

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, April 14, 2021 – 7:30 PM
REMOTE MEETING –AGENDA**

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; this Van Buren Township's Planning Commission meeting will be conducted virtually as permissible under Public Acts of 2020 Act No. 254 and Declaration of a Health Emergency in Wayne County. To participate in the meeting electronically, the public may follow the instructions below.

- Join by weblink: <https://zoom.us/j/92792260426>
- Or dial in by phone: 1 1 929 436 2866
- Webinar ID: 927 9226 0426

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 24, 2021.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: SENIOR HOUSING DEVELOPMENT ZONING ORDINANCE TEXT AMENDMENTS: MINIMUM USABLE FLOOR AREA AND SIGNAGE

Proposed amendments to Section 5.143 that would clarify Required Site Minimum Usable Floor Area in Square Feet Per Dwelling (Independent Senior Housing Developments) and revise requirements for Signage in Senior Housing Developments.

ACTION ITEMS:

- A. Open Public Hearing
- B. Public Comment
- C. Close Public Hearing

OLD BUSINESS:

**ITEM #1: DISCUSSION: SENIOR HOUSING DEVELOPMENT ZONING ORDINANCE
TEXT AMENDMENTS: MINIMUM USABLE FLOOR AREA AND SIGNAGE**

Proposed amendments to Section 5.143 that would clarify Required Site Minimum Usable Floor Area in Square Feet Per Dwelling (Independent Senior Housing Developments) and revise requirements for Signage in Senior Housing Developments.

ACTION ITEMS: A. Presentation from Staff
 B. Planning Commission discussion
 C. Planning Commission considers recommendation to adopt zoning ordinance text amendments

ITEM # 2 CASE 20-035 – 44605 HULL ROAD AND VICINITY IRRIGATION PONDS.

TITLE: THE APPLICANT, KW LAND DEVELOPMENT, ON BEHALF OF OWNER, WILKIN FARM PROPERTIES, SEEKS TO CONSTRUCT TWO (2) FIVE ACRE IRRIGATION PONDS FOR AGRICULTURAL PURPOSES PURSUANT TO CHAPTER 42, ARTICLE IV OF THE VAN BUREN TOWNSHIP CODE OF ORDINANCES.

LOCATION: The affected properties include 180.57 acres of land on the south side of Hull Road between Sumpter Road and Martinsville Road, including Parcel 83-134-99-0003-701, 44605 Hull Road / 83-134-99-0001-000, 44975 Hull Road / 83-134-99-0002-705, and Parcel 83-133-99-0003-701.

ACTION ITEMS: A. Presentation by the Township staff.
 B. Presentation by the applicant.
 C. Public comment.
 D. Planning Commission discussion.
 E. Planning Commission considers irrigation pond approval.

NEW BUSINESS:

**ITEM # 1 CASE 20-034 – NEAPCO DRIVELINES ADDITION – PRELIMINARY AND
FINAL SITE PLAN REVIEW**

TITLE: THE APPLICANT, JAMES S. JACOBS ARCHITECTS, PLLC, ON BEHALF OF OWNER, NEAPCO DRIVELINES, LLC, SEEKS TO CONSTRUCT A 20,379 SQUARE FOOT ADDITION TO THEIR EXISTING 345,000 SQUARE FOOT BUILDING ALONG WITH RELATED SITE IMPROVEMENTS.

LOCATION: THE AFFECTED PROPERTY IS A 45.44-ACRE PARCEL LOCATED AT 6735 HAGGERTY ROAD (TAX PARCEL ID 83 002 99 0026 704), ZONED M-1, LIGHT

INDUSTRIAL. THE PROPERTY IS LOCATED ON THE EAST SIDE OF HAGGERTY ROAD BETWEEN ECORSE ROAD AND VAN BORN ROAD.

- ACTION ITEMS:
- A. Presentation by the Township staff.
 - B. Presentation by the applicant.
 - C. Public comment.
 - D. Planning Commission discussion.
 - E. Planning Commission considers preliminary and final site plan approval.

ITEM # 2 CASE 21-017 – ASHELY CROSSROADS NORTH PRELIMINARY AND FINAL SITE PLAN AMENDMENT

TITLE: THE APPLICANT AND OWNER, ASHLEY CROSSROADS NORTH, LLC, SEEKS TO AMEND A PREVIOUSLY APPROVED PRELIMINARY AND FINAL SITE PLAN TO ADD ACCESSORY OUTDOOR INDUSTRIAL STORAGE AND ADJUST THE PREVIOUSLY APPROVED CONFIGURATION OF PARKING SPACES AND LANDSCAPING AROUND A DISTRIBUTION CENTER BUILDING.

LOCATION: THE AFFECTED PROPERTY IS APPROXIMATELY 41.6 ACRES OF A PARCEL LOCATED AT 42050 ECORSE ROAD (TAX PARCEL ID 83 002 99 0026 704), ZONED M-T – INDUSTRIAL TRANSPORTATION. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF ECORSE ROAD BETWEEN HAGGERTY ROAD AND KIRKBRIDGE STREET.

- ACTION ITEMS:
- A. Presentation by the Township staff.
 - B. Presentation by the applicant.
 - C. Public comment.
 - D. Planning Commission discussion.
 - E. Planning Commission considers preliminary and final site plan amendment approval.

ITEM #3: CASE 17-026 – METRO PARTY STORE – EXTENSION OF SITE PLAN APPROVAL.

TITLE: THE APPLICANT, TIMOTHY SHAMMAS, IS REQUESTING AN EXTENSION TO THE EFFECT OF PRELIMINARY SITE PLAN APPROVAL THAT WAS GRANTED TO ADD A GASOLINE FILLING STATION TO AN EXISTING SHOPPING CENTER. THE PRELIMINARY SITE PLAN WAS CONDITIONALLY APPROVED ON SEPTEMBER 26, 2018.

LOCATION: 41001 E. HURON RIVER DRIVE. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF HAGGERTY ROAD AND E. HURON RIVER DRIVE.

- ACTION ITEMS
- A. Presentation by Township staff.
 - B. Planning Commission discussion.
 - C. Planning Commission considers granting extension of site plan approval.

ITEM #4: CASE 17-026 – METRO PARTY STORE – FINAL SITE PLAN APPROVAL.

TITLE: THE APPLICANT, TIMOTHY SHAMMAS, IS REQUESTING FINAL SITE PLAN APPROVAL TO ADD A GASOLINE FILLING STATION TO AN EXISTING SHOPPING CENTER.

LOCATION: 41001 E. HURON RIVER DRIVE. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF HAGGERTY ROAD AND E. HURON RIVER DRIVE.

ACTION ITEMS

- A. Presentation by Township staff.
- B. Presentation by the applicant.
- C. Public comment.
- D. Planning Commission discussion.
- E. Planning Commission considers final site plan approval.

ITEM # 5 CASE 21-009 - PHANTOM FIREWORKS (LAKEWOOD SITE)– 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 24 TO JULY 4, 2021.

ACTION ITEMS:

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

ITEM # 6 CASE 21-014- PHANTOM FIREWORKS (MENARDS SITE)– 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, 2021.

ACTION ITEMS: A. Presentation from Township Staff
 B. Presentation from the applicant
 C. Planning Commission discussion
 D. Public comment
 E. Planning Commission considers approval of the Temporary Land Use

ITEM # 7 CASE 21-012- TNT FIREWORKS (WAL MART SITE)– 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. THIS SITE IS LOCATED IN THE WAL MART 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 5, 2021.

ACTION ITEMS: A. Presentation from Township Staff
 B. Presentation from the applicant
 C. Planning Commission discussion
 D. Public comment
 E. Planning Commission considers approval of the Temporary Land Use

GENERAL DISCUSSION AND UPDATES

- Resignation of Commissioner Joan Franzoi

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
March 24, 2021
MINUTES - DRAFT**

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

Chairperson Thompson called the meeting to order at 7:33 p.m.

ROLL CALL:

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

Excused: Atchinson and Franzoi.

Staff: Director Power, Director Best, Fire Marshal Lenaghan and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan and Fishbeck Associate, Paul Kammer.

Applicant(s) in Attendance: Matt Roland, Jared Kime and Beth Ernat for Clover Development. Rob Wagner and Kevin Ramirez for Midwest Consulting. Eric Arquette, T. Waller and Kenney Farmer for KW Land Development.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Kelley, Jahr second to approve the agenda of March 24, 2021 as presented.

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Jahr second to approve the regular meeting minutes of March 10, 2021 as presented.

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

PUBLIC HEARING:

ITEM #1: LOT COVERAGE ZONING ORDINANCE TEXT AMENDMENT

**PROPOSED AMENDMENTS THAT WOULD REVISE THE DEFINITIONS OF LOT
COVERAGE UNDER SECTION 2.102 (DEFINITIONS) AND REGULATIONS RELATED**

TO LOT COVERAGE UNDER SECTION 4.103 (FOOTNOTES TO SCHEDULE OF REGULATIONS) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE IN ORDER TO RELAX LOT COVERAGE REQUIREMENTS RELATED TO UNENCLOSED ROOFED STRUCTURES.

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

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

Director Power inquired if anyone in the audience was here to make a public comment on the lot coverage zoning ordinance text amendment. There were no comments from the audience.

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

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

OLD BUSINESS:

ITEM #1: LOT COVERAGE ZONING ORDINANCE TEXT AMENDMENT.

PROPOSED AMENDMENTS THAT WOULD REVISE THE DEFINITIONS OF LOT COVERAGE UNDER SECTION 2.102 (DEFINITIONS) AND REGULATIONS RELATED TO LOT COVERAGE UNDER SECTION 4.103 (FOOTNOTES TO SCHEDULE OF REGULATIONS) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE IN ORDER TO RELAX LOT COVERAGE REQUIREMENTS RELATED TO UNENCLOSED ROOFED STRUCTURES.

Director Power gave a brief presentation, this is the third discussion on the lot coverage zoning ordinance text amendment. The amendment is intended to provide reasonable relief to industrially zoned properties with permitted outdoor storage areas to enable coverage of the outdoor storage areas up to 10% beyond lot coverage limits within the zoning ordinance. Vidya Krishan of McKenna Associates will discuss the changes to the text amendment.

Vidya Krishnan of McKenna Associates explained the intent for the lot coverage zoning ordinance text amendment is to meet lot coverage requirements for the industrial districts (M-1, M-2 and M-T) in order to allow for coverage of previously approved outdoor storage areas. This will not increase the surface area or add to any impervious area on the site. The addition of a sentence

in definitions referencing porticos and solar panels was removed as it was unnecessarily confusing the issue by adding more limitations, language has been added to clarify that the 10% coverage allowable up to 20,000 square feet is beyond the 35% lot coverage that is already allowed and the language clearly specifies that the amendment is for the industrial districts only.

Commissioners like the updates to the text amendment and the simplifying of the language. No comments from the audience.

Director Power explained the process moving forward is a motion of recommendation from the Planning Commission to the Township Board of Trustees to adopt the zoning ordinance text amendment. The Township Board will have two subsequent meetings in which the amendment will be reviewed prior to adoption.

Motion Kelley, Jahr second to recommend the Township Board of Trustees adopt the proposed zoning ordinance text amendment regarding lot coverage.

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

ITEM #2: 19-040 – CLOVER COMMUNITIES SPECIAL LAND USE REVIEW.

THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 128 INDEPENDENT SENIOR HOUSING UNITS.

LOCATION: THE PROPERTY, 8470 BELLEVILLE ROAD (PN 83-036-99-0002-702), IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN TYLER ROAD AND ROBSON ROAD AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS A +/- 17.7 ACRES IN AREA INCLUDING A +/- 16.16 ACRE DEVELOPMENT SITE AND A +/- 1.57 ACRE OUT PARCEL.

Director Power gave the presentation. Senior housing was accepted into the zoning ordinance as a special land use in 2019, there are special standards that apply to a senior housing use. This project has had a series of review steps and on September 9th a public hearing was held along with the initial consideration of special land use and preliminary site plan approval. The Planning Commission decided to postpone consideration of preliminary site plan approval for a couple items to be addressed. The minimum dwelling unit size for the senior housing project along with the relocation of the driveway to the south of Robson Road, where staff and the applicant agreed it would be more conducive to safety. Notices and reminders were sent to the neighboring properties, there is no additional formal public hearing. Director Power identified that his staff review letter has comments on the possible future road connection to Robson Road to the west, there is room for that road to be placed in the future. If there is a connection made to Robson

Road on the west, the driveway to the south may potentially be restricted with the main access to the senior housing facility redirected through Robson Road at that time.

Vidya Krishnan of McKenna Associates presented her review letter dated 3-17-21, identifying that the applicant has worked with the Township over the past several months to address several of the outstanding concerns. At this time, McKenna Associates, finds that the proposed senior housing development meets the criteria for special land use approval, subject to conditions. Therefore, recommending the Planning Commission recommend special land use approval to the Township Board of Trustees, subject to the following conditions:

1. Approval of the utility plan and storm water detention plan by the Township Engineer and Wayne County.
2. Revisions to architectural elevations and approval of architectural elevations by the Planning Commission.
3. That all of the conditions of site plan approval are met.

The applicant will provide a presentation under the preliminary site plan review.

No comments from the Commission or the audience.

Motion Kelley, Jahr second to recommend the Township Board of Trustees grant special land use approval to the applicant, Clover Communities of Van Buren LLC, for the construction of a proposed senior housing facility, located at 8470 Belleville Road, based on the analysis and subject to the recommendations in the McKenna Associates review letter dated 3-17-21.

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried. (Letter Attached)

ITEM #3: 19-040 – CLOVER COMMUNITIES PRELIMINARY SITE PLAN.

THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 128 INDEPENDENT SENIOR HOUSING UNITS.

LOCATION: THE PROPERTY, 8470 BELLEVILLE ROAD (PN 83-036-99-0002-702), IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN TYLER ROAD AND ROBSON ROAD AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS A +/- 17.7 ACRES IN AREA INCLUDING A +/- 16.16 ACRE DEVELOPMENT SITE AND A +/- 1.57 ACRE OUT PARCEL.

Director Power displayed the preliminary site plan and handed the discussion to Vidya Krishnan of McKenna Associates to present her review.

Vidya Krishnan of McKenna Associates presented her review letter dated 3-17-21, there are a few items that remain to be addressed and these items can be modified or corrected prior to final plan approval. Therefore, McKenna Associates recommends that the Planning Commission grant preliminary site plan approval for Clover Communities senior housing to be located at 8470 Belleville Road, subject to the following conditions being address on a revised plan submitted for final site plan approval:

1. Wayne County's approval of detention pond landscaping.
2. Approval of storm water detention calculations by the Township Engineer and Wayne County.
3. Submission of a photometric/lighting plan addressing all of the issues noted.
4. Revision of garage elevations to break up buildings into smaller sizes.
5. Submission of details for proposed dumpster enclosure.
6. Revision of sign design to include monument base.
7. Relocation of transformer pad.

Paul Kammer of Fishbeck Associates presented his review letter dated 3-17-21, recommending the Planning Commission grant the Clover Senior Housing Project preliminary site plan approval for engineering feasibility, subject to the comments listed in the review letter and in accordance with the Township's Engineering Standards Manual. Fishbeck is particularly concerned with the review and comments from Wayne County regarding the storm water management system, as well as the Belleville Road ROW construction. These items must be discussed with the County prior to the Township accepting the applicant for engineering review.

The Van Buren Fire Marshal's review letter dated 3-8-21 identified the NFPA fire codes to be addressed.

Beth Ernat of Clover Communities provided a PowerPoint presentation which displayed the following: unit layouts (1 and 2 bedroom), coffee bar, game room, community room, outdoor patio area (with community grills), the shift of the front entry driveway location, the floor plan showing the mix of units and a rendering of a similar Clover Communities project in Canton Township.

Engineer, Jared Kime for Clover Communities informed the Commission that he has reached out to Wayne County regarding storm water retention, the applicant will submit a new photometric/lighting plan and provide the dumpster enclosure information. Mr. Kime displayed a sample of the monument sign in which the base is brick. The applicant would prefer not to separate the garages as they will have to build 8 additional walls and include a 15-foot gap between the buildings.

Commissioners had the following questions and concerns:

1. Is the brick wrap for the columns to go up 3 stories or only cover the base? Vidya Krishnan of McKenna Associates responded all the way to the top (3 stories) or the same height as the brick on the exterior façade. The applicant is willing to take the brick wrap up to the brick height on the exterior façade.

2. In Director Power's memo, there is a recommendation about new construction and landscaping being limited or removed within 30 feet of the north property line. The language was added to make sure that this project does not put itself in a situation if/when Robson Road is connected to the west side of Belleville Road. The landscaping trees can be shifted to accommodate for the road.
3. In the traffic study, with their being 128 units and residents needing to make left hand turns into the entry, is that going to cause traffic backup? Beth Ernat of Clover Communities informed that the residents are not peak traffic time users, with the maximum peak traffic time users as 3-5 residents. The possible future expansion of Robson Road will help to minimize the movements at the entry.
4. Will the monument sign be lit? Yes, the applicant confirmed there will be up lighting at the monument sign.
5. Commissioners agree breaking up of the garage into two units is more aesthetically appealing and is a good recommendation to consider. The applicant is willing to split the garages.
6. Commissioners thanked Beth Ernat of Clover Communities for her hard work and look forward to having Clover Communities as part of the Township.

No comments from the audience.

Motion Kelley, Jahr second to grant the applicant, Clover Communities of Van Buren LLC, preliminary site plan approval for the construction of a proposed senior housing facility with 128 independent senior housing units, located at 8470 Belleville Road, based on the analysis and subject to the conditions detailed in the McKenna Associates review letter dated 3-17-21, Fishbeck Associates review letter dated 3-17-21, Fire Department review letter dated 3-8-21, along with specific references to the concerns and clarifications raised by Director Power and Commissioner Jahr regarding landscaping, setbacks and brick wrap.

Roll Call:

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

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried. (Letters Attached)

NEW BUSINESS:

ITEM #1: 21-010 – 44145 YOST ROAD – PRELIMINARY VARIANCE DISCUSSION.

THE APPLICANT, ROB WAGNER OF MIDWESTERN CONSULTING, HAS APPLIED FOR A DISCUSSION OF A POTENTIAL SETBACK VARIANCE TO ALLOW THE CONSTRUCTION OF A 5,400 SQUARE FOOT ROOFED STRUCTURE TO BE USED FOR SHELTERING A WASTE TRANSFER AREA TO ENCROACH TO WITHIN 0.5' OF THE SIDE YARD LOT LINE, CONTRARY TO SECTION 4.102 OF THE ZONING ORDINANCE, WHICH REQUIRES A 40' SETBACK IN THE M-1 LIGHT INDUSTRIAL ZONING DISTRICT.

LOCATION: 44145 YOST ROAD (PARCEL NUMBER 83-009-99-0004-001). THIS SITE IS LOCATED ON THE NORTH SIDE OF YOST ROAD, EAST OF SHELDON ROAD.

Director Power gave the presentation and displayed the site of Yost Road Waste Transfer. The site includes some covered building area and open storage area. The State of Michigan Department of Environment, Great Lakes and Energy (EGLE) as part of the issuance of a license, requires that some of the open storage area has to be covered by a roof. The proposed shelter is 5,400 square feet in area. The applicant is requesting two variances, 0.5 feet from the rear yard and 7.89 feet from the side yard. If the requested variances are approved by the BZA, the proposed structure will be considered by the Planning Commission as part of a formal site plan review.

Robert Wagner of Midwest Consulting spoke on behalf of the owner. The site is 1.5 acres and they are proposing to construct a 5,400 square foot roof structure, 3-sided wind breaker to shield the waste transfer area. The property has changed ownership in the past year, the waste transfer station has been operating since the 1970's. The variances are being requested to bring the existing structure into compliance with the State of Michigan.

Commissioners had the following questions and comments:

1. Is the railroad subject to notification? Yes, the railroad will be notified prior to the BZA meeting.
2. How long ago was the structure permitted but never built? The owner will find that information and bring back to Township staff.
3. When did the ownership of the property change? Approximately 2 years ago.
4. Does Township staff know the dimensions of the easement? Director Power will confirm the dimensions and provide the information to the Commission.

No comments from the audience.

Commissioners agreed they are supportive of the variance as long as the applicant meets all other recommendations required and feel it's in the best interest to bring the site into compliance with the state mandate.

Director Power asked Commissioners to email him any additional comments they would like to share with the BZA.

ITEM #2: 20-035 – 44605 HULL ROAD AND VICINITY IRRIGATION PONDS.

THE APPLICANT, KW LAND DEVELOPMENT, ON BEHALF OF OWNER, WILKIN FARM PROPERTIES, SEEKS TO CONSTRUCT TWO (2) FIVE ACRE IRRIGATION PONDS FOR AGRICULTURAL PURPOSES PURSUANT TO CHAPTER 42, ARTICLE IV OF THE VAN BUREN TOWNSHIP CODE OF ORDINANCES.

LOCATION: THE AFFECTED PROPERTIES INCLUDE 180.57 ACRES OF LAND ON THE SOUTH SIDE OF HULL ROAD BETWEEN SUMPTER ROAD AND MARTINSVILLE ROAD, INCLUDING PARCEL 83-134-99-0003-701, 44605 HULL ROAD / 83-134-99-0001-000, 44975 HULL ROAD / 83-134-99-0002-705 AND PARCEL 83-133-99-0003-701.

Director Power provided an overview and displayed the site area and plan. The applicant approached the township last fall to inquire about two 5-acre irrigation ponds for agriculture. The process is fairly involved and the Township Engineer and Director Power have been working with the applicant. There will be safety signage, setback requirements, information on the hydrology, the ponds are not to affect the ground water and use of the land in the area. There will be 192,000 cubic yards of material to be moved. The Planning Commission is being asked to take a look at the request and to provide questions or comments. Notices will be sent out to neighboring properties.

Eric Arquette spoke on behalf of the applicant. A revised drawing will be available displaying the depth, various locations of access for the farmer and will encompass the parcels included. The irrigation ponds are for the farmer to use to properly irrigate his parcels, proper slogging of the ponds and safety precautions have been taken. Kenny Farmer informed that the digging is just to expose the water, the ponds will not affect neighboring properties, there will be no discharge to local drains or ditches, the ponds are for retention only and they will not be bringing any water onto the property.

Commissioners had the following questions and comments:

1. What is the water table in that area? Mr. Farmer stated the water table generally runs about 3-5 feet.
2. Is the pond proposed to be lined? No, there is no need for the pond to be lined. The applicant is digging about 15 feet to expose the ground water for irrigation use.
3. Is the applicant planning on any underground water distribution? No, all water distribution will be above ground.
4. When pulling up the parcel numbers, it appeared to have been split. Director Power informed that the applicant is going to update the survey and provide a new drawing.
5. Does it take 10-acres to irrigate the property remaining after digging the ponds? The farmer owns several farms in the area and needs that much to irrigate all of them. The two 5-acre ponds will be pumped out to reach different areas.
6. Will the ponds be fenced in? The applicant hadn't looked into fencing in the ponds, they are not easily accessible. The slope of the ponds will be steady and gradual, a 4 to 1 slope.

No comments from the audience.

GENERAL DISCUSSION:

Member of the audience inquired whether staff knows if Timber's subdivision is still selling homes and if someone can reach out to them as he would like to see the neighborhood in progress. Director Power will follow up on the inquiry.

Commissioner inquired if the Planning Commission will continue to meet virtually in April. Director Best informed that the Wayne County Executive's Office has extended virtual meetings until June.

ADJOURNMENT:

Motion Budd, Jahr second to adjourn the meeting at 9:45 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Senior Housing Ordinance Amendments
DATE: April 9, 2021

The Planning Commission is requested to hold a public hearing on, and consider recommendations regarding, Senior Housing regulations regarding minimum per-unit Usable Floor Area (UFA) and sign requirements under Section 5.143(D)(1) and of the Van Buren Township Zoning Ordinance. Following an interpretation by the Van Buren Township Board of Zoning Appeals (BZA) to consider communal living areas in independent senior housing developments as part of the calculation for minimum per-unit usable floor area (UFA) requirements, the Planning Commission is now considering an ordinance text amendment to clarify this position within the Zoning Ordinance.

Additionally, as part of a broader refresh of senior housing ordinance regulations, staff recommends considering amendments to allow senior housing developments to utilize signage that is permitted by the underlying zoning district, except that wall signage must comply with residential standards. This removes an unreasonable limit on signage currently in place which limits signs for senior housing developments to the relatively restrictive residential zoning standards for signage.

Following an initial discussion on these items, the Township Principal Planner revised the proposed text amendments to include the following changes:

1. Deletion of an explanatory table.
2. Addition of an explanation for which areas can and cannot be included in common space areas.
3. Additional reference to the definition for UFA.

The new proposed amendments and minutes from the previous discussion are included for your reference with this packet. Thank you for your initial discussion and consideration of these zoning ordinance text amendments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', is written over a light blue horizontal line.

Dan Power, AICP
Planning and Economic Development Director
Public Services Department

Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant –
McKenna Associates
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township

**CHARTER TOWNSHIP OF VAN BUREN
COUNTY OF WAYNE, STATE OF
MICHIGAN ORDINANCE NO. xx-xx-21**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE 5-2-17(2) AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN TO MODIFY THE REQUIREMENTS FOR SENIOR HOUSING TO ADD CLARIFICATION ON UNIT SIZE AND SIGNAGE.

THE CHARTER TOWNSHIP OF VAN BUREN ORDAINS:

SECTION 1- ORDINANCE AMENDMENT

Pursuant to this Ordinance, the following sections of the Charter Township of Van Buren Zoning Ordinance shall be amended in accordance with the below text upon the effective date of this Amendment:

Section 5.143. Senior Housing

(C) Required Site Minimum Usable Floor Area in Square Feet Per Dwelling Unit.

- (1.) Independent Living Units: Efficiency/studio and one-bedroom dwelling units: 650 square feet; Two-bedroom dwelling units: 850 square feet. Common-space/community space/spaces with amenities within the building can be included in the required per-unit usable floor area calculation, not to exceed a maximum of 10% of the unit size. Community space/ common areas shall include recreation rooms, library, spa, dining areas, game rooms and similar areas of congregation within the building. Balconies, decks, patios, unenclosed open spaces, elevators, utility rooms, storage rooms for units, corridor space and similar areas shall not be included in such determination.

Refer to Section 2.102 (233) for definition of usable floor area.

- (2.) State of Michigan licensing requirements regulate Assisted Living Unit size.

- (3.) No living unit within a senior housing development may contain more than two (2) bedrooms.

- (G) **Signs.** The sign standards in Article 11 shall apply to all senior housing developments. Specific sign standards for senior housing developments shall be the same as the sign size and placement requirements as the underlying zoning district, except that if wall signs are used, they are restricted to limits of Section 11.108(A).

SECTION 2 - SEVERABILITY

Should any provision or part of this Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance, which shall remain in full force and effect.

SECTION 3 - REPEALER

All other provisions of the Zoning Ordinance, or Ordinances or parts of Ordinances, in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 4- SAVINGS CLAUSE

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under the Zoning Ordinance, or any act or Ordinance hereby repealed as cited in Section 3 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

SECTION 5 - EFFECTIVE DATE

The provisions of this Ordinance are hereby ordered to take effect seven (7) days after publication of the notice of adoption in a newspaper of general circulation within the Township. This Ordinance shall be immediately recorded by the Township Clerk in the Township Ordinance Book as soon as it is adopted, which record shall be authenticated by the signatures of the Supervisor and Clerk and shall be published in a newspaper of general circulation in the Township within fifteen (15) days of passage. A copy of this Ordinance may be purchased or inspected at the Clerk's Office, 46425 Tyler Road, Van Buren Township, MI 48111 during normal business hours.

SECTION 6 - ADOPTION

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Van Buren at a meeting duly called and held on the xx day of -----, 2021 and ordered to be given publication in the manner prescribed by law.

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Kevin McNamara, Supervisor

Adopted:

Published:

Effective:

added to avoid confusion with interpretation. Commissioner also inquired about the portico clause. Vidya Krishnan will look further into the language and fine tune it for clarification.

3. Commissioner inquired with the 10% lot area coverage and maximum of up to 20,000 square feet, how did we come up with the 10%? Commissioner identified that the number may not match what is allowable in other areas of the Zoning Ordinance. Vidya Krishnan informed that the 10% was a reasonable number when looking at the comparison communities, she will look at the numbers further to make sure they match.
4. Commissioners discussed what is allowable under the zoning ordinance for lot coverage. Director Power and Vidya Krishnan will discuss further and tighten up the language.

Director Power informed that an applicant from Neapco was present in the audience and expressed their thanks to the Planning Commission for reviewing the lot coverage text amendment language. Neapco also inquired about solar panels on the existing roof. Director Power informed that there are provisions in the zoning ordinance that are separate to address a request for solar panels on an existing roof. Director Power also noted that the changes discussed by the Commission will be looked into and brought back to the March 24, 2021 public hearing. After the public hearing the Planning Commission will consider a recommendation to the Township Board based on the final edits.

ITEM #2: DISCUSSION: SENIOR HOUSING DEVELOPMENT ZONING ORDINANCE TEXT AMENDMENTS: MINIMUM USABLE FLOOR AREA AND SIGNAGE.

PROPOSED AMENDMENTS TO SECTION 5.143 THAT WOULD CLARIFY REQUIRED SITE MINIMUM USABLE FLOOR AREA IN SQUARE FEET PER DWELLING (INDEPENDENT SENIOR HOUSING DEVELOPMENTS) AND REVISE REQUIREMENTS FOR SIGNAGE IN SENIOR HOUSING DEVELOPMENTS.

Director Power gave a presentation and brief history of the work on the senior housing zoning ordinance. There are currently two senior housing development applications, the latter of the two has prompted important discussion relating to how the language within the ordinance applies with respect to the minimum usable floor area. The ordinance 5.143(D)(1) states the required minimum usable floor area in square feet per dwelling unit and/or independent living units, efficiency, studio or 1 bed is 650 square feet and 2 bed are 800 square feet. The clarification is whether the language is referring to the minimum usable floor area in square feet per dwelling unit as an aggregate for what a development produces or as in the original interpretation the space that's inside of each individual dwelling unit. Based on the BZA's decision to proceed with reasonable limits on usable floor area that can be credited from common rooms, staff has created a text amendment for review.

Vidya Krishnan of McKenna Associates gave the presentation. Senior independent living facilities are different as seniors are more likely to use the amenities where they live (game room, dining room, recreation room, etc.), therefore including a percentage of the common area as usable floor area can be included. The suggested amendment will acknowledge that common areas count towards the usable floor area. The amendment is as follows:

The addition of language to Section 5.143(C)(1). Common space/community space/spaces with amenities within the building can be included in the required per-unit usable floor area calculation, not to exceed a maximum of 10% of the unit size. Balconies, decks, patios and other unenclosed open spaces shall not be included in such determination.

Commissioners discussed the amendment and provided the following questions and comments:

1. Commissioner inquired in the senior living ordinance there is a specific allotment for usable floor area, thought it was the intent to acknowledge the different use by acknowledging the lower amount. The increased use in the common area wasn't clear in the ordinance, are we counting the space twice? No, the common space is counted as a percentage of the usable floor area.
2. Commissioner inquired if we are planning on including what is included as a common space? Vidya Krishnan explained that the ordinance clearly defines and specifies what is not counted as common space area. Common space areas are the amenities. Language will be added to spell out what types of areas in the amendment and senior housing ordinance.
3. Commissioner inquired how staff came up with the minimum floor area number and asked if the table will be included in the ordinance as the math calculations on the table are confusing. Director Power explained that the table will not be included in the ordinance and that the room combined usable area has to be 650 square feet for a 1 bedroom with 10% of that square footage outside of the room (common area) that is credited to each individual unit.
4. Commissioner inquired if there is a reason why we don't lower the usable floor area requirements to account for the common area? Yes, so that future developments don't just use the extra square footage to squeeze in more units, it encourages having more common area. Vidya Krishnan informed that the table will disappear and the language will be tightened up.

Vidya Krishnan of McKenna Associates gave a brief presentation the sign language to the text amendment. At the time of the adoption of the senior housing ordinance, the signage placement was to be similar to the residential districts with a larger sign, however would have a 30-foot setback. Residents of the senior housing development need to be able to see the sign when they are driving, so they know where to turn, the residential requirement puts the sign too far back. The underlying zoning regulations requirements are very reasonable when the development is located in RM, C, and mixed-use districts, which gives the applicant the benefit of a smaller sign and more visible being closer to the entrance. The wall signs will still be limited, with the road sign comfortable enough for the residents and for citizens within the community.

Resident believes the Township should have the highest requirements in regards to signage. Vidya Krishnan explained that the sign for the current development will still comply and have to meet the sign standards for the Belleville Road Overlay District (BROD).

Vidya Krishnan will make changes to clarify the common areas and changes to usable floor space. Director Power discussed the next steps in the process and inquired if the Commission would like

to schedule the public hearing and see the revisions at that time or have the text amendment revisions come back to a meeting prior to the public hearing. Commissioners agreed that they are comfortable with the changes and to schedule the public hearing for April 14, 2021.

Motion Kelley, Atchinson second to schedule the public hearing for April 14, 2021 to address the proposed amendments.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

GENERAL DISCUSSION:

Director Power informed that the next Planning Commission meeting is scheduled for March 24, 2021 and there will be a full agenda. Director Power also informed that there are training opportunities coming up, if Commissioners are interested, please contact Director Power and he will get them signed up.

Director Best reached out to the Commission with an idea that staff has been working on. Due to Covid, the economy and changes in zoning, the landscape has changed around the Belleville area. There is a strong demand for service oriented commercial space and staff is looking at how to build growth within the Township. The idea is to create an overlay district along Sumpter Road in the area just south of the City of Belleville to the north side of Hull Road with a mixture of commercial and light industrial, bringing in more restaurants, retail and light industrial (ex. Sign company, plumbing company, etc.). The rural development areas to the south of Hull Road will have rules in place to protect them, not necessarily looking to change the rural areas. Commissioners discussed and agreed that they would like staff to continue to look into this idea and bring more detailed information back to a future meeting.

ADJOURNMENT:

Motion Kelley, Jahr second to adjourn the meeting at 9:01 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
REMOTE PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **April 14, 2021 at 7:30 p.m.** This hearing will take place remotely via Zoom due to public health concerns associated with COVID-19. Any change to the meeting format or venue will be publicly posted at least 15 days prior to the meeting. The Planning Commission will consider the following zoning ordinance amendments:

Zoning Ordinance Text Amendments: Proposed amendments that will clarify Required Site Minimum Usable Floor Area in Square Feet Per Dwelling (Independent Senior Housing Developments) and revise signage requirements in Senior Housing Developments. The amendments will include updates to Sections 5.143 (Senior Housing).

Members of the public may access the agenda materials via the Township website – www.vanburen-mi.org beginning **April 9, 2021**. On this website, members of the public will also gain access to **means of participating in the electronic meeting**, including a unique Zoom weblink and dial-in phone number with a meeting ID for meeting videoconference or teleconference access. The meeting will be available to view live on the Van Buren Township YouTube Channel which can be reached from the live meeting link located on the Van Buren Township website home page (www.vanburen-mi.org). Closed captioning will be available after YouTube fully renders meeting video.

A complete **procedure for public comment by electronic means** is provided on a guide which is accessible on the Van Buren Township website (www.vanburen-mi.org). Participants may also choose to submit written comments that will be read into record during public comment by the Chairperson. Submit any written comments via e-mail to dpower@vanburen-mi.org by the day of the meeting. Members of the public may also contact dpower@vanburen-mi.org to be connected with members of the Planning Commission prior to the meeting by e-mail.

To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodation to attend a meeting, and/or to obtain this notice in alternate formats, please contact the Clerk's Office at 734.699.8900 extension 9205.

Posted: March 19, 2021
Published: March 25, 2021

PLANNING & ZONING APPLICATION

Case number 20-035

Date Submitted 11/10/2020

APPLICANT INFORMATION

Applicant KW Land Development Phone 313-218-3301
Address 13150 Rawsonville Rd. Fax _____
City, State Belleville Mi 48111 Zip 48111
E-mail zander@kngl.com Cell Phone Number _____
Property Owner Wilkin Farm Properties Phone 517-605-1478
(if different than applicant)
Address 8700 Braun Rd Fax _____
City, State Saline Mi Zip 48176
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project Farm Ponds for crop irrigation
Parcel Id No. V125-83- Project Address _____

Attach Legal Description of Property

Property Location: On the East Side of Sumpter Road; Between Hull Road
and Bemis Road. Size of Lot Width _____ Depth _____

Acreage of Site _____ Total Acres of Site to Review 280 Current Zoning of Site Ag/Residential
Project Description: _____

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
Current Zoning of Site _____ Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? _____ Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Dennis C Wilkin

Print Property Owners Name

[Signature]

Signature of Property Owner

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this _____ day of _____, 20____.
Notary Public, _____ County, Michigan My Commission expires _____, 20____.

Rev 1/12/06



MEMO

TO: Van Buren Township Planning Commission

FROM: Dan Power– Director of Planning and Economic Development

RE: VBT Case 20-035 – Irrigation Pond Review – 44605 Hull Road (and Vicinity)

DATE: April 7, 2021

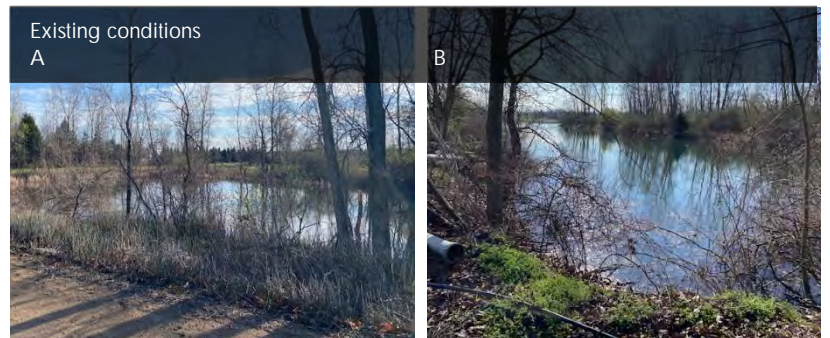
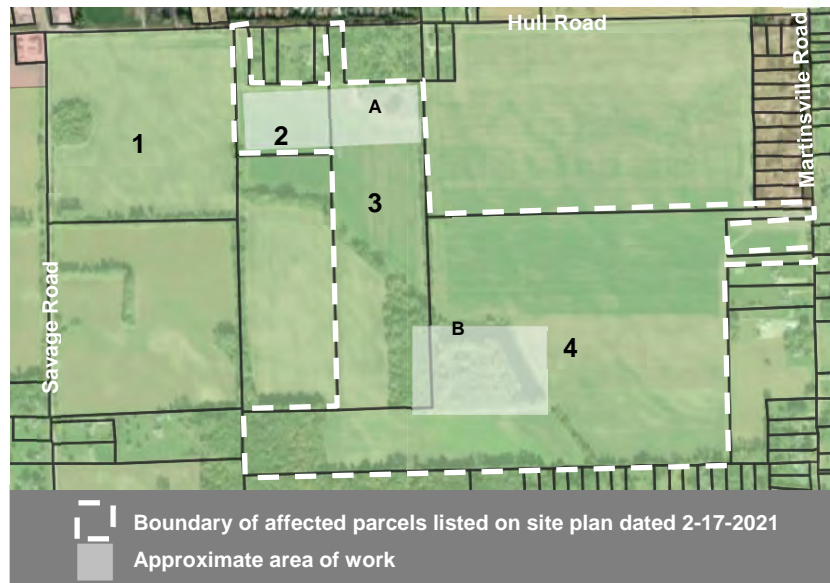
Planning Commissioners:

KW Land Development, representing owner Wilkin Farm Properties, LLC, has applied seeking an excavation permit for activities proposed three parcels near the southeast corner of Hull Road and Sumpter Road. These parcels and an adjacent parcel are labeled below and on the image to the right for context:

1. Parcel 83-134-99-0003-701 (unaffected)
2. 44605 Hull Road / 83-134-99-0001-000
3. 44975 Hull Road / 83-134-99-0002-705
4. Parcel 83-133-99-0003-701

The applicant proposes to dig two (2) 5-acre ponds for irrigating crops and relocating excavated materials off site. To my understanding, the owner owns and farms portions of roughly 247 acres of property across several contiguous parcels in the area, including the referenced parcels. According to the applicant, the site's existing groundwater sources

including two ponds, which are documented in the images shown, do not always provide the water necessary to water all crops, and ten acres of additional irrigation water access will provide the water necessary to fulfill additional irrigation needs. Groundwater is piped from ponds on the site to a mobile irrigation apparatus. The use of the ponds entirely for irrigation for commercial agricultural production is the basis of the request. The ponds must be used for irrigation for a commercial agricultural activity as permitted under the Michigan's Right-to-Farm Act (PA 93 of 1981) ("RTFA"), and irrigation activities must be done in consistency with



Generally Accepted Agricultural and Management Practices (GAAMP's) for Irrigation Water Use as adopted by the Michigan Department of Agriculture and Rural Development (MDARD).

Local ordinances adopted by the Township in Article III of Chapter 42 (the "Soil Removal / Mining Ordinance") Article IV of Chapter 42 (the "Pond Ordinance") which address requirements for excavation activities and irrigation ponds apply where they do not conflict with the RTFA. Under the Pond Ordinance, irrigation ponds are subject to review by the Planning Commission. The purpose of this report is to provide recommendations for the Planning Commission's review of the request under applicable terms of the Pond Ordinance. My analysis of the compliance of this application with applicable standards of based on the standards of the Pond Ordinance. To support this analysis, please refer to applicant submittals including a completed application form and a site and survey plan dated February 17, 2021. In my analysis, underlined comments are those that I recommend must be addressed as a condition of approval prior to the commencement of construction or at a time that is otherwise stated.

An application form has been submitted which has been signed by owner Dennis Wilkin. The applicant has provided a site and survey plan dated February 17, 2021 ("site plan"). The applicant has provided the following information consistent with the requirements of Article IV of Chapter 42. Where certain information has not been provided or requires corrections, applicable requests are stated in the **recommendations** section of this report.

Setbacks. General notes 1-3 indicate that the ponds will not be closer than 50 feet from any principal structure; closer than 50 feet from any telephone, electrical or other utility line of any recorded easement; or closer than 75 feet from any septic field. The site plan demonstrates compliance with the required setbacks for irrigation ponds, including a minimum 100' setback from a road right-of-way, 30' setback from a rear lot line, and 60' from side lot lines.

Pond design details. The applicant has provided proposed topographic information for both ponds. 192,800 cubic yards of excavation is proposed, including 97,600 cubic yards of material proposed to be excavated from the north proposed pond and 95,200 cubic yards proposed to be removed in the proposed south pond. General note 6 on the site plan indicates that material will not be excavated in such a manner that runoff, overflow, spillage or seepage encroaches on property owned by another person. General note 7 on the site plan indicates that the pond's side slopes will not exceed greater than one foot vertical to four feet horizontal. General note 8 of the site plan indicates that warning signs and life safety devices will be provided in compliance with [Sec. 42-217](#). The plan also includes proposed freeboard, top of water, lowest top of bank, and bottom elevations. General note 9 on the site plan indicates that proposed contours/elevations as depicted will remain level 10-12 feet below existing grade so as to act as an irrigation pond off agricultural purposes.

Soil removal / mining. Because the activity in question involves a one-time excavation pursuant to providing an irrigation pond for agricultural crops, it is not considered mining. However, the removal of spoils off site requires an excavation permit to be issued by the Township Board of Trustees under the Soil Removal / Mining Ordinance. A note verifying that soil will not be removed from the ponds except in accordance with Article III of Chapter 42 (Soil

Removal and/or Mining) of the Van Buren Township code has been added to the plan under general note 5. An excavation permit must be secured from the Township Board under Section 42-176 of the Township Code of Ordinances prior to the commencement of construction.

Site disturbance and restoration. A soil erosion permit from Wayne County must be provided, or written verification that such permit is not required must be provided, per Section 42-212(3) of the Township code of ordinances. If such a soil erosion permit is required, it is our understanding that it will be tied to assurances for soil erosion permit completion imposed by the County. In lieu of a soil erosion permit, a bond must be submitted with the Township as a beneficiary to cover the expenses of site restoration based per Section 42-213(a)(2) of the Van Buren Township code of ordinances. The bond value must be based on a professional engineer's cost estimate of the cost of full site restoration based on the area disturbed which is accepted by the Township Engineer. Prior to construction, the soil erosion permit or a bond per Section 42-213(a)(2) must be provided.

Drainage and water impacts. Several provisions in the Pond Ordinance speak to drainage and ground and surface water impacts. Excavated material shall not be constructed in such a manner that runoff, overflow, spillage or seepage encroaches on property owned by another person, per Section 42-216(3). Additionally, the Planning Commission may require a hydrological survey which gives evidence that the pond will not detrimentally impact aqueous or subaqueous areas of the applicant's property or adjoining properties, per Section 42-213(a)(1). Staff have provided analysis regarding the proposed ponds' drainage impacts consistent with the requirements in the comments below.

The proposed design includes a pond near the north end of the site and a southern pond which is near an existing pond and the Bradshaw Drain near the south end of the site. Site drainage patterns during and following the installation of the pond is a significant concern regarding the drainage pattern established between the two proposed ponds. The applicant must demonstrate their understanding of the existing conditions and demonstrate that the proposed system does not direct additional erosion or drainage to the Bradshaw Drain or the downstream properties.

The applicant has stated that the site's groundwater table lies only about 3 feet below the surface. This high groundwater table has implications impacts during construction. To explain the management of groundwater during construction, the applicant has provided general note 12 to the site plan and has provided additional explanation verbally. The applicant may dewater both ponds during construction, in accordance with note 12 on the plan sheet. The applicant will provide an update to the plan or a narrative letter that explains the existing drainage patterns and the ponds do not change existing drainage patterns, and explain the relationship of the property to the Bradshaw Drain.

Additional explanation may be necessary to ensure that no detrimental drainage impacts occur during or after construction. There must be assurance that the stormwater will be adequately managed if there is a failure in this pump and piping system. Several conditions listed in the **recommendations** section of this report address these drainage concerns. Additionally, if off-site discharge is anticipated, the project may be subject to Wayne County Storm Regulations and

the applicant shall be accountable for any required Wayne County storm water permitting.

Recommendations

Based on the analysis above, I offer the following recommended conditions of the submitted application and site plan for consideration of irrigation pond permit approval by the Planning Commission:

- The label, "Parcel 1 – unaffected parcel – tax parcel no 83-134-99-0003-701 must be relocated to be placed over the parcel to the west of "parcel 2" or it should be removed.
- The ponds must be used for irrigation for a commercial agricultural activity as permitted under the Michigan's Right-to-Farm Act (PA 93 of 1981) ("RTFA"), and irrigation activities must be done in consistency with Generally Accepted Agricultural and Management Practices (GAAMP's) for Irrigation Water Use as adopted by the Michigan Department of Agriculture and Rural Development (MDARD).
- An excavation permit must be secured from the Township Board under Section 42-176 of the Township Code of Ordinances prior to the commencement of construction.
- A soil erosion permit from Wayne County must be provided, or written verification that such permit is not required must be provided, per Section 42-212(3) of the Township code of ordinances.
- Prior to construction, the soil erosion permit or a bond per Section 42-213(a)(2) must be provided.
- Excavated material shall not be constructed in such a manner that runoff, overflow, spillage or seepage encroaches on property owned by another person.
- The pond will not detrimentally impact aqueous or subaqueous areas of the applicant's property or adjoining properties.
- To the satisfaction of the Township Engineer, the applicant must:
 - Detail the existing site drainage with a drainage / overland flow map or sufficient narrative explanation.
 - Work with staff to demonstrate the relationship of the top of each pond to the surrounding grade as necessary.
 - The applicant may be required by staff to provide an engineer's certification letter prior to project close-out and use of the irrigation ponds. This letter will state that the ponds pose no negative downstream drainage impacts. The letter will reference adjacent land elevation data and as-built elevation data for the ponds' freeboard, lowest top of bank, and bottom elevations as necessary.
- The applicant shall be accountable for any required Wayne County storm water permitting requirements.

Thank you for your consideration.

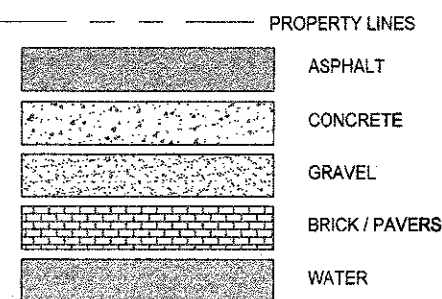


Dan Power, AICP
Planning and Economic Development Director
Public Services Department

Charter Township of Van Buren

CC: Todd Waller and Kenny Farmer – Applicants and property owner representatives
 Paul Kammer – Van Buren Township Engineer, Fishbeck
 Matthew Best, M.S. - Public Services Director, Van Buren Charter Township

VERIFY SCALES	
BAR IS ONE INCH ON ORIGINAL DRAWING	
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
DATE	10-12-2020
CHECKED DATE	10-12-2020
PROJECT SURVEYOR S.DUNN	
PROJECT MANAGER G. PLATZ	
DRAWING NO.	SM20171PRP
CALC.	1" = 300'
SHEET NO.	2 OF 2



**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
REMOTE PUBLIC MEETING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a remote public meeting on **Wednesday, April 14 at 7:00 p.m.** To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; this Van Buren Township's Planning Commission meeting will be conducted virtually as permissible under Public Acts of 2020 Act No. 254 and Declaration of a Health Emergency in Wayne County. To participate in the meeting electronically, the public may follow the instructions below.

The Planning Commission will consider a request by applicant KW Land Development on behalf of owner Wilkin Farm Properties to construct two (2) 5-acre parcel irrigation ponds across portions of the following parcels which have a total combined area of +/- 142.55 acres and are zoned AG – Agricultural and Estates:

- 44605 Hull Road (tax parcel ID number 83 134 99 0001 701)
- 44975 Hull Road (tax parcel ID number 83 134 99 0002 705)
- Tax parcel ID number 83 133 99 0003 701

The request is being reviewed by the Planning Commission and requires public noticing per Chapter 42, Article IV (Ponds) of the Van Buren Township code of ordinances.

Members of the public may access the agenda materials via the Township website – www.vanburen-mi.org beginning **April 9, 2021**. On this website, members of the public will also gain access to **means of participating in the electronic meeting**, including a unique Zoom weblink and dial-in phone number with a meeting ID for meeting videoconference or teleconference access. The meeting will be available to view live on the Van Buren Township YouTube Channel which can be reached from the live meeting link located on the Van Buren Township website home page (www.vanburen-mi.org). Closed captioning will be available after YouTube fully renders meeting video.

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Mailed: 4/1/2021

82 83 133 99 0002 001
WILKIN FARM PROPERTIES
8700 BRAUN ROAD
SALINE MI 48176

82 83 133 99 0002 002
RITTER, MIRANDA & MILLS, JOSHUA
44387 HULL RD
VAN BUREN TOWNSHIP MI 48111

82 83 133 99 0002 003
RITTER, MIRANDA & MILLS, JOSHUA
44387 HULL RD
VAN BUREN TOWNSHIP MI 48111

82 83 133 99 0003 701
WILKIN FARM PROPERTIES
8700 BRAUN ROAD
SALINE MI 48176

82 83 134 99 0001 701
WILKIN FARM PROPERTIES
8700 BRAUN ROAD
SALINE MI 48176

82 83 134 99 0002 002
REITER, JOHN
44775 HULL RD
VAN BUREN TOWNSHIP MI 48111

82 83 134 99 0002 704
WILKIN FARM PROPERTIES
8700 BRAUN ROAD
SALINE MI 48176

82 83 134 99 0002 705
WILKIN FARM PROPERTIES I, LLC
8700 BRAUN ROAD
SALINE MI 48176

82 83 134 99 0002 706
BEHLER, WILLIAM & BOBBI
44805 HULL RD
VAN BUREN TOWNSHIP MI 48111

82 83 133 01 0011 000
ELLER, JOHN P.
15766 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 133 01 0012 000
KUNZ, KARL W-LAURIE
15800 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 133 01 0013 000
SANDERS, PHILIP-DIANE
15856 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 133 99 0001 001
SANDERS, PHILIP-DIANE
VACANT
15856 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 133 99 0002 001
WILKIN FARM PROPERTIES
8700 BRAUN ROAD
SALINE MI 48176

82 83 133 99 0003 701
WILKIN FARM PROPERTIES
8700 BRAUN ROAD
SALINE MI 48176

82 83 133 99 0003 702
STRACHAN, DAVID
16280 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 133 99 0003 703
DE GENNARO, SEAN
16150 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 133 99 0003 704
THETFORD, MARK & LISA
16088 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 133 99 0003 705
WILKIN FARM PROPERTIES
8700 BRAUN ROAD
SALINE MI 48176

82 83 134 99 0001 701
WILKIN FARM PROPERTIES
8700 BRAUN ROAD
SALINE MI 48176

82 83 134 99 0002 704
WILKIN FARM PROPERTIES
8700 BRAUN ROAD
SALINE MI 48176

82 83 134 99 0004 701
16175 SUMPTER ROAD LLC
13701 WHITETAIL RUN
MILFORD MI 48380

82 83 135 99 0001 002
RENIER, FRANK
2448 SOUTHARD BLVD
ADRIAN MI 49221

82 83 135 99 0001 706
MERCER, DAVID & JANET
16411 SUMPTER RD
VAN BUREN TOWNSHIP MI 48111

82 83 136 01 0001 000
PEPPER, DAVID K
16560 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 136 01 0002 000
VIERS, JACOB & FOUBARE, AURORA
16580 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 136 01 0019 301
WILSON, DARYL
43790 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 01 0020 000
KISH, KELLEEE SUE
43760 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 01 0021 000
DOUGHERTY, GLORIA
DOUGHERTY, FRANK
9073 AUGUSTA
WILLIS MI 48191

82 83 136 01 0022 000
WISNIEWSKI, KEVIN
43720 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 01 0023 000
MCDANIEL, AUDIE
43700 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 01 0024 000
ZUMBRO, WILLIAM
43680 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 01 0025 000
STEWART, WILLIAM
43660 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 01 0026 000
SCHROEDER, CHARLES-ELVIRA
43640 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 01 0027 000
QUAYLE, JOHN & KATHLEEN
43620 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 99 0001 001
GILBEE, JOHN
16428 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 136 99 0001 002
BURDEN, NICHOLAS & DIANE
16446 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 136 99 0001 003
RATLIFF, MARK
PO BOX 817
VAN BUREN TOWNSHIP MI 48112

82 83 136 99 0002 000
VARNAUSKAS, VLADAS
16548 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 136 99 0003 000
SMITH, ABRAM & CHRISTINE
43840 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 99 0004 000
MOORE, RICHARD & RAMSEY, SHAWNEE
43878 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 99 0005 000
CURTIS, LORI G
43916 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 99 0006 000
DUNCAN, VICKY
43930 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 99 0007 001
MARTIN, CHARLES-CHRISTINE
43950 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 99 0007 002
BELANGER, CYNTHIA & DANIEL
43980 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 99 0008 000
ROBERTS, HEIDI & TEDD
44010 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 99 0009 000
KUBACKI, JASON
44038 BURTRIG STREET
VAN BUREN TOWNSHIP MI 48111

82 83 136 99 0017 000
RENIER, FRANK
2448 SOUTHARD BLVD
ADRIAN MI 49221

82 83 138 99 0013 000
IBRAHIM, SULIMAN
15851 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 138 99 0014 702
MULLIGAN, PATRICK
16125 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 138 99 0014 703
VAUGHAN, MARK & CHRISTINE
16175 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 138 99 0014 704
DAILEY, KIMBERLY & DAVID
16015 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

82 83 138 99 0014 705
MICHNA, ROGER & LEE
16055 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

PLANNING & ZONING APPLICATION

Case number _____

Date Submitted _____

APPLICANT INFORMATION

Applicant James S. Jacobs Architects, Plc. Phone 734-241-7933
Address 25 Washington Street Fax 734-241-1181
City, State Monroe, Michigan Zip 48161
E:mail jimj@jsjacobsarch.com Cell Phone Number 734-755-7013
Property Owner Van Buren Ind. Investors, LLC. Phone 248-765-4246 (Pete Petrella)
(if different than applicant)
Address 6735 Haggerty Road Fax _____
City, State Van Buren Township, Michigan Zip 48111
Billing Contact Mid-American Gunite, Inc. Phone 734-586-8868 (Joe Calhoun)
Address 8475 Port Sunlight Road 734-586-8970 (Attn.: Joe Calhoun)
City, State Newport, Michigan Zip 48166

SITE/ PROJECT INFORMATION

Name of Project NEAPCO Drivelines, LLC. - Truck Well Canopy Addition
Parcel Id No. V125-83- 002-99-0026-704 Project Address 6735 Haggerty Road (NEAPCO)

Attach Legal Description of Property

Property Location: On the East Side of Haggerty Road; Between Ecorse Road
and Van Buren Road. Size of Lot Width 1632 +/- Depth 1292 +/-
Acreage of Site 45.44 Total Acres of Site to Review .46 Current Zoning of Site M-1, Light Ind.
Project Description: NEAPCO wishes to construct an open sided truck well canopy over
existing wells E-34 to E-49 (Approx. 74'-8" x 272'-11"). No grade changes or additional
hard surfaces are proposed that would change drainage or grading.

Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO
Current Zoning of Site _____ Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? No YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? _____ Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees No trees or shrubs are to be removed as part of this work.

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Print Property Owners Name _____

Signature of Property Owner _____

Date _____

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this _____ day of _____, 20____.

Notary Public, _____ County, Michigan My Commission expires _____, 20____.
Rev 1/12/06



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Neapco Drivelines Preliminary and Final Site Plan Review
DATE: April 9, 2021

Applicant, James S. Jacobs Architects, PLLC, on behalf of owner, Neapco Drivelines, LLC, seeks to construct a 20,379 square foot addition to their existing 345,000 square foot building along with related site improvements. The affected property is a 45.44-acre parcel located at 6735 Haggerty Road (tax parcel id 83 002 99 0026 704), zoned M-1, Light Industrial. The Property is located on the east side of Haggerty Road between Ecorse Road and Van Born Road.

Reports from the Principal Planner and Township Fire Marshall are included for consideration, along with application materials. Because the review does not involve changes to stormwater facilities, paving improvements, or water or sanitary or sewer review, the Township Engineer is not involved in the review. As a recommended condition of approval, I request that the applicant direct all drainage from the roof of the proposed canopy structure toward existing stormwater drains on site via downspouts.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', written in a cursive style.

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

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner– McKenna Associates
Andrew Lenaghan – Van Buren Charter Township Fire Marshall
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township



April 7, 2021

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, Michigan 48111

Subject: VBT-20-034 NEAPCO Drivelines, LLC / 6735 Haggerty Road; Site Plan Review #2; Revised Site Plans Dated March 18, 2021.

Dear Commissioners:

We have reviewed the application by NEAPCO Drivelines, LLC ("applicant") to construct an unenclosed canopy over existing outdoor storage areas located at 6735 Haggerty Road. The site is located along Haggerty Road between Van Born Road and Ecorse Road, has a tax parcel identification number: V-125-83-002-99-0026-704, is zoned M-1 (Light Industrial District), and has a total area of 45.44. The proposed canopy measures 20,379 square feet. We have reviewed the site plan request based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

COMMENTS

1. **Dimensional Requirements.** The required front, rear and side yard setbacks for the M-1 District are 50 feet, 40 feet, and 40 feet, respectively. Section 5.101 (C) of the Zoning Ordinance specifies that in the case of a site with multiple buildings, the rear or side yard shall be based on the configuration of all buildings on the site having a single common front, side, and rear yard instead of calculating yards for each building individually. The proposed canopy addition falls within the setback configuration for all buildings.

The existing building and the canopy addition are proposed to be 36.5 feet in height. The maximum permitted building height in the M-1 District is 30 feet. Section 4.103 (S) specifies buildings of greater height may be allowed in the M-1 district provided front, side and rear yards are increased by one (1) foot for each additional foot of building height that exceeds the maximum height allowed. Based on the location of the addition, the increased setback standard is met.

The maximum lot coverage for the M-1 district is 35%. The Township is currently in the process of adopting an amendment to the Zoning Ordinance which states:

"For industrially zoned parcels located in the M-1, M-2 and M-T zoning districts, lot coverage shall not include unenclosed roofed structures that provide shelter over approved outdoor storage areas located over existing paved surfaces."

The Ordinance limits this additional coverage to 10% or 20,000 square feet, whichever is lesser. The proposed coverage on the subject site is within these limits.



2. **Circulation.** Specific truck circulation movements have been detailed on the site are proposed to be continuously maintained free of all obstructions or impediments.
3. **Lighting.** A photometric plan limited to the east side of the building and the area around the proposed canopy addition has been provided. The average illumination levels for the parking lot have been noted as 0.9 footcandles, in compliance with Section 8.105 (B) (2) of the Zoning Ordinance. Although a full photometric plan hasn't been submitted for the whole site it appears that light trespass will not exceed 0.5-foot candles at any property lines.
4. **Architecture and Facades.** Detailed elevations of the canopy addition have been submitted. The canopy addition is to be constructed with steel poles supporting a metal roof in red and blue color striping. All proposed building materials and colors have been clearly noted and a colored rendering to ensure the addition is integrated into the existing façade has been submitted.
5. **Specific Use Standards.** Section 5.101 has specific standards for accessory outdoor industrial storage:
 - a. *Accessory outdoor storage areas shall be located such that no materials, equipment, products or goods being stored outdoors are visible from a public right-of-way.*
The storage areas will be screened from Haggerty Road by the existing building on site.
 - b. *Accessory outdoor storage areas shall be set back a minimum of one hundred fifty (150) feet from any residential district or use, and shall be completely screened from view from any residential district or use by a decorative masonry wall matching the materials used on the principal structure or a dense landscaping buffer on all sides necessary to completely obstruct the view of the stored materials from the adjacent residential district or use. Compliance with this requirement may require the applicant to exceed the greenbelt landscaping requirements of Article 10 of this Ordinance.*
The outdoor storage is not proposed within 150 feet of a residential district or use. The existing building on site will adequately screen the outdoor storage from adjacent uses.
 - c. *Accessory outdoor storage areas shall be located only in a rear or side yard, but shall not be located in a required setback area. In the case of a site with multiple buildings, the rear or side yard shall be based on the configuration of all buildings on the site having a single common front, side, and rear yard instead of calculating yards for each building individually.*
The outdoor storage is not located within any required setback area.
 - d. *Accessory outdoor storage areas may not cover an area larger than twenty percent (20%) of the area of the ground floor area of the principal building. The Planning Commission may permit accessory outdoor storage areas up to thirty-three (33%) of the area of the ground floor area of the principal building following a public hearing held in accordance with the requirements of Article 12, Chapter 6 if the expanded area complies with all of the requirements of this section and will not create any deleterious impacts on neighboring or nearby properties.*
The proposed outdoor storage does not cover an area larger than twenty percent (20%) of the area of the ground floor area of the principal buildings.



e. *The maximum height for stored materials is as follows:*

- i. *Materials being stored in a rear yard area and located more than three hundred (300) feet from a residential district or use shall be no higher than six (6) feet below the top of the roof elevation of the principal building. In no case shall the stored materials exceed a height of twenty-four (24) feet.*

Although the proposed canopy storage addition exceeds 24 feet, it complies with Section 4.103 (S) of the Zoning Ordinance and will not be taller than the existing building and will not be visible to adjacent properties. Therefore, we find the proposed height compliant with the Zoning Ordinance.

- ii. *Materials being stored in a side yard or stored in a rear yard and located between 150 and 300 feet from a residential district or use shall not exceed a height of eight (8) feet.*

The outdoor storage is proposed greater than 300 feet from a residential district or use so this standard is not applicable.

- f. *Accessory outdoor storage areas shall be located such that they do not impede or obstruct any parking, traffic, circulation, or landscaping area on the site.*

The truck circulation plan indicates there is adequate space for truck circulation on site.

- g. *Accessory outdoor storage must be maintained in an orderly manner with no junk, trash, or debris. Materials shall be stored in durable containers. Non-durable containers and containers beyond their useful life or in a state of disrepair are prohibited in accessory outdoor storage areas.*

The elevation of the outdoor storage ensures the storage is in an orderly manner and materials are stored in durable containers.

- h. *Outdoor storage areas shall comply with all federal, state, county and local fire safety regulations. Adequate emergency access lanes shall be maintained around and through the storage area and to the building.*

The applicant has noted outdoor storage areas shall comply with all federal, state, county and local fire safety regulations and that adequate emergency access lanes shall be maintained around and through the storage area and to the building.

- i. *Outdoor storage areas shall be located on paved impervious surfaces and shall have adequate storm water management systems.*

The previously approved outdoor storage area is entirely paved.



RECOMMENDATION

The applicant has worked with the Township over the past few months to get approval for the proposed canopy, including requesting an amendment to the Zoning Ordinance which is in the process of being adopted. The plan submitted at this time complies with the requirements of the ordinance, including those specific to outdoor storage areas. Therefore, we recommend that the Planning Commission grant preliminary and final site plan approval to the proposed canopy addition to NEAPCO Drivelines located at 6735 Haggerty Road.

Respectfully,
McKENNA

Vidya Krishnan
Principal Planner

Hunter Whitehill
Associate Planner

c: Dan Power, Director of Planning and Economic Development
Matt Best, Van Buren Township Director of Public Services
Paul Kammer, FTCH, Township Engineers
David McNally, Van Buren Township Fire Chief

David C. McNally II
Fire Chief
O: 734-699-8900 ext. 9416

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



4/5/2021

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

Re: Neapco Drivelines LLC
6735 Haggerty
Van Buren Township, MI 48111

To whom it may concern:

A 2nd review of a set of plans for the construction of a canopy approximately 75 feet by 272 feet over 16 truck wells at the Southeast corner of the above listed address.

The site plan is approved with the following exceptions:

1. A clear space of not less than 60 inches shall be provided in front of each hydrant connection having a diameter of greater than 2 ½ inches+ **NFPA 1 18.5.7.2 2018**
2. Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency. **NFPA 101 7.1.10.1 2018**
3. **Signage on the columns facing the Fire Department access road shall be provided. These signs will indicate the location of Fire Hydrants, and the Fire Department Connection. The signs shall be arranged so they are visible from access road.**

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.

The fire department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and Immediately prior to opening to verify compliance with the appropriate codes.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

Respectfully submitted,

Andrew Lenaghan
Van Buren Fire Department
Fire Marshal

TRUCK WELL CANOPY ADDITION FOR:
NEAPCO DRIVELINES, LLC
6735 HAGGERTY ROAD • VAN BUREN TOWNSHIP • MICHIGAN 48111

ZONING INFORMATION

ZONED: M-1 LIGHT INDUSTRIAL

M-1 ZONING REQUIREMENTS

MIN. LOT AREA = NONE
ACTUAL 45.44± ACRES (GROSS ± NET) = 1,919,366.4 S.F.
MIN. LOT WIDTH = NONE
ACTUAL = 165.20±
MIN. LOT DEPTH = NONE
ACTUAL = 129.20±
MAX. BUILDING HEIGHT = STORIES 2.5' HEIGHT = 30.0' (FOOT NOTE 5)
ACTUAL = TWO STORY, 36.5' HT.
MIN. FRONT YARD SETBACK = 50.0'
ACTUAL = 315.0'± TO HAGGERTY ROAD
52.0'± TO PROPERTY
MIN. SIDE YARD SETBACK = 40.0' FOR ONE, 80.0' TOTAL FOR TWO
ACTUAL = 387.0'± (NORTH SIDE)
154.0'± (SOUTH SIDE)
MIN. REAR YARD SETBACK = 40.0'
ACTUAL = 109.0'±

MIN. FLOOR AREA = NONE
EX. BUILDINGS = 640,800 S.F.
PROPOSED CANOPY = 20,374 S.F.
TOTAL S.F. = 711,174 S.F.

MAX. LOT COVERAGE = 35% OR 642,718 S.F.
642,718 - 640,800 = 1,918.24 S.F. ALLOWED COVERAGE REMAINING

MAX. UNENCLOSED ROOF STRUCTURES = 10% OF LOT OR 20,000 S.F.
1,919,366.4 x .10 = 191,936.64 S.F.
MAX. ALLOWED = 20,000 S.F.
PROPOSED CANOPY 20,374 - 20,000 = 374 S.F. MUST BE ADDED TO MAX. LOT COVERAGE

640,800 + 374 = 641,174 S.F. TOTAL LOT COVERAGE
641,174 / 1,919,366.4 = 34.42% PROPOSED LOT COVERAGE

PRINCIPAL PERMITTED USES

ZONED: M-1

PER SECTION 3.115

EXISTING USE - MANUFACTURING AND PROCESSING (LIGHT)
PROPOSED USE - SAME (PERMITTED USE)

PER SECTION 5.101 ACCESSORY OUTDOOR INDUSTRIAL STORAGE
OUTDOOR STORAGE MAXIMUM HEIGHT = 24.0'

FLOOD ZONE INFORMATION

INFORMATION FROM:
FLOOD INSURANCE RATE MAP
MAP NUMBER: 26163C0215E
DATED: OCTOBER 02, 2012
ZONE: X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WETLAND NOTE

PER RESEARCHING THE NATIONAL WETLANDS INVENTORY MAP THE ONLY WETLANDS SHOWN ON OR NEAR THIS SITE ARE CONTAINED WITHIN THE BANKS OF BELL DRAIN. NO OTHER WETLANDS HAVE BEEN IDENTIFIED ON THIS SITE.

BUSINESS INFORMATION

SEVERAL BUSINESSES ARE LOCATED ON THIS SITE.

NO CHANGES ARE BEING PROPOSED TO ANY OF THE BUSINESS HOURS OF OPERATIONS OR EMPLOYEE COUNTS.

UTILITY NOTE

ALL EXISTING UTILITIES (SANITARY SEWER, MUNICIPAL WATER, GAS, ELECTRIC, CABLE, PHONE, ETC.) SHALL REMAIN AS IS. NO CHANGES TO THESE UTILITIES IS PROPOSED.

ANY UTILITY PROPOSED FOR THE PROPOSED TRUCK WELL CANOPY WILL BE SERVICED FROM THE ADJACENT BUILDING.

NO NEW ON-SITE UTILITIES ARE PROPOSED.

SIGNAGE NOTE

NO NEW SITE SIGNAGE IS BEING PROPOSED WITH THIS SITE PLAN SUBMITTAL.

ALL EXISTING SIGNAGE SHALL REMAIN AS IS.

SOIL CHARACTERISTICS

PER ON-LINE WEB SOILS SURVEY WEB SITE
THE MAJORITY OF THE SITE IS:
PE - PENNAMO LOAM

WITH SMALL AREAS OF:
MoA - METAMORA SANDY LOAM, 0 TO 3% SLOPES
BFA - BLOUNT LOAM, ERIE-HURON LAKE PLAIN 0 TO 2% SLOPES
Co - CORUNNA FINE SANDY LOAM
Ma - METAMORA SANDY LOAM, 0 TO 3% SLOPES

REFUSE / DUMPSTER

4 EXISTING ENCLOSED TRASH ENCLOSURES REMAIN WITH NO CHANGES.

ALL CONSTRUCTION DEBRIS TO BE PICKED UP WEEKLY OR AS NEEDED.

CONSTRUCTION SCHEDULE

PROPOSED WORK FOR TRUCK WELL CANOPY TO BE COMPLETED IN A SINGLE PHASE OF WORK.

NO CHANGES ARE PROPOSED TO THE EXISTING TOPOGRAPHY. A PARTIAL SURVEY OF THE AREA OF DEVELOPMENT HAS BEEN INCLUDED FOR REFERENCE.

HAZARDOUS MATERIAL NOTE

THE ARCHITECT'S SCOPE OF SERVICES DOES NOT INCLUDE ANY SERVICES RELATED TO ASBESTOS, LEAD, HAZARDOUS, OR TOXIC MATERIALS. IN THE EVENT THE CONTRACTOR OR ANY OTHER PARTY ENCOUNTERS ASBESTOS, HAZARDOUS, OR TOXIC MATERIALS AT THE JOB SITE, OR SHOULD IT BECOME KNOWN IN ANY SUCH WAY THAT MATERIALS MAY BE PRESENT AT THE JOB SITE OR ANY ADJACENT AREAS THAT MAY AFFECT THE PERFORMANCE OF THE CONTRACTOR'S SERVICES, THE CONTRACTOR SHALL NOTIFY THE OWNER WHO SHALL RETAIN APPROPRIATE SPECIALIST CONSULTANTS OR CONTRACTORS TO IDENTIFY, ABATE AND/OR REMOVE THE ASBESTOS, HAZARDOUS, OR TOXIC MATERIALS AND WARRANT THAT THE JOB SITE IS IN FULL COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.

ALL NEW MATERIAL PROVIDED SHALL BE FREE OF ASBESTOS, LEAD, HAZARDOUS, OR TOXIC MATERIALS. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN AFFIDAVIT AS PROOF OF COMPLIANCE.

PARKING REQUIREMENTS

INDUSTRIAL
(1) INDUSTRIAL ESTABLISHMENTS, LIGHT MANUFACTURING, ASSEMBLY, PRODUCTION, AND PROCESSING, AND RELATED ACCESSORY OFFICES.

FIVE (5), PLUS EITHER ONE (1) PER EACH 550 SQ. FT. GROSS FLOOR AREA OR ONE PER EACH EMPLOYEE AT PEAK SHIFT, WHICHEVER IS GREATER.

NO PROPOSED CHANGES TO EMPLOYEE COUNTS WITH THE PROPOSED CANOPY ADDITION

CURRENT EMPLOYEE COUNT FOR THE ENTIRE COMPLEX ON LARGEST SHIFT:

NEAPCO = 250
ARCHWAY = 55
ACS = 15

VISTAR = 25
250 + 55 + 15 + 25 = 345 CURRENT EMPLOYEES

EXISTING 603 PARKING SPACES INCLUDING 19 HANDI-CAP SPACES.

LOADING / UNLOADING

OVER 50,000 S.F. REQUIRE THREE (3) LOADING SPACES PLUS ONE (1) SPACE FOR EACH 50,000 S.F. IN EXCESS OF 50,000 S.F.

EACH SPACE = 10.0' x 50.0'

EACH MAIN BUILDING = 345,400 S.F.
345,400 - 50,000 = 295,400
295,400 / 50,000 = 5.9 ~ 6 SPA.

3 + 6 = 9 SPA. PER BUILDING

EACH BUILDING HAS A MINIMUM OF 50 TRUCK DOCKS FOR LOADING AND UNLOADING.

OUTDOOR STORAGE NOTE

OUTDOOR STORAGE AREAS SHALL COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL FIRE SAFETY REGULATIONS. ADEQUATE EMERGENCY ACCESS LANES SHALL BE MAINTAINED AROUND AND THROUGH THE STORAGE AREA AROUND THE BUILDING.

PER LETTER DATED SEPTEMBER 3, 2008 FROM: DANIEL E. SPALLON, DIRECTOR OF PLANNING TO: RAY ADAMCZYK, NEAPCO
PER THE SITE PLANS DATED: 8-04-08
OUTDOOR STORAGE FOR THIS SITE IS PERMITTED

REQUIRED PERMIT NOTE

A BUILDING PERMIT FROM THE VAN BUREN CHARTER TOWNSHIP SHALL BE SECURED FOR THE CANOPY ADDITION PRIOR TO ANY CONSTRUCTION COMMENCING

LANDSCAPING NOTE

PROPERTY OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD OR DAMAGED PLANTS, REFRESH MULCH, CONTROL WEEDS, FERTILIZE AND PRUNE BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING.

STORM SEWER NOTE

THIS SITE IS SERVICED BY AN EXISTING STORM SEWER SYSTEM AND DETENTION BASIN. NO CHANGES ARE PROPOSED TO THE SYSTEM.

NO ADDITIONAL HARD SERVICE IS PROPOSED.

GENERAL NOTES

- DRAWINGS ARE SCHEMATIC. ACTUAL CONDITIONS AFFECTING THIS WORK ARE TO BE VERIFIED IN THE FIELD. DO NOT SCALE DRAWINGS. EXISTING AND PROPOSED LAYOUTS BASED ON OWNER PROVIDED SKETCHES AND CAD DRAWINGS.
- THE ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS UTILIZED IN THE EXECUTION OF THE WORK.
- SECURE AND PAY FOR ALL PERMITS, INSPECTIONS, TESTS, ETC., AS REQUIRED FOR THE WORK UNDER THIS CONTRACT.
- CONTACT PUBLIC UTILITIES AND COORDINATE WORK WITH PUBLIC REQUIREMENTS AND INSTALLATIONS. CONTACT "MISS DIG" (811) PRIOR TO START OF OPERATIONS.
- PROVIDE ANY MEANS NECESSARY TO ENSURE SAFETY TO EMPLOYEES, VISITORS TO THE SITE, AND THE GENERAL PUBLIC.
- WORK RELATING TO DISTURBANCE OF EXISTING HAZARDOUS MATERIALS, SUCH AS ASBESTOS, PCB, LEAD, ETC., IS NOT WITHIN THE SCOPE OF THIS WORK. IF CONTRACTOR ENCOUNTERS MATERIALS KNOWN OR SUSPECTED TO CONTAIN A HAZARDOUS PRODUCT, HE/SHE SHALL ADVISE THE OWNER OF THE FINDINGS FOR DETERMINATION OF PROPER DISPOSITION. ANY SUCH HAZARDOUS MATERIALS SHALL NOT BE INCORPORATED IN THIS WORK.
- UNLESS OTHERWISE APPROVED BY OWNER, FURNISH ONLY NEW MATERIALS OF GOOD QUALITY FOR INCORPORATION INTO THIS WORK.
- EQUIPMENT AND FINISH MATERIAL COLOR SELECTION BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ALL SURFACES AND COMPONENTS DAMAGED DURING CONSTRUCTION.
- VERIFY FINAL LAYOUT WITH OWNER AND ARCHITECT.



LEGAL DESCRIPTION

PROPERTY ID #83-002-44-0026-T04

COMMON ADDRESS: 6735 HAGGERTY ROAD
VAN BUREN TOWNSHIP, MI 48111

REAL PROPERTY LOCATED IN THE TOWNSHIP OF VAN BUREN, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LAND IN THE PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 SECTION 1, AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN, COMMENCING AT THE WEST 1/4 POST OF SAID SECTION 1; THENCE ALONG THE WEST LINE OF SECTION 1 AND CENTERLINE OF HAGGERTY ROAD, SOUTH 01°31'38" EAST 667.45 FEET; THENCE SOUTH 84°34'33" EAST 60.02 FEET TO THE POINT OF BEGINNING.

THENCE ALONG THE EAST LINE OF HAGGERTY ROAD, PARALLEL TO AND 60 FEET EAST OF THE WEST SECTION LINE, NORTH 1°31'58" WEST 314.72 FEET;
THENCE SOUTH 84°34'41" EAST 230.38 FEET;
THENCE NORTH 01°31'58" WEST 234.46 FEET;
THENCE SOUTH 84°34'41" EAST 0.15 FEET;
THENCE NORTH 01°31'58" WEST 118.27 FEET;
THENCE NORTH 84°34'41" WEST 0.15 FEET;
THENCE NORTH 01°30'41" WEST 424.15 FEET;
THENCE NORTH 84°34'41" WEST 230.38 FEET TO THE EAST LINE OF HAGGERTY ROAD; THENCE ALONG THE EAST LINE OF HAGGERTY ROAD, NORTH 01°30'41" WEST 540.43 FEET;
THENCE NORTH 84°46'09" EAST 1242.36 FEET;
THENCE SOUTH 01°33'49" EAST 1023.45 FEET;
THENCE SOUTH 84°34'41" EAST 6.26 FEET TO THE WEST LINE OF INTERSTATE I-275 HIGHWAY;
THENCE SOUTH 01°54'06" EAST 315.55 FEET;
THENCE SOUTH 01°05'54" WEST 351.87 FEET;
THENCE NORTH 84°34'33" WEST 1242.44 FEET BACK TO THE POINT OF BEGINNING.

PARCEL CONTAINING 45.440 ACRES OF LAND MORE OR LESS



EXISTING TRASH ENCLOSURE
TYPICAL OF (4) TRASH ENCLOSURES



DRAWING INDEX

- T-1 TITLE SHEET, LOCATION MAP & GENERAL NOTES
- C-1 SITE PLAN
- C-2 EXTERIOR ELEVATION & PARTIAL SITE LIGHTING PLAN
- C-3 LANDSCAPE AERIAL PLAN

PROJECT NARRATIVE:

NEAPCO DRIVELINE, LLC, A TENANT OF THE PROPERTY OWNER (VAN BUREN INDUSTRIAL INVESTORS, LLC), IS PROPOSING TO CONSTRUCT A TRUCK WELL CANOPY OF APPROXIMATELY 14,671 FEET BY 212.42 FEET OR 20,374 GROSS SQUARE FEET OVER 16 TRUCK WELLS AT THE SOUTH END OF THE EAST SIDE OF THE WEST BUILDING FRONTING HAGGERTY ROAD (WELLS E84 TO E44).

THIS CANOPY IS INTENDED TO BE CONSTRUCTED WITH NO PROPOSED ADDITIONAL HARD SURFACE IMPROVEMENTS OR GRADE CHANGES AND IS FOR WEATHER PROTECTION OVER THE DESIGNATED WELL AREA ONLY. CONCRETE PIERS WILL BE INSTALLED WITHIN THE EXISTING PAVED WELL AREA TO SUPPORT THE STEEL COLUMNS AND ROOF OF THE OPEN AIR STRUCTURE.

THE SITE HAS BEEN PREVIOUSLY DEVELOPED WITH TWO 345,400 G.S.F. CONCRETE LIGHT INDUSTRIAL BUILDINGS, ONE FRONTING HAGGERTY ROAD AND THE OTHER FACING INTERSTATE I-275. THE SITE IS ACCESSIBLE BY TWO CURB CUTS OFF HAGGERTY ROAD WITH NO CHANGE PROPOSED. FURTHER, NO CHANGE IS PROPOSED TO PARKING, TRAFFIC FLOW, OR SITE CIRCULATION.

THERE IS AN EXISTING DETENTION BASIN FOR THE PREVIOUSLY DEVELOPED SITE. NO CHANGES ARE PROPOSED OR ANTICIPATED.

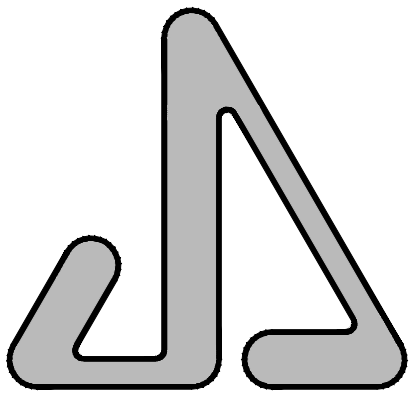
ALL EXISTING LANDSCAPING SHALL REMAIN IN PLACE. NO NEW LANDSCAPING IS PROPOSED

ALL EXISTING UTILITIES (SANITARY SEWER, WATER, GAS, ELECTRICAL, ETC.) SHALL REMAIN AND UTILIZED AS IS.

NO CHANGE TO HOURS OF OPERATION ARE PROPOSED.

NO CHANGE TO BUILDING SIGNAGE IS PROPOSED.

NO CHANGE TO BUILDING OR SITE USE IS PROPOSED.



JAMES S. JACOBS ARCHITECTS, PLLC

25 WASHINGTON STREET
MONROE, MICHIGAN 48161
TEL: (734) 241-7933
FAX: (734) 241-1181
EMAIL: jim@jsjacobsarch.com

TRUCK WELL CANOPY
ADDITION FOR:



NEAPCO
DRIVELINES, LLC

ATTN: ALAN SIEMASZ
6735 HAGGERTY ROAD
VAN BUREN TOWNSHIP, MI 48111
PHONE: 734-447-1317
EMAIL: asiemosz@neapco.com

PROPERTY OWNER CONTACT:
CONTACT NAME: PETE PETRELLA
6735 HAGGERTY ROAD
VAN BUREN TOWNSHIP, MI 48111
TELEPHONE: 248-765-0940
EMAIL: ppetrella@synergygroup.biz

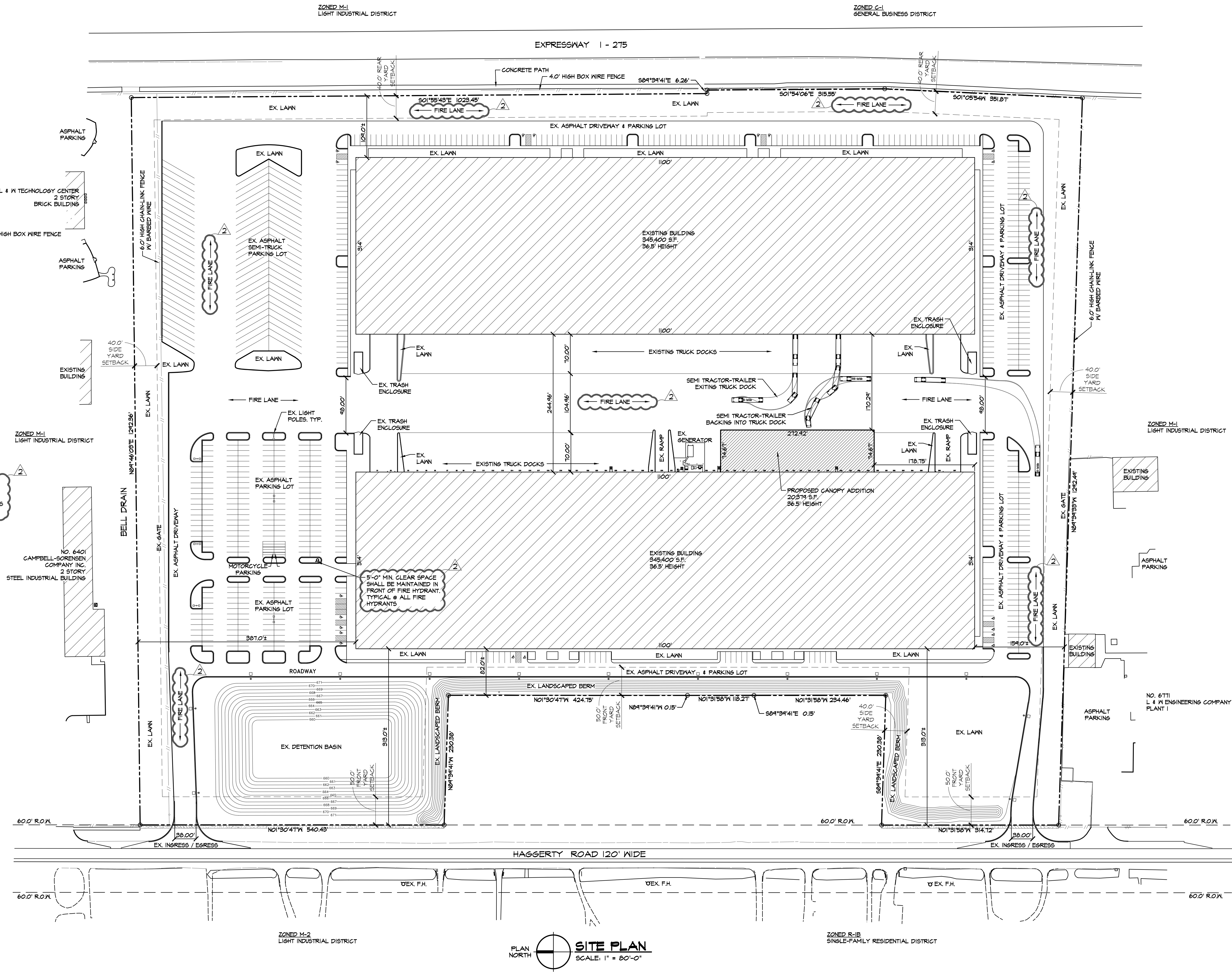
TITLE SHEET,
LOCATION MAP, &
GENERAL NOTES

03-18-2021	SITE PLAN APPROVAL
03-18-2021	23 PER TWP. PLANNER REVIEW
01-18-2021	BZA VARIANCE REQUEST
01-11-2021	VARIANCE REQUEST
11-13-2020	PER TWP. PLANNER
11-09-2020	TOWNSHIP STAFF REVIEW
DATE:	ISSUED FOR:
DRAWN	KMB
REVIEW'D	JSJ

202012

T-1

1 OF 1



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neapco
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TELEPHONE: 248-765-0940
EMAIL: ppetrella@synergysgroup.biz

SITE PLAN	
03-18-2021	SITE PLAN APPROVAL
03-18-2021	2. PER TWP. PLANNER REVIEW
01-18-2021	BZA VARIANCE REQUEST
11-13-2020	PER TOWNSHIP PLANNER
11-09-2020	TOWNSHIP STAFF REVIEW
DATE:	ISSUED FOR:
DRAWN	KMB
REVIEW'D	JSJ
202012	

C-1
1 OF 1
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EXTERIOR ELEVATION
NO SCALE

LIGHTING CALCULATION SUMMARY

LOCATION	UNITS	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN	AVG/MAX
PARKING LOT	Fc	0.9	5.0	0.1	50.0:1	12.0:1	0.1:1



LLH Linear High Bay

FEATURES

- 135 lpw ultra-high efficiency delivers superior performance over fluorescent and HID, saving up to 60% of energy costs
- Universal 0-10V driver for continuous dimming

CERTIFICATIONS

- UL Listed for dry and damp locations
- DesignLights Consortium® Premium Qualified - meets the requirements for the highest DLC qualification for efficacy and lumen maintenance

PERFORMANCE

- Rated lifetime:
 - L80: >54,000 hours @ 45°C
 - L90: >36,000 hours @ 45°C
- 4000K, 5000K CCT
- CRI: >80

ELECTRICAL

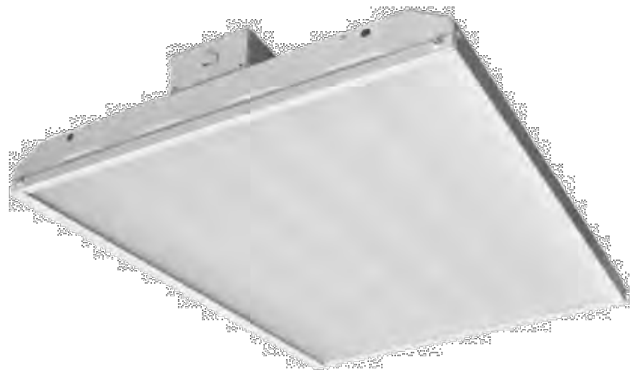
- Input voltage: 120-277V
- 0-10V dimming to <10% with dim-to-off capability
- Driver efficiency: >85%
- Power Factor: >.9
- THD: <20%
- Dimming sink current: 2mA
- Auxiliary Power: 12VDC, 100mA

2 EX. WALL MOUNTED LIGHT FIXTURE
NO SCALE
LIGHT FIXTURE MOUNTED @ 20.0'± ABOVE FINISH GRADE

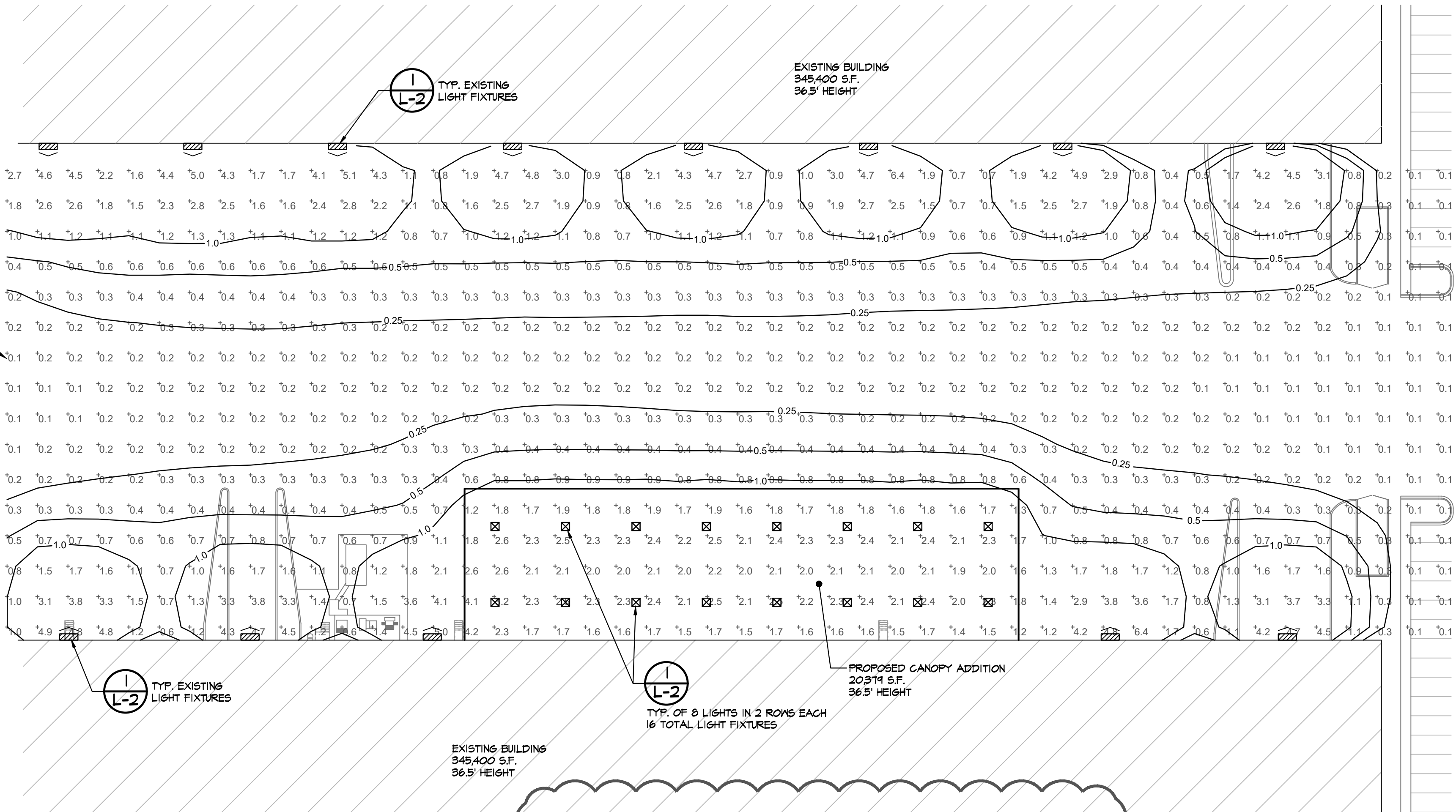


PHOTOMETRIC FOOT CANDLE TYP.

project name	NEAPCO WAREHOUSE	type	A
catalog number	LLH 3DX 50K U	voltage	120 / 277
approved by		date	12/2/2020

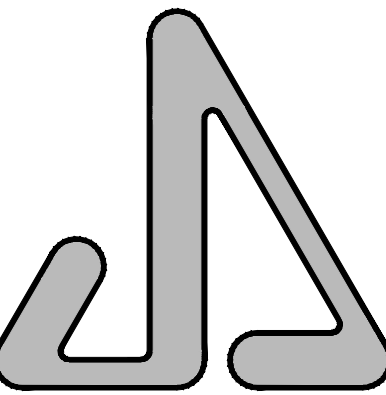


1 NEW CANOPY CEILING MOUNTED LIGHT FIXTURE
NO SCALE
LIGHT FIXTURE MOUNTED ON CANOPY CEILING @ 35.0'± ABOVE FINISH GRADE



PARTIAL SITE LIGHTING PLAN

SCALE: 1" = 40'-0"



JAMES S. JACOBS ARCHITECTS, F

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TRUCK WELL CANOPY
ADDITION FOR:



NEAPCO
DRIVELINES, LLC
ATTN: ALAN SIEMASZ
6735 HAGGERTY ROAD
VAN BUREN TOWNSHIP, MI 48
PHONE: 734-447-1317
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CONTACT NAME: PETE PETRELL
6735 HAGGERTY ROAD
VAN BUREN TOWNSHIP, MI 481
TELEPHONE: 248-765-0940
EMAIL: ppetrella@synergysgroup.t

EXTERIOR
ELEVATION
& PARTIAL SITE
LIGHTING PLAN

03-18-2021 SITE PLAN APPROVAL
03-18-2021 2 PER TMP. PLANNER REVI

DATE: ISSUED FOR:

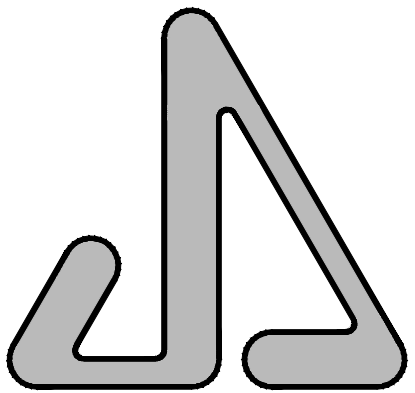
DRAWN KMB

REVIEW'D JSJ

202012

C-2

2 OF 3



JAMES S. JACOBS ARCHITECTS, PLLC
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LANDSCAPE
AERIAL PLAN

LANDSCAPE NOTES

1. ALL EXISTING LANDSCAPE SHALL REMAIN IN PLACE AS PREVIOUSLY APPROVED.
2. THE PROPOSED CANOPY ADDITION IS PROPOSED TO COVER EXISTING ASPHALT.
3. NO NEW LANDSCAPING IS PROPOSED.
4. THE PROPOSED CANOPY ADDITION WILL NOT BE VISIBLE FROM HAGGERTY ROAD. THE EXISTING WESTBUILDING WILL BLOCK THE VIEW FROM HAGGERTY ROAD. THE EAST BUILDING WILL BLOCK THE VIEW FROM I-75 HIGHWAY.

03-18-2021	SITE PLAN APPROVAL
03-18-2021	2. PER TWP. PLANNER REVIEW
DATE:	ISSUED FOR:
DRAWN	KMB
REVIEW'D	JSJ

202012

C-3

3 OF 3

PLAN
NORTH

LANDSCAPE AERIAL PLAN
SCALE: 1" = 80'-0"
AERIAL VIEW TAKEN FROM GOOGLE EARTH
DATED: MARCH 2020

2

PLANNING & ZONING APPLICATION

Case number _____

Date Submitted _____

APPLICANT INFORMATION

Applicant	Crossroads Distribution North, 4 & 5 LLC Att. Allen Dresselhouse	Phone	734-394-1900
Address	2575 South Haggerty Road, Suite 500	Fax	734-394-1925
City, State	Canton, Michigan	Zip	48188
E:mail	adresselhouse@ashleycapital.com	Cell Phone Number	248-292-1334
Property Owner	Same as above (if different than applicant)	Phone	_____
Address	_____	Fax	_____
City, State	_____	Zip	_____
Billing Contact	_____	Phone	_____
Address	_____	Fax	_____
City, State	_____	Zip	_____

SITE/ PROJECT INFORMATION

Name of Project Crossroads Distribution Center North, 4 & 5 LLC
Parcel Id No. V125-83- 008-99-0002-704 Project Address 42050 Ecorse Road

Attach Legal Description of Property

Property Location: On the North Side of Ecorse Road; Between Haggerty Road and Morton Taylor Road. Size of Lot Width +/- 1,817 Depth +/-1,005
Acreage of Site 41.6 Total Acres of Site to Review 41.6 Current Zoning of Site MT
Project Description: Tenant's specific site layout changes requiring revisions to approved Site Plan

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
Current Zoning of Site _____ Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? No YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? No Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Allen Dresselhouse

Allen F. Dresselhouse

Signature of Property Owner

K.A. ADAMS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
COMMISSION EXPIRES Sep 25, 2020

4/5/21

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 5 day of April, 2021.

State of Michigan Notary Public, Wayne County, Michigan My Commission expires 9/25, 2026.



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Ashley Crossroads North Preliminary and Final Site Plan
Amendment Review
DATE: April 9, 2021

Applicant and owner, Ashley Crossroads North, LLC, seeks to amend a previously approved preliminary and final site plan to add accessory outdoor industrial storage and adjust the previously approved configuration of parking spaces and landscaping around a distribution center building.

The affected property is approximately 41.6 acres of a parcel located at 42050 Ecorse Road (tax parcel ID 83 002 99 0026 704), zoned M-T – Industrial Transportation. The property is located on the north side of Ecorse Road between Haggerty Road and Kirkridge Street.

Reports from the Township's Principal Planner and Fire Marshall is included for consideration, along with application materials. I have also included minutes from the Planning Commission's previous final site plan approval for this site from their regular meeting held June 10, 2019. Because the review does not involve changes to stormwater facilities, paving improvements, or water or sanitary or sewer review, the Township Engineer is not involved in the review.

Thank you for your consideration of this request.

Sincerely,

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

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner– McKenna Associates
Andrew Lenaghan – Van Buren Charter Township Fire Marshall
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township



MCKENNA

April 8, 2021

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, MI 48111

Subject: VBT-21-017 Ashley Crossroads North Building 5/ North of Ecorse Road, west of Haggerty Road; Amended Site Plan Review; Amended plan dated 04/05/2021.

Dear Planning Commissioners:

The applicant, Ashley Crossroads North LLC, received site plan approval from the Planning Commission on June 12, 2019 to construct three (3) industrial Buildings with a gross floor area of 1,579,325 square feet on a 162.13-acre site located on the north side of Ecorse Road west of Haggerty Road. The 3 buildings were named "Building 4," "Building 5," and "Building 6", with building 4 being the smaller light industrial building along Ecorse Road frontage; Building 5, the middle building and Building 6, the northernmost building.



Site Area (Source: Google Images)

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

At this time the applicant is proposing an amendment to the approved site plan to add accessory outdoor storage for Building 5. The site plan is limited to the 41.6 acres of the site which encompasses Building 5 and the parking/loading areas and landscaping around it. The reference to the term “site” hereinafter, refers to this limited portion of the site for which the applicant is seeking an amendment.

We have reviewed the site plan application in accordance with the regulations of the Van Buren Township Zoning Ordinance and sound planning and zoning principles.

COMMENTS

1. **Zoning and Use.** The site is zoned M-T (Industrial Transportation) District. Building 5 has been built with a gross floor area of 658,989 square feet and a truck loading dock/floor area ratio of 1:5,883.83 square feet, which qualifies it as a distribution center building. Distribution Centers are permitted as a special land use in the district, and the applicant recd. approval for the use from the Board of Trustees on May 7, 2019.

The applicant at this time has a tenant that would like to occupy all of Building 5. However, the tenant is in need of outdoor storage specific to the use. The outdoor storage includes dolly and tractor storage. The M-T district permits accessory structures and uses incidental to permitted uses, as a principal land use per Section 3.116 of the Zoning Ordinance. The proposed outdoor storage is clearly incidental to the primary use of the building which will operate as a distribution center and warehouse type use, and is therefore permitted subject to Section 5.101 which has specific standards for accessory outdoor industrial storage.

2. **Required Information.** Section 4.33 of the Zoning Ordinance includes all the requirements for information on a site plan, and the plans contain all of the required information.

3. **Dimensional Requirements.** Buildings 5 has a height of 44' to the highest point, which is 9' above the maximum permitted height of 35' and required a corresponding increase of 18 feet for every setback required by the Zoning Ordinance. The structure was built in compliance to the Ordinance standards for the increased setback from the residential district to the east and the trailer staging area on the north and south sides of the building.

The proposed accessory outdoor storage area at this time is located on the east side of Building 5, intended to store the tractors. Per Section 5.101.b, such areas have to be placed a minimum of 150 feet from any residential area or use and completely screened. The site plan identified the 150' setback which the tractor storage area complies with.

In addition to the above setbacks, Section 5.112(D) of the Zoning Ordinance requires off-street parking and loading areas, access drives, and paved surfaces accessory to a Distribution Center to be located at least 60 feet from any residential district. The access drives along the east and west sides of the site are 60 feet from the property lines abutting the R-1B-zoned areas and comply.

4. **Access and Circulation.** The overall site has 3 driveways off Ecorse Road. The east access drive is 36 feet wide and designed for 3 lanes of traffic, while the west access drive is 30 feet wide and designed for two-way movement of vehicles. In addition, the site has a third centrally placed, 26' wide access drive off Ecorse Road leading to the main parking lot. No changes are proposed to the access routes or circulation through the site.



5. **Sidewalks.** The proposed tenant intends to use the parking area on the west side of the building for employee and visitor parking. The layout and the sidewalk connections in this area are consistent with the previously approved site plan and provide for sidewalk connections and crosswalks to the building entrance. The parking area on the east side of the building has been reconfigured to eliminate regular vehicular parking and is striped instead for van parking and the accessory outdoor storage of tractors. The plan continues to provide sidewalk and crosswalk connections at the northeast corner, southeast corner and middle of the building.

6. **Parking and Loading.**

- a. **Number of Parking Spaces.** The parking requirement for distribution centers is 5 spaces plus 1 space per 1,500 square feet of gross floor area plus 1 space per 350 useable square feet of office, sales or similar space plus 1 space per truck or company vehicle operating from the premises. Based on the data previously submitted, parking required was 603 spaces for the building. The applicant received approval from the Planning Commission to exceed the parking count and stripe a total of 712 spaces. At this time, with a long term tenant ready to occupy the building, the applicant has a clearer picture of the required parking for the site. The parking proposed at this time is for 297 passenger vehicles, 74 van parking spaces, for a total of 371 parking spaces, which is much below the ordinance requirement. These counts are based on the specific needs of the tenant, which the applicant is presenting as justification for their request. This results in a layout with one row of storage and 2 rows of van parking on the east side of the building, rather than the approved 6 rows of parking. Further, the number of truck docks on the building have been reduced from 108 to 79 (reduction of 29 docks), resulting in a truck dock to floor area ratio of 1:8345 square feet. The trailer staging spots have been increased from 144 to 217. While the size of the building still qualifies it as a distribution center per the Zoning Ordinance, the dock area ratio and the layout appears to show a significant warehouse component.
- b. **Space Dimensions.** All of the passenger vehicle parking spaces are double striped in compliance with the Ordinance standards with a dimension of 9.5' x 20'. The proposed van parking spaces are dimensioned at 10' x 30'. Proposed aisles are 24 feet wide on the west side of the building and 40' wide on the east side of the building allowing for ample circulation and movement.
- c. **Barrier Free Spaces.** The site plan indicates the required number of barrier free spaces for the building.

7. **Landscaping.** The site plan was approved with extensive landscaping which encompassed the site's frontage on Ecorse Road, the east and west property line greenbelts, detention pond landscaping, parking lot landscaping and more. The amended site plan at this time proposes no alterations to the previously approved landscape plan, with the exception of minor changes to the east side parking lot landscaping.

The revision to the parking counts noted above, and the change of parking spaces from passenger vehicle to van parking on the east side of the building, will result in wider aisles and fewer rows of parking. Correspondingly, the plan proposes to consolidate the landscape islands shown at the ends of the middle rows into a larger landscape islands that meet the minimum size requirements and also provide for adequate circulation around them. Each landscape island is to be planted with 3 trees. The reduction in the number of islands results in a displacement of 30 trees, which the applicant proposes to relocate to the large island on the east side of the east parking area, providing separation from the main drive aisle. In addition the plan proposes



8 additional trees for a consistent planting plan.

Greenbelt Buffering. Section 10.103(E) has specific requirements for greenbelts abutting other M-T, M-1, and R-1 zoning. The required greenbelt along the east and west property lines generally follow the R-1 district standards even through a few isolated parcels to the east are zoned M-1. The applicant has constructed landscape plan as approved, with 60 foot greenbelts along the east and west property lines. The greenbelts are on a berm and planted in conformance to ordinance standards. The applicant has attached photographs of the existing greenbelt on the east side of the site which abuts some R-1B zoned parcels. Combined with the existing heavily wooded rear yards, the proposed outdoor storage areas are completely screened from view.

8. **Tree Removal Permit.** A tree removal permit was previously approved for the site. The approved permit required the replacement of 23 trees, all of which were provided as 8' tall evergreen trees concentrated in the front of the site along Ecorse Road. No change is proposed at this time.
9. **Signs.** The amended site plan does not propose any signage at this time. Monument signs were previously approved for the site along its Ecorse Road frontage. The prospective tenant will likely be using the assigned area on the monument signs per their lease agreement. Any proposed wall signs must be submitted for administrative approval prior to installation.
10. **Lighting.** A detailed lighting and photometric plan was previously approved for the site. The plan included a dual-head light pole within the passenger vehicle parking areas on either sides of the building. The consolidation of the landscape islands is likely to impact the placement of the poles on the east side parking and storage area. If poles are shifted, the applicant must ensure that illumination levels are maintained and the pole and fixture design remains the same.
11. **Architecture and Building Details.** No changes are proposed to the building architecture as part of this request.
12. **Fencing.** The amended site plan proposes to enclose all of the trailer parking areas located on the north and south sides of Building 5 and the outdoor storage and van parking spaces located on the east side of Building 5. The proposed fence is a combination of 8' tall chain link in the interior areas and an 8' tall decorative flat-top fence on the east side. Section 7.205 (B)(2)(a) permits 6 foot high decorative fences in the M-T district. The Planning Commission has the discretion to allow for 8 foot tall fences for security purposes and also permit the use of chain link in areas that are not visible from public rights-of-way. The applicant's proposed fence in conjunction with the landscaping meets the intent of the Ordinance.
13. **Section 5.101: Specific standards for accessory outdoor industrial storage:**
 - a. *Accessory outdoor storage areas shall be located such that no materials, equipment, products or goods being stored outdoors are visible from a public right-of-way.*
The storage area located on the east side of the building is not visible from Ecorse Road or any other public right-of-way.
 - b. *Accessory outdoor storage areas shall be set back a minimum of one hundred fifty (150) feet from any residential district or use, and shall be completely screened from view from any residential district or use by a decorative masonry wall matching the materials used on the principal structure or a dense landscaping buffer on all sides necessary to completely obstruct the view of the stored*



materials from the adjacent residential district or use. Compliance with this requirement may require the applicant to exceed the greenbelt landscaping requirements of Article 10 of this Ordinance.

The outdoor storage is located over 150 feet from the edge of a residentially zoned parcel and over 300 feet from an actual dwelling. The area is heavily screened with a fence, greenbelt berm and natural vegetation.

- c. *Accessory outdoor storage areas shall be located only in a rear or side yard, but shall not be located in a required setback area. In the case of a site with multiple buildings, the rear or side yard shall be based on the configuration of all buildings on the site having a single common front, side, and rear yard instead of calculating yards for each building individually.*
The outdoor storage is located within the side yard outside of the 150' setback.
- d. *Accessory outdoor storage areas may not cover an area larger than twenty percent (20%) of the area of the ground floor area of the principal building.*
The proposed outdoor storage occupy a 2.4% area (15,570 sq. ft).
- e. The maximum height for stored materials is as follows:
 - i. *Materials being stored in a rear yard area and located more than three hundred (300) feet from a residential district or use shall be no higher than six (6) feet below the top of the roof elevation of the principal building. In no case shall the stored materials exceed a height of twenty-four (24) feet.*
The outdoor storage proposed in the rear yard is dollies which are only a few feet tall and screened in the middle of the trailer staging areas.
 - ii. *Materials being stored in a side yard or stored in a rear yard and located between 150 and 300 feet from a residential district or use shall not exceed a height of eight (8) feet.*
The proposed storage in the side yard is for tractors, not materials.
- f. *Accessory outdoor storage areas shall be located such that they do not impede or obstruct any parking, traffic, circulation, or landscaping area on the site.*
The proposed accessory storage areas are laid out with ample circulation around them.
- g. *Accessory outdoor storage must be maintained in an orderly manner with no junk, trash, or debris. Materials shall be stored in durable containers. Non-durable containers and containers beyond their useful life or in a state of disrepair are prohibited in accessory outdoor storage areas.*
The tractors to be stored will be parked in designated spaces and will not include any junk or debris.
- h. *Outdoor storage areas shall comply with all federal, state, county and local fire safety regulations. Adequate emergency access lanes shall be maintained around and through the storage area and to the building.*
The plan was previously reviews and approved for compliance with all safety regulations. No changes are proposed at this time that would impact compliance with any of these safety standards.
.
- i. *Outdoor storage areas shall be located on paved impervious surfaces and shall have adequate*



storm water management systems.

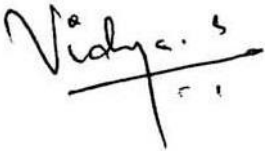
The accessory outdoor storage area is located in an area that was previously approved as a paved parking lot.

RECOMMENDATION

The applicant's proposal at this time to amend the site is to enable them to accommodate the specific needs of a long term tenant. When the site plan was originally approved for the Building, it was presented as a speculative industrial building. However, a building of this size would need a major tenant whose needs are specific. The proposed accessory outdoor storage is in keeping with the intent of the Zoning Ordinance and meets the required standards. Therefore, we recommend that the Planning Commission grant preliminary and final site plan approval for the proposed Ashley Crossroads North Building 5 amended site plan, subject to the following conditions:

1. Submission of any proposed wall signs for administrative approval and permitting.
2. Installation of light poles in compliance with fixtures previously approved and maintaining required illumination levels.
3. Planning Commission approval of the reduced parking and increased trailer staging proposed.
3. Planning Commission approval of increased fence height from 6' to 8' and use of chain link for the interior fencing area.

Respectfully,
McKENNA



Vidya Krishnan
Principal Planner

- c: Dan Power, Director of Planning and Economic Development
Matt Best, Van Buren Township Director of Public Services
Paul Kammer, FTCH, Township Engineers
David McNally, Van Buren Township Fire Chief



Andrw Lenaghan
Fire Marshal
O: 734-699-8900 ext. 9416

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



April 6, 2021

Director of Building and Planning
46425 Tyler Road
Van Buren Township, MI 48111

Re: Ashley Capital North Bldg #5
42050 Ecorse Road
Van Buren Township, MI 48111

To Whom it may concern:

Preliminary Site Plan Amendment Building #5

Project Overview and Comments:

1. The tenant will be incorporating an 8 ft. fence around the North, East and South Sides. There will be two guard shacks at the northwest and south west sides.

Will the guard shacks be staffed around the clock? if not, access for Fire Department use will be required

The fire hydrant currently located on the southwest corner needs to be INSIDE the fenced in area.

2. Outdoor storage is requested on the eastern side of the building to store tractors. No trailers will be stored in this area, however box and delivery vans will be stored in this area.

Emergency access will be required for the 2 crash gates

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.

Plans are approved with exceptions, as long as above items are addressed with AHJ

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with the Van Buren Township adopted fire codes.

Respectfully submitted,

Andrew Lenaghan- Fire Marshal
Van Buren Fire Department

Commissioners expressed difficulty in conceptualizing without plans or renderings, discussed the possibility of looking at other future land use designations, location of boat slips and docks, the total number of units, use of conditional rezoning, examples of similar housing developments in the area and the projected time line for the amendment to the Future Land Use Map. A layout concept will be provided at a future meeting, Sandy's Marina will likely be utilized by most residents for boat docking and storage, 70 units is the target with a maximum of 74 to 75 units. The Commission asked the applicant if the timeline and conditional rezoning will work for the development project, Mr. Jones agreed the timeline and conditional rezoning would work for the development.

Local Real Estate Broker, Therese Antonelli of Moving the Mitten discussed the target audience of the development being seniors and/or snowbirds who are looking to downsize, gave examples of similar housing developments in neighboring Canton and expressed the need in the community for ranch homes and smaller compact dwellings with main floor masters to provide senior housing options.

The Commission wants to direct staff with an "Intent to Plan" and work with McKenna Associates on the feasibility of adding a residential district and to have it presented at the July 10th meeting.

Motion Boynton, Kelley second to send out the Notice of Intent to Plan. Motion Carried.

ITEM # 2 17-030 – ASHLEY CAPITAL CROSSROADS NORTH DISTRIBUTION CENTER – FINAL SITE PLAN APPROVAL.

TITLE: THE APPLICANT, ASHLEY CAPITAL, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A DISTRIBUTION CENTER. THE DISTRIBUTION CENTER IS PROPOSED TO CONSIST OF THREE (3) BUILDINGS TOTALING 1,579,325 SQUARE FEET OF SPACE.

LOCATION: THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE NORTHWESTERN INTERSECTION OF ECORSE ROAD AND HAGGERTY ROAD. PARCEL ID #V-125-83-008-99-0002-703 & PARCEL ID #V-125-83-005-99-0009-701 (APPROXIMATELY 158.5 ACRES).

Allen Dresselhouse of Ashley Capital and Joe Webb of Webb Design asked to have the consultants present their review letters first and they would address any comments.

Vidya Krishnan of McKenna Associates presented her final site plan review letter dated 6-6-19 recommending the Planning Commission grant final site plan approval to the Ashley Capital Crossroads North project to be located on the north side of Ecorse Road, west of Haggerty Road, subject to the condition below:

1. Constructing the base of the monument signs with brick as the masonry material.

David Potter of Fishbeck Associates presented his final site plan review letter dated 6-7-19 recommending engineering site plan and final site plan approval subject to the review comments noted in the letter, in the marked-up plans and in accordance with the *Engineering Standards Manual*.

All comments must be addressed, all required permits must be obtained from Wayne County Department of Public Services (stormwater, ROW, SESC, sanitary sewer) and EGLE/MDEQ (water main, sanitary sewer, wetlands) and the plans resubmitted for final approval in an Issued-for-Construction plan set prior to the scheduling of the pre-construction meeting.

Commissioner Boynton presented the Fire Department review letter dated 5-30-19 recommending approval with exceptions, as long as the remaining items are addressed with authority having jurisdiction (AHJ).

The applicant will have brick as the masonry material for the monument signs, has spoken with the Fire Marshal to address the remaining items noted in the Fire review and has met with Director Akers to discuss the western most drive approach and traffic study for the intersection.

Commissioners discussed concern with eastbound traffic making a left turn at the intersection, the turn is narrow, having Township staff work with the applicant to monitor traffic and possibly have an additional traffic study if needed and adding a note to the plan to have staff and the applicant monitor the traffic flow and work together to address future issues. The applicant agreed to add a note to the site plan, will work with Township staff to monitor the traffic flow and when tenants move in will speak with the managers to make them aware of the intended traffic flow.

No comments from the audience.

Motion Kelley, Boynton second to grant Ashley Capital Crossroads North, final site plan approval to construct a distribution center, located near the northwestern intersection of Ecorse and Haggerty Roads, subject to and based on the analysis in the McKenna Associates review letter dated 6-6-19, Fishbeck Associates review letter dated 6-7-19, Fire Department review letter dated 5-30-19 with a note to be made on the plan that traffic is to be monitored going forward and staff will work with the applicant to address future issues. Motion Carried. (Letters attached)

ITEM # 3 19-022 – INFINITY HOMES TOWNSEND PARK – SITE PLAN AMENDMENT

TITLE: THE APPLICANT, INFINITY HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED TOWNSEND PARK SITE PLAN FOR REVISED SINGLE-FAMILY ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED TOWNSEND PARK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MORTON TAYLOR ROAD, NORTH OF ECORSE ROAD.

The applicant, Infinity Homes, was not present for the meeting.

Motion Kelley, Franzoi second to table Infinity Homes request for a site plan amendment until the next meeting. Motion Carried.

PLANNING & ZONING APPLICATION

Case number 17-026

Date Submitted 7-31-17

APPLICANT INFORMATION

Applicant Timothy Shammus Phone (734) 699-5810
 Address 41001-19 E. Huron River Dr. Fax _____
 City, State Belville MI Zip 48111
 E-mail _____ Cell Phone Number (734) 699-5810
 Property Owner Side park Inc. Phone (734) 699-5810
 (if different than applicant)
 Address _____ Fax _____
 City, State _____ Zip _____
 Billing Contact _____ Phone _____
 Address _____ Fax _____
 City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project Side park Inc.
 Parcel Id No. Y125-83- Project Address 41001-19 E. Huron River Dr.
 Attach Legal Description of Property
 Property Location: On the South Side of E. Huron River Dr. and W. J. Haggerty Road
 and _____ Road. Size of Lot Width 362.90 Depth 115.92'
 Acreage of Site 1.03 Total Acres of Site to Review 1.03 Current Zoning of Site C-1
 Project Description: Few (4) Gasoline Dispensers, Canopy and
under ground tank.

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
 Current Zoning of Site C-1 Requested Zoning C-1

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? NO YES (if yes complete next line) NO
 Section of Zoning Ordinance for which you are applying _____
 Is there an official Woodland within parcel? NO Woodland acreage NONE
 List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
 Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Timothy Shammus
 Print Property Owners Name

 Signature of Property Owner

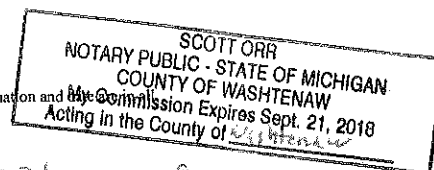
7-31-17
 Date

STATE OF MICHIGAN
 COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and respects true and correct.

Subscribed and sworn before me this 31 day of July 2017
Scott Orr Notary Public, Washtenaw County, Michigan

My Commission expires Sept 21, 2018
 Rev 1/12/06





MEMO

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	Planning Case 17-026: Metro Party Store - Requested Extension and Final Site Plan Review
DATE:	April 9, 2021

Applicant Timothy Shammass requests an extension to the effect of preliminary site plan approval that was granted to add a gasoline filling station to an existing shopping center, along with related site improvements. The preliminary site plan was conditionally approved on September 26, 2018. The location of the site is 41001 E. Huron river drive (parcel tax ID number 83 095 01 0231 010). The property is located at the southwest corner of Haggerty Road and E. Huron River Drive. The property is zoned C-1 – General Business District.

Because the original final site plan approval occurred in September 2018, over two years ago, terms regarding site plan expiration must be accounted for. The effect of a final site plan approval typically expires after one (1) year if construction activities have not commenced in that time. However, Section 12.207 of the Zoning Ordinance allows for the Planning Commission to consider an application by the owner, with cause shown, to extend site plan approval for a longer period. Staff believes that this enables the Planning Commission to grant an extension in this case to provide continuity following the September 26, 2018 approval. The Planning Commission is therefore requested to consider the applicant's requested for site plan approval extension in addition to and prior to the requested for approval of the final site plan.

Based on recommendations from the Township's Principal Planner, Township Engineer and Chief Fire Inspector, the application is now ready for consideration for conditional final site plan approval by the Planning Commission. To assist in this review, the following materials have been provided with this packet:

- A completed application form submitted by the applicant;
- A final site plan review letter from Vidya Krishnan, dated March 24, 2021;
- A final site plan review letter from Paul Kammer, dated March 30, 2021;
- A review letter from Andrew Lenaghan, dated March 22, 2021;
- Copies of minutes of approval from the Planning Commission meeting held September 26, 2018; and
- Civil and architectural final site drawings (hard copy provided separately).

I look forward to assisting with the discussion regarding this.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power". The signature is fluid and cursive, with the first name "Dan" and last name "Power" clearly distinguishable.

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



March 24, 2021

Planning Commission
Charter Township
of Van Buren
46425 Tyler Road
Belleville, Michigan 48111

Subject: VBT-17-026 Metro Park Party Store Gas Station/ 41001 E. Huron River Drive; Final Site Plan Review #7; Revised Site Plans Dated 2/20/2021.

Dear Commissioners:

Plans have been received from Timothy Shammass, to construct four (4) gasoline pumps with a canopy on a site located at the southwest corner of Haggerty Road and E. Huron River Drive. The parcel has an area of 1.03 acres and has an existing 7,975 square foot building that is currently used as a party store and other retail and office uses. The applicant received preliminary site plan approval from the Planning Commission on September 26, 2018, subject to several conditions.

We have reviewed the revised site plan for compliance with the conditions of preliminary site plan approval and offer the following comments (any items that require changes or additional information are underlined):

COMMENTS

1. **Clear delineation of fire lane between the parallel and the perpendicular parking spaces, through pavement striping.** This condition has been met. The applicant has provided a fire lane with pavement marking (Sheet SP-1).
2. **Correction of plans to delete notation of "Fuel Pump Above" near the catch basin. No pumps shall be located elsewhere on the site, other than the four shown below the canopy.** This condition has been met. The required correction has been made to the plans and the erroneous note deleted.
3. **Clarification regarding cross access easement with adjacent property to west and copy of said agreement.** This condition has been met. The 20' open access easement is still labeled on the site plan and the applicant has provided a cross-access agreement.
4. **Painting of the screen wall to match the building color and extension of the 6' high wall along the entire south boundary line.** This condition has been met. The applicant has added a note that the new screening wall will match the building. The wall will be extended along the south property lien to connect to the existing block wall which will be painted to match.
5. **Clarification on type of usable open space being proposed to meet the Ordinance requirement.** This condition has been met. The site plan proposes a brick paver plaza area on the northeast corner of which includes two benches surrounded by 3' tall brick walls. The plan notes the

elements will be in conformance to Township standards, which we assume is the recommended designs within the DDA area.

6. **Information regarding all on-site signage.** This condition can be met. The applicant has noted details of proposed ground monument sign. Elevation and color details of the proposed canopy and pump signage have been submitted. The signage will be reviewed for conformance to the Ordinance. All signage must be submitted for permitting prior to installation and is subject to review and approval by Township Administration.
7. **Information regarding existing and proposed light fixtures and corrections to the photometric plans.** This condition can be met. The applicant has clarified that 2 additional lights will be installed for a total of 3 fixtures on each pole. The height of the poles is noted as 15'. The addition of fixtures provides the required minimum illumination to the abutting sidewalks. The luminaire schedule describes proposed wall mounted fixtures as "forward throw with flat lens"; however a cut sheet detail has not been included. A cut sheet of the fixture must be submitted for administrative approval prior to installation.
8. **Labeling of all building materials and colors.** This condition has been met. The Planning Commission approved the elevations subject to all building materials and colors being labeled. All building materials have been labeled with proposed color palette on the revised plans. .
9. **Gas station canopy materials must be noted with a revised roof design.** This condition can be met. Sheet SP-1 includes details of the proposed gas station columns to be brick wrapped and a pitched asphalt shingled roof. Canopy material has not been noted but appears to be steel. The colored rendering does not indicate brick at the support columns; therefore the rendering, will be accepted as representative of the canopy color and signage only.

RECOMMENDATION

Most of the conditions of preliminary plan approval have been met at this time. It is our understanding that they just got approval from Wayne County for the site's engineering; which will be confirmed by the Township Engineer. Therefore, we recommend that the Planning Commission grant final site plan approval for the proposed Metro Park Party Store Gas Station to be located at 41001 E. Huron River Drive subject to light fixture and signage approval prior to installation.

Respectfully,
McKENNA

Vidya Krishnan
Principal Planner

c: Dan Power, Director of Planning & Economic Development
Matt Best, Director of Public Services
Paul Kammer, FTCH, Township Engineers
David McNally, Van Buren Township Fire Chief

Charter Township of Van Buren; Metro Park Party Store SPR #6 - FINAL
March 24, 2021* Page 2



March 30, 2021
Fishbeck Project Number 171556
Township Project Number 17-026

Director James Taylor
Director of Water and Sewer
Charter Township of Van Buren
46425 Tyler Road
Van Buren, MI 48111

**Metro Party Store Gas Pumps Project
41001 Huron River Drive
Engineering and Final Site Plan Review**

Dear Director Taylor:

At the request of the Charter Township of Van Buren (Township), Fishbeck has reviewed the Engineering and Final Site Plan dated February 20, 2021, for the proposed Metro Party Store Gas Pumps project, located at 41001 Huron River Drive.

The existing site includes an 8,000-SF building and a 30-space parking lot. The proposed project includes the construction of four gasoline dispensers, a canopy, one underground storage tank, modifications to the existing storm sewer system including two new pretreatment structures and an underground storage structure, sidewalk, and various other site improvements.

Since receiving Wayne County Department of Public Services (DPS) Approval in December 2019, based on the plans submitted September 25, 2019, Fishbeck has been working extensively with the applicant to bring their plans up to the required standards outlined in the Township Engineering Standards Manual. Several iterations of comments and plan revisions have been made by Fishbeck and the applicant, respectively. Communication has been open with all parties involved during the process.

For the purpose of this review letter, Fishbeck has exclusively reviewed the set of plans submitted to and distributed by the Township Director of Planning and Economic Development, Dan Power. Previous iterations may be referenced for clarification, however, for a Final Site Plan and Engineering Approval, the plans submitted and dated February 20, 2021 will be used.

We have attached a summary of our review comments below:

General

The following items are general requirements established as part of the *Engineering Standards Manual, Charter Township of Van Buren (April 2014)*. The applicant must include the following items as part of the construction plans.

1. The applicant will be required to submit an Issued for Construction Plan, dated with the most recent updates, that will be used by all parties during construction.

2. The plan submittal, including the electronic version, should include all the sheets listed in the sheet index in the proper order as intended by the applicant.
3. All applicable Township Standard Design Detail Sheets must be included in the plans and indexed accordingly. The Township or Fishbeck can provide these sheets prior to the issuance of the Issued for Construction Plan set.

Water Main Service

Existing: The drawing indicates the location of the existing 12-inch watermain running east-west on Huron River Drive and the existing 2-inch water service to the main building and the existing water service shutoff valve.

Proposed: No water main service modifications or extensions are indicated on the drawings.

Sanitary Sewer

Existing: The drawings indicate the location of the existing 12-inch sanitary sewer running north-south on Haggerty Road and the existing sanitary service lead to the existing building.

Proposed: No other sanitary sewer service modifications or extensions are indicated on the drawings. The drawings indicate, with a note, that the developer will field verify the existing sanitary sewer location and depth for a possible relocation, due to the service lines proximity to the canopy. The applicant will determine the need for relocation during construction plan development.

Comments:

1. Size and material of existing sanitary sewer service should be labeled on drawings. Information can be assumed based on downstream sanitary structure information.

Storm Sewer

Existing: The drawings indicates the existing building and parking lot collecting stormwater through a system of privately-owned catch basins and storm sewer pipes flowing into the existing unlabeled manhole near the south property line on the west side of Haggerty Road.

Proposed: The drawings indicate a proposed pretreatment facility near the existing catch basin No. 2 and a proposed underground storage area with pretreatment facility.

Comments:

1. Applicant has submitted to Wayne County for stormwater plan approval and received a permit (R 19-024) dated December 3, 2019.
2. All calculated information should match with the corresponding detailed drawing(s).
 - a. The discharge structure outlet pipe detail indicated on sheet SP 5.1 is at a flat slope, whereas the outlet sizing calculation indicating a 0.4 slope. Upstream and downstream inverts are both at 649.70.
 - b. The outlet invert of the pump station indicated on sheet 5.1 does not match the manufacturers design on Sheet SP-11.
3. Applicant must indicate the source of back-up power for the pump station.
4. Tee oil separator cap appears to be incorrectly labeled 4 inches. Review and adjust accordingly.
5. The detail on sheet SP-10 indicating the KSI Riser Installation option for shallow bury applications indicates a topsoil installed over the underground detention system. The detail should updated to match the plan sheets.

Paving and Grading

The site has two existing access driveways, one from Huron River Drive and one from Haggerty Road. The applicant is now indicating both driveways are to be modified to provide for wider entrances. A 5-foot wide concrete sidewalk is indicated to be constructed on Huron River Drive and Haggerty Road.

Comments:

1. The applicant shall coordinate with Wayne County to meet the Americans with Disabilities Act of 2010 (ADA) design standard requirements at the corner of the intersection of Haggerty Road and Huron River Drive in accordance with the details indicated in the plans.

Recommendation

At this time, we are recommending the Planning Commission grant Engineering and Final Site Plan approval, subject to the comments listed above, and in accordance with the Township's Engineering Standards manual. The applicant will be required to address the comments in the Issued for Construction Plan Set prior to the Preconstruction meeting being scheduled. If you have any questions regarding this project, please contact me at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,



Paul J. Kammer, PE
Senior Civil Engineer



Stephen C. Clayton, PE
Civil Engineer

By email

Copy: Matthew Best – Township
Dan Power – Township
Vidya Krishnan– McKenna
Dave Potter – Fishbeck

3/22/2021

Department Building and Planning
46425 Tyler Road
Van Buren Twp, MI 48111

Re: 17-026
Metro Party Store Gas Pumps

To whom it may concern:

Project Overview: The scope of work is to install gas pumps at the current location

I have reviewed the site plan drawing and have approved them with exceptions:

- ~~1. A readily visible, durable sign in letters not less than 1 in. high on contrasting background that reads as follows is located on or adjacent to the door leaf: THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED. NFPA 101-7.2.5.5.1(2) Shall be placed on both front and back exit doors.~~
- ~~2. Emergency lighting NFPA 101-7.9~~
- ~~3. Venting of pizza oven NFPA 101-9.2.2~~
- ~~4. All commercial cooking equipment will comply with Chapter 50 of NFPA 1, and NFPA 96~~
5. In addition to fire extinguishers located inside the building, fire extinguishers will be needed on the pump islands. **NFPA 1 2018 42.7.2.6.2**
6. Addresses for all occupancies shall be above the front door and back doors.
- ~~7. The turning radius of a Fire Department access road shall be approved by the AHJ NFPA 1 18.2.3.5.3.1~~
8. At attended motor fuel dispensing facilities, the devices or disconnects shall be readily accessible and labeled with an approved sign stating "EMERGENCY FUEL SHUTOFF"
NFPA 30A 6.7.1

9. Warning signs shall be conspicuously posted in the dispersing area and incorporate the following or equivalent wording:

WARNING: it is unlawful and dangerous to dispense gasoline into unapproved containers.

NO smoking

Stop Motor

No filling of portable containers in or on a motor vehicle

Place container on ground before filling

Discharge your static electricity before refueling by touching a metal surface away from the nozzle

DO not re-enter your vehicle while gasoline is pumping

If a fire starts do not remove nozzle-back away immediately

Do not allow individuals under licensed age to use pump

Please note that **all** applicable **NFPA** codes apply as adopted by the Township of Van Buren. These should be referenced when moving forward with this project.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

If you have any questions about this plan review report, please feel free to contact me

Respectfully submitted,

Andrew Lenaghan

Fire Marshal
Van Buren Fire Department

ITEM # 2 18-0025 – FINAL SITE PLAN APPROVAL

TITLE: THE APPLICANT, ASHLEY CROSSROADS SOUTH, LLC, IS REQUESTING SITE PLAN APPROVAL TO ADD ADDITIONAL CAR PARKING TO SERVICE THE EXISTING BUILDING 1.

LOCATION: SUBJECT PROPERTY IS LOCATED AT THE CROSSROADS SOUTH DEVELOPMENT WHOSE ADDRESS IS 41775 AND 41873 ECORSE ROAD.

Allen Dresselhouse gave the presentation. The is request is for an additional fifty-nine (59) parking spaces for FedEx Smartpost, applicant has added four (4) bays for better water quality and has addressed landscaping and lighting at the site.

Patrick Sloan of McKenna Associates presented his review letter dated 9-20-18. The previous site plan review letter dated 8-3-18 identified several areas that required correction, the revised plan included all of the recommended corrections. Therefore, McKenna Associates recommends site plan approval, subject to the review of the Township Engineer, Fire Marshal and Wayne County.

Dave Potter of Fishbeck Associates presented his preliminary and final site plan review letters dated 9-25-18 recommending the Planning Commission grant conditional final site plan approval at this time, subject to the applicant addressing the concerns and comments listed in the review letter.

Director Akers presented the Fire Department review letter dated 9-22-18 recommending approval. No comments from the Commission or the audience.

Motion Kelley, Jahr second to grand Ashley Crossroads South, LLC final site plan approval to add additional car parking to service the existing building 1, located at 41775 and 41873 Ecorse Road, subject to the analysis and conditions in the McKenna Associates review letter dated 9-20-18, Fishbeck Associates review letters dated 9-25-18 and Fire Department review letter dated 9-22-18. Motion Carried. (Letters Attached)

ITEM # 3 17-026 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, TIMOTHY SHAMMAS, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO ADD A GASOLINE FILLING STATION TO AN EXISTING SHOPPING CENTER.

LOCATION: 41001 E. HURON RIVER DRIVE. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF HAGGERTY ROAD AND E. HURON RIVER DRIVE.

Timothy Shammass gave the presentation. The applicant is seeking preliminary site plan approval to add gas pumps for a fueling station at the Metro Park Party Store. Mr. Shammass was available to answer any questions.

Patrick Sloan of McKenna Associates presented his review letter dated 9-19-18 recommending the Planning Commission grant preliminary site plan approval for the proposed gas station use, subject to the following conditions being satisfactorily addressed at final site plan review:

1. Delineation and/or striping of fire lane.
2. Delineation of the incorrect note regarding additional pump outside the canopy.
3. Copy of the recorded cross access easement with the property to the west.
4. The wall must be painted to match the building color, and the entire south boundary must include 6-foot high wall.
5. Provision of usable open space area with landscaping.
6. Information regarding all on-site signage
7. Information regarding existing and proposed light fixtures and correction to photometric plan.
8. Correct labeling and approval of appropriate building materials and colors proposed.

David Potter of Fishbeck Associates presented his review letter dated 9-21-18 recommending the Planning Commission grant preliminary site plan approval subject to the following conditions: the applicant shall submit detailed engineering plans that are prepared in accordance with the VBT Engineering Standards manual and address the following comments:

- Sheet SP-1 – Truck wheel tracking shall clearly indicate that the truck vehicle can safely maneuver the proposed property improvements, without the truck's wheels driving over the non-paved areas.
- Sheet SP-0, SP-1 – Show the water shutoff valve.
- Sheet SP-5 – Label Stormceptor as proposed on profile view, not existing.

Director Akers presented the Fire Department review letter dated 9-19-18 recommending approval with comments.

Commissioners inquired if there will be air or water filling at the location and if the applicant can display the elevation to be correct on the plans. There will be no air or water filling at the site and the applicant will bring elevation renderings that display more viewpoints to final site plan review.

Motion Kelley, Boynton second to grant preliminary site plan approval to add a gasoline filling station to an existing shopping center located at 41001 E. Huron River Drive, based on the analysis and conditions in the McKenna Associates review letter dated 9-19-18, Fishbeck Associates review letter dated 9-21-18 and Fire Department review letter dated 9-19-18. Motion Carried. (Letters Attached)

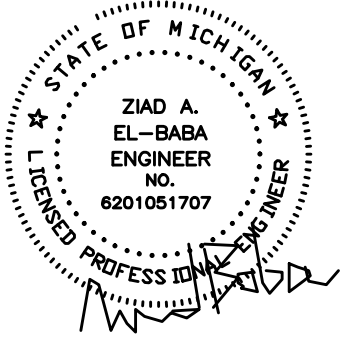
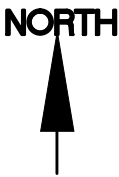
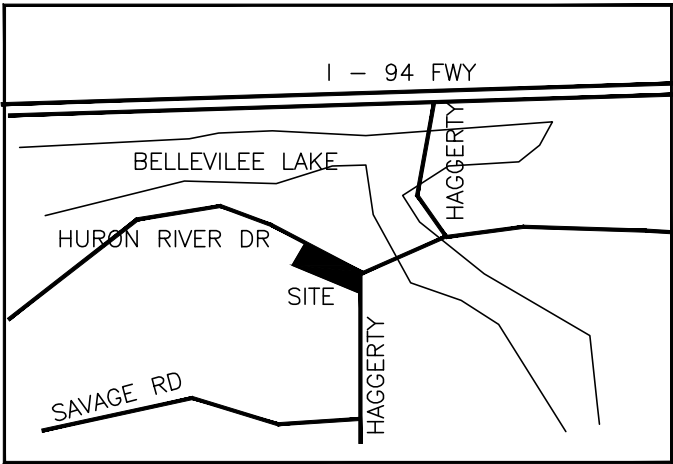
GENERAL DISCUSSION:

ITEM # 1 PUBLIC PARTICIPATION PLAN LARGE PROJECT DEFINITION

Planning Intern, Grace Moore, presented the Public Participation Plan Large Project definition. She asked the Commission for feedback to help define what the township sees as a large development project, with consideration to the proximity to residential areas.

Commissioners discussed adding the proximity to residential/agricultural areas, anything that touches Belleville Lake, addressing the differences between the north and south side of the township, based

NEW GAS STATION
41001 HURON RIVER
VANBUREN MI



KEY PLAN

SHEET INDEX

- I-1 COVER SHEET
- I-2 TRUCK CIRCULATION
- SP-0 EXISTING SITE PLAN
- SP-1 SITE PLAN
- SP-2 EXISTING DRAINAGE PLAN
- SP-2.1 DRIVEWAY PAVING DETAILS
- SP-3 LANDSCAPING PLAN
- SP-4 SOIL EROSION
- SP-5 STORM PPROFILES
- SP-5.1 STORM CALCULATIONS
- SP-6 PHOTOMETRIC PLAN
- SP-7 WAYNE COUNTY DETAILS
- SP-8 EXHIBITS
- SP-9 TREATMENT UNIT 750 KSI
- SP-10 TREATMENT UNIT 350 KSI
- SP-11 PUMP DETAILS
- SP-12 PUMP CURVES

ZIAD EL-BABA
ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
- 519-796-9882
FAX - 519-979-3535

DATE	REV. NO.	ISSUED FOR
JULY.29.19		SITE PLAN
SEPT.20.19		SITE PLAN
NOV.29.19		SITE PLAN
JULY.20.20		ENGINEERING
OCT.1.20		ENGINEERING
FEB.20.21		SITE PLAN/ENGINEERING

Project:

NEW GAS STATION
41001 HURON RIVER
VANBUREN MI

OWNER

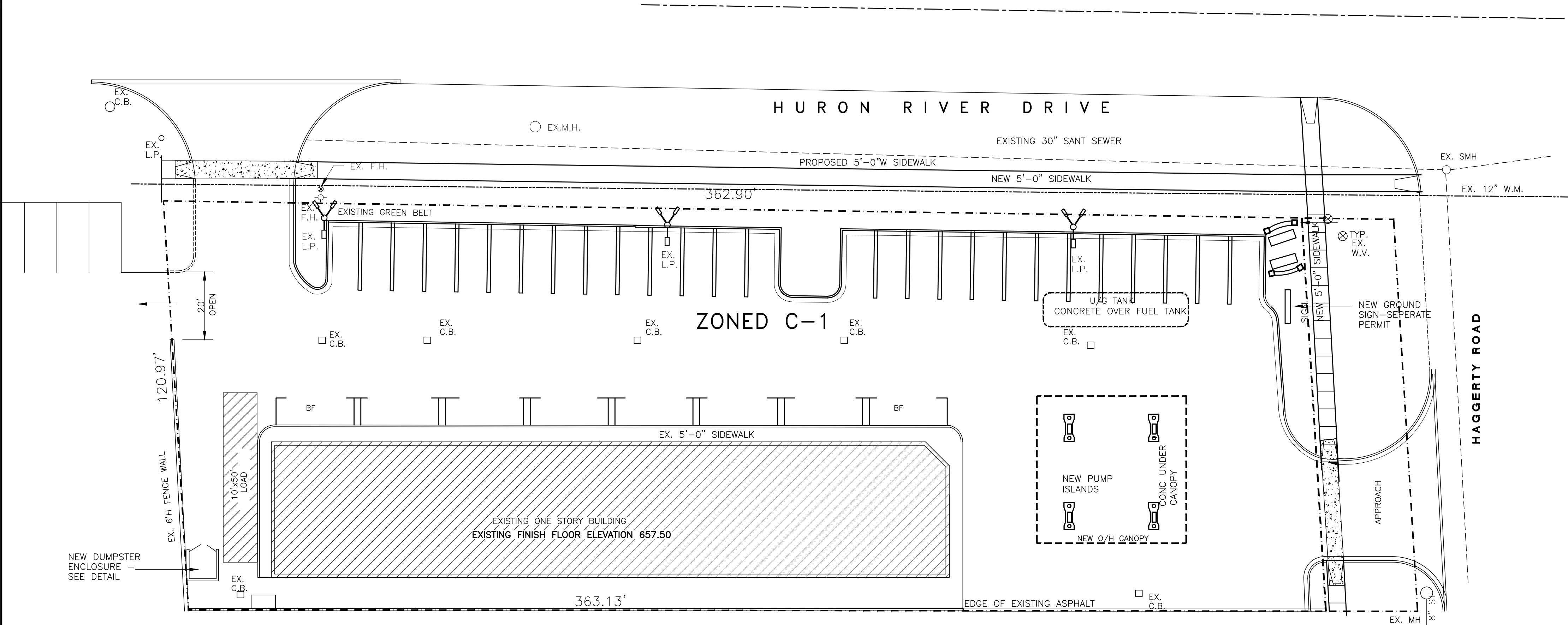
TIMOTHY SHAMAS
41001 HURON RIVER
VANBUREN MI

Drawing Title:
INDEX SHEET

Project Number	
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Drawing No.

I-1



PROPOSED SITE PLAN

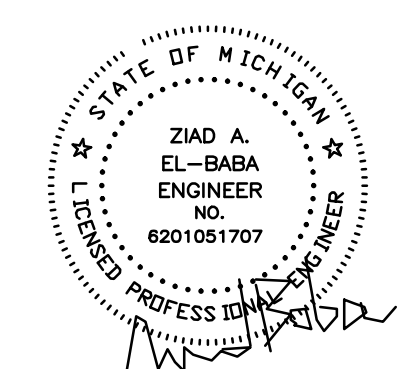
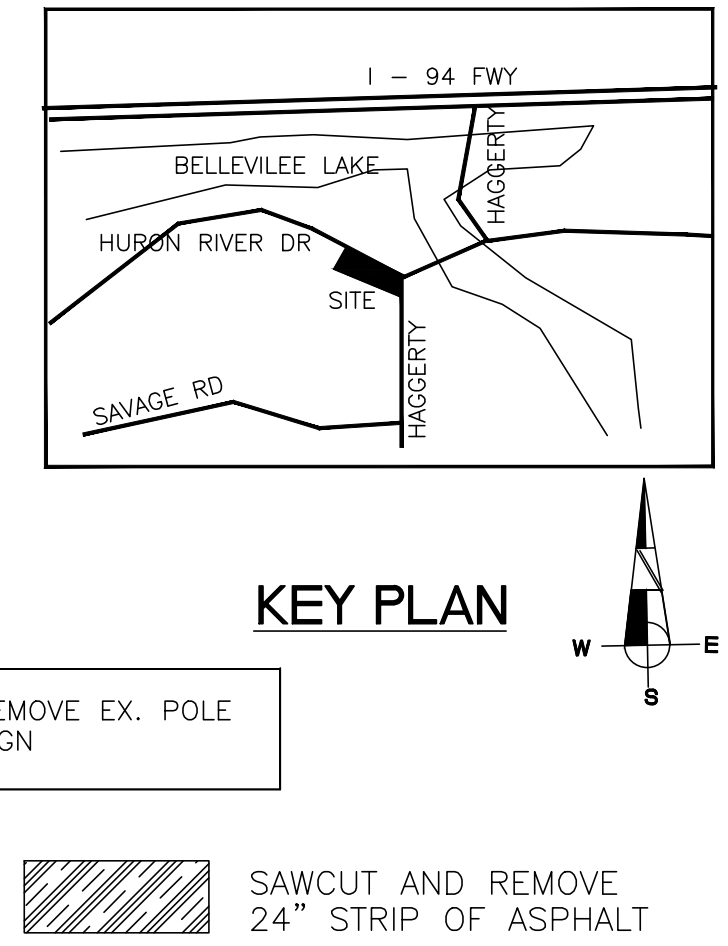
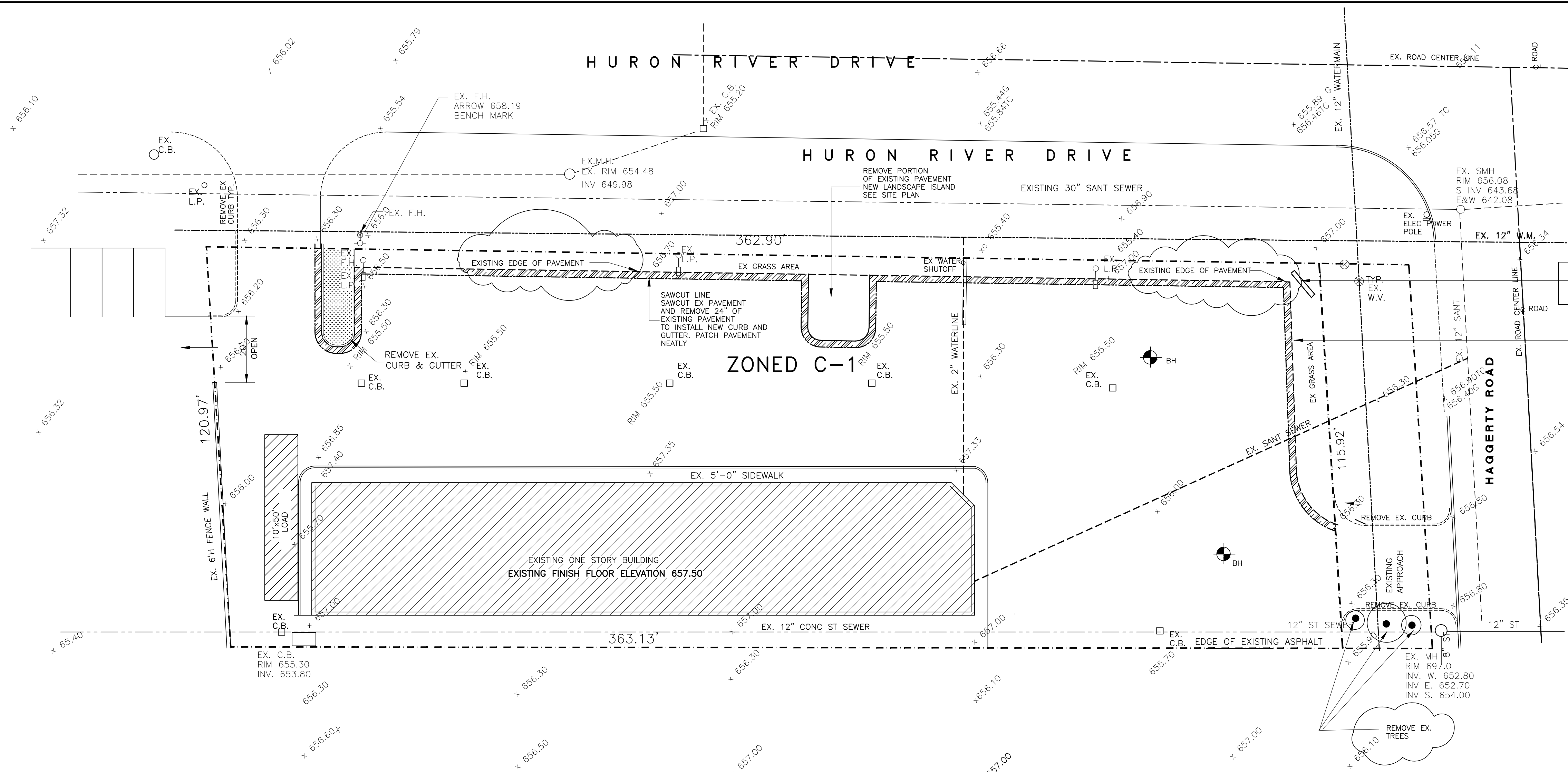
REQUIRED PERMITS:

WAYNE COUNTY - DRAINAGE, APPROACHES - RECEIVED
SOIL EROSION - WAITING FOR SITE PLAN APPROVAL TO SUBMIT
CANOPY AND UNDERGROUND TANKS - WAITING FOR SITE PLAN APPROVAL
BUILDING PERMIT - WAITING FOR SITE PLAN APPROVAL
CONTRACTOR TO COORDINATE WITH CITY OFFICIALS FOR ADDITIONAL REQUIRED PERMITS

LEGAL DESCRIPTION:

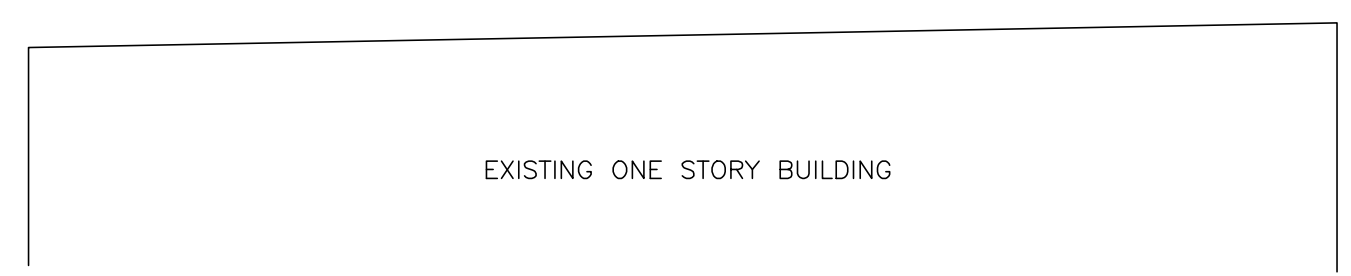
PART OF LOT 231 BEGINNING AT THE SOUTHEAST CORNER THEN N 86° 43'0"W
363.13' THEN DUE NORTH 120.97' THEN S 85° 38' 25"E , 362.90'
DUE SOUTH 115.92' TO POINT OF BEGINNING , VAN BUREN PLAT #7, T3 SE,
1-73 P45 W.C.R. 1.03 ACRES
Parcel Number: 83 095 01 0231 010 Location ID: Huro-041001-0000-01

R19-024



**ZIAD EL-BABA
ENGINEERING**
674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL • 313-938-8767
• 519-796-9882
FAX • 519-979-3535

EXISTING SITE PLAN
SCALE: 1"=20'-0"



LEGAL DESCRIPTION:

PART OF LOT 231 BEGINNING AT THE SOUTHEAST CORNER THEN N 86° 43'0"W 363.13' THEN DUE NORTH 120.91' THEN S 85° 38' 25"E , 362.90' DUE SOUTH 115.92' TO POINT OF BEGINNING , VAN BUREN PLAT #7, T3 SE, 1-73 P45 W.C.R. 1.03 ACRES

Metro Party Store Gas Pumps Project
Van Buren Township Case No. 17-026

SITE LOCATION

100 YEAR FLOOD PLAIN

R19-024

DATE	REV. NO.	ISSUED FOR
JULY.29.19		SITE PLAN
SEPT.20.19		SITE PLAN
NOV.29.19		SITE PLAN
JULY.20.20		ENGINEERING
OCT.1.20		ENGINEERING
FEB.20.21		SITE PLAN/ENGINEERING

Project:

NEW GAS STATION
41001 HURON RIVER
VANBUREN MI

OWNER

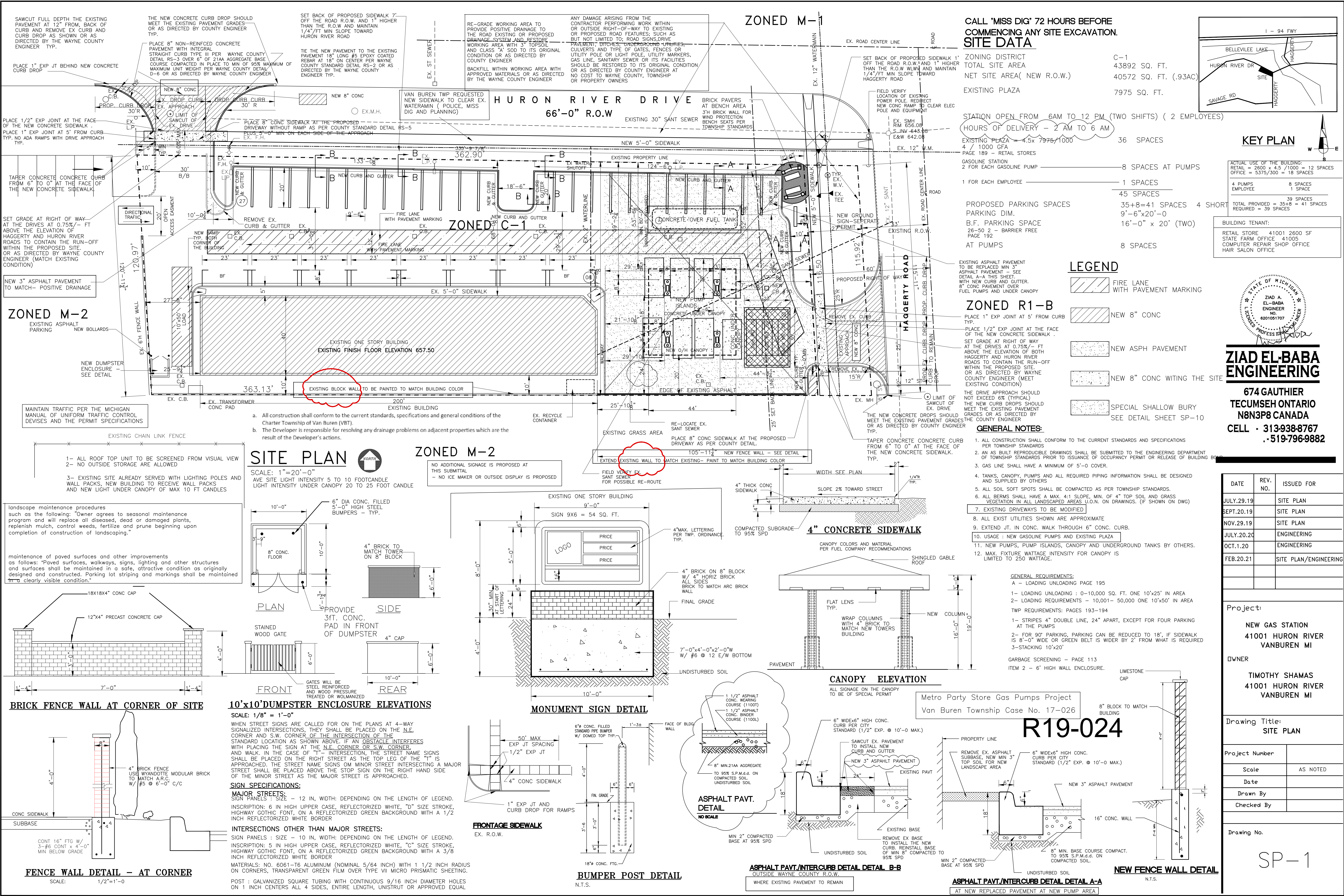
TIMOTHY SHAMAS
41001 HURON RIVER
VANBUREN MI

Drawing Title:
EXISTING SITE PLAN

Project Number	
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Date	
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Checked By	

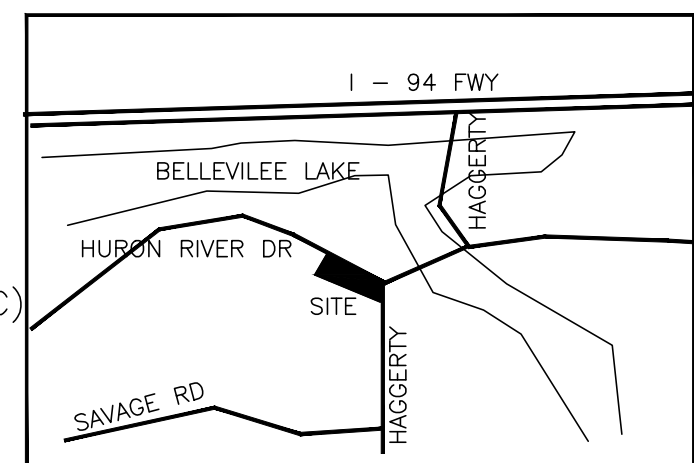
Drawing No.

SP-0



CALL "MISS DIG" 72 HOURS BEFORE COMMENCING ANY SITE EXCAVATION.

SITE DATA
ZONING DISTRICT C-1
TOTAL SITE AREA 43892 SQ. FT.
NET SITE AREA(NEW R.O.W.) 40572 SQ. FT. (.93AC)
EXISTING PLAZA 7975 SQ. FT.



STATION OPEN FROM 6AM TO 12 PM (TWO SHIFTS) (2 EMPLOYEES)
HOURS OF DELIVERY - 2 AM TO 6 AM

EXISTING PLAZA 4.5x 7975/1000 36 SPACES
4 / 1000 GFA
PAGE 189 - RETAIL STORES
GASOLINE STATION
2 FOR EACH GASOLINE PUMP 8 SPACES AT PUMPS
1 FOR EACH EMPLOYEE 1 SPACES
45 SPACES
PROPOSED PARKING SPACES 35+8=41 SPACES 4 SHORT
PARKING DIM. 9'-6"x20'-0
B.F. PARKING SPACE 16'-0" x 20' (TWO)
AT PUMPS 8 SPACES

LEGEND

- FIRE LANE WITH PAVEMENT MARKING
- NEW 8" CONC
- NEW ASPH PAVEMENT
- NEW 8" CONC WITING THE SITE
- SPECIAL SHALLOW BURY SEE DETAIL SHEET SP-10

ZONED R1-B

PLACE 1" EXP JOINT AT 5' FROM CURB TYP.
PLACE 1/2" EXP JOINT AT THE FACE OF THE NEW CONCRETE SIDEWALK .
SET GRADE AT RIGHT OF WAY AT THE DRIVES AT 0.75%/- FT ABOVE THE ELEVATION OF HURON RIVER ROADS TO CONTAIN THE RUN-OFF WITHIN THE PROPOSED SITE, OR AS DIRECTED BY WAYNE COUNTY ENGINEER (MEET EXISTING CONDITION)
THE DRIVE APPROACH SHOULD NOT EXCEED 6% (TYPICAL)
THE NEW CURB DROPS SHOULD MEET THE EXISTING PAVEMENT GRADES OR AS DIRECTED BY THE COUNTY ENGINEER

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS PER TOWNSHIP STANDARDS
- AN AS BUILT REPRODUCIBLE DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT OF TOWNSHIP STANDARDS PRIOR TO ISSUANCE OF OCCUPANCY PERMIT OR RELEASE OF BUILDING BY
- GAS LINE SHALL HAVE A MINIMUM OF 5'-0 COVER.
- TANKS, CANOPY, PUMPS AND ALL REQUIRED PIPING INFORMATION SHALL BE DESIGNED AND SUPPLIED BY OTHERS
- ALL SOIL SOFT SPOTS SHALL BE COMPACTED AS PER TOWNSHIP STANDARDS.
- ALL BERMS SHALL HAVE A MAX. 4:1 SLOPE, MIN. OF 4" TOP SOIL AND GRASS VEGETATION IN ALL LANDSCAPED AREAS U.O.N. ON DRAWINGS. (IF SHOWN ON DWG)
- EXISTING DRIVEWAYS TO BE MODIFIED
- ALL EXIST UTILITIES SHOWN ARE APPROXIMATE
- EXTEND JT. IN CONC. WALK THROUGH 6" CONC. CURB.
- USAGE : NEW GASOLINE PUMPS AND EXISTING PLAZA
- NEW PUMPS, PUMP ISLANDS, CANOPY AND UNDERGROUND TANKS BY OTHERS.
- MAX. FIXTURE WATTAGE INTENSITY FOR CANOPY IS LIMITED TO 250 WATTAGE.

GENERAL REQUIREMENTS:

- A - LOADING UNLOADING PAGE 195
- 1- LOADING UNLOADING : 0-10,000 SQ. FT. ONE 10'x25' IN AREA
- 2- LOADING REQUIREMENTS - 10,001- 50,000 ONE 10'x50' IN AREA
- TWP REQUIREMENTS: PAGES 193-194
- 1- STRIPES 4" DOUBLE LINE, 24" APART, EXCEPT FOR FOUR PARKING AT THE PUMPS
- 2- FOR 90° PARKING, PARKING CAN BE REDUCED TO 18', IF SIDEWALK IS 8'-0" WIDE OR GREEN BELT IS WIDER BY 2' FROM WHAT IS REQUIRED
- 3-STACKING 10'x20'
- GARBAGE SCREENING - PAGE 113
- ITEM 2 - 6' HIGH WALL ENCLOSURE.

R19-024

Metro Party Store Gas Pumps Project
Van Buren Township Case No. 17-026

NEW FENCE WALL DETAIL

N.T.S.

ASPHALT PAVT./INTERCURB DETAIL A-A

AT NEW REPLACED PAVEMENT AT NEW PUMP AREA

ASPHALT PAVT./INTERCURB DETAIL B-B

OUTSIDE WAYNE COUNTY R.O.W.
WHERE EXISTING PAVEMENT TO REMAIN

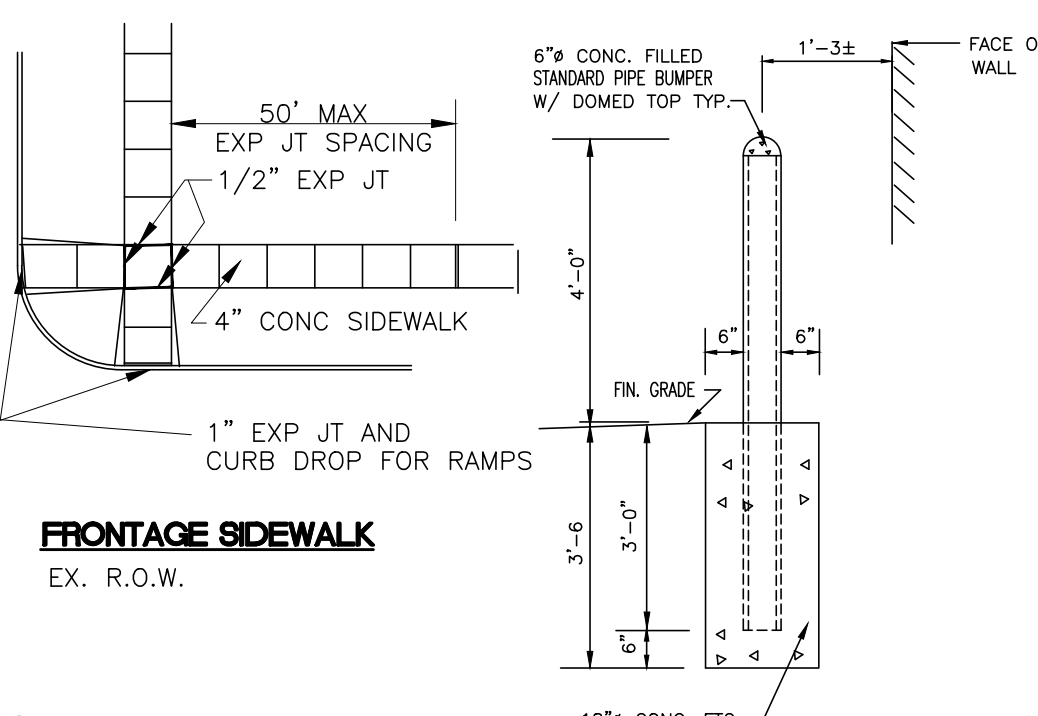
BUMPER POST DETAIL

N.T.S.

FRONTAGE SIDEWALK

EX. R.O.W.

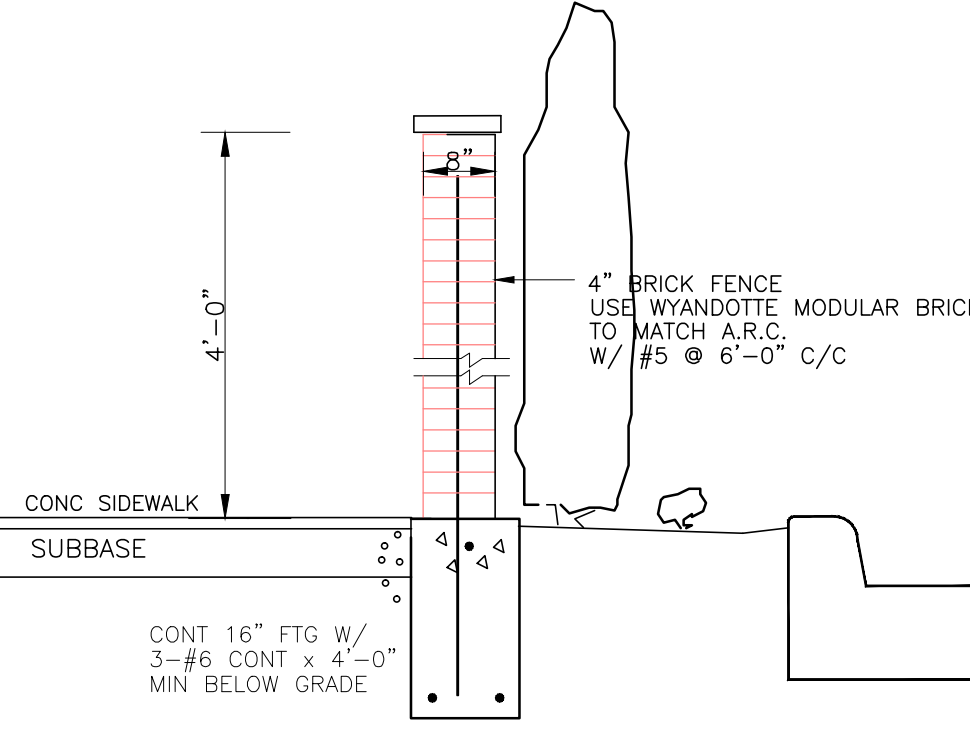
MONUMENT SIGN DETAIL



10'x10'DUMPSTER ENCLOSURE ELEVATIONS

SCALE: 1/8" = 1'-0"
WHEN STREET SIGNS ARE CALLED FOR ON THE PLANS AT 4-WAY SIGNALIZED INTERSECTIONS, THEY SHALL BE PLACED ON THE N.E. CORNER AND S.W. CORNER OF THE INTERSECTION OF THE STANDARD LOCATION AS SHOWN ABOVE. IF AN OBSTACLE INTERFERES WITH PLACING THE SIGN AT THE N.E. CORNER OR S.W. CORNER AND WALK, IN THE CASE OF "T" INTERSECTION, THE STREET NAME SIGNS SHALL BE PLACED ON THE RIGHT STREET AS THE TOP LEG OF THE "T" IS APPROACHED. THE STREET NAME SIGNS ON MINOR STREET INTERSECTING A MAJOR STREET SHALL BE PLACED ABOVE THE STOP SIGN ON THE RIGHT HAND SIDE OF THE MINOR STREET AS THE MAJOR STREET IS APPROACHED.
SIGN SPECIFICATIONS:
MAJOR STREETS:
SIGN PANELS : SIZE - 12 IN, WIDTH: DEPENDING ON THE LENGTH OF LEGEND.
INSCRIPTION: 6 IN HIGH UPPER CASE, REFLECTORIZED WHITE, "O" SIZE STROKE, HIGHWAY GOTHIC FONT, ON A REFLECTORIZED GREEN BACKGROUND WITH A 1/2 INCH REFLECTORIZED WHITE BORDER
INTERSECTIONS OTHER THAN MAJOR STREETS:
SIGN PANELS : SIZE - 10 IN, WIDTH: DEPENDING ON THE LENGTH OF LEGEND.
INSCRIPTION: 5 IN HIGH UPPER CASE, REFLECTORIZED WHITE, "O" SIZE STROKE, HIGHWAY GOTHIC FONT, ON A REFLECTORIZED GREEN BACKGROUND WITH A 3/8 INCH REFLECTORIZED WHITE BORDER
MATERIALS: NO. 6061-T6 ALUMINUM (NOMINAL 5/64 INCH) WITH 1 1/2 INCH RADIUS ON CORNERS, TRANSPARENT GREEN FILM OVER TYPE VII MICRO PRISMATIC SHEETING.
POST : GALVANIZED SQUARE TUBING WITH CONTINUOUS 9/16 INCH DIAMETER HOLES ON 1 INCH CENTERS ALL 4 SIDES, ENTIRE LENGTH, UNSTRIPT OR APPROVED EQUAL

BRICK FENCE WALL AT CORNER OF SITE



FENCE WALL DETAIL - AT CORNER

SCALE: 1/2"=1'-0"

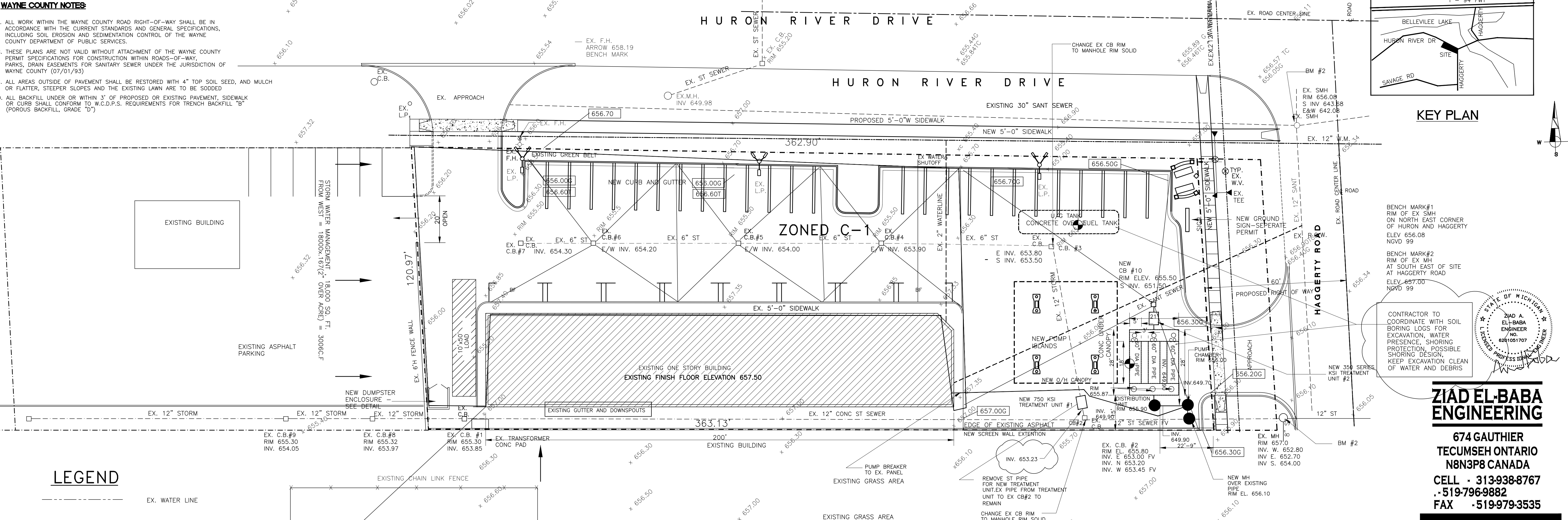
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JULY.20.20		ENGINEERING
OCT.1.20		ENGINEERING
FEB.20.21		SITE PLAN/ENGINEERING

Project:	
NEW GAS STATION 41001 HURON RIVER VANBUREN MI	
OWNER	
TIMOTHY SHAMAS 41001 HURON RIVER VANBUREN MI	

Drawing Title:	
SITE PLAN	
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DATE	REV. NO.	ISSUED FOR
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Project:

NEW GAS STATION
41001 HURON RIVER
VANBUREN MI

OWNER

TIMOTHY SHAMAS
41001 HURON RIVER
VANBUREN MI

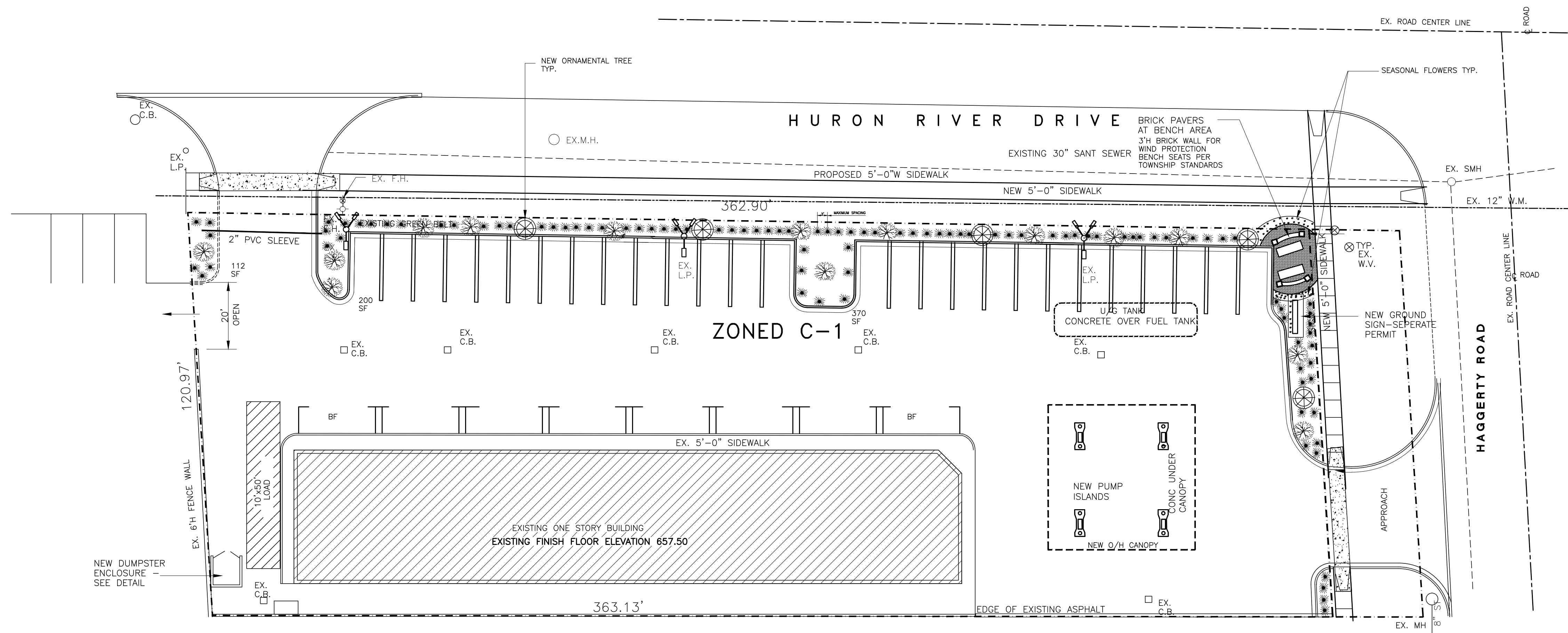
Drawing Title:
EXISTING DRAINAGE PLAN

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Drawing No.

SP-2

R19-024



LANDSCAPE PLAN

SCALE: 1"=20'-0"

SHRUBS AT FRONT (HURON RIVER DRIVE) MAX 36" C/C
REQUIRED 270/4 = 68

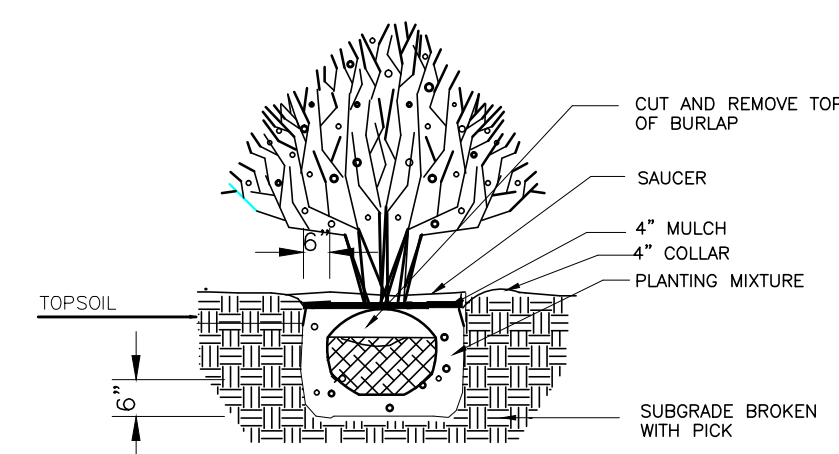
OWNER TO PROVIDE UNDERGROUND SPRINKLER
SYSTEM FOR THE LANDSCAPED AREAS

INTERIOR PAVED AREA = 23 400 SQ. FT.
MIN 5% INTERIOR LANDSCAPING REQUIRED = .05x23400 = 1170 SQ. FT.
PROVIDED = 2850+360 = 3210 SQ.FT. OF LANDSCAPING

Metro Party Store Gas Pumps Project
Van Buren Township Case No. 17-026

- GREENBELT PLANTING
- 1- MAX 4'-0" FROM ANY FENCE OR PROPERTY LINE
 - 2- 2 LINES OF PLANTING, STAGER PLANTS
 - 3- EVERGREEN SHALL BE PLANTED NOT MORE THAN 30'-0" CENTER AND NOT LESS THAN 8 FEET IN HEIGHT
 - 4- NARROW EVERGREEN SHALL NOT BE 6'-0" C/C AND NOT LESS THAN 3' IN HEIGHT.
 - 5- TREE LIKE SHRUBS SHALL BE PLANTED NOT MORE THAN 10' ON CENTERS AND NOT LESS 4' IN HEIGHT
 - 6- LARGE DECIDUOUS SHRUBS SHALL NOT BE PLANTED 4' ON CENTERS AND NOT MORE THAN 6' IN HEIGHT
 - 7- LARGE DECIDUOUS TREES SHALL BE PLANTED NOT MORE THAN 30' ON CENTERS AND NOT BE LESS THAN 8' IN HEIGHT

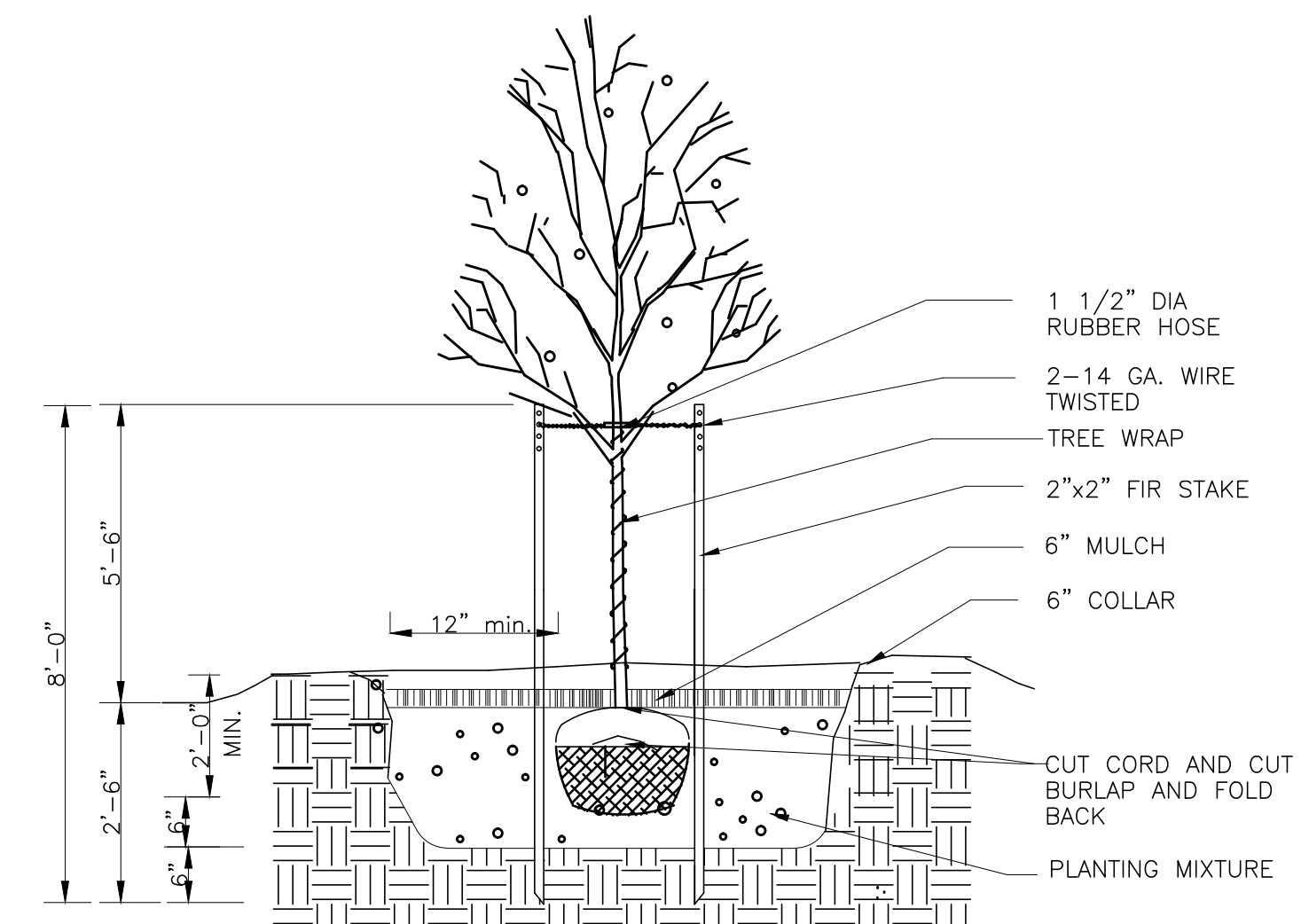
TYPE	SYMBOL	SIZE	BOTANICAL	QUANTITY
NEW BLUE TAM'S JUNIPER SHRUB		30" HIGH	JUNIPERS S.T. "NEW BLUE"	97 MIN SHRUBS + MAX SPACING AT 3'-0" (MIN 30" H)
DECIDUOUS TREES		7' CLEAR STEM MIN 2 1/2" CALIP.	RED MAPLE	14
ORNEMENTAL TREE		7' CLEAR STEM MIN 2 1/2" CALIP.	SNOWDRIFT CRABAPPLE	5



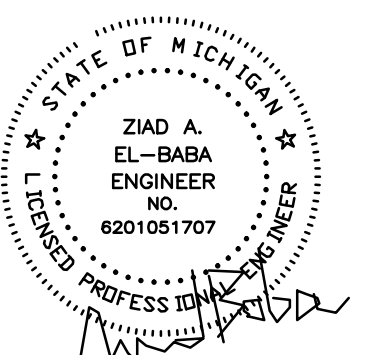
Shrub Planting

LANDSCAPING NOTES:

1. PROTECTED FROM EXTREME WEATHER CONDITIONS, BAD SOIL TO BE DISPOSED IN LEGAL MANNER.
2. ALL LANDSCAPED AREA (L.S. AREA) TO RECEIVE MIN. 4" TOP SOIL WITH SOD. PROVIDE FERTILIZER UNDER SOD, ALL PER CITY STANDARDS.
3. ALL PLANT MATERIALS ARE TO BE FIRST QUALITY NURSERY STOCK, FREE FROM DISEASE OR OBJECTIONABLE DISFIGUREMENTS, AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
4. ALL NEW TREES ARE TO BE STAKED WITH TWO 6 FT., CEDAR STAKES GUYED WITH HOSE COVERED WIRE.
5. ALL PLANTING PITS ARE TO RECEIVE 3 AGRIFORM TABS (3-YEAR FERTILIZER) AT TIME OF PLANTING
6. ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR ONE YEAR TO BE IN HEALTHY AND VIGOROUS CONDITION. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE PERIOD
7. USE BLACK ALUMINUM OR STEEL EDGING AROUND ALL LANDSCAPING MULCH AROUND PLANTINGS.



Deciduous Tree Planting



ZIAD EL-BABA ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
- 519-796-9882
FAX - 519-979-3535

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Project:

NEW GAS STATION
41001 HURON RIVER
VANBUREN MI

OWNER

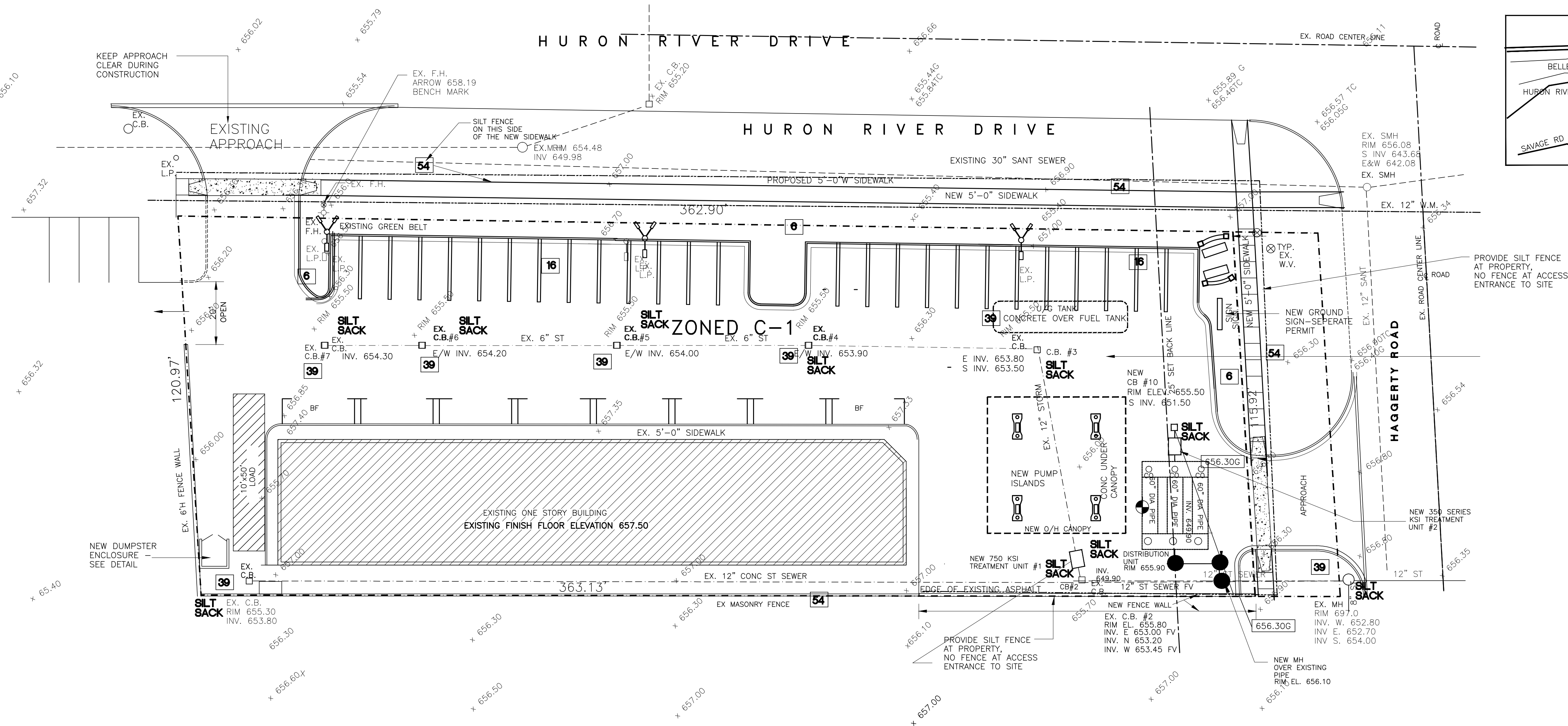
TIMOTHY SHAMAS
41001 HURON RIVER
VANBUREN MI

Drawing Title:
LANDSCAPE PLAN

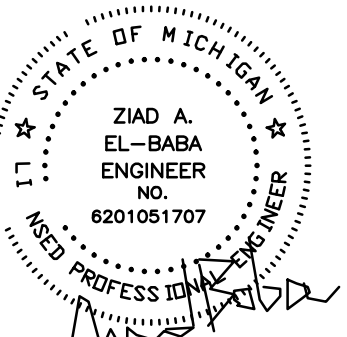
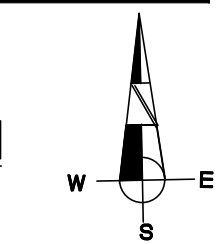
Project Number	
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Date	
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Drawing No.

SP-3



KEY PLAN

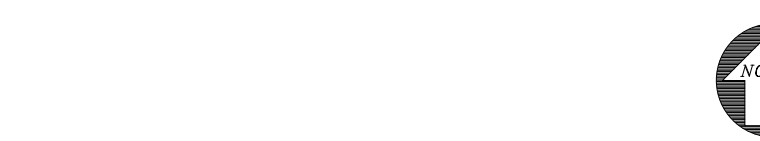
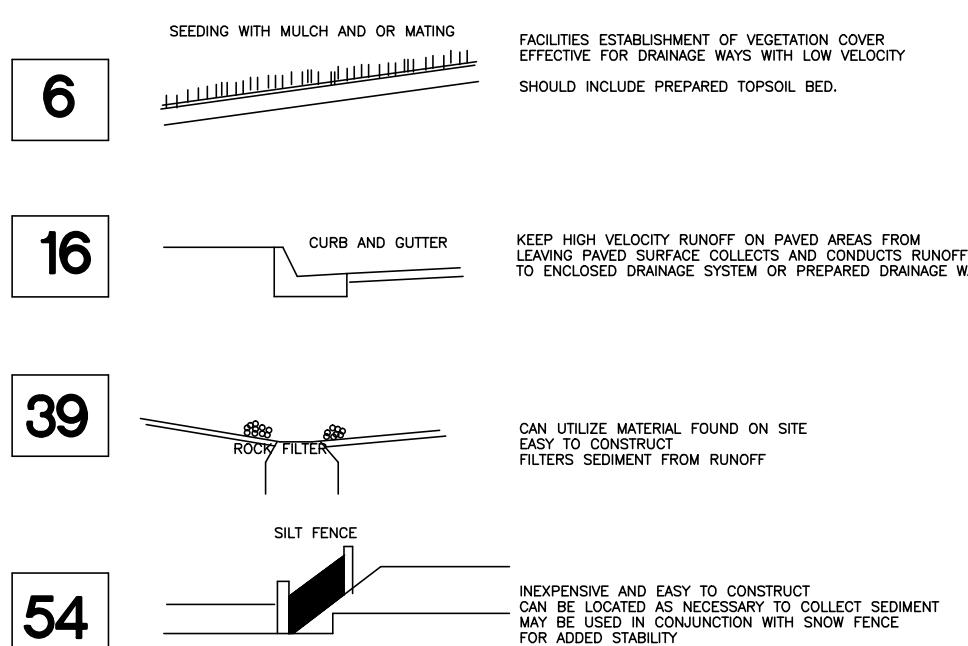


**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA

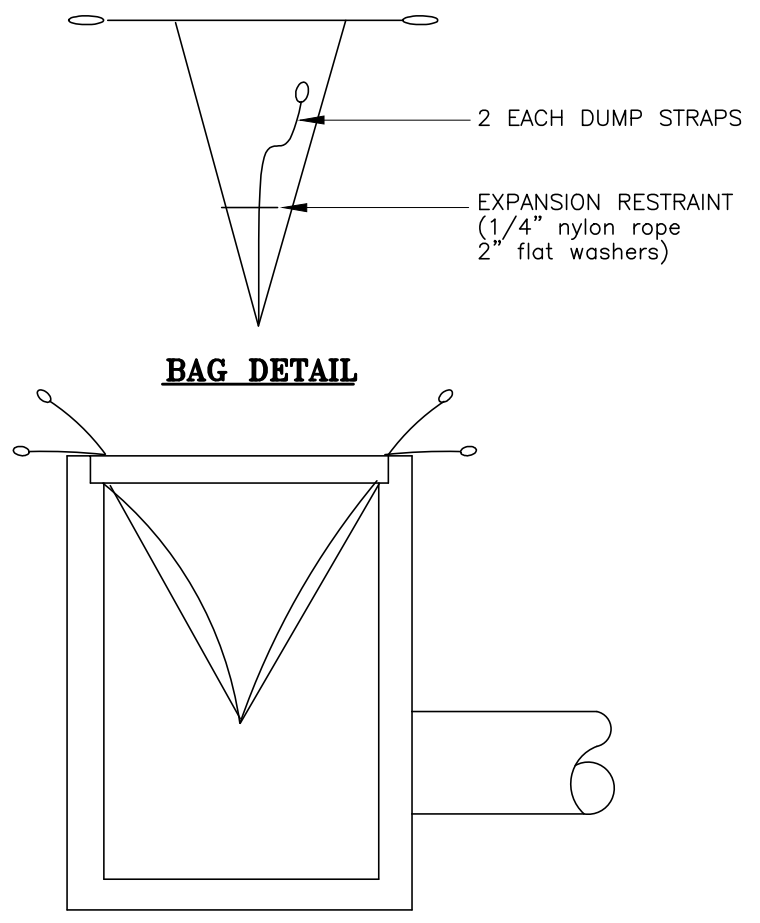
CELL - 313-938-8767
- 519-796-9882
FAX - 519-979-3535

MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

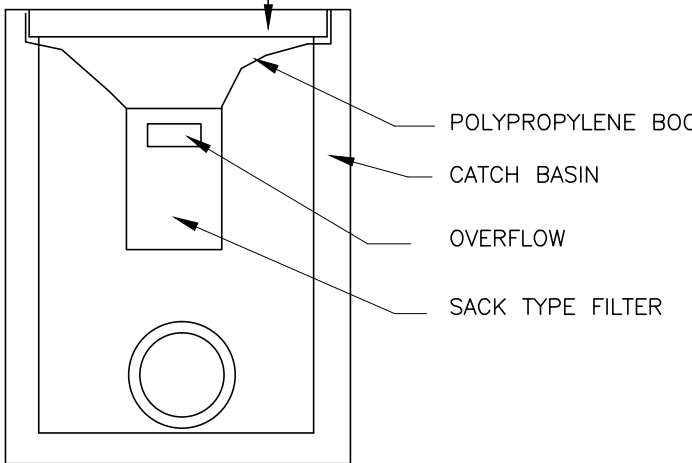


EROSION PLAN

SCALE: 1"=20'-0"



INSTALLATION DETAIL



SILT SACK DETAIL

TO BE PLACED IN ALL CATCH BASINS WITHIN THE PAVEMENT AREA

WAYNE COUNTY DEPT OF ENVIRONMENT . SOIL EROSION NOTES.

1. THE WAYNE COUNTY DEPARTMENT OF ENVIRONMENTS ENGINEERING DIVISION MUST BE NOTIFIED FOR PURPOSES OF INSPECTION WHEN GEOTEXTILE FABRIC AND STONE IS PLACED FOR ACCESS ROAD.
2. THE WAYNE COUNTY DEPARTMENT OF ENVIRONMENT ENGINEERING DIVISION MUST BE NOTIFIED WHEN ALL SILT FENCE FOR THIS PROJECT HAS BEEN PLACED, WITH SUFFICIENT TIME TO ALLOW INSPECTION OF SAME PRIOR TO THE START OF ANY SITE WORK.
3. THE PROPOSED WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPROVED EARTH CHANGE PLANS AND IN COMPLIANCE WITH ALL THE REQUIREMENTS OF THE PERMIT-ACT 451 OF PUBLIC ACTS OF 1994 AND RULES PROMULGATED THEREUNDER.
4. ACCESS TO CONSTRUCTION SITE SHALL BE OVER A DRIVE COVERED WITH CRUSHED STONE/CONCRETE. A. STONE SIZE SHOULD BE 2" RECLAIMED OR RECYCLED CONCRETE OF AN EQUIVALENT DIAMETER MAY ALSO BE USED. B. THE ROAD SHOULD CONSIST OF NOT LESS THAN 6 INCHES OF THE 2-INCH AGGREGATE SHOULD BE PLACED IN UNIFORM, COMPACTED LAYERS OF NOT MORE THAN 8 INCHES NOR LESS THAN 6 INCHES, 50' MINIMUM LENGTH (OR LONGER) AS NECESSARY, TO PREVENT TRACKING ONTO CITY STREETS.
5. DURING CONSTRUCTION OF THE STORM SEWER SYSTEM, THE ENDS OF ALL OPEN PIPES WILL BE PROTECTED BY FILTER BAGS, STONE FILTERS, OR OTHER APPROVED MEANS (INCIDENTAL TO THE TO THE STORM SEWER SYSTEM).
6. ALL MUD AND/OR DIRT TRACKED ONTO EXISTING ROADS AND DRIVEWAYS OR ADJACENT PARKING LOT AREAS FROM SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED DAILY BY THE GENERAL CONTRACTOR OR HIS DESIGNEE.
7. ALL OF THE SOIL EROSION DEVICES SHALL BE MAINTAINED DAILY BY THE CONTRACTOR.
8. THE UNDERGROUND CONTRACTOR SHALL CONSTRUCT A CATCH BASIN SEDIMENT TRAP AT EACH CATCH BASIN AT HE COMPLETION OF EACH STRUCTURE.
9. DEC AND JULY BETWEEN ALL AREAS NOT PAVED ARE TO HAVE A MINIMUM OF FOUR INCHES OF TOPSOIL, SEE/SOD, MULCH AND FERTILIZER, BETWEEN DEC AND NOV AS A MINIMUM, MULCH ALL DISTURBED AREAS AND ANCHOR MULCH BY APPROVED MEANS.
10. INSTALL SILT FENCE AROUND ANY AND ALL EARTHWORK OPERATIONS.
11. ALL TEMPORARY SOIL EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL PERMANENT MEASURES ARE INSTALLED AND APPROVED BY THE TOWNSHIP ENGINEERING DEPARTMENT.
12. ALL CONTRACTORS: DO NOT NEEDLESSLY DESTROY VEGETATION OF ANY TYPE. DUST CONTROL IS TO BE MAINTAINED ON SITE DURING CONSTRUCTION. ALL DIRT AND DEBRIS ARE TO BE KEPT OF ALL ADJACENT ROADS, IN NO EVENT SHALL WORK AREA EXTEND BEYOND THE LIMITS OF CONSTRUCTION INDICATED ON THE PLAN.
13. LIMIT OF EARTH DISTURBANCE 10,200 SQ FT .23 AC

14. ADDITIONAL CONSTRUCTION BARRIERS MAY BE REQUIRED BY THE W.C. E. ENGINEERING DIVISION TO PREVENT UNAUTHORIZED MOUNTING OF STREET SIDE CURBS OR EXISTING PARKING AREAS TO PREVENT UNDE TRACKING OF SOILS ONTO CITY STREETS. THE INSTALLATION OF ADDITIONAL CONSTRUCTION BARRIER HELPS TO PREVENT BOTH IN INAPPROPRIATE USE OF THESE AREAS AS UNAUTHORIZED ACCESS POINTS AND PREVENTS UNAUTHORIZED ENTRY TO CONSTRUCTION CITY BY PASSERS-BY.

Metro Party Store Gas Pumps Project
Van Buren Township Case No. 17-026

EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AT THE BEGINNING OF CONSTRUCTION.
2. DURING INSTALLATION OF NEW SEWER SYSTEM, ALL EXCAVATED TOP SOIL FOUND IN GOOD CONDITIONS TO BE STOCKPILED SEPARATELY ON SITE TO BE REUSED FOR LANDSCAPING AREAS AND BERMS.
3. ALL EXCAVATED SUBSOIL (BELOW TOP SOIL) SUCH CLAY ETC WILL BE STOCKPILED ON SITE IF NEEDED, EXCESS MATERIALS TO TRANSPORTED OFF SITE IN A LEGAL METER.
4. RESERVED
5. AFTER INSTALLING OF ALL CATCH BASINS, PROVIDE PROTECTIVE STONES AROUND CATCH BASIN COVER TO PREVENT CONSTRUCTION SEDIMENTATION FROM ENTERING THE SEWER SYSTEM.
6. PROVIDE SOD AS SOON AS POSSIBLE IN A FAIR WEATHER IN POND AND LANDSCAPE AREAS, TO PREVENT SIDE SLOPES FROM EROSION.
7. AFTER INSTALLING BUILDING AND PARKING LOT PAVEMENT REMOVE SILT FENCE TO FINISH LANDSCAPING AREAS.

CONSTRUCTION SEQUENCE		OPERATION TIME SCHEDULE - 2020				
		FIRST	SECOND	THIRD	FOURTH	
A	SOIL EROSION CONTROL MEASURE					
B	MASS GRADING AND UTILITIES CONSTRUCTION					
C	PERMANENT SEEDING AND SODDING					
D	CURBING AND CONC PAVING					
E	BUILDING CONSTRUCTION					
F						

Project:

NEW GAS STATION
41001 HURON RIVER
VANBUREN MI

OWNER

TIMOTHY SHAMAS
41001 HURON RIVER
VANBUREN MI

Drawing Title:

EROSION PLAN

Project Number

Scale

AS NOTED

Date

Drawn By

Checked By

Drawing No.

SP-4

DESIGN OF UNDERGROUND SYSTEM
BASED ON ADDITIONAL IMPERVIOUS AREAS

10 YEAR DISCHARGE ALLOWABLE DISCHARGE:

C = .95 FOR 10,200 SQ FT = .23 AC

Qa allowable = .15x A OR .103x FRONTAGE/100 (SMALLEST)

Qa = $\frac{0.15}{.23} \times .23 = .0345$ CFS

Qa = $\frac{0.103}{.23} \times 335.8/100 = .35$ CFS

Q0 = $\frac{Qa}{A \times C} = \frac{.0345}{.23 \times .95} = .158$

T = $-19.9 + \sqrt{\frac{4530}{Q0}} = -19.9 + \sqrt{\frac{4530}{.158}} = 149.40$

Vs = $\frac{9108 (T)}{T + 19.9} - 40 Q0 \times T$

Vs = $\frac{9108 \times 149.40}{149.40 + 19.9} - 40 \times .158 \times 149.40$

= $8037 - 944 = 7093$ CFS/AC . IMP.

= 7093 CFS/AC . IMP.

V t = Vs x A x C = 7093 x .23 x .95 = 1550 CF

USING 5'-0" DIA STORAGE PIPES

A = $1550 / 19.625 = 79$ LF FT

PROVIDED THREE 28 FT INCLUDING THE CAP

OF 5'-0" DIAM PIPES

TOWNSHIP ORDINANCE

10 YEAR DISCHARGE ALLOWABLE DISCHARGE:

C = .95 FOR 10,200 SQ FT = .23 AC

Qa allowable = .1x A

Qa = $\frac{0.1}{.23} \times .23 = .023$ CFS

Q0 = $\frac{Qa}{A \times C} = \frac{.023}{.23 \times .95} = .105$

T = $-19.9 + \sqrt{\frac{4530}{Q0}} = -19.9 + \sqrt{\frac{4530}{.105}} = 187.8$

Vs = $\frac{9108 (T)}{T + 19.9} - 40 Q0 \times T$

Vs = $\frac{9108 \times 187.8}{187.8 + 19.9} - 40 \times .105 \times 187.8$

= $8235 - 789 = 7446$ CFS/AC . IMP.

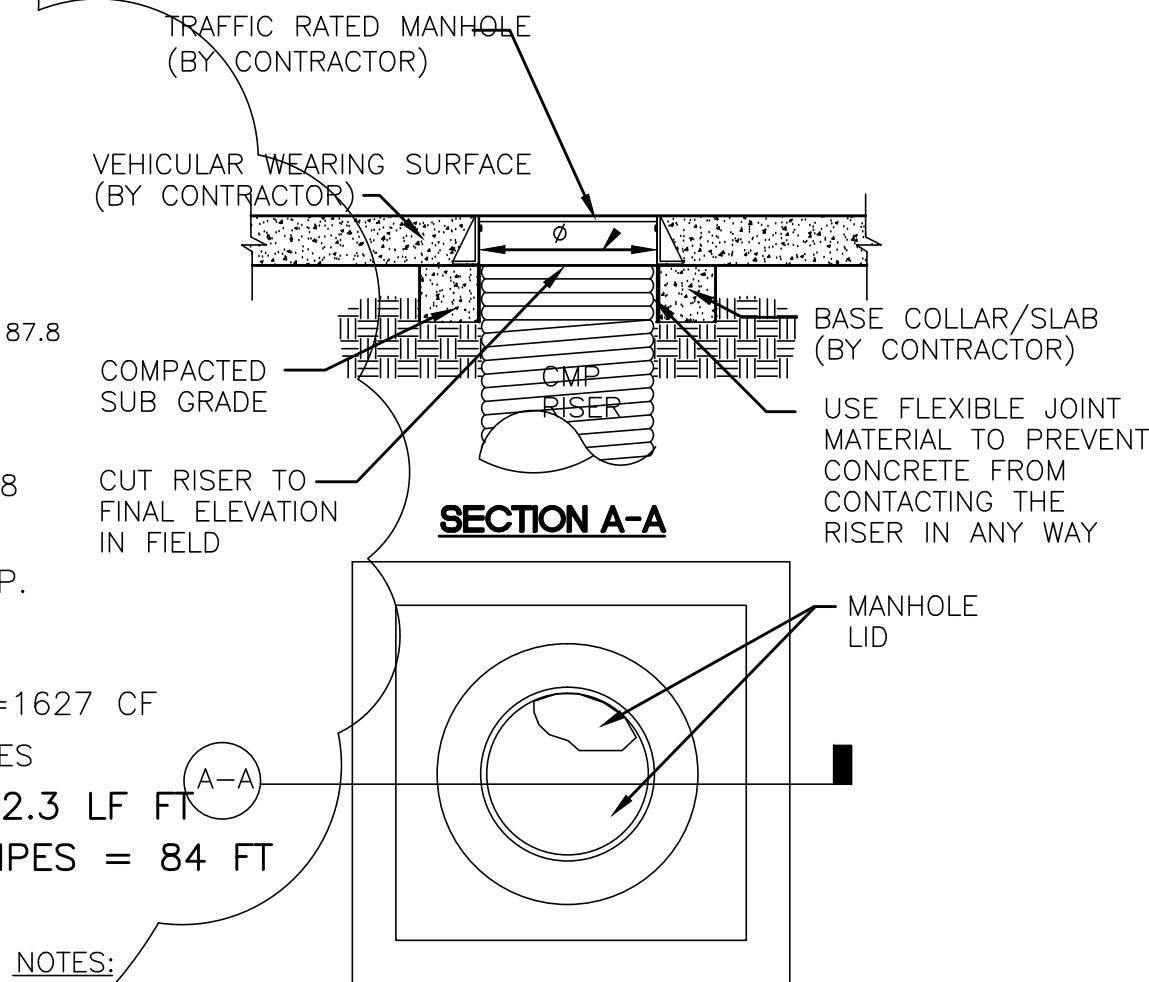
= 7446 CFS/AC . IMP.

V t = Vs x A x C = 7446 x .23 x .95 = 1627 CF

USING 5'-0" DIA STORAGE PIPES

A = $1627 / 19.625 = 82.3$ LF FT

PROVIDED 3-28 LONG PIPES = 84 FT



NOTES:

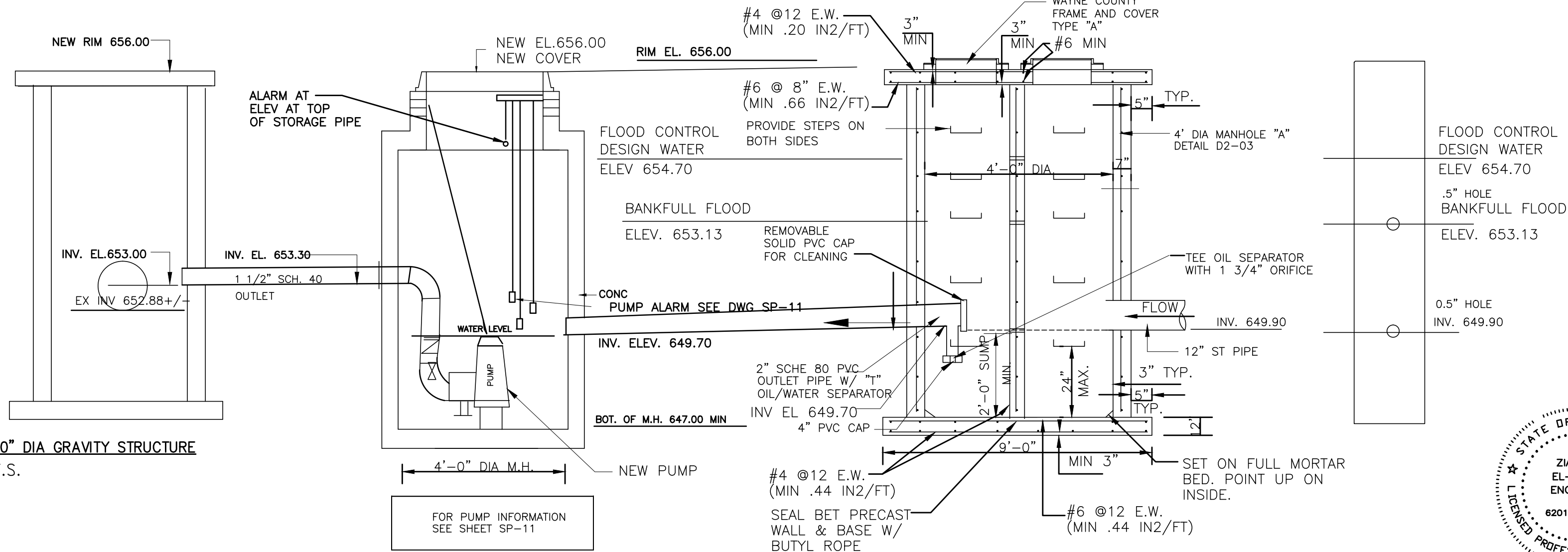
1. THE CONCRETE CAP SHALL BE SIZED AND DESIGNED BY OTHERS SO THAT THE LOADS ARE TRANSMITTED TO THE SOIL, NOT THE RISER
2. THE CONCRETE CAP SHALL BE SIZED TO PROVIDE AN ADEQUATE BOTTOM AREA BASED ON THE ALLOWABLE BEARING CAPACITY OF THE SOIL
3. THE FLEXIBLE JOINT MATERIAL (RECYCLED VINYL OR EQ.) TO BE STIFF ENOUGH SO THAT THE CONCRETE CAN NEVER ENGAGE WITH THE RISER CORRUGATIONS

PAVEMENT ACCESS RISER

WAYNE COUNTY NOTES:

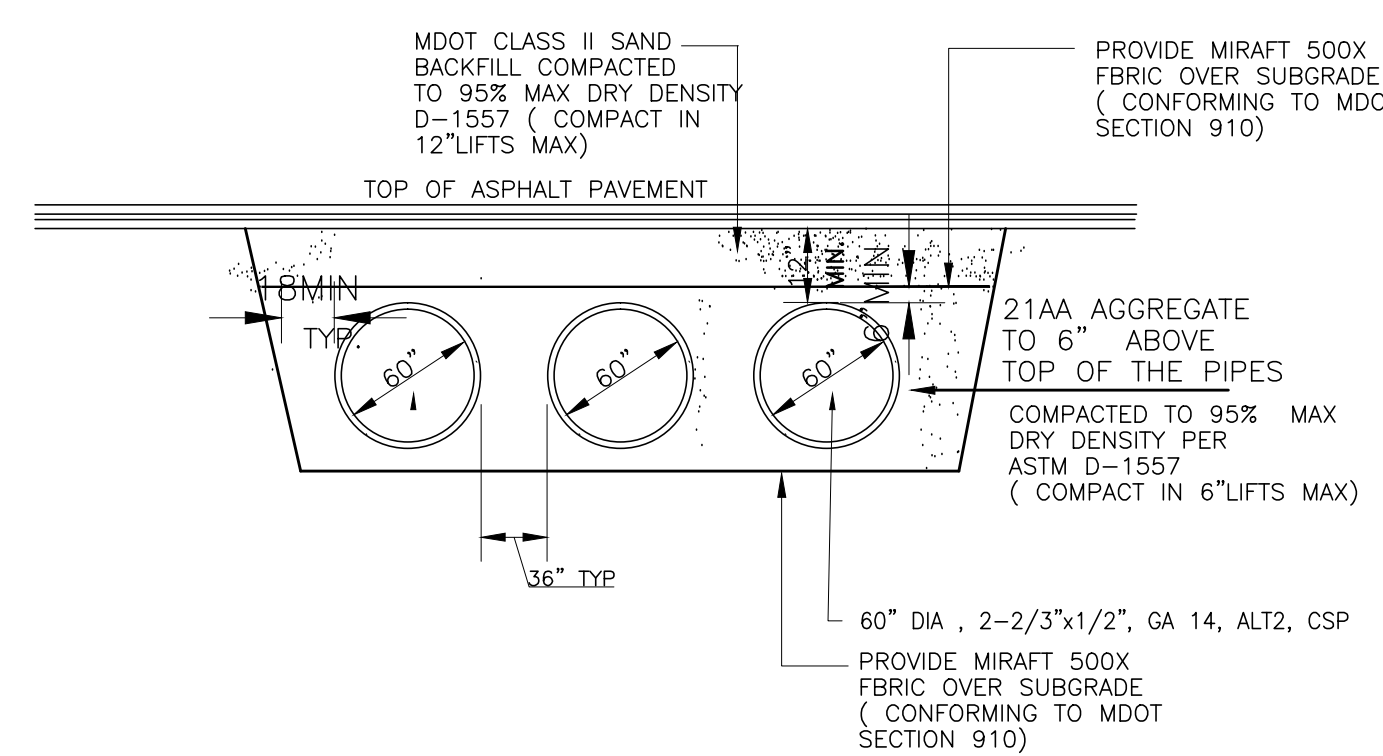
THE STORM WATER MANAGEMENT SYSTEM UNDER WAYNE COUNTY JURISDICTION SHALL BE WAYNE COUNTY TESTED MATERIALS

THE MANUFACTURER SHALL CONTACT WAYNE COUNTY TESTING OFFICE AT 734 595 6504 EXTENSION 2015 AND CALL FOR INSPECTION AT THE MINIMUM THREE (3) DAYS PRIOR TO STARTING THE MANUFACTURING OF THE MECHANICAL TREATMENT UNIT AND THE OUTLET CONTROL STRUCTURE.



PRECAST DISCHARGE STRUCTURE AND PUMP STATION

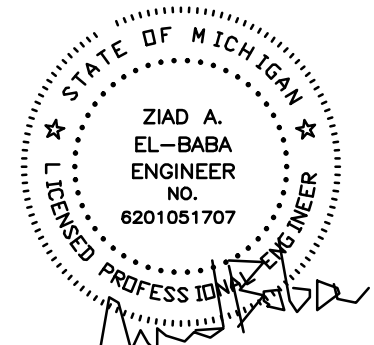
N.T.S.



SECTION THRU STORAGE PIPE A-A

DETENTION PIPES NOTES:

- 1 - CIRCULAR CMP SHOULD CONFORM TO AASHTO M 36 (ASTM-760) AND SHOULD BE MADE FROM ALUMINUM SHEET CONFORMING TO AASHTO M274. THE USE OF CONTINUOUS WELDED SEAM PROCESS IN THE FABRICATION OF THE PIPES IS NOT PERMITTED.
- 2 - 60 INCH DIAMETER CMP WITH 2 2/3 INx1/2 CORRUGATIONS MUST HAVE 0.109 IN - 12 GAUGE WALL THICKNESS (.079 IN - 14 GAUGE FOR 3 IN-1 IN OR 5 INx1-IN CORRUGATIONS) PIPES SMALLER THAN 60 INCH MUST BE 0.79 IN 14 GAUGE FIR ANY CORRUGATION SIZE
- 3 - ALL WELDS FOR ALUMINIZED PIPE SHALL BE COATED WITH PAINT CONTAINING ZINC DUST AS DESCRIBED IN THE MATERIALS SECTION OF ASTM A 780 AND SHALL BE APPLIED TO A DRY FILM THICKNESS OF AT LEAST .005IN. ANY REPAIR TO DAMAGED ALUMINIZED COATINGS SHALL BE IN ACCORDANCE WITH ASTM A 760 SECTION 11.
- 4 - WELDING ON SITE IS NOT PERMITTED UNLESS APPROVED BY THE WAYNE COUNTY ENGINEER. AND CMP CONNECTION SHOULD BE PER MANUFACTURERS RECOMMENDATIONS
- 5 - CMP DETENTION PIPES REQUIRE 2G, 34G.6A OR 21AA STONE OR GRAVEL BACKFILL TO MINIMUM 6 INCH ABOVE TOP OF THE PIPES IF DIFFERENT BACKFILL IS USED ABOVE THE 2G,34G.6A OR 21AA STONE OR GRAVEL, A GEOTEXTILE SEPARATION FABRIC SHALL BE USED BETWEEN THE TWO DIFFERENT MATERIALS. COVER SHALL BE 12 INCH MINIMUM TO BOTTOM OF THE PAVEMENT SYSTEM
- 6 - A WAYNE COUNTY PERMIT ENGINEER MUST OBSERVE THE INSTALLATION OF ALL UNDERGROUND DETENTION SYSTEMS. CONTACT THE WAYNE COUNTY ENGINEER PERMIT OFFICE AT 734 595 6504 EXT 2009
- 7 - THE MANUFACTURER'S SHOULD CONTACT WAYNE COUNTY TESTING OFFICE (AT 734 595 6504 EXT 2015 AT LEAST 72 HOURS PRIOR TO FABRICATION TO SCHEDULE INSPECTION DURING FABRICATION



ZIAD EL-BABA ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
- 519-796-9882
FAX - 519-979-3535

DATE	REV. NO.	ISSUED FOR
JULY.29.19		SITE PLAN
SEPT.20.19		SITE PLAN
NOV.29.19		SITE PLAN
JULY.20.20		ENGINEERING
OCT.1.20		ENGINEERING
FEB.20.21		SITE PLAN/ENGINEERING

Project:

NEW GAS STATION
41001 HURON RIVER
VANBUREN MI

OWNER

TIMOTHY SHAMAS
41001 HURON RIVER
VANBUREN MI

Drawing Title:
STORM CALCULATIONS

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

SP-5.1

V bf = 5160 (.23) (.95) = 1127 FT3

A bf = 1127/84 = 14.26 FT2

Z bf = BANK FULL STORAGE ELEVATION FT

BANK FULL ELEVATION 4.13 Vt bf / NET AREA
REQUIRED DEPTH = Zbf = 649.90+3.23 = 653.13
Vt bf ELEV

NET AREA = 14.26 SF

10 YEAR STORM ELEVATION
REQUIRED DEPTH 4.78 FT Vt 10/NET AREA
Z 10 = 649.90+4.8 = 654.70

NET AREA = 1550/79 = 19.60 SF

Zo = 649.90 INVERT OF DETENTION PIPE

Zout = 649.70 INVERT AT FLOW RESTRICTOR

FLOW RESTRICTOR SIZING FOR BANK FULL FLOOD

V bf = 5160 (.23) (.95) = 1127 FT3

Q ave = Vbf / 144,000 = 1127/144,000 = .0078

h ave = .5 (Z bf - Zo) + (Zo - Zout) = .5 (653.13 - 649.90) + (649.90 - 649.70) = 1.82 FT

Ac = Qave bf / $0.62 \sqrt{2g h_{ave}}$ = .0078 / $0.62 \sqrt{2 \times 32.2 \times 1.82}$ = .00116 SF

A 0.5" DIAMETER ORIFICE HAS AN AREA OF .0013 S.F.

REQUIRED # OF 0.5" DIAMETER HOLES = .00116 / .0013 = .89 = 1

THEREFORE USE (1) .5" DIAMETER HOLES AT ELEVATION 653.40

ACTUAL AVERAGE REALEASE RATE:

Qave = $CA \sqrt{2gh_{ave}}$ = .62 x .0013 $\sqrt{2 \times 32.2 \times 1.82}$ = 0.0087 CFS

ACTUAL HOLDING TIME BANK FULL FLOOD

T = Vbf / Qave bf = 1127 / .0087x3600 = 36.0 HOURS WITHIN 10% OK

FLOW RESTRICTOR AND OUTLET SIZING FOR 10 YEAR FLOOD

Z 10 = 654.85 AND Qmax = .023 CFS

h MAX = (Z 10 - Z out) = (654.70 - 649.70) = 5.0 FT

Q MAX = $CA \sqrt{2gh_{max}}$ = .62 x .0013 $\sqrt{2 \times 32.2 \times 5}$ = .0145

Q MAX ADJUSTED = Q MAX - (QBF) = .023 - .0145 = .0085 CFS

h AVE ADJUSTED = (Z 10 - Z bf) = (654.70 - 653.13) = 1.57 FT

A = Q MAX adjusted / $(.62 \times \sqrt{2 \times 32.2 \times h_{MAX ADJ}})$ = .0085 / $.62 \times \sqrt{2 \times 32.2 \times 1.57}$ = .00136 FT2

A .5" DIAMETER ORIFICE HAS AN AREA OF 0.0013 SF

THEREFORE USE .5" DIAMETER HOLES AT ELEVATION Z bf 653.13

ACTUAL RELEASE RATE

Q ACTUAL = Q max + CA $\sqrt{2gh_{ave}}$ = .62 x .00134 x $\sqrt{2 \times 32.2 \times 1.57}$ = .0084 CFS

Q TOTAL = .0145 + .0084 = .023 CFS = .0229 CFS OK WITH ONE .5" HOLE

LESS THAN MAX ALLOWABLE RELEASE RATE = .023 CFS

OUTLET PIPE SIZING:

H maX = Z 10 - Zo = 654.70 - 653.40 = 1.3 FT

A = Q max / $(.62 \times \sqrt{2 \times 32.2 \times H_{max}})$

= .105 / $.62 \times \sqrt{2 \times 32.2 \times 1.30}$ = .0185

DIA = $\sqrt{4A / 3.14} = \sqrt{4 \times .0185 / 3.14} = .153 = 1.84$ USE 2"

OUTLET PIPE SLOPE

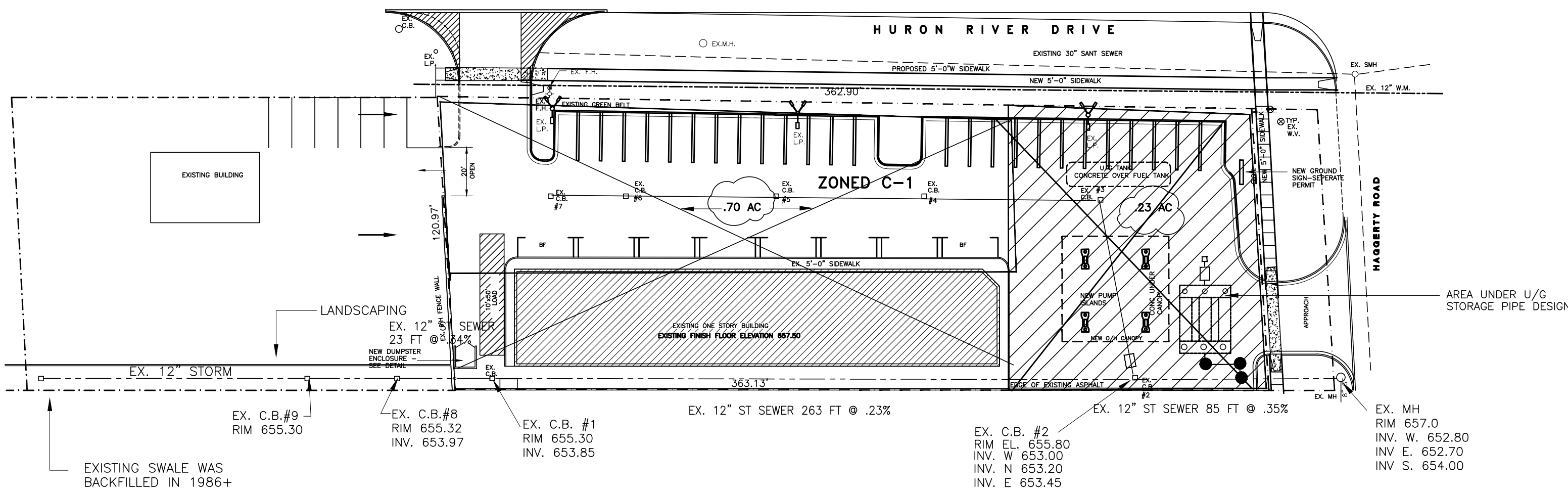
R = 1.0 IN / 4 = .25 IN = .02

A = .0185 FT2

n = .012

Q MAX = .105 S = $[Q_{xn} / 1.486 A R]^{2/3}$

MIN SLOPE = .40



NEW DRAINAGE AREA
SCALE: 1"=40'-0"

SIZING OF TREATMENT UNIT

WAYNE COUNTY 10Y DESIGN STORM I = 151.8
T+19.9 n = 0.12

FROM MH/CB	TO MH	INCREMENT AREAS	INCREMENT AREA ACRES	C	T MIN.	I in/hr	Q FT ³ /S
7	2	.70 AC EX FRONT STORM	.70 REMAINING OF EX SITE	.95	15	4.35	2.9

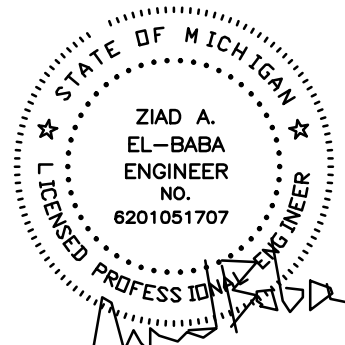
USE KSI 750 SERIES
Q PEAK IN LINE 3.0 CFS

SIZING OF TREATMENT UNIT

WAYNE COUNTY 10Y DESIGN STORM I = 151.8
T+19.9 n = 0.12

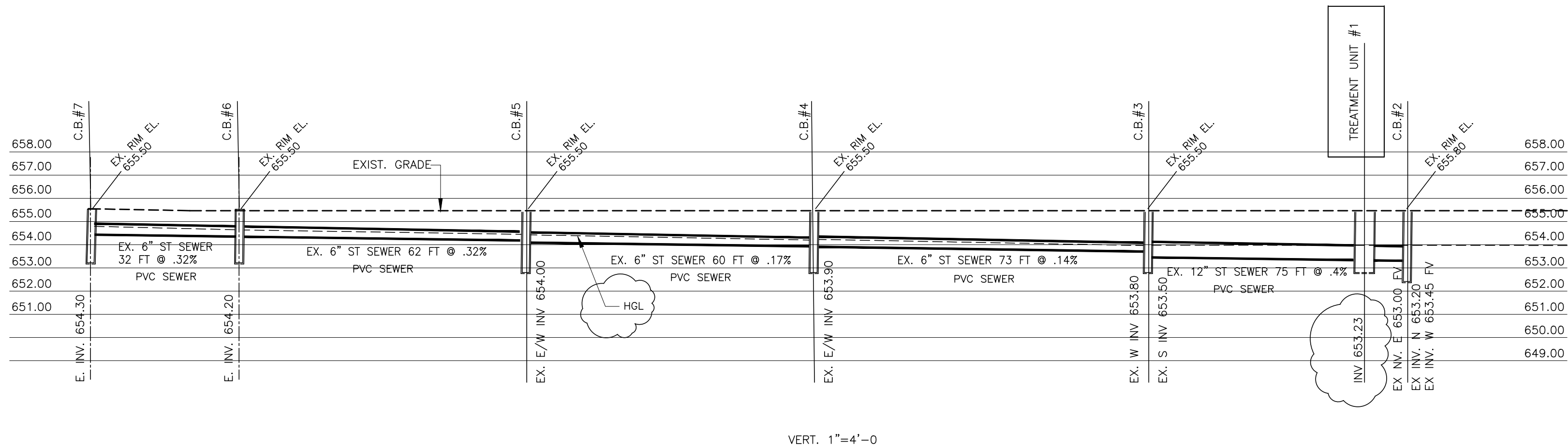
FROM MH/CB	TO MH	INCREMENT AREAS	INCREMENT AREA ACRES	C	T MIN.	I in/hr	Q FT ³ /S
10	EXIST	.23 AC PUMPS AREA	.23 HATCHED AREA OF SITE	.95	15	4.35	.95

USE KSI 350 SERIES
Q PEAK IN LINE 1.8 CFS

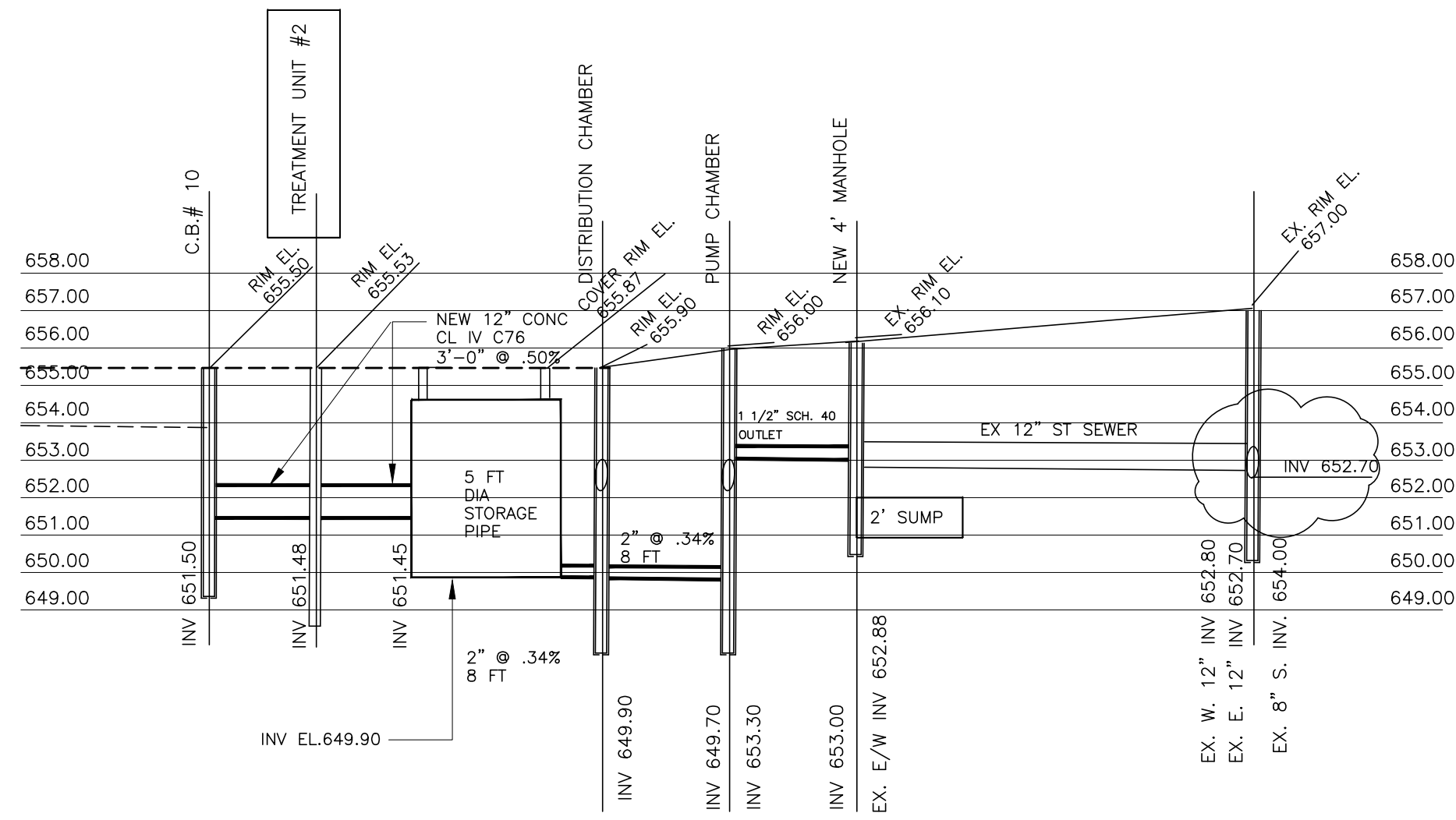


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STORM PROFILE FROM EX. CB #7 TO CB #2
SCALE: HORIZ. 1"=20'-0"



STORM PROFILE FROM NEW CB #10 TO EX MH
SCALE: HORIZ. 1"=20'-0"

WAYNE COUNTY NOTES

- ALL WORK WITHIN THE WAYNE COUNTY ROAD RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS, INCLUDING SOIL EROSION AND SEDIMENTATION CONTROL OF THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES AND MDOT 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION
- THESE PLANS ARE NOT VALID WITHOUT ATTACHMENT OF THE WAYNE COUNTY PERMIT SPECIFICATIONS FOR CONSTRUCTION WITHIN ROADS-OF-WAY, PARKS, DRAIN EASEMENTS FOR SANITARY SEWER UNDER THE JURISDICTION OF WAYNE COUNTY (07/01/93) REVISED 12/15/2004
- CONTRACTOR SHALL CALL CONTACT MISS DIG AT 811 TO IDENTIFY AND FLAG/MARK THE LOCATIONS OF ALL UNDERGROUND UTILITIES AT THE PROPOSED CONSTRUCTION AREAS PRIOR TO START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES, AND RESOLVE ANY CONFLICT BETWEEN THE PROPOSED WORK AND THE EXISTING UNDERGROUND OR ABOVE GROUND UTILITIES
- CONTRACTOR SHALL MAINTAIN 18" MINIMUM VERTICAL CLEARANCE AND 3 FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN THE PROPOSED AND THE EXISTING UTILITIES. ANY PROPOSED UTILITY PERMITTED TO CROSS UNDER ROAD OR DRAIN, MUST BE PLACED A MINIMUM OF 7 FEET BELOW THE LOWEST POINT OF THE ROAD, OR 6 FEET BELOW THE DRAIN BOTTOM. OVERHEAD WIRES/ CABLES MUST BE INSTALLED 18 FEET MINIMUM ABOVE THE ROAD CENTERLINE - TO RELOCATE ANY UTILITY WITHIN THE ROAD ROW, THE CONTRACTOR SHALL COORDINATE THE RELOCATION WITH THE UTILITY COMPANY AND AS DIRECTED BY THE COUNTY ENGINEER.
- ALL SURVEY MONUMENTS/CORNERS AND BENCH MARKS LOCATED WITHIN THE CONSTRUCTION AREA MUST BE RESERVED IN ACCORDANCE WITH PUBLIC ACT 74 AS AMENDED (INCLUDING ACT 34 PA 2000) AND AS PER WAYNE COUNTY PERMIT RULE 1.5, THE PERMIT HOLDER AND CONTRACTOR SHALL COORDINATE THE WORK WITH A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF MICHIGAN DURING CONSTRUCTION ACTIVITIES FOR THE PURPOSE OF WITNESSING, PRESERVING OR REPLACING SURVEY MONUMENTS AND MONUMENTS BOXES
- EXPOSURE OF ANY UTILITIES UNDER THE PAVEMENT WILL NOT BE PERMITTED UNLESS APPROVED BY THE WAYNE COUNTY ENGINEER. PAVEMENT REMOVAL AND REPLACEMENT SHALL BE PERFORMED PER APPLICABLE WAYNE COUNTY STANDARD DETAILS AND AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITHIN THE WAYNE COUNTY ROAD ROW AND DRAIN EASEMENT WITH 3" TOPSOIL. THE SEED MIX AND MULCH, SLOPES STEEPER THAN 1 ON 3 SHALL BE RESTORED BY PLACING SOD ON 2" TOPSOIL
- ALL BACKFILLS UNDER OR WITHIN 3 FEET OF THE PROPOSED OR EXISTING PAVEMENT, CURB OR SIDEWALK SHALL CONFORM TO THE WAYNE COUNTY TRENCH "B" BACKFILL REQUIREMENTS. TRENCH "A" BACKFILL MAY BE USED WITHIN THE ROAD ROW AREAS UNDER CONDITIONS OTHER THAN THOSE SPECIFIED FOR TRENCH "B"
- CONTRACTOR RESPONSIBLE FOR RESTORING OR REPLACING ALL DISTURBED LANDSCAPED AREAS, SPRINKLER SYSTEMS, FENCE, SIGNS, MAIL BOXES, ETC. WITHIN THE WAYNE COUNTY ROAD ROW AND/OR AS DIRECTED BY THE COUNTY ENGINEER.
- CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC AT ALL TIMES. OTHERWISE DETOURING TRAFFIC MUST BE PER APPROVED PLANS. ALL SIGNING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF M.M.U.T.C.D.
- MAINTAIN SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS AT ALL TIMES THROUGHOUT THE PROJECT DURATION.
- TUNNELING, BORING AND JACKING OPERATIONS SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY SPECIFICATIONS AND DETAILS. BORE PITS SHALL BE PLACED AT MINIMUM 40 FT FROM THE BACK OF THE CURB OR EDGE OF PAVEMENT
- REMOVE ALL ABANDONED CONDUITS FROM THE COUNTY ROAD ROW OR AS DIRECTED BY THE WAYNE COUNTY ENGINEER
- CONTRACTOR SHALL PROVIDE COLD WEATHER PROTECTION FOR ALL PROPOSED CONCRETE WORK (PAVEMENTS, SIDEWALKS, DRIVE APPROACHES ETC.) AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
- OVERNIGHT VEHICLE PARKING AND STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENTS ARE NOT PERMITTED WITHIN THE WAYNE COUNTY ROADS RIGHT OF WAY.
- CONTRACTOR SHOULD OBTAIN SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM THE WAYNE COUNTY DOE. CONTACT MR. JHON JONES AT 734 326 5565
- CONTRACTOR SHALL NOTIFY THE WAYNE COUNTY TRAFFIC SIGNAL SHOP AT 734 955 2154 AT LEAST 72 HOURS PRIOR TO START OF WORK AT OR NEAR ANY SIGNALIZED INTERSECTION
- THE CONTRACTOR SHALL MODIFY WAYNE COUNTY 3 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION CONTACT MR. CHARLES SMITH AT 734 595 6504 EXTENSION 2009

WAYNE COUNTY NOTES:

- RESTORE THE ROAD RIGHT OF WAY PER NOTE 7 IN THE WAYNE COUNTY NOTES OR AS DIRECTED BY THE COUNTY ENGINEER

- ANY STRUCTURES ADJUSTMENTS SHALL BE DETERMINED ON SITE AS DIRECTED BY THE WAYNE COUNTY ENGINEER

- REMOVE, REPLACE, AND RESTORE ALL EXISTING TRAFFIC SIGNS THAT ARE AFFECTED BY THIS CONSTRUCTION AS DIRECTED BY THE WAYNE COUNTY ENGINEER.

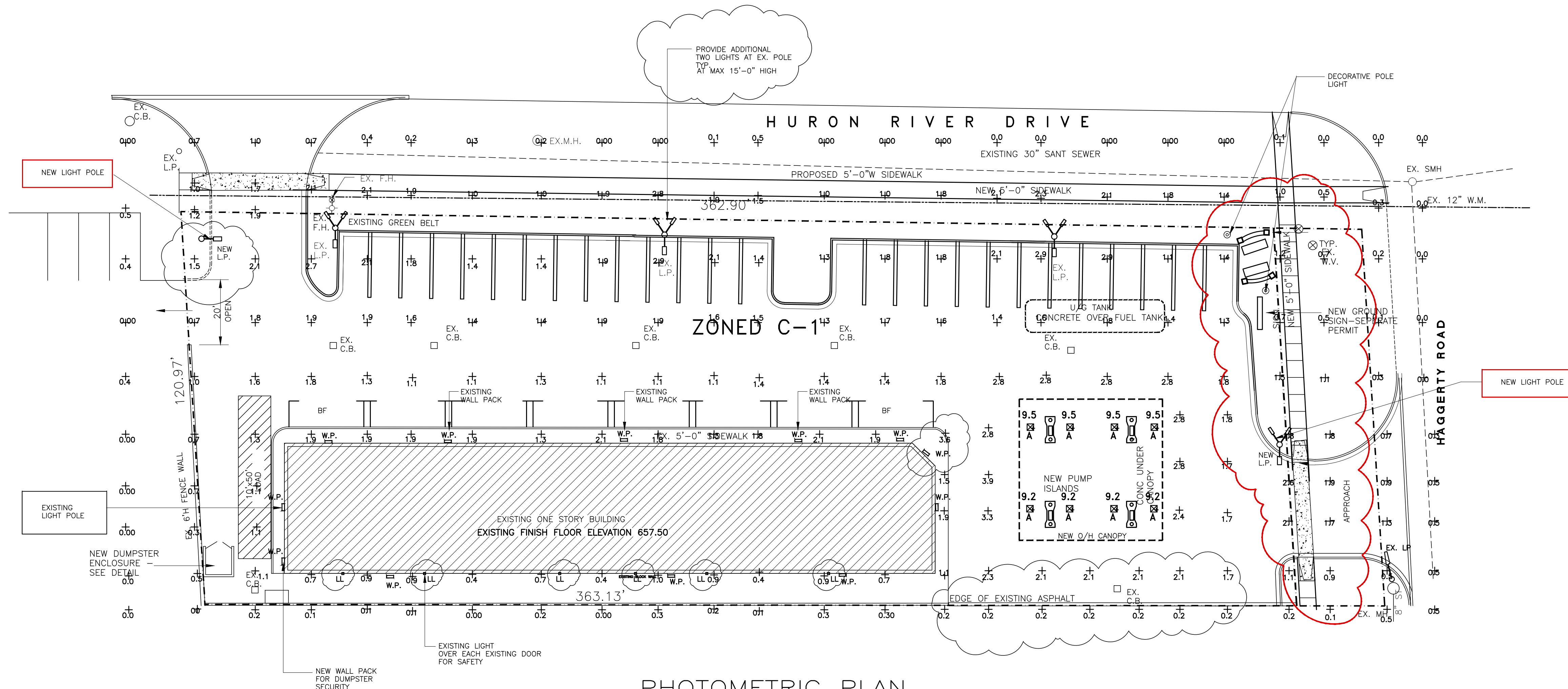
- PLACE THE PROPOSED UTILITIES UNDER WAYNE COUNTY JURISDICTION PER SEWER TRENCH "A" DETAIL OR SEWER TRENCH "B" DETAIL IN WAYNE COUNTY DETAIL S-12 OR AS DIRECTED BY THE COUNTY ENGINEER.

- THE DRAINAGE STRUCTURES AND SEWERS UNDER WAYNE COUNTY JURISDICTION INCLUDING THE MECHANICAL TREATMENT UNIT(S) AND THE OUTLET STRUCTURE SHALL BE WAYNE COUNTY TESTED MATERIAL

Metro Party Store Gas Pumps Project
Van Buren Township Case No. 17-026

R19-024

SP-5





1. SEE MH COLUMN OF LUMINARIES LOCATIONS FOR MOUNTING HEIGHTS.
2. SEE LUMINARIES SCHEDULE FOR LIGHT LOSS FACTORS.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE SURFACE.

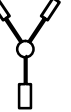


CONTRACTOR MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINARIES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE CONTRACTOR IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

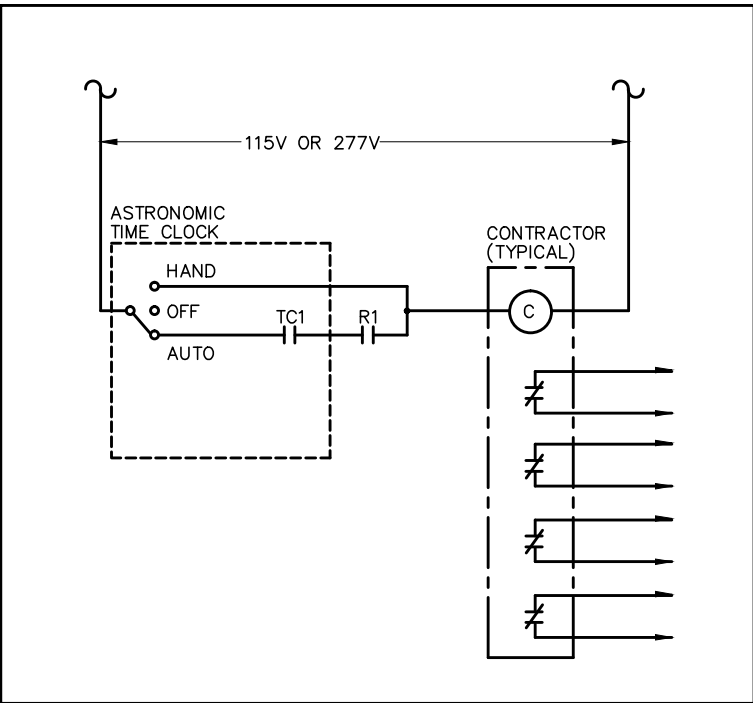
STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.0 fc	9.50 fc	0.1 fc	9.5/0.1	50.0:1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	WA	2	LITHONIA #WST 100M FT (WALL MTD)	ARCHITECTURAL SCORCE WITH FORWARD THROW DISTRIBUTION WITH CLEAR, FLAT GLASS	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	LTL11348.IES	8500	0.72	140
		7							
	EXISTING								

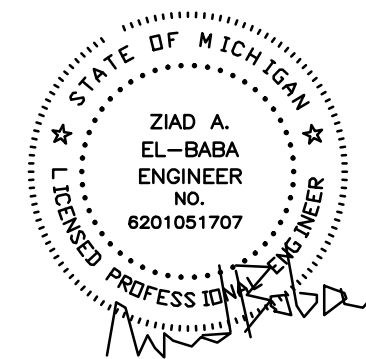
CANOPY LIGHTING BY ENCORE OR EQUAL									
Symbol	Label	Qty	Catalog Number	Description	Lamp	LENS	LINE VOLTAGE	LUMINARE	Watts
	A	8		RECESSED	250W CLEAR SMH	F	MT	WHT	250

LUMINARIES SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
		4		TOP MOUNTED 3-FIXTURES STANDARD SIMPLE STYLE CASTING W/ LUNAR OPTICS	145 HP 150W, 55V, HPS BALLAST DOWNWARD POSITION.	GV05012SB3NNZ	12000	0.72	213 EACH
		1		TOP MOUNTED FIXTURE STANDARD SIMPLE STYLE CASTING W/ LUNAR OPTICS	145 HP 150W, 55V, HPS BALLAST DOWNWARD POSITION.	GV05012SB3NNZ	12000	0.72	213 EACH
		2		DECORATIVE LIGHT					

WATTSTOPPER # EM-24A2 (OPTIONAL)



NOTE:
XX = SPECIFY QUANTITY OF CONTRACTOR
POLES REQUIRED (MULTIPLES OF 4)
VOLT = SPECIFY 115V OR 277V
CONTRACTOR TO SPECIFY NUMBER OF CIRCUITS REQUIRED



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ENGINEERING**

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FEB.20.21		SITE PLAN/ENGINEERING

Project:

NEW GAS STATION
41001 HURON RIVER
VANBUREN MI

OWNER

TIMOTHY SHAMAS
41001 HURON RIVER
VANBUREN MI

Drawing Title:
PHOTOMETRIC PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

SP-6

EXHIBIT B
STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE SCHEDULE
PROPERTY INFORMATION:
SIDE POINTE STOP
SIDE PARK INC
41001 HURON RIVER DRIVR. VAN BUREN MI

APPLICANT
MR TIMOTHY SHAMMAS
41001 E HURON RIVER DRIVE
VAN BUREN MI 48111
PROPERTY OWNER
SIDE PARK INC
MR TIMOTHY SHAMMAS
41001 E HURON RIVER DRIVE
VAN BUREN MI 48111

WAYNE COUNTY PLAN REVIEW NO. R19-024
WAYNE COUNTY MAINTENANCE PERMIT NO.

A. PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM:

THE STORM WATER MANAGEMENT SYSTEM (SWMS) SUBJECT TO THIS LONG TERM MAINTENANCE PLAN (PLAN) IS DEPICTED ON EXHIBIT "A" TO THE PERMIT AND INCLUDES WITHOUT LIMITATION THE STORM SEWERS, CATCH BASINS, MANHOLES,INLETS,MANUFACTURED TREATMENT SYSTEM, UNDERGROUND DETENTION SYSTEM, OUTLET CONTROL STRUCTURE, PUMP STATIONS, AND OUTLET PIPES THAT CONVEYS FLOW FROM THE SITE UNDERGROUND SYSTEM TO THE EXISTING STORM SYSTEM ON HAGGERTY ROAD. FOR PURPOSES OF THIS PLAN, THIS STORM WATER MANAGEMENT SYSTEM AND ALL OF ITS COMPONENTS AS SHOWN ON EXHIBIT A IS REFERRED TO AS " NEW GAS STATION SWMS"

B. TIME FRAME FOR LONG TERM MAINTENANCE RESPONSIBILITY.

SIDE PARK INC IS RESPONSIBLE FOR MAINTENANCE THE SITE INCLUDING COMPLYING WITH APPLICABLE REQUIREMENTS OF THE LOCAL OR WAYNE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL PROGRAM, UNTIL WAYNE COUNTY RELEASES CONSTRUCTION PERMIT. LONG TERM MAINTENANCE RESPONSIBILITY FOR THE NEW SIDE POINTE STOP CORNER GAS STATION SWMS COMMENCES WHEN DEFINED BY THE MAINTENANCE PERMIT ISSUED BY THE COUNTY. LONG TERM MAINTENANCE CONTINUES IN PERPETUITY.

C. MANNER OF ENSURING MAINTENANCE RESPONSIBILITY.

VAN BUREN TWP HAS ASSUMED RESPONSIBILITY FOR LONG TERM MAINTENANCE OF THE CORNER GAS STATION SWMS. THE RESOLUTION BY WHICH VAN BUREN TWP HAS ASSUMED MAINTENANCE RESPONSIBILITY IS ATTACHED TO THE PERMIT AS EXHIBIT "C" THE GAS STATION SWMS THROUGH A MAINTENANCE AGREEMENT WITH THE TWP OF VAN BUREN , HAS AGREED TO PERFORM THE MAINTENANCE ACTIVITIES REQUIRED BY THIS SITE PLAN. VAN BUREN TWP RETAINS THE RIGHT TO ENTER THE PROPERTY AND PERFORM THE NECESSARY MAINTENANCE OF THE NEW SIDE POINTE INC CORNER GAS STATION SWMS. IF SIDE PARK INC FAILS TO PERFORM THE REQUIRED MAINTENANCE ACTIVITIES. TO ENSURE THAT THE CORNER GAS STATION SWMS IS MAINTAINED IN PERPETUITY. THE MAP OF THE PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM (EXHIBIT A), THIS PLAN (EXHIBIT B) THE RESOLUTION ATTACHED AS EXHIBIT C, AND THE MAINTENANCE AGREEMENT BETWEEN VAN BUREN TOWNSHIP AND THE PROPERTY OWNER WILL BE RECORDED WITH THE WAYNE COUNTY REGISTER OF DEEDS. UPON RECORDING , A COPY OF THE RECORD DOCUMENT WILL BE PROVIDED TO THE COUNTY

D. LONG TERM MAINTENANCE PLAN AND SCHEDULE

TABLE 1 IDENTIFIES THE MAINTENANCE ACTIVITIES TO BE PERFORMED, ORGANIZED BY CATEGORY (MONITORING/INSPECTION, PREVENTATIVE MAINTENANCE, AND REMEDIAL ACTIONS), WHILE PERFORMING MAINTENANCE, CHEMICALS SHOULD NOT BE APPLIED TO THE BIORETENTION , BUFFER STRIP OR WATERCOURSES TABLE 1 ALSO IDENTIFIES SITE-SPECIFIC WORK NEEDED TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY AS DESIGNED .

TABLE 1
STORM WATER MANAGEMENT LONG-TERM MAINTENANCE SCHEDULE.
LONG TERM MAINTENANCE SCHEDULE

	SYSTEM COMPONENTS STORM COLLECTION SYSTEM SEWERS, SWALES CATCH BASIN, MANHOLES	MANUFACTURED TREATMENT SYSTEM	UNDERGROUND DETENTION SYSTEM	OUTLET CONTROL STRUCTURE & PUMP STATION	OUTLET PIPES	PAVEMENT AREAS	FREQUENCY
MAINTENANCE ACTIVITIES							
MONITORING / INSPECTION							
INSPECT FOR SEDIMENT ACCUMULATION*	X	X	X	X			ANNUALLY
INSPECT FOR FLOATABLE , DEAD VEGETATION AND DEBRIS	X		X		X		ANNUALLY AND AFTER MAJOR EVENTS
INSPECT FOR EROSION AND INTEGRITY OF THE SYSTEM	X		X	X	X		ANNUALLY AND AFTER MAJOR EVENTS
INSPECT ALL COMPONENTS DURING WET WEATHER AND COMPARE	X	X	X	X	X		ANNUALLY
ENSURE MAINTENANCE ACCESS FOR REMAIN OPEN/CLEAR	X	X	X	X	X		ANNUALLY
PREVENTING MAINTENANCE							
MOWING	X						AS NEEDED PER LOCAL ORDINANCE
REMOVE ACCUMULATED SEDIMENT	X	X	X	X	X		AS NEEDED *
REMOVE FLOATABLES, DEAD VEGETATION AND DEBRIS	X						AS NEEDED
SWEEPING OF PAVED SURFACES	X					X	AS NEEDED
REMEDIAL ACTIONS							
REPAIR/STABILIZE AREAS OF EROSION,RESEED BARE AREAS	X						AS NEEDED
REPLACED DEAD PLANTINGS,REPLACE . RE-APPLY MUCH	X						AS NEEDED
STRUCTURAL REPAIRS	X	X	X	X	X		AS NEEDED
MAKE ADJUSTMENTS/REPAIRS TO ENSURE PROPER FUNCTIONING	X	X	X	X	X		AS NEEDED

* MANUFACTURED TREATMENT AND DETENTION SYSTEM TO BE LEANED PER MANUFACTURER'S RECOMMENDATIONS, AT A MINIMUM, WHENEVER SEDIMENTS ACCUMULATE TO A DEPTH OF 6 1/2 INCHES, OR IF SEDIMENT RE-SUSPENSION IS OBSERVED

R19-024

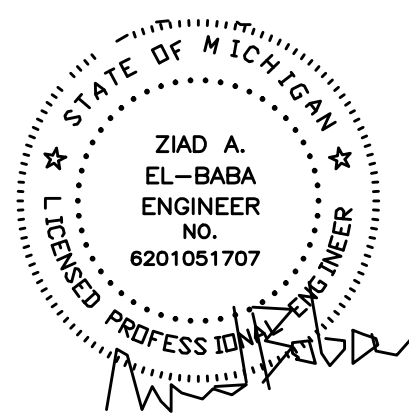


EXHIBIT B

DATE : JULY 29 19
SEPT.20.19

ENGINEER
ZIAD EL-BABA
674 GAUTHIER
TECUMSEH ONTARIO
N8N 3P8 CANADA
CELL - 313-938-8767

OWNER

MR TIMOTHY SHAMMAS
41001 E HURON RIVER DRIVE
VAN BUREN MI 48111

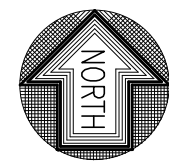
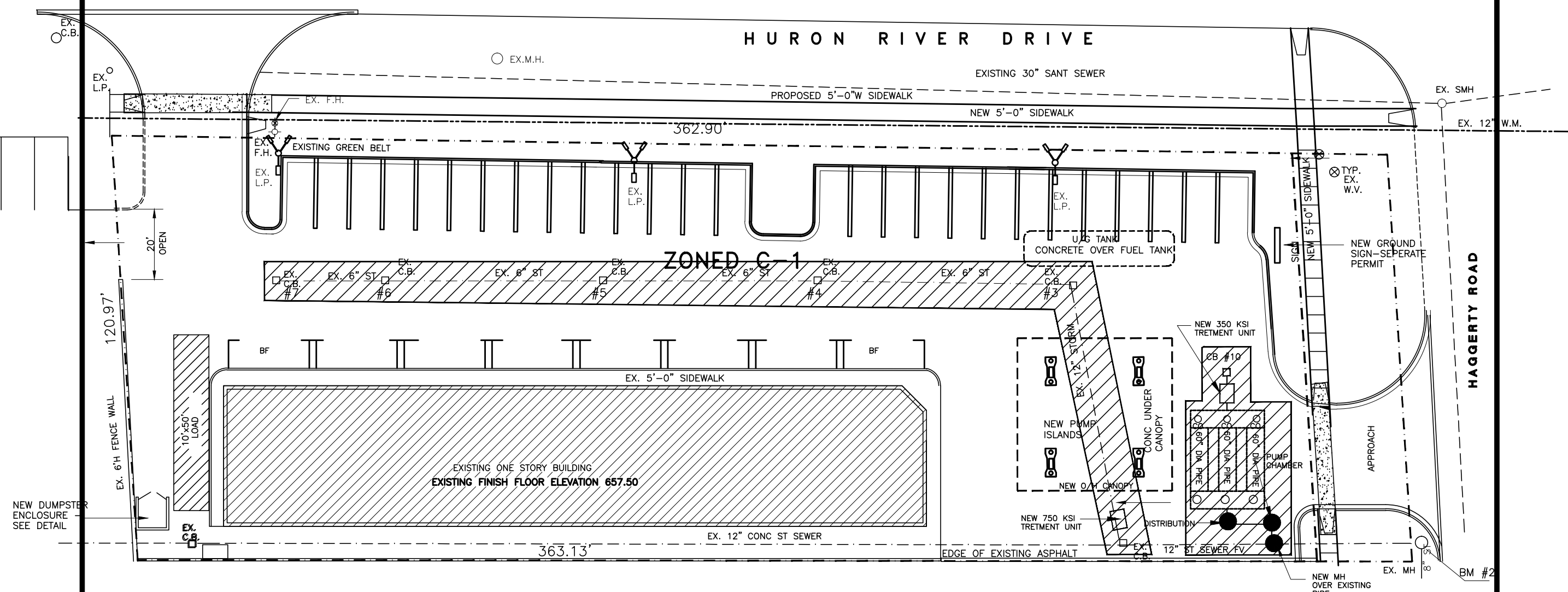
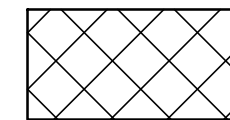
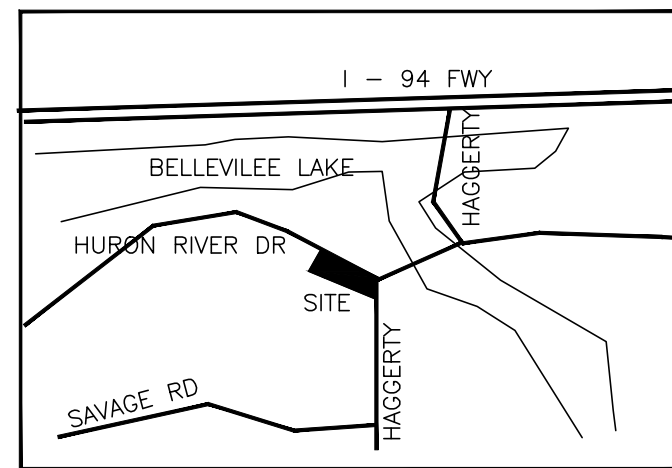


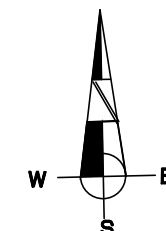
EXHIBIT "A" – PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM



CITY OF VAN BUREN STORM MAINTENANCE
JURISDICTION



KEY PLAN



LEGAL DESCRIPTION:

PART OF LOT 231 BEGINNING AT THE SOUTHEAST CORNER THEN N 86° 43'0"W 363.13' THEN DUE NORTH 120.91' THEN S 85° 38' 25"E , 362.90' DUE SOUTH 115.92' TO POINT OF BEGINNING , VAN BUREN PLAT #7, T3 SE, 1-73 P45 W.C.R. 1.03 ACRES

R19-024

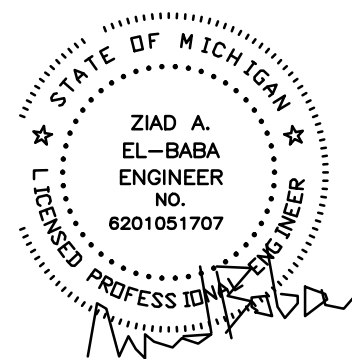
WAYNE COUNTY PLAN REVIEW NO.

DESIGNER:

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674 GAUTHIER
TECUMSEH ONTARIO
N8N 3P8 CANADA
CELL - 313-938-8767

OWNER

MR TIMOTHY SHAMMAS
41001 E HURON RIVER BUREN
VAN BUREN MI 48111



ZIAD EL-BABA
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674 GAUTHIER
TECUMSEH ONTARIO
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JULY.29.19		SITE PLAN
SEPT.20.19		SITE PLAN
NOV.29.19		SITE PLAN
JULY.20.20		ENGINEERING
OCT.1.20		ENGINEERING
FEB.20.21		SITE PLAN/ENGINEERING

Project:

NEW GAS STATION
41001 HURON RIVER
VANBUREN MI

OWNER

TIMOTHY SHAMAS
41001 HURON RIVER
VANBUREN MI

Drawing Title:
EXHIBITS

Project Number

Scale

AS NOTED

Date

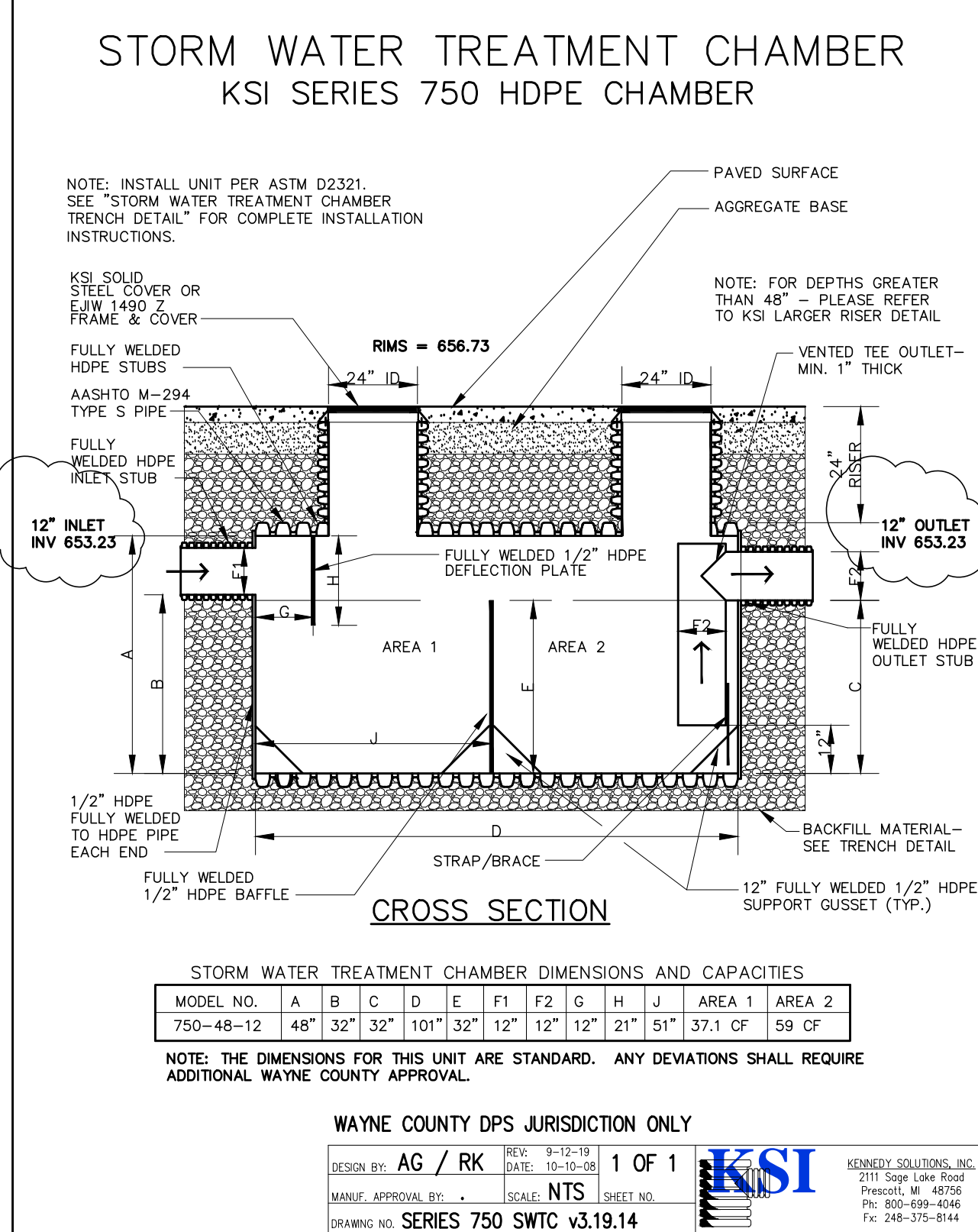
Drawn By

Checked By

Drawing No.

SP-8

R19-024



WAYNE COUNTY DPS PROJECT
STORM WATER TREATMENT CHAMBER
INSTALLATION AND MAINTENANCE GUIDELINES

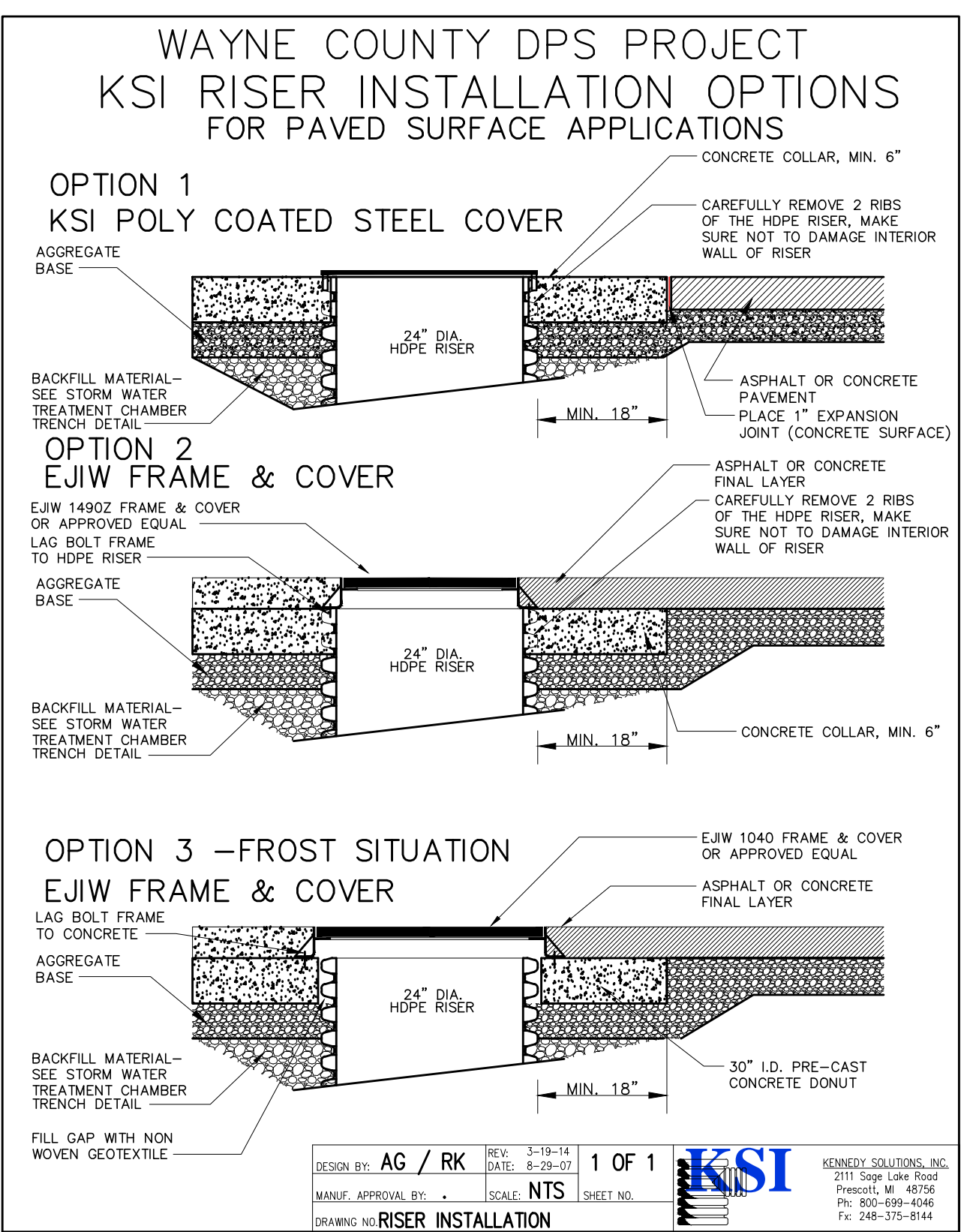
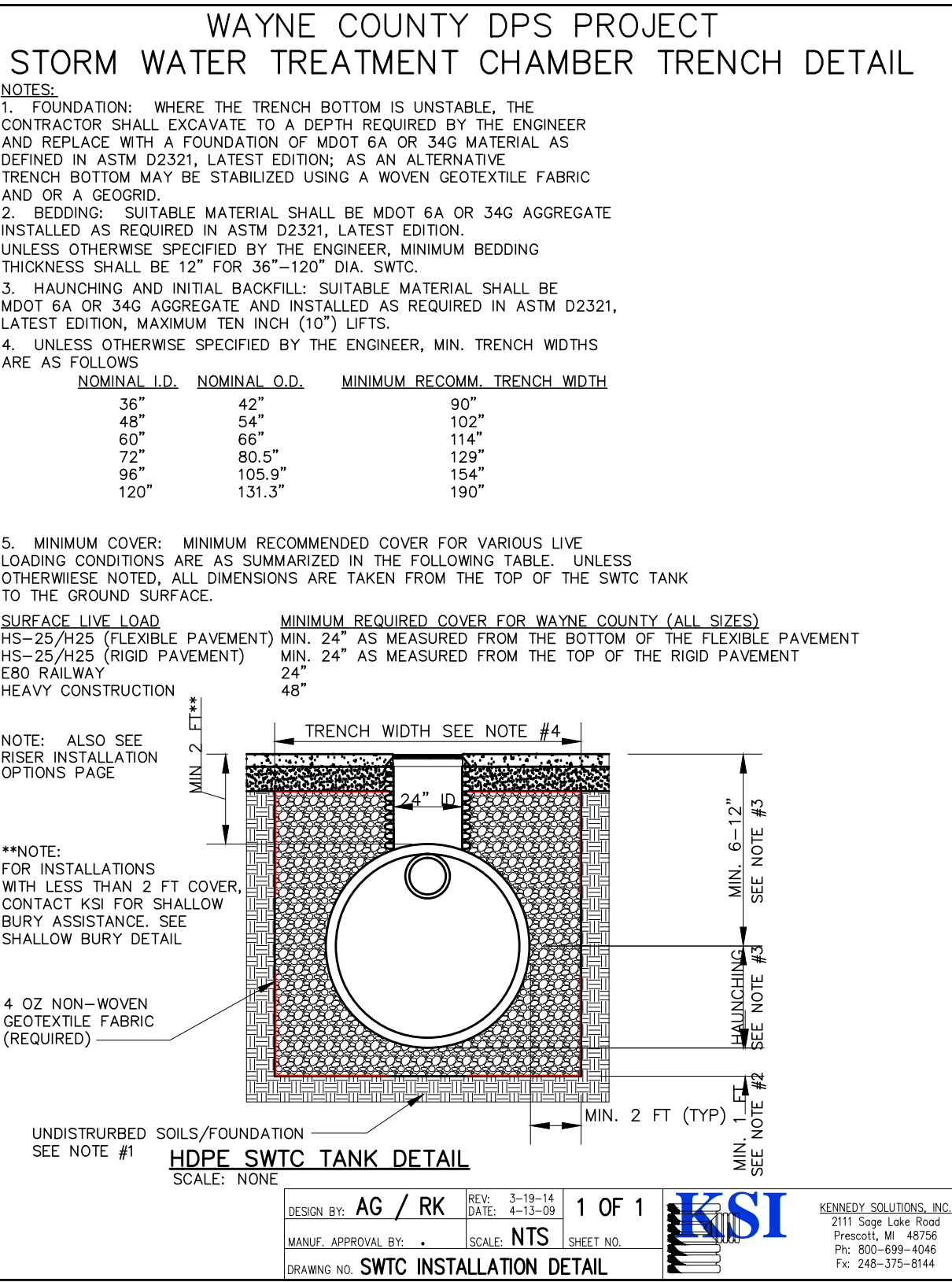
INSTALLATION GUIDELINES

1. EXCAVATE AREA FOR KSI SWTC AND PREPARE TRENCH BOTTOM PER ASTM D2321, SECTIONS 6 & 7.
 2. THE KSI SWTC SHALL BE INSTALLED ON A BED OF NO LESS THAN 12" MDOT 6A OR 34G BEDDING MATERIALS COMPACTED TO 95% PROCTOR DENSITY. (IF APPLICABLE), DIVERSION STRUCTURE AND EXITING STRUCTURE AT ELEVATIONS INDICATED ON SITE PLAN. COUPLE INLET AND OUTLET STUBS WITH APPROPRIATE PIPE COUPLINGS, FERNCOS OR HDPE SPLIT COUPLERS TO CONVEYANCE PIPE.
 3. INSTALL KSI SWTC UNIT. HIGH FLOW BYPASS LINE (IF APPLICABLE).
 4. BACKFILL UNIT WITH MDOT 6A OR 34G MATERIALS PER ASTM D2321. BACKFILL SHALL BE COMPACTED TO 95% PROCTOR DENSITY.
 5. THE HDPE ACCESS RISERS SHALL BE FIELD CUT TO FINISH GRADE BY THE CONTRACTOR. SEE RISER INSTALLATION OPTIONS PAGE.
 6. KSI RECOMMENDS FILLING THE UNIT WITH WATER UPON COMPLETION OF INSTALLATION UP TO THE BAFFLE HEIGHT.
- MAINTENANCE GUIDELINES
1. ALL STORM WATER TREATMENT CHAMBERS WILL REQUIRE PERIODIC MAINTENANCE DEPENDING ON SPECIFIC SITE CONDITIONS.
 2. KSI RECOMMENDS CLEANING THE SWTC QUARTERLY AND AFTER HEAVY RAIN STORMS. SEDIMENT IS EASIER TO REMOVE WHEN IT IS REMOVED ON A REGULAR BASIS.
 3. DISPOSAL OF MATERIAL FROM THE KSI SWTC ARE SIMILAR TO THAT OF ANY OTHER BEST MANAGEMENT PRACTICES (BMP). LOCAL GUIDELINES SHOULD BE CONSULTED PRIOR TO DISPOSAL OF THE SWTC CONTENTS. PETROLEUM WASTE PRODUCTS SHOULD BE REMOVED BY A LICENSED WASTE MANAGEMENT COMPANY.
 4. IF A HYDROCARBON REMOVAL SYSTEM WAS INSTALLED - REPLACE IT WHEN IT TURNS BLACK. UNIT CAN BE DISPOSSED OF VIA NORMAL REFUSE REMOVAL. SPENT UNIT DOES NOT LEACH CAPTURED CONTAMINATES.
 5. AFTER CLEANING THE UNIT - KSI RECOMMENDS REFILLING THE UNIT WITH WATER
- WHITE = NEW
GRAY = WORKING
BLACK = SPENT - NEEDS REPLACEMENT - CONTACT KSI FOR REPLACEMENT PARTS

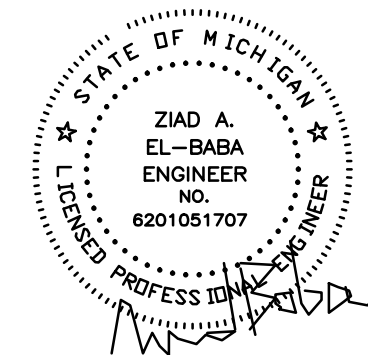
WAYNE COUNTY DPS JURISDICTION ONLY

DESIGN BY: AG / RK
DATE: 8-19-19
SCALE: NTS
SHEET NO. 1 OF 1

KSI KENNEDY SOLUTIONS, INC.
2111 Sapar Lake Road
Prescott, MI 48756
Ph: 800-699-4046
Ft: 248-375-8144

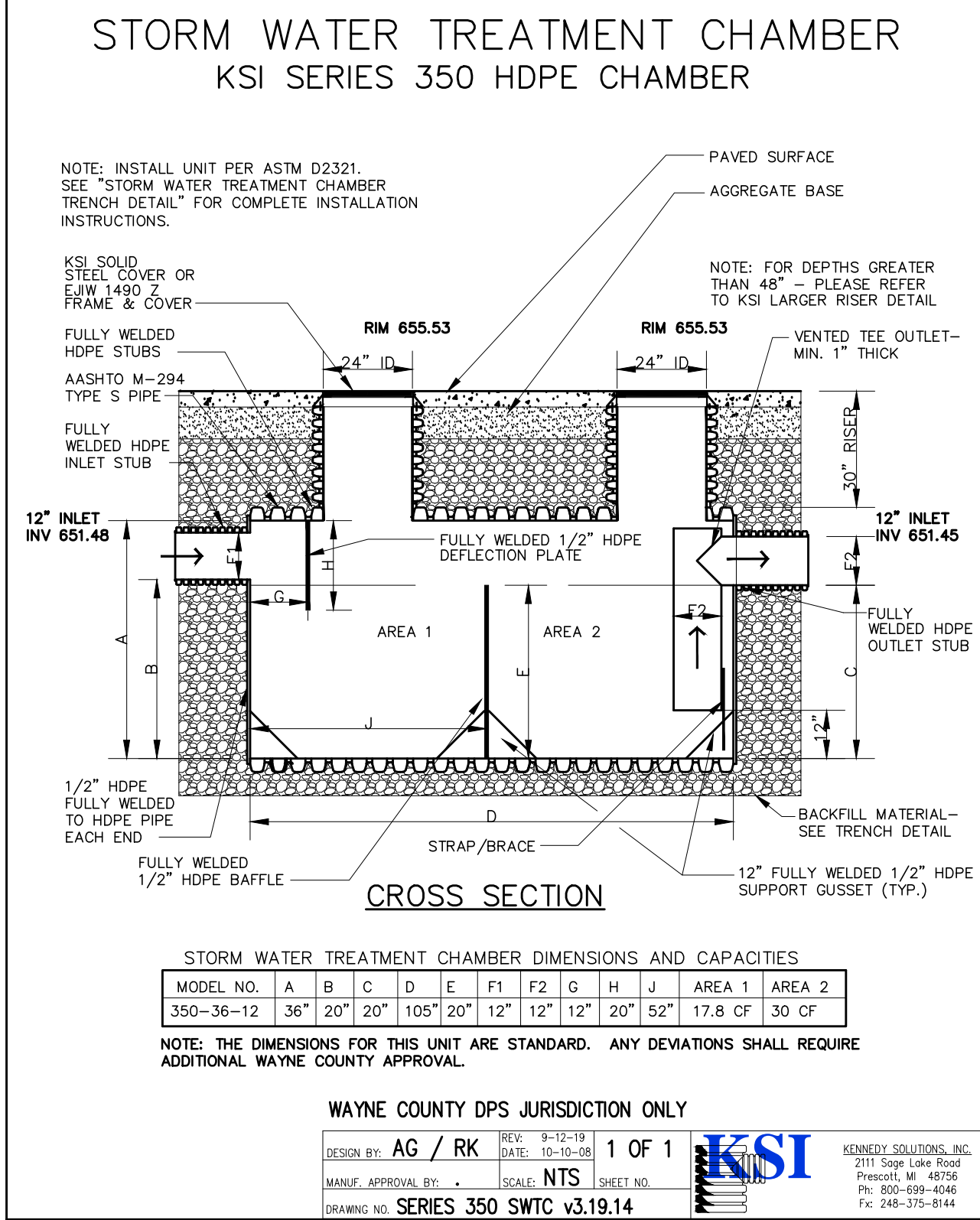


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WAYNE COUNTY DPS PROJECT
STORM WATER TREATMENT CHAMBER
INSTALLATION AND MAINTENANCE GUIDELINES

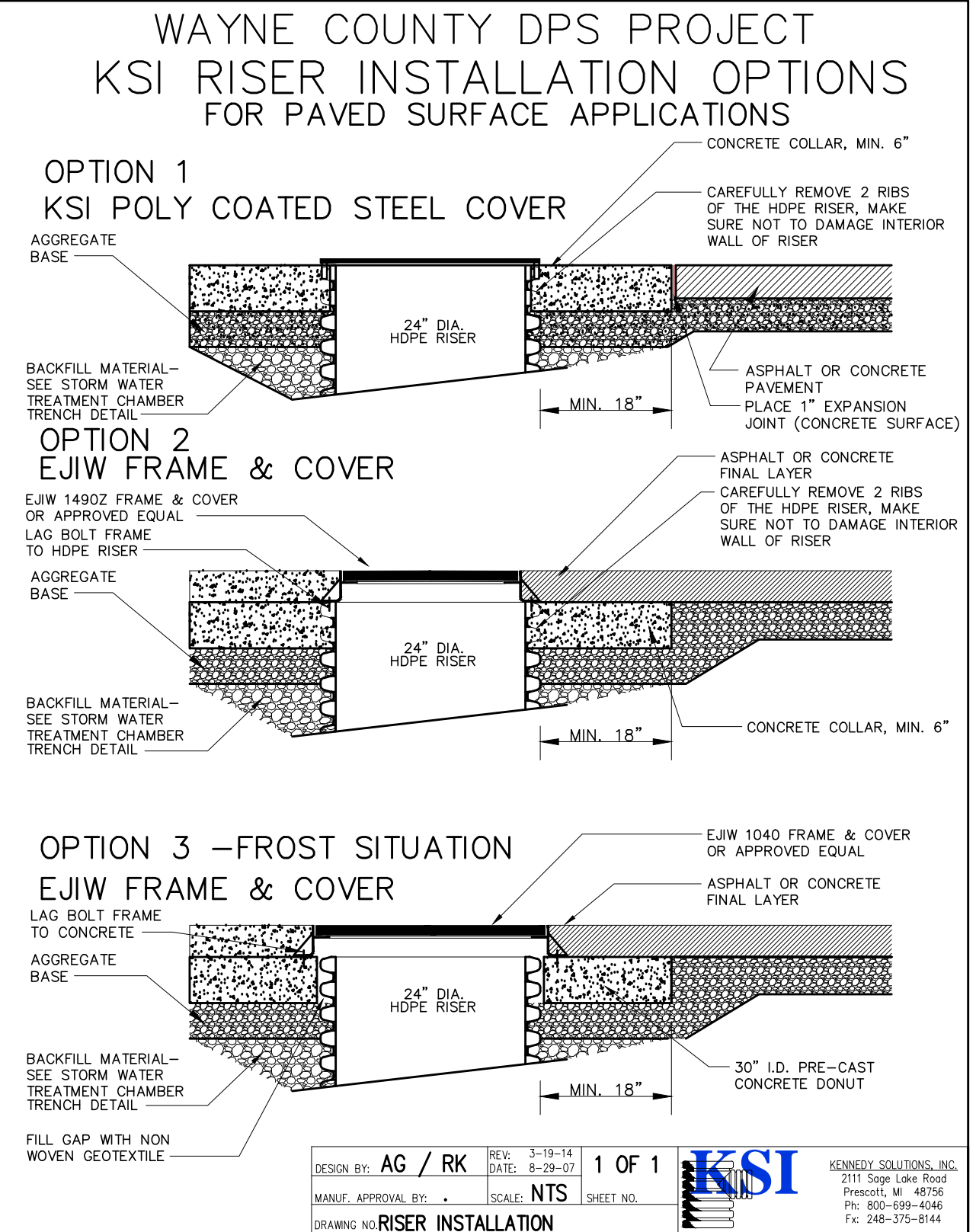
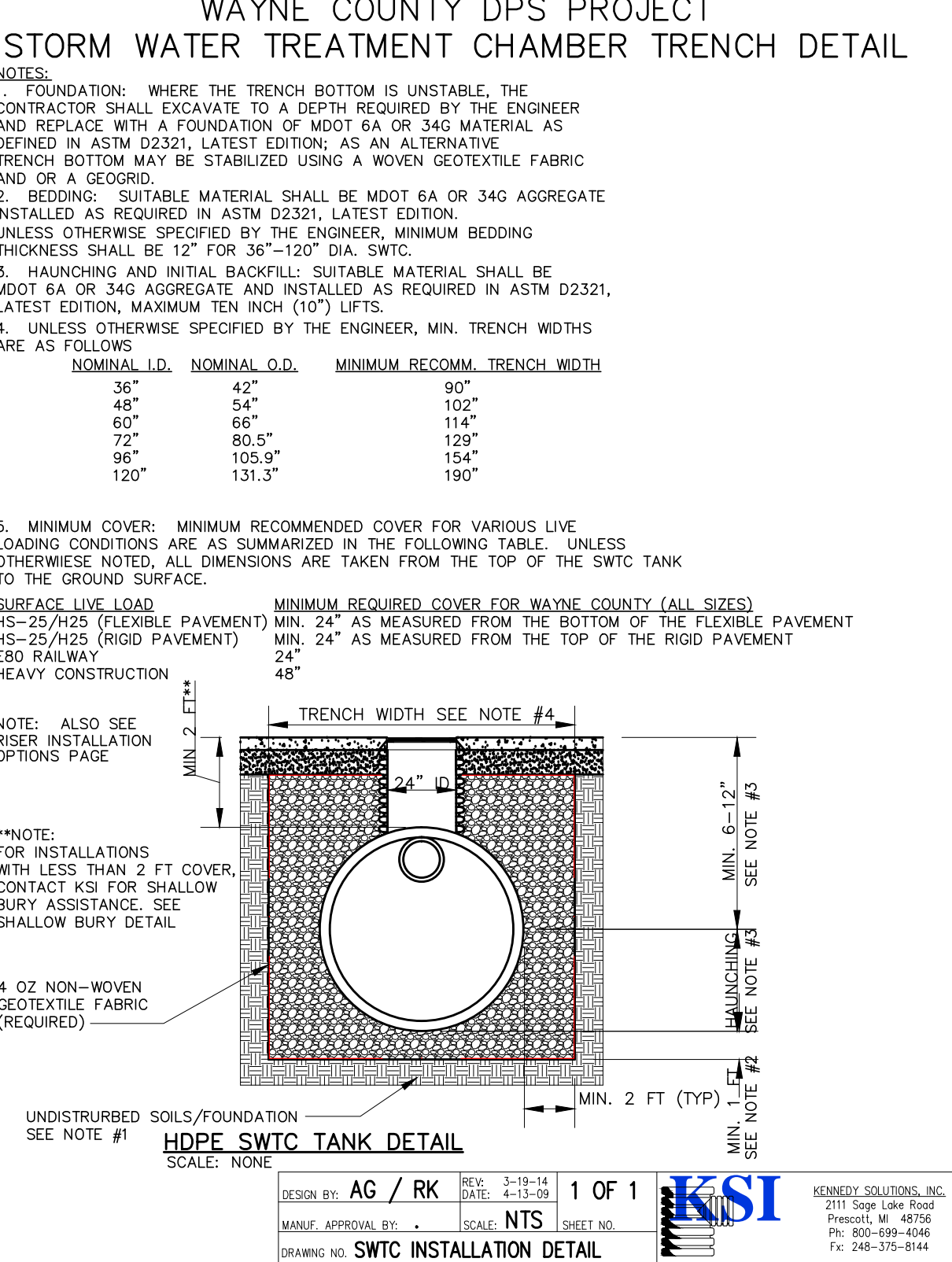
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WAYNE COUNTY DPS JURISDICTION ONLY

DESIGN BY: AG / RK
DATE: 4-17-08
SCALE: NTS
SHEET NO. 1 OF 1

KSI KENNEDY SOLUTIONS, INC.
2111 Sapar Lake Road
Prescott, MI 48756
Ph: 800-699-4046
Ft: 248-375-8144



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SEPT.20.19		SITE PLAN
NOV.29.19		SITE PLAN
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OCT.1.20		ENGINEERING
FEB.20.21		SITE PLAN/ENGINEERING

Project:

NEW GAS STATION
41001 HURON RIVER
VANBUREN MI

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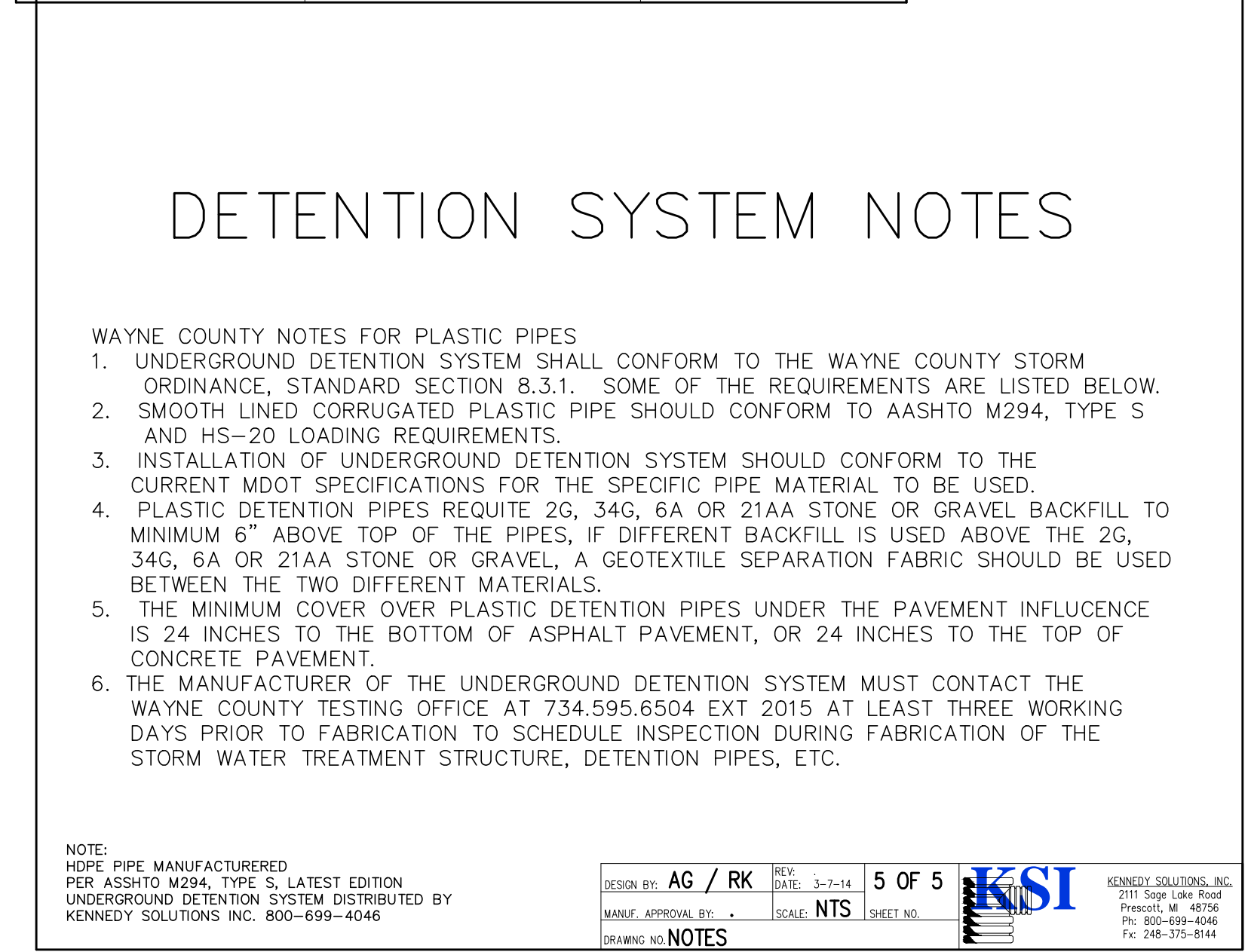
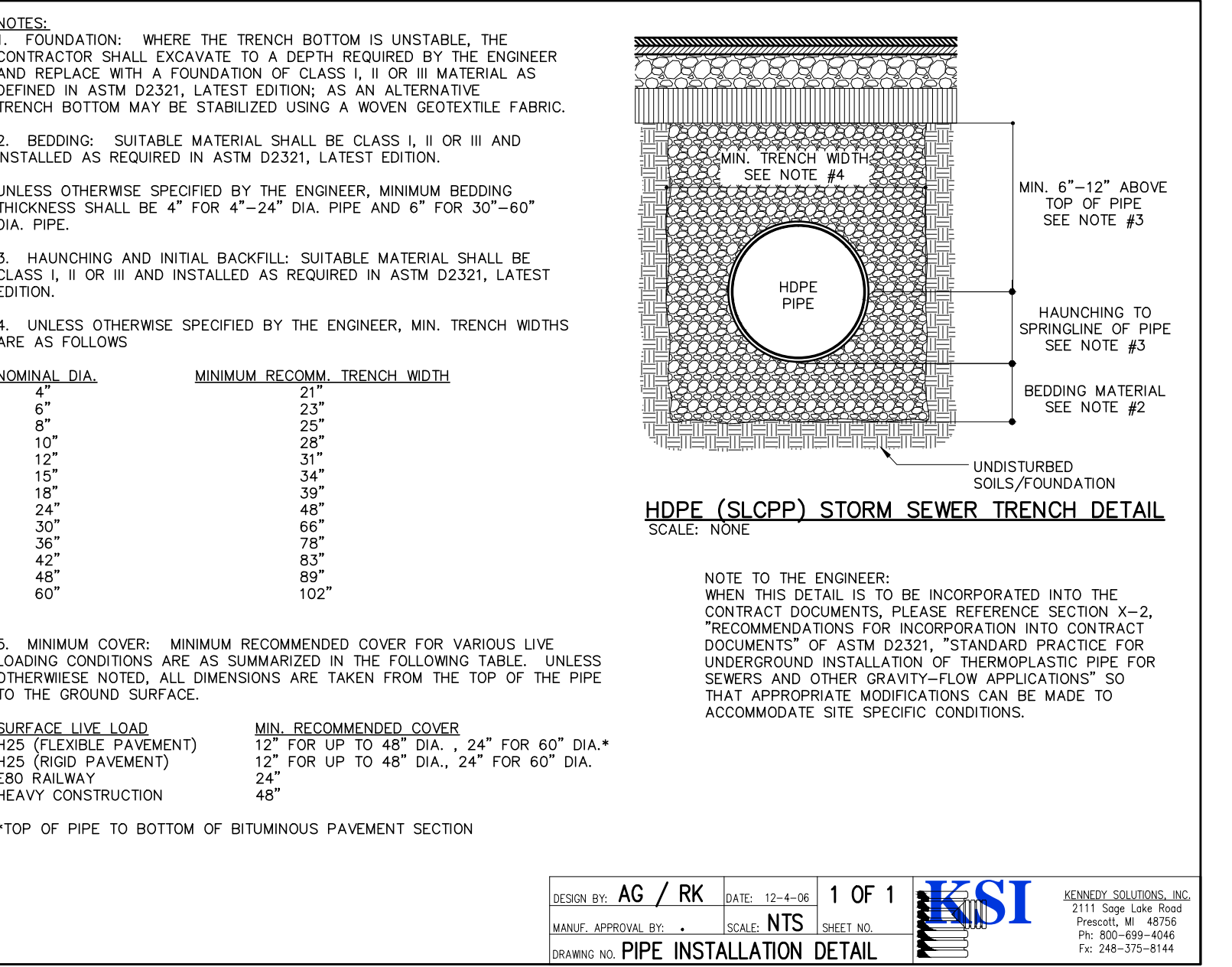
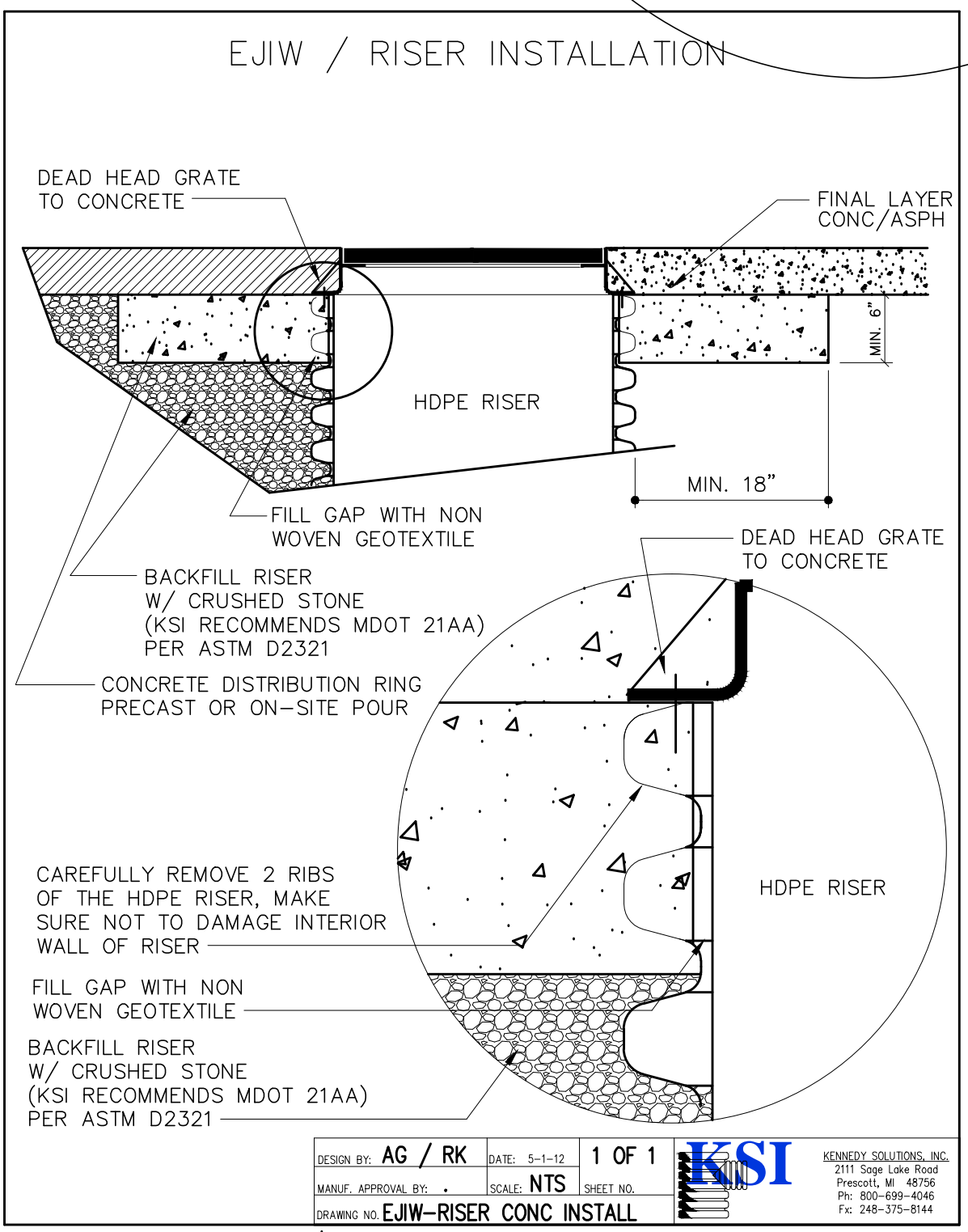
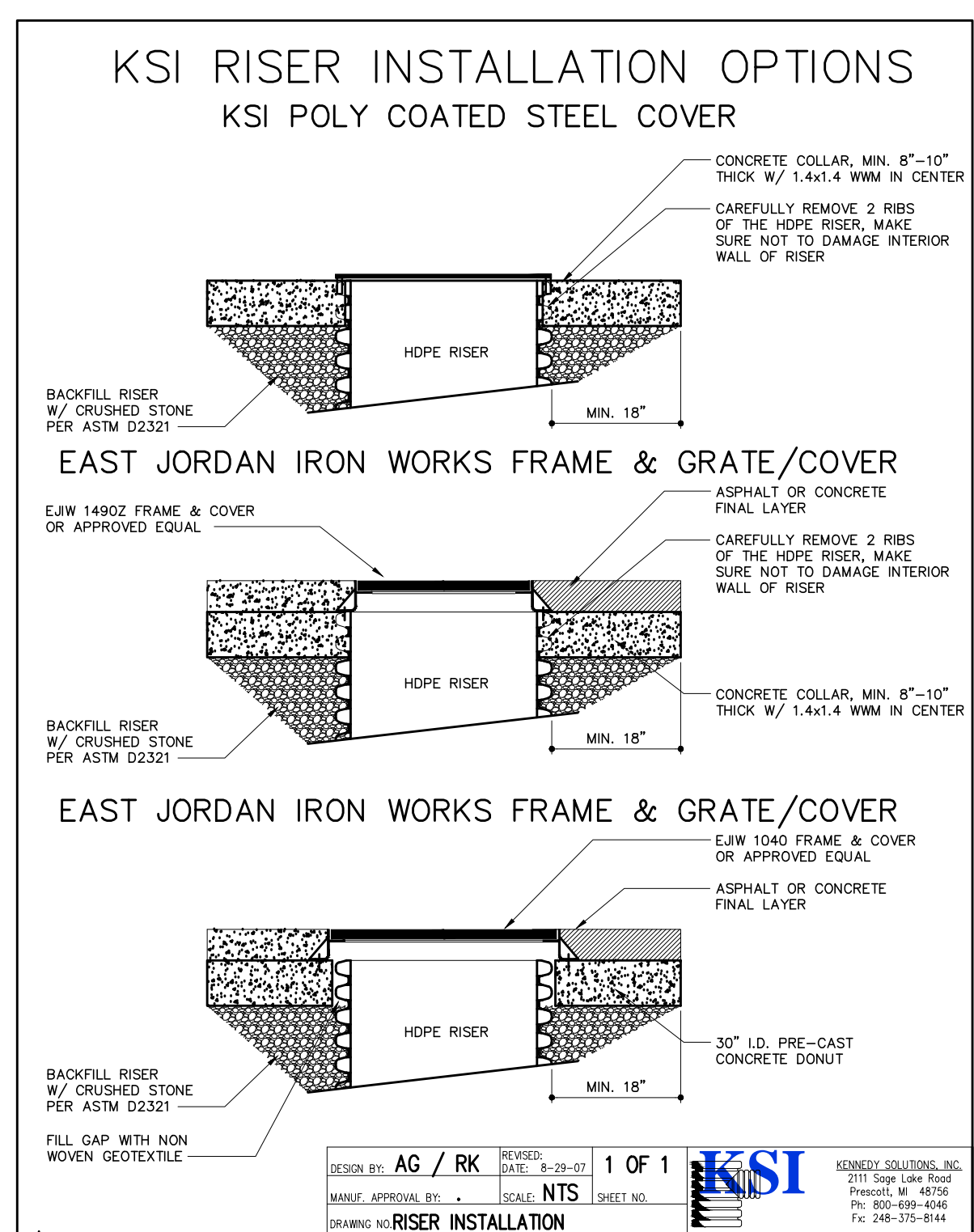
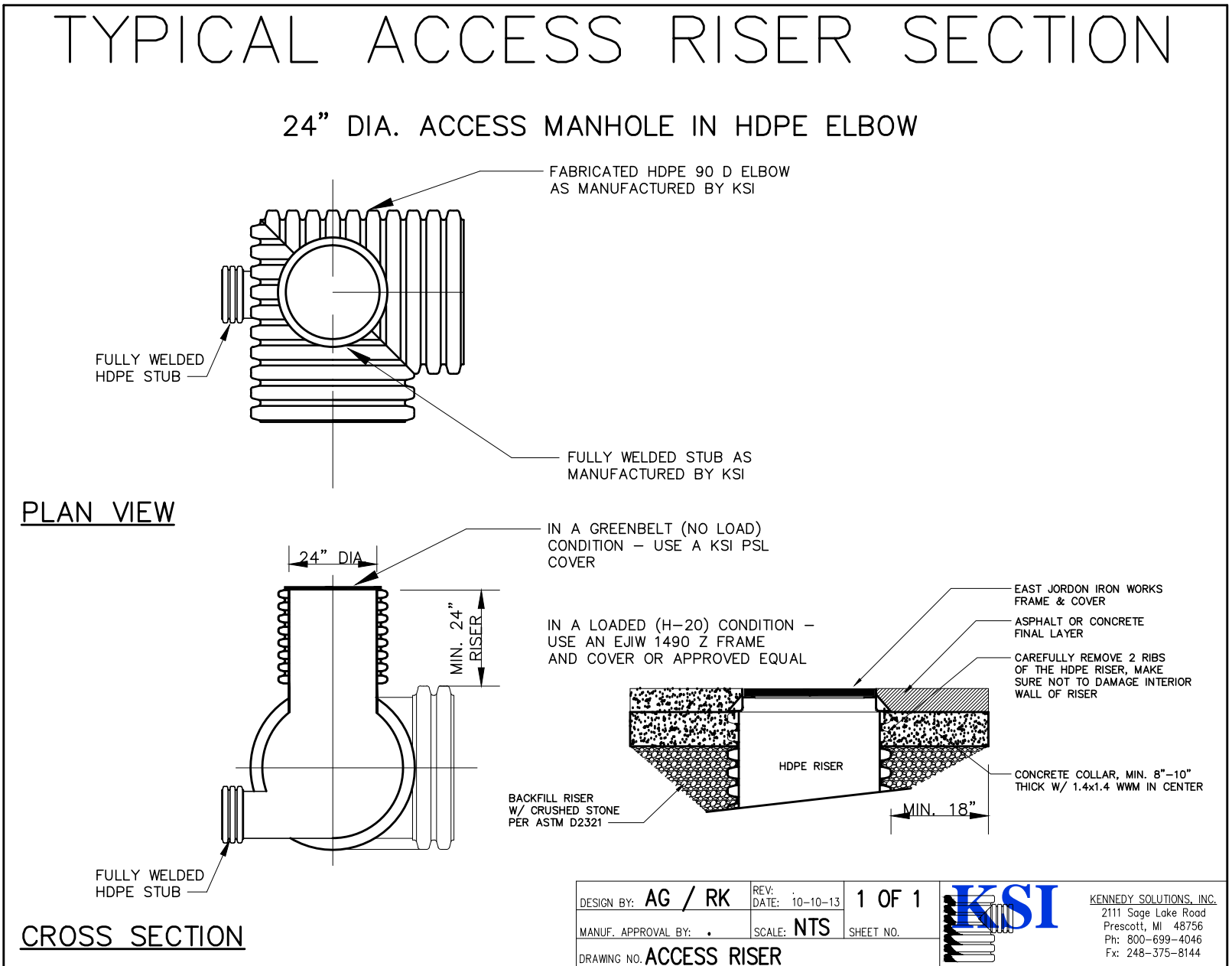
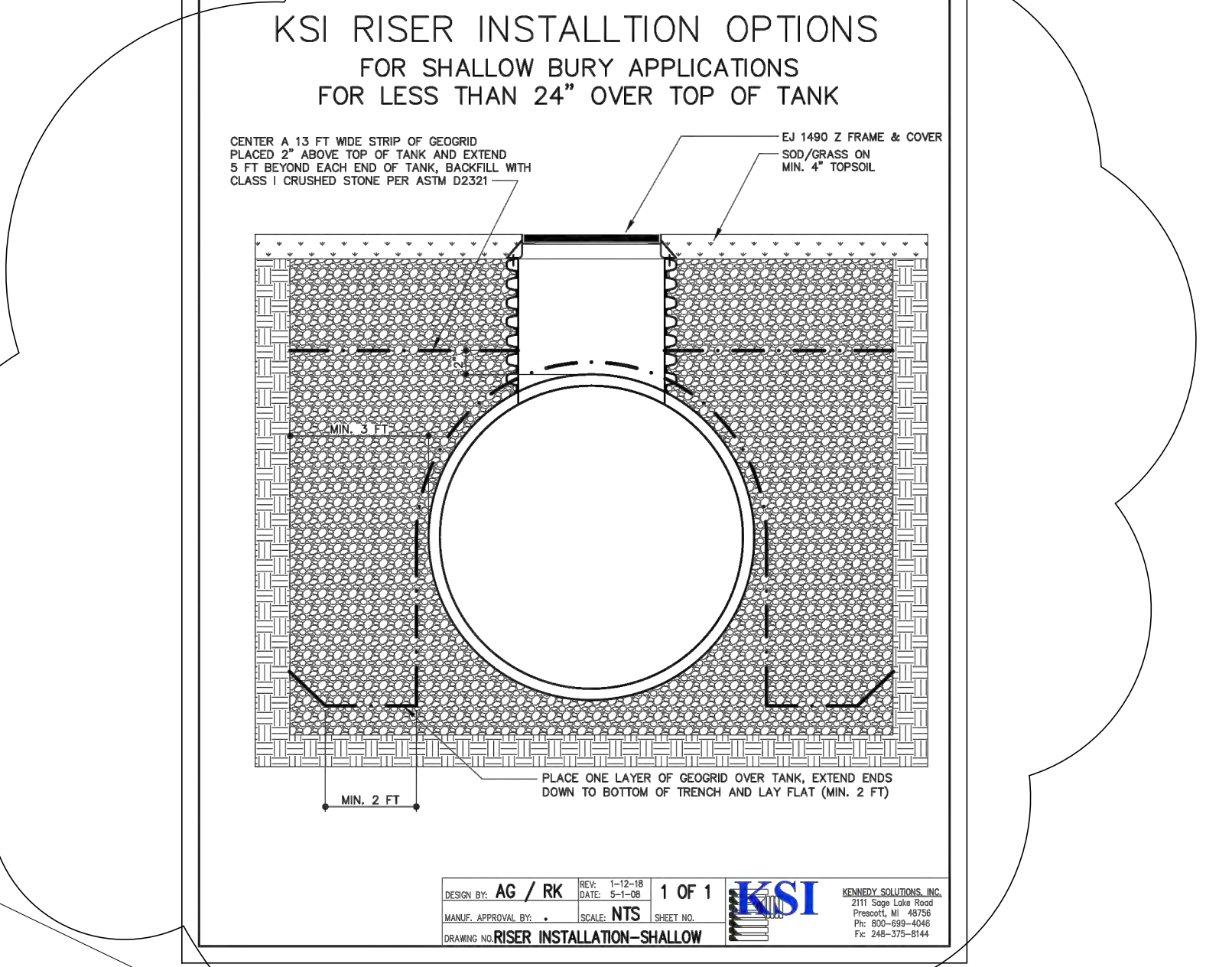
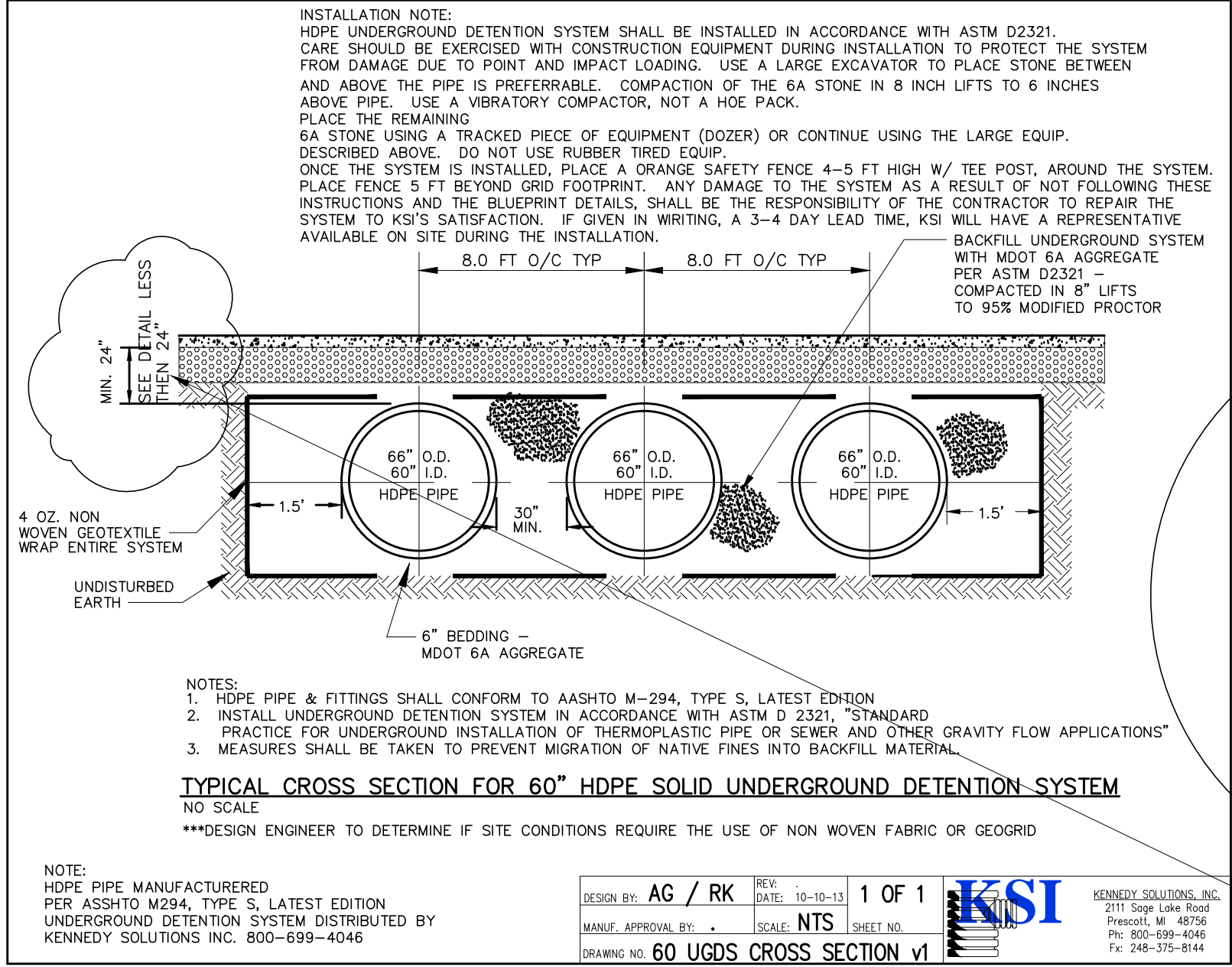
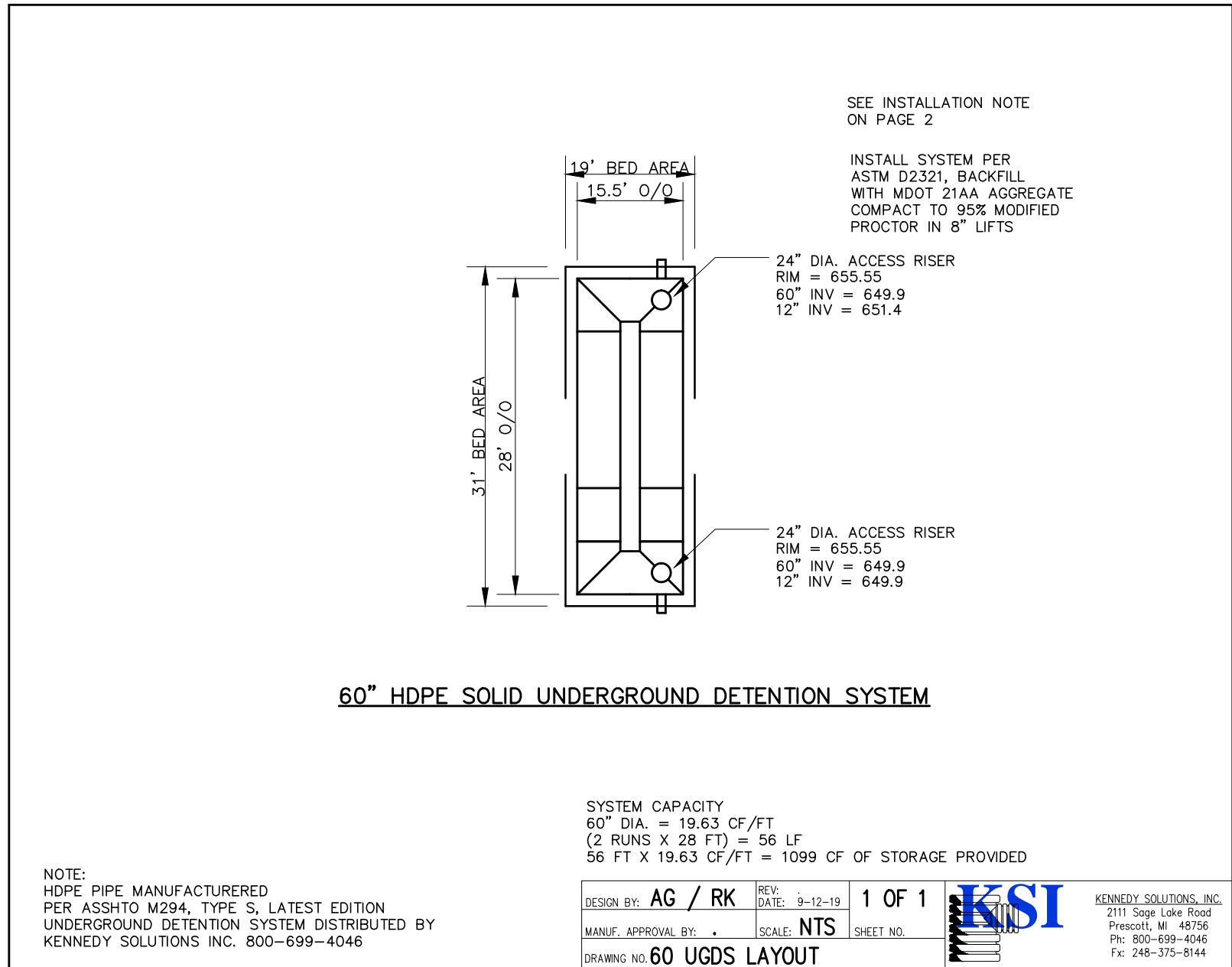
TIMOTHY SHAMAS
41001 HURON RIVER
VANBUREN MI

Drawing Title:
TREATMENT UNIT 750 KSI

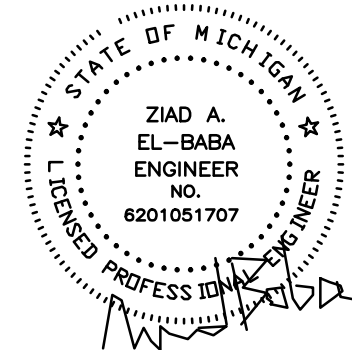
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Drawing No.

SP-9



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FAX - 519-979-3535

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SEPT.20.19		SITE PLAN
NOV.29.19		SITE PLAN
JULY.20.20		ENGINEERING
OCT.1.20		ENGINEERING
FEB.20.21		SITE PLAN/ENGINEERING

Project:

NEW GAS STATION
41001 HURON RIVER
VANBUREN MI

OWNER

TIMOTHY SHAMAS
41001 HURON RIVER
VANBUREN MI

Drawing Title: TREATMENT UNIT 350 KSI	
Project Number	
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SP-10

Your Peace of Mind is Our Top Priority™

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.



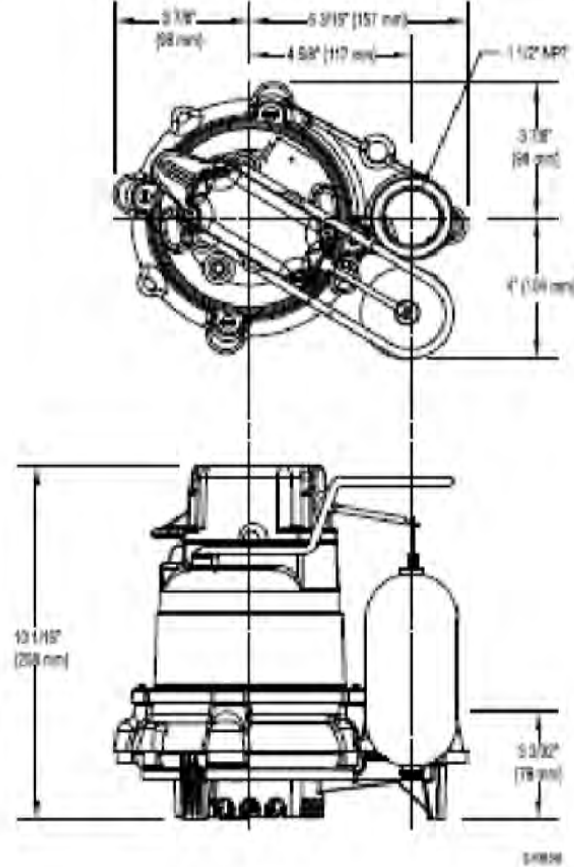
Zoeller Family of Water Solutions™

TECHNICAL DATA SHEET
MIGHTY-MATE SERIES
Cast Iron Models 53, 57 and Bronze Models 55, 59
Submersible Effluent / Dewatering Pumps

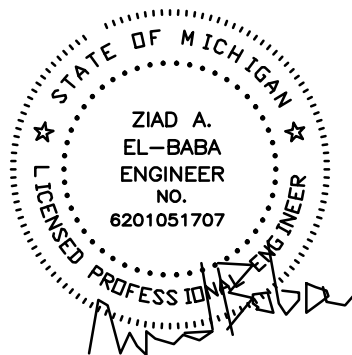
SECTION: 215.630
FM2778
0515
Supersedes
0315

PRODUCT SPECIFICATIONS

MOTOR	Horse Power	3/16
	Voltage	115 or 230
	Phase	1 Ph.
	Hertz	60 Hz
PUMP	BRN	1610
	Type	Shaded pole
	Insulation	Class B
	Amperes	4 1/2 - 9.7
	Operation	Automatic or nonautomatic
	Auto On/Off Points	7x1/8" (18.4 mm) / 3" (76.2 mm)
	Discharge Size	1-1/2" NPT
	Solids Handling	1/2" (12.7 mm) spherical solids
	Cord Length	9 (3 m) automatic, 15' (5 m) nonautomatic
	Cord Type	UL listed, 3-wire, grounded plug
MATERIALS	Max. Head	19.25 (5.9 m)
	Max. Flow Rate	43 GPM (163 LPM)
	Max. Operating Temp.	130°F (54°C)
	Cooling	Oil filled
	Motor Protection	Automatic thermal overload
	Cap	Cast iron or bronze
	Motor Housing	Cast iron or bronze
	Pump Housing	Cast iron or bronze
	Base	Cast iron, bronze or engineered thermoplastic
	Upper Bearing	Sleeve bearing



NOTE: See model comparison chart for specific details.

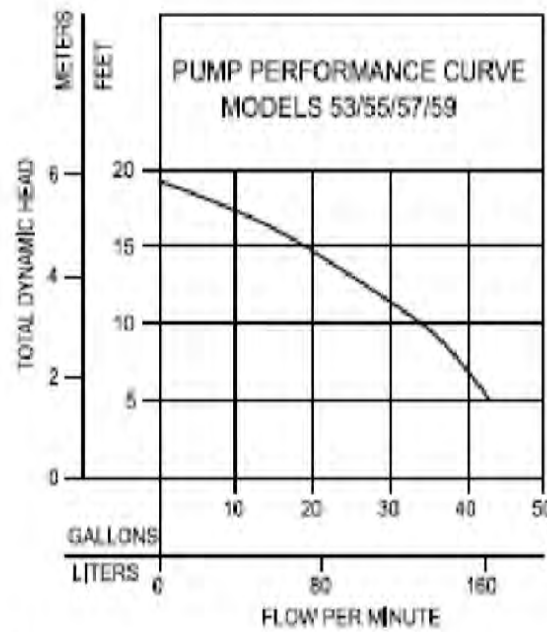


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TOTAL DYNAMIC HEAD
FLOW PER MINUTE

MODEL	Feet	Meters	Gal.	Liters
53/55/57/59	5	1.5	43	163
	10	3.0	34	129
	15	4.5	19	72
Shut-off Head:	19.25 ft.(5.9m)			



MODEL COMPARISON										
Model	Seal	Mode	Volts	Ph.	Amperes	HP	Hr	Lbs	Kg	Simplex
M53/M55	Single	Auto	115	1	9.7	3/16	66	23	10	—
N53/N55	Single	Non	115	1	9.7	3/16	66	23	10	2
* B53/55	Single	Auto	115	1	9.7	3/16	66	23	11	*
* B53/55/57	Single	Auto	230	1	4.8	3/16	66	24 / 30	11 / 13	4
D53	Single	Auto	230	1	4.8	3/16	66	23	10	—
E53/E55	Single	Non	230	1	4.8	3/16	66	22	10	2
M57/M59	Single	Auto	115	1	9.7	3/16	66	23 / 28	11 / 13	—
N57/N59	Single	Non	115	1	9.7	3/16	66	23 / 29	12 / 13	2
* B57	Single	Auto	115	1	9.7	3/16	66	26	13	*
D57/D59	Single	Auto	230	1	4.8	3/16	66	30 / 33	13 / 15	1
E57/E59	Single	Non	230	1	4.8	3/16	66	28 / 29	12 / 13	2
S53	Single	Non	230	1	4.8	3/16	66	23	10	2

* Single piggyback switch included.

SPECIAL MODEL FEATURES

Additional cord lengths are available in 15' (5 m), 25' (8 m) and 35' (11 m). 50' (15 m) cord lengths available for 230 V units only.
BE and BN models include a piggyback variable level pump switch.
Model 53: cast iron switch case, motor and pump housing, a plastic impeller and base, Model 57: all cast iron construction with a cast iron impeller.
Model 55: bronze switch case, motor and pump housing, a plastic impeller and base, Model 59: bronze construction with a bronze impeller.
Optional pump stand (P/N 10-2421).

SELECTION GUIDE

- Integral float-operated mechanical switch, no external control required.
- Single piggyback variable level float switch or double piggyback variable level float switch. Refer to FM6472.
- See FM6712 for correct model of Electrical Alternator.
- Variable level control switch 10-0743 used as a control activator with electrical alternator (3) or (4) float system.

OPTIONAL PUMP STAND P/N 10-2421

- Reduces potential clogging by debris.
- Replaces rocks or bricks under the pump.
- Made of durable, noncorrosive ABS.
- Raises pump 3" (7.5 cm) off bottom of basin.
- Provides the ability to raise intake by adding sections of 1" or 2" (25.4 or 50.8 mm) PVC piping.
- Attaches securely to pump.
- Accommodates sump, dewatering and effluent applications.



"Easy assembly"
(parts & instructions
included)

CAUTION: All installation of electrical equipment and wiring should be done by a qualified licensed electrician. All electrical and safety codes should be followed including the most recent National Electrical Code (NEC) and the Occupational Safety and Health Act (OSHA).

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SNP TO: 3648 Cave Run Road • Louisville, KY 40211-1961
TEL: (502) 778-2731 • 1 (800) 828-PUMP • FAX: (502) 774-3534

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SECTION: 2.29.040
FM6506
0717
Supersedes
0414

ELECTRICAL ALTERNATOR CONTROL PANEL - FOR DUPLEX INSTALLATIONS

An Electrical Alternator is used on a Duplex pump application where automatic alternation of the pumps is desired for added protection in residential or commercial applications. With one pump operating to handle normal flow, a second pump becomes operational in the event the water level continues to rise. The built-in alarm system, a standard feature, can be connected to sound when the second pump becomes operational (3-float switch system) or independently (4-float switch system). All electrical systems must be installed by a qualified electrician and according to the National Electrical Code. (See Section 435-71 through 435-113, plus any others that apply.)

Control Panel Features:

- Hand-Off-Auto Toggle Switch for each pump
- Green pump run pilot light for each pump
- Alarm test and silence switches
- Red pilot light (Nema 1 Only) and audible alarm with 85 to 85 decibel rating for a high water condition
- Red Alarm Beacon included with Nema 4X enclosure
- Auxiliary Dry Contact
- High Water Alarm
- On Single Phase - Circuit breaker for each pump
- On Three Phase - Motor protective switch with overload protection
- Magnetic starter for each pump
- Alternating mechanism
- Numbered terminal strip for connecting pumps and variable level float switches
- Nema 1 - general purpose or
- Nema 4X - Watertight enclosures available
- Integral auxiliary terminal board connections (dry contact) for remote alarm devices
- 3 or 4 variable level float switch control operation
- Three 20 float switches included with single phase panels
- 2 Year Warranty
- The use of off-the-shelf components provides for relatively easy field maintenance and repair
- Float switch not included with three phase panels (See FM6526)

CONTROL PANEL USED WITH SINGLE PHASE PUMPS

NEMA 1 ENCLOSURE WITH 20' FLOAT SWITCH			
Item No.	Dimensions H x W x D	Voltage	Amp Range
10-1038	12" x 10" x 6"	115	7-15
10-1040	12" x 10" x 6"	115	15-20
10-0092	12" x 10" x 6"	115/200/230	0-30

NEMA 4X ENCLOSURE WITH 20' FLOAT SWITCH			
Item No.	Dimensions H x W x D	Voltage	Amp Range
10-1041	12" x 10" x 6"	115	7-15
10-1043	12" x 10" x 6"	115	15-20
10-1045	12" x 10" x 6"	115/200/230	0-7
10-1046	12" x 10" x 6"	115/200/230	7-15
10-1047	12" x 10" x 6"	115/200/230	15-20
10-1048	12" x 10" x 6"	115/200/230	25-30
10-0093	12" x 10" x 6"	115/200/230	0-30

* Branch circuit protection provided by installing electrician.

NOTE: 000 and X000 Series single phase pumps require special panels that include a test component. See Selection Guide FM6712 for correct panel selection.
NOTE: All variable level float switches in this section are mechanically activated and do not contain mercury.

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10-0092

10-0093

Products may not be exactly as illustrated.

DATE	REV. NO.	ISSUED FOR
JULY.29.19		SITE PLAN
SEPT.20.19		SITE PLAN
NOV.29.19		SITE PLAN
JULY.20.20		ENGINEERING
OCT.1.20		ENGINEERING
FEB.20.21		SITE PLAN/ENGINEERING

Project:

NEW GAS STATION
41001 HURON RIVER
VANBUREN MI

OWNER

TIMOTHY SHAMAS
41001 HURON RIVER
VANBUREN MI

Drawing Title:

PUMP CURVES

Project Number

Scale

AS NOTED

Date

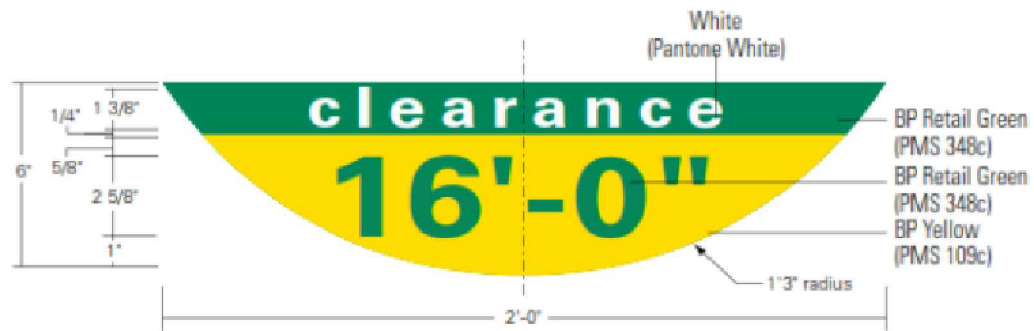
Drawn By

Checked By

Drawing No.

R19-024

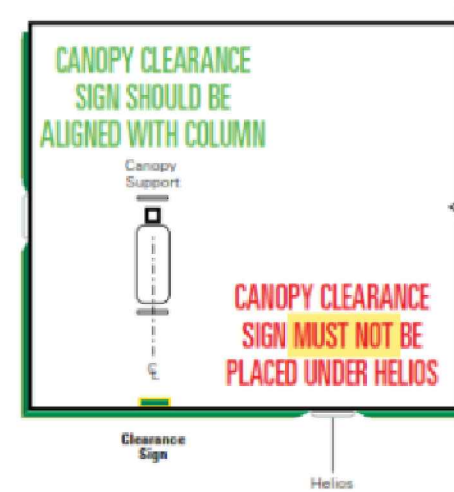
SP-12



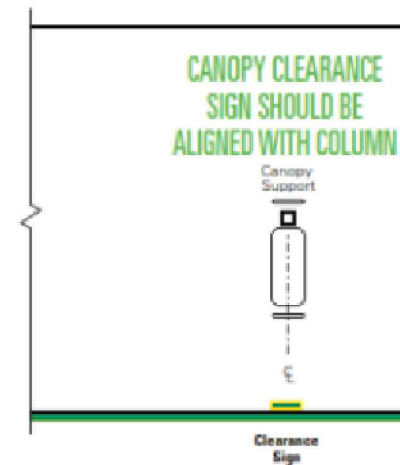
A. front elevation - clearance sign



B. photo example - clearance sign

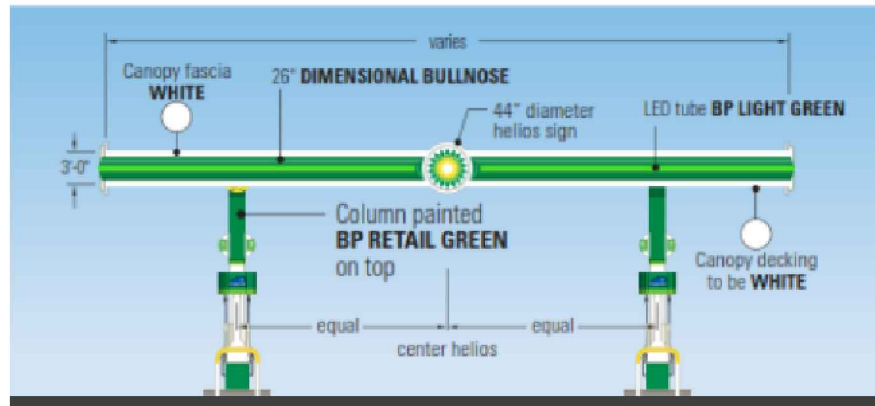


C. plan view - site location - Option 1

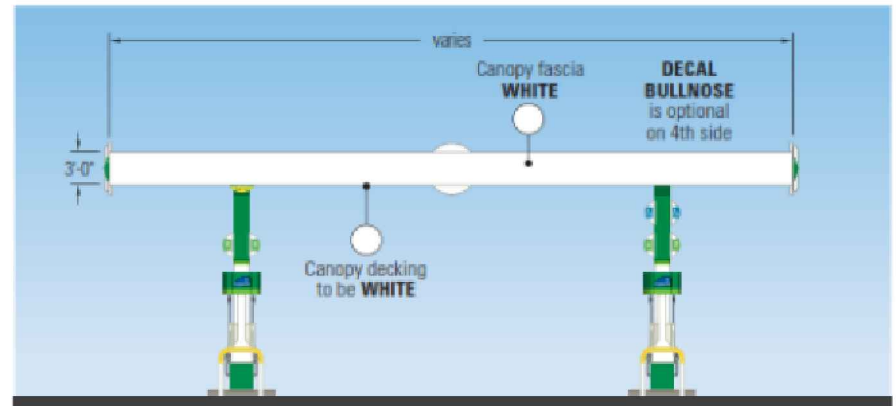


D. plan view - site location - Option 2

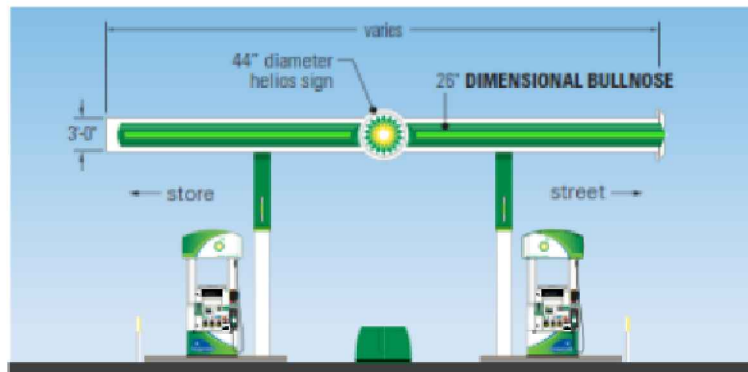
DOMINO 4



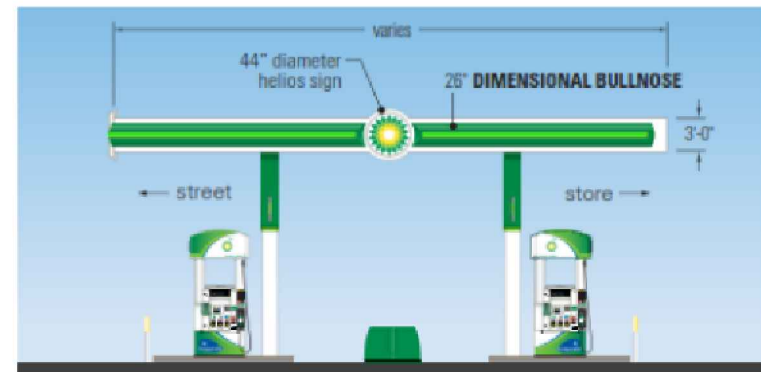
A Front Elevation - Domino 4 - 36" Fascia, Dimensional Bullnose
SCALE: 3/32"=1'-0"



B Rear Elevation - 36" Fascia, White ACM or Optional Bullnose Decal
SCALE: 3/32"=1'-0"



C Side Elevation - 36" Fascia, Dimensional Bullnose
SCALE: 3/32"=1'-0"



D Side Elevation - 36" Fascia, Dimensional Bullnose
SCALE: 3/32"=1'-0"

\$1650.00



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

DATE: 1/12/2021

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 24-July 4 202

LOCATION OF EVENT: Lakewood Shopping Plaza Parking

ADDRESS OF LOCATION: 3045 Rawsonville Road and I-94, 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 \$ 1250.00 BOND FEE \$ fre 400.00 TOTAL \$ _____

Richard Tapper
(SIGNATURE OF APPLICANT)

2-8-2021
(DATE SIGNED)

(APPROVED BY)

(DATE SIGNED)



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power – Director of Planning and Economic Development
RE: Review of Temporary Land Use Request #21-009 – Phantom Fireworks at Lakewood Shopping Plaza
DATE: April 9, 2021

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 24, 2021 through July 4, 2021, 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 30 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 over 100 feet from the right-of-way of the South I-94 Service Drive and over 30 feet from the adjoining outlot of the plaza 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 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 ninth (9th) 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 April 9, 2021, 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.



March 9, 2021

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

VB 21-009

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

I have reviewed the plans submitted to my office on February 24, 2021 and found their application is in compliance with the Van Buren Township adopted codes as well as state regulations for fireworks sales.

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 Marshal



Property Name: Lakewood Shopping Center
Address: 2095 Rawsonville Road, Belleville, MI. 48111

Landlord Lease Terms: June 10th, 2021 through July 16th, 2021

Hours of Operation: June 24th 2021 – July 4th 2021 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

Michigan Department of Licensing and Regulatory Affairs
BUREAU OF FIRE SERVICES
611 W. OTTAWA ST., 4TH FLOOR
LANSING, MI 48913

09032020

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(B), MICHIGAN FIREWORKS SAFETY
ACT. THIS CERTIFICATE IS SUBJECT TO PAYMENT OF CERTIFICATE FEES FOR
INITIAL AND ANNUAL APPLICATION OR TRANSFER FEES.

Phantom Fireworks
Phantom Fireworks
2095 RAWSONVILLE RD
BELLEVILLE MI 48111

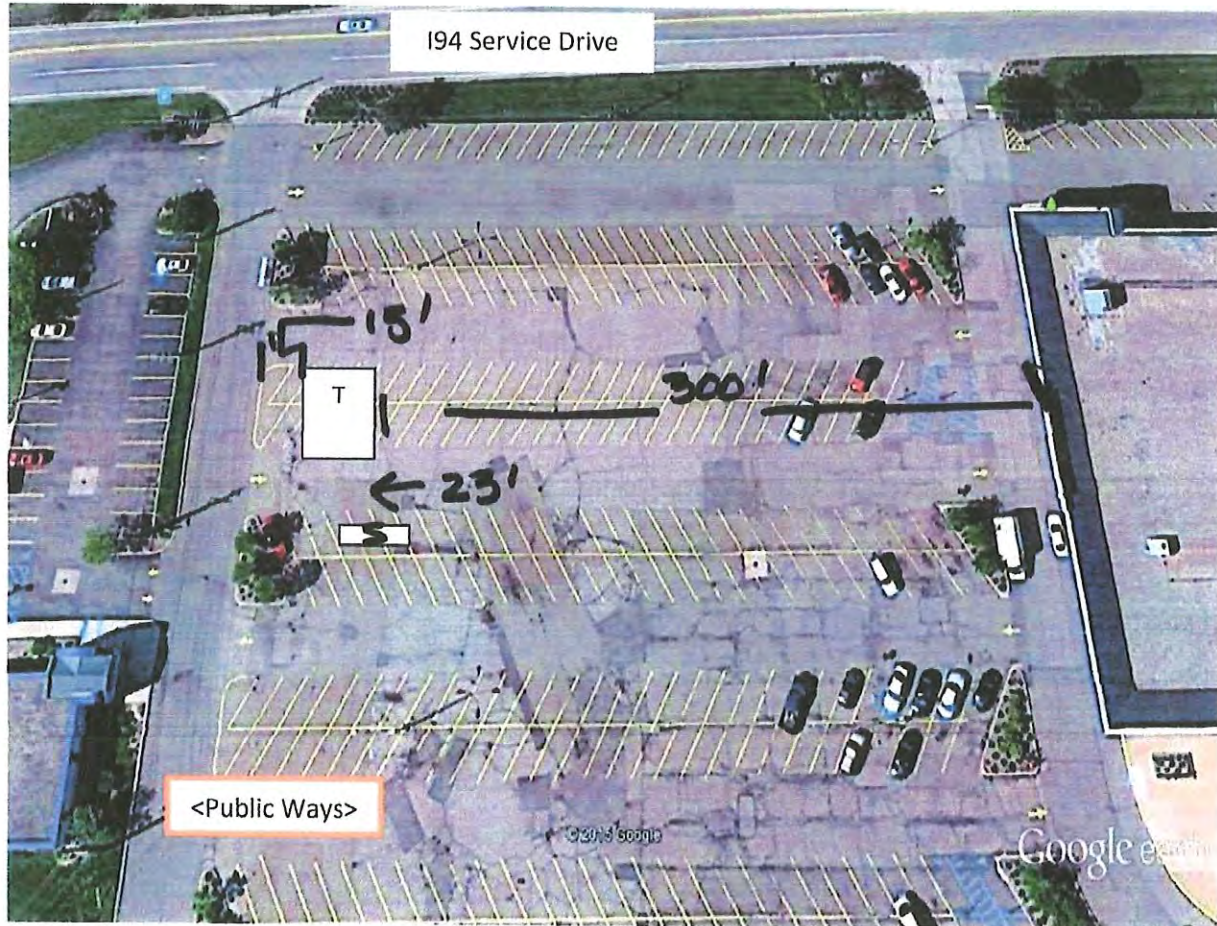
Certificate Number
CT00022

Expiration Date:
04/30/2022

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

Exhibit A

Van Buren Township, 2095 Rawsonville Road, Belleville, MI. 48111,
Lakewood Center



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.

X Lynore M. Clark Digitally signed by Lynore M. Clark
DN: cn=Lynore M. Clark, o=Schostak Brothers &
Company, Inc, ou, email=clark@schostak.com, c=US
Date: 2021.01.06 12:18:50 -05'00'

Date 1/2/2024

Schostak Brothers & Co., Inc as managing agent for Lakewood shopping
Center LLC.

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 2095

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 2021 season.

Schostak Brothers & Co., INC

As managing agent for Lakewood Shopping Center LLC

Lynore M. Clark

Digitally signed by Lynore M. Clark
DN: cn=Lynore M. Clark, o=Schostak Brothers & Company,
inc., ou=envs-clark@schostak.com, c=US
Date: 2021.01.06 12:13:54 -0500

Signature

Name- Please Print – Property Owner/Controller of Property

Company/Title

Date

1/7/2021



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/7/2021

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		FAX (A/C, No): 216-658-7101													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Everest Indemnity Insurance Co.</td> <td>10851</td> </tr> <tr> <td>INSURER B : Axis Surplus Ins Company</td> <td>26620</td> </tr> <tr> <td>INSURER C : Arch Speciality Ins Co</td> <td>21199</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>			INSURER(S) AFFORDING COVERAGE	NAIC #	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 :
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INSURER E :																
INSURER F :																
INSURED Phantom Fireworks Eastern Region, LLC 2445 Belmont Avenue Youngstown OH 44505																

COVERAGES

CERTIFICATE NUMBER: 1012944271

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 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	Y		SI8GL00643-201	10/30/2020	10/30/2021	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 <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	Y		UXP0057739-06	10/30/2020	10/30/2021	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y / N N / A				<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Excess Liability #2	Y		P-001-000046155-03	10/30/2020	10/30/2021	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)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
 Tent Location: Lakewood Shopping Center, 2095 Rawsonville Rd, Belleville MI 48111
 Dates of Operation: June 22, 2021 through July 5, 2021
 Lakewood Shopping Center LLC; Schostak Brothers & Company Inc, Van Buren Township

CERTIFICATE HOLDER

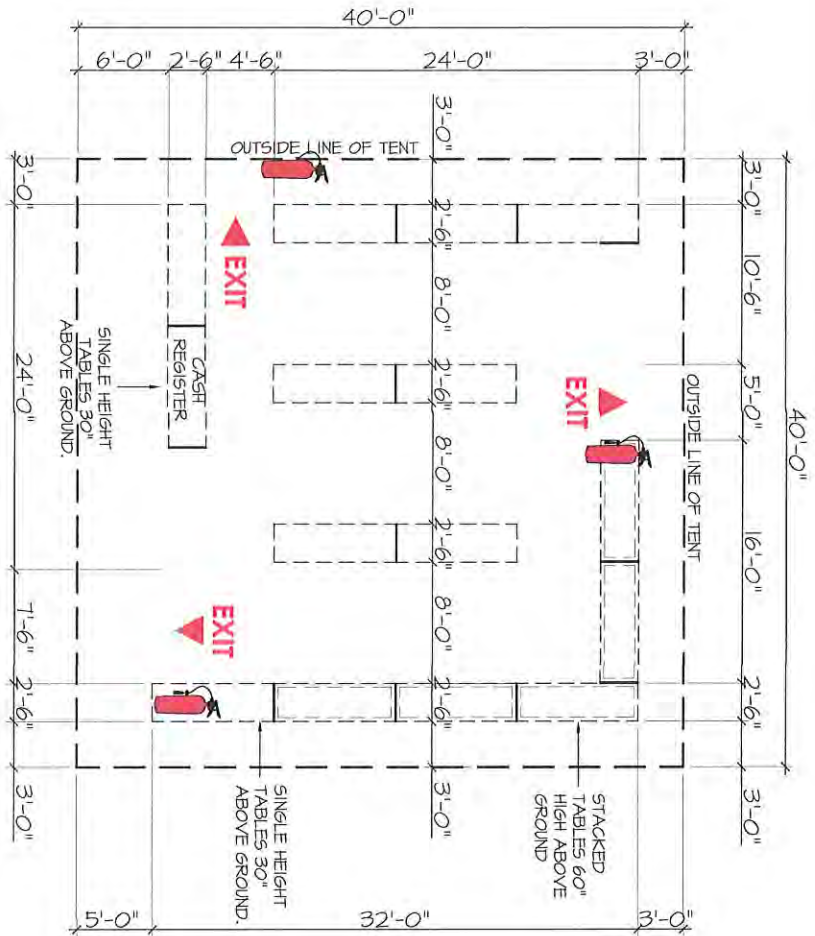
CANCELLATION

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

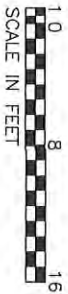
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2010 ACORD CORPORATION. All rights reserved.



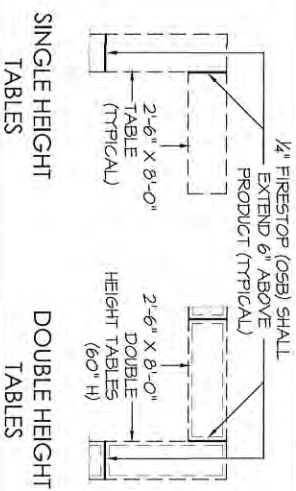
A 40' X 40' TENT LAYOUT AND EVACUATION PLAN
A-1.04 SCALE: 1/8" = 1'-0"



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 40' X 40' TENT IS 21.25%.

TYPICAL FIRESTOP DETAIL





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

Certificate of Flame Resistance

REGISTERED
APPLICATION
NUMBER

F121.4



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, UL 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 ROYLE & CO
STATESVILLE, NC

Name of Applicator of Flame Resistant Finish

Date of Manufacture
4/22/98

Order Number
183683

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!

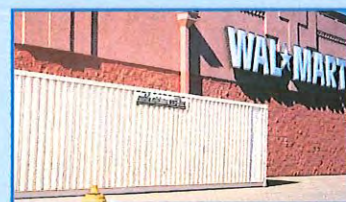
Our patented high security locking system includes three solid interior locking bars, padlock pocket and concealed lever lock. It also utilizes Mobile Mini's exclusive high security ContainerGuard Lock™.



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!





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

1650

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)

3/15/2021
(DATE SIGNED)

(APPROVED BY)

(DATE SIGNED)



MEMO

TO: Township Planning Commission
FROM: Dan Power – Director of Planning and Economic Development
RE: Review of Temporary Land Use Request #21-014 – Phantom Fireworks Menards
DATE: April 9, 2021

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 24, 2021 through July 4, 2021, 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 rights-of-way 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 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 second year that Phantom has operated at this location, and I am not aware of any complaints or issues that have taken place at this location or Phantom Fireworks' other location in the Township (Lakewood Shopping Center) in previous years. Based on this review dated April 9, 2021, 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.



March 18, 2021

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

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

VB 21-014

I have reviewed the plans submitted to my office on March 17, 2021 and found their application is in compliance of the state regulations for fireworks sales.

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 Marshal



Property Name: Menards

Address: 10010 Belleville Road, Belleville, MI., 48111/ Van Buren Twp

Landlord Lease Terms: June 10th, 2021 through July 16th, 2021

Hours of Operation: June 24th 2021 – July 4th 2021 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,

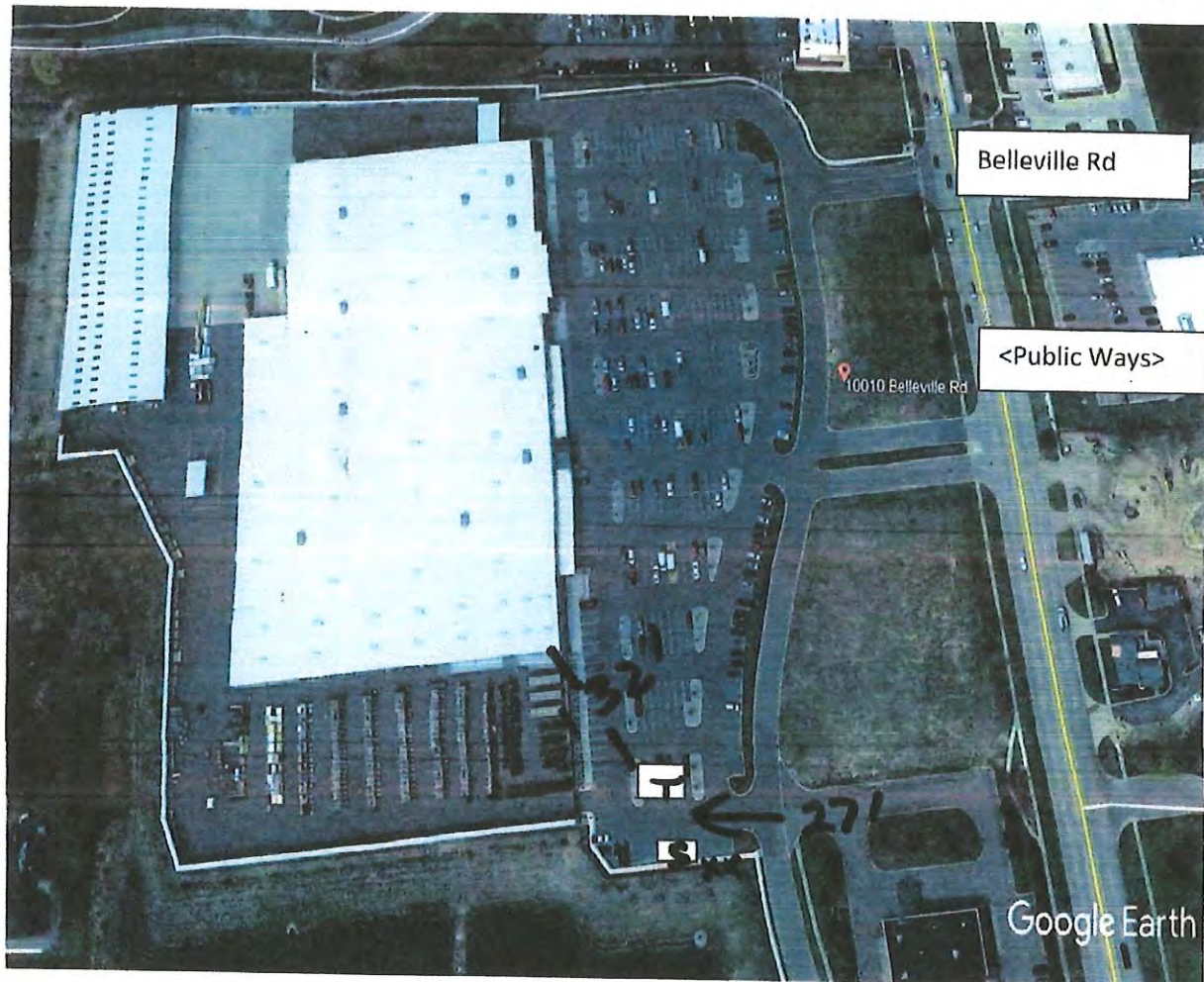
Richard Tapper

State Regional Manager/ Michigan

330-559-0776

Exhibit A- Plot plan

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




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

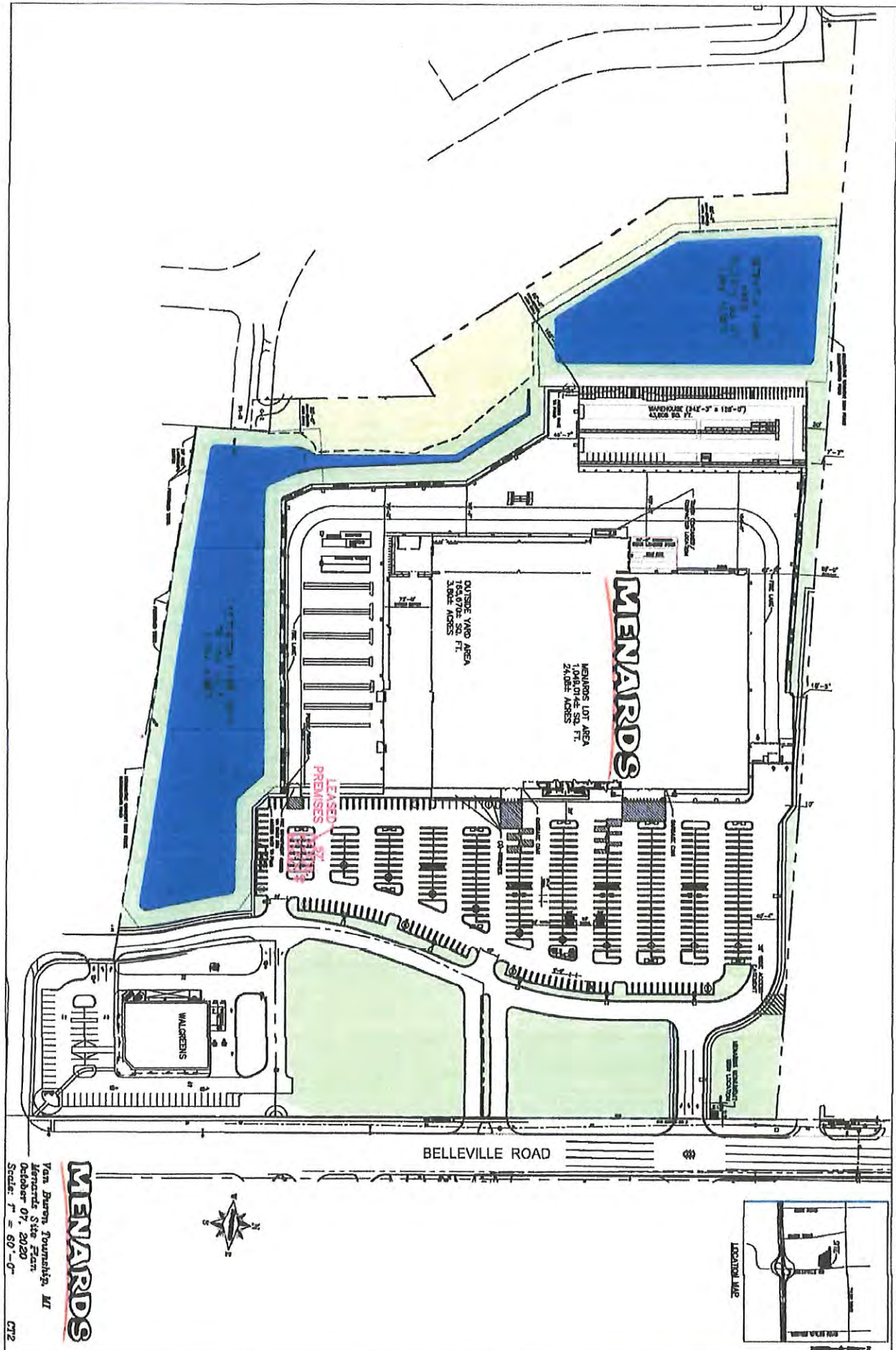
There are no gas stations within 50 feet on this property or surrounding properties or propane stations, flammable gas bulk dispenser, etc on this property or surrounding properties within 300 feet. There are public ways within 150 feet of the tent and storage unit.

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  Date 3/1/2021

Belleville



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.

Pamela Galioto
Phantom Fireworks
10010 BELLEVILLE RD
BELLEVILLE MI 48111

Certificate Number
CT00249

Expiration Date:
04/30/2022

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/4/2021

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		FAX (A/C, No): 216-658-7101
	INSURER(S) AFFORDING COVERAGE		
INSURED Phantom Fireworks Eastern Region, LLC 2445 Belmont Avenue Youngstown OH 44505	INSURER A: Everest Indemnity Insurance Co.		NAIC # 10851
	INSURER B: Axis Surplus Ins Company		26620
	INSURER C: Arch Speciality Ins Co		21199
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 1953882828

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 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	Y		S18GL00643-201	10/30/2020	10/30/2021	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 \$	Y		UXP0057739-05	10/30/2020	10/30/2021	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Excess Liability #2	Y		P-001-000046155-03	10/30/2020	10/30/2021	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)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

Dates of operation: June 14, 2021 through July 12, 2021

Location of tent: Menards, 10010 Belleville Road, Belleville, Michigan 48111

Certificate holder is named as additional insured.

CERTIFICATE HOLDER

CANCELLATION

Van Buren Township
 46420 Tyler Road
 Van Buren 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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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/4/2021

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: 344114081

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 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	Y		SI8GL00643-201	10/30/2020	10/30/2021	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) \$ BOOILY INJURY (Per person) \$ BOOILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	Y		UXP0057730-06	10/30/2020	10/30/2021	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Excess Liability #2	Y		P-001-000046155-03	10/30/2020	10/30/2021	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)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

Dates of operation: June 14, 2021 through July 12, 2021

Location of tent: Menards, 10010 Belleville Road, Belleville, Michigan 48111

Certificate holder is named as additional insured.

CERTIFICATE HOLDER

CANCELLATION

Menard, Inc.
 5101 Menard Drive
 Eau Claire MI 54703

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]

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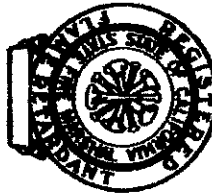


Sign Banner on Tent- Tent is 18' High
16'X5'

Certificate of Flame Resistance

REGISTERED
APPLICATION
NUMBER

F121.4



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 x 50 All Purpose 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

Date of Manufacture

Order Number
183683



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!



LEASE

THIS LEASE is made and entered into as of the 15 day of MARCH, 2021, by and between MENARD, INC., a Wisconsin corporation ("Lessor"), and PHANTOM FIREWORKS EASTERN REGION, LLC, a Delaware limited liability company ("Lessee").

ARTICLE I. GRANT AND TERM OF LEASE

Section 1.01. **LEASED PREMISES.** For and in consideration of the terms and conditions hereinafter stated and the rental and other sums herein reserved, Lessor does hereby lease to Lessee, and Lessee does hereby rent from Lessor, those certain premises located at various sites owned by Lessor and identified on Exhibit "A" attached hereto and made a part hereof by reference (each, a "Leased Premises"). The Leased Premises are depicted on the site plans attached hereto as Exhibit "B" and made a part hereof by reference.

Section 1.02. **TERM. TO HAVE AND TO HOLD** the Leased Premises, and all rights, privileges, easements and appurtenances thereunto belonging or appertaining, for a term beginning on June 14, 2021 (the "Commencement Date"), and terminating on July 12, 2021, unless terminated by Lessor as provided below.

Section 1.03. **EARLIER TERMINATION.** Notwithstanding anything in this Lease to the contrary, Lessor reserves the right to terminate this Lease as to any Leased Premises, on notice (pursuant to Section 13.18) to Lessee, if in Lessor's reasonable business judgment the continued use and occupancy of said Leased Premises by Lessee is no longer desirable, permitted or allowed due to any condition (including without limitation governmental action, order, regulation, declaration of emergency, or similar matter) arising out of, caused by, resulting from or in any way related to the ongoing COVID-19 pandemic (the "Ongoing Pandemic"). In the event of termination pursuant to this Section 1.03, Lessor will return a pro-rated portion of the rent paid by Lessee for said Leased Premises within thirty (30) days after the date of termination.

ARTICLE II. RENTAL

Section 2.01. **BASIC RENTAL.** Upon its execution of this Lease, Lessee shall pay to Lessor rent in the amount of One Hundred Fifty-Nine Thousand Nine Hundred Ninety and 60/100 Dollars (\$159,990.60), calculated at \$3,809.30 for each Leased Premises, representing the rent for the entire term of the Lease. The pro-rated amount allocable to an individual Leased Premises will be refunded to Lessee if Lessee does not operate such Leased Premises due to Lessee's failure to satisfy all conditions precedent set forth in Article XI below in regard to such individual Leased Premises.

Section 2.02. **SALES SUMMARY AND PERCENTAGE RENT.** On or before August 1, 2021, Lessee shall submit to Lessor a written record of Lessee's gross sales upon each Leased Premises generated during the term of this Lease. In addition to the basic rental described in Section 2.01 above, Lessee shall pay to Lessor percentage rent equal to ten percent (10%) of Lessee's gross sales from the Leased Premises in excess of \$16,000.00 (on an individual basis), which sum shall be delivered to Lessor with the sales record.

Section 2.03. RENTAL PAYMENT. Rent shall be payable to Lessor at the address of Lessor provided herein for the giving of the notices.

Section 2.04. ADDITIONAL RENTAL. Lessee shall pay during the term and before the same becomes delinquent, as additional rental, any license, hook-up, or other similar fees applicable to the operation of Lessee's business on the Leased Premises and all taxes and assessments applicable to the Leased Premises, including all taxes and assessments levied against the personal property, trade fixtures, and other items of personal property of Lessee located on the Leased Premises. Notwithstanding the foregoing, Lessee shall not be required to pay any income tax imposed on the rents or other sums payable to Lessor, or real estate taxes levied against the Leased Premises. If the imposition of any license fee or tax or assessment shall be deemed to Lessee to be improper, illegal or excessive, Lessee may dispute and contest such fee, tax or assessment in good faith. Any such fee, tax or assessment, if contested, together with all court costs, interests, penalties and other expenses relating thereto, shall be paid by Lessee when finally adjudged to be valid. Lessor agrees to cooperate in such contest and the proceedings relating thereto and to execute petitions, claims, appeals and other documents which may be legally necessary in connection with such contest; provided, however, that Lessor shall not be required to incur any expense in connection therewith and Lessee shall indemnify, defend and hold Lessor harmless from any such expense. Notwithstanding any of the foregoing, any special assessments that may be imposed solely as a result of an improvement made for the benefit of, or associated with or generated by Lessee with respect to the Leased Premises shall be paid in full by Lessee whenever the same may be payable. Lessee shall pay promptly when due all charges for utility services, including electricity, water, sewer, gas and telephone furnished for Lessee's use of the Leased Premises.

Section 2.05. LATE RENTAL PAYMENTS. Any overdue rental payments shall bear interest at the annual rate of five percent (5%).

ARTICLE III. SECURITY DEPOSIT

Section 3.01. SECURITY DEPOSIT. Lessee agrees to pay to Lessor, upon Lessee's execution of this Lease, a security deposit in the amount of \$42,000.00 (\$1,000.00 of which is allocated to each Leased Premises), which shall be held by Lessor. Said deposit shall be refunded to Lessee in the event the Leased Premises are left in the condition called for by this Lease. Notwithstanding the foregoing, Lessor has the right to apply and retain such portions of the security deposit as are necessary to remedy all amounts, liabilities, and obligations in addition to rent which Lessee assumes or agrees to pay or discharge pursuant to this Lease, together with any fine, penalty, interest, or cost which may be added for late payment, shall constitute additional rent, and in case of failure of Lessee to pay or discharge any of the foregoing, Lessor shall have all rights, powers, and remedies provided by this Lease or by law regarding the non-payment of rent. Lessor shall return said deposit, or provide written explanation of deductions thereto, within thirty (30) days after receipt of a written request by Lessee. For the avoidance of doubt, only the portion of the total Security Deposit that is allocable to each individual Leased Premises can be used to cover any amounts, liabilities and obligations at such Leased Premises.

ARTICLE IV.

LEASED PREMISES AND CONSTRUCTION OF IMPROVEMENTS

Section 4.01. **USE OF LEASED PREMISES.** Lessee covenants and agrees that it will use the Leased Premises only for the retail sale of legal Class C (1.4G) fireworks and related items and will at all times comply with all laws, rules, and regulations relating in any way to the conduct and operation of Lessee's business on the Leased Premises. **No fireworks shall be discharged on the Leased Premises or the surrounding properties.** The Leased Premises shall not be used by Lessee for any unlawful purpose or in any manner to create any nuisance thereon. Lessee shall obey and comply with all laws, ordinances, rules and regulations of any duly constituted authority applicable to Lessee's use or occupancy of the Leased Premises or any construction undertaken thereon, and with all social distancing guidelines or recommendations relating to the Ongoing Pandemic, including without limitation requiring every employee to wear a face mask and gloves at all times. Lessee shall not conduct business outside of the Leased Premises.

Section 4.02. **PERMITS AND LIENS.** Lessor agrees to cooperate with Lessee at no expense to the Lessor in securing any permits and authorizations necessary from time to time for the performance of any work permitted to be done by Lessee under this Lease, but such cooperation by Lessor shall not be construed as the consent of Lessor to the filing of any mechanic's, materialman's or other lien or any claim relating thereto, nor to the performance of any labor or the furnishing of any materials on the account of Lessor in any construction to be done by Lessee on the Leased Premises. Lessor shall not be obligated to incur any costs, expenses, losses, liabilities or damages in assisting Lessee. Lessee will, within thirty (30) days from receipt of notice from Lessor, discharge, bond or otherwise secure Lessor against any mechanic's, materialmen's or other similar lien filed against the Leased Premises resulting from use of the Leased Premises by Lessee.

Section 4.03. **AS-IS DELIVERY. LESSEE HAS INSPECTED THE LEASED PREMISES AND ACCEPTS THE LEASED PREMISES IN "AS IS" CONDITION WITH ALL FAULTS APPARENT OR LATENT.** No person acting on behalf of Lessor is authorized to make, and by execution hereof, Lessee acknowledges and agrees that, except as specifically provided in this Lease, Lessor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever whether express or implied, oral or written, past, present, or future of and to, concerning or with respect to the Leased Premises, specifically including but not limited to the income to be derived from Lessee's intended use of the Leased Premises or the products to be sold by Lessor. It is understood by the parties that Lessor may, from time to time at its sole discretion, sell products that are generally comparable and may directly compete with products sold by Lessee.

Section 4.04. **TITLE TO IMPROVEMENTS AND PROPERTY OF LESSEE.** Title in and to the personal property, trade fixtures, and other items of personal property placed on the Leased Premises shall remain the property of Lessee. Lessee shall furnish, at its sole cost and expense, all equipment and fixtures that it may require in its business.

Section 4.05. **ADVERTISING.** Without Lessor's prior consent and approval, which shall not be unreasonably withheld, Lessee shall not (a) install exterior decorations, paint, build any fences or make any modifications to the Leased Premises; (b) erect or install any signs or advertising media, window or door lettering or placards; (c) keep or display any merchandise on the exterior of any

structures or otherwise obstruct adjacent property; or (d) fail to maintain any and all displays in a neat and clean condition. Lessee shall not use any objectionable media, such as loudspeakers or broadcasts that can be heard outside the Leased Premises.

Section 4.06. UTILITIES. **LESSEE HAS INSPECTED THE LEASED PREMISES AND AGREES THAT THE UTILITIES AVAILABLE ARE SUFFICIENT FOR LESSEE'S USE OF THE LEASED PREMISES.** Lessor shall not be responsible for providing any utilities or utility connections not currently available to the Leased Premises. Lessee shall obtain Lessor's written approval of its plans for connecting or installing the utilities before beginning the connection or installation. If directed to do so by Lessor, Lessee shall upon termination of this Lease remove any connections and installations and shall return the Leased Premises to original condition. All work shall be completed at Lessee's expense and in accordance with the approved plans. Lessee shall be responsible for payment of all utilities, including but not limited to electricity, telephone, and water, consumed by Lessee for the Leased Premises. Lessee shall be responsible for all utility installation expenses for the Leased Premises.

ARTICLE V. ALTERATIONS AND MAINTENANCE

Section 5.01. CONDITION OF LEASED PREMISES. **LESSEE SHALL MAKE NO PERMANENT IMPROVEMENTS TO THE LEASED PREMISES WITHOUT THE EXPRESS WRITTEN CONSENT OF LESSOR.** Upon expiration or termination of this Lease, Lessee shall restore the Leased Premises to its original or better condition. Any fixtures or equipment not removed within seven (7) days following the termination of this Lease shall become property of Lessor. Lessor shall have the right to dispose of the property and demand reimbursement for said costs from Lessee, which Lessee shall promptly pay upon receipt.

Section 5.02. TEMPORARY STRUCTURE. Lessee, at its expense, shall be permitted to erect, after receiving the design approval of Lessor, which shall be at Lessor's sole, but reasonable, discretion, those temporary structures necessary for Lessee's business on the Leased Premises. **LESSEE SHALL NOT MAKE ANY HOLES IN OR PUNCTURE THE SURFACE OF THE PARKING LOT.** The temporary structures shall not be permitted on the Leased Premises during periods that Lessee would not be entitled to use the Leased Premises under Article I above.

Section 5.03. NO ENCUMBRANCES. Lessee shall keep the Leased Premises free of mechanic's liens and all other encumbrances.

Section 5.04. MAINTENANCE AND REPAIR. Lessee shall at all times keep the Leased Premises in a neat and orderly condition. Lessee shall be responsible for the maintenance of any and all structures placed on the Leased Premises. Lessor, its agents and employees, shall have the right to enter the Leased Premises at any reasonable time, for the purpose of inspection of the Leased Premises. Lessee shall be responsible for any and all maintenance of the Leased Premises, including but not limited to, cleaning and trash removal. Upon the expiration or termination of this Lease, Lessee shall surrender the Leased Premises to Lessor in its original or better condition. Lessor is responsible for any repairs or replacement of the structural elements of the Leased Premises, including but not limited to the parking lot, except to the extent resulting from Lessee's use of the Leased Premises.

ARTICLE VI. INDEMNITY

Section 6.01. ENVIRONMENTAL INDEMNIFICATION. Lessee shall not cause or permit any Hazardous Substance, other than cleaning supplies and other materials customarily used or sold by Tenant in the course of its operations, to be used, stored, generated, or disposed of on or in the Leased Premises by Lessee, Lessee's agents, employees, contractors, or invitees without first obtaining Lessor's written consent. If Hazardous Substances other than those approved by Lessor are used, stored, generated or disposed of on or in the Leased Premises, or if the Leased Premises become contaminated in any manner for which Lessee is liable, Lessee shall indemnify, defend and hold harmless Lessor from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, a decrease in value of the Leased Premises, damages due to loss or restriction of rentable or usable space, or any damages due to adverse impact on marketing of the space, and any and all sums paid for settlement of claims, attorney fees, consultant fees and expert fees) arising during or after the term and arising as a result of such contamination by Lessee. This indemnification includes, without limitation, any and all costs incurred due to any investigation of the site or any cleanup, removal or restoration mandated by a federal, state, or local agency or any other political subdivision. Without limitation of the foregoing, if Lessee causes or permits the presence of any Hazardous Substance on the Leased Premises which results in contamination, Lessee shall promptly, at its sole expense, take any and all necessary actions to return the Leased Premises to the condition existing prior to the presence of the Hazardous Substance on the Leased Premises. Lessee shall first obtain Lessor's written approval of any remedial action. As used herein, "Hazardous Substance" includes any material or substance, which is classified as a "hazardous waste," "extremely hazardous waste," "hazardous material," "hazardous substance," or any similar classification pursuant to state, federal, or local governmental law.

Section 6.02. INDEMNIFICATION. In addition to the indemnity provisions of Section 6.01, Lessee shall indemnify, defend and hold Lessor harmless from any and all claims, causes of action, liability, suits, or judgments resulting from injuries to persons or property arising out of Lessee's activities on the Leased Premises. This indemnification expressly includes any expenses or attorney fees incurred.

ARTICLE VII. INSURANCE

Section 7.01. INSURANCE. Lessee shall procure Commercial General Liability Insurance and shall maintain it in force and effect throughout the term of this Lease. This insurance shall insure Lessor and Lessee from all claims, demands, or actions made by or on behalf of any person or corporation arising from, related to or connected with the conduct and operation of Lessee's business on the Leased Premises. The insurance shall have minimum limits of not less than a Combined Single Limit for Bodily Injury, Property Damage and Personal Injury Liability of \$2,000,000 per occurrence and \$3,000,000 aggregate. Lessor shall be named as an additional insured. This insurance shall be the Primary Policy for any and all claims arising out of or relating to Lessee's use of the Leased Premises. Any insurance held by Lessor shall be used only to cover claim amounts in excess of the required limits of the Primary Policy.

Section 7.02. INSURANCE POLICIES. All insurance policies procured and maintained by Lessee pursuant to Section 7.01 of this Lease shall be carried with companies licensed to do business in the State of Indiana and shall be non-cancelable without at least ten (10) days prior notice to Lessor. Certificates of insurance with respect thereto and renewals thereof shall be delivered to Lessor upon request. **Prior to occupying the Leased Premises, Lessee shall furnish Lessor with certificates showing compliance with this provision and naming Lessor as an additional insured.** All insurance coverage required hereunder may be carried by Lessee under policies of blanket insurance, so long as such coverage otherwise satisfies the requirements hereof.

ARTICLE VIII. CONDEMNATION AND CASUALTY

Section 8.01. CONDEMNATION. If, during the term of this Lease, any portion of a given Leased Premises is taken by the power of eminent domain (the "Proceedings") this Lease and all right, title and interest of the Lessee shall cease and terminate as to said Leased Premises, on the date of vesting of title pursuant to such Proceedings, at the option of either party. In the event of such termination, Lessor will return to Lessee (A) the security deposit allocable to said Leased Premises, subject to the terms of Section 3.01, and (B) a portion of the rent paid by Lessee for said Leased Premises pursuant to Section 2.01, prorated for the number of days remaining in the term of this Lease. The entire compensation awarded from the Proceedings shall belong to the Lessor without any deduction thereof from any present or future estate of Lessee.

Section 8.02. CASUALTY. If during the term of this Lease, any portion of a given Leased Premises is damaged or destroyed by reason of fire, storm, accident, or other casualty this Lease and all right, title, and interest of the Lessee shall cease and terminate as to said Leased Premises, as of the date of such casualty, at the option of either party. In the event of such termination, Lessor will return to Lessee (A) the security deposit allocable to said Leased Premises, subject to the terms of Section 3.01, and (B) a portion of the rent paid by Lessee for said Leased Premises pursuant to Section 2.01, prorated for the number of days remaining in the term of this Lease. Any and all insurance proceeds shall belong to the Lessor without any deduction thereof from any present or future estate of Lessee.

ARTICLE IX. DEFAULTS AND REMEDIES

Section 9.01. EVENTS OF DEFAULT. The happening of any one or more of the following shall be deemed to be an event of default (an "Event of Default") under this Lease:

- A) The failure of Lessee to pay an installment of rent, additional rent, or other charge or money obligation herein required to be paid by Lessee within ten (10) days after written notice of such failure from Lessor or to comply with any other covenant or provision of this Lease within ten (10) days after written notice of such failure from Lessor, provided that as to a non-monetary default, which is not susceptible of being cured within such ten (10) day period, then within a reasonable time, so long as Lessee commences to cure such failure within such ten (10) day period;

- B) The making by Lessee of an assignment for the benefit of its creditors or the institution of voluntary or involuntary proceedings in a court of competent jurisdiction for the reorganization, liquidation or dissolution of Lessee, or for its adjudication as a bankrupt or insolvent, or for the appointment of a receiver of the property of Lessee, and any such involuntary proceedings not being dismissed and any receiver, trustee, or liquidator appointed therein not being discharged within ninety (90) days after the institution of such proceedings;
- C) The occurrence of any act or omission which on two (2) prior occasions during the Term of the Lease has resulted in an Event of Default and shall be deemed an Event of Default without further notice and opportunity to cure;
- D) The failure of Lessee to strictly comply with the Additional Rent requirements of Section 2.04 hereof within ten (10) days after written notice of such failure from Lessor.

Section 9.02. RIGHTS OF LESSOR. Upon the occurrence of any Event of Default, Lessor may, at its option, during the continuance of such Event of Default:

- A) Terminate this Lease by written notice to Lessee and recover from Lessee damages incurred by reason of such Event of Default, including the reasonable costs of recovering and reletting the Leased Premises and reasonable attorneys' fees relating thereto, in which event Lessee shall immediately surrender the Leased Premises to Lessor, and if Lessee fails to do so, Lessor may enter upon and take possession of the Leased Premises and expel or remove Lessee and any other person who may be occupying the Leased Premises or any part thereof;
- B) Without terminating this Lease, enter upon and take possession of the Leased Premises, expel or remove Lessee and any other person who may be occupying the Leased Premises, and rent the Leased Premises, as Lessee's agent, at the best price obtainable by reasonable efforts, and in such event, Lessee shall be liable to Lessor for any deficiency between (i) the amount of rental due hereunder plus the reasonable costs to Lessor of recovering and reletting the Leased Premises, including reasonable attorneys' fees, and (ii) the rental received by Lessor from such reletting; or
- C) Exercise any other remedy that it may have under the applicable state law.

The Rights of Lessor provided above are only applicable to the individual Leased Premises at which the Event of Default occurs. Lessor may exercise these rights as to the entire Lease only in certain circumstances where the Event of Default affects all of the Leased Premises.

ARTICLE X. ASSIGNMENT AND SUBLETTING

Section 10.01. ASSIGNMENT AND SUBLETTING. Lessee may not assign this Lease or sublet the Leased Premises without the written consent or approval of Lessor which consent may be granted or denied in Lessor's sole discretion. No assignment or subletting shall relieve Lessee of its obligations under this Lease except as provided in Section 10.02.

Section 10.02. AFFILIATED ENTITY. Notwithstanding the provisions of Section 10.01, Lessee may assign this Lease or sublet all or a portion of the Leased Premises without Lessor's consent to an "Affiliated Entity". An Affiliated Entity shall be any wholly-owned or partially-owned and controlled subsidiary to Lessee, any parent corporation of Lessee, any subsidiary corporation of any parent of Lessee or any entity resulting from a merger, consolidation, reorganization or other transaction of similar character involving Lessee or its Guarantor. Assignment or subletting to an Affiliated Entity shall not release Lessee or its Guarantor of their obligations or liabilities under this Lease.

Section 10.0. INDEPENDENT OPERATOR. Notwithstanding the provisions of Section 10.01, Lessor acknowledges that Lessee may sublet the sale of the fireworks to independent operators and approves of all such arrangements. Any such sublease must be in writing, and must contain such independent operator's acceptance of the terms and conditions of this Agreement in regard to its Leased Premises. Lessee must deliver a copy of such written sublease prior to commencement of operations on the Leased Premises by the independent operator. Assignment or subletting to an Affiliated Entity shall not release Lessee or its Guarantor of their obligations or liabilities under this Lease.

ARTICLE XI. CONDITIONS PRECEDENT

Section 11.01. CONDITIONS PRECEDENT. The binding force of this Lease as to each Leased Premises shall be subject to and contingent upon fulfillment of the following conditions precedent on or before the earlier of thirty (30) days after the date of this Lease, or the Commencement Date:

- A) That Lessee shall be able to procure all necessary zoning and other authorizations and permits for Lessee's plans for use for the sale of legal Class C fireworks, including, but not necessarily limited to, improvement location permits, special exception or conditional use permits. All applications to procure such permits shall be at the expense of Lessee, but Lessor shall reasonably cooperate with Lessee to obtain the same and shall execute all applications, petitions or consents necessary for such purpose or for the purpose of obtaining any necessary authorizations. The cost of making and processing all petitions or applications for such special zoning authorizations shall be paid by Lessee, and Lessor shall not be obligated to incur any costs, expenses, losses, liabilities or damages in assisting Lessee; and
- B) That the plans for Lessee's intended use of the Leased Premises shall be approved by all appropriate governmental authorities.

Section 11.02. INSPECTION. Lessee shall have the right to enter on the Leased Premises through its employees, contractors, and agents for the purpose of conducting any inspection required to satisfy the foregoing conditions precedent. Lessee shall indemnify defend and hold Lessor harmless from any loss, cost, claim, expense or damage caused by or arising out of such entry onto the Leased Premises for such purposes. Each of the foregoing conditions precedent is for the benefit of Lessee and each may be waived, in whole or in part, by express written waiver, identified as such, executed by Lessee. Lessor and Lessee shall initiate and proceed with due diligence to perform all actions necessary to fulfill the foregoing conditions. Lessor shall also provide information in the possession of Lessor requested by Lessee with respect to the conditions set forth above. In the event that any of such conditions has not been satisfied or waived by Lessee on or before the date provided above, either Lessor or Lessee shall have the right to terminate this Lease by written notice to the other given at any time after such date.

ARTICLE XII. RELOCATION

Section 12.01. RELOCATION. Lessor shall have the right to relocate a Leased Premises to any location on Lessor's adjacent property and Lessee shall move its property to the new location within three (3) days of the notice from Lessor. The relocation of the Leased Premises shall be at the sole and absolute discretion of Lessor.

Section 12.02. ACCEPT OR REJECT. Lessee shall accept or reject the relocation within ten (10) calendar days of receipt of notice of the relocation. In the event Lessee rejects the relocation this Lease shall automatically terminate as to said Leased Premises. In the event of such termination, Lessor will return to Lessee (A) the portion of the security deposit allocable to said Leased Premises, subject to the terms of Section 3.01, and (B) a portion of the rent paid by Lessee for said Leased Premises pursuant to Section 2.01, prorated for the number of days remaining in the term of this Lease.

ARTICLE XIII. MISCELLANEOUS

Section 13.01. DEFINITIONS. The words "Lessor" and "Lessee" as used herein shall include the plural as well as the singular and any heirs, personal representatives, successors, or assigns.

Section 13.02. CAPTIONS. The captions of each article and section hereof are added as a matter of convenience only and shall be considered to be of no effect in the construction or interpretation of any provision or provisions of this Lease.

Section 13.03. TIME OF ESSENCE. Time is of the essence of this Lease and all of the provisions hereof.

Section 13.04. SUCCESSORS AND ASSIGNS. The terms of this Lease shall be binding upon and shall inure to the benefit of the parties hereto and their successors and assigns.

Section 13.05. SEVERABILITY. If any term, covenant, or condition of this Lease or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Lease shall not be affected thereby, and each term, covenant, or condition of this Lease shall be valid and enforceable to the fullest extent permitted by law.

Section 13.06. ESTOPPEL CERTIFICATES. At any time and from time to time, Lessor and Lessee, within fifteen (15) days of the date specified in a request by the other party hereof, shall execute, acknowledge, and deliver to the other, or to any other person or entity specified by the other, a certificate that:

- A) This Lease is in full force and effect;
- B) This Lease has not been amended or modified in any way, or identifying any such amendments or modifications;
- C) There are then existing no known set-offs or defenses against the enforcement of any terms or conditions contained herein, or if such set-offs or defenses are known, specifying the same;
- D) There are no existing defaults or Events of Default hereunder to the knowledge of the party executing such certificate, or specifying the nature of known defaults or Events of Defaults, if any; and
- E) The date to which the rental and additional rental and other charges hereunder have been paid and the amounts of each.

Section 13.07. ENTIRE AGREEMENT AND AMENDMENTS. This Lease contains the entire agreement and understanding of the parties and supersedes all prior negotiations and agreements regarding the subject matter hereof. This Lease may be amended and modified only in a writing signed by the party to be bound by such amendment or modification.

Section 13.08. REMEDIES CUMULATIVE - NON-WAIVER. The various rights and remedies herein contained and reserved to each of the parties shall not be considered as exclusive of any other right or remedy of such party, but shall be construed as cumulative and shall be in addition to every other remedy now or hereafter existing at law, in equity, by statute, or by any other portion of this Lease. Said rights and remedies may be exercised and enforced concurrently and whenever and as often as occasion therefor arises. No delay or omission to exercise any right or power by either party shall impair any such right or power, or be construed as a waiver of any default or as acquiescence therein. One or more waivers of any covenant, term or condition of this Lease by either party shall not be construed by the other party as a waiver of a subsequent or continuing breach of the same covenant, term or condition.

Section 13.09. WAIVER OF CLAIM. Neither Lessor nor Lessor's agent nor servants shall be liable, the willful acts or omissions of said parties excepted, and Lessee waives all claims, demands, damages, costs and expenses, including reasonable attorney's fees for damage to persons or property sustained by Lessee or any other person within the Leased Premises, or damage to any

equipment or appurtenance within the Leased Premises, or resulting directly or indirectly from any act or omission of any other tenant or occupant within the Leased Premises. Notwithstanding the foregoing, Lessor represents and warrants that any other tenant or occupant within the Leased Premises is required to carry insurance in commercially reasonable coverage amounts. This paragraph shall apply especially, but not exclusively, to the flooding of any of the Leased Premises, and to damage caused by water, snow, frost, steam, excessive heat or cold, sewage, gas, smoke, or odors or noise and shall apply equally whether any such damage results from the acts or neglect of Lessor or any other person, except in the case of the willful acts of the Lessor, its agents or servants. **All property belonging to Lessee or any other occupant of the Leased Premises shall be there at the risk of the Lessee or such other person only, and Lessor shall not be liable for damage thereto by theft or misappropriation.**

Section 13.10. FAILURE TO SURRENDER POSSESSION; HOLDING OVER. In the event Lessee fails to surrender a given Leased Premises to Lessor upon the termination of this Lease and thereby holds over, Lessee shall pay to Lessor rent in the amount of Two Hundred and No/100 Dollars (\$200.00) per day for said Leased Premises, payable as provided in Article II hereof, until such time as Lessee surrenders said Leased Premises. This provision does not give Lessee any right to hold over. All other terms and conditions of this Lease shall remain in full force during any hold over period.

Section 13.11. PAYMENT OF COSTS. Whenever the Lease requires or permits any party to perform any act or provide any instrument or document, unless expressly provided to the contrary, all costs or expenses in connection therewith shall be paid by the party required or electing to perform.

Section 13.12. CONSTRUCTION OF TERMS. Whenever the singular or plural number, or masculine, feminine or neuter gender is used herein, it shall equally include the other, and the terms and provisions of this instrument shall be construed accordingly.

Section 13.13. SURVIVAL. Every indemnification made by Lessor or Lessee set forth in this Lease and all provisions hereof which by their terms must necessarily be performed after the termination or expiration of this Lease shall survive such termination or expiration.

Section 13.14. RECORDING OF LEASE. Lessor and Lessee agree that this Lease shall not be recorded on the public records.

Section 13.15. COUNTERPARTS. This Lease may be executed in counterparts, each of which, when fully executed, shall be deemed an original, and all of which shall be deemed to be one agreement. Any facsimile or electronic transmission of this Lease signed by either or both of the parties hereto shall be considered to have the same legal effect as the original, signed Lease, and shall be treated in all manner and respects as if the original, signed Lease had been delivered at the time of such facsimile or electronic transmission.

Section 13.16. REAL ESTATE COMMISSION. Lessor and Lessee each hereby represent and warrant to the other that this Lease is made and entered into as a result of direct negotiation between parties hereto without the aid or assistance in any fashion of any broker or other agent and

each of the parties hereto do hereby represent and warrant to the other that they have entered into no agreement or made any undertaking of any kind or character whatsoever as a result of which any claim could properly be brought against the other for any commission, finder's fee or other form of compensation of a similar character as a result of this transaction. Each party hereto hereby agrees to indemnify and hold the other harmless as a result of any misrepresentation or breach of the warranty contained in this Section 13.16.

Section 13.17. DATE OF LEASE. The date of the execution of this Lease by Lessor or by Lessee, whichever last occurs, shall be deemed to be the date of this Lease.

Section 13.18. NOTICES. All notices and demands permitted or required to be given by either party hereunder shall be deemed to have been fully given when made in writing and delivered in person or by nationally recognized air courier or deposited in the first-class United States mail, postage prepaid, or by electronic mail, and addressed as follows:

To Lessor: Menard, Inc.
Attention: Properties Division
5101 Menard Drive
Eau Claire, WI 54703
Email: properties@menard-inc.com

To Lessee: Phantom Fireworks
Attn: Whitney Fleming
2445 Belmont Ave
Youngstown, OH 44505
Email: wflaming@fireworks.com

All such notices or demands shall be deemed to be received upon delivery in person or by mail on the third day after mailing. Either party may change its address for notice by written notice given in accordance herewith.

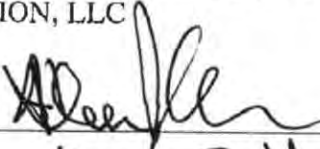
Section 13.19. CHOICE OF LAWS AND SUBMISSION TO JURISDICTION. This Lease shall be deemed to have been made in Eau Claire County, Wisconsin, and shall be construed in accordance with the laws of the State of Wisconsin. All actions or proceedings relating, directly or indirectly, to this Lease, whether sounding in contract or tort, shall be litigated only in the circuit court of Eau Claire County, Wisconsin.

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IN WITNESS WHEREOF, Lessor and Lessee have signed this Lease on the respective dates set forth below. **THIS LEASE SHALL NOT BE BINDING ON LESSOR UNLESS AND UNTIL IT IS EXECUTED BY AN AUTHORIZED REPRESENTATIVE OF MENARD, INC.**

LESSEE: PHANTOM FIREWORKS EASTERN
REGION, LLC

Date: March 10, 2021

By: 

Name: Alex Zoldan

Title: VP

LESSOR: MENARD, INC.

Date: 3/15, 2021

By: 

Theron J. Berg
Real Estate Manager

EXHIBIT A

	Locations
1	Altoona, IA
2	Ames, IA
3	Ann Arbor, MI
4	Bay City, MI
5	Belleville, MI
6	Camby, IN
7	Cedar Falls, IA
8	Columbus, NE
9	Grand Island, NE
10	Green Bay East, WI
11	Grimes, IA
12	Hastings, NE
13	Holland, MI
14	Jackson, MI
15	Kalamazoo East, MI (Gull Road)
16	Kearney, NE
17	Lincoln North, NE (N 27 th Street)
18	Marshalltown, IA
19	Muscatine, IA
20	North Platte, NE
21	Ottumwa, IA
22	Owensboro, KY
23	Scottsbluff, NE
24	South Haven, MI
25	Topeka, KS
26	West Milwaukee, WI
27	Wixom, MI
28	Wyoming, MI
29	Traverse City, MI
30	Dubuque, IA
31	Fremont, NE
32	Manhattan, KS
33	Ionia, MI
34	Saginaw, MI
35	Cape Girardeau, MO
36	Poplar Bluff, MO
37	Salina, KS
38	Comstock Park, MI

39	Lansing South, MI
40	Fort Dodge, IA
41	Sioux City, IA
42	Triadelphia, WV

EXHIBIT B
Site Plans
(42 pages following)

GUARANTY

The undersigned, in consideration of Menard, Inc., Lessor entering into the attached Lease dated this 10 day of March, 2021, to which Phantom Fireworks Eastern Region, LLC is the Lessee, does hereby absolutely, unconditionally, and irrevocably guarantee to Lessor the full and complete performance of all Lessee's covenants and obligations under said Lease and the full payment by Lessee of all rentals, additional rentals and other charges and amounts required to be paid thereunder, and the undersigned will pay all Lessor's expenses including attorney's fees incurred in enforcing the obligations of Lessee under said Lease or incurred in enforcing this Guaranty.

The undersigned, does hereby waive all requirements of notice of the acceptance of this Guaranty and all requirements of notice of breach or non-performance by Lessee. The undersigned's obligations hereunder shall remain fully binding although Lessor may have waived one or more defaults by Lessee, may have extended the time of performance by Lessee, may have modified or amended the Lease, may have released, returned or misapplied other collateral given later as additional security (including other guaranties) and may have released Lessee from the performance of its obligation under such Lease.

This Guaranty shall be binding upon the undersigned and his respective heirs, executors, administrators, representatives, successors and assigns.

Executed this 10 day of March, 2021.

By: [Signature]

SS # or DL #: 53933296

STATE OF Ohio)
) ss.
COUNTY OF Mahoning)

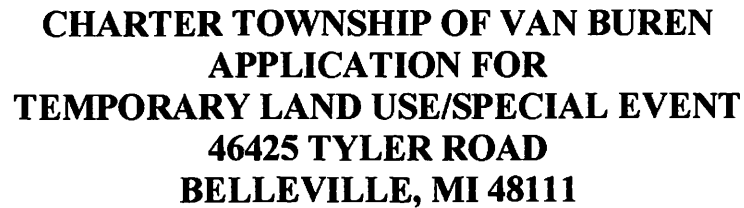
I, Helen Ford, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alex Zoldan, who is personally known to me to be the same person whose name is subscribed above, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10th day of March, 2021.



HELEN FORD,
Notary Public, State of Ohio
My Commission Expires
March 22, 2024

[Signature]
Notary Public, Mahoning County
My Commission expires: March 22, 2024



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MEMO

TO: Township Planning Commission
FROM: Dan Power – Director of Planning and Economic Development
RE: Review of Temporary Land Use Request #21-012 – TNT Fireworks
DATE: April 9, 2021

PROJECT REVIEW

TNT Fireworks is requesting a Temporary Land Use permit for a tent sale of fireworks at the Belleville Road Walmart, Store #2872, at 10562 Belleville Road. The use is proposed to be from June 22, 2021 through July 5, 2021. Per Section 7.120 of the Zoning Ordinance, temporary land 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.

I have reviewed the application and the requirements of Section 7.120 for temporary land use approval and have the following comments:

- 1. Adequacy of parking and access** (Section 7.120(C.1)) – The site has 714 public parking spaces, 23 of which are handicapped reserved. The site is currently is over-parked, and the tent will have a limited impact on the number of available parking spaces. The tent and surrounding buffer will occupy roughly 16 parking spaces. This site is located in the heart of Van Buren’s downtown district, and sufficient access is available.
- 2. Adequate drainage** (Section 7.120(C.2)) – The site is in an existing parking lot that already has storm water drainage. The tent will not affect the amount of impervious surface or water that would be diverted into the storm system.
- 3. Compatibility with surrounding land uses** (Section 7.120(C.3)) – The surrounding parcels are all commercial in nature, and this temporary land use is not expected to impact the surrounding commercial uses.
- 4. Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** (Section 7.120(C.4)) – The tent is temporary in nature, and the parking lot, Walmart store, and the surrounding commercial businesses will not be impacted by the bulk of the tent.
- 5. Sufficient setbacks from road rights-of-way and lot lines** (Section 7.120(C.5)) – The tent is located behind a landscaping island within the Walmart Parking Lot near the southeast corner of the site. It is over 100 feet from the southern lot line, and 20 feet from

the interior service road. Therefore, the setbacks are sufficient and the tent will not impact traffic flow or adjoining commercial businesses.

6. **Adequate utilities** (Section 7.120(C.6)) – TNT Fireworks 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** (Section 7.120(C.7)) – TNT Fireworks will be responsible for all trash disposal and site clean-up in relation to their lease agreement with Walmart.
8. **Sanitary facilities** (Section 7.120(C.8)) – Walmart has authorized all customers and TNT employees to use its restroom facilities.
9. **Hours of operation** (Section 7.120(C.9)) – The hours of operation will be from 9:00 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, staff are not aware of any complaints with TNT Fireworks closing at 10:00 p.m. in previous years, so the hours of operation approved last year are reasonable and we recommend the same hours of operation for this year.
10. **Outdoor light and signs** (Section 7.120(C.10)) – No exterior lights are provided. Interior lights will be hung inside the tent. Although no temporary commercial sign permit requests have been received, the Zoning Ordinance permits one (1) 32 sq. ft. temporary sign for a period not to exceed 30 days. Any temporary signage must comply with the Zoning Ordinance before it obtains a sign permit from the Building Department.
11. **Other licenses and permits required** (Section 7.120(C.11)) – Last year, the applicant provided the Township with their Consumer Fireworks Retail Facility: Non-Permanent license. A current license must be provided by the applicant prior to the establishment of the temporary use. The Van Buren Fire Marshal shall be separately issuing his review letter.
12. **Potential noise, odor, dust, and glare** (Section 7.120(C.12)) – The proposed temporary use should not increase the noise, odor, dust or glare from their use.
13. **Fire lanes, fire protection, and security** (Section 7.120(C.13)) – The Van Buren Fire Marshal shall review the application for adequacy of fire lanes and fire protection. The site will be continually staffed. During non-operating hours, all products will be stored inside the tent and tent security will be maintained at all times by the tent operator or their representative.
14. **Off-site impacts of traffic volumes** (Section 7.120(C.14)) – The road in the immediate vicinity is a major Township road (Belleville Road) and this temporary use will not impact the flow or travel volumes. During 2014's Public Hearing, a resident raised a concern of the launching of fireworks at the site. No fireworks are permitted to be launched within 300 feet.
15. **Necessity of performance bond to ensure prompt removal** (Section 7.120(C.15)) – 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** (Section 7.120(C.16)) – 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 would be the seventh (7th) year that TNT Fireworks has been granted a temporary land use permit to operate at this location, and I am not aware of any issues or concerns from those previous years. I recommend approval of this application subject to the following conditions:

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



March 10, 2021

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

Re: American Promotional Events Inc. /TNT Fireworks
Wal-Mart Parking Lot, 10562 Belleville Rd
VBT 21-012

To whom it may concern:

I have reviewed a site plan received on March 9, 2021 for the above referenced project.

Project Overview:

The site plan is for a temporary fireworks retail facility. Included in the permit application package is a letter of authorization signed by TNT and Wal-Mart representatives. Also included, is the site plan for the stand, showing the location of the tent as it sits in the store parking lot as well as proof of insurance.

The Temporary facility and the retail sales of fireworks must comply with **NFPA 1124** as required by the State of Michigan and the Township of Van Buren.

Upon approval from the State of Michigan Bureau of Fire Services, and the issuance of a tentative permit to sell fireworks, the site will be inspected by the Van Buren Township Fire Department.

A detailed floor plan showing the location of tables, displays and exits shall be kept on site of the CFRS location.

Respectfully submitted,

Andrew Lenaghan
Fire Marshal
Van Buren Township Fire Department

Chuck Frieze
TNT Fireworks
Regional Manager
friesec@tntfireworks.com



PO Box 7
Three Rivers, MI 49093
Cell 517.526.3839
Fax 866.496.0838

March 4, 2021

Reference: Temporary Fireworks Sale in Walmart Parking Lot

To whom it may concern:

Below is information on the temporary fireworks tent sale.

1. Our company will be selling Michigan approved fireworks.
2. Our sales period will be no longer than from June 22nd through July 5th, 2021.
3. Hours of operation will be from 9am through 10pm daily.
4. Sales will be conducted from a tent erected by a local tent rental company with a flame sheet provided.
5. There will be several 'no smoking' signs around the tent.
6. Overnight security will be provided by the group that is operating the tent (2 people present at all times).
7. Our company will make sure the environment will be kept clean and safe.
8. There will be a fire extinguisher placed at each exit (**THREE** total- two 10lb ABC and 1 water cannon).
9. Orange cones will be used to mark off the safety buffer around the tent so cars don't drive right up next to it. (10 feet away)
10. Our company will also provide all necessary insurance.
11. A copy of the State Permit from LARA will be provided after they issue it to me.

Attached is also a rough sketch of the location of the tent in the parking lot of Walmart, a permission letter from Walmart and proof of insurance.

Also, please let me know if there are any changes or further requirements that need to be met.

Thank you,

Chuck Frieze
TNT Fireworks
Michigan~Area Managers



702 SW 8th Street
Bentonville, AR 72712
Phone 479.273.4298
Kyle.Thurman@walmart.com

August 26, 2020

To Whom It May Concern,

American Promotional Events, Inc. dba TNT Fireworks is an approved National Supplier to conduct fireworks promotions on our Walmart parking lots where this type of promotion is legal. All stores have been researched and approved by the Walmart Realty Department. Approximate time frame for the promotions are:

- December 26th, 2020 through and including January 10th, 2021.
- ✓ • June 11th, 2021 through and including July 12th, 2021 with the exception of Utah which has an additional selling period through the end of July for Pioneer Days.

American Promotional Events, Inc. dba TNT Fireworks is authorized to sign for and obtain all necessary permits and/or licenses for the promotion and must display such permits and/or licenses at each stand/tent. Walmart grants permission for all patrons of the sale to utilize the restroom facilities at each participating store.

An American Promotional Events, Inc. dba TNT Fireworks representative will call you to introduce the company and discuss your participation in the event. Participation is encouraged and does add additional income to your other income account. Store Management must approve the store's participation and placement on the parking lot by store stamping the Pre-Sale Survey.

Thank you in advance for your cooperation in this matter and if you have any questions, please contact TNT Fireworks at 256-767-7142 or Walmart Services at 700-925-6278-IVR Prompt Fireworks.

Best Regards,

Kyle Thurman
Walmart Services



Site Plan for Belleville Walmart #2872- 10562 BELLEVILLE RD BELLEVILLE, MI 48111

End Row 2

North



Picture from MSN Maps

The little yellow box on the south end of the parking lot is where the tent would be. (30x40)
The white area around it would be the 10 foot buffer for no cars to park. Orange cones will be used to mark off the buffer.

** Cars would park no less than 10 feet away

** Any generator used would be placed 20 feet away



CERTIFICATE OF LIABILITY INSURANCE

11/1/2021

DATE (MM/DD/YYYY)

11/2/2020

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 have ADDITIONAL INSURED provisions or 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 Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME:		
	PHONE (A/C, No, Ext):	FAX (A/C, No):	
INSURED 1378172 American Promotional Events, Inc. - East DBA TNT Fireworks, Inc. P.O. Box 1318 4511 Helton Drive Florence AL 35630	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Everest Indemnity Insurance Company		10851
	INSURER B : Arch Specialty Insurance Company		21199
	INSURER C : AXIS Surplus Insurance Company		26620
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES **CERTIFICATE NUMBER:** 13397800 **REVISION NUMBER:** XXXXXXXX

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y	N	S18GL00242-201	11/1/2020	11/1/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	Y	N	UXP0056189-07	11/1/2020	11/1/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	NOT APPLICABLE			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
C	Excess Liability	Y	N	P-001-000055919-03	11/1/2020	11/1/2021	\$5M Each Occurrence \$5M General Aggregate Total XS Limits: \$10M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured: FMI2872 Property located at Wal-Mart #2872 at 10562 Belleville Road, Belleville, MI 48111. Yvette Harris 2598162. The Township of Van Buren, all elected and appointed officials, all employees and volunteers, all boards, commission and/or authorities and board members, including employees and volunteers thereof. It is understood and agreed that by naming the Township of Van Buren as additional insured, coverage afforded is considered to be primary and any other insurance the Township of Van Buren may have in effect shall be considered secondary and/or excess

CERTIFICATE HOLDER

13397800
Wal-Mart Stores, Inc.
2001 SE 10th Street
Bentonville AR 72716

CANCELLATION

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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Chuck Frieese
American Promotional Events,
Inc - East d/b/a TNT Fireworks
PO BOX 7
THREE RIVERS MI 49093

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.

Chuck Frieese
TNT FIREWORKS
10562 BELLEVILLE RD
BELLEVILLE MI 48111

Certificate Number
CT00202

Expiration Date:
04/30/2022

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