



LINCOLN PARK PLANNING COMMISSION

August 19, 2020 at 7 p.m.

NEW DATE

REMOTE MEETING VIA ZOOM

Call: 1 646 558 8656

Web: www.zoom.us

Meeting ID 811 4614 2137

Participant ID is #

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Previous Minutes**
- IV. **Approval of Agenda**
- V. **Old Business**
 - A. Public Hearing: 881 Southfield – Auto Sales Special Land Use: Cancelled
 - B. Site Plan Review: 881 Southfield – Auto Sales: Cancelled
- VI. **New Business**
 - A. Conceptual Review: 804 Southfield – Fueling Station Expansion and Retail
 - B. Public Hearing: Lot Division Zoning Text Amendment
 - C. Zoning Text Amendment: Lot Division
 - D. Public Hearing: Signage Conflicts in Zoning Ordinance Zoning Text Amendment
 - E. Zoning Text Amendment: Signage Conflicts in Zoning Ordinance
 - F. Public Hearing: Site Plan Review Zoning Text Amendment
 - G. Zoning Text Amendment: Site Plan Review
- VII. **Policy Review and Discussion**
 - A. Zoning Text Amendment: Standards for Marijuana Businesses
 - B. Zoning Text Amendment: Auto Service and Makerspace Overlay
 - C. Meeting date conflict? Nov 11
- VIII. **Education and Training**
 - A. ZBA training August 20, 6-9 pm – Commissioners welcome
- IX. **Reports from Department and Other Boards and Commissions**
- X. **Public Comments**
- XI. **Comments from Planning Commissioners**
- XII. **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 MINUTES OF JUNE 17, 2020**

A Planning Commission meeting of June 17, 2020, via Zoom for Lincoln Park, Michigan was called to order at 7:02 p.m. by Mr. Kissel, Commencing with the Pledge of Allegiance.

PRESENT: Palmer, Horvath, Persinger, Kelsey, Kissel, LoDuca

ABSENT: Briones, Graczyk,

EXCUSED:

ALSO PRESENT: Leah DuMouchel, John Meyers, Lillian Ross

APPROVAL OF MINUTES

None

APPROVAL OF AGENDA

Motion by Persinger to approve agenda as submitted, support by Kelsey

MOTION CARRIED

OLD BUISNESS:

A. PUBLIC HEARING - WASTE MANAGEMENT ZONING TEXT AMENDMENT

Public Hearing opened at 7:10 p.m.

Seeing no public and hearing no public comment

Public Hearing closed at 7:11 p.m.

WASTE MANAGEMENT ZONING TEXT AMENDMENT -

The City of Lincoln Park Zoning Ordinance does not specifically address waste management requirements for a development. The Ordinance merely requires trash receptacle locations to be shown and the method of screening, if applicable (§1296.01(f)(2)(M)).

Discussion

Motion by Kelsey to recommend approval of the two proposed language amendments: (1) to the site plan requirements in §1296.01(f)(2)(M); and (2) adding a section in §1294: Provisions Relating to All Districts, outlining trash receptacle and dumpster requirements (to be §1294.41). support Persinger

MOTION CARRIED

NEW BUISNESS

A. PUBLIC HEARING: REZONING – 1805 J. A. PAPLAS

Public Hearing opened at 7:26 p.m.

Seeing no public and hearing no public comment

Public Hearing closed at 7:28 p.m.

B. REZONING – 1805 JA PAPALAS -

The applicant wishes to rezone two parcels on the north side of Southfield Road, immediately west of the I-75 and Southfield Road interchange, from Municipal Business District (MBD) to General Industrial District (GID). The two parcels are currently vacant, and there is an existing hotel adjacent to both parcels.

This rezoning request reverses a rezoning granted to the applicant in 2019. Both requests were made in anticipation of a proposed multi-use development including lodging, foodservice, and offices. The applicant wishes to include a medical marihuana growing, processing, and provisioning facility to the mix of uses as a result of the City’s recent move to permit these new uses, which are restricted to the General Industrial District.

Discussion

Motion by Persinger to table rezoning 1805 J.A. Papalas until cannabis ordinance is finalized, supported by Russ LoDuca

MOTION TABLE CARRIED

C. SITE PLAN REVIEW: 3476 FORT ST – MASSAGE THERAPY

The applicant proposes to open a Massage Facility. The space was previously used to retail tattoo supplies.

Discussion

Motion by Kelsey to recommended approval based on information from Planners letter dated June 11, 2020 which demonstrates conformance with the requirements of Section 1296.01 of the City of Lincoln Park Zoning Ordinance, the request by Janeise Daniels for a Site Plan Approval for a Massage Facility at 3476 Fort St., dated October 31 2019 and March 31 2020, with the waivers & conditions noted in planners letter dated June 11, to be resolved administratively, support by Persinger

MOTION CARRIED

POLICY REVIEW AND DISCUSSION

A. PROPOSED SITE PLAN REVIEW CHAPTER DRAFT

Quick review and read through

B. REDEVELOPEMENT OPPORTUNITIES IN LINCOLN PARK PACKAGE

No Action

C. SIGN REVISION ROLLOUT

No Action

EDUCATION AND TRAINING

None

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

None

PUBLIC COMMENTS

None

COMMENTS FROM PLANNING COMMISSIONERS

Request by Planning Commission to have John Meyers send Arturo Briones a letter to respond within fourteen days of his intent to remain on the planning commission, or his position on Planning Commission will be reassigned.

ADJOURNMENT

Moved by Horvath to adjourn, support by Kelsey

MOTION CARRIED

Meeting adjourned at 8:45 PM

MICHAEL HORVATH, Secretary

**CITY OF LINCOLN PARK
COUNTY OF WAYNE, STATE OF MICHIGAN
PLANNING COMMISSION MINUTES OF JULY 8, 2020**

A Planning Commission meeting of July 8, 2020, via Zoom for Lincoln Park, Michigan was called to order at 7:16 p.m. by Mr. Kissel, Commencing with the Pledge of Allegiance.

PRESENT: Palmer, Horvath, Persinger, Kelsey, Kissel,

ABSENT: Briones, LoDuca

EXCUSED: Graczyk

ALSO PRESENT: John Meyers, Yaser Mahmoud, Roger Canzano, Liz Gunden

APPROVAL OF MINUTES

None

APPROVAL OF AGENDA

Motion by Horvath to approve agenda as submitted, support by Kelsey

MOTION CARRIED

OLD BUISNESS:

None

NEW BUISNESS

A. CONCEPTUAL REVIEW: 881 SOUTHFIELD – AUTO SALES

The proposed project adds the use of Auto Sales to an existing Auto Repair Facility. The property is 9,520 sq ft, which consists of a 5,203 sq ft existing one-story building and 4,317 sq ft of open space. The proposed Auto Sales occupies the east side of the building, approximately 2,708 sq ft. The Auto Repair Facility occupies the west section of the building, approximately 2,495 sq ft.

The existing Automotive Repair Station does not meet the standards of 1294.14, which governs Automotive Service Stations, Rapier Centers, and Public Garages

Discussion – parking and sidewalk paved over there are no curbs, check with Wayne County.

No Action – advisory only

POLICY REVIEW AND DISCUSSION

A. ZONING TEXT AMENDMENT: LOT DIVISION

It has recently come to staff attention that there is an inconsistency between §1224.06, Division of Lots, and §1294.32, Schedule of Area Regulations, in the City of Lincoln Park Zoning Code.

§1224.06, Division of Lots, currently requires a resulting minimum lot width of fifty (50) feet after a parcel division, whereas the minimum lot width per §1294.32, Schedule of Area Regulations, is dependent on the zoning district. The minimum lot width is forty (40) feet for most districts (SFRD, CSD, NBD, MBD, RBD), twenty (20) feet for the MFRD, thirty (30) feet for the CBD, and one- hundred (100) feet for the LID and GID.

No Action

B. ZONING TEXT AMENDMENT: SIGNAGE CONFLICTS IN ZONING ORDINANCE

As a result of the newly adopted Sign Ordinance, there are now several discrepancies and inconsistencies in the Lincoln Park Zoning Code.

Discussion – No Action

C. ZONING TEXT AMENDMENTS: SITE PLAN REVIEW

The purpose of site plan review is to promote the stability of land values and investments and the general welfare by ensuring the orderly development and redevelopment of the City in compliance with this Zoning Code, and consistent with the character of the City and with the goals and design guidelines in the Master Plan.

Discussion – No Action

EDUCATION AND TRAINING

None

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

Zoning Board of Appeals

PUBLIC COMMENTS

None

COMMENTS FROM PLANNING COMMISSIONERS

ADJOURNMENT

Moved by Horvath to adjourn, support by Persinger

MOTION CARRIED

Meeting adjourned at 8:28 PM

MICHAEL HORVATH, Secretary

804 Southfield – Fuel Station Expansion

Site Plan Review

Applicant	Usafe Abdo Saleh
Project	Fuel Station Expansion
Address	804 Southfield Road, Lincoln Park, MI 48146
Date	August 19 2020
Request	Site Plan Review - Conceptual
Recommendation	None – Advisory Only

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



Figure 1: Aerial View

The applicant owns two adjacent parcels and proposes to expand from the existing gas station and convenience store on one parcel to a gas station, carryout, and two retail shops across the rear of both parcels. The existing Metro by T-Mobile store will be demolished to make room for the development of the restaurant and retail.

Site conditions

The approximately half-acre site is located on Southfield Road between Washington Avenue and Grant Street. The site can be accessed by four entrances,

three along Southfield and one on Washington Avenue. The building is adjacent to a residential zone, separated by Austin Avenue.

Master Plan

Future Land Use Classification

The Future Land Use classification for this parcel is General Commercial.

Intent; Desirable Uses and Elements

General commercial properties are intended to serve the whole community and are located along major thoroughfares.

Land Use and Zoning

Zoning

The parcel is zoned Municipal Business District.

By Right

Retail: permitted by right if less than 60,000 sf of gross floor area

Special Approval

Automotive fueling stations with or without the following accessory uses:
convenience stores and/or restaurant with or without drive through service of no more than two thousand, five hundred (2,500) square feet each

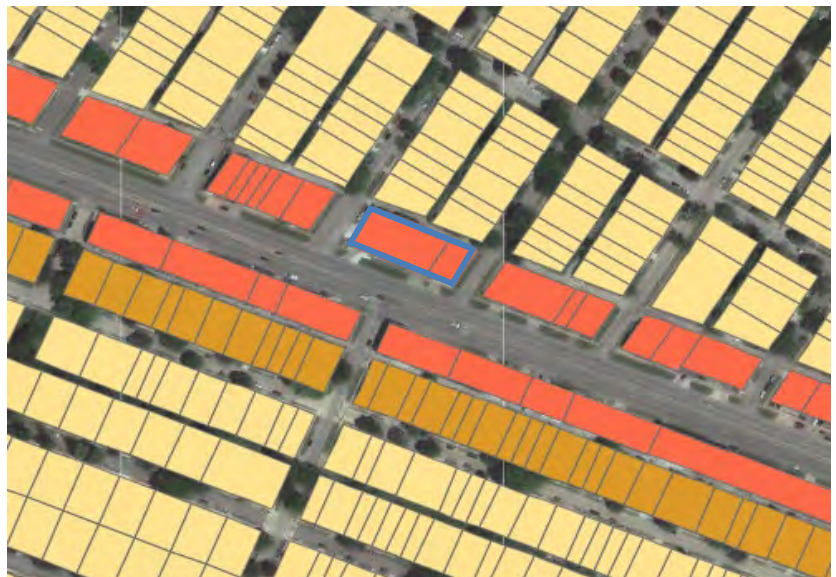


Figure 2: Zoning

The uses are intended to make up a unified development and will be evaluated together. However, it is noted that the two developments must be able to operate independently due to the restrictions on accessory uses to the automotive fueling station.

Proposed and Existing Uses

Site	Commercial; Municipal Business District (MBD)
North	ROW; Residential; Single-Family (SFRD)
East	ROW; Commercial; Municipal Business District (MBD)
South	ROW; Commercial; Municipal Business District (MBD)
West	ROW; Commercial; Municipal Business District (MBD)

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
C-01	Cover Sheet		
CE-1	Topographic Survey	-	
3	Existing Site and Demolition Plan		06/22/20
4	Site Plan		06/22/20
5	Floor Plan		06/22/20
C-7	Elevation		06/22/20

Dimensional Standards

The dimensional requirements of the Municipal Business District (MBD) are described in the chart below. (§1294.32, except where noted.)



	Required	Provided	Compliance
Lot Width	Min. 40	~224	Met
Street Frontage (§1294.09)	Shrubbery and low retaining walls 2 ½' < height < 8'	No shrub or retaining wall proposed	Met
Lot Area	Min. 4,000 sq ft	~19,488	Met
Lot Coverage	Max. 50%	4,517/19,488 = 23%	Met
Height	2-Story Building; 25 ft	1 story	Met
Setback – Front	0	35' – to retail 70' - to gas station	Met
Setback – Sides	0	0 – Grant Street 58' – Washington Avenue	Met
Setback – Rear	0	0	Met

Items to be addressed

None

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 • Similar materials and entrances to buildings within 500' <i>primarily brick, single-story, flat roof</i>  <p>1 block west on Southfield – single-story, square, brick, flat roof</p>  <p>1 block east of Southfield – strip mall style, partially brick, flat roof</p>	Met
<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 and building materials are not listed</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 and building materials are not listed</i> • Natural colors (bright for decorative features only) 	NOT 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 <i>Staggered buildings, varying brickwork patterns, and brick "columns"</i> • All sides similar 	Met
<ul style="list-style-type: none"> • Windows: vertical, recessed, visually-obvious sills <i>No windows on north elevation</i> • Spaces between windows = columns, mullions, or material found elsewhere on the façade • Front facades > 25% windows <i>Elevations with windows not given for each building</i> • Size, shape, orientation, spacing to match buildings within 500' 	NOT MET

Required	Compliance
<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) <i>Not demonstrated on entrance</i> 	NOT 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 <i>Not demonstrated</i> Roof-top mechanical equipment screened by roof form. <i>Not provided</i> 	NOT MET

Items to be addressed

- Provide and clearly label elevations for each structure so the window percentage can be calculated; provide windows on the north elevation
- Provide and clearly label elevations for each structure so the framing devices can be determined
- Provide percentages for each building material used on the facades
- Incorporate distinctively shaped roof forms, detailed parapets, and exaggerated cornice lines into roof lines (because building facades are greater than 100 feet)
- Provide location and screening method of roof-top mechanical equipment, if applicable

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 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 site is served by a public sidewalk on three sides of the building (excluding Austin Avenue) which provides pedestrian circulation separated from the vehicular circulation. A paved 5' internal sidewalk connects the facades of each use to Grant Street, but does not extend through to Washington Avenue. There are no bicycle lanes on the ROW or bicycle parking facilities proposed. The Engineer's review states that concrete sidewalks on Southfield Road, Washington Street, and Grant Street must be brought up to City standards. Any broken, cracked, or unsafe sidewalks in the rights-of-way and onsite must be repaired.

Items to be addressed

- Applicant shall ensure that concrete sidewalks are brought up to City standards
- Applicant shall continue internal sidewalk through to Washington Avenue

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.

The Lincoln Park Code of Ordinance §1290.02 Number of Spaces requirements clearly indicates parking formulas for each use under the Business and Commercial category.

Use(s)	Required	Proposed	Compliance
Automobile service station	1/employee + 1/owner and/or manager + 2 for each service bay = 3 employees + 1 owner/manager + 2(3 bays) = 10	3	NOT MET
Retail	1/ 250 sf of gross floor area (2,257/250) = 9	7	NOT MET
Restaurant	1 / 100 sf of gross floor area intended for use by customers and patrons of the establishment, plus one (1) for every two (2) employees (0 + 1.5) = 1.5	2	NOT MET
TOTAL	20.5 = 21	12	

§1290.01 (q) Waiver or Modification of Standards for Special Situations.

The Planning Commission may reduce or waive the number of off-street parking and/or loading spaces required for a specific use, provided they determine that no good purpose would be served by providing the required number of such spaces. In making such a determination to reduce or waive the requirements for off-street parking and/or loading spaces of this chapter, the following may be considered:

- (1) Extent that existing off-street parking and/or loading spaces can effectively accommodate the parking and loading needs of a given use.
- (2) Extent that existing on-street parking and/or loading spaces can effectively accommodate the parking and loading needs of a given use without negatively impacting traffic safety or adjacent uses.
- (3) Existing and proposed building placement.
- (4) Location and proximity of municipal parking lots and/or public alleys.
- (5) Agreements for parking and/or loading spaces with adjacent or nearby property owners.

	Required	Proposed	Compliance
Parking Area Type B §1290.05	Adequate means of ingress and egress shall be provided and shown	Demonstrated - four points of ingress and egress	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	Concrete pavement	Met
	Concrete curbs and gutters	No detail provided	NOT MET
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	Proposed 5' high masonry wall	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
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	When reversing from parking spaces facing Grant Street could interfere with the ROW on Southfield	NOT 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.	Three parking spaces abut the sidewalk on Grant St – no curb or steel post detail provided	NOT MET

Items to be addressed

- Applicant shall provide curb and gutters detailed to scale in accordance with LP Code of Ordinance.
- Applicant shall install a 6' masonry wall along rear of the property
- Applicant to apply for parking waiver from the Planning Commission to reduce the number of required parking spaces
- Applicant to reconfigure parking lot to avoid vehicles from backing into the ROW
- Per the Engineer's review, the parking lot areas will need to be brought up tot city standards.

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	Provided	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 – 5,000	1	None	NOT MET

Items to be addressed

- Provide the location and dimensions of the loading space

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 <i>Corner lot but not all frontages are greater than 100'</i> • If frontage >300' and documented need (ITE), may allow additional access with design restrictions <i>Not applicable</i> 	<ul style="list-style-type: none"> • One one-way driveway and three two-way driveways • Throat width on Washington = 30' Southfield throat widths = 28', 30', and 21', separated by medians >10' • Radii not provided but truck traffic is expected on Southfield 	<p>NOT MET</p> <p>NOT MET</p> <p>NOT MET</p>
<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 	<p>Curb cuts straddling the property line could be reconfigured into shared access</p>	<p>INQUIRY</p>
<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 	<p>Sign with gas prices is taller than 6'</p>	<p>Met</p>
<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 	<p>Not Applicable</p>	<p>N/A</p>

Required	Provided	Compliance
<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 	<ul style="list-style-type: none"> • Driveway spacing on Southfield Rd to the next driveway is about 127' which is less than the min. requirements in §1290.10 • Not Applicable • Not Applicable 	<p>NOT MET</p>

Items to be addressed

- *The driveways as proposed do not meet the standards for radius or number. These standards shall be considered in the revised parking lot proposal and in accordance with the driveway spacing standards in §1290.10.*

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.

Emergency vehicle access will be via Fort St. The Lincoln Park Police Department has reviewed this plan and indicate no outstanding issues.

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	15 ft grass area between sidewalk and Fort Street	NOT MET
	1 tree and 4 shrubs per 40' of street frontage <i>224/40 = 5.6 trees and 22.4 shrubs</i>	No street landscaping proposed	
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	Obscuring hedge needed along Grant Street	
Interior Landscaping	10% of total lot area landscaped, including groundcover <i>19,488 sf * 0.1 = 1,948 sf landscaping</i>	~675 + ~200 = 875 sf of landscaped area proposed	NOT MET
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Not grouped near entrances or walkways	
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>1,948/400 = 4.87 = 5 trees</i> <i>1948/250 = 7.7 = 8 shrubs</i>	Not details on trees or shrubs	
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces <i>12 spaces = 1 tree</i>	Not provided	NOT MET
	100 sf of planting area per tree		
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	Screened dumpster enclosure provided	Met
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive); solid 6' masonry wall ornamental on both sides	Not provided; the placement and size of the building provide no adequate space to deliver the provision of the greenbelt requirements in accordance with §1296.03 landscaping standards; a 5' solid masonry is proposed, shall be increased one foot to comply	NOT MET

Items to be addressed

- Applicant to provide more detail for street landscaping and interior landscaping (parking lot landscaping to be determined once the final number of spaces is determined).
- Applicant to provide proper screening where property abuts residential zone.

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.

All erosion and sedimentation measures are under the jurisdiction of Wayne County.

Items to be addressed

- Applicant shall work with the building superintendent, City Engineer, and Lincoln Park Department of Public Services to review soil erosion practices as needed.*

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.

The Engineers comments state that the plans do not show any new utility services leads. It is uncertain whether the existing lead will have the capacity to handle the new buildings. Each building should have their own service lead or at least all the new building should have a new service lead. The architect will have to determine the capacity and new service lead requirements.

Based on the site plan submitted, the existing utilities and lead for the fuel station is being reused. 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 performing any new renovation on or around 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 water service type and size. If the water lead is a lead service it will have to be placed. The developer's engineer or architect shall determine the water service lead type and capacity.

Items to be addressed

- Applicant shall work with the City Engineer to verify the existing water service and sanitary service type, size, and determine the lead capacity for the proposed building use.*

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.

Stormwater management is under the jurisdiction of Wayne County.

Items to be addressed

- Applicant shall work with the City Engineer to review stormwater management system to determine the appropriate permitting process.*

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.

Hooded lights are shown on the existing automobile service station and beneath the service bay overhang. One light pole sits on the Washington side of the side that does not appear to be shielded.

Items to be addressed

- Applicant shall provide manufacturer specification to ensure that lighting is arranged to deflect away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.*

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 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 mechanical equipment is shown on the plans.

Items to be addressed

- Applicant shall provide locations and screening methods for mechanical equipment.*

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. Signinformation presented during site Plan Review is for illustrative purposes only.

Items to be addressed

- Applicant shall work with the Building Department to ensure signs comply 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.

The location of underground storage tanks is provided.

Items to be addressed

- Applicant shall document compliance with state and federal requirements for storage of underground storage tanks
- Applicant to consider with the City alternatives for monitoring underground storage tanks to detect releases

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

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

	Required	Proposed	Compliance
Area and Frontage	Frontage on principal street >150'	165'	MET
	Minimum area of 15,000 sf	15,000 sf	
Setbacks	Building >40' from street lot line Building >15' from side or rear lot line adjoining residential zoning (may abut open alley)	57' from Washington 70' from Southfield Abuts open alley	MET
	>5,000' from existing similar use from lot line to lot line	N/A	
Drives and Curbs	<30' wide at lot line	Washington: 30' Southfield west: 28' Southfield east: 30'	MET
	1 curb cut per street	Two curbcuts on Southfield	NOT MET MET
	>20' from corner or exterior lot line	Washington: 41' Southfield west: 26'	
	>30' from other driveway	13' between Southfield east curb cut to fuel station and curb cut serving retail; consider shared access	NOT MET
	6" curb along all street lot lines	Curbing shall be clearly shown	INQUIRY
Paved Areas	Hard surfaced; curbs along landscape	Hard surfaced Curbing shall be clearly shown	MET INQUIRY
Equipment	Lubrication equipment, motor vehicle washing equipment, hydraulic hoists and pits enclosed entirely within a building	N/A	N/A

	Required	Proposed	Compliance
	Gasoline and fuel pumps >15' from any lot line	17' from Southfield lot line	MET
	Vehicles shall not be serviced while overhanging public sidewalk, street, or right of way.	Service areas meet requirement	MET
Number of PUMps	Max of 4 double gasoline and fuel pumps or 8 single gasoline and fuel pumps and 2 enclosed stalls for service	4 double fuel pumps	MET
	2 additional gasoline and fuel pumps and/or 1 enclosed stall for each additional 2,000 sf of lot area over 15,000	N/A	N/A
Walls	Where adjoining residential district: 6' solid, ornamental, masonry wall along interior or alley lot line	Proposed 5' wall to be 6'	NOT MET
	Trash areas, tires, parts, etc. enclosed on all sides by 6' masonry wall	Trash area enclosed	MET
	Walls: same materials as principal building; brick, decorative block, pre-cast concrete with decorative pattern; painted principal building color scheme	Split face block wall; note specifies materials and colors matching principal building	MET
	Protected by curb or vehicle barrier	Curbed	MET
	May be required adjoining nonresidential use, e.g. office, clinic, day care, or landscaped area	N/A	N/A
	May be stepped down 25' from ROW	N/A	N/A
Prohibited	>200' from school, playground, church, hospital, or other congregating use, property line to property line	Existing location	N/A
Outdoor Storage and Parking	All work conducted completely within enclosed building	N/A	N/A
	No storage of parts, trash, supplies, or equipment outside of a building	No outside storage	MET
	Vehicle storage generally limited to private passenger automobiles between 10pm-7am; see 1294.14 for exceptions	N/A	N/A

Items to be addressed

- Southfield east curbcut is closer to the retail curbcut than permitted and exceeds the maximum number for the parcel. In combination with the concern about vehicle backing on the retail parcel, applicant to consider consolidating these curbcuts into a shared access.*
- Curbs to be shown clearly on site plan*
- Masonry wall to be 6' tall*

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.

Work on the Southfield Road ROW requires permit from Wayne County Road Commission. Improvements to the fueling station may require review by Michigan Department of Energy, Great Lakes, and the Environment. Pavement replacement may require review by Wayne County Drain Commissioner.

Items to be addressed

- Work on the Southfield Road ROW requires permit from Wayne County Road Commission.*
- Improvements to the fueling station may require review by Michigan Department of Energy, Great Lakes, and the Environment.*
- Pavement replacement may require review by Wayne County Drain Commissioner.*
- The Lincoln Park Fire Department requests that all doors swing outward in the direction of exit travel*

VARIANCES

No variances are anticipated in conjunction with this development.

Items to be addressed

None

RECOMMENDATIONS

Findings

The information submitted with this proposal is substantially in compliance with §1296.01, Site Plan Review.

Conditions and Waivers

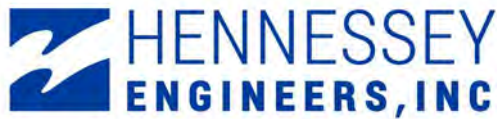
- Plan .pdf sheet size is 8.5x11 and scale notes 1 inch per 20'; digital measurements suggest that graphic scale is showing 15' as submitted or 50' when resized to 24x36. Final plans shall be presented on 24x36 sheets at a scale of 1 inch per 20 feet*
- Provide and clearly label elevations for each structure so the window percentage can be calculated; provide windows on the north elevation*
- Provide and clearly label elevations for each structure so the framing devices can be determined*
- Provide percentages for each building material used on the facades*

- Incorporate distinctively shaped roof forms, detailed parapets, and exaggerated cornice lines into roof lines (because building facades are greater than 100 feet)
- Provide location and screening method of roof-top mechanical equipment, if applicable
- Applicant shall ensure that concrete sidewalks are brought up to City standards
- Applicant shall continue internal sidewalk through to Washington Avenue
- Applicant shall provide curb and gutters detailed to scale in accordance with LP Code of Ordinance.
- Applicant shall install a 6' masonry wall along rear of the property
- Applicant to apply for parking waiver from the Planning Commission to reduce the number of required parking spaces
- Applicant to reconfigure parking lot to avoid vehicles from backing into the ROW
- Per the Engineer's review, the parking lot areas will need to be brought up to city standards.
- The driveways as proposed do not meet the standards for radius or number. These standards shall be considered in the revised parking lot proposal and fall in accordance with the driveway spacing standards in §1290.10.
- Southfield east curbcut is closer to the retail curbcut than permitted and exceeds the maximum number for the parcel. In combination with the concern about vehicle backing on the retail parcel, applicant to consider consolidating these curbcuts into a shared access.
- Curbs to be shown clearly on site plan
- Masonry wall to be 6' tall
- Applicant to provide more detail for street landscaping and interior landscaping (parking lot landscaping to be determined once the final number of spaces is determined).
- Applicant to provide proper screening where property abuts residential zone.
- Applicant shall work with the building superintendent, City Engineer, and Lincoln Park Department of Public Services to review soil erosion practices as needed.
- Applicant shall work with the City Engineer to verify the existing water service and sanitary service type, size, and determine the lead capacity for the proposed building use.
- Applicant shall work with the City Engineer to review stormwater management system to determine the appropriate permitting process.
- Applicant shall provide manufacturer specification to ensure that lighting is arranged to deflect away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.
- Applicant shall provide locations and screening methods for mechanical equipment.
- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.
- Applicant shall document compliance with state and federal requirements for storage of underground storage tanks
- Applicant to secure all appropriate agency reviews as needed.
- Work on the Southfield Road ROW requires permit from Wayne County Road Commission.
- Improvements to the fueling station may require review by Michigan Department of Energy, Great Lakes, and the Environment.

- Pavement replacement may require review by Wayne County Drain Commissioner.*
- The Lincoln Park Fire Department requests that all doors swing outward in the direction of exit travel*

Recommendations

None- Advisory Only



July 22, 2020

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

**Re: Gas Station and Retail Shop
804 Southfield Road
City of Lincoln Park, MI
Hennessey Project 72133**

Dear Ms. DuMouchel:

Hennessey Engineers, Inc. completed our first review of the plans for the Planning Commission submittal dated revised June 22, 2020 and received via email from you.

The project consists of three proposed commercial building additions including a Carry Out Kitchen, and two (2) Retail Shops.

Listed below are some comments which are recommended to be addressed in the Preliminary Plan approval but would not be grounds for a reason for denial from an engineering feasibility standpoint:

GENERAL

1. The plans do not show any new utility services leads. I do not believe the existing lead will have the capacity to handle the new buildings. Each building should have their own service lead or at least all the new building should have a new service lead. The architect will have to determine the capacity and new service lead requirements.
2. Based on the site plan submitted, the existing utilities and lead for the fuel station is being reused. 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 performing any new renovation on or around the building. If the service lead needs to be replaced the installation of the new service will need to be inspected by our office.
3. The developer should verify with the City the existing water service type and size. If the water lead is a lead service it will have to be placed. The developer's engineer or architect shall determine the water service lead type and capacity.
4. The concrete sidewalks on Southfield Road, Washington Street and Grant Street must be brought up to City Standards. Any broken, cracked or unsafe sidewalks in the right of ways and onsite that must be repaired.

5. Overall the parking lot is in fair condition. There is broken concrete and deteriorated asphalt in the fuel area, parking lot areas and driveways that will need to be repaired and brought up to the City Standards.

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. 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 Meyers, Building Official, City of Lincoln Park
Laura Gray, Permit Clerk, City of Lincoln Park
Monserrat Contreras, Permit Clerk, City of Lincoln Park
B.3

R:\Municipalities\70000's Lincoln Park\72000's\72133 804 Southfield Road\804 Southfield Road 1st PC Review July 22, 20202.docx

- Favorites
- Folders
- Inbox 1
- Drafts
- Sent Items
- Scheduled
- Deleted Items 1338
- Junk Email 8
- Archive
- Notes
- Clutter 52
- Conversation Hist...
- Hightail Outbox
- Projects
- Client/Project Na...
- RSS Subscriptions
- Popular Gover... 1
- School of Pla... 26
- USA.gov Updat... 1
- New folder

Focused Other Filter

- Robert Wright; James Ho** <> 10:14 AM
> 804 Southfield-Fuel S...
Hi Michelle, I'm sorry for the delay as our...
804 Southfield ... +2
- Dawn Iley** 9:59 AM
June Time Bill Reports
Michelle, See attached. Leah said you sh...
- Shawn Winter via Asana** 9:37 AM
Update RRC report
Shawn Winter completed this task. You'r...
- Isaac Micheau** 9:29 AM
Redevelopment Sites
The completed redevelopment sites spre...
- Parker, Christina** 9:06 AM
> Zoning Ordinance
Michelle, Just checking in this morning, d...
- Le Roy Hummel** 9:01 AM
> Meeting
Thank you, Michelle. Enjoy your vacation,...
- Carrie Klingelsmith; Elizabeth** 8:43 AM
> Dearborn Inventory
Thank you so much. I have updated Secti...
Section 3 Recre...
- Shawn Winter** 8:38 AM
> RRC
I updated the monthly report. I used to p...
- Enterprise Reservations** 4:06 AM
Friendly Reminder from E...
Your reservation is coming up soon. Dear...
- Yesterday**
- Wendy Rampson** Tue 5:43 PM
EPP Social is Next Week
Greetings EPPs - I will be sending out a r...
EPP Virtual Sum...
- Plamondon, Daniel** Tue 5:42 PM
Edits/Suggestions to Draf...
Michelle, Attached are some edits/sugge...
SKM_C6582007...
- Bonnie Wessler; Leah DuMouc** Tue 4:53 PM
> Sustainability Plan - po...
I think that is completely fair, and I rathe...

804 Southfield-Fuel Station Review 3

Flag for follow up.

Robert Wright <RWright@citylp.com>
Wed 7/29/2020 10:14 AM
To: Michelle Bennett

Hi Michelle,
I'm sorry for the delay as our office has been closed. I did a quick review with the other inspector.
The only thing that we request to change is that all doors swing outward in the direction of exit travel.
We will be looking forward to the kitchen suppression review.
Thank you and sorry again for the delay.
Bob Wright-LPFD

Sent from my iPhone

On Jul 28, 2020, at 11:16, Michelle Bennett <mbennett@bria2.com> wrote:

Hello,

Just checking in to see if you got a chance to review this project. Thank you.

Michelle Bennett, AICP
Associate
Beckett&Raeder, Inc.
Making Great Places for over 50 Years
535 West William St Suite 101
Ann Arbor, MI 48103
734.663.2622
Direct Line: 734.239.6614

Michelle Bennett
Hello, Just checking in t... Tue 7/28/2020 11:15 AM

See 5 more messages

Michelle Bennett
Hello, Attached is the pla... Thu 7/9/2020 12:55 PM

Re: 804 Southfield-Fuel Station Review

Ray Watters <RWatters@citylp.com>

Wed 7/15/2020 2:13 PM

To: Michelle Bennett <mbennett@bria2.com>

The police department has no issues with the fuel station at 804 Southfield moving forward.

Chief R. Watters

From: Michelle Bennett <mibennett@bria2.com>**Sent:** Thursday, July 9, 2020 12:55 PM**To:** Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Robert Wright <RWright@citylp.com>; Ray Watters <RWatters@citylp.com>; Krysha Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>; jdhollandsworth@engineers.com <jdhollandsworth@engineers.com>**Cc:** Idumouchel@bria2.com <Idumouchel@bria2.com>**Subject:** 804 Southfield-Fuel Station Review

Hello,

Attached is the plan set for the property at 804 Southfield. Please send me any comments for the site plan review by **July 23rd**.

Thank you,

Michelle Bennett, AICP

Associate

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

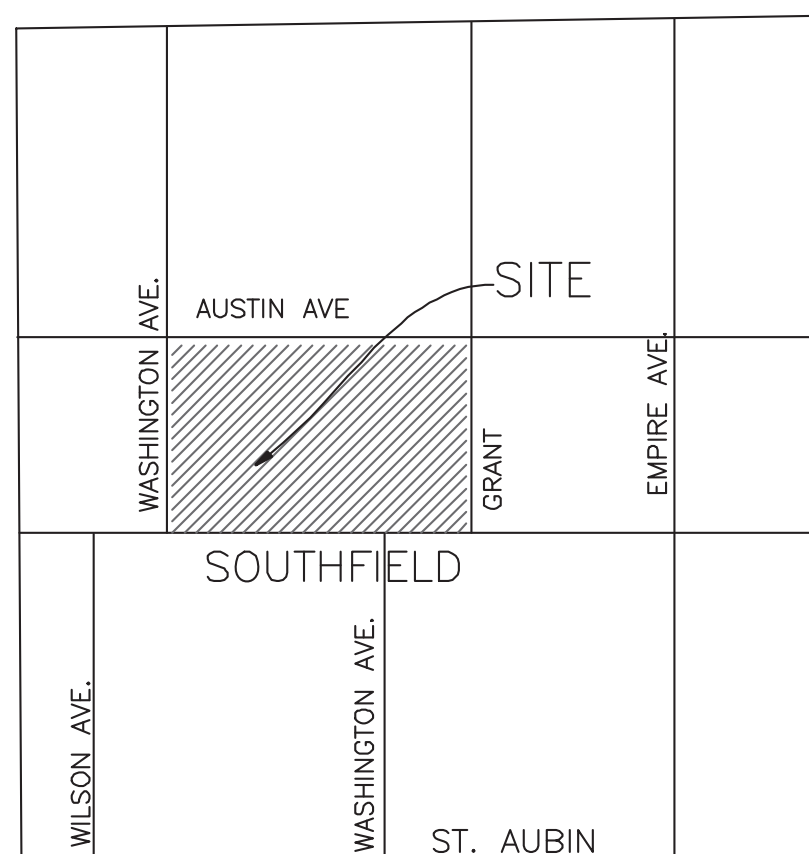
535 West William St Suite 101

Ann Arbor, MI 48103

734.663.2622

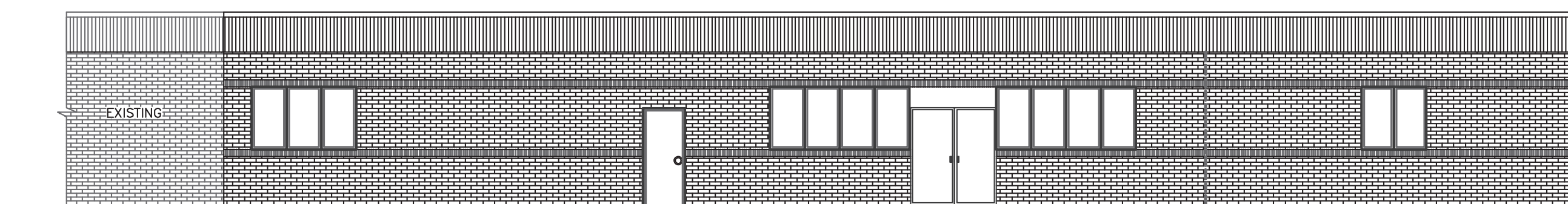
Direct Line: 734.239.6614

804 SOUTHFIELD ROAD



LOCATION MAP
(NTS)

LAND IS LOCATED IN THE CITY OF LINCOLN PARK, COUNTY OF WAYNE, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS;
AD 1A, 2A, 3A*** LOT 1 THRU 4 INCL EXC THE SLY PT THEREOF MEAS 13.17 FT ON THE WLY LINE OF LOT AND 13.35 FT ON ELY LINE OF LOT 4, ALSO AE1-5*** LOTS 1-5*** LOTS 1 TO 5 INCL 0 CONNOR AND HARRISONS MAPLELAWN SUB PT OF PC75 CITY OF LINCOLN PK AS REC IN L44 P19 OF PLATS WCR.



PROP. SOUTH ELEVATION (FRONT)

OWNER (APPLICANT)

SALEH AHMAD
(313) 977-0476

ENGINEER



LAND DEVELOPMENT – ENGINEERING CONSULTING & PLANNING
48002 WADEBRIDGE COURT
CANTON, Michigan-48187
Contact: Mohammad Siddique
Phone: (734) 787-4236
Email: faizanamta@gmail.com

ASSESSORS PARCEL NUMBER

Parcel No:

ZONING

ZONING = MBD

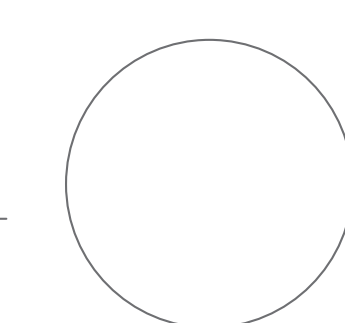
LEGAL DESCRIPTION

LAND IS LOCATED IN THE CITY OF LINCOLN PARK, COUNTY OF WAYNE, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS;
AD 1A, 2A, 3A*** LOT 1 THRU 4 INCL EXC THE SLY PT THEREOF MEAS 13.17 FT ON THE WLY LINE OF LOT AND 13.35 FT ON ELY LINE OF LOT 4, ALSO AE1-5*** LOTS 1-5*** LOTS 1 TO 5 INCL 0 CONNOR AND HARRISONS MAPLELAWN SUB PT OF PC75 CITY OF LINCOLN PK AS REC IN L44 P19 OF PLATS WCR.

CERTIFICATION

I, HEREBY CERTIFY THAT THAT THIS CONSTRUCTION AND GRADING PLAN MEETS ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE CURRENT ADA GUIDELINES AND ADMINISTRATIVE RULES AND CODE OF FEDERAL REGULATIONS (CFR) 28 CFR PART 36, REVISED AS OF JULY 1, 1994 INCLUDING BUT NOT LIMITED TO ALL PUBLIC PATHS, ACCESS WAYS, PARKING LOTS, PAVED AREAS, ROADS, CROSSWALKS AND SIDEWALKS.

MOHAMMAD SIDDIQUE
REG No 58129



CITY OF LINCOLN PARK GENERAL NOTE

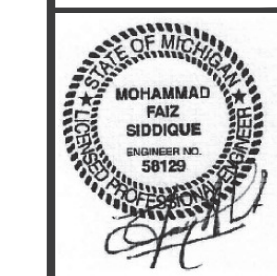
ALL WORK MUST BE DONE IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF CITY OF LINCOLN PARK

WAYNE COUNTY DPS GENERAL NOTES:

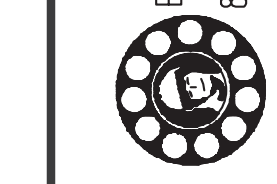
- ALL WORK WITHIN THE WAYNE COUNTY ROAD RIGHT-OF-WAY (ROW) AND DRAIN EASEMENT SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS, INCLUDING SOIL EROSION AND SEDIMENTATION CONTROL OF THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES, AND MDOT 2012 SPECIFICATIONS FOR CONSTRUCTION.
- THESE PLANS ARE NOT VALID WITHOUT ATTACHMENT OF THE WAYNE COUNTY PERMIT SPECIFICATIONS FOR CONSTRUCTION WITHIN THE ROAD ROW, PARKS, DRAIN EASEMENT OR SANITARY SEWER UNDER JURISDICTION OF THE WAYNE COUNTY (07/01/93) REVISED 12/15/2004
- CONTRACTOR SHALL CONTACT **MISS DIG AT 811** TO IDENTIFY AND FLAG / MARK THE LOCATIONS OF ALL UNDERGROUND UTILITIES AT THE PROPOSED CONSTRUCTION AREAS PRIOR TO START OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES, AND RESOLVE ANY CONFLICT BETWEEN THE PROPOSED WORK AND THE EXISTING UNDERGROUND OR ABOVEGROUND UTILITIES.
- CONTRACTOR SHALL MAINTAIN 18" MINIMUM VERTICAL CLEARANCE AND 3 FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN THE PROPOSED AND EXISTING UTILITIES. ANY PROPOSED UTILITY PERMITTED TO CROSS UNDER THE ROAD OR DRAIN MUST BE PLACED A MINIMUM OF 7 FEET BELOW THE LOWEST POINT OF THE ROAD, OR 6 FEET BELOW THE DRAIN BOTTOM. OVERHEAD WIRES/ CABLES MUST BE INSTALLED 18 FEET MINIMUM ABOVE THE ROAD CENTERLINE. TO RELOCATE ANY UTILITY WITHIN THE ROAD ROW, THE CONTRACTOR SHALL COORDINATE THE RELOCATION WITH THE UTILITY COMPANY AND AS DIRECTED BY THE COUNTY ENGINEER.
- ALL SURVEY MONUMENTS/ CORNERS AND BENCH MARKS LOCATED WITHIN THE CONSTRUCTION AREA MUST BE PRESERVED IN ACCORDANCE WITH PUBLIC ACT 74 AS AMENDED (INCLUDING ACT 34, P.A. 2000) AND AS PER WAYNE COUNTY PERMIT RULE 1.5. THE PERMIT HOLDER AND CONTRACTOR SHALL COORDINATE THE WORK WITH A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF MICHIGAN DURING CONSTRUCTION ACTIVITIES FOR THE PURPOSE OF WITNESSING, PRESERVING OR REPLACING SURVEY MONUMENTS AND MONUMENT BOXES.
- EXPOSURE OF ANY UTILITIES UNDER THE PAVEMENT WILL NOT BE PERMITTED, UNLESS APPROVED BY THE WAYNE COUNTY ENGINEER. PAVEMENT REMOVAL AND REPLACEMENT SHALL BE PERFORMED PER APPLICABLE WAYNE COUNTY STANDARD DETAILS AN AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITHIN THE WAYNE COUNTY ROAD ROW AND DRAIN EASEMENT WITH 3" TOPSOIL, THM SEED MIX AND MULCH. SLOPES STEEPER THAN 1 ON 3 SHALL BE RESTORED BY PLACING SOD ON 2" TOPSOIL.
- ALL BACKFILLS UNDER OR WITHIN 3 FEET OF THE PROPOSED OR EXISTING PAVEMENT, CURB OR SIDEWALK SHALL CONFORM TO THE WAYNE COUNTY TRENCH "B" BACKFILL REQUIREMENTS. TRENCH "A" BACKFILL MAY BE USED WITHIN THE ROAD ROW AREAS UNDER CONDITIONS OTHER THAN THOSE SPECIFIED FOR TRENCH "B".
- CONTRACTOR IS RESPONSIBLE FOR RESTORING OR REPLACING ALL DISTURBED LANDSCAPED AREAS, SPRINKLER SYSTEMS, FENCES, SIGNS, MAIL BOXES, ETC. WITHIN THE WAYNE COUNTY ROAD ROW AND/OR AS DIRECTED BY THE COUNTY ENGINEER.
- CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES. OTHERWISE, DETOURING TRAFFIC MUST BE PROVIDED PER APPROVED PLANS. ALL SIGNING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF M.U.T.C.D.
- MAINTAIN A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS AT ALL TIMES THROUGHOUT THE PROJECT DURATION.
- TUNNELING, BORING AND JACKING OPERATIONS SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY SPECIFICATIONS AND DETAILS. BORE PITS SHALL BE PLACED AT MINIMUM 10 FEET FROM THE BACK OF CURB OR EDGE OF PAVEMENT.
- REMOVE ALL ABANDONED CONDUITS FROM THE COUNTY ROADS ROW OR AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
- CONTRACTOR SHALL PROVIDE COLD WEATHER PROTECTION FOR ALL PROPOSED CONCRETE WORK (PAVEMENTS, SIDEWALKS, DRIVE APPROACHES, ETC.) AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
- OVERNIGHT VEHICLE PARKING AND STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENTS ARE NOT PERMITTED WITHIN THE WAYNE COUNTY ROADS RIGHTS-OF-WAY.
- CONTRACTOR SHOULD OBTAIN SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM THE WAYNE COUNTY DPS-ESG. CONTACT SOIL EROSION OFFICE AT (734)326-5565.
- CONTRACTOR SHALL NOTIFY THE WAYNE COUNTY TRAFFIC SIGNAL SHOP AT (734)955-2154 AT LEAST 72 HOURS PRIOR TO START OF WORK AT OR NEAR ANY SIGNALIZED INTERSECTIONS.
- CONTRACTOR SHALL NOTIFY WAYNE COUNTY 72 HOURS PRIOR TO START OF CONSTRUCTION. CONTACT THE PERMIT OFFICE AT (734)595-6504 EXTENSION 2009.

SHEET INDEX

- C-01 COVER SHEET
- C-02 TOPOGRAPHICAL SURVEY
- C-03 DEMOLITION PLAN
- C-04 SITE PLAN
- C-05 FLOOR PLAN
- C-06 ELEVATION



72 HOURS BEFORE YOU DIG CALL MISS DIG 800-487-7171 (TOLL FREE)



GAS STATION & RETAIL SHOP
804 SOUTHFIELD ROAD
LINCOLN PARK, MICHIGAN - 48126

PROJECT

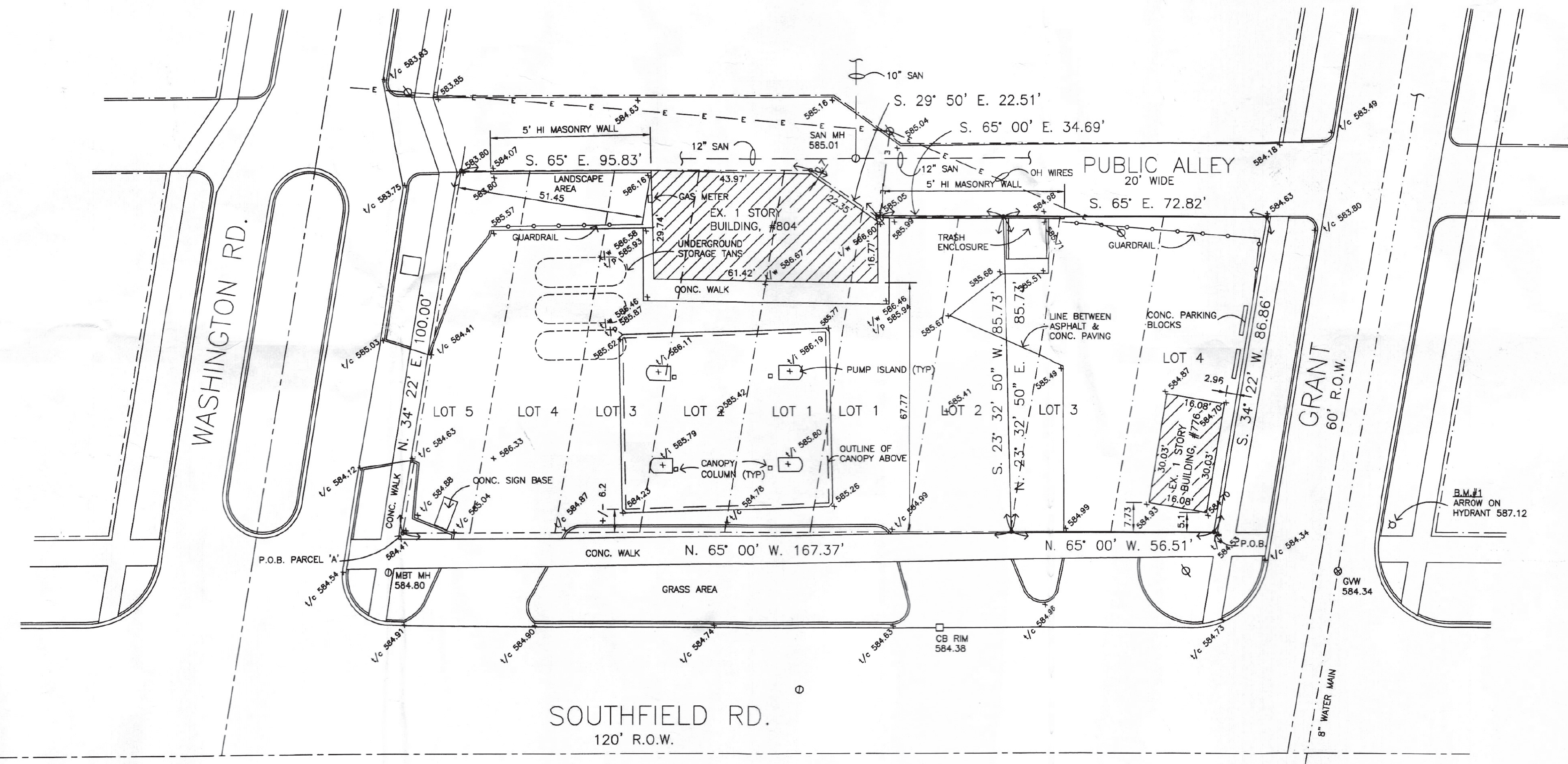
TOTAL
COVER SHEET

DATE	ISSUE	BY	PAW

JOB No.
AE-3018
SHEET
C-01
SHEET 1 OF 6

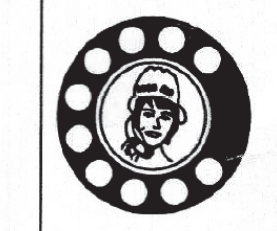
Legal Description

A PARCEL OF LAND LOCATED IN AND BEING PART OF "EMPIRE HEIGHTS SUBDIVISION" OF P.C. 455 BETWEEN THE NORTH BRANCH OF ECORSE CR. AND STATE ST., TOWN 3 SOUTH, RANGE 11 EAST, ECORSE TWP., WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF SAID SUBDIVISION, THENCE NORTH 65°00' WEST 56.51 FEET, THENCE NORTH 23°32'50" EAST 85.73 FEET, THENCE SOUTH 65°00' EAST 72.82 FEET, THENCE SOUTH 34°22' WEST 86.86 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 5541 SQ.FT. OR +/- 0.127 ACRES.



TOPOGRAPHIC SURVEY NORTH
 SCALE: 1" = 20.00'

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG
 1-800-482-7171 (TOLL FREE)

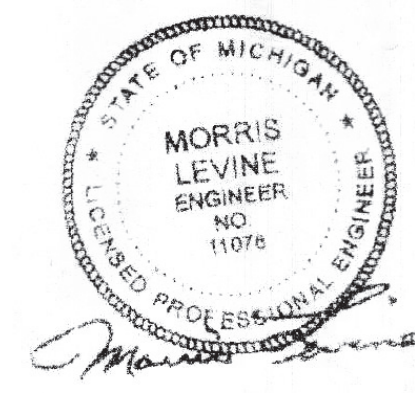


NOTE: UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES, AND OTHER VARIOUS SOURCES. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF. PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG

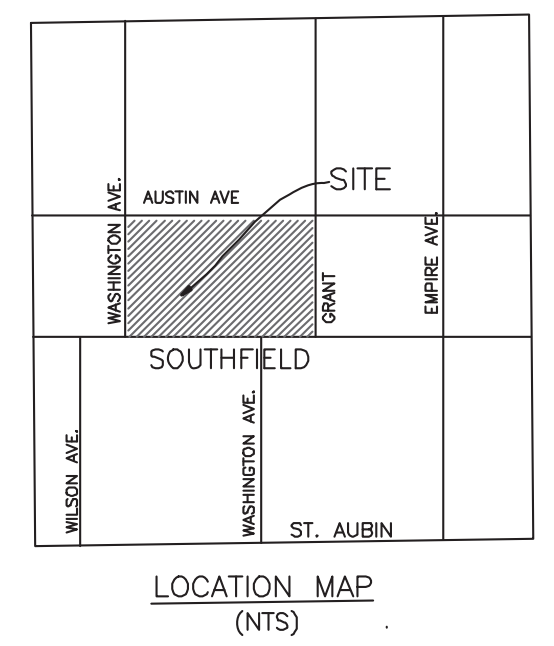
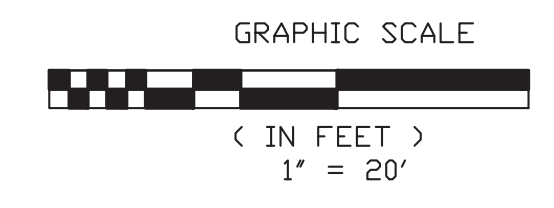
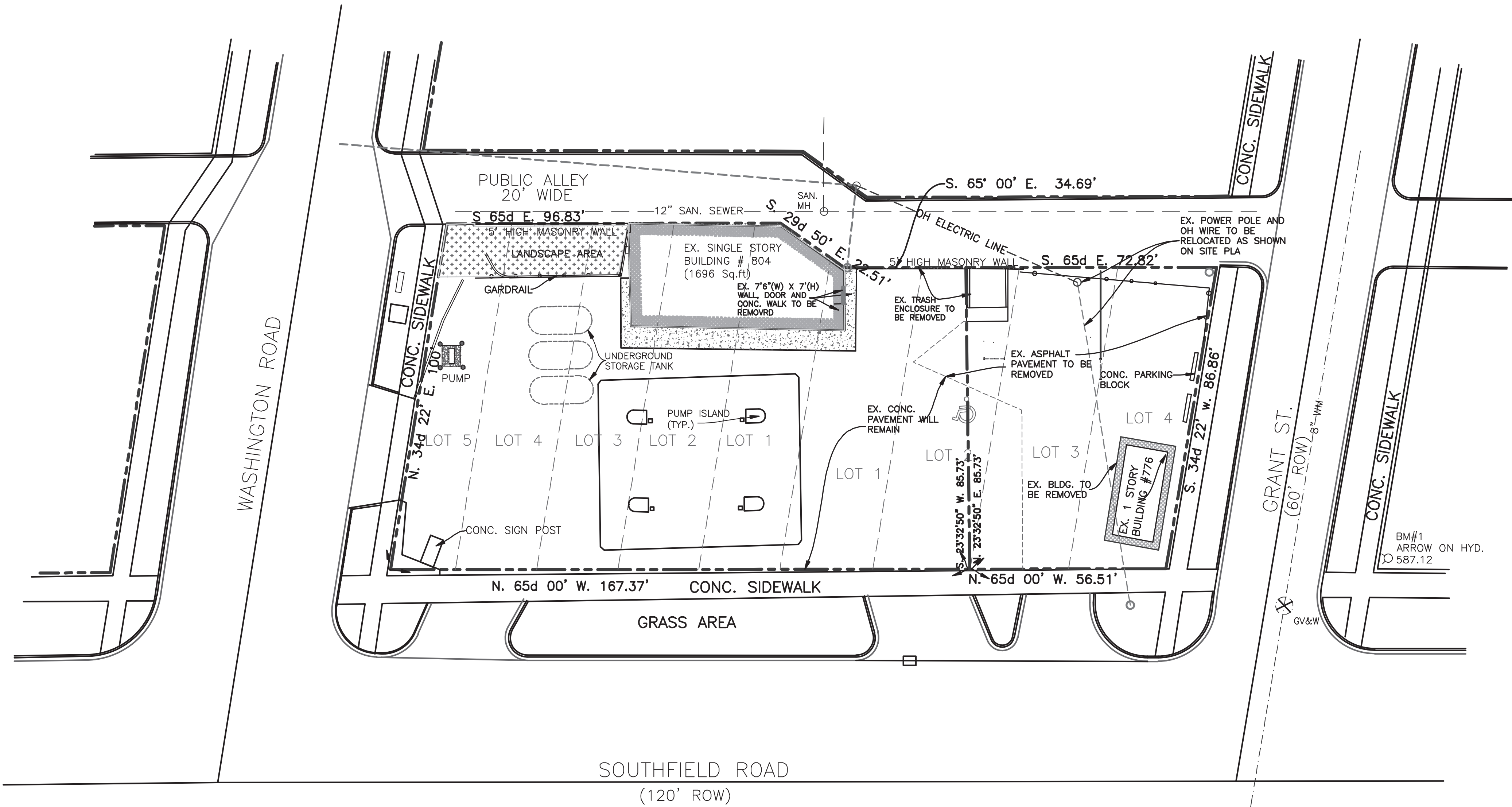
LEGEND

T/W	TOP OF WALK		DENOTED MECHANICALLY COMPACTED MOOT CL II GRANULAR BACKFILL, COMPACTED IN 6" LIFTS TO MIN. 95% OF MAX. UNIT WT. (MDD PROCTOR)
T/C	TOP OF CURB		
T/P	TOP OF PAVEMENT		
T/G	TOP OF CLUTTER		
T/B	TOP OF BANK		
B/B	BOTTOM OF BANK		
F.I.	FOUND IRON		PROPOSED ELEVATION OR DIMENSION
S.I.	SET IRON		EXISTING ELEVATION OR DIMENSION
			DRAINAGE FLOW
			EXISTING TREE
			FENCE LINE
EXISTING		PROPOSED	
	STORM SEWER		STORM SEWER
	SANITARY SEWER		SANITARY SEWER
	WATER MAIN		WATER MAIN
	GAS MAIN		GAS MAIN
	O.H. WIRES		O.H. WIRES
	END SECTION		END SECTION
	MAN HOLE		MAN HOLE
	HYDRANT		HYDRANT
	CATCH BASIN		CATCH BASIN
	G.V.&W.		G.V.&W.

PROJECT NO: 06-124	SCALE: 1" = 20.0'
82-45-001-04-0001-001 PROPOSED RETAIL BUILDING 804 SOUTHFIELD RD. LINCOLN PARK, MI 48126	
C.E. SERVICES 26560 BURG APT. B-119 WARREN, MICH. 48089 (586) 899-1561	
OWNER REVIEW	07/17/06
TOPOGRAPHIC SURVEY	SHEET CE-1



D:\06-124 LINCOLN PARK\CE-1 TOPO.DWG, 07/15/2006 12:41:58 PM, KLP3000



DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKewise SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR BULK-HEAD & ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE, THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE DETROIT EDISON COMPANY. REMOVAL OF DETROIT EDISON ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF DETROIT EDISON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH CONSUMERS ENERGY/MICHCON. REMOVAL OF CONSUMERS ENERGY/MICHCON GAS SERVICES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF CONSUMERS ENERGY/MICHCON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH AMERITECH. REMOVAL OF AMERITECH COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF AMERITECH.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.

PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANNED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOT PRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS I GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

OPTIONAL: PAVEMENT REMOVAL AREAS CAN BE MILLED IN PLACE & RESULTING MATERIAL CAN BE USED AS PAVEMENT BASE & EXISTING TRUCK WELL FILL WHERE CALLED FOR.

ANAMTA ENGINEERING INC.

LAND DEVELOPMENT - ENGINEERING CONSULTING & PLANNING
 48002 WADEBRIDGE COURT - CANTON, MI - 48187 (734) 787 - 4236

72 HOURS
 3 WORKING DAYS
 BEFORE YOU DIG
 CALL MISS DIG
 800-482-7171
 (TOLL FREE)

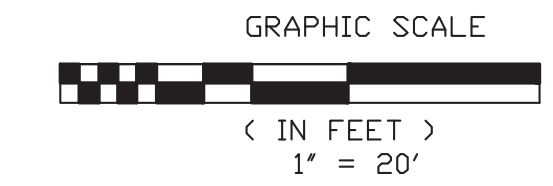
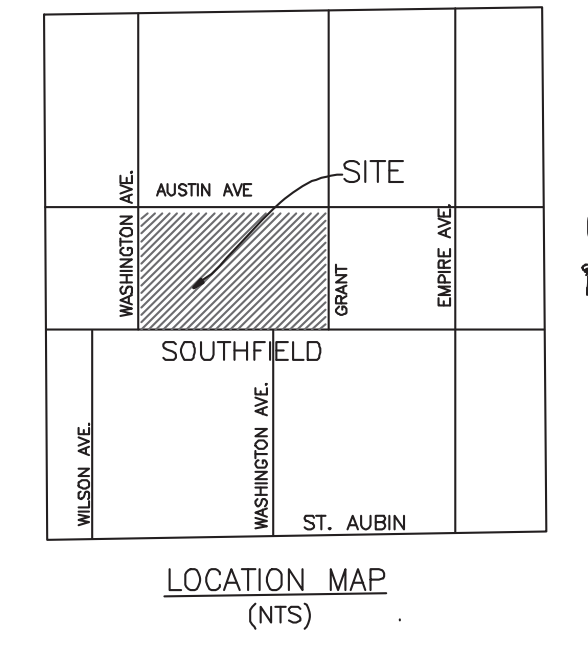
PROJECT: GAS STATION AND RETAIL SHOP
 804 SOUTHFIELD
 LINCOLN PARK, MI - 48126

BY: TITL
DATE: 8-05-2020
ISSUE: REVISED AS PER CITY COMMENTS DATED 3-03-2020
REMOVED AS PER CITY REQUEST

DATE: 8-22-2020
REMOVED AS PER CLIENT REQUEST

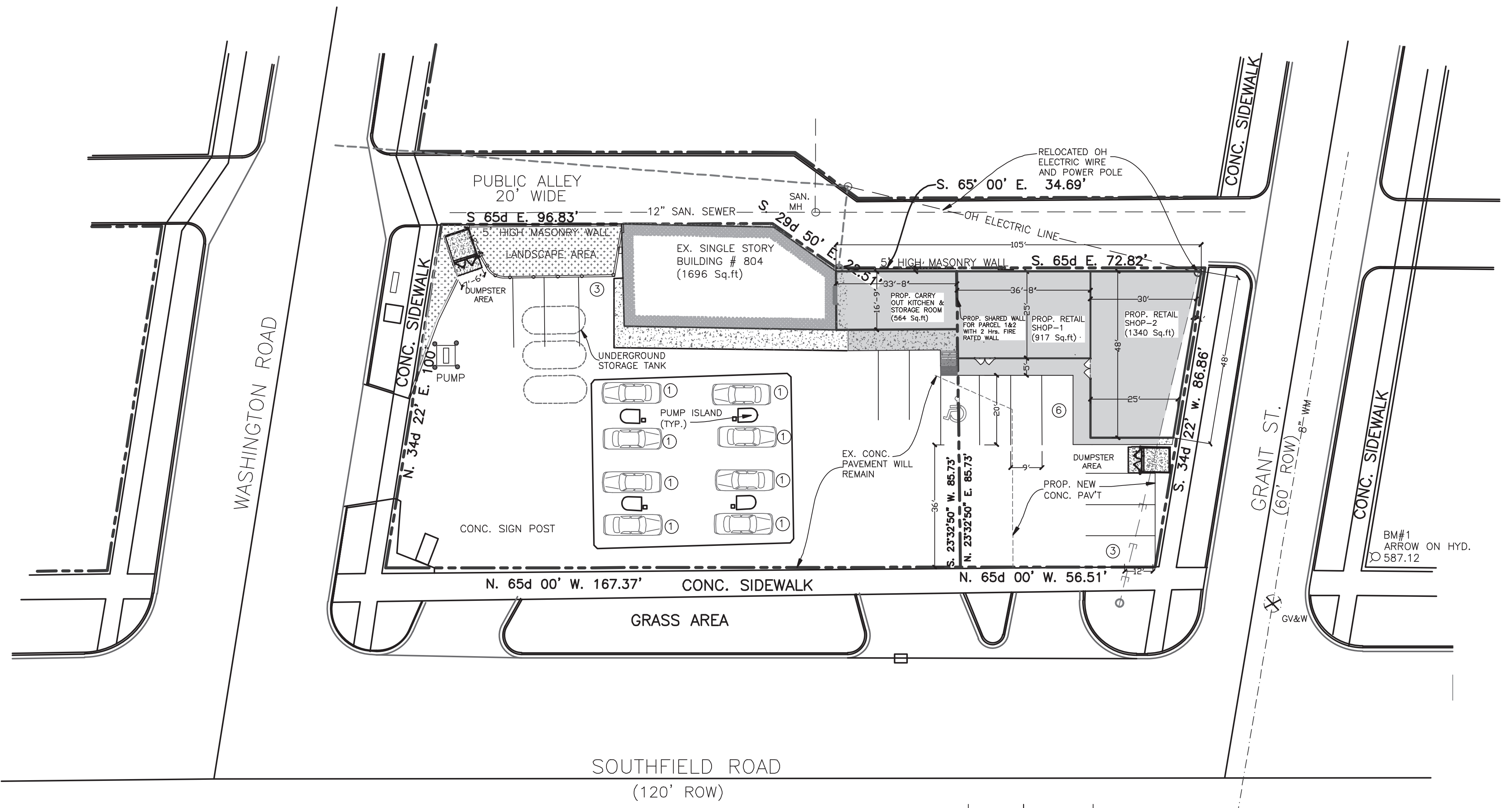
JOB No.: AE-1219
SHEET

SHEET 3 **of** 6



LEGAL DESCRIPTION:

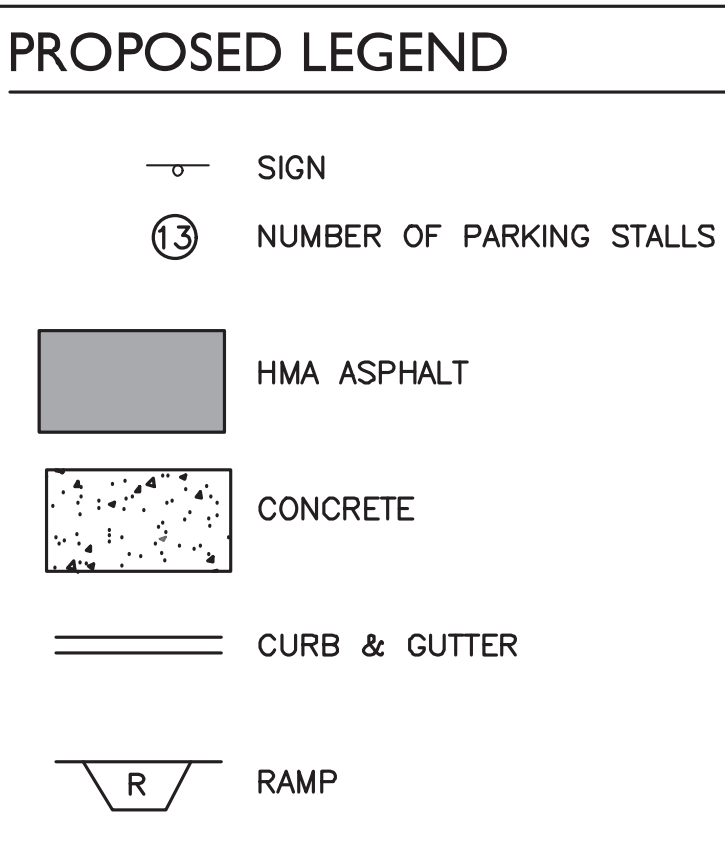
LAND IS LOCATED IN THE CITY OF LINCOLN PARK, COUNTY OF WAYNE, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS; AD 1A, 2A, 3A*** LOT 1 THRU 4 INCL EXC THE SLY PT THEREOF MEAS 13.17 FT ON THE WLY LINE OF LOT AND 13.35 FT ON ELY LINE OF LOT 4, ALSO AE1-5*** LOTS 1-5*** LOTS 1 TO 5 INCL 0 CONNOR AND HARRISONS MAPLELAWN SUB PT OF PC75 CITY OF LINCOLN PK AS REC IN L44 P19 OF PLATS WCR.



SITE DATA TABLE		
GENERAL INFORMATION		
Address:	804 SOUTHFIELD ROAD	
Parcel Size:	0.47 Acres	
Parcel ID:		
Zoning:	Municipal Business District	
Existing Use:	Gas Station	
Proposed Uses:	Retail Shop and Carry out	
SETBACKS & ADJACENT ZONING (Sec 61-13-26)		
	Required	Ex./Prop.
North (Rear)	0'	1 ft
South (front)	-	42 ft
East (side)	-	1 ft
West (Side)	0'	55 ft
		Adjacent Zoning
		Single family Resident
		Multifamily Resident
		Municipal Business District
		Municipal Business District
BUILDING DATA		
	Required	Provided
Lot Area	-	20,538 SF (0.47 acres)
Building Area	-	1,696 SF (Existing-Parcel-1))
Building Area	-	564 SF (Addition-Parcel-1))
Total Building Area	-	2,264 SF (Total-Parcel-1))
Building Area	-	2,257 SF (Total Addition-Parcel-2)
Max Building Ht	35 ft	12'-6" (Existing)
Max Building Ht	-	12'-6" (Proposed)
PARKING & CIRCULATION		
	Required	Provided
Space Dimensions 9'x20'	9'x20'	
Aisle Width	20'	20'
Loading Space	Yes	490 sf
	Required	Provided
Ex. Gas Station	18 spaces	19 spaces
Prop. Retail Shop (2) Carryout (1)		(1 space/250 sf) (4,500 sf) = 18
ADA Spaces	1 spaces	1 spaces
4' Striped Aisle	Yes	Yes
Signage	Yes	Yes

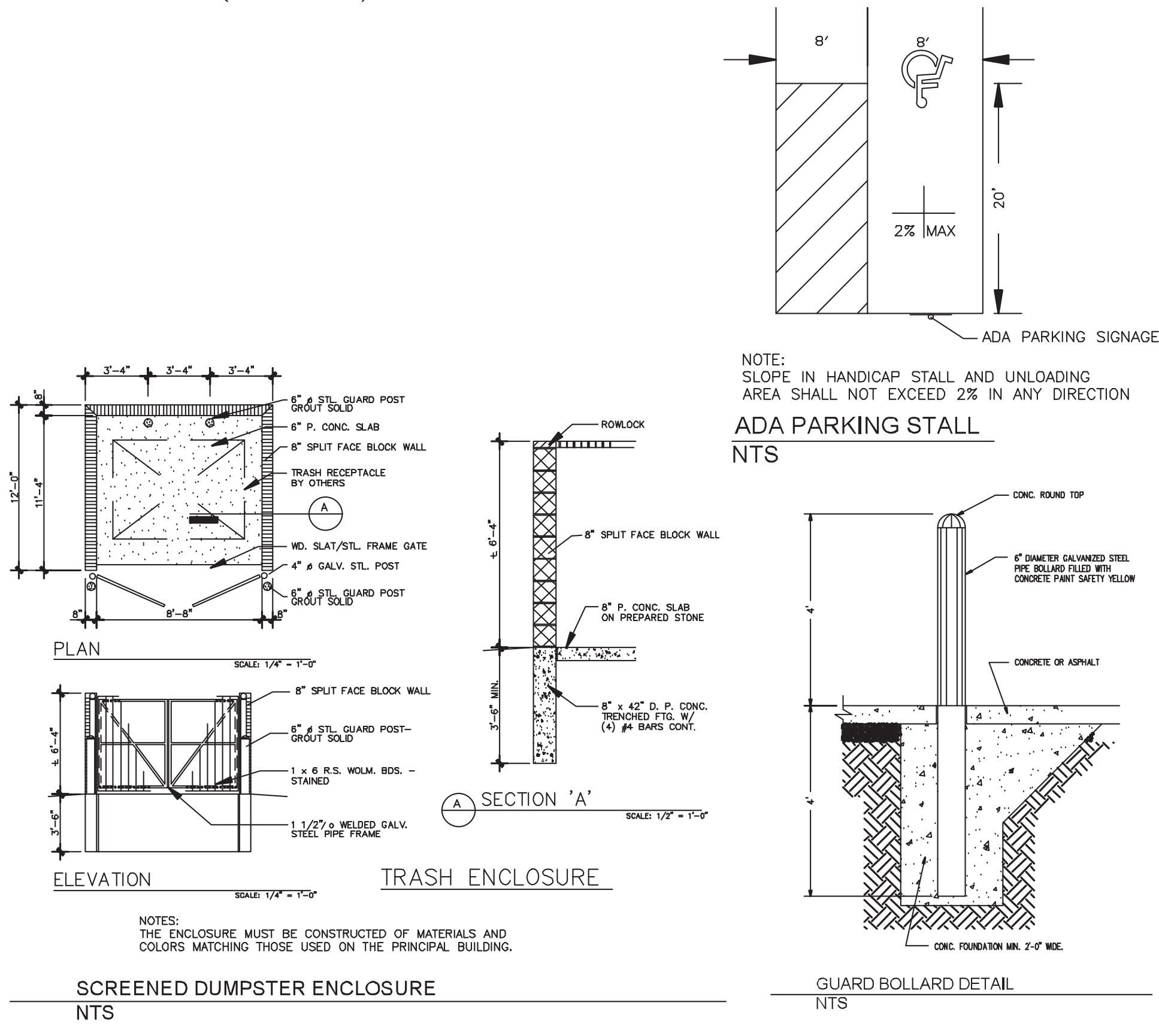
EXTERIOR LIGHTING NOTES:

- EXISTING AND PROPOSED LIGHTING SHOULD BE SHIELDED FROM ADJACENT PROPERTIES AND RIGHT OF WAY.
- MAX. HEIGHT OF LIGHT FIXTURE IS 15 FEET.
- 0.5 FOOT CANDLE FOR PEDESTRIANS MEASURED 5 FEET ABOVE GROUND.
- 1 TO 2 FOOT CANDLE FOR VEHICULAR MEASURED 5 FEET ABOVE GROUND.
- 2 TO 10 FOOT CANDLE FOR PARKING AND LOADING AREA MEASURED 5 FOOT ABOVE GROUND.



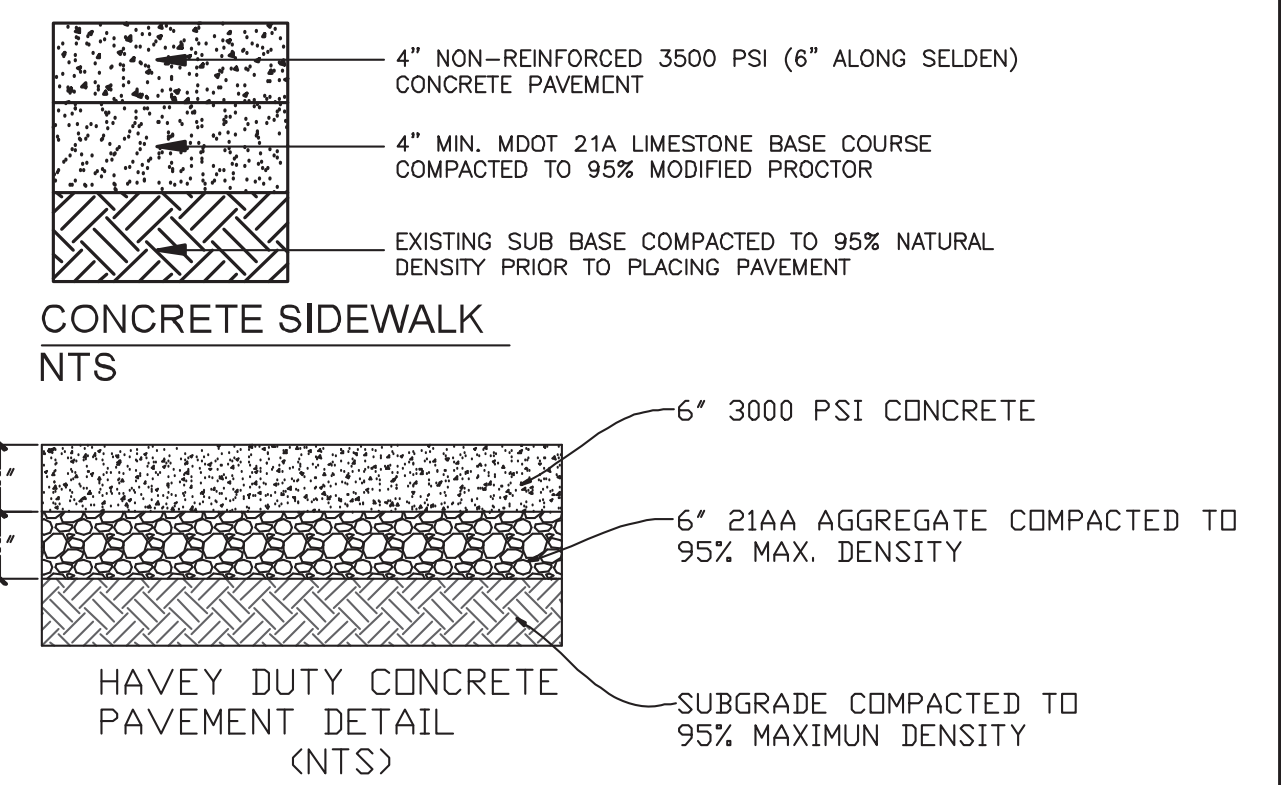
CODE INFORMATION

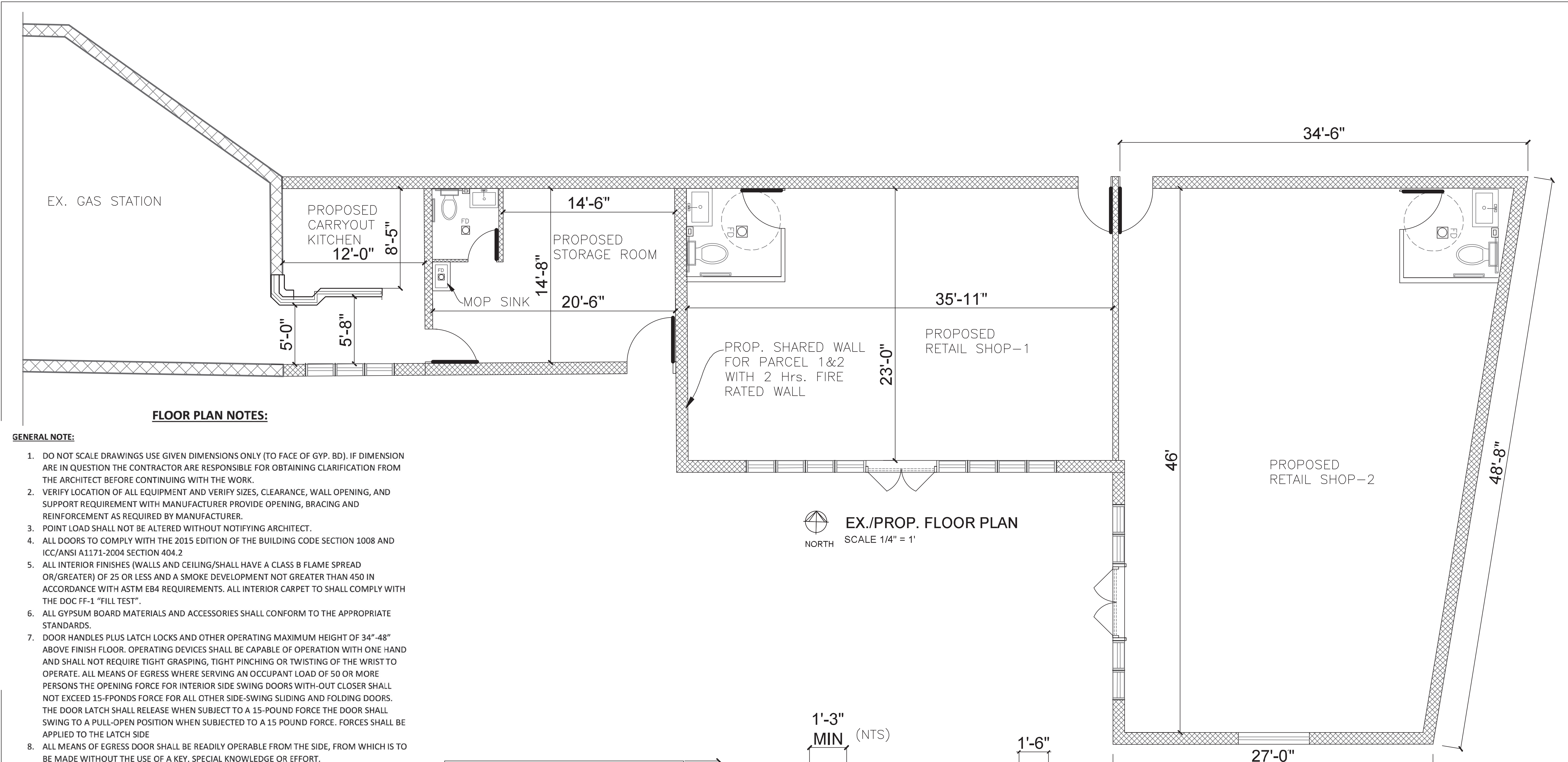
- CONTRACTOR TO COMPLY W/ALL FEDERAL, STATE, CITY AND LOCAL CODES WHERE APPLICABLE.
 - * USE GROUP-B
 - * CONSTRUCTION TYPE II B
 - * 2015 MICHIGAN RESIDENTIAL CODE
 - * 2015 MICHIGAN BUILDING CODE
 - * 2015 MICHIGAN MECHANICAL CODE
 - * 2015 MICHIGAN PLUMBING CODE
 - * 2014 MICHIGAN NATIONAL ELECTRICAL CODE
 - * 2015 MICHIGAN ENERGY CODE
 - * INTERNATIONAL FIRE CODE 2012
 - * ICC/ANSI A117.1 2009 AND MICHIGAN BARRIER FREE DESIGN LAW P.A. 1 OF 1966 AS AMENDED.
 - * 2010 NFPA 13 FIRE SUPPRESSION
 - * 2010 NFPA 72 FIRE ALARM



GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATION AND GENERAL CONDITIONS OF THE CITY OF HAMRAMCK AND ANY OTHER AGENCIES HAVING JURISDICTION.
- DETAILED SURVEY OF THE PROJECT ARE INVOLVED HAS BEEN PERFORMED BY A PROFESSIONAL SURVEYOR. UNDERGROUND AND UTILITY STRUCTURES ARE TAKEN FROM INFORMATION FURNISHED TO ANAMTA ENGINEERING INC. BY THE MAJOR SERVICE COMPANIES. NO GUARANTEE IS MADE TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY AND OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT HAVE AN IMPACT ON THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES WHETHER THEY ARE SHOWN OR NOT ON THE PLANS.
- IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT PROPOSED CONNECTIONS/OR CROSSINGS, AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES, CATCHBASINS, MANHOLES ETC. INCLUDING ANY PUBLIC AND PRIVATE UTILITY, OVERHEAD OR UNDERGROUND. ANY FACILITY REMOVED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER TO THE SATISFACTION OF THE ENGINEER, THE UTILITY OWNER AND THE AUTHORITIES HAVING JURISDICTION.
- IN COMPLIANCE WITH MICHIGAN PUBLIC ACT 53 OF THE STATE OF MICHIGAN (EFFECTIVE AUG. 01, 1974) THE CONTRACTOR SHALL NOTIFY, 3 WORKING DAYS (72 HOURS) IN ADVANCE OF CONSTRUCTION, ALL PUBLIC AND PRIVATE OWNERS HAVING EXISTING FACILITIES IN OR NEAR THE IMMEDIATE WORKING AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UTILITY LOCATIONS AND NOTIFYING MISS DIG (PHONE: 1800-482-7171).
- IF A CRANE, BACKHOE, OR A BOOM WILL BE USED IN THE VICINITY OF ELECTRICAL OVERHEAD LINES, THE ELECTRICITY DISTRIBUTION MUST BE THREE WORKING DAYS PRIOR TO SUCH USE.
- ALL PERMITS REQUIRED SHALL BE BY CONTRACTOR. ALL PERMIT FEES, BONDS AND INSURANCE REQUIRED BY THE ISSUING AGENCIES SHALL BE PROVIDED BY THE CONTRACTOR, AND MUST BE KEPT CURRENT. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER FEES, INSPECTION COSTS, ETC. AND SHALL ADHERE TO ALL REQUIREMENTS SET FORTH IN SAID PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL WORKS AREAS TO ENSURE THE SAFETY OF ALL OCCUPANTS, VISITORS, PEDESTRIANS, WORKERS ETC. THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL CONSTRUCTION FENCING AS NECESSARY.
- THE CONTRACTOR SHALL PROVIDE FOR CONTROLLED ACCESS TO THE SITE FOR USE BY THE VARIOUS WORK FORCES, EMERGENCY VEHICLES, OCCUPANTS, AND VISITORS ETC. THROUGHOUT CONSTRUCTION. THIS ACCESS MUST PROVIDE FOR THE REMOVAL OF MUD FROM VEHICLES TIRES. ROADWAYS AND DRIVEWAYS SHALL BE MAINTAINED OPEN FOR EMERGENCY VEHICLES AT ALL TIME. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENTS AND BUSINESS WHOSE ACCESS ARE AFFECTED BY THIS WORK 24 HOURS IN ADVANCE. CONTRACTOR SHALL SCHEDULE CONSTRUCTION AT NON-PEAK USE HOURS AND SHALL MINIMIZE ALLEY CLOSURE BY EXPENDING CONSTRUCTION.





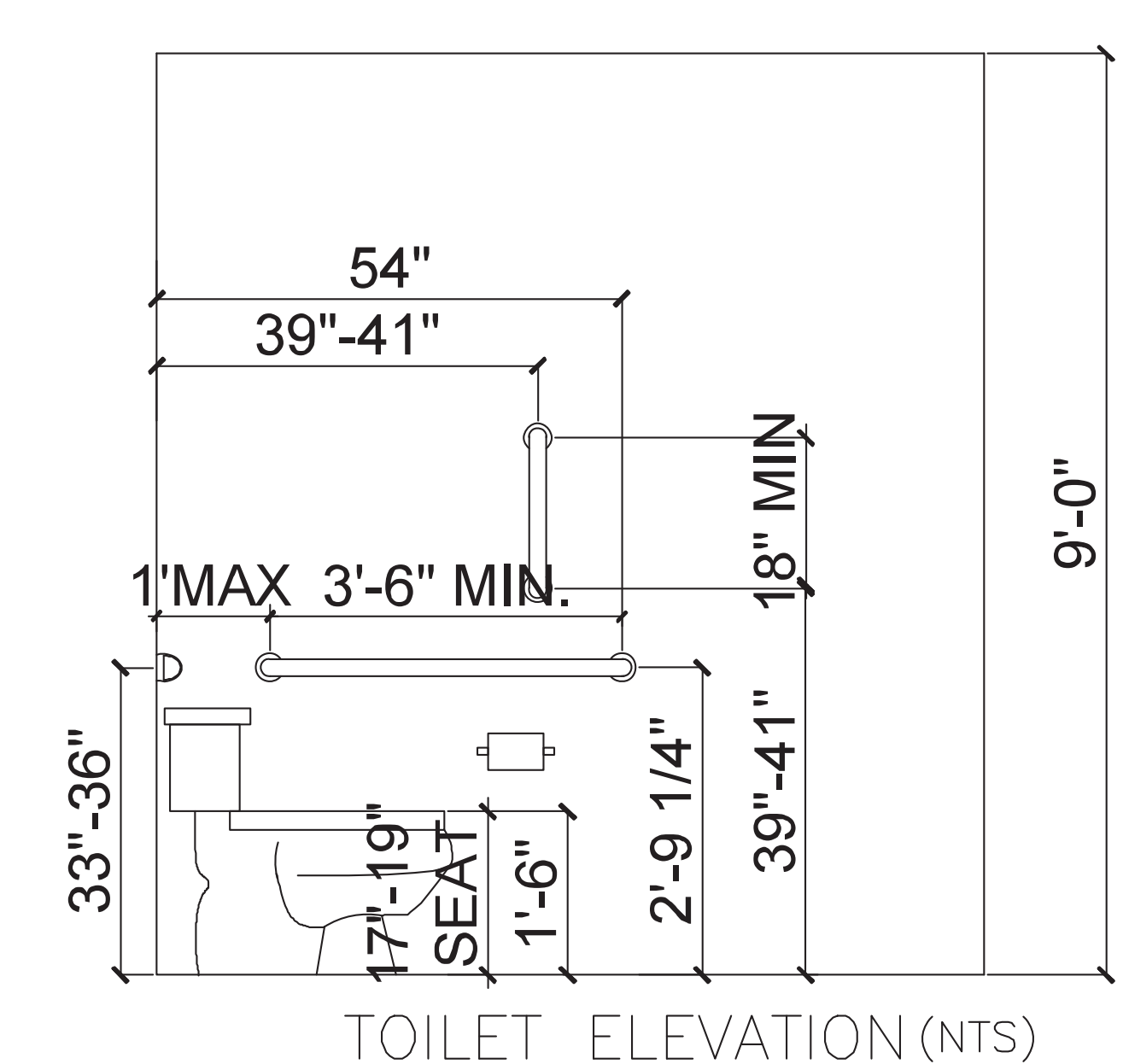
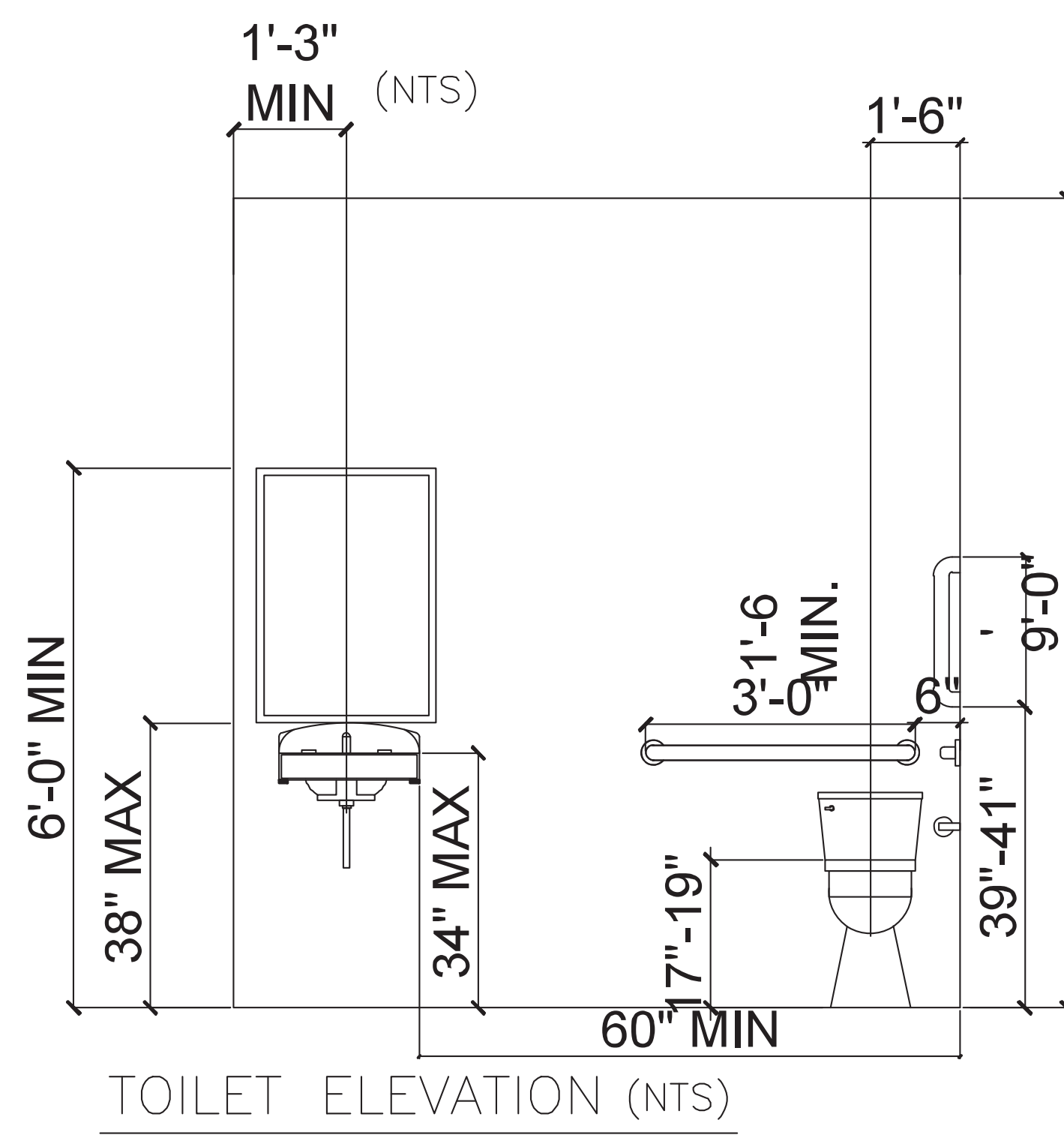
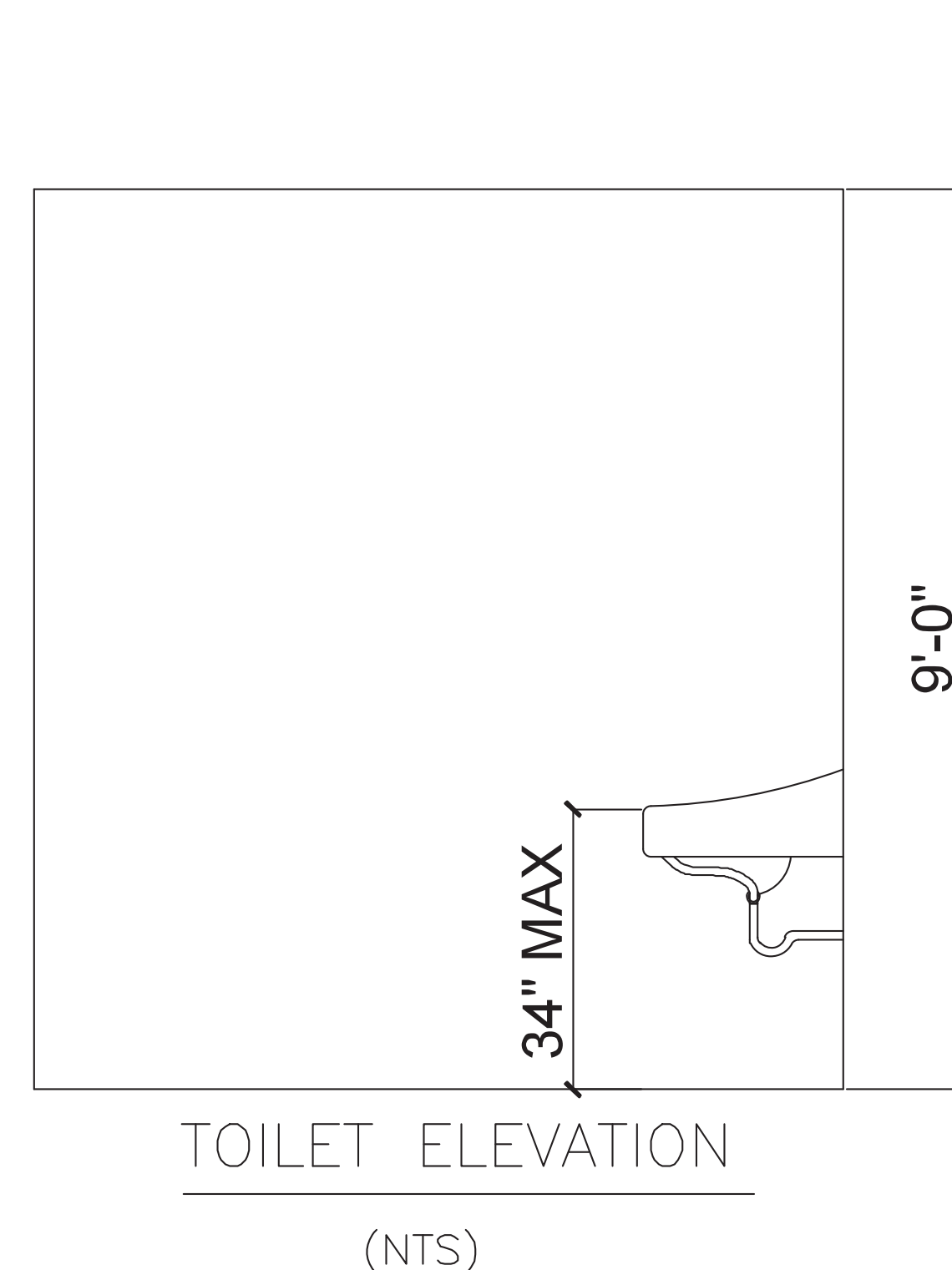
FLOOR PLAN NOTES:

GENERAL NOTE:

- DO NOT SCALE DRAWINGS USE GIVEN DIMENSIONS ONLY (TO FACE OF GYP. BD). IF DIMENSION ARE IN QUESTION THE CONTRACTOR ARE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
- VERIFY LOCATION OF ALL EQUIPMENT AND VERIFY SIZES, CLEARANCE, WALL OPENING, AND SUPPORT REQUIREMENT WITH MANUFACTURER PROVIDE OPENING, BRACING AND REINFORCEMENT AS REQUIRED BY MANUFACTURER.
- POINT LOAD SHALL NOT BE ALTERED WITHOUT NOTIFYING ARCHITECT.
- ALL DOORS TO COMPLY WITH THE 2015 EDITION OF THE BUILDING CODE SECTION 1008 AND ICC/ANSI A1171-2004 SECTION 404.2
- ALL INTERIOR FINISHES (WALLS AND CEILING) SHALL HAVE A CLASS B FLAME SPREAD OR/GREATER) OF 25 OR LESS AND A SMOKE DEVELOPMENT NOT GREATER THAN 450 IN ACCORDANCE WITH ASTM EB4 REQUIREMENTS. ALL INTERIOR CARPET TO SHALL COMPLY WITH THE DOC FF-1 "FILL TEST".
- ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO THE APPROPRIATE STANDARDS.
- DOOR HANDLES PLUS LATCH LOCKS AND OTHER OPERATING MAXIMUM HEIGHT OF 34"-48" ABOVE FINISH FLOOR. OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. ALL MEANS OF EGRESS WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS THE OPENING FORCE FOR INTERIOR SIDE SWING DOORS WITH-OUT CLOSER SHALL NOT EXCEED 15-POUNDS FORCE FOR ALL OTHER SIDE-SWING SLIDING AND FOLDING DOORS. THE DOOR LATCH SHALL RELEASE WHEN SUBJECT TO A 15-POUND FORCE THE DOOR SHALL SWING TO A PULL-OPEN POSITION WHEN SUBJECTED TO A 15 POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE
- ALL MEANS OF EGRESS DOOR SHALL BE READILY OPERABLE FROM THE SIDE, FROM WHICH IS TO BE MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

CODE INFORMATION

- CONTRACTOR TO COMPLY W/ALL FEDERAL, STATE, CITY AND LOCAL CODES WHERE APPLICABLE.
 - * USE GROUP-B
 - * CONSTRUCTION TYPE II B
 - * 2015 MICHIGAN RESIDENTIAL CODE
 - * 2015 MICHIGAN BUILDING CODE
 - * 2015 MICHIGAN MECHANICAL CODE
 - * 2015 MICHIGAN PLUMBING CODE
 - * 2014 MICHIGAN NATIONAL ELECTRICAL CODE
 - * 2015 MICHIGAN ENERGY CODE
 - * INTERNATIONAL FIRE CODE 2012
 - * ICC/ANSI A117.1 2009 AND MICHIGAN BARRIER FREE DESIGN LAW P.A. 1 OF 1966 AS AMENDED.
 - * 2010 NFPA 13 FIRE SUPPRESSION
 - * 2010 NFPA 72 FIRE ALARM



ANAMTA ENGINEERING INC.
LAND DEVELOPMENT - ENGINEERING CONSULTING & PLANNING
4802 WADEBRIDGE COURT - CANTON, MI-48187

SEAL:

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-452-1111

PROJECT: **GAS STATION AND RETAIL SHOP**
804 SOUTHFIELD LINCOLN PARK, MI-48126

TITLE: **FLOOR PLAN**

DATE	ISSUE	BY	TOTAL
6-05-2020	REVISED AS PER CITY COMMENTS DATED 3-03-2020		
6-22-2020	REVISED AS PER CLINT REQUEST		

JOB NO: **AE-1219**
SHEET: **C-05**
SHEET: **5 OF 6**

PPC20-0007

Case No.

Date Submitted

RECEIVED

JUL 02 2020

(w)

City of Lincoln Park
APPLICATION FOR SPECIAL USE APPROVAL

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

NOTICE TO APPLICANT: Applications for Special Use 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 six (6) individual folded copies of the site plan, 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.

Special Uses shall comply with the standards in Section 1262.08 of the Zoning Ordinance. Accordingly, a public hearing shall be held by the Planning Commission before a decision is made on any Special Use request. Furthermore, a site plan shall be required, which shall be prepared in accordance with Section 1294.01 of the Ordinance.

TO BE COMPLETED BY APPLICANT:

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

Applicant: Usafe Abdo Saleh (son)

Mailing Address: 804 Southfield Rd
Lincoln Park MI 48146

Email Address: Southfieldgrant@yahoo.com

Telephone: 313 977-0476 Fax:

Property Owner(s) (if different from Applicant): Abdo Saleh (owner & father)

Mailing Address: 804 Southfield Rd & 776 Southfield Rd.
Lincoln Park MI 48146

Telephone: 313 283-8099 Fax:

Applicant's Legal Interest in Property: Son of Owner C Manager

Location of Property: Street Address: 776 & 804 Southfield Rd Lincoln Park 48146

Nearest Cross Streets: Washington

Sidwell Number:

Property Description: AD 1A, 2A, 3A Lot 1 Thru 4 incl EXC the SLY PT There of Meas 13,17 FT ON the Wly line of lot and 13,35 FT ON Ely line of lot 4. ALSO A E 1/5 A A A Lots.

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.

AD 1A, 2A, 3A LOT 1 THRU 4 INCL EXC THE SLY PT AND HARRISON MARYELAWA SUB PT OR PL 75 CITY OF LINCOLN PARK

Property Size (Square Ft): 0.47 Acres (Acres): 20473 sq

Present Use of Property: Gas station & Connuce Store

Proposed Use of Property: Gas station & Carryout Resturant 2 Retail Shop

Existing Zoning (please check):

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

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	1696 sq	3
Industrial			
Other			

ATTACH THE FOLLOWING:

- Six (6) individually folded copies of the site plan, sealed by a registered architect, engineer, landscape architect or community planner.
- Proof of property ownership.
- A brief written description of the proposed use.

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.

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 application.

[Signature] _____ Date 07/01/20 _____
 Signature of Applicant

[Signature] _____ Date 07/01/20 _____
 Signature of Property Owner Authorizing this Application

To be completed by City:

Date Submitted: 7/2/20 Fee Paid: \$ 3,150.00
 Received By: MWAL Date of Public Hearing: _____

PLANNING COMMISSION ACTION (RECOMMENDATION)

To Approve: _____ To Deny: _____ Date of Action: _____

Reasons for Action Taken: _____

CITY COUNCIL ACTION

Approved: _____ Denied: _____ Date of Action: _____

Reasons for Action Taken: _____

City of Lincoln Park Planning and Development

Zoning Text Amendment: §1224.06(b)(2) Division of Lots and §1294.32(f) Schedule of Area Regulations

July 8, 2020

Background

It has recently come to staff attention that there is an inconsistency between §1224.06, Division of Lots, and §1294.32, Schedule of Area Regulations, in the City of Lincoln Park Zoning Code. §1224.06, Division of Lots, currently requires a resulting minimum lot width of fifty (50) feet after a parcel division, whereas the minimum lot width per §1294.32, Schedule of Area Regulations, is dependent on the zoning district. The minimum lot width is forty (40) feet for most districts (SFRD, CSD, NBD, MBD, RBD), twenty (20) feet for the MFRD, thirty (30) feet for the CBD, and one-hundred (100) feet for the LID and GID.

Furthermore, §1294.32(f) currently requires a minimum lot size of 5,000 sq. ft. for single-family residential lots. This is inconsistent with the Schedule of Area Regulations table, which requires a minimum lot size of 4,000 sq. ft. in the Single-Family Residential District. This 5,000 sq. ft. minimum lot size also is prohibitive for redevelopment in the City, as there are several available lots, prime for residential redevelopment, that would not meet this unnecessarily high minimum lot size requirement.

It is the City's initial preference to tie the lot division requirement to §1294.32, so that it reflects the most current dimensions of the Schedule. However, the Assessing Department has identified a concern that caselaw may prohibit this approach, and this issue is under legal review. It is therefore currently recommended that §1224.06(b)(2) be amended as follows, subject to further amendment pending the result of legal review:

Proposed Amendments

1224.06 DIVISION OF LOTS.

(a) Generally. A platted lot may be divided in accordance with this section.

(b) Permitted Divisions. Council may permit the division of lots as follows:

- (1) Outlots or parts thereof consisting of ten (10) acres or less into not more than four (4) parts;
- (2) A platted lot into not more than two (2) parts as separate parcels, or divided and combined with an adjacent lot, outlot, acreage or parts thereof, provided that each of the resulting parcels meets the minimum lot width and minimum lot area requirements defined in 1294.32, Schedule of Area Regulations, for the zoning district assigned to the parcel at the time of the request ~~contains not less than five thousand (5,000) square feet and has a minimum width of fifty (50) feet;~~ or

- (3) A platted lot into not more than two (2) parts for the purpose of combining each of such parts with adjacent lots where the resulting parcels exceed the area and width of the original platted size.

1294.32(f) SCHEDULE OF AREA REGULATIONS.

- (f) The minimum land or lot area shall be four-thousand (4,000) square feet for the first dwelling unit in a multiple-dwelling building, plus two-thousand (2,000) square feet for each additional dwelling unit therein.

~~For single-family residences, a minimum lot size shall be five thousand (5,000) square feet, and for two-family residences, seven thousand (7,000) square feet.~~

City of Lincoln Park Planning and Development

Zoning Text Amendment: Signage Conflicts in Zoning Code

July 1, 2020

BACKGROUND

As a result of the newly adopted Sign Ordinance, there are now several discrepancies and inconsistencies in the Lincoln Park Zoning Code. Below are the sections in the Lincoln Park Zoning Code where conflict exists, along with proposed amendments to eliminate conflict between the two ordinances.

PROPOSED AMENDMENTS

1260.08(b) Definitions

~~**BILLBOARD:** Any construction or portion thereof upon which there is a sign or advertisement used as an outdoor display for the purpose of making anything known to the general public, but not including bulletin boards used to display official court or public offer notices.~~

Action: Removed because it is not regulated in the Zoning Ordinance

~~**SIGN:** A device for visual communication that is used to bring the subject to the attention of the public, but does not include flags, or other insignia of any government, fraternal, or similar organization. A sign includes any device, structure, fixture, or placard, which uses words, numbers, figures, graphic designs, logos, or trademarks. Unless otherwise indicated, the definition of "sign" includes interior and exterior signs, which are visible from any public street, sidewalk, alley, park, public property, but not signs which are primarily directed at persons within the premises upon which the sign is located. Any fabricated sign or outdoor display structure, including its structure, consisting of any letter, figure, character, mark, point, plane, marquee sign, design, poster, pictorial, picture, stroke, stripe, line, trademark, reading matter or illuminating device, which sign is constructed, attached, erected, fastened or manufactured in any manner whatsoever so that the same is used for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever, and which is displayed in any manner out of doors for recognized advertising purposes.~~

Action: Changed to match the definition in the new ordinance.

1276.02(i)(1) – Neighborhood Business District

(i) Accessory buildings and uses customarily incidental to the principal permitted uses set forth in this section, including:

- (1) ~~Signage that conforms with Chapter 1476, Sign Code. An outdoor advertising sign, only when pertaining to the sale, rental or use of the premises on which it is located or to goods sold or activities conducted thereon, provided that such sign conforms to this Zoning Code.~~

Action: Changed to point to new regulation rather than duplicate it.

1278.02(aa)(1) – Municipal Business District

(aa) Accessory buildings and uses customarily incidental to the principal permitted uses set forth in this section, including:

- (1) Signage that conforms with Chapter 1476, Sign Code ~~An outdoor advertising sign, only when pertaining to the sale, rental or use of the premises on which it is located or to goods sold or activities conducted thereon, provided that such sign conforms to this Zoning Code.~~

Action: Changed to point to new regulation rather than duplicate it.

1290.04(b)(2) – Offstreet parking A areas

~~(2) No advertising signs shall be erected on the premises.~~

Action: Removed because it references content; advertising signs in parking areas are not permitted per Chapter 1476 so the effect doesn't change.

1292.14 NONCONFORMING SIGNS.

~~(a) It is the intent of this section to recognize that the eventual elimination, as expeditiously as is reasonable, of existing signs that are not in conformity with this Zoning Code is as much a subject of health, safety and welfare as is the prohibition of new signs that would violate this Zoning Code. It is also the intent of this section that any elimination of nonconforming signs shall be effected so as to avoid any unreasonable invasion of established private property rights.~~

~~(b) All nonconforming signs shall adhere to the standards established in section 1476.07, Nonconforming Signs, of Chapter 1476, Sign Code. Any sign, billboard, commercial advertising structure or similar object which lawfully existed and was maintained at the time this Zoning Code became effective may be continued although such use does not conform with this Zoning Code, provided that it shall not be:~~

~~(1) Changed to another nonconforming sign;~~

~~(2) Structurally altered so as to prolong the life of the sign;~~

~~(3) Expanded;~~

~~(4) Established after its discontinuance for ninety (90) days; or~~

~~(5) Re-established after damage or destruction if the estimated expense of reconstruction exceeds fifty percent (50%) of the appraised replacement cost (as determined by the Building Superintendent).~~

Action: Changed to point to new regulation rather than duplicate it.

1294.19(f)(4) Temporary Buildings

(4) The sign standards provided in Chapter 1476, Signs, permit ~~both on- and off-premise~~ signs for temporary uses and seasonal events. A separate non-refundable sign permit fee is required in an amount established, and periodically amended, by Council. The City shall also require an escrow, in an amount established by Council, to cover the cost of removing ~~off-premise~~ signs if not removed by the applicant within one (1) business day following the event. This escrow account shall be in addition to that listed in paragraph (f)(3) hereof. If the ~~off-premise~~ signs are removed as required, the sign escrow account shall be refunded to the applicant.

Action: Changed to remove references to "off-premise," which is only defined briefly in the new code; these regulations should apply to all signs.

1294.27 SIGNS.

~~(a) Generally.~~ The erection, construction, or alteration of ~~outdoor advertising structures, billboards, any signs, as identified in Chapter 1476, Sign Code, and other notices which advertise a business, commercial venture or name of a person~~ shall be approved by the Building Superintendent and reviewed for ~~as to~~ compliance with Chapter 1476, Signs Code, ~~of the Building and Housing Code,~~ and this Zoning Code.

~~(b) Real Estate Signs.~~ Signs advertising real estate in the City for sale or rental are permitted in all zoning districts, except that only signs advertising industrial real estate for sale or rental are permitted within five hundred (500) feet of a freeway, provided that all real estate advertising signs are used only during the construction of a building or the offering for sale or rental of real estate, and provided, further, that they are larger than ten (10) square feet in area.

~~(c) Temporary Signs.~~ Temporary signs not exceeding one hundred (100) square feet in area may also be permitted, subject to approval by the Zoning Board of Appeals, for a six (6) month period, subject to renewal, provided that such signs conform to conditions established by the Board to secure harmony with this Zoning Code.

(Res. 98-340A. Passed 9-21-98.)

Action: Changed to point to new regulation rather than duplicate it.

City of Lincoln Park Planning and Development

Zoning Text Amendment Memo: Marijuana Business Uses

August 13, 2020

Background

In November 2019, voters in the City of Lincoln Park passed a referendum opting into recreational marijuana businesses in the City. The referendum specified the number of each type of license to be granted, and also that such businesses shall be located in the General Industrial District.

Lincoln Park City Council has drafted a police power ordinance governing the process and requirements for assigning such license, which is nearing consideration by Council. To implement it, the Lincoln Park Zoning Code needs to be amended to list the new business types among the permitted land uses in the City. This is also an opportunity to create standards to guide the physical development of the businesses.

The regulatory approach taken in this proposal is fairly light. If the Commission has additional concerns that are not addressed here, this is the time to ensure that they are incorporated.

Proposed Amendments

CHAPTER 1286: General Industrial Districts (GID)

1286.03 USES PERMITTED AFTER SPECIAL APPROVAL

In a General Industrial District (GID), the following uses may be permitted subject to the applicable site design standards of Section 1296.02, Site Design Standards for Uses Permitted After Special Approval, and subject, further, to the approval of Council after recommendation from the Planning Commission in accordance with the processing procedures in Section 1262.08, Powers of Council Re Special Approval:

- (a) Breweries, distilleries, canning factories and chemical plants.
 - (b) Central station lights or power plants.
 - (c) Junkyards and scrapyards.
 - (d) Kennels.
 - (e) Mining, excavating or other removal of sand, earth, minerals or other materials naturally found in the earth.
 - (f) Open storage yards of building and construction contractors, equipment and supplies and lumberyards.
 - (g) Outdoor theaters.
- (Res. 98-340A. Passed 9-21-98.)
- (h)

(Res. 2010-268A. Passed 10-18-10)

- (i) Pawn shops
- (j) Marijuana businesses:

1. Marihuana Retail establishments;
2. Medical Marihuana Provisioning establishments;
3. Marihuana Secured Transporter establishments;
4. Marihuana Growing facility establishments;
5. Marihuana Processing establishments; and
6. Marihuana Safety Compliance facilities.

(Res. 2016-13A. Passed 2-1-16, effective 3-2-16.)

CHAPTER 1296: Site Plan Review and Design Standards

1296.02 SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL.

The following standards are in addition to the requirements of Section 1296.01, Site Plan Review:

Note: The requirements noted in this section are in addition to, or, where in conflicts, supersede, those general requirements by zoning districts, as indicated in Section 1296.01, Site Plan Review. For all uses permitted after special approval, see the processing requirements in Section 1262.08, Special Approvals.

QQ. Marihuana Businesses

1. As permitted in Lincoln Park's City Ordinance Chapter 853 Marihuana Businesses include the following (the parenthesis signifies the number of licenses the City Lincoln Park will permit per establishment):Marihuana Retail establishments (2)
2. Medical Marihuana Provisioning establishments (2)
3. Marihuana Secured Transporter establishments (1)
4. Marihuana Growing Facility establishments (1)
 - a. A roof on a grow facility may consist of a sturdy transparent material, such as glass, approved by the Building Official, to allow for sunlight into the growing area of the building. If such transparent material is utilized, it must be fully covered with a non-transparent material between dusk and dawn that prevents interior lighting to escape through the roof.
5. Marihuana Processing establishments (1)

General Provisions for all Marihuana Businesses

- (1) A minimum setback of two hundred (200) feet from all homes or residentially zoned districts, adult regulated uses, public or private schools providing education for kindergarten through 12th grade, churches, childcare facilities, parks, and drug-free zones.
- (2) All establishments and facilities shall operate in compliance with the Michigan Department of Community Health, the MRTMA, the MMMA, and all administrative rules or regulations in the Ordinance Chapter 853 Marihuana Licenses.
- (3) All activity related to marihuana businesses shall be conducted indoors.
- (4) Except for marihuana retail establishments and provisioning establishments, dispensing of

recreational marijuana is prohibited.

(5) If a marijuana business ceases operation for a length of time of one-hundred-twenty (120) days or greater, any Special Use permit shall expire

(6) There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

(7) A marijuana establishment may not allow cultivation, processing, sale, or display of marijuana or marijuana accessories to be visible from a public place outside of the marijuana establishment without the use of binoculars, aircraft, or other optical aids

(8) Temporary outdoor marijuana special events are prohibited.

(9) The portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Lincoln Park Fire Department to insure compliance with the Michigan Fire Protection Code

(10) Loading zones for any marijuana business shall not be visible to the public. Loading zones shall be either fully or partially enclosed. Loading zones shall be any of the following: an area indoors that meets the loading zones size requirements, an area enclosed by two or more walls, a vehicle bay, or garage, or any other configuration that blocks the transfer of goods from vehicle to facility. All products shall be transferred directly from the vehicles into the establishment. Should a vehicle have to maneuver to enter the loading zone, it is subject to parking lot requirements in 1290.08.

(11) No outdoor storage shall be allowed in any of the front, side, or rear yards.

(12) Waste receptacles that are kept enclosed outdoors must be locked at all times when not in use.

(13) If a building with windows is utilized as a growing location, any lighting methods shall not exceed the foot candles permitted for the exterior of the building between the hours of 11pm and 7am.

General Provisions for Medical Marijuana Facilities:

- a. A State registered and local business registration & specialty license is required for all facilities and primary caregivers. If the primary caregiver is not the owner of the premises then consent must be obtained
- b. The location from which a primary caregiver manufactures, stores and distributes medical marijuana to a qualifying patient shall not be used by another primary caregiver for any purpose whatsoever.
- c. No more than five (5) patients per caregiver. Each patient shall be limited to: two and one-half (2.5) ounces of usable marijuana (excludes seeds, stalks and roots) and twelve (12) marijuana plants kept in an enclosed, locked facility.
- d. Minimum distance from other similar uses: Two hundred (200) feet.
- e. Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance.

(Res. 98-340A. Passed 9-21-98; Res. 08-383A. Passed 12-15-08; Res. 2012-223A. Passed 7-16-12, effective 8-1-12; Res. 2012-259A. Passed 8-20-12, effective 9-5-12; Res. 2016-13A. Passed 2-1-16, effective 3-2-16.)

CHAPTER 1290: Off-Street Parking and Loading

1290.02 NUMBER OF SPACES REQUIRED.

The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing buildings, or changes in use, as specified in Section 1290.01, Off-Street Parking Generally, shall be determined in accordance with the following table. The space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use and/or shall comply with Section 1290.04, Off-Street Parking A Areas; Residential Districts Adjoining Business or Industrial Districts; 1290.05, Off-Street Parking B Areas; Business Districts; 1290.06, Off-Street Parking C Areas; Industrial Districts; or 1290.07, Parking in Residential Districts, as may be applicable.

<u>Use</u>	<u>Number of Spaces</u>
(c) <u>Business and Commercial</u>	
Retail stores, except as otherwise specified herein (includes marihuana retailers and provisioning centers)	One (1) for every two-hundred-fifty (250) square feet of gross floor area.
(f) <u>Industrial</u>	
Marihuana growing facility Marihuana safety compliance facility Marihuana processing establishment Marihuana secured transporter establishment	1 for every employee on peak shift, 1 for every 1,000 square feet of gross floor area for facilities/establishments over 5,000 square feet

City of Lincoln Park Planning and Development
Planning Commission Discussion: Makerspace Overlay

August 19, 2020

Purpose

1. It is the purpose of this section to permit the “missing middle” section of manufacturing so that smaller-scale operations can occupy buildings outside of industrial areas without posing a nuisance to adjacent land uses. Currently, uses which are not primarily customer-facing are generally only permitted in two types of places in Lincoln Park: in the General Industrial District, which is equipped with resources to serve intense industrial and manufacturing uses and is priced accordingly, and in the residential districts as home occupations.
2. Meanwhile, the nature of commerce in general is rapidly changing. The internet provides a sales opportunity for both local and national products that was once available exclusively on commercial real estate, rendering a significant portion of the commercial real estate obsolete for that specific purpose. Conversely, locally-produced products are now available to that same marketplace, and are not constrained by the same quantity requirements that power physical distribution chains.
3. Further objectives of this section include:
 - a. The expansion of available building options and locations for emerging entrepreneurs and small-scale businesses in Lincoln Park
 - b. To decrease commercial vacancy rates along the city’s corridors
 - c. To encourage the proliferation of artisan-style goods production

Definition

Teaching, making, assembling, or fabrication of crafts or products either by hand, hand tools, or light mechanical equipment in an enclosed space to create a final product. Direct sales to consumers on site are permitted. This definition includes uses that employ activities and processes not limited to small-scale fabrication, welding, coating, stone or woodworking, metalworking or casting, 3D printing, production of alcohol, silk screening, arts and crafts, glass blowing, pottery (using only previously pulverized clay and kilns fired only by electricity or natural gas), and other substantial equivalents that do not disrupt neighboring properties.

General Provisions

1. A detailed description of the process for creating the final product is required.
2. No outdoor operations or storage is permitted. All activity shall take place within an enclosed building.
3. A makerspace cannot exceed 28,000 square feet.
4. Hours of operation shall be between 7 am and 8 pm
5. The retail space shall not occupy more than 40% of the structure.

Permitted Uses

- Assembly, fabrication, manufacture, or packaging of:

Commented [MB1]: definition – does building code have a threshold for what is considered “light” mechanical equipment. We’d like to have a specific understanding of what we would allow. Could be added as a separate definition

I would imagine what is most useful to us is how noisy it is and how much room it takes up

Or we could use the wording: “minimal automation”

Commented [MB2]: Because we’ve limited the size of the operations, I don’t think that loading or circulation standards will change.

Because all operations take place inside, I don’t think any additional landscaping standards are needed (especially given it’s going to be an all concrete lot that is hard to force them to convert to landscaping).

- cosmetics and toiletries,
- hardware and cutlery,
- musical instruments,
- optical goods,
- toys,
- novelties,
- electrical instruments and appliances,
- electronic instruments and devices,
- electronic consumer products,
- pottery and figurines or other ceramic products,
- apparel and leather good,
- textile goods,
- furniture and fixtures,
- breweries,
- cabinetry,
- chocolatiers,
- confectionery,
- custom textiles,
- jewelry making,
- sculpture,
- personal care products,
- candle making,
- home goods,
- accessory structures
- and their substantial equivalents

Parking

Makerspace: 1/employee at peak shift + 1/250 sf of gross floor area dedicated to retail

City of Lincoln Park Planning and Development

Makerspace: Notes and Resources

Excellent, detailed, 60-page resource article:

[An Urban Revival: How Land Use Tools and Real Estate Strategies are Fueling the Resurgence of Light Manufacturing in Greater Boston](#) by the Urban Manufacturing Alliance

Makerspace Definitions

Ypsilanti

Craft Manufacturing means establishments manufacturing and/or assembling products primarily by hand or with hand tools and/or domestic mechanical equipment. Items produced may include, but are not limited to, custom furniture and woodworking, ceramics and glass, items intended for consumption, personal care products, candle making, jewelry making, custom textile manufacturing and crafts production (Ypsilanti).

Arts and crafts studios mean facilities that are used as work space for an artist or crafter or an instruction place for the study of an art or craft. Arts uses shall include, but are not limited to, the fine arts such as music, dance, film (except for adult regulated uses), and photography. Craft uses include the handmade production of articles other than food, such as pottery, glass items, neon sculpture, jewelry, silk screening, needle work, **stone and wood work, metalworking or casting**, and similar items (Ypsilanti).

Ann Arbor

Artist Studio Work space for one or more artists or artisans, including space for the accessory sale of art produced on the Premises

Light Manufacturing An Industrial, Manufacturing, Processing, or Assembling plant using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety Hazards outside of the Building or lot where such assembly, manufacturing, or processing takes place, where such processes are housed entirely within a Building.

APA

Manufacturing, secondary

Establishments engaged in the manufacture of products for final use or consumption. This usually involves the secondary processing, fabrication, or assembly of semifinished products from a primary manufacturing industry. (*Jefferson County, Colo.*)

Manufacturing, medium

The processing and manufacturing of materials or products predominately from extracted or raw materials. These activities do not necessitate the storage of large volumes of highly flammable,

toxic matter or explosive materials needed for the manufacturing process. (*Nashville and Davidson County, Tenn.*)

Urban Mag - <https://www.urbanmfg.org/wp-content/uploads/2017/11/Artisan-Zoning.pdf>

Artisan zoning is an approach to land use and development that provides space for small-scale manufacturers that produce little to no vibration, noise, fumes, or other nuisances, meaning they can fit within a wide variety of industrial, commercial, and even residential districts

Indianapolis

Artisan Manufacturing Application, teaching, making, or fabrication of crafts or products by an artist, artisan, or craftsperson either by hand or **with minimal automation** and may include direct sales to consumers. This definition includes uses that employ activities and processes such as small-scale fabrication, welding, and coating, that are typically not permitted in non-industrial zoning districts. This definition shall not include Artisan Food and Beverage preparation or sales.

Medium Manufacturing The creation or production of a non-edible item that includes some transformation by way of mechanical reshaping. This use may also involve packaging, repackaging, or assembling solid parts. This definition includes the manufacturing of jewelry; unfinished cabinets; cutlery; mattresses; and optical instruments.

Use standards

(743-305C) Artisan

not exceed 8,000 sf

retail sales of goods manufactured on site as an accessory use

Medium manufacturing

Parking 1 per 1,000 sf

Sommerville

(9.2.2) Artisinal Production The on-site production of hand-fabricated or hand manufactured parts and custom or craft consumer goods based on the skill and knowledge of the artisan and the use of hand tools or small-scale, light mechanical equipment. The Artisinal Production category includes **apparel manufacturing, breweries, cabinetry, chocolatiers, confectionery, furniture making, glass working, jewelry making, metal working, pottery, sculpture, wood working, and their substantial equivalents.**

Showrooms and the ancillary sales of goods produced on-site are permitted. The following standards apply:

- i. The production of offensive noise, vibration, smoke, dust or other particulate matter, heat, humidity, glare, or other objectionable effect is prohibited, except in the Fabrication and Commercial Industry districts.
- ii. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing an Artisinal Production principal use:
 - a. Appreciable methods to mitigate noise for abutting residential properties.

- b. Location of loading, trash and recycling storage, and the procedure for drop-off and pickup.
- c. The limitation of visitors and ancillary retail sales to between the hours of 7:00am to 9:00pm.

Nashville

Manufacturing, Artisan means the shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods; food and bakery products; non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.

Use Standards

Outdoor Storage. Any activity storing materials outdoors shall construct an opaque fence to screen the ground-level view from any public right-of-way or of any residential use. Materials shall not be piled or staked higher than the opaque fence.

Loading Docks. Where the site abuts a residential zone district or a district permitting residential use, the building wall facing such lot shall not have any service door openings or loading docks oriented toward the residential zone district or district permitting residential use.

Commented [MB1]: Not really enough space to include this in the overlay district

Bozeman, MT

Artisan Manufacturing Production of goods by the use of hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage, and where the production, operations, and storage of materials related to production occupy no more than 3,500 square feet of gross floor area. Typical uses have negligible negative impact on surrounding properties and include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.

What to Regulate

Definition of Makerspace - teaching, making, assembling, or fabrication of crafts or products either by hand, hand tools, or light mechanical equipment to complete the end product. This may include direct sales to consumers on site. This definition includes uses that employ activities and processes such as small-scale fabrication, welding, and coating, that are typically not permitted in non-industrial zoning districts (or similar uses).

Commented [MB2]: is the process of constructing products by combining diverse, typically standardized parts

refers to making raw materials usable for **manufacturing**

Commented [MB3]: definition – does building code have a threshold

Commented [MB4]: context – specificity – types of processing

Intent

- The intent of this overlay district is to regulate and concentrate auto-related uses to mitigate conflict with other land uses
- The intent of this overlay is to permit a “missing middle” of manufacturing so that smaller-scale operations can occupy buildings outside of industrial area where the intensity of use in more aligned with commercial establishments

- The intent of this overlay is to expand the available options for emerging entrepreneurs and small-scale businesses in Lincoln Park

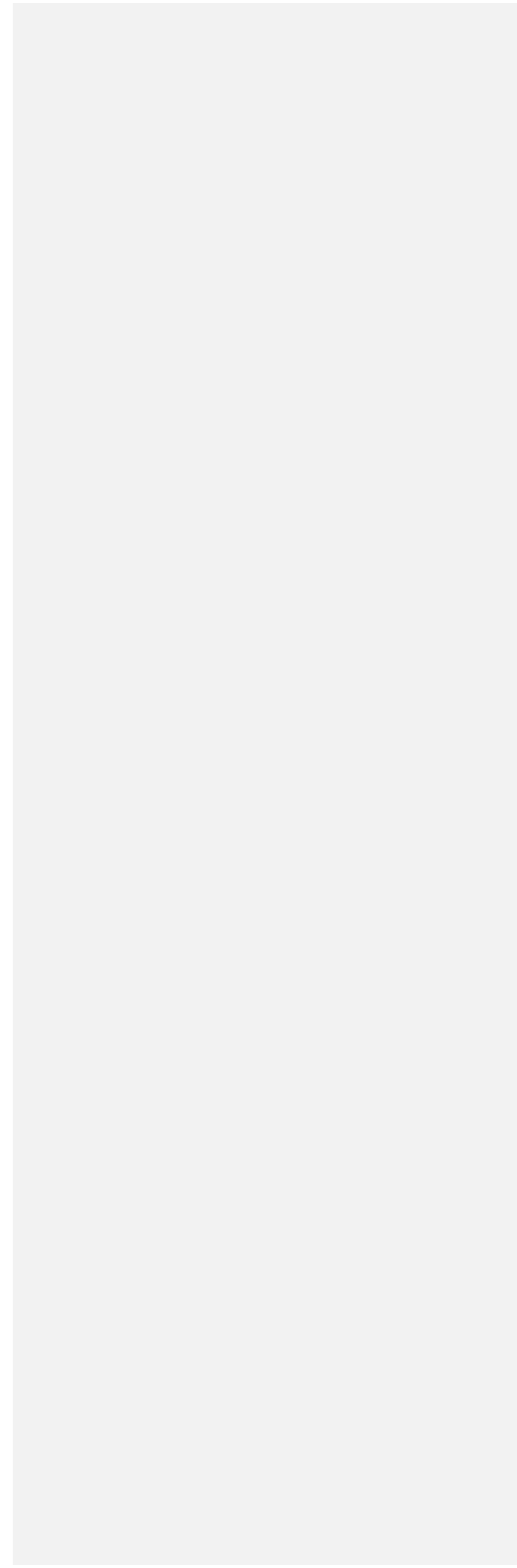
Uses:

- Assembly, fabrication, manufacture, or packaging of:
 - cosmetics and toiletries,
 - hardware and cutler,
 - musical instruments,
 - optical goods,
 - toys,
 - novelties,
 - electrical instruments and appliances,
 - electronic instruments and devices,
 - electronic consumer products,
 - pottery and figurines or other ceramic products using only previously pulverized clay and kilns fired only by electricity or natural gas,
 - apparel and leather good,
 - textile goods,
 - furniture and fixtures,
 - breweries,
 - cabinetry,
 - chocolatiers,
 - confectionery,
 - glass working,
 - custom textiles,
 - jewelry making,
 - metal working,
 - pottery,
 - sculpture,
 - personal care products,
 - candle making,
 - metalworking or casting,
 - silk-screening
 - home goods,
 - stone and wood working,
 - and their substantial equivalents

Use Standards

- **Size/Dimensions – follow base zone**
 - There is a wide range of permitted sizes
 - Sommerville – up to 30,000 sq ft
 - Indy – no larger than 8,000
 - Bozeman, MT – 3,500 (in the downtown)
 - Average size parcel in the overlay: 14,077
 - Average building footprint in the overlay: 4,386
 - Because most parcels are in the overlay which is primarily MBD, the dimensional standards could stay the same
 - Not sure what stricter requirements could be

- **Buffer**
 - Because all productions is to take place in an enclosed building and not emit noxious sounds or odors, there would be no additional buffering requirements. The corridor is too dense to feasibly permit large setbacks.
- **Hours of Operation**
- **Parking**
 - If sales are allowed on site, add 1/250 sf of gross floor area dedicated to retail (same as current retail parking formula)



625 Southfield – Powder Coating

Zoning Board of Appeals – Staff Report

Petitioner	Stephanie Dingman
Project	#1418-001
Address	625 Southfield
Zoning	Municipal Business District (MBD)
Date	July 16, 2020
Request	Use Variance
Recommendation	Approve with Conditions

PETITION

The petitioner requests a use variance to operate a powder coating business in the Municipal Business District.

The proposal does not meet the following standards in the Lincoln Park Zoning Ordinance:

- §1278.02, Principal Permitted Uses, Municipal Business District
- §1278.03, Uses Permitted After Special Approval, Municipal Business District

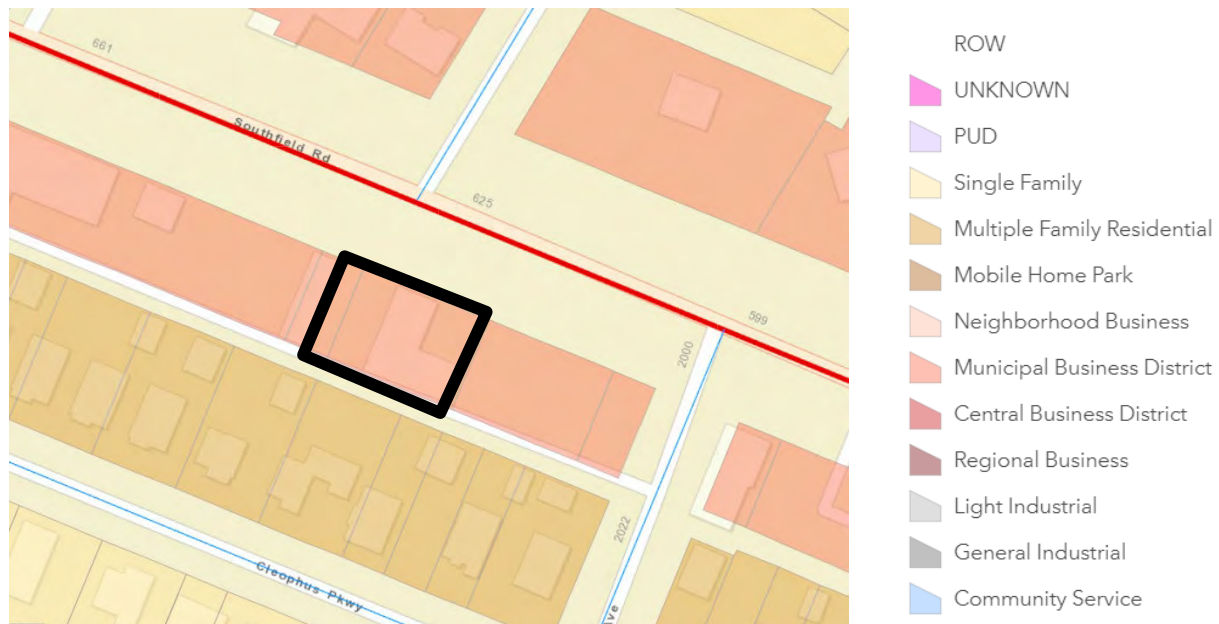
STAFF FINDINGS

Overview

The site is zoned Municipal Business District (MBD). §1278.02, Principally Permitted Uses, states that “no use shall be permitted” except those listed in that section as well as the following section. It also does not explicitly permit “similar uses,” nor are any of the uses which are permitted substantially similar to the powder coating business.

§1278.03, Uses Permitted After Special Approval, also does not contain any uses which are substantially similar to the powder coating business. This section does permit “uses similar to the **principal permitted uses** of Section 1278.02, and not listed elsewhere in this zoning code as a principal permitted use or a special approval use.” But again, there are no uses in 1278.02 which are similar to the powder coating use. The applicant has suggested that the powder coating business is similar in intensity to an auto repair facility, but auto repair facilities are permitted by **special approval**, and therefore this clause does not apply to that use. (It is staff’s further finding that while the use may be similar in intensity to an auto repair use, it is not overall a similar use.)

The purpose of the Municipal Business District is to provide “business and entertainment activities” that “generate large volumes of vehicular traffic,” which is why they are located “in major business areas along major streets or regional thoroughfares or near freeway access ramps.” A powder coating business does not fit these descriptions.



By contrast, the purpose of the General Industrial District includes uses of a “treatment and fabricating character,” which does describe powder coating. “Powder coating” is not explicitly permitted, but other coating processes are named, including electroplating, polishing, painting, undercoating, rustproofing, and spray painting. On this basis, Planning staff recommended locating the facility within the General Industrial District.

The applicant has responded to this recommendation by providing information intended to show that her business, which is limited to the powder-coating application for yard art, is lower in intensity than a traditional industrial use. Such information includes:

- Limited quantity, intending to sell at craft and vendor events and online, with perhaps eventual expansion to on-site sales
- A 4x4x7 oven, which the applicant describes as “very small.” This is basically a bit larger than a standard refrigerator in all dimensions. A review of products online finds this size to be on the large side of small ovens (there are tabletop models available) but also that sizes range up to walk-in equipment.
- The operation is odor-free. Staff is unable to verify this condition.
- Limited product use during the process. No chemical cleaning or pretreatment, only Simple Green soap.

- The main chemical is nontoxic. The applicant has provided Safety Data Sheets showing a health hazard risk of 2 (“temporary or minor injury may occur”); flammability risk of 1 (“materials must be preheated before ignition will occur”); physical hazard risk of 0 (“materials are normally stable, even under fire conditions, and will not react with water, polymerize, decompose, condense, or self-react; non-explosive”); and personal protection recommendations including glasses, gloves, apron, and dust respirator.

Essentially, the applicant is claiming that the use is not intense enough to warrant the conditions in the General Industrial District, which include large interior spaces, significant setbacks, and access to assets like rail and freeway interchanges. These conditions come at a cost which is reflected in the rent, which the applicant alludes in noting that no comparable space, including in cost, has been found in a General Industrial zone of this community or others. In conversation with staff, the applicant has drawn a comparison between the intensity of this use and the intensity of an automotive repair station establishment, which is permitted by Special Land Use approval in the Municipal Business District.

City staff has considered this information carefully. The following findings are presented:

- The applicant’s claim that the intensity of the proposed use does not require placement in the General Industrial District has merit. The original denial of the zoning verification was based solely on the *type* of use, not the intensity, which is how the Lincoln Park Zoning Code is intended to function. The fact that this claim has merit reveals an inadequacy, or at the very least a limitation, of the code.
- The topic of permitting “maker spaces” and “small-scale manufacturing operations” has been identified as a current and relevant issue in planning generally, in Michigan specifically, and locally in Lincoln Park. When looking at the whole picture, it is true that we permit commercial and residential operations at all intensities (from neighborhood store to regional mall; from one house on dozens of acres to high-rise apartment buildings), but no such range exists for industrial operations – there are home-based businesses and light/general industrial districts. The City’s planner attended a workshop aimed at implementing small-scale manufacturing districts some time ago with Lincoln Park in mind (see [Recast City](#) for more information). It was brought to the City’s development team, but staffing changes have since relegated the issue to the back burner.
- At this time, the City is in the process of conducting updates to the Zoning Code to help bring it in alignment with the Master Plan adopted last year. At the time of this writing, there is an amendment in process to establish an Automotive Service Overlay Zone which would permit this use in specific areas of the City, including the eastern portion of Southfield Road.

Putting these findings together, it is shown that the City does not offer a zone that is well-aligned with small-scale manufacturing operations; that the City has identified a need for such accommodation; and that there is a legislative amendment in process to permit a use of similar intensity in the geographic area of the request. Internal discussion among City staff has resulted in a plan to expand the uses included in the update in process to low-intensity manufacturing uses in addition to automotive repair services. Once

this amendment has been completed, the proposed business will be in alignment with the Lincoln Park Zoning Code.

Analysis of Standards

Use Variance Request: For a use variance to allow for a powder coating business.

A use variance allows for a use of land that is otherwise prohibited in a zoning district. In order to grant a use variance, there must be a two-thirds (2/3) majority vote of the members of the ZBA and proof of an *unnecessary hardship* must exist, which must include all the following (per §1264.09(b)).

Criteria	Finding	Assessment
<u>Reasonable economic return.</u> The current Zoning Ordinance prohibits the property owner from securing any reasonable economic return or making any reasonable use of the property. Under this standard, the ZBA shall find that the property (land, structures, and other improvements) is not suitable for uses permitted in the zoning district.	The land, structure, and other improvements are suitable for uses permitted in the district. Conditions on the ground in this geographic area do diverge from the district’s intent; most are not “business and entertainment activities” and do not “generate large volumes of vehicular traffic”	PARTIALLY MET
<u>Unique circumstances.</u> The landowner’s plight is due to unique circumstances peculiar to the property and not to general neighborhood conditions. Circumstances common to the larger neighborhood may reflect the unreasonableness of the zoning itself, which should be addressed through a rezoning or other legislative action.	No evidence has been presented or found by staff of unique circumstances peculiar to the property. In this case, “circumstances common to the larger neighborhood” could be considered to reflect an unreasonableness of the zoning; as noted above, this is in the process of resolution by rezoning or legislative action. The purpose of the variance would be to allow the applicant to proceed while the City takes such action, and approval should stipulate that it is valid only until such time as this legislative action is effective.	PARTIALLY MET
<u>Essential character.</u> The use variance, if granted, would not alter the essential character of the neighborhood. This standard requires consideration of whether the intent and purpose of the chapter and zoning district will be preserved, and the essential character of the area will be maintained.	The MBD district is meant for customer-facing businesses that require access along major roads. It is noted that this does not accurately describe the conditions on the eastern portion of Southfield Road, and also does not describe the proposed powder coating business.	PARTIALLY MET

Criteria	Finding	Assessment
<p><u>Self-created hardship</u>. The hardship is not the result of the applicant’s actions. Under this standard, the ZBA shall determine that the hardship that led to the use variance request was not self-created by the applicant. Purchase of a property with a pre-existing hardship does not constitute a self-created hardship. Financial hardships that would prevent reasonable use of the property shall be considered but shall not be the only determining factor in granting a use variance.</p>	<p>Lack of accommodation for small-scale manufacturing facilities in the Lincoln Park Zoning Code is not a self-created hardship.</p>	<p>MET</p>

Recommendation

This request is unique in that it speaks directly to a need that the City has independently identified. The proposal offers a desirable new business type in the specific geography that the City finds appropriate for it, but has not yet codified. Upon careful review by City staff, it has presented an opportunity to improve a zoning amendment in process, and to move a stalled land use goal forward.

The most pressing issue, then, is one of timing. The most straightforward process would be for the City to complete the zoning amendment, likely toward the fall of 2020, and the applicant to then submit a proposal for Site Plan Review with one of the newly-permitted uses. It is noted that in this process, the applicant cannot begin business operations until after the new district and the site plan have both been approved. Although not ideal, this is fully within the City’s rights.

An alternative process is recommended wherein the Zoning Board of Appeals grants a limited variance stipulating that the variance becomes void at such time as the use described in this report becomes permitted in the zoning district which applies to the address. The purpose of this stipulation is because a zoning variance “runs with the land”; it is not the intent to permanently allow this specific use on this parcel indefinitely and regardless of future context. Staff will work concurrently to update the zoning code.

Proposed Motion

It is recommended that the Lincoln Park Zoning Board of Appeals approve a use variance to permit a low-intensity powder coating business with the limitations described on pages 2-3 of this report in the Municipal Business District at 625 Southfield Road, with the following conditions:

- The variance shall become void at such time as this use becomes permitted in the zoning district which applies to the address; and
- As a new use in the district, the proposal shall receive Site Plan approval from the Planning Commission pursuant to all applicable provisions in §1296.01 of the Lincoln Park Zoning Code.