			
Acres, Units & Trees:	# of Acres:		Official Woodland Acres:	
	# of Units:		# of Trees Outside Wood:	

ITEM	#	TOWNSHIP BASE	CONSULTANT BASE	ACRE FEE	UNIT FEE	TOWNSHIP TOTAL	CONSULTANT TOTAL	LINE-ITEM TOTAL
Rezoning		\$600.00	\$600.00	\$10.00		\$0.00	\$0.00	\$0.00
Conditional Zoning Amendment, Reviews, Rezoning Contract and Conditions		\$1,500.00	\$1,500.00	\$30.00		\$0.00	\$0.00	\$0.00
Conditional Rezoning Contract and Conditions			Cost+20%				\$0.00	
Special land Use (new development)		\$800.00	\$500.00	\$10.00		\$0.00	\$0.00	\$0.00
Special Land Use (existing building, no site changes)		\$500.00	\$500.00	\$10.00		\$0.00	\$0.00	\$0.00
Concept Plan Review Only		\$350.00	\$350.00			\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant			Cost+20%					
Engineering Concept Plan Review Only			\$500.00	\$25.00				
							Sub-Total:	\$0.00
Site Plan Application (Non-Residential)								
Commercial Development		\$2,500.00	\$1,000.00	\$150.00		\$0.00	\$0.00	\$0.00
Industrial Development		\$2,500.00	\$1,000.00	\$150.00		\$2,500.00	\$1,000.00	\$0.00
Public or Semi-public Development			\$675.00	\$125.00	\$150.00	\$0.00	\$0.00	\$0.00
Administrative Review(Re-occupancy, site changes to Existing Use or Addition to Existing Use)		\$400.00	Minor Change			\$0.00	\$0.00	\$0.00
		\$1,250.00	\$500.00	Major/New Structure		\$0.00	\$0.00	\$0.00
* Additional reviews by Consultant			Cost + 20%					
Initial Engineering Deposit			\$2,500.00	\$25.00			\$2,500.00	\$0.00
							Sub-Total:	\$0.00
Site Plan Application (Residential)								
Site Condominium		\$2,500.00	\$750.00		\$15.00	\$0.00	\$0.00	\$0.00
Cluster Housing Development (PRD)		\$4,000.00	\$450.00		\$10.00	\$0.00	\$0.00	\$0.00
Multiple Family		\$3,000.00	\$400.00		\$10.00	\$0.00	\$0.00	\$0.00
Mobile Home Park		\$3,000.00	\$600.00		\$10.00	\$0.00	\$0.00	\$0.00
Condominium, PRD, Subdivision Documents			Cost +20%			\$0.00		
*Additional Reviews by Consultant			Cost+20%			\$0.00	\$0.00	\$0.00
Initial Engineering Deposit			\$2,500.00	\$25.00			\$0.00	\$0.00
Dev. Instigated Rev. Approved Plat, Architectural Rev. Existing Developments		\$400.00	Cost	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00
							Sub-Total:	\$0.00
Subdivision/Plat Review								
Sketch Plan Review		\$400.00	\$350.00		\$30.00	\$0.00	\$0.00	\$0.00
Site Plan Review(Tent. Preliminary Plat)		\$2,000.00	\$700.00		\$30.00	\$0.00	\$0.00	\$0.00
Preliminary Plat Review		\$600.00	\$500.00		\$15.50	\$0.00	\$0.00	\$0.00
Final Plat Review		\$700.00	\$600.00		\$15.50	\$0.00	\$0.00	\$0.00
*Additional Reviews by Consultant			Cost +20%				\$0.00	\$0.00
Initial Engineering Deposit			\$2,500.00	\$25.00		\$0.00	\$0.00	\$0.00
							Sub-Total:	\$0.00
Special Meetings								
Expedited Review		150% of cost	Cost+150%					\$0.00
Planning Commission		\$560.00	Cost + 20%			\$0.00		\$0.00
Board of Zoning Appeals-(Single Family Res.)		\$400.00	\$350.00			\$0.00	\$0.00	\$0.00
Board of Zoning Appeals(Non-Res./Multiple)		\$400.00	\$350.00			\$0.00	\$0.00	\$0.00
							Sub-Total:	\$0.00
Other Fees								
Variance Review-Single Family Residential & Agricultural		\$200.00	Cost			\$0.00	\$0.00	\$0.00
Variance Review-Multi-Family, Commercial, & Industrial		\$350.00	Cost					\$0.00
Zoning Verification		\$75.00				\$0.00		\$0.00
Replat/Change to Master Deed		\$250.00	\$250.00		\$75.00	\$0.00	\$0.00	\$0.00
Woodlands/Tree Removal		\$350.00	\$700.00	\$60.00	\$3.00	\$0.00	\$0.00	\$0.00
Tree Replacement(per tree)					\$350.00	\$0.00		\$0.00
Lot Split Review		\$75.00	\$350.00			\$0.00	\$0.00	\$0.00
Accessory Structure Modification		\$250.00				\$0.00		\$0.00
Fire Department Site Plan Review	1	\$400.00						\$400.00
Temporary Land Use/Special Event Permit		\$1,250.00				\$0.00		\$1,250.00
Wireless Equipment Administration Review		\$400.00	\$450.00			\$0.00	\$0.00	\$0.00
Grass & Weeds Mowing/Blight/Property Maintenance Administrative Fee (Ordinance)					Cost+ \$100.00			\$0.00
Developer Initiated Master Plan or Zoning Amendments		\$1,500.00	cost+20%			\$0.00		\$0.00
							Sub-Total:	\$1,650.00
Grand Total:								\$1,650.00
Sub-Total by Fee Category	Township Fee Total		Consultant Fee Total		Engineering Fee Total		Fire Department Total	
	\$1,250.00		\$0.00		\$400.00		\$0.00	
Account No.	101-000-485-001		101-000-286-000		592-000-286-000		101-000-628-001	



MEMO

TO: Van Buren Township Planning Commission

FROM: Dan Power, AICP – Director of Planning and Economic Development

RE: Active Aero / Willow Run Airport – 48155 F Street:
Administrative Update: Administrative Site Plan Review

PLANS DATED: January 15, 2020, noted as revised 4/16/2020 (recd. by Township on April 17, 2020)

DATE: May 21, 2020

Active Aero Group seeks to build a 23,597 square foot airplane parts storage and office building on approximately 1.13 acres of property at the subject address. The site is zoned AP – Airport District. The proposed use is consistent with the following description, which is a permitted use by right in the AP zoning district:

- *Assembly and fabrication plants which use an airplane taxiway from the main airport runway directly to the manufacturing firm.*

Section 3.118(D) (*AP, Airport District – Required Conditions of the AP, Airport District*) of the Van Buren Township Zoning Ordinance allows for a modified administrative site plan review procedure for developments located at public airports. This section allows for administrative review focused on the topics of area, height and placement; parking, loading and access management; environmental performance standards; and screening, and landscaping. For your information and reference, on the following pages, I am including an administrative zoning approval memorandum, excerpts from the applicant's preliminary site plan revised April 16, 2020 and architectural elevation drawing dated March 4, 2020 on the following pages.

Please do not hesitate to contact me via email at dpower@vanburen-mi.org should any questions arise about this project.

Sincerely,

Dan Power, AICP - Planning and Economic Development Director, Charter Township of Van Buren

CC: Matthew Best, M.S. - Public Services Director, Van Buren Charter Township
Vidya Krishnan, Planning Consultant, Van Buren Charter Township
David McNally and Andrew Lenaghan– Van Buren Charter Township Fire Department
Geoff Nelson, P.E. – Wayne County Airport Authority



MEMO

TO: Dave Sullivan, Active Aero Group

FROM: Dan Power, AICP – Director of Planning and Economic Development

RE: Active Aero / Willow Run Airport – 48155 F Street: Site Plan Review

PLANS DATED: January 15, 2020, noted as revised 4/16/2020 (recd. by Township on April 17, 2020)

DATE: May 21, 2020

The following is a review of the proposal by Active Aero Group, who seeks to build a 23,597 square foot airplane parts storage and office building on approximately 1.13 acres of property at the subject address. The site is zoned AP – Airport District. The proposed use is consistent with the following description, which is a permitted use by right in the AP zoning district:

- *Assembly and fabrication plants which use an airplane taxiway from the main airport runway directly to the manufacturing firm.*

Review process and alternative review method. I have reviewed the site plan request based on Zoning Ordinance standards. Per the required parameters for review under Section 3.118(D) (AP, Airport District – Required Conditions of the AP, Airport District), which allows for a modified site plan review procedure for developments located at public airports, which allows for a review confined to reviewing the topics of area, height and placement; parking, loading and access management; environmental performance standards; and screening, landscaping and other Ecorse and Beck Road adjacency requirements. I have also reviewed the applicable administrative review standards of Section 12.203 of the Van Buren Township Zoning Ordinance. Relevant review standards are discussed in the sections on the following pages:

Requirements per Section 3.118(D)(1)(a)(i) of the Van Buren Township Zoning Ordinance – Required Conditions of the AP, Airport District.

- a. **Area, height, and placement.** Uses located on the airport property owned by a public governmental agency shall meet the area, height, and placement regulations, including setbacks, of the zoning district they are located in.

The proposed site is part of a broader public airport property which has public road frontage on Beck Road. The proposed site meets the required front (100'), side (50' for one / 100' for two), and rear (100') yard setbacks. The minimum area of 250 acres in the AP zoning district is intended to be applied to the airport property at large and does not apply to this specific site. The height of the proposed building is 24'-0 1/4" to the eaves of its gable roof and roughly 26' to the peak, and therefore has a height of approximately 25'.

- b. **Parking, loading and access management.** Uses located on the airport property owned by a public governmental agency shall meet the parking and loading requirements of Article 9 in this Zoning Ordinance.

Article 9 of the Zoning Ordinance includes various required standards related to the number of parking spaces and the design and configuration of parking areas and driveways. These requirements are evaluated below.

Number of parking spaces. A schedule of parking needs has been provided on sheet 3. The schedule lists that 18 parking spaces are required based on the site's 23,597-sf gross floor area, which requires parking at a ratio of 1 space per 1,750-sf of gross floor area, and that 13 spaces are required based on its 6,352-sf of office usable floor area, which requires parking at a ratio of one (1) space per 350-sf of usable office floor area. This is an accurate interpretation of the off-street parking requirements of section 9.102(E) of the Zoning Ordinance. Thirty-two (32) parking spaces are proposed.

Design and configuration of parking areas. The proposed parking area design and details related to parking are included in sheet 3. The site's proposed parking spaces have dimensions of 9.5' x 18', with an adjacent 22' wide access aisle, along with an adjacent 8' wide paved area adjacent to the parking spaces. The conventional parking lot dimensions permitted under section 9.104(B) are 9.5' x 20' spaces with an adjacent 24' access aisle. The 18' parking space stall length is acceptable due to the adjacency of an 8' wide paved surface per section 9.104(D). The aisle width of 24' is adequate.

Drainage. Per section 9.104(A) of the Zoning Ordinance, off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings. Parking lot drainage is demonstrated on sheet 5. The applicant has provided a descriptive letter and stormwater calculations that demonstrate how the design will meet applicable stormwater quality standards. The applicant has indicated that plans will be forwarded to the Wayne County Department of Environment permit office for their review and approval should it be required.

Driveways and Access Management. Access is provided to the site from "F" Street along the northern boundary of the site as a connection to Beck Road to the east, and via a private road that connects from an area west of the project site south to Tyler Road.

Two (2) driveways are proposed, including a 40'-wide and 35'-wide driveway. Section 9.106(C) additionally requires driveways on a road with a speed limit of 30 miles per hour to be spaced a minimum of 155' apart. The proposed driveways are spaced +/- 210' apart from one another on center.

Per Section 9.106(B) of the Zoning Ordinance, only one (1) driveway may be provided for properties with continuous frontage under 500', additional driveways

are justified due to the amount of traffic generated by the use without compromising traffic operations along the public street, based upon a traffic impact study submitted by the applicant. The driveways in this project function as access to a shared private street that feeds into Beck Road (a public street), whereas the requirements above are more appropriately applied to sites located directly on public streets. As such, is not necessary to restrict this site to having a single driveway.

Rear loading and truck maneuvering. Access appears to be restrictive for large truck turning movements in the rear of the site due to the proposed access driveway stopping with no expanded paving area for truck maneuvering. Design adjustments have been made to accommodate large truck turning movements, including the re-routing of access to the rear of the site via the private drive network connected to Tyler Road to the south and west. Additionally, based on the building's size being greater than 20,000 square feet, two (2) 10' x 50' loading spaces have been provided per Section 9.105.

Parking lot landscaping. According to Section 9.104(L) of the Zoning Ordinance, parking areas shall be landscaped and screened pursuant to Article 10. Because the site has no direct public road frontage and is adequately separated from adjacent public roads, relief can be provided from parking lot screening per section 10.103(A) of the Zoning Ordinance. The applicant has provided parking lot landscaping via a landscaping plan on sheet 8, pursuant to the requirements of Section 10.103(B), including that landscaped areas should be added where necessary to account for a minimum of five percent (5%) of all paved areas. The proposed landscaping includes seven (7) trees, 20 shrubs, and 112 perennial plants. These landscaped areas are also subject to review by the Wayne County Airport Authority (WCAA).

- c. **Environmental Performance Standards.** Uses located on the airport property owned by a public governmental agency shall meet the "Environmental Performance Standards Applicable to Specific Uses and Districts" of Section 8.102 of this Zoning Ordinance.

Adherence to these environmental performance standards is sufficiently noted on sheet 3. Outdoor lighting information is adequately shown on sheet 7. The site appears to be over 1,000' from any adjacent residential property. Exterior impacts should be minimal on adjacent property.

- d. **Screening, landscaping and other Ecorse and Beck Road adjacency requirements.** If the proposed building/use is adjacent to Ecorse or Beck Roads the site plan shall be required to meet the "Frontage Landscaping" requirements in Section 10.103, the "Mechanical and Utility Equipment Screening" requirements in Section 10.103, the "Exterior Lighting" requirements in Section 8.105, and the "Garbage, Refuse, and Recycling Collection Areas" requirements in Section 7.122 of this Zoning Ordinance. The site is not adjacent to Ecorse or Beck Road and these requirements therefore do not apply.

Administrative Site Plan Review Requirements per Section 12.203 of the Van Buren

Township Zoning Ordinance – In General.

1. **Title and date of plan, including the date and nature of all subsequent revisions; North arrow and scale; Design firm information; Dimensions of lot and adjacent property lines; Boundary of tract; Lighting; Signage information; Plan submittal information; and Documentation of changes.**

This information is adequately provided.

2. **Description of use.** A narrative description of the use is provided on the notes on Sheet 3.
3. **A schedule of parking needs** and A schedule of parking needs has been provided. This table along with other aspects of parking design should be addressed as discussed on pages 1-3 of this report.
4. **Traffic and pedestrian circulation design.** A sidewalk is not necessary because the site lacks public street frontage. Additional traffic circulation requirements should be addressed as noted on pages 1-3.
5. **Landscape plan and landscape maintenance information.** Regarding these requirements, while landscaping is encouraged, there are no frontage landscaping requirements as the property does not have direct frontage on Beck Road or Ecorse Road, per Section 3.118(D)(1)(a)(i)(d). See page 3 for other landscaping comments.
6. **Hazardous materials.** A note which indicates that the facility will house no hazardous chemicals or materials has been added to sheet 3 of the civil site plan set. Additionally, a note that labels the "HAZMAT building" refers to an existing and adjacent building.
7. **Office and staffing information.** Floor plans are adequately shown on the "A-" – designated architectural plan sheets. A note which indicates the shift characteristics, occupancy and staffing in the narrative letter has been added to sheet 3 of the civil site plan set.
8. **Other information.** Any other information as required by the Planning Commission or Director of Planning which will assist in evaluation of the proposed use. The applicant has sufficiently labeled adjacent storage buildings occupied by the adjacent Packard Hangar site.

Recommendation: Based on the above-mentioned review, the set of plans received on April 17, 2020, as revised per VBT and WCAA comments dated April 16, 2020, has received zoning administrative approval. The approval of the building permit will be subject to approval by the Van Buren Township building official and Van Buren Township Fire Department. Please forward three (3) additional copies of the site plan for review by the Fire Marshall and Building Official at the time of seeking a building permit along with an approval letter from the Wayne County Airport Authority (WCAA). If you have any additional questions regarding this review please feel free to contact me at 734-699-8913 or via e-mail at dpower@vanburen-mi.org.

Sincerely,



Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Matthew Best, M.S. - Public Services Director, Van Buren Charter Township
Vidya Krishnan, Planning Consultant, Van Buren Charter Township
David McNally and Andrew Lenaghan- Van Buren Charter Township Fire Department
Geoff Nelson, P.E. – Wayne County Airport Authority

COPY

CONTACT INFORMATION

WAYNE COUNTY AIRPORT AUTHORITY
PERMITS DEPARTMENT
DETROIT METROPOLITAN WAYNE COUNTY AIRPORT
L.C. SMITH TERMINAL – MEZZANINE
PHONE: (734) 247-2732
DETROIT, MI 48242
permits@wcaa.us

WAYNE COUNTY DRAINAGE

VAN BUREN TOWNSHIP

VIDYA KIRSCHMAN
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
PHONE: (734) 699-8900
46425 TYLER RD.
VAN BUREN TWP., MI 48111

VAN BUREN TOWNSHIP

JUDY FIELDS
BUILDING/PLUMBING/MECHANICAL INSPECTOR
PHONE: (734) 699-8913
46425 TYLER RD.
VAN BUREN TOWNSHIP, MI 48111

VAN BUREN TOWNSHIP

DANIEL BESSON
FIRE CHIEF PHONE: (734) 699-8928
46425 TYLER RD.
VAN BUREN TOWNSHIP, MI 48111

PERMIT & APPROVAL LIST

WCAA	
CONSTRUCTION/ALTERATION PERMIT	REQUIRED
SOIL EROSION CONTROL PERMIT	NOT APPROVED
COUNTY:	
WATER SYSTEM	NOT APPROVED
WASTEWATER SYSTEM PERMIT	NOT APPROVED
STATE:	
MDEQ: ACT 399 WATER SYSTEM	NOT APPROVED
CONSTRUCTION PERMIT:	
PART 41 SANITARY SEWER SYSTEM	NOT APPROVED
MDEQ WETLAND PERMIT:	NOT REQUIRED

VARIANCES\WAIVERS REQUESTED

WCAA PROJECT REVIEW 20-011-1

ENGINEER/SURVEYOR



LAND DEVELOPMENT SERVICES

Wes Lee O. Umlor, P.E.

49287 WEST ROAD
WIXOM, MI 48393
Phone: (248) 773-7656
Fax: (866) 690-4307
E-mail: wumlor@umlorgroup.com
Web: www.umlorgroup.com

OWNER



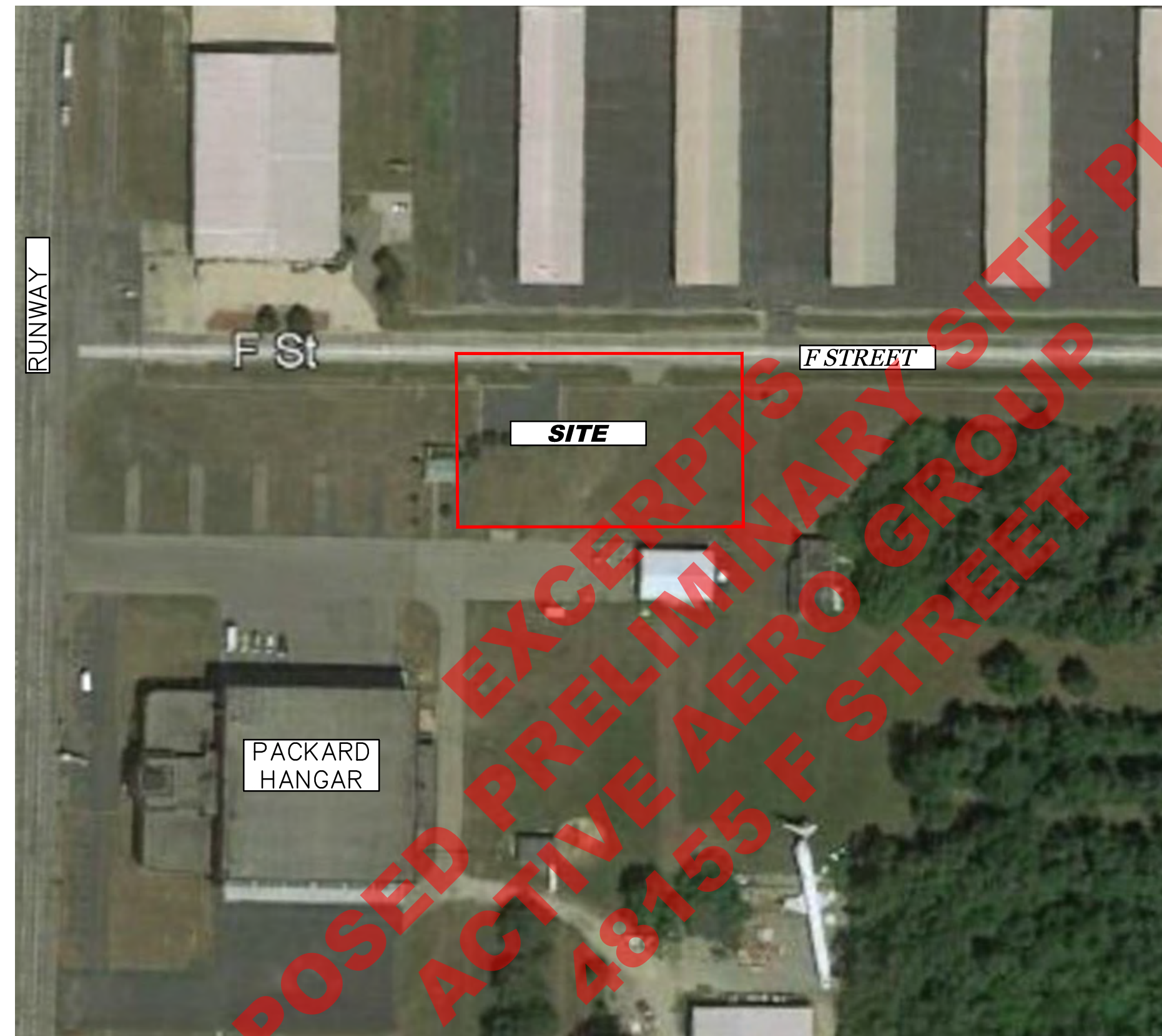
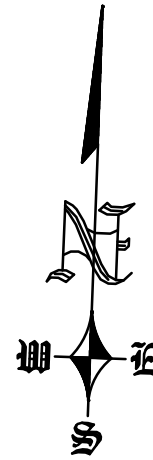
ACTIVE AERO GROUP

2068 E STREET
BELLEVILLE, MI 48111
PHONE: (734) 547-7373
CONTACT: DAVID SULLIVAN

PRELIMINARY SITE PLAN ACTIVE AERO - USA JET OFFICE/WAREHOUSE

48155 F-STREET

PART OF SE 1/4 OF SECTION 8,
VAN BUREN TOWNSHIP, WAYNE COUNTY,
MICHIGAN, TOWN 3 SOUTH, RANGE 8 EAST



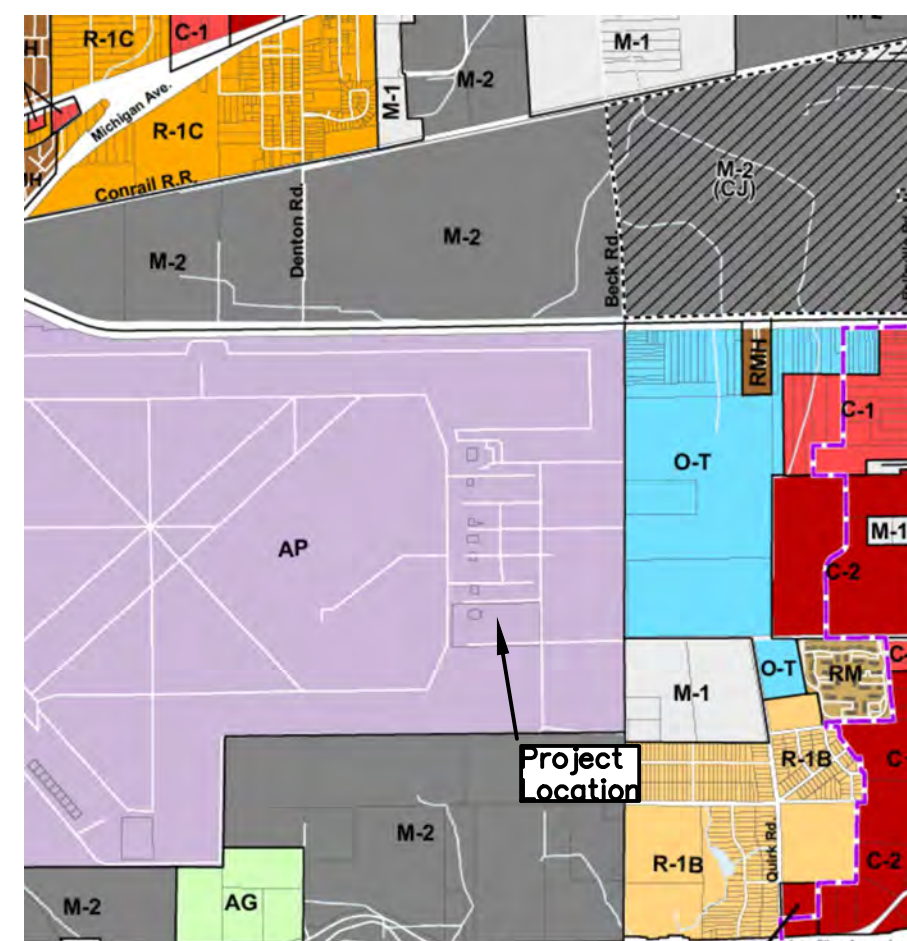
SITE MAP
1" = 100'

PROJECT NARRATIVE:

THIS PROJECT WILL INCLUDE THE CONSTRUCTION OF A 17,375 SQ. FT. WAREHOUSE/OFFICE BUILDING AND UTILITIES TO SERVICE SAID BUILDING INCLUDING BUT NOT LIMITED TO STORM SEWERS, SANITARY LATERAL, RELOCATION OF EXISTING LATERAL TO PACKARD HANGAR, WATER MAIN, DRY UTILITIES, ETC.

Charter Township of Van Buren
Wayne County, Michigan

July 7, 2017



ZONING MAP
1"=2,000'

AG Agricultural and Estates	M-1 Light Industrial
R-1A Single Family Residential	M-T Industrial Transportation
R-2A Single Family Residential	M-2 General Industrial
R-1B Single Family Residential	AP Airport
R-1C Single Family Residential	M-U Mixed-Use
RM Multiple Family Residential	(Land subject to a Planned Residential Development (PRD) agreement)
RMH Mobile Home Park	(Land subject to a Planned Unit Development (PUD) agreement)
C Local Business	(Zoning subject to a Consent Judgement (CJ))
C-1 General Business	Belleville Road Overlay District
C-2 Extensive Highway Business	
FS Freeway Service	
O-T Office/Technology	

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS – DEMOLITION PLAN
3	SITE PLAN
4	GRADING AND EROSION CONTROL PLAN
5	OVERALL UTILITY PLAN
6	STORMWATER TRIBUTARY PLAN
7	PHOTOMETRIC PLAN
8	LANDSCAPE PLAN
9	SITE DETAILS
10	SITE DETAILS – CONT'D.

AIRFIELD OPERATION NOTES:

- AOA ACCESS IS NOT PERMITTED.
- ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH THE CURRENT FAA ADVISORY CIRCULAR 150/5370-2, "OPERATIONAL SAFETY ON AIRPORTS DURING CONSTRUCTION."

GENERAL REQUIREMENTS:

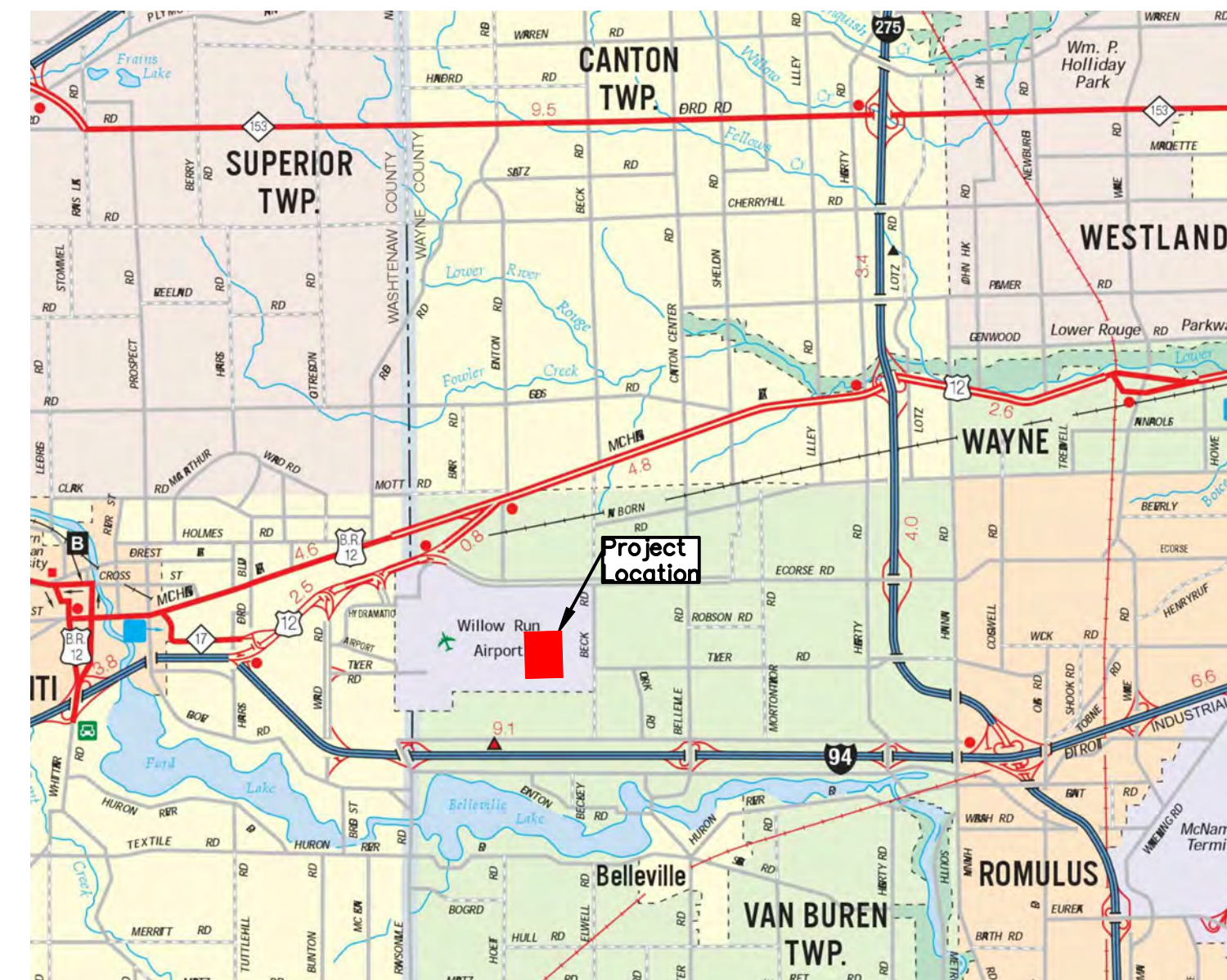
- ALL WORK SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING:
 - 2015 MICHIGAN BUILDING CODE
 - 2015 INTERNATIONAL FIRE CODE
 - 2015 MICHIGAN MECHANICAL CODE
 - 2015 MICHIGAN PLUMBING CODE
 - 2014 NATIONAL ELECTRICAL CODE
- ADDITIONALLY, ALL WORK SHALL BE STRICT COMPLIANCE WITH THE FOLLOWING:
 - FEDERAL, STATE AND LOCAL REGULATIONS, LAWS AND ORDINANCES
 - MOST CURRENT EDITION OF NFPA 1 FIRE PREVENTION CODE
 - MOST CURRENT EDITION OF NFPA 415 FOR CONSTRUCTION AND PROTECTION OF AIRPORT TERMINAL BUILDINGS, FUELING RAMP DRAINAGE AND LOADING WALKWAYS
 - MOST CURRENT EDITION OF NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING CODE
 - OTHER REFERENCED NFPA CODES AND STANDARDS AS DIRECTED BY THE A. H. J
 - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
 - FAA AND TSA REQUIREMENTS
 - WCAA SAFETY STANDARDS
 - MICHIGAN DEPARTMENT OF TRANSPORTATION REQUIREMENTS
 - MOST RECENTLY AMENDED ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)

NOTE: THESE CODES AND STANDARDS ARE MINIMUM REQUIREMENTS, AND ADDITIONAL REQUIREMENTS MAY BE MANDATED BY THE AHJ.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL WORK SHALL CONFORM TO THE WAYNE COUNTY AIRPORT AUTHORITY & WAYNE COUNTY STANDARDS AND SPECIFICATIONS.

!! CAUTION !!
DANGEROUS AND SENSITIVE UNDERGROUND FACILITIES MAY BE PRESENT THROUGHOUT THE PROJECT AREA THAT DO NOT APPEAR ON THIS DRAWING. ALL UNDERGROUND FACILITIES MUST BE LOCATED AND STAKED BY THE APPROPRIATE AGENCIES PRIOR TO EXCAVATION.



PROJECT LOCATION
N.T.S.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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PT OF SE 1/4 SECTION 8
TOWN 3 SOUTH, RANGE 8 EAST
VAN BUREN TOWNSHIP
WAYNE COUNTY, MICHIGAN

ACTIVE AERO - OFFICE-STORAGE FACILITY
CLIENT: ACTIVE AERO GROUP
2068 E STREET
VAN BUREN TOWNSHIP, MICHIGAN
COVER SHEET

DATE: 1-15-2020

REVISIONS
REVISED PER VBT COMMENTS
DATED 1/30/2020
4/16/20 PER VBT & WCAA
COMMENTS 2/28 & 2/21/2020.

DR BY: SDT
CK BY: SDT
P.M. SA
SCALE 0' 1" = 1' AS NOTED
JOB NO. 190302
SHEET NO. 1
SHEET 1 OF 10



LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLEAN OUT		SIGN
	ELEC. RISER		2 POLE SIGN
	FIRE HYDRANT		MAILBOX
	ELEC. TRANSFORMER		POST
	GUY ANCHOR		ELECTRICAL RISER
	STM. MANHOLE		COMMUNICATIONS RISER
	SAN. MANHOLE		ELECTRICAL METER
	VENT		EXISTING GENERATOR
	WATER STOP BOX		EXISTING SIGNAL POLE
	GATE VALVE		EXISTING GAS METER
	CAMERA TOWER		SET IRON
	POWER POLE		FOUND IRON
	SINGLE LIGHT POLE		FOUND MONUMENT
	DOUBLE LIGHT POLE		RECORDED DISTANCE
	ROUND CATCH BASIN		MEASURED DISTANCE
	SQUARE CATCH BASIN		
	MONITORING WELL		

LEGEND	
	PROPOSED HEAVY DUTY PAVEMENT SECTION
	PROPOSED STANDARD DUTY PAVEMENT SECTION

SIGN TABLE		
SIGN #	SIGN TYPE	# REQUIRED
R1-1	STOP (24"x24")	2
R7-8	ADA VAN ACCESSIBLE	1
	ADA TRUCK ENTRANCE (18"x24")	1
	YIELD TO TRUCK TRAFFIC" 18"x24"	2

NOTE:
ALL SIGNS WILL COMPLY WITH CURRENT 2011 MMUTCD STANDARDS

DEVELOPED SITE CONDITIONS:

IMPERVIOUS ACRES = 0.87 ACRES
PERVIOUS ACRES = 0.41 ACRES

LOT STANDARDS:

MIN. LOT AREA = 250 ACRES
MIN. LOT WIDTH = N/A
MIN. LOT DEPTH = N/A
MAX. LOT COVERAGE = N/A
MIN. FLOOR AREA/UNIT = N/A
MAX. BUILDING HEIGHT (STORIES) = N/A

SETBACKS:

FRONT YARD = 100' (O)
SIDE YARD (ONE) = 50' (P)
SIDE YARD (TOTAL OF 2) = 100'
REAR YARD = 100'

PARKING REQUIRED:

(3) Wholesale/Warehouse Storage Establishments (Non-Retail Warehouse)

Five (5) plus one (1) per 1,750 square feet of gross floor area plus one (1) per 350 usable square feet of office, sales or similar space.

5 spaces plus:
6352 sf - Office = 13 spaced
23597 sf - gross floor area = 13 spaces

Total = 31 spaces

Barrier Free spaces required = 2 space

PARKING PROVIDED:

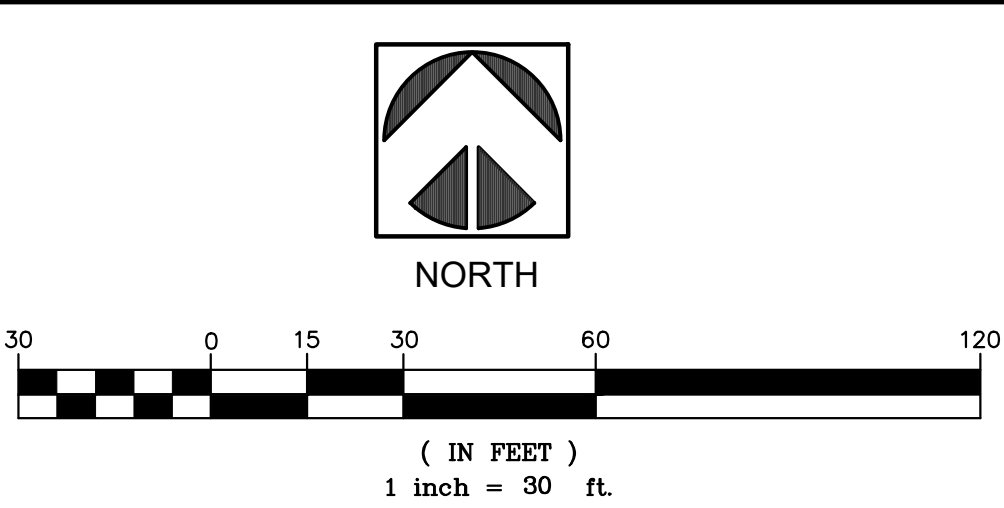
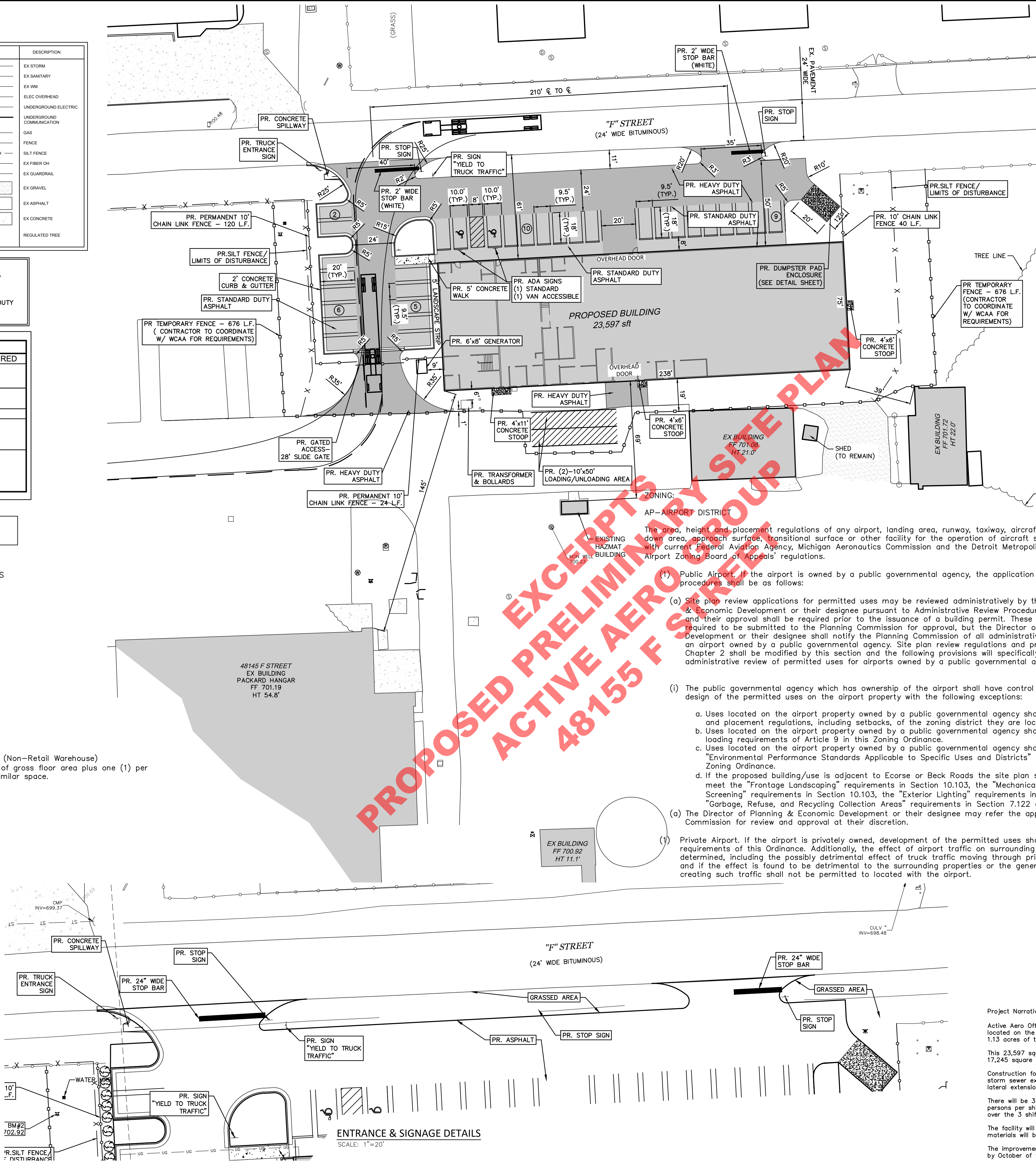
30 Standard spaces
2 Barrier Free space
32 Total

GENERAL NOTES:

- PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKINGS SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
- TRUCK TRAFFIC SHALL BE MINIMAL AT THIS SITE. APPROX. 2 TRUCKS PER WEEK WITH A MAX. OF 8 IN A MONTH. THE MAJORITY OF TRAFFIC WILL BE FOR EMPLOYEES AND VISITORS.

HAZARDOUS MATERIALS NOTE:

THE PROPOSED FACILITY WILL HOUSE NO HAZARDOUS CHEMICALS OR MATERIALS.



GENERAL NOTES: BITUMINOUS PAVING

- CONTRACTOR TO THOROUGHLY CLEAN PAVEMENT PRIOR TO PLACEMENT OF FINAL LIFT BITUMINOUS SURFACING.
- ALL WORK TO BE DONE IN ACCORDANCE WITH M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- BITUMINOUS MIXTURE TO BE IN ACCORDANCE WITH M.D.O.T. 7.10.06, TABLE 7.10.2.
- BITUMINOUS MIX TO BE M.D.O.T. NO. 1100T 36A AND M.D.O.T. NO. 1100L 20AA, A-C 120-150 OR APPROVED EQUAL. THICKNESS IS SPECIFIED ON DETAIL.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- PAVEMENT STRIPING SHALL BE MDOT FAST DRY PAVEMENT MARKING. ALL ARROWS, STOP BARS, AND LANE LINES (4" WIDE SINGLE LINE) BETWEEN TURN LANES AND LANES IN THE SAME DIRECTION OF TRAVEL SHALL BE WHITE. LINES SEPARATING OPPOSITE DIRECTIONS OF TRAFFIC SHALL BE 4" WIDE DOUBLE YELLOW. NON-BARRIER-FREE SPACE MARKING SHALL BE WHITE. BARRIER-FREE SPACE MARKINGS AND HATCHING SHALL BE BLUE. INTERNATIONAL SYMBOLS OF ACCESSIBILITY (WHEELCHAIR SYMBOLS) ON THE PAVEMENT SHALL BE PAINTED WHITE. ALL PEDESTRIAN CROSS WALKS SHALL BE STRIPED WITH 12" WIDE WHITE DIAGONAL LINES AT 45° ANGLES SPACED 24" APART (TYP.). LOADING AREAS SHALL BE STRIPED WITH 4" WIDE YELLOW DIAGONAL LINES AT 45° ANGLES SPACED 6" APART (TYP.).

STORM SEWER

- ALL STORM SEWERS AND STORM STRUCTURES SHALL CONFORM TO THE VAN BUREN TOWNSHIP STANDARD DETAILS.

GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF TRANSPORTATION, MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, AND THE VAN BUREN TWP. STANDARDS & SPECIFICATIONS.
- ALL SURPLUS FILL MATERIAL AND TOPSOIL SHALL BE REMOVED FROM SITE.
- CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FROM VAN BUREN TWP. PRIOR TO THE START OF CONSTRUCTION.
- THE EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHOULD CONTACT THE APPROPRIATE UTILITY COMPANY FOR THE EXACT LOCATION AND DEPTH OF EACH UTILITY.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL COSTS FOR LOCATING, REMOVING, REPLACING, OR RELOCATING THESE UTILITIES SHALL BE INCIDENTAL TO CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS STARTED. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE DETERMINED BY HAND DIGGING.
- CONTRACTOR SHALL NOTIFY PROPER GOVERNMENTAL INSPECTION AGENCY 48 HOURS PRIOR TO STARTING CONSTRUCTION.
- COMPACTED SAND BACKFILL M.D.O.T. CLASS II LIMITED TO 1" MAXIMUM SIZE OR APPROVED EQUAL IS TO BE USED EXCLUSIVELY IN ALL UTILITY TRENCHES UNDER ALL PAVED AREAS OR WITHIN A 1 ON 1 INFLUENCE OF THE PAVED AREAS THROUGHOUT THE COURSE OF THE PROJECT UNLESS OTHERWISE SPECIFIED COMPACT TO 95% OF ITS MAXIMUM UNIT WEIGHT AS DETERMINED BY ASTM D 1557-78.
- THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION REGARDING CONSTRUCTION, MAINTAINING TRAFFIC, BARRICADING, BORING, BACKFILL AND RESTORATION. THERE WILL BE NO ADDITIONAL COMPENSATION DUE THE CONTRACTOR FOR COMPLYING WITH THESE REQUIREMENTS.
- THE CONTRACTOR SHALL FURNISH THE OWNER ONE COMPLETE SET OF "AS-BUILT" MYLARS UPON COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL MAINTAIN IN SERVICE, ALL EXISTING SANITARY SEWER, WATER OR STORM SEWER SERVICE CONNECTIONS.
- THE CONTRACTOR SHALL REMOVE OFF SITE ALL TREES, VEGETATION, CONCRETE, STUMPS, FOOTING, AND FOUNDATIONS FROM PROJECT SITE AND DISPOSED OF AT A DISPOSAL SITE APPROVED TO ACCEPT THIS DEBRIS. PROVIDE OWNER WITH LOCATION(S) OF DISPOSAL SITE(S).
- THE CONTRACTORS SHALL NOT ADJUST STRUCTURES TO FINAL GRADE UNTIL FINAL CURB AND PAVEMENT ELEVATIONS HAVE BEEN STAKED.
- THE CONTRACTOR SHALL PROVIDE SILT BARRIERS FOR ALL STORM SEWER CATCH BASINS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.
- ALL ACCESSED ROADWAYS, SIDEWALKS, AND PARKING AREAS AROUND THE SITE SHALL BE KEPT CLEAN AND FREE OF DEBRIS. ALL REQUIRED CLEANING WILL BE AT CONSTRUCTOR'S EXPENSE.
- HEIGHT OF EQUIPMENT TO BE USED IN PERFORMING THIS WORK MUST NOT EXCEED THE HEIGHT OF EXISTING STRUCTURES ON THE SITE. IF THE HEIGHT IS TO GO BEYOND THESE STRUCTURES, PRIOR APPROVAL MUST BE OBTAINED FROM THE FAA.
- INCLUDE PROVISIONS TO ENSURE POSITIVE DRAINAGE AND CONVEYANCE OF RUNOFF TO APPROPRIATE STORM SYSTEM COMPONENTS.
- CONTRACTOR TO PROVIDE BARRIERS BETWEEN THE CONSTRUCTION/DEMOLITION SITE AND GENERAL PUBLIC ACCESS AREAS. SAID BARRIERS SHALL BE SET IN SUCH A MANNER TO PROTECT THE GENERAL PUBLIC FROM ACCESS OR INJURY, YET ALLOW FOR NORMAL PEDESTRIAN TRAFFIC FLOW.

Project Narrative

Active Aero Office/Storage Facility is a proposed airplane parts storage building located on the South side of F Street at the Willow Run Airport on approximately 1.13 acres of the existing Active Aero leased property.

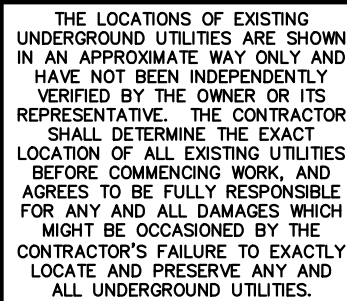
This 23,597 square foot facility will house 6,352 square feet of office space and 17,245 square feet of storage space.

Construction for this site will comprise of proposed building, asphalt parking lot, storm sewer extension to site, site grading, Sanitary sewer lateral extension, water lateral extension, and proposed public utility expansions to service the building.

There will be 3 shifts working at the facility with a maximum occupancy of 10 persons per shift. The building floor plan shows 18 seats but, these will be flexed over the 3 shifts.

The facility will house miscellaneous airplane parts, no hazardous chemicals or materials will be storage at this facility.

The improvements are scheduled to begin on or May of this year and be completed by October of this year.



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PT OF SE 1/4 SECTION 8		TOWN 3 SOUTH, RANGE 8 EAST		VAN BUREN TOWNSHIP		WAYNE COUNTY, MICHIGAN	
ACTIVE AERO - OFFICE-STORAGE FACILITY		ACTIVE AERO GROUP		2088 E STREET		VAN BUREN TOWNSHIP, MICHIGAN	
CLIENT:		SHEET PLAN					
DATE: 1-15-2020		REVISIONS					
		REVISED PER VBT COMMENTS DATED 1/30/2020					
		4/16/20 PER VBT & WCAA COMMENTS 2/28 & 2/21/2020.					
DR BY: SDT							
CK BY: SDT							
P.M. SA							
SCALE 0 15 30							
1" = 30 FEET							
JOB NO. 190302							
SHEET NO. 3							
SHEET 3 OF 10							



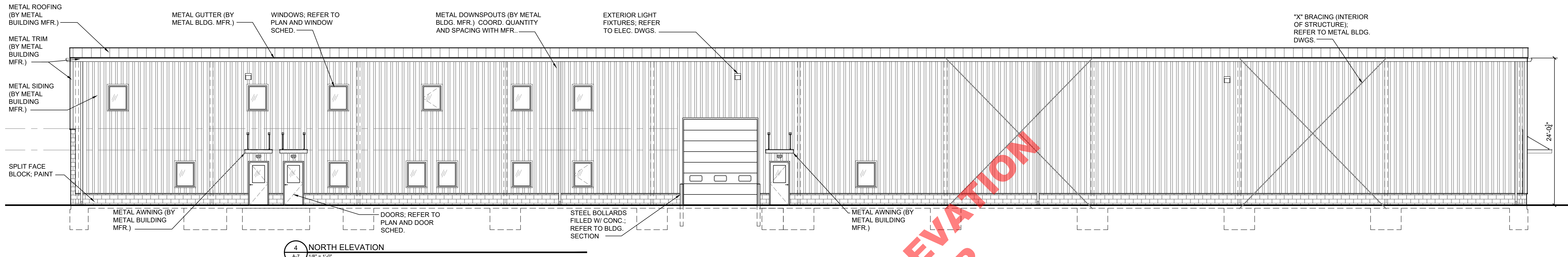
A-7

ACTIVE AERO - USA JET
AIRLINES - SHIPPING FACILITY
48155 F STREET
BELLEVILLE, MI 48111

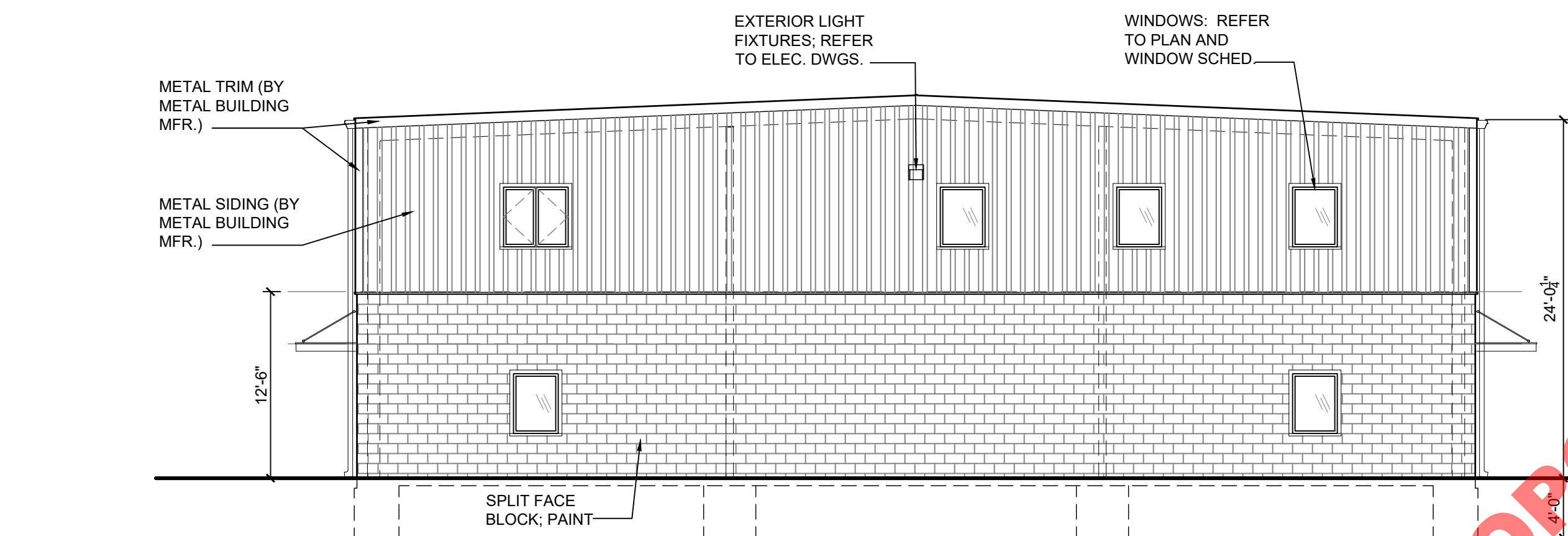
ISSUED:	BUM	JUS
CLIENT REVIEW: 01-15-2020	CHECKED BY:	
CLIENT REVIEW: 01-17-2020		
CLIENT REVIEW: 01-21-2020		
REVIEW: 02-17-2020		
BIDS / PERMITS: 03-04-2020		

DRAWN BY:	BUM	JUS
CHECKED BY:		
PROJECT NO.:	2K19-015	

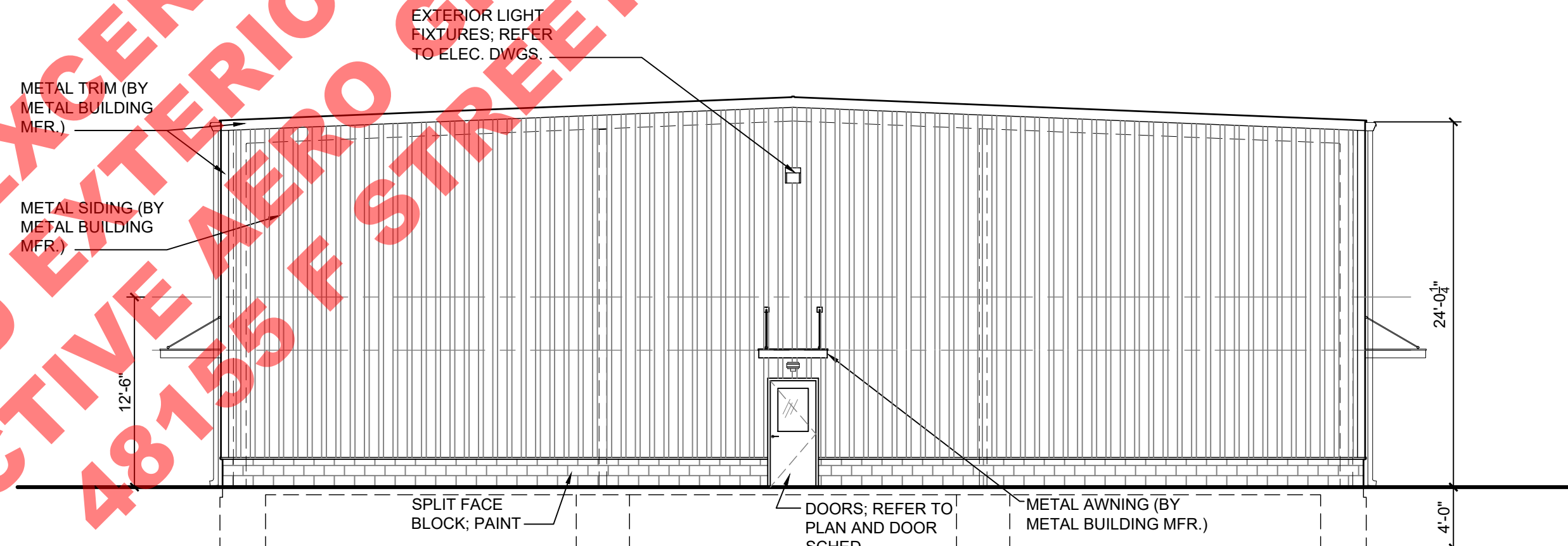
SARNACKI & ASSOCIATES, INC.
1822 FORD AVENUE
WYANDOTTE, MICHIGAN 48192
PHONE: (734) 282-3900 FAX: (734) 282-3991 WWW.SARNACKIAIA.COM



4 NORTH ELEVATION
A-7 1/8" = 1'-0"

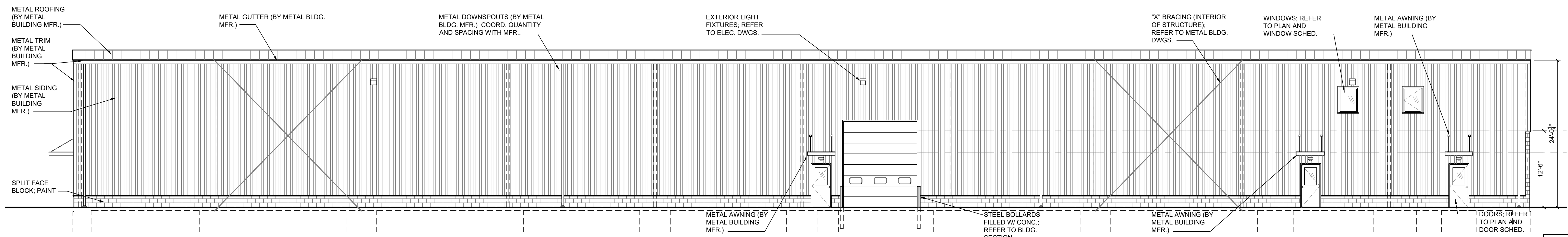


3 WEST ELEVATION
A-7 1/8" = 1'-0"



2 EAST ELEVATION
A-7 1/8" = 1'-0"

EXTERIOR FINISHES:	
EXTERIOR DOORS:	
MFR:	VARCO PRUDEN
COLOR:	BN5R143B - COOL COLONIAL RED
EXTERIOR SIDING	
MFR:	VARCO PRUDEN
COLOR:	BN5A221B - COOL GRANITE GRAY
EXTERIOR TRIM (BLOCK COATING; OUTSIDE CORNERS; WINDOW TRIM; DOOR FRAMES; GUTTERS; DOWNSPOUTS; FASCIA; AWNINGS; OVERHEAD DOORS & TRIM)	
MFR:	VARCO PRUDEN
COLOR:	BN5R143B - COOL COLONIAL RED



1 SOUTH ELEVATION
A-7 1/8" = 1'-0"

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