



LINCOLN PARK PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS 1355 SOUTHFIELD ROAD
LINCOLN PARK, MICHIGAN

June 12, 2019 at 7 p.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approval of Previous Minutes**
- V. Approval of Agenda**
- VI. Old Business**
- VII. New Business**
 - A. Site Plan Review: 1370 Electric – Wireless communication facility
 - B. Site Plan Review: 1208 Fort – Deli
- VIII. Policy Review and Discussion**
- IX. Education and Training**
- X. Reports from Department and Other Boards and Commissions**
- XI. Public Comments**
- XII. Comments from Planning Commissioners**
- XIII. Adjournment**

The City of Lincoln Park will provide necessary reasonable auxiliary aides and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the meeting to individuals with disabilities at the meeting/hearing upon seven (7) days prior notice to the City of Lincoln Park. Individuals with disabilities requiring auxiliary aides or services should contact the City of Lincoln Park by writing or calling the following: The Building Department, 1355 Southfield Road, Lincoln Park MI 48146; 313-386-1800 ext. 1296

**CITY OF LINCOLN PARK
COUNTY OF WAYNE, STATE OF MICHIGAN
PLANNING COMMISSION MEETING OF MAY 23, 2019**

A Special Planning Commission meeting of May 23, 2019 held at the City of Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan.

1. MEETING CALLED TO ORDER:

A. The meeting was called to order at 6:42 P.M.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL OF OFFICERS:

PRESENT: Kissell, Palmer, Horvath, Graczyk, Briones

ABSENT:

EXCUSED: Kelsey

ALSO PRESENT: Leah DuMouchel, John Meyers,

4. APPROVAL OF MINUTES

A. April 10, 2019

Moved by Graczyk to approve minutes as written, support by Briones
MOTION CARRIED

5. APPROVAL OF AGENDA

Moved by Graczyk to approve the agenda as submitted, support by Palmer
MOTION CARRIED

6. OLD BUISNESS:

None

7. NEW BUISNESS

A. Zoning Amendment Request: 1805 J. A. Papalas

The applicant wishes to rezone three parcels on the north side of Southfield Road, immediately west of I-75 and an associated interchange, from General Industrial District to Municipal Business District.

A hotel is operating on one parcel, and the remaining two parcels are vacant. The three parcels are under common ownership.

B. Public Hearing for Zoning Map Amendment – 1805 J. A Papalas

Public Hearing opened at 6:50PM

No public comment was received, public hearing is closed at 6:51PM

Moved by Graczyk to recommend a request for approval to the Lincoln Park City Council to amend the Zoning Map such that the zoning designation assigned to the three subject parcels described herein is changed from General Industrial District (GID) to Municipal Business District (MBD), support by Palmer

MOTION CARRIED

8. REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

None

9. PUBLIC COMMENTS

None

10. COMMENTS FROM PLANNING COMMISSIONERS

Joe Palmer inquired about construction by Hoover school. Mr. Meyers, building official explained it is school construction.

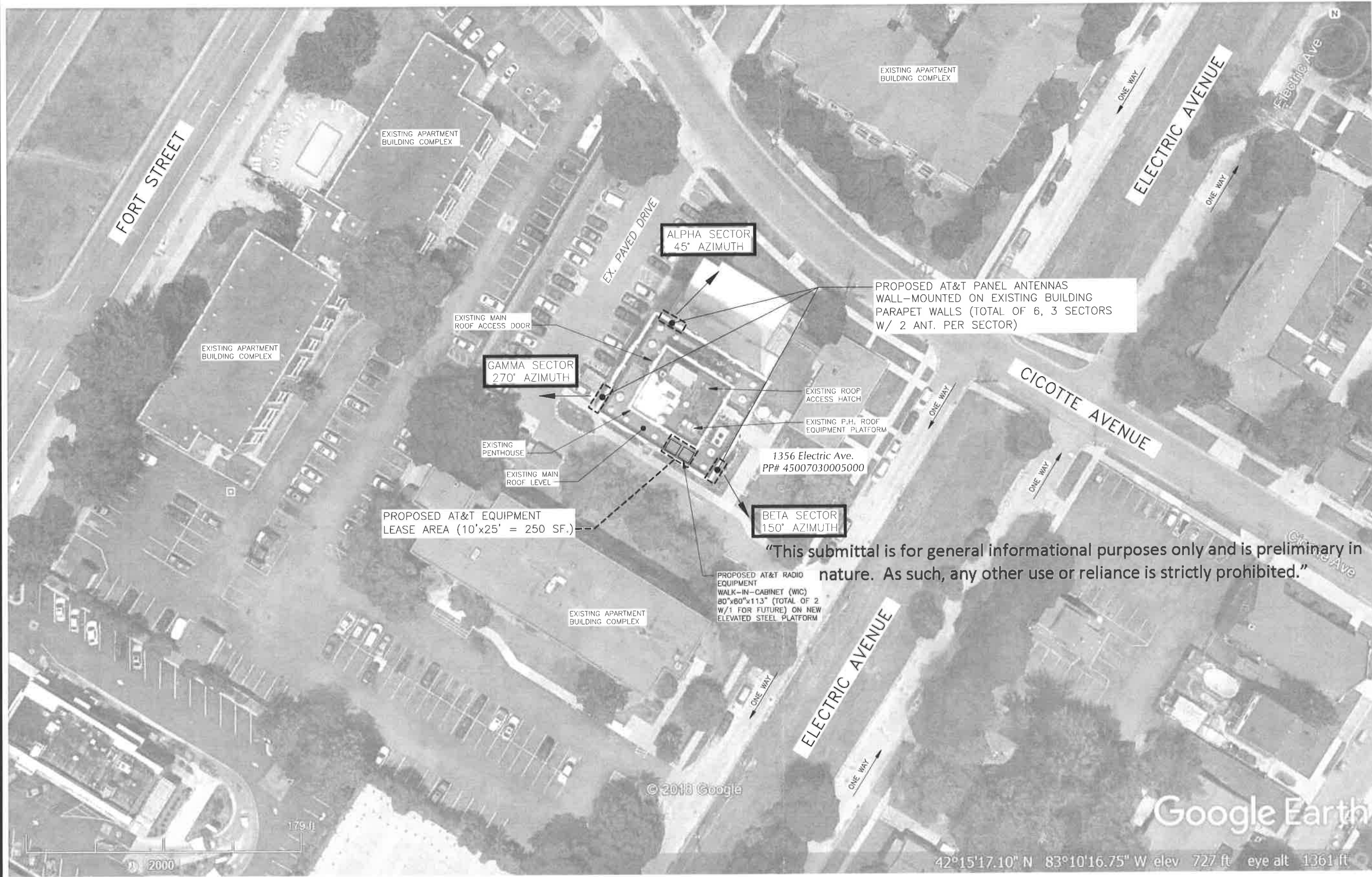
11. ADJOURNMENT

Moved by Palmer to adjourn, support by Graczyk

MOTION CARRIED

Meeting adjourned at 6:55 PM

MICHAEL HORVATH, Secretary



"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

APPLICANT/OWNER:

8372 EAST BROAD STREET
FLOOR 2 - SOUTH (83)
REYNOLDSBURG, OHIO 43068

BLACK & VEATCH
4449 EASTON WAY
SUITE 150
COLUMBUS, OHIO 43219

PREPARED BY:

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
Off.: 330.219.5729 330.572.2101

CHRISTOPHER J. SCHEKS
ENGINEER
No. 60804
4/30/2019

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PROJECT NO:	2018749.18
DRAWN BY:	BB
CHECKED BY:	EAB

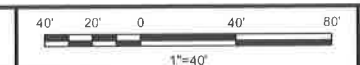
REV	DATE	DESCRIPTION
A	11/06/18	ISSUED FOR REVIEW
B	04/30/19	REVISED ANT. HTS. PER 1A SURVEY

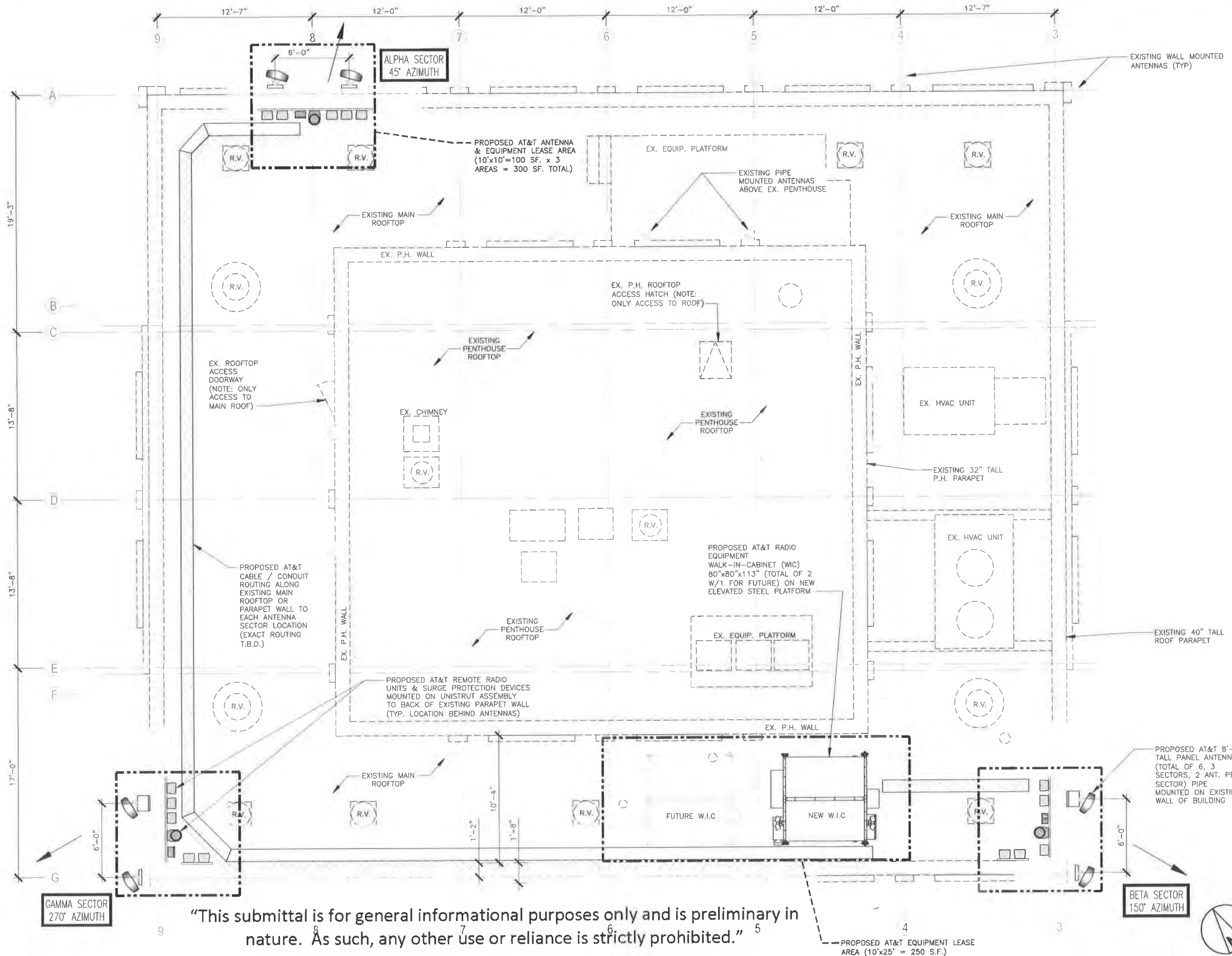
PROJECT LOCATION:
MI0923 (12908257)
LINCOLN PARK TOWER
1356 ELECTRIC AVENUE
LINCOLN PARK, MI 48146
NSB - LTE 5C

SHEET TITLE:
OVERALL SITE PLAN
W/ AERIAL VIEW

SHEET NUMBER:
SP1.0 (A)

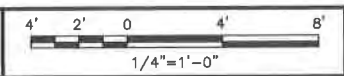
OVERALL SITE PLAN W/ AERIAL VIEW





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OVERALL ROOF PLAN



APPLICANT/OWNER:

8372 EAST BROAD STREET
FLOOR 2 - SOUTH (B3)
REYNOLDSBURG, OHIO 43068

4449 EASTON WAY
SUITE 150
COLUMBUS, OHIO 43219

PREPARED BY:

520 South Main Street, Suite 2531
Akron, OH 44311
Off. Phone: 330.219.5722, 330.572.2101

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PROJECT NO: 2018749.18

DRAWN BY: BB

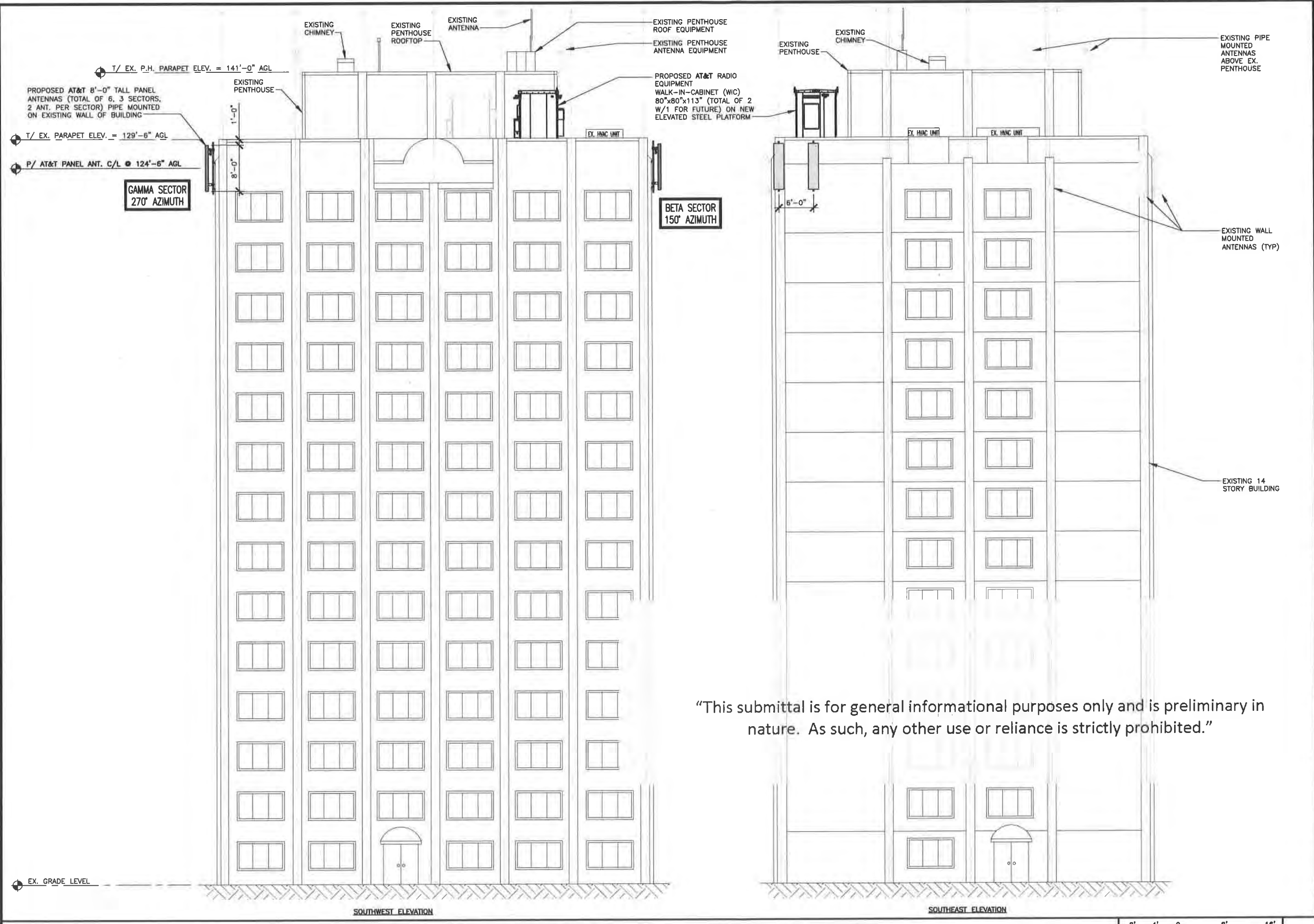
CHECKED BY: EAB

REV	DATE	DESCRIPTION
A	11/06/18	ISSUED FOR REVIEW
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MI0923 (12908257)
LINCOLN PARK TOWER
1356 ELECTRIC AVENUE
LINCOLN PARK, MI 48146
NSB - LTE 5C

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OVERALL ROOF PLAN

SHEET NUMBER:
SP1.0



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APPLICANT/OWNER:

 8372 EAST BROAD STREET
 FLOOR 2 - SOUTH (83)
 REYNOLDSBURG, OHIO 43068

BLACK & VEATCH
 4449 EASTON WAY
 SUITE 150
 COLUMBUS, OHIO 43219

PREPARED BY:

GPD GROUP
 Professional Corporation
 520 South Main Street, Suite 2531
 Akron, OH 44311
 Off: 330.219.1100 Fax: 330.572.2101

STATE OF MICHIGAN
 LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER J. SCHEKS
 ENGINEER
 No. 60804
Christopher J. Scheks
 4/30/2019
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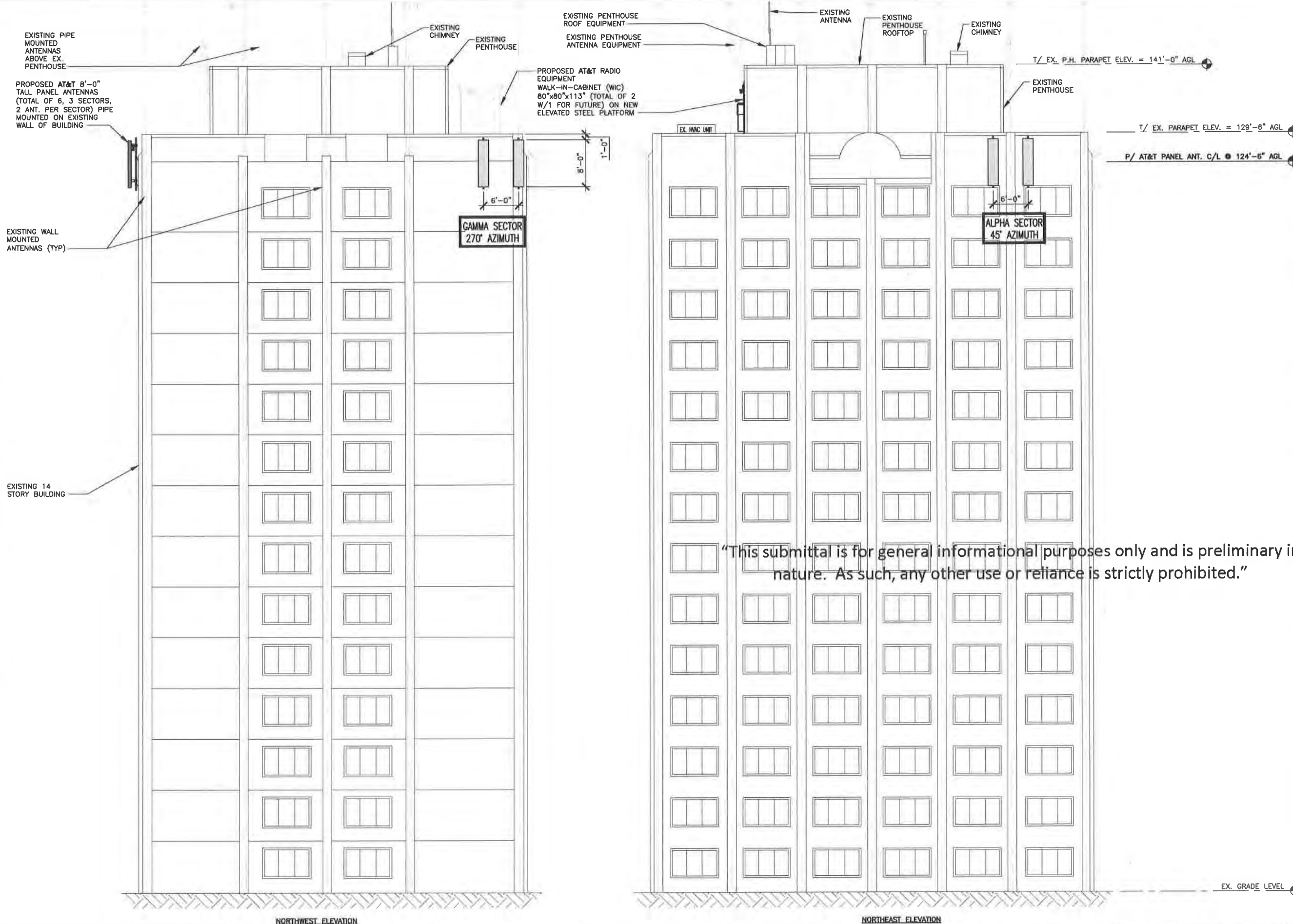
PROJECT NO: 2018749.18
 DRAWN BY: BB
 CHECKED BY: EAB

REV	DATE	DESCRIPTION
A	11/06/18	ISSUED FOR REVIEW
B	04/30/19	REVISED ANT. HTS. PER 1A SURVEY

PROJECT LOCATION:
 MIO923 (12908257)
 LINCOLN PARK TOWER
 1356 ELECTRIC AVENUE
 LINCOLN PARK, MI 48146
 NSB - LTE 5C

SHEET TITLE:
 BUILDING ELEVATIONS

SHEET NUMBER:
 SP1.1



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APPLICANT/OWNER:

 8372 EAST BROAD STREET
 FLOOR 2 - SOUTH (83)
 REYNOLDSBURG, OHIO 43068


BLACK & VEATCH
 4449 EASTON WAY
 SUITE 150
 COLUMBUS, OHIO 43219

PREPARED BY:

GPD GROUP
 Professional Corporation
 520 South Main Street, Suite 2531
 Akron, OH 44311
 Off.: 216.419.5100 Fax: 216.419.572.2101

STATE OF MICHIGAN
 LICENSED PROFESSIONAL ENGINEER
 CHRISTOPHER J. SCHEKS
 ENGINEER
 No. 60804
Christopher J. Scheks
 4/30/2019

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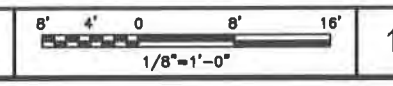
PROJECT NO: 2018749.18
 DRAWN BY: BB
 CHECKED BY: EAB

REV	DATE	DESCRIPTION
A	11/08/18	ISSUED FOR REVIEW
B	04/30/19	REVISED ANT. HTS. PER 1A SURVEY

PROJECT LOCATION:
 MI0923 (12908257)
 LINCOLN PARK TOWER
 1356 ELECTRIC AVENUE
 LINCOLN PARK, MI 48146
 NSB - LTE 5C

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
SP1.2



BUILDING ELEVATIONS



520 South Main Street, Suite 2531
Akron, Ohio 44311

Phone 330.572.2100
www.gpdgroup.com

John Meyers
Building Official
1355 Southfield Road
Lincoln Park, MI 48146

April 30, 2019
Job #2018749.18

RE: 1370 Electric Ave. Site Plan Review

RECEIVED

MAY 01 2019

**CITY OF LINCOLN PARK
BUILDING DEPARTMENT**

Dear Mr. Meyers:

Please accept this letter and accompanying documents as an expression of GPD Group's interest in applying for a site plan review with the City of Lincoln Park. GPD Group is working with AT&T Mobility to design the site at 1370 Electric Avenue to house a radio equipment cabinet on the roof of the existing fourteen story building and six (6) antennas mounted to the face of the existing roof parapet. It is our intent in this letter to provide a description of the project and attached documents.

Included with this submission is a packet of photo simulations to give the Planning Commission a better idea of the visual impact that the antennas and equipment cabinet will have. As can be seen in the photos, the proposed antennas are designed to closely match the existing antennas already on the building so as to blend in with the already existing infrastructure and minimize the visual impact of the additional antennas. The photos also show several views of the proposed equipment cabinet which is painted to approximate the color of the existing façade and can be seen to be partially hidden by the roof parapet and penthouse. AT&T's equipment cabinet is proposed for the main roof level in order to be less prominent and obtrusive than the existing other carrier's equipment on the penthouse roof.

As this site is on an existing roof, landscaping and other aesthetic maintenance will not be required. Routing inspections and periodic service maintenance at the site will be performed throughout the year by AT&T technicians. Maintenance contact information will be provided on signage at the site and updated as necessary. The current maintenance contact number is (800) 638-2822.

We do not believe that an engineer's statement regarding the manner of falling is applicable to this project since there is no tower. The cabinet itself bears directly on the roof and would not be subject to falling. In the unlikely event that the cabinet did break free of its anchorage and tipped, then it would still be caught by the parapet wall surrounding the roof. The antennas are designed per all relevant codes to withstand subjection to all reasonably expected forces. If the antennas were to fall, it is likely that they would be caught by their cables which are connected back to other equipment on the roof.

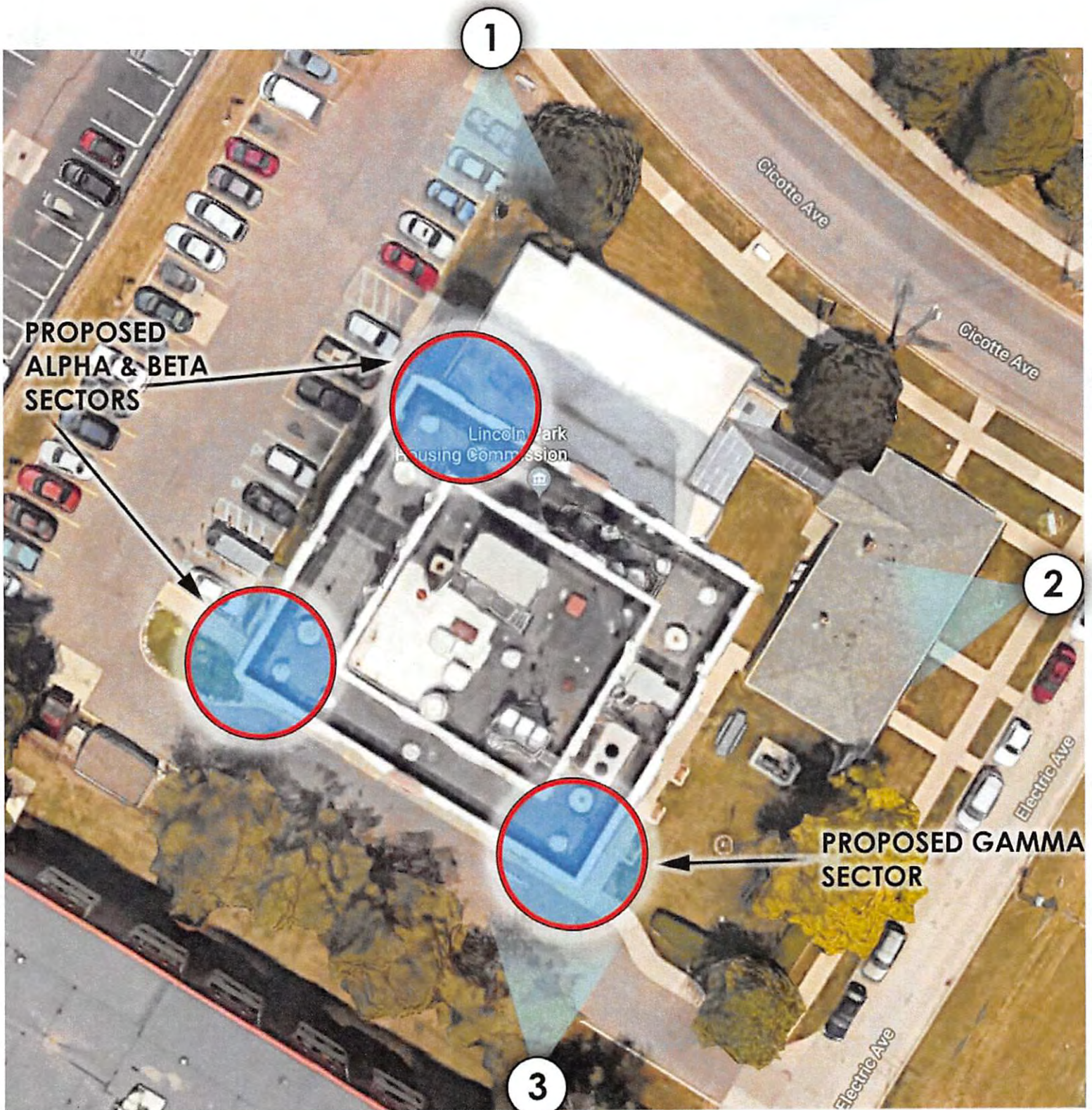
Finally, AT&T plans to secure a surety bond in a form acceptable to the city in an amount sufficient to cover costs and expenses necessary to remove the wireless equipment should the equipment become abandoned or no longer needed.

We hope that the Planning Commission finds this information helpful and informative when making their decision in their site plan review. If any other information is needed, please contact Ed Block at (330) 572-2192 or eblock@gpdgroup.com.

Sincerely,
GPD Group

A handwritten signature in black ink that reads "Ed Block". The signature is written in a cursive, slightly stylized font.

Edward Block, P.E.
Project Manager



KEY PLAN AT&T - MI0923 LINCOLN PARK
 1356 ELECTRIC AVENUE, LINCOLN PARK, MI 48146

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS, BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.

GPD GROUP
 Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
 1.800.955.4731
 www.gpdgroup.com



BETA SECTOR

ALPHA SECTOR

AT&T - MI0923 LINCOLN PARK
1356 ELECTRIC AVENUE, LINCOLN PARK, MI 48146



SECTOR

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ALPHA SECTOR

GAMMA SECTOR

SECTOR 2 AT&T - MI0923 LINCOLN PARK
 1356 ELECTRIC AVENUE, LINCOLN PARK, MI 48146

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GPD GROUP
 Glauk, Pyle, Schomer, Burns & DeHayes, Inc.
 1.800.955.4731
 www.gpdgroup.com



CABINETS

BETA SECTOR

SECTOR 3

AT&T - M10923 LINCOLN PARK
1356 ELECTRIC AVENUE, LINCOLN PARK, MI 48146

 **GPD GROUP**
Glass, PA, Shower, Bards & Displays, Inc.
1.800.955.4731
www.gpdgroup.com

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CABINERY

BETA SECTOR




3

AT&T - MI0923 LINCOLN PARK
1356 ELECTRIC AVENUE, LINCOLN PARK, MI 48146

SECTOR

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www.gpdgroup.com



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Akron, Ohio 44311

Phone 330.572.2100
www.gpdgroup.com



John Meyers
Building Official
1355 Southfield Road
Lincoln Park, MI 48146

May 23, 2019
Job #2018749.18

RE: 1370 Electric Ave. Site Plan Review

Signed MI PE certification – manner of falling

Dear Mr. Meyers:

AT&T's design to install their proposed antennas and radio equipment on the rooftop of the existing building structure will be performed in accordance with the same 2015 Michigan Building Code and the 2015 International Building Code requirements as the building and there is no expectation that the equipment or the building structure will fall unless there is an extreme event that exceeds the limits prescribed by code parameters.

For the purpose of understanding, each of AT&T's proposed antennas will be mounted to the face of the building at two anchor points consisting of at least two anchor bolts per connection. Additionally, should there an extreme event occur, the coax cables attached to each antenna would provide secondary connection support from falling. Further, AT&T's radio equipment cabinets will be fastened to a steel support frame anchored to the top of the main roof structure of the building.

GPD Groups holds the public health, safety and general welfare of the occupants of new and existing buildings and structures in the highest regard and completes all design work per the appropriate standards to meet that expectation. It is our belief that neither the antennas nor the radio equipment cabinets will fall unless the winds exceed the design standards set forth in the prescribed codes or the building itself experiences at catastrophic event.

Respectfully submitted,



Christopher J. Scheks, P.E.
Michigan #: 6201060804

5/24/2019



From: [Beddow, Michael](#)
To: [Leah DuMouchel](#)
Cc: [Laura Gray](#); [Montserrat Contreras](#); [Block, Ed](#)
Subject: RE: Receipt of Site Plan submittal - 1370 Fort (MI0923)
Date: Friday, May 17, 2019 5:09:11 PM
Attachments: [image001.png](#)

Ms. DuMouchel,

The amount of the removal bond for the above referenced site will be \$150,000 which should be sufficient to cover the costs of removing the proposed equipment and repairing the roof/parapet back to their original conditions.

Michael Beddow
Telecom Designer

GPD GROUP

ARCHITECTS • ENGINEERS • PLANNERS
T: 330.572.2100 / **F:** 330.572.2101
520 South Main Street, Suite 2531, Akron, OH 44311
gpdgroup.com

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From: Block, Ed <eblock@gpdgroup.com>
Sent: Friday, May 17, 2019 10:38 AM
To: Leah DuMouchel <ldumouchel@bria2.com>
Cc: Laura Gray <LGray@citylp.com>; Monserrat Contreras <MContreras@citylp.com>; Beddow, Michael <mbeddow@gpdgroup.com>
Subject: RE: Receipt of Site Plan submittal - 1370 Fort (MI0923)

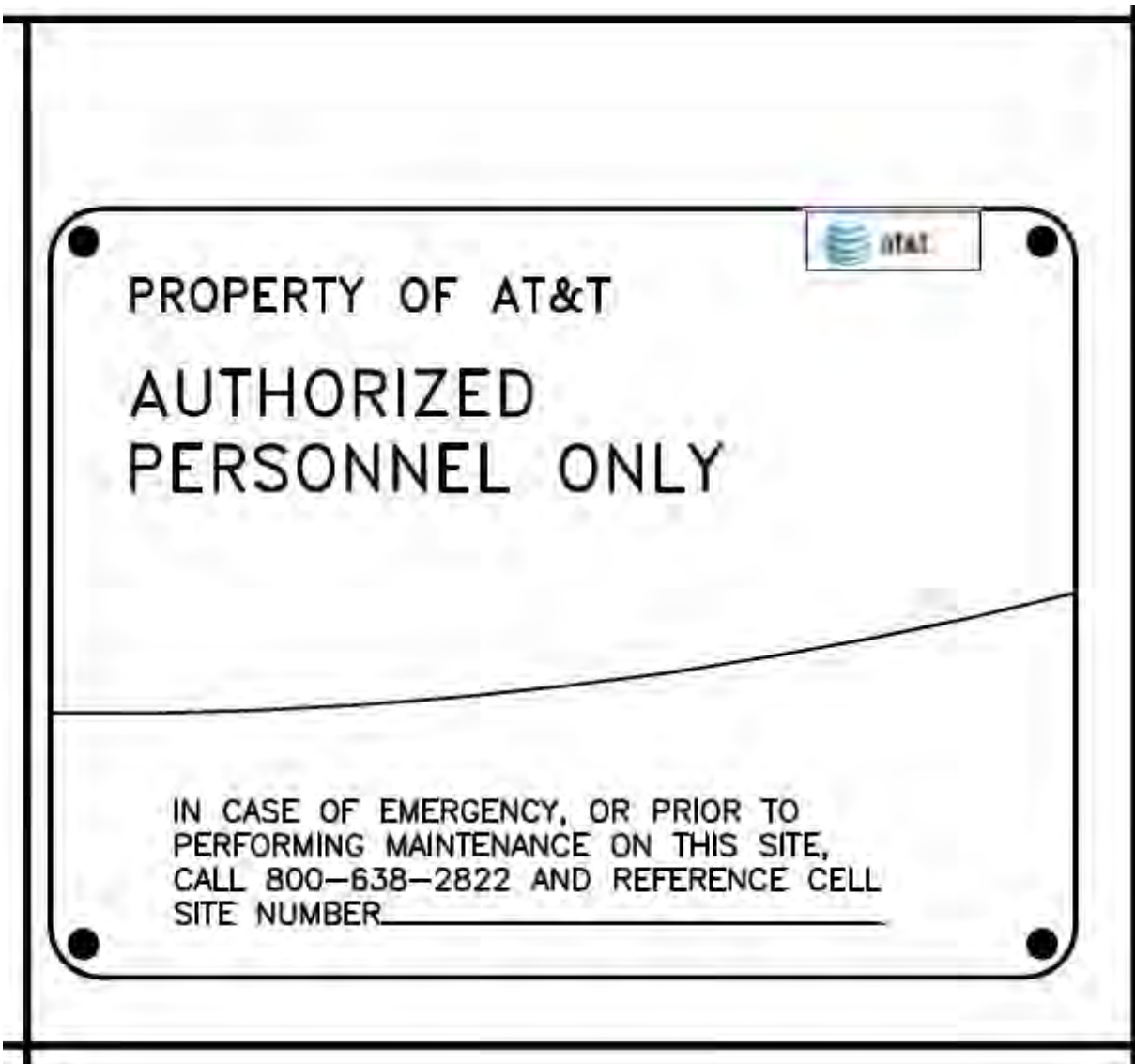
Ms. DuMouchel,
Thank you for the quick review response. We are working on providing the outstanding items prior to the 7 day deadline.

Regarding the contact for engineering, maintenance, and other information purposes, there is signage placed on each site (image below) with the 800 phone number and the specific Reference Cell Site Number (MI0923 for this site). That is a direct contact with the AT&T switch board, operating nationally 24/7. They would notify the appropriate personnel; local technician or fire/police department depending on the nature of the call.

From: [Block, Ed](#)
To: [Leah DuMouchel](#)
Cc: [Laura Gray](#); [Montserrat Contreras](#); [Beddow, Michael](#)
Subject: RE: Receipt of Site Plan submittal - 1370 Fort (MI0923)
Date: Friday, May 17, 2019 10:37:58 AM
Attachments: [image001.png](#)

Ms. DuMouchel,
Thank you for the quick review response. We are working on providing the outstanding items prior to the 7 day deadline.

Regarding the contact for engineering, maintenance, and other information purposes, there is signage placed on each site (image below) with the 800 phone number and the specific Reference Cell Site Number (MI0923 for this site). That is a direct contact with the AT&T switch board, operating nationally 24/7. They would notify the appropriate personnel; local technician or fire/police department depending on the nature of the call.



Thank you,

Edward Block
330-572-2192

From: Leah DuMouchel [mailto:ldumouchel@bria2.com]
Sent: Thursday, May 16, 2019 2:53 PM
To: Block, Ed <eblock@gpdgroup.com>
Cc: Laura Gray <LGray@citylp.com>; Monserrat Contreras <MContreras@citylp.com>
Subject: Receipt of Site Plan submittal - 1370 Fort

Hello, Mr. Block! We have had a chance to review your submittal, and have found it sufficient to place on the agenda for the June 10 meeting of the Lincoln Park Planning Commission. **HOWEVER**, I have made a couple of notations on the attached file that I think you will want to review immediately. Please let me know if I can be of further assistance. Looking forward to working with you!

Leah DuMouchel, AICP, CNU-A, NCI M&FC, FBCI
Principal

Beckett&Raeder, Inc.
Making Great Places for over 50 Years

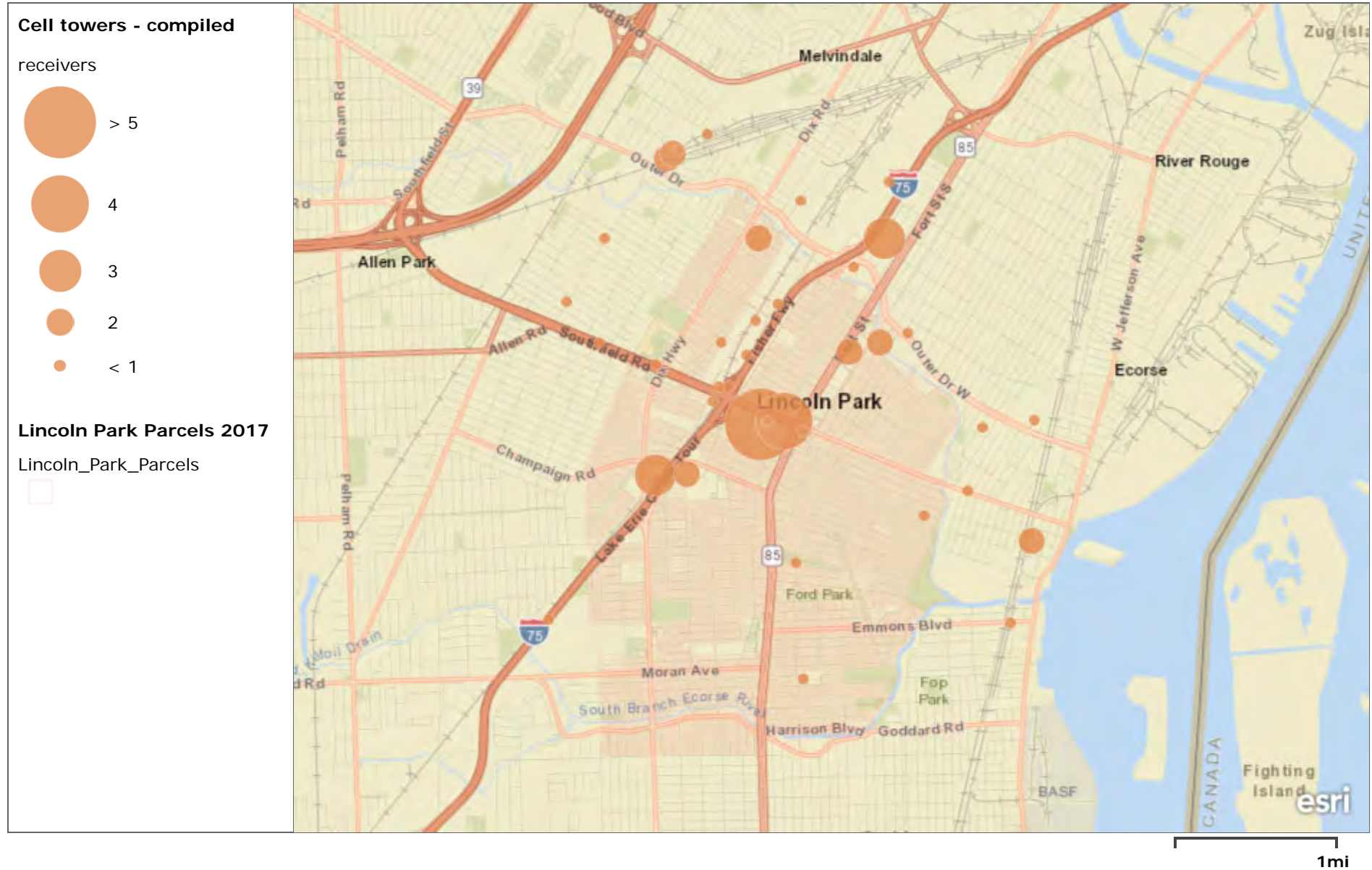
535 West William St Suite 101
Ann Arbor, MI 48103

Office: 734.663.2622
Direct Line: 734.239.6616

Petoskey, MI 231.347.2523
Traverse City, MI 231.933.8400
Toledo, OH 419.242.3428

Please visit us at www.bria2.com

Lincoln Park Map



Esri, US Census Bureau, Infogroup | Michigan CGI Data Library | Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NRCan

1370 Electric – Wireless Communication Facility Addition

Site Plan Review

Applicant	GPD Group; Edward Block - Agent for AT&T
Project	Wireless Communication Facility
Address	1370 Electric Avenue, Lincoln Park, MI 48146
Date	June 12, 2019
Request	Site Plan Review
Recommendation	Approve with Conditions

Applicant requests AT&T radio equipment installation to include two (2) walk-in cabinets (WIC) of 80"x80"x13" (6.7'x6.7'x1.1') and six (6) panel antennas of 8' (96") height and unspecified width or depth.

The proposed main structure is an existing 14-story building located at 1370 Electric Avenue and owned by the city of Lincoln Park. Currently, the building is used for a section 8 housing with several wireless carriers occupying parts of the roof space and building facades to house radio equipment and antennas.

GPD Group, an agent for AT&T, is working with AT&T Mobility to design the site at 1370 Electric Avenue to house a total of two (2) radio walk-in cabinets; one for the future, on a new elevated steel platform on the building's roof and six (6) antennas; distributed on 3 sectors with 2 antennas per sector, mounted to the face of the existing roof parapet.

MATERIALS SUBMITTED

Document		Date	
Application for Site Plan Review		05-01-2019	
Letter of Intent with Images		04-30-2019	
Site Plan Documents			
Page	Sheet Title	Original Date	Last Revision
SP1.0(A)	Overall Site Plan w Aerial View	11/06/18	04/30/19
SP1.0	Overall Roof Plan	11/06/18	04/30/19
SP1.1	Building Elevations	11/06/18	04/30/19
SP1.2	Building Elevations	11/06/18	04/30/19

REVIEW

Application requirements - 1294.35(c)

Requirement	Submittal	Compliance
<ul style="list-style-type: none"> • Site plan in accordance with Section 1296.01, Site Plan Review • Location, size, screening, and design of all buildings and structures • Include fences; location/size of outdoor equipment; location, number, and species of proposed landscaping 	<ul style="list-style-type: none"> • Site plan with aerial, roof plan, all four building elevations • Photo simulated roof diagram and elevations. 	<p>Substantially Met</p> <p><i>Applicant shall provide corrected photo simulated roof diagram and elevations to match the proposed design as presented in the planset.</i></p> <p><i>Applicant shall provide manufacturing specifications for all AT&T radio equipment.</i></p>
<ul style="list-style-type: none"> • Detailed landscaping plan where support structure location is not developed or where developed area will be disturbed • Provide screening and aesthetic enhancement for structure base, accessory buildings, and enclosure • Fencing required for protection of the support structure and security from access 	<p>The support structure in this case is the building at 1356 Electric Ave., so these requirements do not apply.</p>	<p>N/A</p>
<ul style="list-style-type: none"> • Signed certification by State of Michigan licensed professional engineer with regard to the manner in which the proposed structure will fall • Certification will assist in determining appropriate setback. 	<p>First letter declines to provide; subsequent statement received</p>	<p>Met</p>

Requirement	Submittal	Compliance
<ul style="list-style-type: none"> Description of security to ensure removal of the facility upon abandonment: cash; surety bond; letter of credit; or agreement in a form approved by the City Attorney and recordable at the Register of Deeds 	<ul style="list-style-type: none"> AT&T plans to secure a surety bond in a form acceptable to the city in an amount sufficient to cover costs and expenses necessary to remove the wireless equipment should the equipment become abandoned or no longer needed. The amount of the removal bond will be 150,000 which should be sufficient to cover the costs of removing the proposed equipment and repairing the roof/parapet back to their original conditions. 	<p>Met</p>
<ul style="list-style-type: none"> Map showing existing, known, proposed wireless communication facilities in the City Further showing existing, known, proposed wireless communication facilities in relevant areas surrounding the borders of the City (potential colocation or demonstrating need) City may provide as available 	<ul style="list-style-type: none"> Not provided; City agrees to use publicly available information 	<p>Met</p>

Requirement	Submittal	Compliance
<ul style="list-style-type: none"> Name, address, telephone number of person to contact for engineering, maintenance, and other notice purposes Method of updating information 	<ul style="list-style-type: none"> The current maintenance contact number is (800) 638-2822. Maintenance contact information with the specific Reference Call Site Number (MI0923 for this site) will be provided on signage at the site and updated as necessary. The referenced contact number is with the AT&T switch board, operating nationally 24/7. They would notify the appropriate personnel; local technician or fire/police department on the nature of the call. 	Met

Permitted districts – 1294.35(a)

Principally Permitted	
Proposed colocation of attached wireless communication facility to existing attached wireless communication facility, wireless communication support structure, building and/or other structure within (MFRD), (CSD), (NBD), (MBD), (CBD), (RBD), (LID), (GID), or any planned unit development, where existing structure is not proposed to be materially altered or changed in appearance.	Project meets the criteria
Proposed colocation of an attached wireless communication facility to existing attached wireless communication facility, wireless communication support structure, or building and/or other structure which has existing approvals for such colocation by the City of Lincoln Park.	N/A
Proposed colocation of an attached wireless communication facility upon any Detroit Edison high-tension electrical transmission tower.	N/A
A wireless communication support structure established upon a Municipally owned parcel of property within (MFRD), (CSD), (NBD), Municipal Business District (MBD), (CBD), (RBD), (LID), (GID), or any planned unit development. Subject to standards of (d)(2) below, if the the location is an aesthetically sensitive site.	N/A
Special Approval	

Monopole support structures upon non-Municipally owned parcels of property within any (MFRD), (CSD), (NBD), Municipal Business District (MBD), (CBD), (RBD), (LID), (GID), or any planned unit development.	N/A
Lattice-style tower support structures upon non-Municipally owned parcels of property within any General Industrial District (GID).	N/A
Other Circumstances	
If demonstrated by applicant that a wireless communication facility may not be reasonably established as a permitted use under (a)(1), and is required to be outside of a district identified in paragraphs (a)(1) and (2), in order to operate a wireless communication service, then wireless communication facilities may be permitted elsewhere in the City as a permitted use after special approval, subject to the criteria and standards of paragraphs (b) and (d) hereof.	N/A

Standards for approval 1294.35(b)

All applications for wireless communication facilities shall be reviewed in accordance with the following standards and conditions, and, if approved, shall be constructed and maintained in accordance with such standards and conditions. In addition, if the facility is approved, it shall be constructed and maintained with any additional conditions imposed by the Planning Commission and Council at their discretion.

Requirement	Submittal	Compliance
<ul style="list-style-type: none"> • Max height of attached wireless communication facilities and support structures: 80’ or FAA standards under 14 CFR Part 77 • ZBA may grant variance to the height standard if applicant can demonstrate necessary higher minimum height for reasonable communication and operation • ZBA may grant 20’ variance to the maximum permitted height of a support structure where such additional height would permit additional colocations. • Accessory building to enclose such things as switching equipment limited to district max height for accessory structures 	<ul style="list-style-type: none"> • The proposed support structure of the wireless communication facility is the existing fourteen story building with a penthouse, the overall height is 141’. • No new proposed equipment exceeds the height of the existing building. • Height of the proposed At&T radio equipment cabinet; the proposed walk-in-cabinet is 9’ 5” (113”) and the proposed AT&T panel antenna is 8’ 0” (96”). 	<ul style="list-style-type: none"> • N/A • Met

Requirement	Submittal	Compliance
<p>The setback of any support structure from any residential district boundary, or from any property line, existing or proposed rights-of-way, or other publicly traveled roads within any residential district shall be at least the height of the highest point of any structure on the premises.</p>	<ul style="list-style-type: none"> The support structure of the wireless communication facility is the fourteen story building located at 1370 Electric Ave. 	<p>N/A</p>
<ul style="list-style-type: none"> Where support structure abuts land zoned other than residential, minimum setback for monopole support structures and accessory structures = required setbacks for main or principal buildings of support structure district Minimum setback for lattice tower support structure = height of the tower ZBA may grant variances for support structure setback to reduce visual impact or meet colocation requirements. 	<ul style="list-style-type: none"> The support structure of the wireless communication facility is the existing fourteen story building located at 1356 Electric Ave. 	<p>N/A</p>
<p>Unobstructed access to support structure for operation, maintenance, repair and inspection purposes; may be provided through or over an easement Access shall have width and location determined by: adjacent thoroughfares, site traffic and circulation; utilities; location of buildings and parking facilities; proximity to Residential Districts, minimizing disturbance to the natural landscape; equipment needed to access the site.</p>	<ul style="list-style-type: none"> The existing building of 1370 Electric Ave. has an unobstructed access through Cicotte Ave. and Electric Ave. to an existing Paved drive parking lot as shown in Overall Site Plan w/ Aerial View SP1.0 (A) The building has one existing access to the main roof through the roof top access doorway as shown in SP1.0 overall Roof Plan. 	<p>Substantially Met. <i>Inquiry; applicant shall confirm that a clear and unobstructed access to the building is obtained and/or obtain an easement if necessary.</i></p>
<p>Division of property for locating a wireless communication facility must meet all zoning requirements and conditions</p>	<p>Not applicable.</p>	<p>N/A</p>

Requirement	Submittal	Compliance
<ul style="list-style-type: none"> Where attached wireless communication facility proposed on building roof, and if equipment enclosure proposed as roof appliance or penthouse on building, shall be designed, constructed and maintained to be architecturally compatible with the principal building. Equipment enclosure may be within principal building or accessory building. If accessory building, shall conform with district requirements for principal buildings, including yard setbacks. 	<ul style="list-style-type: none"> The proposed antennas are designed to closely match the existing antennas on the building so as to blend in with the existing infrastructure and minimize the visual impact of the additional antennas. Photos show several views of the proposed equipment cabinet, painted to approximate the color of the existing facade and partially hidden by the roof parapet and penthouse. AT&T's equipment cabinet is proposed for the main roof level in order to be less prominent and obtrusive than the existing other carrier's equipment on the penthouse roof. 	<p>Met</p>
<ul style="list-style-type: none"> Support structures shall be gray, white, or light blue Responsibility of the applicant to maintain the wireless communication facility in a neat and orderly condition. 	<ul style="list-style-type: none"> The existing building at 1370 Electric Ave. is the proposed support structure. Routing inspection and periodic service maintenance at the site will be performed throughout the year by AT&T technicians 	<ul style="list-style-type: none"> N/A Met

Requirement	Submittal	Compliance
<ul style="list-style-type: none"> The support system shall be constructed in accordance with all applicable building codes. Requirements of the Federal Aviation Administration, Federal Communication Commission, and Michigan Aeronautics Commission shall be noted. 	<ul style="list-style-type: none"> The antennas are designed per all relevant codes to withstand subsection to all reasonably expected forces. If the antennas were to fall, it is likely that they would be caught by their cables which are connected back to other equipment on the roof. Proposed AT&T 8" tall panel antennas pipe mounted on existing wall of building. Proposed AT&T remote radio units and surge protection devices mounted on unistrut assembly to back of existing parapet wall (Typ. Location behind antennas). The cabinet itself bears directly on the roof and would not be subject to falling. In the unlikely event that the cabinet did break free of its anchorage and tipped, then it would still be caught by the parapet wall surrounding the roof. Proposed AT&T radio equipment walk-in-cabinet on new elevated steel platform. 	<p><i>Inquiry;</i></p> <p><i>Applicant shall note that all support system of proposed AT&T radio equipments comply with all relevant Federal and State codes.</i></p> <p><i>Compliance with applicable building codes shall be reviewed by the Lincoln Park Building Department upon site plan approval</i></p>

Requirement	Submittal	Compliance
<p>A maintenance plan, and any applicable maintenance agreement, shall be presented and approved as part of the site plan for the proposed facility. Such plan shall be designed to ensure the long term, continuous maintenance to a reasonably prudent standard.</p>	<ul style="list-style-type: none"> As this site is on an existing roof, landscaping and other aesthetic maintenance will not be required. Routing inspections and periodic service maintenance at the site will be performed throughout the year by AT&T technicians. Maintenance contact information will be provided on signage at the site and updated as necessary. The current maintenance contact number is (800) 638-2822. 	<p>Substantially Met</p> <p><i>Inquiry;</i></p> <p><i>applicant shall provide a clear and specific maintenance plan and/or agreement</i></p>
<p>A condition of every approval of a wireless communication facility shall be the adequate provision for removal of all or part of the facility by users and owners upon the occurrence of one (1) or more of the following events:</p> <ul style="list-style-type: none"> When the facility has not been used for one-hundred-eighty (180) days or more. For purposes of this section, the removal of antennas or other equipment from the facility, or the cessation of operations (transmission and/or reception of radio signals) shall be considered as the beginning of a period of non-use. Six (6) months after new technology is available at reasonable cost, as determined by Council, which permits the operation of the communication system without the requirement of the support structure. 	<ul style="list-style-type: none"> AT&T plans to secure a surety bond in a form acceptable to the city in an amount sufficient to cover costs and expenses necessary to remove the wireless equipment should the equipment become abandoned or no longer needed. The amount of the removal bond will be 150,000 which should be sufficient to cover the costs of removing the proposed equipment and repairing the roof/parapet back to their original conditions. 	<p>Met</p>

General standards

- A. Facilities shall not be demonstrably injurious to neighborhoods or otherwise detrimental to the public safety and welfare.

The letter of intent dated 4/30/2019 confirms that the proposed AT&T equipments do not pose any harm to the surrounding areas. As described above in the review; the proposed AT&T radio equipments are housed within the roof space and parapet of the existing 14 story building which serves as the main support structure. An engineer's statement dated 5/23/2019 assesses the potential for falling and subsequent damage as minimal and mitigated.

This condition is met.

- B. Facilities shall be located and designed to be harmonious with the surrounding areas.

The letter of intent dated 4/30/2019 provides a packet of photo simulations; roof diagram and all four elevations, reflecting the visual impacts of the proposed antennas and the cabinetry. The proposed six (6) antennas are designed to match the existing antennas of other wireless communication facility carriers and blend well with other existing antennas by placing them on the main roof parapet to minimize the visual impact of additional antennas in comparison to the other applicable location above the penthouse roof parapet. In addition, the proposed AT&T radio walk-in-cabinetry is painted to approximate the color of the existing façade, and is partially hidden between the main roof parapet and the penthouse. The proposed AT&T radio equipment is designed and located to the maximum extent to be harmonious within the existing building and the surrounding areas.

This condition is met.

- C. Wireless communication facilities shall comply with any present and/or future applicable Federal and State standards relative to the environmental effects of radio frequency emissions.

Neither Federal nor State standards are referenced in the submitted materials.

Compliance with this condition is unknown.

- D. Applicants shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights.

The height of the proposed AT&T radio equipments; radio equipment walk-in-cabinets is 13" (1.1') on new elevated steel platform on the main roof level partially hidden by the roof parapet and the penthouse and the panel antenna is 96" (8') mounted to the face of the main roof parapet, are within the height of the proposed structure of the fourteen story building of 129' 6" (141' with the penthouse) and do not exceed the height of the structure. There is no request to provide alternative designs to provide lower heights.

This condition is met.

- E. There shall be a maximum of one (1) support structure per square mile throughout the City. Support structures shall be placed a minimum distance of one-half (1/2) mile from other support structures.

No independent support structure is proposed or existing.

This condition is met.

RECOMMENDATIONS

Findings

The site plan as submitted is substantially in compliance with Section 1294.35, Wireless Communication Facilities.

Conditions and Waivers

- Applicant shall provide Corrected photo simulated roof diagram and elevations to match the proposed design as presented in the planset.
- Applicant shall provide manufacturing specifications of all AT&T radio equipments.
- Applicant shall confirm that a clear and unobstructed access to the building is obtained and/or obtain an easement if necessary.
- Applicant shall note that all support system of proposed AT&T radio equipments comply with Federal and State codes.
- Compliance with building codes shall be assessed after site plan approval has been granted.
- Applicant shall provide a clear and specific maintenance plan and/or agreement.

Recommendations

It is recommended that the Lincoln Park Planning Commission approve the site plan for 1370 Electric Avenue; Wireless Communication Facility, with the conditions noted herein.



June 3, 2019

Ms. Leah DuMouchel, AICP
Beckett & Raeder, Inc.
535 West William St. Suite 101
Ann Arbor, MI, 48103-4978

**Re: Wireless Communications Facility
1356 Electric Avenue
City of Lincoln Park, MI
Hennessey Project 72120**

Dear Ms. DuMouchel:

Hennessey Engineers, Inc. completed our first review of the plans for the Planning Commission submittal revised date of April 30, 2019 and received via email from you.

The project consists of the installation of communications equipment, conduits, and antennas.

Listed below are some comments that will need to be addressed during the detailed engineering review but would not be grounds for a reason for denial from an engineering feasibility standpoint:

GENERAL

1. The plans do not appear to show any excavation within the City road right-of-ways. All work appears to be on private property. Therefore, I do not believe we will need to perform any further reviews. If there is any work that will occur within the City's road right-of-way the plans will need to be sent to our office for review, approval and permitting.
2. The cover sheet and plans are signed and sealed by a professional engineer licensed in Michigan. The engineer is responsible for the design of the project and to ensure that the work is in accordance with current standards and public safety.

From an engineering feasibility our office does not have any issues with the approval of the Preliminary Site Plan submittal. Therefore, from the engineering feasibility review it would be our recommendation for the "**approval**" of the Preliminary Site Plan.

**Wireless Communications Facility
1356 Electric Avenue
City of Lincoln Park, MI
Hennessey Project 72120**

**Page 2
June 3, 2019**

If you have any questions, please do not hesitate to contact me.

Sincerely,

HENNESSEY ENGINEERS, INC



James D. Hollandsworth, P.E., P.S.
Lincoln Park Project Manager

JDH/bd

cc: John Kozuh, DPW Director, City of Lincoln Park
John Meyer, Building Official, City of Lincoln Park
Laura Gray, Building Department, City of Lincoln Park
John J. Hennessey, Hennessey Engineers, Inc.
Ryan Kern, Hennessey Engineers, Inc.

B.3

R:\Municipalities\70000's Lincoln Park\72000's\72120 Wireless Communications Facility\Wireless Communications Facility 1st PC Review June 3, 2019.docx

RECEIVED

MAY 01 2019

Case No. PPC19-0006

Date Submitted 5-1-19

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

City of Lincoln Park

APPLICATION FOR SITE PLAN REVIEW

NOTICE TO APPLICANT: Applications for Site Plan Review by the Planning Commission must be submitted to the City in *substantially complete form* at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. The application must be accompanied by the data specified in the Zoning Ordinance and Site Plan Review Guidelines, including fully dimensioned site plans, plus the required review fees. Regular meetings of the Planning Commission are held on the second Wednesday of each month at 7:00 p.m. All meetings are held at the Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan 48146. Phone number (313) 386-1800; Fax (313) 386-2205.

TO BE COMPLETED BY APPLICANT:

I (we) the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Applicant: Edward Block, GPD Group, agent for AT&T
Mailing Address: 520 South Main Street, Suite 2531, Akron, Ohio 44311
Email: eblock@gpdgroup.com
Telephone: (330) 572-2192 Fax: (330) 572-2101

Property Owner(s) Name (if different from Applicant): Lincoln Park Housing Commission
Mailing Address: 1356 Electric Avenue, Lincoln Park, Michigan 48146
Telephone: (313) 388-4660 Fax: _____

Applicant(s) Explanation of Legal Interest in Property:
AT&T is proposing to add radio equipment and antennas to the roof of the building on the
Property.

Location of Property: Street Address: 1370 Electric Avenue, Lincoln Park, Michigan 48146
Nearest Cross Streets: Electric Avenue and Cicotte Avenue
Sidwell Number (Parcel ID#): 45007030005000

Property Description:
If part of a recorded plat, provide lot numbers and subdivision name. If not part of a recorded plat (i.e., Acreage parcel"), provide metes and bounds description. Attach separate sheets if necessary.

Lot 5 of Lincoln Park Urban Renewal Replat No. 1

Property Size (Square Ft): _____ (Acres): 1.17

Existing Zoning (please check):

- | | |
|---|--|
| <input type="checkbox"/> SFRD Single Family Residential District | <input type="checkbox"/> RBD Regional Business District |
| <input checked="" type="checkbox"/> MFRD Multiple Family Residential District | <input type="checkbox"/> CBD Central Business District |
| <input type="checkbox"/> MHRD Mobile Home Park District | <input type="checkbox"/> GID General Industrial District |
| <input type="checkbox"/> NBD Neighborhood Business District | <input type="checkbox"/> LID Light Industrial District |
| <input type="checkbox"/> MBD Municipal Business District | <input type="checkbox"/> CSD Community Service District |
| <input type="checkbox"/> PUD Planned Unit Development District | |

Present Use of Property: The property is currently used as a multi-family apartment complex and Section 8 housing with several wireless carriers occupying part of the roof space and building facade to house radio equipment and antennas.

Proposed Use of Property: AT&T proposes adding radio equipment cabinets and antennas to the roof space and building facade to improve wireless coverage in the area. Site is not designed to be occupied and will only be visited periodically by a technician for maintenance.

Please Complete the Following Chart:

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential			
Office			
Commercial			
Industrial			
Other	1	49 s.f.	N/A

Professionals Who Prepared Plans:

A. Name: Leonardo Sferra

Mailing Address: GPD Group, 520 South Main Street, Suite 2531, Akron, Ohio 44311

Email Address: lsferra@gpdgroup.com

Telephone: (330) 572-2100 Fax: (330) 572-2101 Primary Design Responsibility: Civil

B. Name: Christopher Scheks

Mailing GPD Group, 1801 Watermark Drive, Suite 210, Columbus, Ohio 43215 Address: _____

_____ Email

Address: cscheks@gpdgroup.com

Telephone: (614) 210-0751 Fax: _____ Primary Design Responsibility: Structural

C. Name: Steven Schaub

Mailing Address: GPD Group, 520 South Main Street, Suite 2531, Akron, Ohio 44311

Email Address: sschaub@gpdgroup.com

Telephone: (330) 572-2100 Fax: (330) 572-2101 Primary Design Responsibility: Electrical

ATTACH THE FOLLOWING:

1. Eight (8) individually folded copies of the site plans, sealed by a registered architect, engineer, landscape architect or community planner as well as ONE (1) Electronic copy.
2. **A brief written description** of the existing and proposed uses, including but not limited to: hours of operation, number of employees on largest shift, number of company vehicles, etc.
3. Proof of property ownership.
4. Review comments or approval received from county, state, or federal agencies that have jurisdiction over the project, including but not limited to:

- | | |
|---|--|
| G Wayne County Road Commission | G Wayne County Drain Commission |
| G Wayne County Health Division | G Michigan Department of Natural Resources |
| G Michigan Department of Transportation | G Michigan Department of Environmental Quality |

PLEASE NOTE: The applicant or a designated representative **MUST BE PRESENT** at all scheduled review meetings or the site plan may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a site plan application or to revoke any permits granted subsequent to site plan approval.

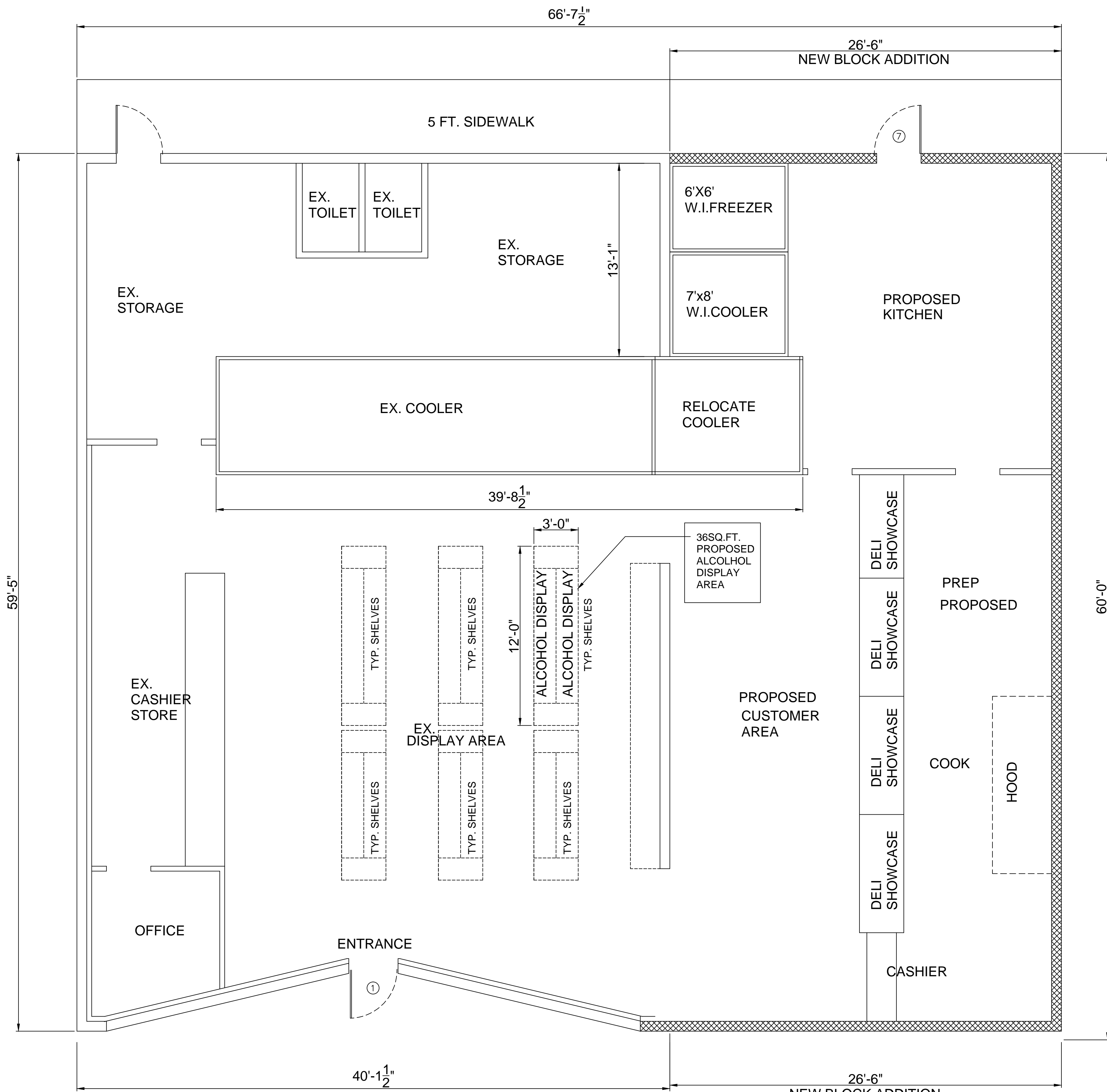
APPLICANT'S ENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this site plan application.

Edward A. Black 04/30/19
 Signature of Applicant Date

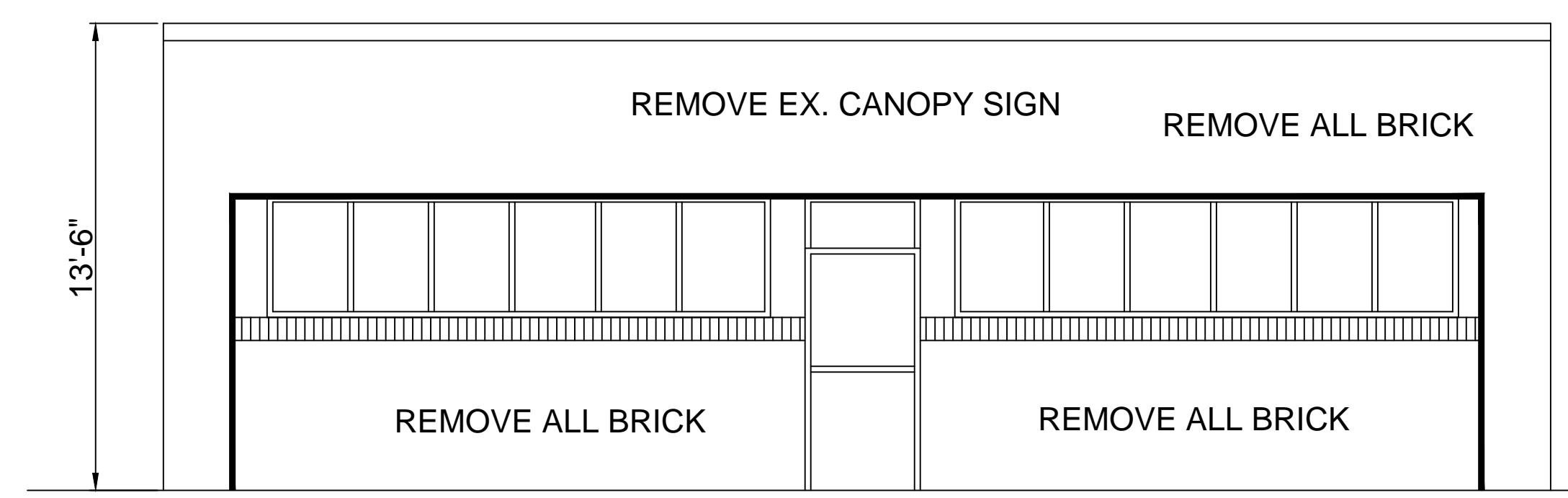
Dale Sprinkles Agent/LPHC 4-3-2019
 Signature of Property Owner Authorizing this Application Date

TO BE COMPLETED BY THE CITY		Case No. _____
Date Submitted: _____	Fee Paid: _____	
By: _____	Date of Public Hearing: _____	
PLANNING COMMISSION ACTION		
Approved: _____	Denied: _____	Date of Action: _____

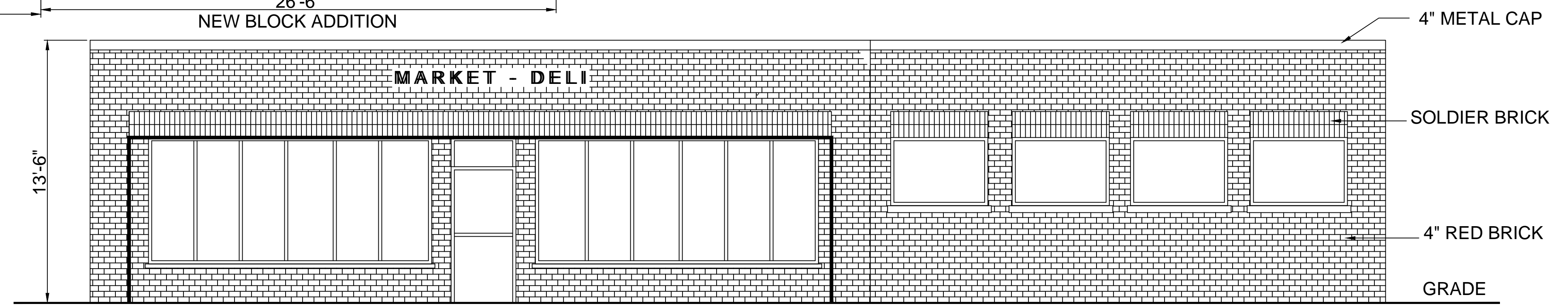


PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
THIS BUILDING DESIGNED USING 2015 STATE BUILDING CODE
USE GROUP : M / A2
CONSTRUCTION TYPE : III B
EXISTING BUILDING AREA: 2,406 S.F. (1 STORY)
PROPOSED ADDITION AREA: 1,590 S.F. (1 STORY)
PROPOSED NEW BUILDING AREA: 3,996 S.F. (1 STORY)
OCCUPANT LOAD:
RETAIL AREA: 3996/100 = 40
SCOPE OF WORK:
CONSTRUCT NEW 1-STORY BLOCK/BRICK ADDITION TO EXISTING RETAIL STORE.
ADD NEW DELI SHOP AND REMODEL EXTERIOR OF BUILDING PER PLANS.



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 030819
FILE NAME: FORT-STORE-A1

PROJECT NAME:
PROPOSED ADDITION - DELI SHOP/RETAIL
EXISTING 1-STORY BUILDING
1208 FORT STREET, LINCOLN PARK, MICHIGAN
OWNER:
1208 FORT STREET
LINCOLN PARK, MICHIGAN

DRAWN BY: AR
CHECKED BY: HS
DATE PLOTTED: 3-8-19
DATE SUBMITTED: 3-8-19

REVISIONS:



(313)995-1515
MADESIGN19@YAHOO.COM

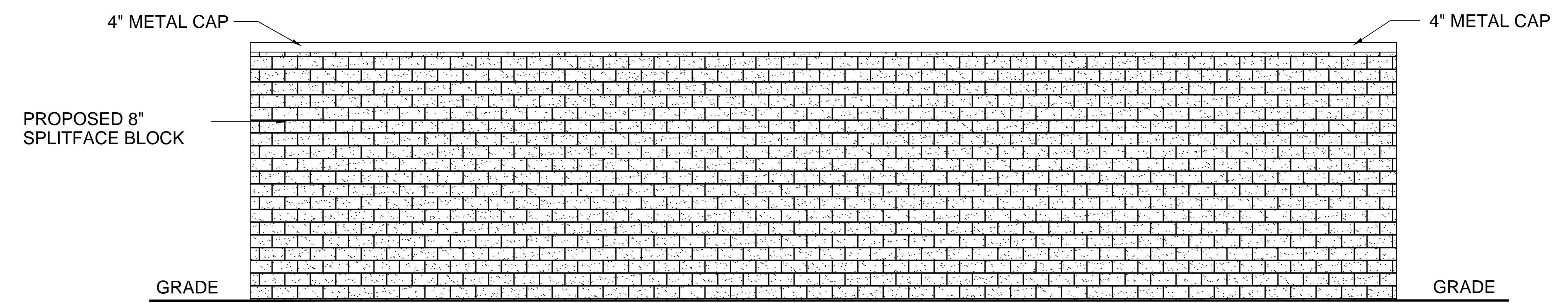
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FILE NAME: FORT-STORE-A1

PROJECT NAME:
PROPOSED ADDITION - DELI SHOP/RETAIL
EXISTING 1-STORY BUILDING
1208 FORT STREET, LINCOLN PARK, MICHIGAN
OWNER:
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LINCOLN PARK, MICHIGAN

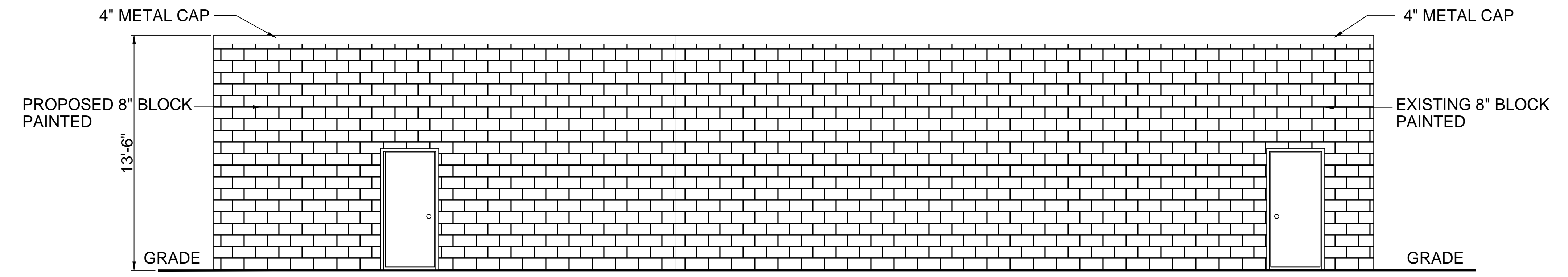
DRAWN BY: AR
CHECKED BY: HS
DATE PLOTTED: 3-8-19
DATE SUBMITTED: 3-8-19

REVISIONS:

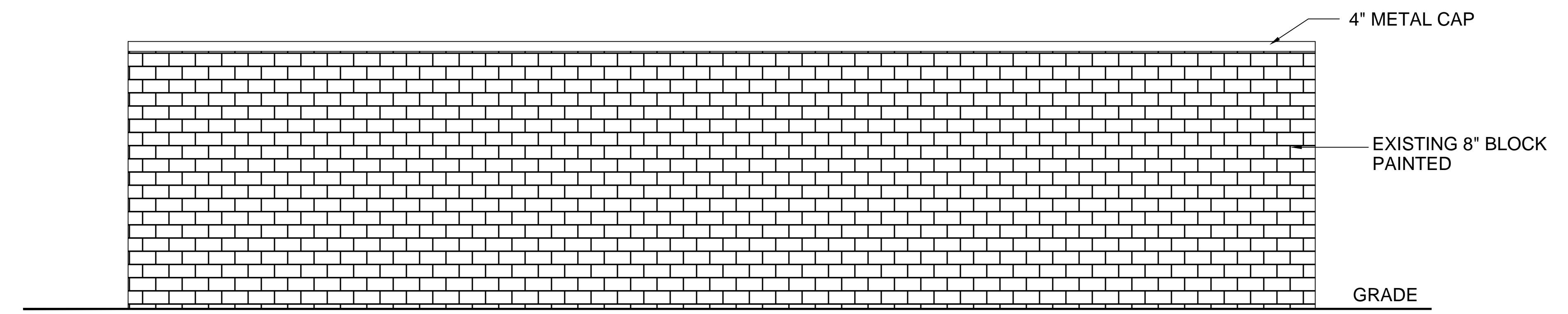
SHEET NO.: A-2



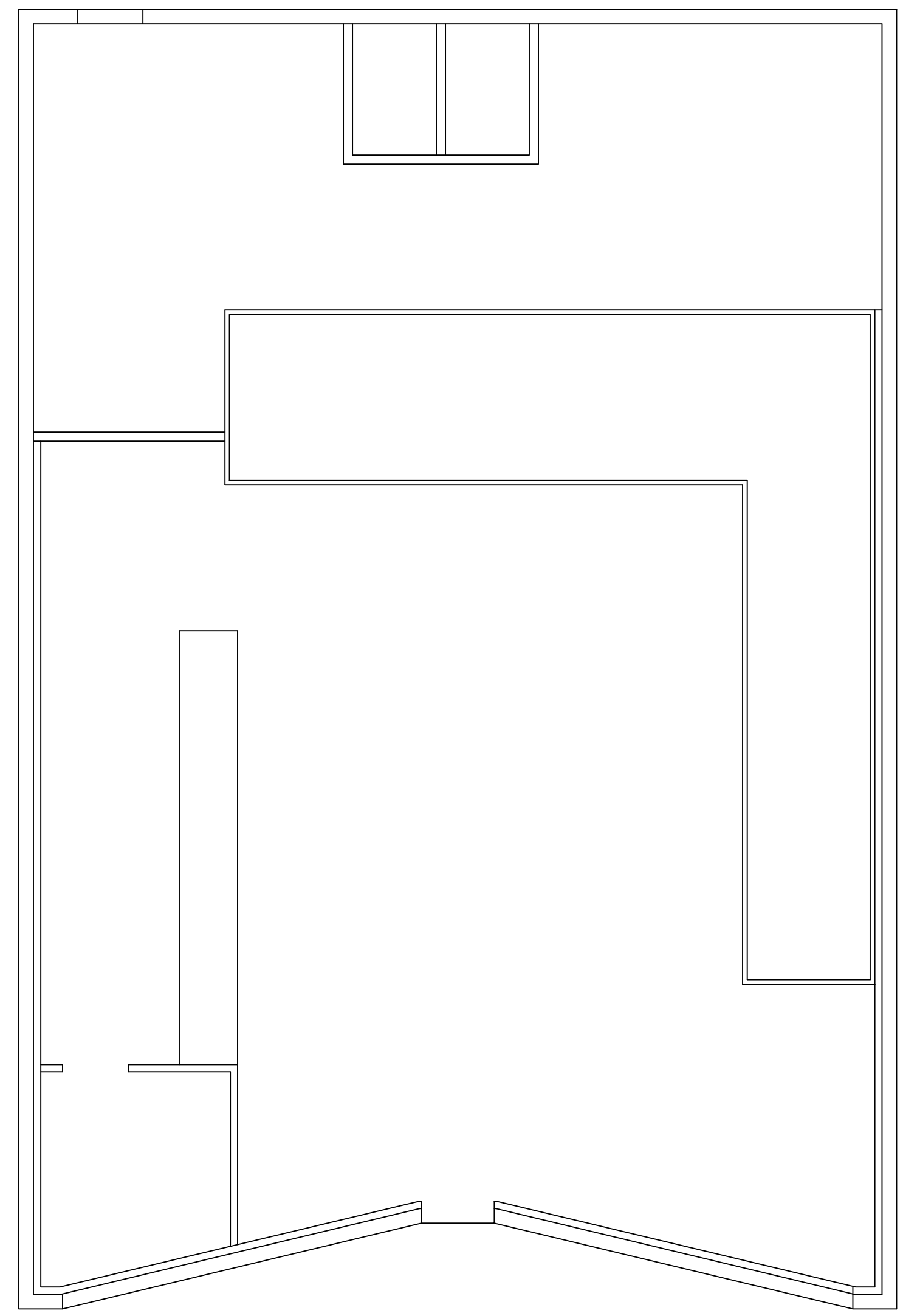
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



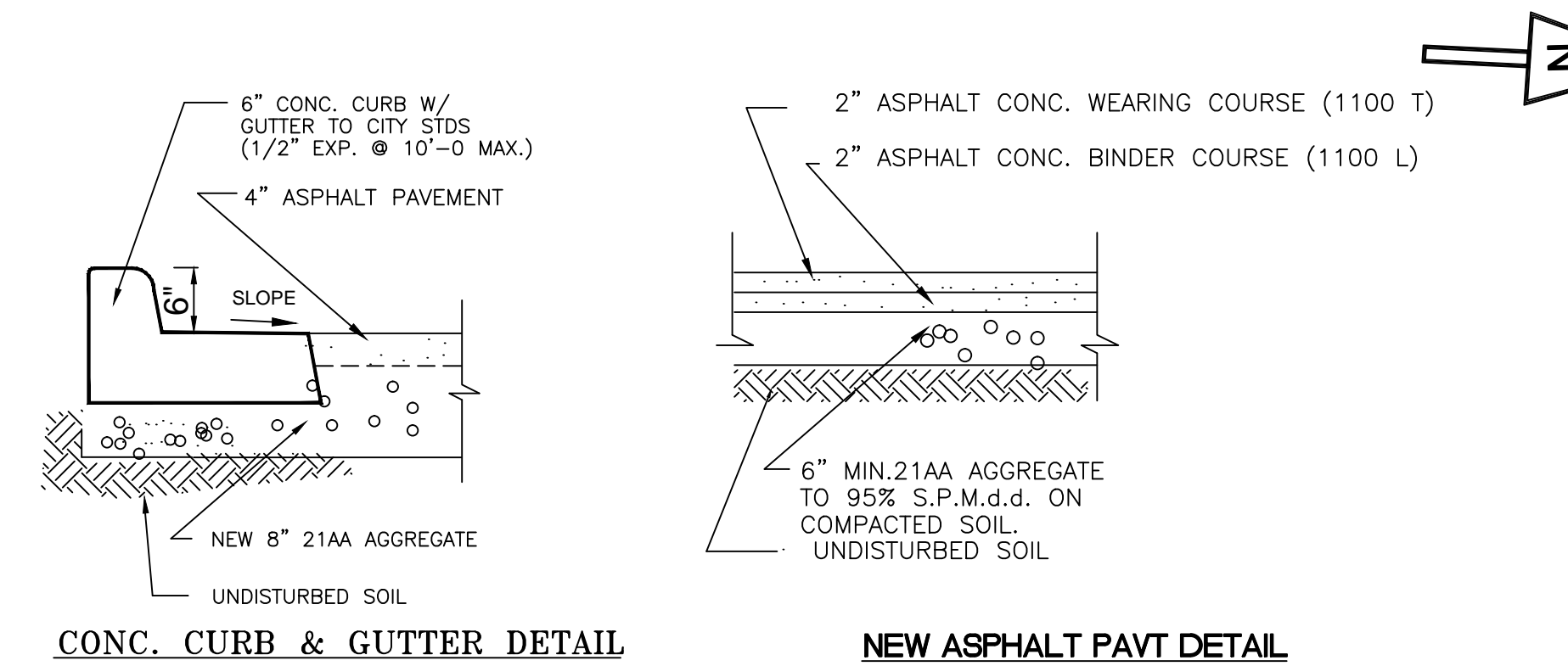
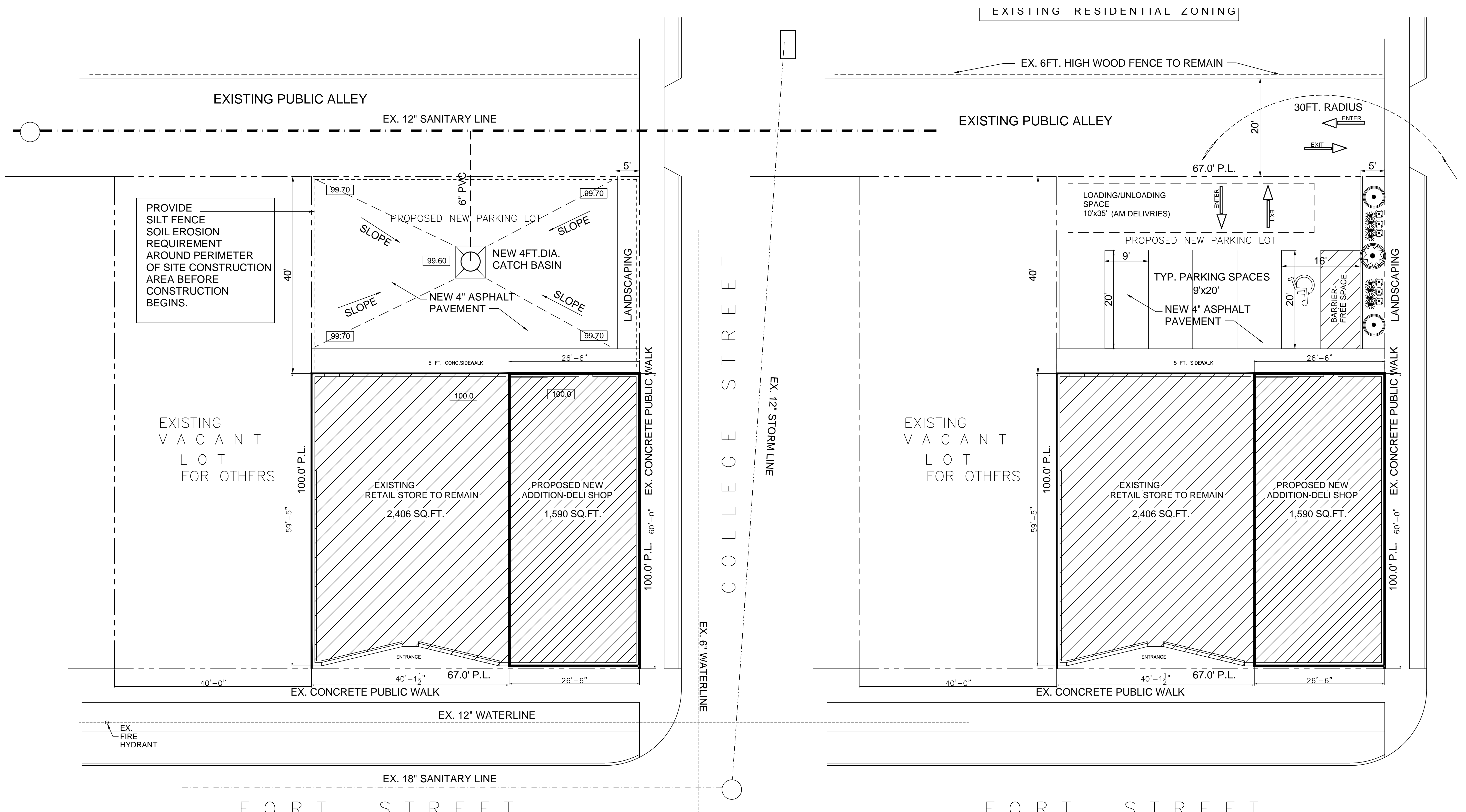
EXISTING/PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FLOOR PLAN
SCALE: NTS.



EXISTING/PROPOSED DRAINAGE PLAN
SCALE 1" = 20'-0"

- SITE NOTES**
- ALL CONSTRUCTION SHALL CONFORM THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF LINCOLN PARK. BUILDING TO BE DESIGNED IN ACCORDANCE WITH STATE OF MICHIGAN CONSTRUCTION CODE 2015 MICHIGAN BUILDING CODE.
 - HANDICAPPED PARKING SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL.
 - ALL PARKING STRIPING TO BE PAINTED YELLOW PER CITY STANDARDS.
 - PARKING SPACES SHALL BE (9'-0"x20'-0") U.N.O. BARRIER FREE (16'-0"x20'-0")
 - EX. GARBAGE DUMPSTER TO BE REMOVED, AND BAGGED GARBAGE PROPOSED. GARBAGE WILL BE BAGGED AND STORE INSIDE UNTIL GARBAGE PICK UP.
 - ALL SIGNS BY SIGN CONTRACTOR, AND OWNER. (SEPERATE PERMITS REQUIRED)
 - ELECTRIC OVERHEAD TO EXISTING BUILDING ALREADY PROVIDED.
 - NO EXISTING EASMENTS AT NEW ADDITION AREA.
 - ELECTRIC, GAS, WATER, TELEPHONE WILL BE TAKEN FROM EXISTING BUILDING.

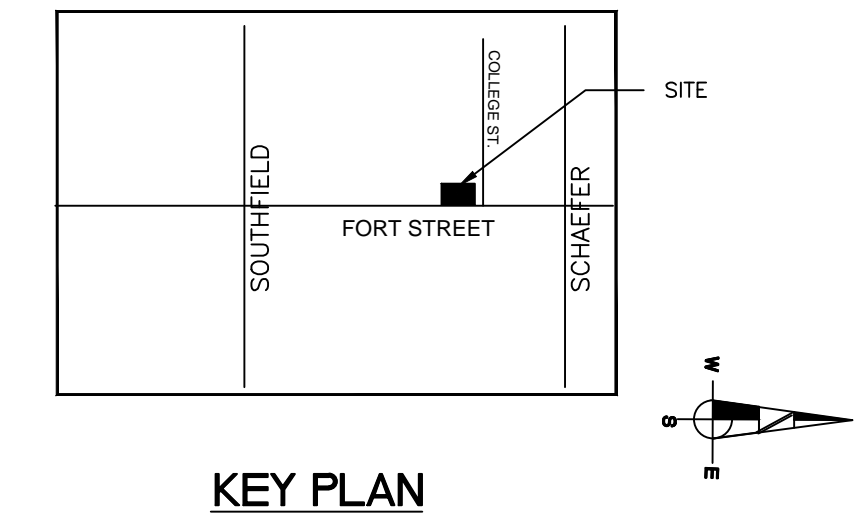
- NOTES:**
- HOURS OF OPERATION = 8:00AM TO 11:00PM MONDAY - FRIDAY 9:00AM TO 10:00PM SATURDAY CLOSED ON SUNDAY
 - NO HAZARDOUS SUBSTANCES AND POLLUTING MATERIALS WILL BE STORED ON SITE OR INSIDE BUILDING.
 - NO OUTDOOR STORAGE WILL BE PERMITTED OUTSIDE.
 - ALL DELIVERIES WILL BE TAKEN FROM BACK ENTRANCE.
 - STORAGE AREA IS PROVIDED INSIDE EXISTING BUILDING.
 - SCHEDULE OF PROJECT START AND FINISH - 6-1-19 TO 10-1-19.

SITE DATA

ZONING	COMMERCIAL-RETAIL/OFFICE PARTY STORE
CURRENT USE OF PROPERTY	COMMERCIAL-RETAIL/OFFICE PARTY STORE
TOTAL SITE AREA	6,700 (.16 ACRES)
PROPOSED/EX. BUILDING PLAZA	
EXISTING BUILDING AREA =	2,406 SQ. FT.
PROPOSED NEW ADDITION AREA =	1,590 SQ. FT.
TOTAL BUILDING AREA =	3,996 SQ. FT.
PARKING SPACES REQUIRED	
RETAIL SPACE. = 3996SQ.FT X .80 = 3197/200 =	16
TOTAL SPACES PROPOSED	6 SPACES
TYP. PARKING DIM.	9'-0"x20'-0" (5)
B.F. PARKING SPACE	16' x 20' (1)
# OF COMPANY VEHICLES =	1

PROPOSED SITE PLAN
SCALE 1" = 20'-0"

LEGAL DISCRPTION:
BN33 34 35 LOTS 33 TO 35 INCL ASSESSORS FORT SUPERHIGHWAY SUB NO.1 PC 119 L62 P91 WCR



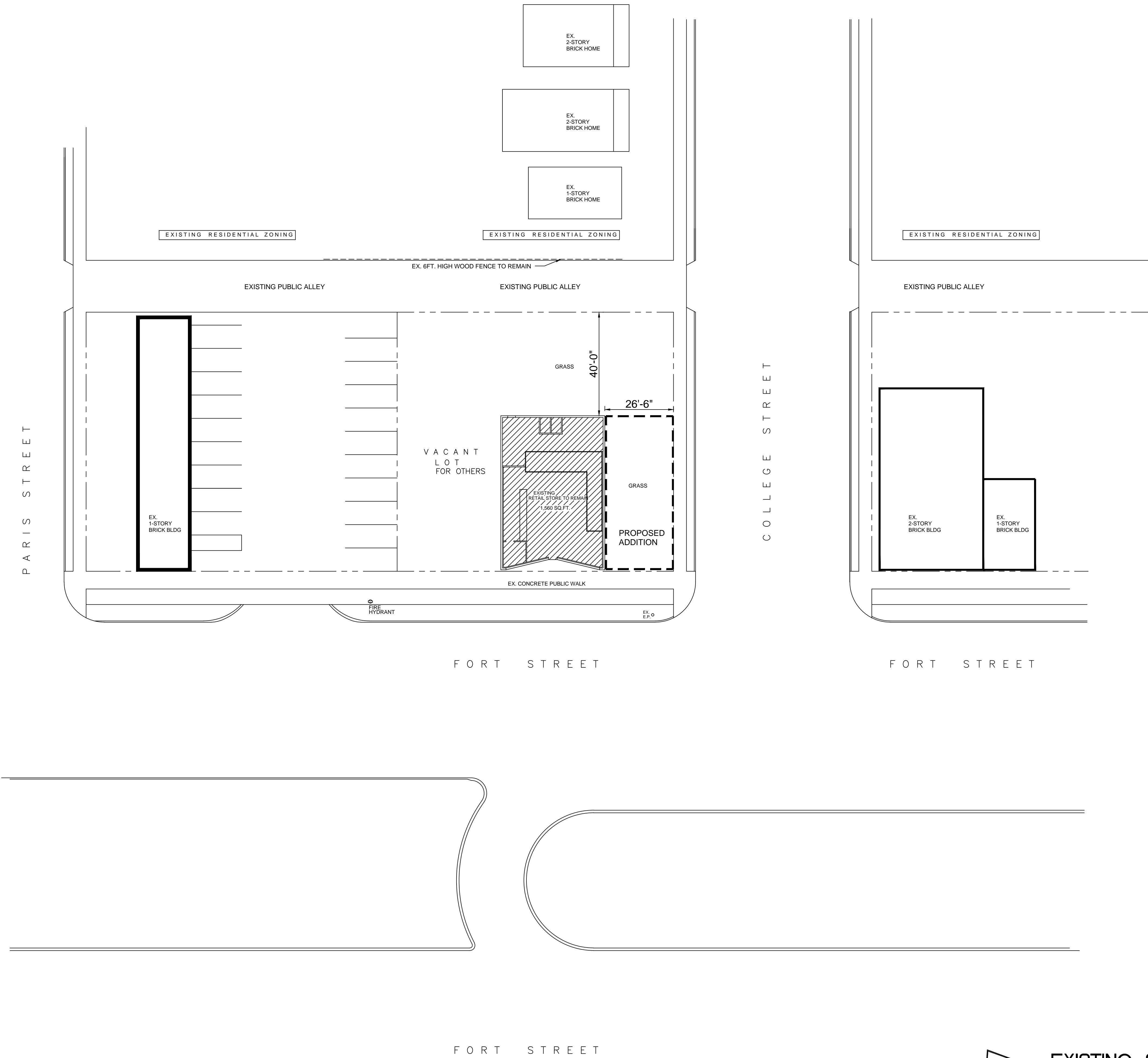
(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 030819
FILE NAME: FORT-STORE-SP1

PROJECT NAME:
PROPOSED ADDITION - DELI SHOP/RETAIL EXISTING 1-STORY BUILDING
1208 FORT STREET, LINCOLN PARK, MICHIGAN
OWNER:
1208 FORT STREET
LINCOLN PARK, MICHIGAN

DRAWN BY: AR
CHECKED BY: HS
DATE PLOTTED: 3-8-19
DATE SUBMITTED: 3-8-19
REVISIONS:
4-31-19

SHEET NO.: SP-1



EXISTING SITE PLAN
SCALE 1" = 40'-0"



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 030819
FILE NAME: FORT-STORE-SP1

PROJECT NAME:
PROPOSED ADDITION - DELI SHOP/RETAIL
EXISTING 1-STORY BUILDING
1208 FORT STREET, LINCOLN PARK, MICHIGAN
OWNER:
1208 FORT STREET
LINCOLN PARK, MICHIGAN

DRAWN BY: AR
CHECKED BY: HS
DATE PLOTTED: 3-8-19
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4-31-19

SHEET NO.: SP-2

1208 Fort – Deli

Site Plan Review

Applicant	Gabriel Garcia
Project	Retail Store and Deli
Address	1208 Fort Street, Lincoln Park, MI 48146
Date	June 12, 2019
Request	Site Plan Review
Recommendation	Approval with Conditions

GENERAL

All elements of the site plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Zoning Code. The site plan shall conform with all requirements of this Zoning Code, including those of the applicable zoning district(s).

Project and Site Description

A currently operating TJ's Beer and Wine Party Store is undergoing a change of ownership. The new owner (applicant) proposes to continue operating the existing store with a change in use from a party store (defined as having more than 10% of the sales area devoted to alcohol, and not permitted in the Neighborhood Business District) to a retail store and deli (principal permitted uses in the district). The applicant proposes to preserve the one story existing building of 2,406 sq ft to operate as a retail store, and construct a one story new addition of 1,590 sq ft to operate as a deli.

Site conditions

The site is located between Fort Street and College Ave. The site is served by a 5 ft concrete public sidewalk on Fort street and College Avenue, and by a public alley on the rear (west) side; which serves as the only vehicular access to the proposed rear private parking lot of the property. The site is 6,700 sq. ft (0.16 acres); the existing party store building of 2,406 will remain and a new addition of 1,590 sq. ft will be constructed to the north side.



Figure 1: Aerial View

Master Plan

Future Land Use Classification; Intent; Desirable Uses and Elements

The future land use classification for the site is General Commercial. The intent, as described in the 2007 Lincoln Park Comprehensive Plan, is to provide retail goods and services on a city-wide scale that draw customers from surrounding residential neighborhood as well as from outside the City.

Land Use and Zoning

Zoning

The site is zoned Neighborhood Business District (NBD). The intent of NBD is to permit retail business and services uses which are needed and dealing directly with the customers. The purpose is to serve an immediate neighborhood's nearby residential areas that harmonize with the character of surrounding uses.



Figure 2: Zoning Map

The proposed use of retail store and deli is a principal permitted in the NBD under section 1276.02, listed below:

- (e) Food services (excluding drive-in type businesses), the business of which shall be conducted entirely within an enclosed building, including, but not limited to, the following:
 - (1) Groceries, including beer, wine and liquor, fruit, vegetables, meat, dairy products and baked goods, confections, or similar commodities for consumption off the premises, **provided no more than ten percent (10%) of the gross floor area is used for the storage and/or display of beer, wine, and liquor.** Such food products may be prepared on the premises as an accessory use if they are sold at retail prices on the premises.
 - (3) Delicatessens.

Proposed and Existing Uses

Site	Retail Store and Deli; Neighborhood Business District (NBD)
North	ROW then Commercial; Neighborhood Business District (NBD)
East	ROW then Residential; Multiple Family Residential District (MFRD)
South	Empty Parcel; Neighborhood Business District (NBD)
West	Residential, Single Family Residential District (SFRD)

Site Plan Documents

The following site plan drawings have been used to perform this review and are part of the public record.

Page	Sheet Title	Original Date	Last Revision
A-1	None provided	03/08/2019	-
A-2	None provided	03/08/2019	-
SP-1	None provided	03/08/2019	04/31/2019
SP-2	None provided	03/08/2019	04/31/2019

Engineering comments note the absence of seal and signature from the electronic plans. The hard copies received in the Building Department have been sealed.

Dimensional Standards

The dimensional requirements of the Neighborhood Business district (NBD) are described in the chart below. (§1294.32, except where noted.)

	Required	Provided	Compliance
Lot Width	Minimum 40 ft.	67 ft.	MET
Street Frontage (§1294.09)	Shrubbery and low retaining walls 2 ½' < height < 8'	No shrubby within the corner of the lot	MET
Lot Area	Minimum 4,000 sq. ft.	6,700 sq. ft. (0.16 acres)	MET
Lot Coverage	Maximum 50%	59.6%	NOT MET
Height	Two stories; 25 ft	One story; 13.5 ft	MET
Setback – Front	0 ft.	0 ft.	MET
Setback – Sides	0 ft.	0 ft.	MET
Setback – Rear	0 ft.	40 ft.	MET




Items to be addressed

- Site plan scale shall be corrected: it is noted at 1"=20', but measurements indicate that it is 1"=10'
- Planning commission to advise applicant about methods of reducing lot coverage to 50%

BUILDING DESIGN

The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design

guidelines adopted in specific district or sub-area plans, the building design shall meet the requirements of Section 1296.04, Standards for Architecture and Building Materials.

Required	Compliance
<ul style="list-style-type: none"> Building mass, height, bulk and width-to-height ratio within 50-150% of buildings within 500' 	MET
<ul style="list-style-type: none"> Architectural variety  <p>The site; 1208 Fort St.</p>  <p>Fort street and College Ave intersection; looking north</p>  <p>Fort Street and Paris Ave; looking south</p> <ul style="list-style-type: none"> Similar materials and entrances to buildings within 500' 	MET

Required	Compliance
<ul style="list-style-type: none"> Building materials: primarily natural products conveying permanence (brick, decorative masonry block, stone, or beveled wood siding) = 75% of each façade (industrial districts, 50% if facing ROW) <i>Percentage is not provided; all proposed building material is constructed of 4" red brick, soldier brick, and 8" painted block, with the exception of a 4" decorative metal cap wrapped around the building, the percentage varies from 95% to 97.5%.</i> 25% may be glass, exterior insulation finish systems (EIFS), vinyl, aluminum, or steel siding; or similar synthetic or highly-reflective materials (industrial districts not facing public streets or freeways, these and pre-cast concrete or plain masonry block) <i>Percentage is not provided; a 4" decorative metal cap wrapped around the building, the approximate percentage varies from 2.5% to 5%.</i> Natural colors (bright for decorative features only) 	<ul style="list-style-type: none"> MET MET MET
<ul style="list-style-type: none"> Façade: <100' uninterrupted If >100' = recesses, off-sets, angular forms, arches, colonnades, columns, pilasters, detailed trim, brick bands, contrasting courses of material, cornices or porches All sides similar 	<ul style="list-style-type: none"> MET N/A MET
<ul style="list-style-type: none"> Windows: vertical, recessed, visually-obvious sills Spaces between windows = columns, mullions, or material found elsewhere on the façade Front facades > 25% windows <i>Percentage is not provided; the front elevation provides approximately 35% transparency</i> Size, shape, orientation, spacing to match buildings within 500' 	<ul style="list-style-type: none"> MET MET MET MET
<ul style="list-style-type: none"> Main entrances: doors larger Framing devices (overhangs, recesses, peaked roof forms, porches, arches, canopies, parapets, awnings, display windows, accent colors, tile work, moldings, pedestrian-scale lighting, distinctive door pulls) 	<ul style="list-style-type: none"> MET MET
<ul style="list-style-type: none"> Pitched / shingled roof forms suggested; overhanging eaves with slope of 0.5 to 1 Rooflines >100' = roof forms, parapets, cornice lines Roof-top mechanical equipment screened by roof form. 	<ul style="list-style-type: none"> N/A N/A N/A

1276.06, Required (NEIGHBORHOOD BUSINESS DISTRICT)	Compliance
<ul style="list-style-type: none"> All business, service or processing shall be conducted wholly within a completely enclosed building. All business or service establishments shall be for the purpose of dealing directly with consumers. All goods produced or processed on the premises shall be sold at retail on the premises where produced and/or processed. 	<ul style="list-style-type: none"> MET MET
<ul style="list-style-type: none"> New or expanded land use abuts directly upon a residentially zoned district, protective screening shall be provided in accordance with Section 1294.28, Screening. <i>Not provided; the required wall on the business side of public alley conflicts with the egress and ingress from the parking area. Wall must be waived if parking is retained</i> 	<p>NOT MET</p>

1276.06, Required (NEIGHBORHOOD BUSINESS DISTRICT)	Compliance
<ul style="list-style-type: none"> • §1276.02 No more than ten percent (10%) of the gross floor area is used for the storage and/or display of beer, wine, and liquor. <i>Proposed area labeled for alcohol display area is approximately 36 sq ft., which is <1% gross floor area. No alcohol sales are indicated in the existing or relocated coolers, which measure approximately 320 sq ft. The sum of these constitute approximately 9% of gross floor area.</i> 	MET

Items to be addressed

- Planning commission to advise applicant about tradeoff between required protective screening and required parking*

PRESERVATION OF SIGNIFICANT NATURAL FEATURES

Judicious effort shall be used to preserve the integrity of the land, existing topography, and natural, historical, and architectural features as deemed in this Zoning Code, in particular flood hazard areas and wetlands designated/regulated by the Michigan Department of Environmental Quality, and, to a lesser extent, flood hazard areas and wetlands which are not regulated by the Department.

There are no significant natural features within the site to preserve.

Items to be addressed

None

SIDEWALKS, PEDESTRIAN AND BICYCLE CIRCULATION

The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and sidewalks/ pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of primary and secondary schools, playgrounds, local shopping areas, fast food/ service restaurants and other uses which generate a considerable amount of pedestrian or bicycle traffic.

The property is serviced by an existing 18' concrete sidewalk along Fort Street and an existing 5' existing concrete sidewalk along College Ave. which provides uninterrupted pedestrian circulation separated from the vehicular circulation. No rear access to the building is proposed, so a new 5' concrete walk between the parking lot and the building will connect the parking to the College Ave sidewalk, which will then serve as the pedestrian conduit between the building and the parking lot.

There are no bicycle lanes on either right-of-way, and bicycle parking facilities are not provided.

Items to be addressed

- Applicant shall ensure that existing concrete sidewalks are brought up to City standards.*

PARKING

The number and dimensions of off-street parking [spaces] shall be sufficient to meet the minimum required by this Zoning Code. However, where warranted by overlapping or shared parking arrangements, the Planning Commission may reduce the required number of parking spaces, as provided in this Zoning Code.

Use	Required	Proposed	Compliance
Retail Store	One (1) for every two hundred-fifty (250) square feet of gross floor area. 3,996/250= 16 parking spaces required	6	NOT MET

	Required	Proposed	Compliance
Parking Area Type B §1290.05	Adequate means of ingress and egress shall be provided and shown	The rear public alley is the sole means of ingress and egress to the property	MET
	Parking facilities, access drives, and maneuvering aisles shall be hard surfaced with concrete or plant-mixed bituminous material, maintained in a usable dustproof condition and graded and drained appropriately	New 4" asphalt pavement provided	MET
	Concrete curbs and gutters	Curb lines are not shown/indicated on the proposed site plan. The provided detailed section is NTS.	Substantially MET
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	Parking lot egress	NOT MET
	All street boundaries of such parking facilities, where residential property is located on the opposite side of the street, shall be treated the same as set forth in Section 1290.04, Off-Street Parking A Areas; Residential Districts Adjoining Business or Industrial Districts.	N/A	N/A
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	Entrance from the public alley	MET
	In all cases where such parking facilities abut public sidewalks, a wall or curb at least six (6) inches high, or steel posts twenty-four (24) to thirty (30) inches high and not more than five (5) feet apart, set three (3) feet in concrete, shall be placed thereon so that a motor vehicle cannot be driven or parked with any part thereof extending within two (2) feet of a public sidewalk.	Parking lot is separated by a 5ft landscape strip from College Ave. sidewalk.	MET

Items to be addressed

- *Planning Commission waiver sought to reduce required parking from 16 spaces to 6 spaces, which is an increase of 6 spaces over the existing condition. Four (4) street parking spaces could be considered to serve this parcel.*
- *Planning commission to advise applicant about tradeoff between required protective screening and required parking*
- *Applicant shall indicate and show the curb lines on the proposed site plan and provide a curb and gutter detail to scale.*

BARRIER-FREE ACCESS

The site has been designed to provide barrier-free parking and pedestrian circulation.

Required Spaces	Required Barrier-Free Spaces	Proposed Barrier-Free Spaces	Compliance
1-25	1 required 12' width	1 Provided 16' width	MET

Items to be addressed

None

LOADING

All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened in accordance with this Zoning Code.

Gross Floor Area	Loading Spaces – Required	Loading Spaces – Provided	Compliance
2,001 to 5,000	1 10 X 50 ft	1 10 X 50 ft (labeled incorrectly 10 x 35)	MET

(f) The Planning Commission may waive the requirement for off-street loading spaces for existing buildings within a Neighborhood Business District (NBD) or a Municipal Business District (MBD) under the following circumstances:

- (1) The rear of the building is built to the rear lot line and directly abuts a public alley.
- (2) The layout and size of the existing building and parking area preclude the placement of a designated loading space within the site.

Items to be addressed

- Measurement label on loading area shall be corrected

ACCESS, DRIVEWAYS, AND VEHICULAR CIRCULATION

Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, parking and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points. All driveways shall meet the design and construction standards of the City. Access to the site shall be designed to minimize conflicts with traffic on adjacent streets, particularly left turns into and from the site. For uses having frontage and/or access on a major traffic route, as defined in the City of Lincoln Park Comprehensive Development Plan, the number, design, and location of access driveways and other provisions for vehicular circulation shall comply with the provisions of Section 1290.10, Access Management Standards.

The standards of this section shall be applied to the following major traffic routes (arterials) identified in the City of Lincoln Park Comprehensive Development Plan: Southfield Road, Fort Street, Dix Avenue, and Outer Drive.

Required	Provided	Compliance
<ul style="list-style-type: none"> • Single two-way driveway or pair of one-way driveways • Two-way: 25' < throat width < 30' (face to face of curb). One-way paired: each 20' measured perpendicularly. May be separated by 10' median; sidewalks shall be continued or maintained • 25' radii; 30' radii where daily truck traffic expected • Corner lots: one access point per street with >100' frontage • If frontage >300' and documented need (ITE), may allow additional access with design restrictions • If frontage >600', max of 3 drives may be allowed; one with design restrictions 	<ul style="list-style-type: none"> • Access to property is through the public alley which serves as a single two-way driveway. • Public alleywidth is 20 ft • Public alley can provide 30 ft radi to accommodate truck circulation. • One access (public alley) on College Ave. Fort Street frontage is 76 ft. • N/A • N/A 	<ul style="list-style-type: none"> • MET • NOT MET; no remedy available • MET • MET • N/A • N/A
<ul style="list-style-type: none"> • Shared access: driveways along property lines, connecting parking lots, on-site frontage roads, rear service drives. Encouraged and may be required for sites within 1/4 mile of major intersections; having dual frontage; with <300' frontage; with sight distance problems; along congested or accident-prone roadway segments • Connection to adjacent facilities may be required; site accommodation may be required for future connection to undeveloped adjacent property • Letters of agreement or access easements required 	<ul style="list-style-type: none"> • No shared access is currently under consideration. If the resolution of site considerations results in a smaller or no parking lot, a shared agreement with BC Pizza may be advisable. 	<ul style="list-style-type: none"> • MET; further consideration

Required	Provided	Compliance
<ul style="list-style-type: none"> • Triangular unobstructed view areas: from corner of two ROWs, 25' along each; from corner of ROW and driveway, 10' along driveway and 5' along ROW • Grass / groundcover only in 3' strip abutting driveway and ROW • Trees permitted if trimmed between 30" and 6' from ground level 	<ul style="list-style-type: none"> • The public walk provides adequate clear view area on Fort Street. • Existing City planter with small bush on Fort Street • N/A 	<ul style="list-style-type: none"> • MET • MET • N/A
<ul style="list-style-type: none"> • May require drive to be located on the far side of the property from congested intersections • >150' from signalized intersection or 4-way stop, or right-turn-only at 75' from intersection • >100' otherwise • >200' from centerline of I-75 access ramps 	N/A	N/A
<ul style="list-style-type: none"> • Same side of street: Driveway spacing determined by speed limits in §1290.10 • Across the street: Driveways directly aligned or >150' offset (excludes right-turn-only) • Directional driveways, divided driveways, and deceleration tapers and/or by-pass lanes may be required by the Planning Commission where they will reduce congestion and accident potential 	N/A	N/A

Engineering comments note that there is no entrance to the facility on Fort Street or College Street or any other public road; the only entrance to the facility is through the public alley.

The Lincoln Park Zoning Code requires the lot or parcel to abut a public street, and that access to the public street shall be hardsurfaced. These conditions are met, and it is noted that the alley is a public right-of-way. Therefore the conditions are unusual, but do not violate the code.

Items to be addressed

- Applicant to consider shared parking arrangement with BC Pizza, pending discussion and resolution of parking tradeoffs.*

EMERGENCY VEHICLE ACCESS

All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department and Police Department.

No indication of fire lane designated on the site. The Lincoln Park Fire Department has reviewed the plan and found no issues with the site arrangement.

Items to be addressed

None

STREETS

All streets shall be developed in accordance with the City of Lincoln Park Subdivision Control Ordinance and construction standards, unless developed as a private road in accordance with the requirements of the City.

No new streets are proposed.

Items to be addressed

None

LANDSCAPING, SCREENING, AND OPEN SPACE

The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Zoning Code. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping, landscape buffers, greenbelts, fencing, walls and other protective barriers shall be provided and designed in accordance with the provisions of Section 1296.03, Landscaping Standards. Recreation and open space areas shall be provided in all multiple-family residential and educational developments.

	Required	Proposed	Compliance
Street Landscaping	Greenbelt, 10' width minimum with groundcover	College Street; 3-6 ft greenbelt between ROW and building. Fort Street; existing 18' sidewalk	MET as possible
	1 tree and 4 shrubs per 40' of street frontage College Street; 100/40= 3 trees and 12 shrub Fort Street; 67/40 = 2 trees and 6 shrub	College Street; 3 trees and 14 shrubs Fort Street; none	NOT MET
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	N/A	N/A
Interior Landscaping	10% of total lot area landscaped, including groundcover (6,700 sf *0.1) = 670 sf landscaping	Not provided	NOT MET
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Not provided	NOT MET
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping 670 sf = 1 trees and 3 shrubs	Not Provided	NOT MET
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces 6/10 = 1	Not Provided	NOT MET
	100 sf of planting area per tree	Not Provided	NOT MET
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	Dumpster to be replaced by bagged garbage; plan notes	N/A

	Required	Proposed	Compliance
		state that garbage will be bagged and store inside until pick up.	
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive); solid 6' masonry wall ornamental on both sides	Screening elements are precluded by proposed ingress/egress to parking	NOT MET

§1296.03 (c) Special Provisions for Existing Sites. Special provision is made for applying these standards to developed sites which existed prior to the City adopting landscaping requirements. Therefore, when an existing site is undergoing redevelopment, improvement, a change in use, or expansion, the objective of these standards is to gradually bring the existing site into compliance with the minimum standards of this section in relation to the extent of expansion or change on a site.

When reviewing plans for a change in use or expansion which requires site plan review, the Planning Commission shall require an upgrade in landscaping, using the following as guidelines:

- (1) Each building expansion of one percent (1%) of gross floor area should include at least two percent (2%) of the landscaping required for new developments, or a minimum of thirty percent (30%) of the landscaping required for new developments, whichever is greater.
- (2) Landscaping along the street and as a buffer between adjacent land uses should take priority over parking lot and site landscaping. Where parking lot landscaping cannot be provided, additional landscaping along the street or in the buffer areas should be considered.

Items to be addressed

- Applicant shall provide a complete digital copy of SP-1 that shows the complete table of the proposed landscaping descriptions and details.
- Planning commission to advise applicant about tradeoff between required interior and parking landscaping, and required parking
- Planning commission to advise applicant about tradeoff between required protective screening and required parking
- Pending resolution of tradeoffs between parking, landscaping, and screening, Planning Commission waiver sought to accept special provisions for existing sites

SOIL EROSION CONTROL

The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Building Superintendent or City Engineer.

The applicant proposes to "provide a silt fence soil erosion requirement around the perimeter of site construction area before construction begins." Soil erosion measures are under the jurisdiction of Wayne County and shall be conducted according to County regulations.

Items to be addressed

- *Applicant shall work with the Building Superintendent, City Engineer, and Wayne County to provide appropriate soil erosion control.*

UTILITIES

Public water and sewer facilities shall be available or shall be provided for by the developer as part of the site development, where such systems are available.

Site plan notes:

- Electric overhead to existing building already provided.
- Electric will be provided from existing building.
- No existing easment at new addition area.
- Electric, Gas, Water, telephone will be taken from existing Building.

Engineering comments:

- The detailed engineering plans will need to show and have labeled all existing utilities.
- Sheet SP-1 shows a 6" pvc storm line tied into a sanitary sewer. No storm water can be tied into a sanitary sewer system. The catch basin will need to be tied into the storm sewer system.
- Based on the site plan submitted, all existing utilities and leads are being reused. It is our recommendation that the new addition should be serviced by new water and sanitary sewer services. If the existing services are provided for tie-in by the Plumbing Inspector, it is important that the developer realize these existing utilities are very old and may have reached their life expectancy. It is our strong recommendation for the developer to at least videotape the existing sewer lead to determine its condition prior to building the new addition on the building. If the service lead needs to be replaced the installation of the new service will need to be inspected by our office.
- The developer should verify with the City the existing sanitary service type and size. If it is undersized for the proposed building use it must be replaced. The developer's engineer or architect shall determine the sanitary service lead capacity. The developer should verify with the City the existing water service type and size. If it is a lead service or if the service is undersized for the proposed building use, it should be replaced. The developer's engineer or architect shall determine the water service lead capacity.
- The plan does not show the nearest fire hydrant location. The Fire Department will be required to approve the plans for the fire protection.

Items to be addressed

- *Detailed engineering plans will need to show and have labeled all existing utilities.*
- *Sheet SP-1 shows a 6" pvc storm line tied into a sanitary sewer. Applicant shall revise drawing in accordance with DPS instruction.*
- *The new addition is recommended to be serviced by new water and sanitary sewer services.*
- *If the existing services are provided for tie-in by the Plumbing Inspector, applicant shall videotape the existing sewer lead to determine its condition prior to building the new addition. If the service lead needs to be replaced, the installation of the new service will need to be inspected by our office.*

- *Applicant shall verify with the City the existing sanitary service type and size. If it is undersized for the proposed building use, it must be replaced. Applicant's engineer or architect shall determine the sanitary service lead capacity.*
- *Applicant shall verify with the City the existing water service type and size. If it is a lead service or if the service is undersized for the proposed building use, it should be replaced. The applicant's engineer or architect shall determine the water service lead capacity.*
- *The plan does not show the nearest fire hydrant location. The Fire Department will be required to approve the plans for the fire protection.*

STORMWATER MANAGEMENT

Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be encouraged. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

Existing and proposed drainage plans are included. Engineering comments:

- The storm drainage is under the jurisdiction of Wayne County. Based on the Wayne County Storm Water Ordinance, the storm sewer system for the existing building, the building addition and parking lot reconstruction improvements will require Wayne County approval. This will most likely require storm water detention and a storm water treatment system. This will have to be included as part of the detailed engineering submittal.

Items to be addressed

- *Applicant shall work with City Engineer and Wayne County to develop a stormwater detention and treatment system which meets the requirements of the Wayne County Stormwater Ordinance.*

LIGHTING

Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.

The front of the building is illuminated by one existing streetlight and one existing pedestrian-scale light. The existing window lights do not conform and shall be removed. Lighting should be proposed for the new proposed parking area which meets the standards excerpted below. For all new lighting fixtures, applicant shall provide manufacturer's specifications and a photometric plan.

§1276.06 Required Conditions; Neighborhood Business District

(b) All lighting in connection with permitted business uses shall be so arranged as to reflect away from adjoining residence buildings or residentially zoned property, and shall be no greater than ten (10) foot candles at any point upon the lot, and no greater than one (1) foot candle along any lot line.

§1290.05 Off Street Parking B Areas; Business District

(i) All illumination for such parking facilities shall be deflected away from residential areas and shall be installed in such manner as to allow the reduction of the amount of light after normal parking hours each day. All parking lot lighting shall be designed, located, and shielded to prevent glare onto adjacent properties, and shall be arranged to prevent adverse effects on motorist visibility on adjacent rights-of-way. The source of illumination shall not be more than twenty-five (25) feet above the parking surface.

§1294.31 Performance Standards

(f) In no case shall more than one (1) foot-candle power of light cross a lot line five (5) feet above the ground. In no case shall more than ten (10) foot-candle power of light exist at any given point on site. Illumination levels shall be measured with a foot-candle meter or sensitive photometer and expressed in foot-candles. Exterior spot lighting or other illumination shall be so installed as to eliminate any nuisance to adjoining Business and Industrial Districts or the creation of a traffic hazard on public highways.

Items to be addressed

- Existing window lights shall be removed
- Lighting should be proposed for new parking area, and manufacturer's specifications and photometric plan provided

NOISE

The site has been designed, buildings so arranged, and activities/equipment programmed to minimize the emission of noise, particularly for sites adjacent to residential districts.

No indication of adverse noise impacts are anticipated from the development.

Items to be addressed

None

MECHANICAL EQUIPMENT

Mechanical equipment, both roof and ground mounted, shall be screened in accordance with the requirements of this Zoning Code.

No roof or ground mounted mechanical equipment is visible from the right of way.

Items to be addressed

None

SIGNS

The standards of the City's Sign Code are met.

Signs shall be permitted by the Building Department in accordance with the Lincoln Park Sign Ordinance. Sign information presented during Site Plan Review is for illustrative purposes only.

Items to be addressed

- Signs shall be permitted by the Building Department in accordance with the Lincoln Park Sign Ordinance.*

HAZARDOUS MATERIALS OR WASTE

For businesses utilizing, storing or handling hazardous material such as automobile service and automobile repair stations, dry cleaning plants, metal plating industries, and other industrial uses, documentation of compliance with state and federal requirements shall be provided.

Applicant statement: "No hazardous substances and polluting materials will be stored on site or inside building."

Items to be addressed

None

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

All applicable standards for uses permitted after special approval are met.

The use is permitted by right.

Items to be addressed

None

OTHER AGENCY REVIEWS

The applicant has provided documentation of compliance with other appropriate agency review standards, including, but not limited to, the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Transportation, Wayne County Drain Commission, Wayne County Health Department, and other federal and state agencies, as applicable.

Applicant shall provide documentation of compliance with other appropriate agency review standards such as Michigan Department of Natural Resources and Michigan Department of Environmental Quality.

Items to be addressed

- Applicant to secure all appropriate agency reviews as needed.*

VARIANCES

No variances are anticipated as a result of this proposal.

Items to be addressed

None

O RECOMMENDATIONS

Findings

The proposed site plan substantially complies with §1296.01, Site Plan Review. The small size of the site incurs significant constraints toward simultaneously accommodating the proposed expansion and in accommodating the code requirements for lot coverage, parking, landscaping, and screening. As presented, the plan accommodates some parking, very limited landscaping, and no screening. The Planning Commission should offer comment on the proposed and desired balance among these elements, in sufficient detail to permit administrative approval of desired revisions.

- Planning commission to advise applicant about methods of reducing lot coverage to 50%*
- Planning commission to advise applicant about tradeoff between required protective screening and required parking*
- Planning commission to advise applicant about tradeoff between required interior and parking landscaping, and required parking*

Waivers

The following waivers may be adjusted based on Commissioner comments.

- Planning Commission waiver sought to reduce required parking from 16 spaces to 6 spaces, which is an increase of 6 spaces over the existing condition. Four (4) street parking spaces could be considered to serve this parcel.*
- Pending resolution of tradeoffs among parking, landscaping, and screening, Planning Commission waiver sought to accept special landscaping provisions for existing sites*

Conditions to be resolved administratively before final site plan approval is issued

- Site plan scale shall be corrected: it is noted at 1"=20', but measurements indicate that it is 1"=10'*
- Applicant shall indicate and show the curb lines on the proposed site plan and provide a curb and gutter detail to scale.*
- Measurement label on loading area shall be corrected*
- Applicant shall provide a complete digital copy of SP-1 that shows the complete table of the proposed landscaping descriptions and details.*
- Sheet SP-1 shows a 6" pvc storm line tied into a sanitary sewer. Applicant shall revise drawing in accordance with DPS instruction.*
- Lighting should be proposed for new parking area, and manufacturer's specifications and photometric plan provided*

Conditions to be resolved during detailed engineering review

- Applicant shall ensure that existing concrete sidewalks are brought up to City standards.*

- *Applicant shall work with the Building Superintendent, City Engineer, and Wayne County to provide appropriate soil erosion control.*
- *Detailed engineering plans will need to show and have labeled all existing utilities.*
- *The new addition is recommended to be serviced by new water and sanitary sewer services.*
- *If the existing services are provided for tie-in by the Plumbing Inspector, applicant shall videotape the existing sewer lead to determine its condition prior to building the new addition. If the service lead needs to be replaced, the installation of the new service will need to be inspected by our office.*
- *Applicant shall verify with the City the existing sanitary service type and size. If it is undersized for the proposed building use, it must be replaced. Applicant's engineer or architect shall determine the sanitary service lead capacity.*
- *Applicant shall verify with the City the existing water service type and size. If it is a lead service or if the service is undersized for the proposed building use, it should be replaced. The applicant's engineer or architect shall determine the water service lead capacity.*
- *The plan does not show the nearest fire hydrant location. The Fire Department will be required to approve the plans for the fire protection.*
- *Applicant shall work with City Engineer and Wayne County to develop a stormwater detention and treatment system which meets the requirements of the Wayne County Stormwater Ordinance.*
- *Existing window lights shall be removed*
- *Signs shall be permitted by the Building Department in accordance with the Lincoln Park Sign Ordinance.*
- *Applicant to secure all appropriate agency reviews as needed.*

Recommendations

It is recommended that the Lincoln Park Planning Commission approve the site plan for 1208 Fort Street; Retail Store and Deli, contingent upon the successful resolution of the outstanding issues and conditions herein.



June 3, 2019

Ms. Leah DuMouchel, AICP
Beckett & Raeder, Inc.
535 West William St. Suite 101
Ann Arbor, MI, 48103-4978

**Re: Lincoln Park Deli
1208 Fort Street
City of Lincoln Park, MI
Hennessey Project 72119**

Dear Ms. DuMouchel:

Hennessey Engineers, Inc. completed our first review of the plans for the Planning Commission submittal dated March 8, 2019, revised April 31, 2019 and received via email from you.

The project consists of the proposed 1590 square foot commercial building addition for a deli and reconstruction of the parking lot.

Listed below are some comments that will need to be addressed during the detailed engineering review but would not be grounds for a reason for denial from an engineering feasibility standpoint:

GENERAL

1. The detailed engineering plans will need to show and have labeled all existing utilities.
2. Sheet SP-1 shows a 6" pvc storm line tied into a sanitary sewer. No storm water can be tied into a sanitary sewer system. The catch basin will need to be tied into the storm sewer system.
3. The storm drainage is under the jurisdiction of Wayne County. Based on the Wayne County Storm Water Ordinance the storm sewer system for the existing building, the building addition and parking lot reconstruction improvements will require Wayne County approval. This will most likely require storm water detention and a storm water treatment system. This will have to be included as part of the detailed engineering submittal.
4. Based on the site plan submitted, all existing utilities and leads are being reused. It is our recommendation that the new addition should be serviced by new water and sanitary sewer services. If the existing services are proved for tie-in by the Plumbing Inspector it is important that the developer realize these existing utilities are very old and may have reached their life expectancy. It is our strong recommendation for the developer to at least videotape the existing sewer lead to determine its condition prior to building the new addition on the building. If the service lead needs to be replaced the installation of the new service will need to be inspected by our office. The developer should verify with the City the existing sanitary service type and size. If it is undersized for the proposed building use it must be replaced. The developer's engineer or architect shall determine the sanitary service lead capacity.

5. The developer should verify with the City the existing water service type and size. If it is a lead service or if the service is undersized for the proposed building use, it should be replaced. The developer's engineer or architect shall determine the water service lead capacity.
6. There is not an entrance to the facility on Fort Street or College Street or any other public road. The only entrance to the facility is through the public alley. Planning Commission will need to make a recommendation on this issue.
7. The plan does not show the nearest fire hydrant location. The Fire Department will be required to approve the plans for the fire protection.
8. The cover sheet must be signed and sealed and plan sheets must be sealed by a professional engineer, surveyor or architect licensed in Michigan. If the site plan meets all other Planning Commission requirements the Planning Commission could approve the Preliminary Plan contingent upon them being submitted signed and sealed by a professional engineer, surveyor or architect licensed in Michigan.

Comment 8 listed above must be addressed for the Planning Commission submittal. From an engineering feasibility our office does not have any issues with the approval of the Preliminary Site Plan submittal contingent upon no access from a public street not being in violation to the City's Ordinance and the developer understanding the Wayne County Storm Water requirements for this development. Therefore, from the engineering feasibility review it would be our recommendation for the "approval" of the Preliminary Site Plan. This is not a detailed engineering review or approval. Once the Planning Commission approves the Site Plan the engineer shall submit 3 sets of signed and sealed plans and a cost estimate to our office for detailed engineering review. An escrow account will need to be established for the detailed engineering review and construction inspection, test and management. Prior to any start of construction the plans must approved by our office.

If you have any questions, please do not hesitate to contact me.

Sincerely,

HENNESSEY ENGINEERS, INC



James D. Hollandsworth, P.E., P.S.
Lincoln Park Project Manager

JDH/bd

cc: John Kozuh, DPW Director, City of Lincoln Park
John Meyer, Building Official, City of Lincoln Park
Laura Gray, Building Department, City of Lincoln Park
John J. Hennessey, Hennessey Engineers, Inc.
Ryan Kern, Hennessey Engineers, Inc.

B.3

R:\Municipalities\70000's Lincoln Park\72000's\72119 1208 Fort Street Deli\Lincoln Park Deli 1st PC Review June 3, 2019.docx

From: [John Kozuh](#)
To: [Leah DuMouchel](#)
Cc: [Dave Logan](#)
Subject: FW: Request for Site Plan Review: 1208 Fort and NOT 1370 Electric
Date: Thursday, May 23, 2019 1:24:16 PM
Attachments: [1208 Fort St - Deli.pdf](#)

Leah : The present parking lot drainage does not work for L.P., attached will work for L.P.. No storm allowed into sanitary.

John Kozuh
DPS Director
City of Lincoln Park

From: Leah DuMouchel <ldumouchel@bria2.com>
Sent: Tuesday, May 21, 2019 3:39 PM
To: Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Robert Wright <RWright@citylp.com>; Ray Watters <RWatters@citylp.com>; Krystina Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>
Cc: Laura Gray <LGray@citylp.com>; Monserrat Contreras <MContreras@citylp.com>
Subject: RE: Request for Site Plan Review: 1208 Fort and NOT 1370 Electric

Whoops – I forgot to remove the second address from the subject line. There’s just one for departmental review. Thanks!

From: Leah DuMouchel
Sent: Tuesday, May 21, 2019 3:26 PM
To: firechief@citylp.com; ilockhart@citylp.com; rwright@citylp.com; rwatters@citylp.com; kerdos@citylp.com; jkozuh@citylp.com
Cc: Laura Gray <LGray@citylp.com>; Monserrat Contreras <MContreras@citylp.com>
Subject: Request for Site Plan Review: 1208 Fort and 1370 Electric

Hello! The Lincoln Park Planning Commission requests your departmental review of a site plan at 1208 Fort St, submitted for the June agenda. Please find details and links below, or documents attached, or you may pick up a hard copy in the Building Department. **Your response via email by Friday, May 31 is appreciated!**

[1208 Fort – Deli, Expansion, and Parking lot – Review documents](#)

Leah DuMouchel, AICP, CNU-A, NCI M&FC, FBCI
Principal

Beckett&Raeder, Inc.
Making Great Places for over 50 Years

535 West William St Suite 101
Ann Arbor, MI 48103

W.S.

Storm M.H. (EXISTING)

Storm

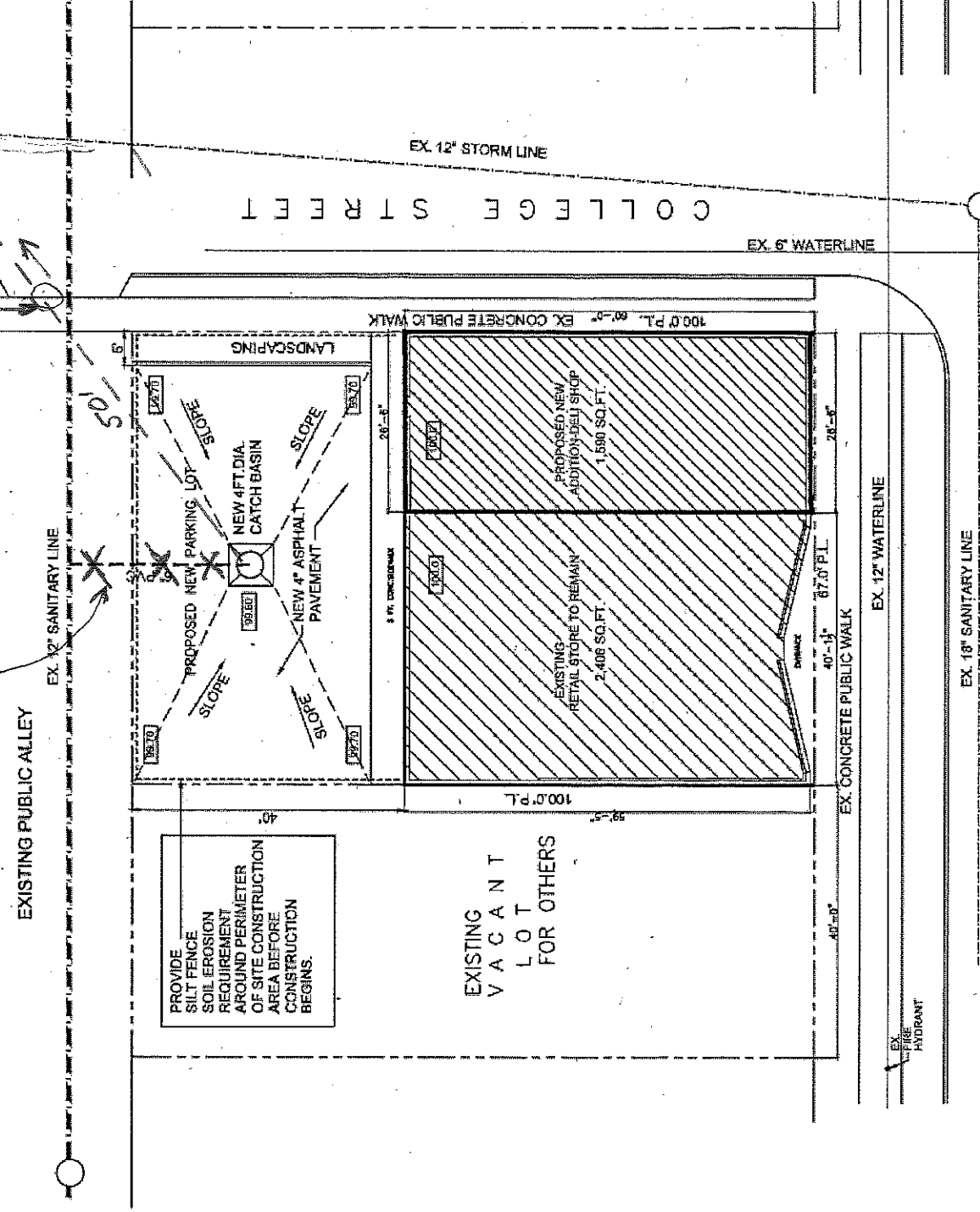
* Possible St. M.H. for cleanout

Dropbox - 1208 Fort - Deli and expansion and parking lot - Simplify your life

5/22/2019



Not Allowed 1208 Fort - Deli a...2.pdf



PROVIDE SILT FENCE SOIL EROSION REQUIREMENT AROUND PERIMETER OF SITE CONSTRUCTION AREA BEFORE CONSTRUCTION BEGINS.

EXISTING VACANT LOT FOR OTHERS

FORT STREET 2 of 2

EXISTING/PROPOSED DRAINAGE PLAN

From: [Robert Wright](#)
To: [Leah DuMouchel](#)
Subject: Re: Request for Site Plan Review: 1208 Fort and 1370 Electric
Date: Thursday, May 23, 2019 8:20:24 AM

Hi Leah,
I don't see any issues with the site plan.
Thanks

Bob Wright
Lieutenant/Fire Inspector
Lincoln Park Fire Department
Office (313) 381-1100
Station (313) 381-1975
Fax (313) 381-1831
rwright@citylp.com

From: Leah DuMouchel <ldumouchel@bria2.com>
Sent: Tuesday, May 21, 2019 3:26:15 PM
To: Fire Chief; Irenda Lockhart; Robert Wright; Ray Watters; Krystina Erdos; John Kozuh
Cc: Laura Gray; Monserrat Contreras
Subject: Request for Site Plan Review: 1208 Fort and 1370 Electric

Hello! The Lincoln Park Planning Commission requests your departmental review of a site plan at 1208 Fort St, submitted for the June agenda. Please find details and links below, or documents attached, or you may pick up a hard copy in the Building Department. **Your response via email by Friday, May 31 is appreciated!**

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Leah DuMouchel, AICP, CNU-A, NCI M&FC, FBCI
Principal

Beckett&Raeder, Inc.
Making Great Places for over 50 Years

535 West William St Suite 101
Ann Arbor, MI 48103

Office: 734.663.2622
Direct Line: 734.239.6616

Petoskey, MI 231.347.2523
Traverse City, MI 231.933.8400
Toledo, OH 419.242.3428

Please visit us at www.bria2.com

RECEIVED

MAR 11 2019

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

Case No. PPC19-0004

Date Submitted 3-11-19

City of Lincoln Park

APPLICATION FOR SITE PLAN REVIEW

NOTICE TO APPLICANT: Applications for Site Plan Review by the Planning Commission must be submitted to the City in *substantially complete form* at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. The application must be accompanied by the data specified in the Zoning Ordinance and Site Plan Review Guidelines, including fully dimensioned site plans, plus the required review fees. Regular meetings of the Planning Commission are held on the second Wednesday of each month at 7:00 p.m. All meetings are held at the Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan 48146. Phone number (313) 386-1800; Fax (313) 386-2205.

TO BE COMPLETED BY APPLICANT:

I (we) the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Applicant: GABRIEL GARCIA
Mailing Address: 14613 ALLEN RD., SOUTHGATE, MI. 48195
Email: MADDESIGN19@YAHOO.COM
Telephone: 313-506-0485 Fax: _____

Property Owner(s) Name (if different from Applicant): GABRIEL GARCIA
Mailing Address: 14613 ALLEN RD., SOUTHGATE, MI. 48195
Telephone: 313-506-0485 Fax: _____

Applicant(s) Explanation of Legal Interest in Property:
NEW OWNER WANTS TO CONTINUE OPERATING EXISTING STORE AND CONSTRUCT NEW ADDITION TO OPERATE DELI.

Location of Property: Street Address: 1208 FORT STREET
Nearest Cross Streets: FORT & OUTERDRIVE
Sidwell Number (Parcel ID#): _____

Property Description:
If part of a recorded plat, provide lot numbers and subdivision name. If not part of a recorded plat (i.e., "acreage parcel"), provide metes and bounds description. Attach separate sheets if necessary.
1208 FORT STREET, LINCOLN PARK.

Property Size (Square Ft): 6,700 sq. ft. (Acres): .16

Existing Zoning (please check):

- | | |
|--|--|
| <input type="checkbox"/> SFRD Single Family Residential District | <input type="checkbox"/> RBD Regional Business District |
| <input type="checkbox"/> MFRD Multiple Family Residential District | <input type="checkbox"/> CBD Central Business District |
| <input type="checkbox"/> MHRD Mobile Home Park District | <input type="checkbox"/> GID General Industrial District |
| <input checked="" type="checkbox"/> NBD Neighborhood Business District | <input type="checkbox"/> LID Light Industrial District |
| <input type="checkbox"/> MBD Municipal Business District | <input type="checkbox"/> CSD Community Service District |
| <input type="checkbox"/> PUD Planned Unit Development District | |

Present Use of Property: RETAIL STORE City correction: Current use is a Party Store

Proposed Use of Property: RETAIL STORE AND DELI

Please Complete the Following Chart:

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential			
Office			
Commercial	1	3996 sq. ft.	3
Industrial			
Other			

Professionals Who Prepared Plans:

A. Name: MA DESIGNERS INC.

Mailing Address: 5710 ROUGE CIRCLE

DEARBORN HEIGHTS, MI. 48127

Email Address: MADESIGN19@YAHOO.COM

Telephone: 313-995-1515 Fax: _____ Primary Design Responsibility: DESIGNER-ARCHITECT REPRESENTS OWNER

B. Name: _____

Mailing Address: _____ Address: _____

_____ Email _____

Address: _____

Telephone: _____ Fax: _____ Primary Design Responsibility: _____

C. Name: _____

Mailing Address: _____

_____ Email Address: _____

Telephone: _____ Fax: _____ Primary Design Responsibility: _____

ATTACH THE FOLLOWING:

1. Eight (8) individually folded copies of the site plans, sealed by a registered architect, engineer, landscape architect or community planner as well as ONE (1) Electronic copy.
2. **A brief written description** of the existing and proposed uses, including but not limited to: hours of operation, number of employees on largest shift, number of company vehicles, etc.
3. Proof of property ownership.
4. Review comments or approval received from county, state, or federal agencies that have jurisdiction over the project, including but not limited to:

- | | |
|---|--|
| G Wayne County Road Commission | G Wayne County Drain Commission |
| G Wayne County Health Division | G Michigan Department of Natural Resources |
| G Michigan Department of Transportation | G Michigan Department of Environmental Quality |

PLEASE NOTE: The applicant or a designated representative **MUST BE PRESENT** at all scheduled review meetings or the site plan may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a site plan application or to revoke any permits granted subsequent to site plan approval.

APPLICANT ' SENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this site plan application.

X *John Thavis* 3-11-19
 Signature of Applicant Date

Ali Ralchouni - DESIGNER 3-11-19
 Signature of Applicant Date

X *John Thavis* 3-11-19
 Signature of Property Owner Authorizing this Application Date

TO BE COMPLETED BY THE CITY		Case No. _____
Date Submitted: _____	Fee Paid: _____	
By: _____	Date of Public Hearing: _____	
PLANNING COMMISSION ACTION		
Approved: _____	Denied: _____	Date of Action: _____