



LINCOLN PARK PLANNING COMMISSION

September 8, 2021 at 7 p.m.

REMOTE MEETING VIA ZOOM

Call: 1 646 558 8656

Web: www.zoom.us

Meeting ID: 734 663 2622

Participant ID is #

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Previous Minutes**
- IV. **Approval of Agenda**
- V. **Old Business**
 - A. Site Plan Review: 881 Southfield – Auto Sales
 - B. Public Hearing: 881 Southfield – Auto Sales
 - C. Special Land Use: 881 Southfield – Auto Sales
- VI. **New Business**
 - A. Planning Commission Members' Removal
- VII. **Policy Review and Discussion**
- VIII. **Education and Training** (see September Planning Report)
- 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 MEETING OF AUGUST 11, 2021**

A Planning Commission meeting of August 11, 2021, via Zoom for Lincoln Park, Michigan was called to order at 7:01 p.m. Mr. Persinger, Commencing with the Pledge of Allegiance.

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

ABSENT: Briones

EXCUSED: Graczyk

ALSO PRESENT: Elizabeth Gunden, John Meyers, Thaddeus Lakewski, Larry Kelsey, Rodger Gonzalez, Sherri Soblo, Maureen Tobin, T. Banda, Yogi Anad

APPROVAL OF MINUTES

Moved by: Persinger to approve the minutes as corrected

Supported by: Duprey

MOTION CARRIED unanimously

APPROVAL OF AGENDA

Moved by: Persinger to approve the agenda with the addition of New Business Item C: Intent to remove Planning Commission Member

Supported by: Duprey

MOTION CARRIED unanimously

OLD BUSINESS

(A) SITE PLAN REVIEW – 881 SOUTHFIELD

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, Repair Centers, and Public Garages. This review treats the existing business as legally nonconforming, and it evaluates only the proposed addition of the Sales use. It explicitly does not grant Special Land Use approval to the existing Automotive Repair use. The site is located between Southfield Rd to the north and Wilson Ave to the west. The site is served by a 5 ft. concrete sidewalk along Wilson Ave; however, the sidewalk discontinues alongside the property at Southfield Rd and starts to appear again on the far east side of the property. The rear side of the property adjoins a public alley. An outdoor auto display area is proposed in front of the building, and there are proposed customer parking spaces on the east side of building.

Proposed motion: Move that the City of Lincoln Park Planning Commission approve the site plan numbered PPC21-0018, proposing a parking lot at 1079-1083 Chandler Avenue and consisting of the pages and revision dates found under 'Site Plan Documents' above, based on the finding that the proposal substantially complies with the requirements of §1296.01. This approval is conditional upon the submittal, within 45 days of the date of this report, of a revised Site Plan resolving the items noted above and subject to administrative review and approval.

Moved by: Horvath
Supported by: Kissel

Yay's: Kissel, Horvath
Nay's: Palmer, Persinger, Lodcua, Duprey

MOTION DENIED

(B) PUBLIC HEARING: 881 SOUTHFIELD – AUTO REPAIR & SALES

Public Hearing opened at 7:31 p.m.

Seeing no public comment and hearing no public comment.

Public Hearing closed at 7:32 p.m.

(C) Special Land Use: 881 SOUTHFIELD – AUTO REPAIR & SALES

The applicant proposes to obtain Special Land Use approval to add an auto sales use 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 proposed use of an automotive repair facility and used motor vehicle sales is permitted within the Municipal Business District (MBD) after Special Land Use Approval under section 1278.03 of the Lincoln Park Zoning Code, and subject to section 1294.14.

No Discussion
MOTION FAILED

NEW BUSINESS

(A) Site Plan Review: 1565 SOUTHFIELD- OFFICE & STUDIO

The proposed project is an office and photography studio. The interior workspace will have an open concept layout that will be used for photographing items for the applicant's online boutique.

The 1,660 sq. ft. site is an existing building that fronts Southfield Road and has vehicular access via Hanover Street in the rear. The closest intersection is to the east at Lafayette Boulevard. There is an existing 6-ft. concrete sidewalk along both Southfield Road and Hanover Street, and there is a bus stop immediately in front of the building. The site was previously used as a dental office and is now vacant. There are existing perennial plantings in the front of the building and two parking spaces in the rear of the building.

Motion that the City of Lincoln Park Planning Commission approve the site plan numbered PPC21-0021, proposing an office and studio at 1516 Southfield Road and consisting of the pages and revision dates found under 'Site Plan Documents' above, based on the finding that the proposal substantially complies with the requirements of §1296.01. This approval is conditional upon the submittal, within 45 days of the date of this report, of a revised Site Plan resolving the items noted above and subject to administrative review and approval.

Moved by: Loduca
Supported by: Duprey

MOTION CARRIED unanimously

(B) CONCEPTUAL REVIEW: 471 SOUTHFIELD – AUTO REPAIR

The proposed project is an auto repair facility. The site has been operating as an auto repair facility for quite some time with no history of planning approvals, and the City has been treating it as a nonconforming use. The applicant proposes to add a new overhead door, which will remove the site's nonconforming status. Therefore, the current request will bring the property into conformance with the Zoning Ordinance.

The site is located along Southfield Road, west of River Drive, and east of Elliot Avenue. There is a party store to the east of the property and a vacant lot to the west side of the property. The rear of the building abuts a 16-ft. public alley that is unimproved. The site is served by a 6-ft. concrete sidewalk along Southfield Rd., and there is an existing parking lot onsite.

Informational Only.

(C) REMOVAL OF PLANNING COMMISSION MEMBER

John Meyers suggested the planning commission to make a motion to request to submit a removal request to the council to remove two planning commission members who have been long absent from all planning commission meetings. The motion would be to remove Mr. Arturo Briones and Ms. Hill from the Planning Commission Board by first sending out a letter to notify these individuals of their intended dismissal.

Informational Only.

POLICY REVIEW AND DISCUSSION

EDUCATION AND TRAINING

A. See August Planning Report

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

John Meyers reported that we have several cases on ZBA and DBB coming up soon.

PUBLIC COMMENTS

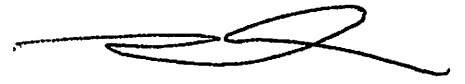
COMMENTS FROM PLANNING COMMISSIONERS

ADJOURNMENT

Moved by: Duprey to adjourn
Supported by: Palmer

MOTION CARRIED unanimously

Meeting adjourned at 8:26 p.m.



MICHAEL HORVATH, Secretary

881 Southfield – Auto Sales

Site Plan Review

Applicant	Roger Canzano
Project	Auto Sales
Address	881 Southfield Rd. Lincoln Park, MI 48146
Date	September 8, 2021
Request	Site Plan Review

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

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 Auto Repair Facility use will be exclusively related to the Auto Sales use, meaning that the repair use is exclusively for cars that will be sold at the subject property. This is different than what was previously represented, which was a site with two unrelated uses: an Auto Repair Facility and an Auto Sales Facility.

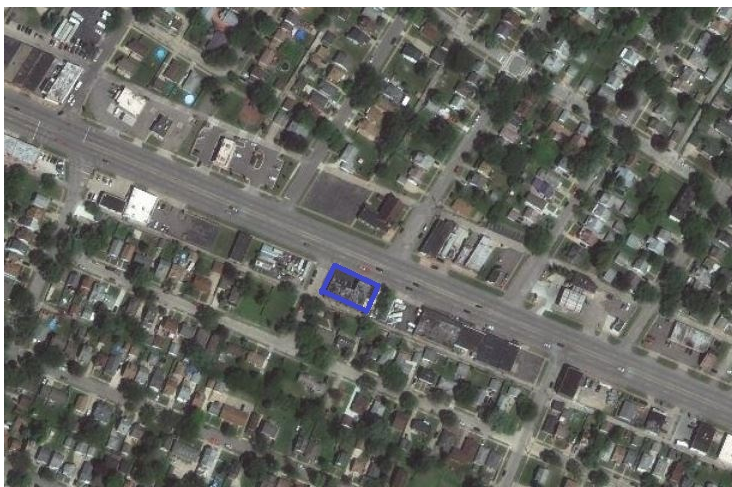


Figure 1: Aerial View

The existing Automotive Repair Station does not meet the standards of 1294.14, which governs Automotive Service Stations, Repair Centers, and Public Garages. This review treats the existing business as legally nonconforming, and it evaluates only the proposed addition of the Sales use. It explicitly does not grant Special Land Use approval to the existing Automotive Repair use.

Site Conditions

The site is located between Southfield Rd to the north and Wilson Ave to the west. The site is served by a 5 ft. concrete sidewalk along

Wilson Ave; however, the sidewalk discontinues alongside the property at Southfield Rd and starts to appear again on the far east side of the property. The rear side of the property adjoins a public alley. An outdoor auto display area is proposed in front of the building, and there are proposed customer parking spaces on the east side of the building.

Master Plan

Future Land Use Classification

The future land use classification for the site is General Commercial. The proposed use of Auto Sales and Auto Repair Facility is consistent with the designation.

Intent; Desirable Uses and Elements

The General Commercial land use is intended to provide retail goods and services on a city-wide scale as well as a regional scale that draw customers from within and outside the City. This land use is an appropriate location for automobile-oriented uses such as restaurants, gas stations with or without convenience stores, minor auto repair shops, and car washes that comply with special design standards that are not appropriate in other City areas such as the downtown.

Land Use and Zoning

Zoning

The site is zoned Municipal Business District (MBD). The proposed uses of Auto Sales and Auto Repair Facility are permitted after special approval under section 1278.03, listed below.

§1278.03 Uses Permitted After Special Approval

(d) Automotive repair stations, provided any outdoor storage of vehicles is screened in accordance with the standards of Section 1294.28, Screening.

(k) New or used mobile home, excavation equipment, machinery or farm implement sales; new or used motor vehicle or recreational vehicle sales or rentals, including boats, snowmobiles, travel trailers, campers, motor homes, tents and accessory equipment, wherein motor vehicles or recreational vehicles are stored or displayed outside of completely enclosed buildings.

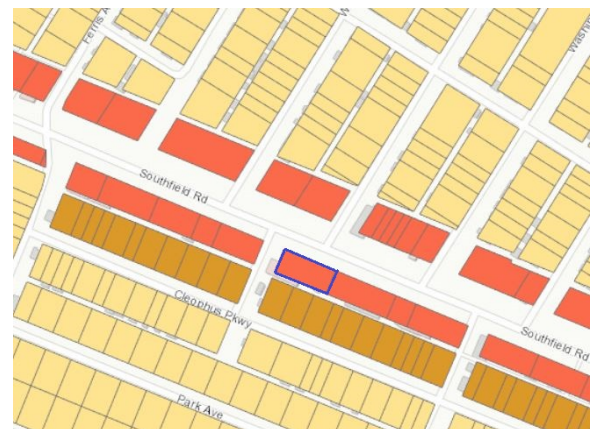


Figure 2: Zoning Map

Proposed and Existing Uses

Site	Commercial; Municipal Business District (MBD)
North	R.O.W then Commercial; Municipal Business District (MBD)
East	Commercial; Municipal Business District (MBD)
South	Public Alley then Multiple Family Residential District (MFRD)
West	R.O.W then Commercial; Municipal Business District

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
01	Site Plan	6/15/2020	6/10/2021
02	Ex. Floor Plan	6/15/2020	6/10/2021
03	Ex. Plumbing Plan	6/15/2020	-
04	Ex. Electrical Plan	6/15/2020	-
05	Ex. Heating Plan	6/15/2020	-
06	Elevations	-	6/10/2021

Dimensional Standards

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

	Required	Provided	Compliance
Lot Width (§1294.14)	Min. 40 ft.	140 ft.	Met
Street Frontage (§1294.09)	Shrubbery and low retaining walls 2 ½' < height < 8'	Proposed tree at the northwest corner of the lot. Proposed height of branches is 5' 6"	Met
Lot Area (§1294.14)	Min. 4,000 sq. ft.	9,520 sq. ft.	Met
Lot Coverage	Max. 50%	Approximately 55%	NOT MET
Height	Two story; 25 ft.	One story; 14 ft.	Met
Setback – Front (§1294.14)	0	49 ft of the building frontage is located on the property line, and 61 ft is located 26 ft from the property line.	Met
Setback – Sides (§1294.14) (§1294.32)	0 ft along Wilson Ave; 0 ft interior property line	42 ft. of the building is located 2 ft. from property line adjoining Willson Ave and 26' is located 61 ft. away; Provided 29 ft. adjoining MBD property	Met
Setback – Rear (§1294.14)	0 adjoining public alley	89 ft. of the building is located on the rear property line.	Met



The proposal exceeds the permitted lot coverage, but it does not increase it.

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'  <p>Figure 3: The site; Southfield Rd and Wilson Ave corner</p>  <p>Figure 4: Southfield Rd looking East</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) <u>Front (facing Southfield): 58% (878 sf / 1525 sf)</u> Beveled wood siding over CMU wall: 878 sf Shingled roof: 467 sf Windows (exempt): 86 sf Metal doors: 180 sf Total: 1,611 sf <u>Rear (facing alley): 87% masonry (1,338 sf / 1,543 sf)</u> CMU wall: 1,338 sf Parapet: 159 sf Metal doors: 46 sf Total: 1,543 sf <u>Right (facing Wilson): 81% masonry (785 sf / 965 sf)</u> CMU wall: 785 sf Shingled roof: 3 sf Window (exempt): 15 sf Metal doors: 177 sf Total: 980 sf <u>Left (facing east): 99% masonry (927 sf / 931 sf)</u> CMU wall: 927 sf Shingled roof: 4 sf Total: 931 sf 	NOT MET

Required	Compliance
<ul style="list-style-type: none"> 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) Natural colors (bright for decorative features only). <i>Front and West facades are painted in dark grey color; East and Rear facades are painted tan.</i> 	
<ul style="list-style-type: none"> Façade: <100' uninterrupted If >100' = recesses, off-sets, angular forms, arches, colonnades, columns, pilasters, detailed trim, brick bands, contrasting courses of material, cornices or porches All sides similar 	Met
<ul style="list-style-type: none"> Windows: vertical, recessed, visually obvious sills Spaces between windows = columns, mullions, or material found elsewhere on façade Front facades > 25% windows <i>Southfield Rd: ~5% transparency (86 sf / 1,611 sf); Wilson Ave: ~1.5% (15 sf / 980 sf)</i> Size, shape, orientation, spacing to match buildings within 500' 	NOT MET
<ul style="list-style-type: none"> Main entrances: doors larger Framing devices (overhangs, recesses, peaked roof forms, porches, arches, canopies, parapets, awnings, display windows, accent colors, tile work, moldings, pedestrian-scale lighting, distinctive door pulls) 	Met
<ul style="list-style-type: none"> Pitched / shingled roof forms suggested; overhanging eaves with slope of 0.5 to 1 Rooflines >100' = roof forms, parapets, cornice lines Roof-top mechanical equipment screened by roof form. <i>No mechanical equipment</i> 	Met

The building materials and transparency (windows) do not meet the standards but may be preserved so long as the nonconformity is not increased. As the proposal does not include changes to the building façade, the City has historically permitted existing façade conditions to remain.

Items to be addressed

None

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 5-ft concrete sidewalk at Wilson Ave followed by an 8-ft asphalt Blvd with few to no curbs. Also, the sidewalk discontinues at the property line at Southfield Rd, and it reappears at the far east side of the property. This existing condition presents a dominant vehicular circulation without consideration for safe pedestrian circulation (see Figure 5). The applicant proposes a 6.5 ft concrete sidewalk along Southfield Rd that connects the Wilson Ave sidewalk with the sidewalk on Southfield Rd to provide a safe pedestrian circulation. Existing conditions show cars parked in the proposed sidewalk area, to be removed. The applicant also proposes to remove the asphalt between the sidewalk and Southfield Rd along the entire property frontage and replace it with sod; these are addressed under Landscaping, below. There are no bicycle facilities along the ROW or bicycle parking facilities proposed.



Figure 5: Existing sidewalk and lack thereof; existing cars parked in the proposed sidewalk area.

Items to be addressed

- Applicant shall ensure that existing and new concrete sidewalks are brought up to City standards.
- Applicant shall provide details and cross sections of the proposed sidewalk at the time of the detailed engineering review.
- Applicant shall ensure that no cars will be parked from the proposed sidewalk to the road.

PARKING

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

Use	Required	Proposed	Compliance
Automobile and truck sales, with or without automotive service and/or repair facilities	One (1) for every four hundred (400) square feet of gross floor area of the sales room, plus one (1) for each employee on duty based upon maximum employment shift, plus spaces required for any automotive service and/or repair facilities. <i>Showroom (32' X 66' 4"):</i> $2,123 / 400 = 6$ <i>Employee:</i> 2 employees = 2 <i>Total = 8 spaces</i>	6	NOT MET

§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	Proposed ingress only on Wilson and egress only from west Southfield access point. Ingress and egress provided from east Southfield access point.	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	Outdoor auto display area is covered with asphalt in poor condition that will be replaced with concrete. Parking area on east side of building is covered with concrete that is in good condition.	Met
	Concrete curbs and gutters	Concrete curbs and gutters are indicated between the sidewalks and Southfield Rd and Wilson Ave Only. No curb lines are shown between the sidewalk and display area.	Partially Met
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	Proposed 6-ft solid masonry wall to replace 8-ft chain link fence at the rear of the property.	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.	The auto display area is adjoining Southfield Rd and Wilson Ave. The parking area is adjoining the public alley with access from Southfield Rd. There is a proposed 6-ft solid masonry wall that will screen the rear parking area.	Met
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	Auto display area configuration plus ingress only from Wilson Ave. and Egress only to Southfield Rd. prevent	Met

	Required	Proposed	Compliance
		the use of the street and sidewalk for backing or maneuvering.	
	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.	N/A	N/A

The site plan proposes a total of six (6) spaces for the site along with four (4) on-street parking spaces along Wilson Ave. and one on-street parking space along Southfield Rd. The proposed use requires eight (8) spaces, and the Planning Commission has the power to waive this requirement based on evidence of lower demand.

Items to be addressed

- A parking waiver is requested from the Planning Commission to reduce the number of required parking spaces from 8 to 6. Factors for consideration are the size constraints of the site and the availability of on-street parking.
- Applicant shall replace the existing asphalt and bring all parking areas up to City standards.
- Applicant shall provide pavement details and cross-sections at the time of the detailed engineering review.

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 to 25	1	1 that measures 9' in width	NOT MET

Items to be addressed

- Applicant shall provide the one required barrier-free parking space that is 12' wide.

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
5,001 to 20,000	0	Proposed loading area in alley.	Met

Items to be addressed

None

ACCESS, DRIVEWAYS, AND VEHICULAR CIRCULATION

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

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

Required	Provided	Compliance
<ul style="list-style-type: none"> Single two-way driveway or pair of one-way driveways Two-way: 25' < throat width < 30' (face to face of curb). One-way paired: each 20' measured perpendicularly. May be separated by 10' median; sidewalks shall be continued or maintained 25' radii; 30' radii where daily truck traffic expected Corner lots: one access point per street with >100' frontage If frontage >300' and documented need (ITE), may allow additional access with design restrictions If frontage >600', max of 3 drives may be allowed; one with design restrictions 	<ul style="list-style-type: none"> One single-way and one two-way driveway on Southfield Rd. Two-way: proposed to increase from 14' to 28'; One-way: existing width is 32'; Sidewalk proposed to be continued/maintained 10 ft radii Two access points from Southfield Rd. and one from Wilson Ave. Not Applicable Not Applicable 	<p>NOT MET</p> <p>Partially Met</p> <p>NOT MET NOT MET</p> <p>N/A</p> <p>N/A</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 	Not Applicable	N/A
<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 	Proposed tree at northwest corner of the lot. Proposed height of branches is 5' 6"	Met

Required	Provided	Compliance
<ul style="list-style-type: none"> Grass / groundcover only in 3' strip abutting driveway and ROW Trees permitted if trimmed between 30" and 6' from ground level 		
<ul style="list-style-type: none"> 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 	Not Applicable	N/A
<ul style="list-style-type: none"> Same side of street: Driveway spacing determined by speed limits in §1290.10. <i>Speed limit is 35 mph = 150' driveway spacing</i> 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 is ~26 ft. Not Applicable Not Applicable 	<p>NOT MET</p> <p>N/A</p> <p>N/A</p>

The driveways as proposed do not meet the standards for width, radius, or number. The driveways are existing, however, and there is work proposed on the eastern Southfield driveway which will bring it into compliance. Because the project is redeveloping an existing site, the Planning Commission has the authority to apply the standards to the maximum extent possible if it determines that compliance with all the standards of this section is unreasonable.

(4) For expansion and/or redevelopment of existing sites where the Planning Commission determines that compliance with all the standards of this section is unreasonable, the standards shall be applied to the maximum extent possible. In such situations, suitable alternatives which substantially achieve the purpose of this section may be accepted by the Planning Commission, provided that the applicant demonstrates that all of the following apply:

- A. The size of the parcel is insufficient to meet the dimensional standards.
- B. The spacing of existing, adjacent driveways or environmental constraints prohibit adherence to the access standards at a reasonable cost.
- C. The use will generate less than five hundred (500) total vehicle trips per day or less than seventy-five (75) total vehicle trips in the peak hour of travel on the adjacent street, based on rates developed by the Institute of Transportation Engineers (ITE).
- D. There is no other reasonable means of access.

Items to be addressed

None

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 vehicles may access the building via Southfield Rd. or Wilson Ave. The Lincoln Park Police Department has reviewed this plan and indicates 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	Proposed 9.5-ft. greenbelt between Southfield Rd. and sidewalk, and proposed 8-ft. greenbelt between Wilson Ave. and sidewalk.	Met with waiver
	1 tree and 4 shrubs per 40' of street frontage <i>Southfield Rd:</i> <i>140 ft. (Southfield Rd.) + 68 ft. (Wilson Ave.) = 208 ft. street frontage = 5 trees and 21 shrubs</i> <i>30% redevelopment standard = 1.5 trees and 6 shrubs</i>	2 proposed trees on Southfield. No shrubs provided.	Partially Met
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	Not applicable	N/A

	Required	Proposed	Compliance
Interior Landscaping	10% of total lot area landscaped, including groundcover <i>(9,520 sf * 0.1) = 952 sf landscaping</i> <i>30% redevelopment standard = 268 sf</i>	997 sf landscaping proposed in proposed spaces between street ROW and sidewalks.	Met
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Proposed trees grouped along sidewalk.	Met
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>952 sf = 3 trees and 4 shrubs</i> <i>30% redevelopment standard = 268 sf = 0 trees and 1 shrub</i>	1 of 2 proposed trees on Wilson count toward interior landscaping requirements. No shrubs provided.	Partially Met
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces <i>6 spaces (parking area) + 4 (auto display area) = 10 spaces = 1 tree</i>	1 of 2 proposed trees on Wilson counts toward parking lot landscaping requirements.	Met
	100 sf of planting area per tree		
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	Applicant proposes indoor rollout dumpster.	N/A
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive); solid 6' masonry wall ornamental on both sides	Proposed 6-ft solid masonry wall to replace 8-ft chain link fence at the rear of the property.	Met

The applicant only needs to meet 30% of the landscaping requirements for the redevelopment of an existing site. The four proposed trees meet the 30% redevelopment standard; however there does not appear to be sufficient space to add the required shrubs as well.

Items to be addressed

- *A waiver is requested from the Planning Commission for relief from the 10-ft. required greenbelt width (9.5 ft. and 8 ft.) and shrub landscaping requirements for street and interior landscaping. The required number of street trees have been provided (4) and the site size and existing site features prevent the provision of the 7 required shrubs as well.*

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 comply with soil erosion control standards.*

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 site is served by public water and sewer. No new water lines or sanitary sewer systems are proposed for the site. Engineering comments state that if the existing sanitary sewer is going to be reused, the architect should verify that the existing sanitary service is adequate to handle the required flows for the building's use. If it is being reused, it is important that the developer realize this existing sanitary service is old and may have reached its life expectancy. It is highly recommended that the existing sanitary sewer service be videotaped to determine the condition of the service lead. If the existing water service is being reused, it is important that the developer realize this existing water service is also old and may have reached its life expectancy. The DPW Department confirmed that the existing service is not a lead-type service. The design professional must verify the existing water service type, size, and lead capacity and should verify that the existing service is adequate to handle the required flows.

Items to be addressed

- *The applicant shall verify that the existing sanitary service is adequate to handle the required flows for the building's use.*
- *It is highly recommended that the existing sanitary service be videotaped to determine the condition of the service lead.*
- *Applicant shall verify the existing water service type, size, and lead capacity and shall verify that the existing service is adequate to handle the required flows.*

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. No new stormwater management system is proposed on the site.

Items to be addressed

- *Applicant shall work with the City Engineer to review stormwater 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.

The site is served by an existing light pole located on the corner of Southfield Rd and Wilson Ave. The Site Plan, sheet 01 and Elevations, sheet 06 indicate two outdoor light fixtures with shields, one on the left side elevation facing the auto display area and one on the left side elevation facing the Wilson Ave. The existing lighting appears to be shielded and downward facing.

Items to be addressed

None

NOISE

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

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

Items to be addressed

None

MECHANICAL EQUIPMENT

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

No mechanical equipment is visible from the right-of-way.

Items to be addressed

None

SIGNS

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

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

Items to be addressed

- 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 proposed use is expected to generate some quantity of hazardous materials or waste. Sheet 01 Site Plan notes that the applicant will provide primary and secondary containers inside the building for the storage of removed vehicle fluids. Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal.

Items to be addressed

- Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal of hazardous materials and waste.*

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

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

As noted above, this review addresses the additional use and treats the existing auto repair use as legally nonconforming. There are no specific standards for Auto Sales.

Items to be addressed

None

OTHER AGENCY REVIEWS

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

Southfield Road is under the jurisdiction of Wayne County. All work within the right-of-way shall be approved by the Wayne County Road Commission.

Items to be addressed

- Work in the Southfield Road right of way requires a permit from the Wayne County Road Commission.*
- Applicant to secure all appropriate agency reviews as needed.*

VARIANCES

No variances are anticipated from this proposal.

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

Waivers

- *A parking waiver is requested from the Planning Commission to reduce the number of required parking spaces from 8 to 6. Factors for consideration are the size constraints of the site and the availability of on-street parking.*
- *A waiver is requested from the Planning Commission for relief from the 10-ft. required greenbelt width (9.5 ft. and 8 ft.) and shrub landscaping requirements for street and interior landscaping. The required number of street trees have been provided (4) and the site size and existing site features prevent the provision of the 7 required shrubs as well.*

Conditions to be Addressed Before Approval Letter is Issued

- *Applicant shall provide the one required barrier-free parking space that is 12' wide.*

Conditions of Approval

- *Applicant shall ensure that existing and new concrete sidewalks are brought up to City standards.*
- *Applicant shall provide details and cross sections of the proposed sidewalk at the time of the detailed engineering review.*
- *Applicant shall ensure that no cars will be parked from the proposed sidewalk to the road.*
- *Applicant shall replace the existing asphalt and bring all parking areas up to City standards.*
- *Applicant shall provide pavement details and cross-sections at the time of the detailed engineering review.*
- *The applicant shall verify that the existing sanitary service is adequate to handle the required flows for the building's use.*
- *It is highly recommended that the existing sanitary service be videotaped to determine the condition of the service lead.*
- *Applicant shall verify the existing water service type, size, and lead capacity and shall verify that the existing service is adequate to handle the required flows.*
- *Applicant shall work with the City Engineer to review stormwater system to determine the appropriate permitting process.*
- *Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.*
- *Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal of hazardous materials and waste.*

- *Work in the Southfield Road right of way requires a permit from the Wayne County Road Commission.*
- *Applicant to secure all appropriate agency reviews as needed.*

Proposed Motion

I move that the City of Lincoln Park Planning Commission **approve** the site plan numbered PI 20-003 proposing auto sales at 881 Southfield Road and consisting of the pages and revision dates found under 'Site Plan Documents' above, based on the finding that the proposal substantially complies with the requirements of §1296.01. This approval is conditional upon the submittal, within 45 days of the date of this report, of a revised Site Plan resolving the items noted above and subject to administrative review and approval.

881 Southfield – Auto Sales
Special Land Use Review

Applicant	Roger Canzano
Project	Auto Sales
Address	881 Southfield Rd. Lincoln Park, MI 48146
Date	September 8, 2021
Request	Special Land Use Approval

REQUEST

The applicant proposes to obtain Special Land Use approval to add an auto sales use 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 proposed use of used motor vehicle sales is permitted within the Municipal Business District (MBD) after Special Land Use Approval under section 1278.03 of the Lincoln Park Zoning Code, and subject to section 1294.14.

The property is legally described as:

FE125A2—129A W ½ LOT 125. ALSO LOTS 126 TO 129 INCL EXC NLY 54 FT THEREOF EMPIRE POINT SUB PC 85 L33 P44 WCR

CRITERIA FOR REVIEW

The following conditions are all required to be met before a Special Land Use approval may be granted:

- 1) The special use will promote the use of land in a socially and economically desirable manner for persons who will use the proposed land use or activity, for landowners and residents who are adjacent thereto and for the City as a whole;

This condition is MET.

- 2) The special use is compatible and in accordance with the goals, objectives and policies of the City's Comprehensive Development Plan;

The Future Land Use classification for the site is General Commercial.

The General Commercial land use is intended to provide retail goods and services on a city-wide scale as well as a regional scale that draw customers from within and outside the City. This land use is appropriate location for automobile-oriented uses such as restaurants, gas stations with or without convenience stores, minor auto repair shops, and car washes that comply with special design standards that are not appropriate in other City areas such as the downtown.

This condition is MET

- 3) The special use is necessary for the public convenience at that location;

This condition is MET.

- 4) The special use is compatible with adjacent uses of land, and can be constructed, operated and maintained so as to continue to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed;

The proposal will improve landscaping and screening on the site, protecting residential properties on the other side of the alley; and it is compatible with adjacent commercial uses.

This condition is MET.

- 5) The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;

The proposal will improve landscaping, screening, and access on the site.

This condition is MET.

- 6) The special use can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area;

This condition is MET.

- 7) The special use will not cause injury to the value of other property in the neighborhood in which it is to be located;

This condition is MET.

- 8) The special use will protect the natural environment, help conserve natural resources and energy, and will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance;

The proposal does nothing to protect the natural environment; however, it does provide landscaping on the site where there was previously none.

This condition is PARTIALLY MET.

- 9) The special use is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable site design standards for use in Section 1296.02; and

There are no specific standards for auto sales.

This condition is MET.

- 10) The special use is related to the valid exercise of the City's police power and purposes which are affected by the proposed use or activity.

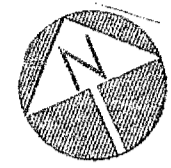
This condition is MET.

PROPOSED MOTION

I move that the Lincoln Park Planning Commission grant Special Land Use **Approval** for auto sales at 881 Southfield Road, as requested in PI 20-003, based on an affirmative finding of compliance with the criteria set forth in Section 1262.08 of the Lincoln Park Zoning Code.

CITY MOTOR WORKS
881 SOUTHFIELD RD
LINCOLN PARK, MI
48146

SHEET TITLE
PROJECT NAME
 ADD USED CAR SALES TO
 EXISTING AUTO REPAIR
SITE PLAN



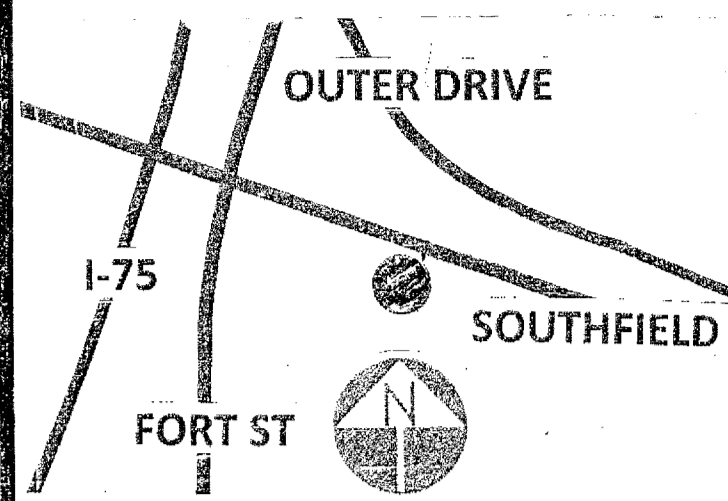
SCALE 1" = 10 FT

CURRENT OWNER
 HEBRON HOLDINGS, LLC
 881 SOUTHFIELD RD
 LINCOLN PARK, MI 48146

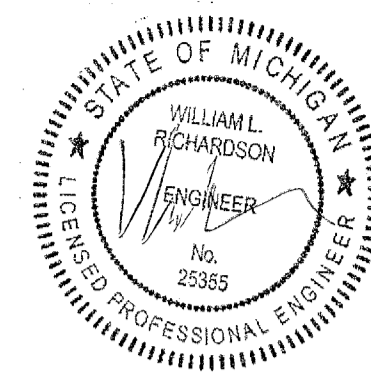
PARCEL ID

45008050125003

LOCATION MAP



LEGAL DESCRIPTION
 FE125A2--129A W 1/2 LOT 125
 ALSO LOTS 126 TO 129 INCL EXC
 NLY 54 FT THEREOF EMPIRE POINT
 SUB PC 85 L33 P44 WCR
 ACRES= 0.24859



APPLICABLE CODES

2015 MICHIGAN PLUMBING CODE
 ANSI 117.1-2003 ACCESSIBILITY
 2015 MICHIGAN ENERGY CODE
 ASHRAE 90.1-2007
 2012 INTERNATIONAL FIRE CODE
 2015 MICHIGAN BUILDING CODE
 2015 MICHIGAN MECHANICAL CODE
 2017 NATIONAL ELECTRIC CODE

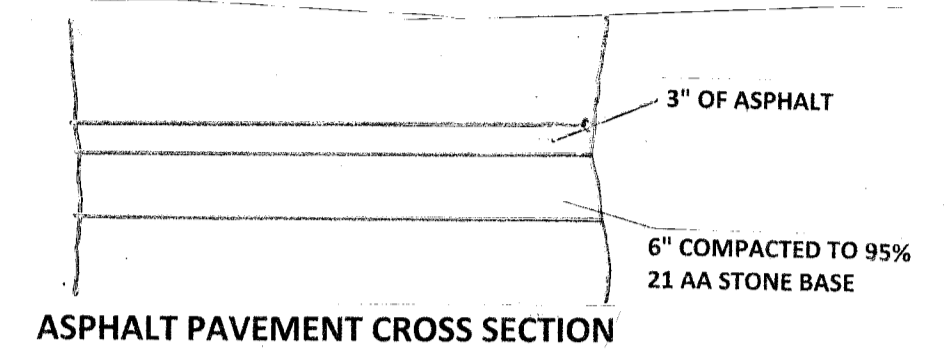
WORK SCOPE

- *** RELINE PARKING SPACES IN FRONT OF BUILDING
- *** CREATE AUTO DISPLAY SPACES OUTSIDE IN FRONT
- *** ELIMINATE DISPLAY SPACES INSIDE
- *** PLANT DECIDUOUS TREES ALONG SOUTHFIELD & WILSON
- *** ADD B.F. PARKING SIGN AT B.F. SPACE
- *** BRING SIDEWALKS UP TO CITY STANDARDS WHERE NECESSARY
- *** PROVIDE NO PARKING ON SIDEWALKS
- *** REPLACE EXISTING ASPHALT AND BRING ALL PARKING AREAS UP TO CITY STANDARDS
- *** STEEL ROLLUP DOOR IN FRONT WILL NOT BE CLOSED OFF
- *** REMOVE CHAIN-LINK FENCE AT REAR AND REPLACE WITH 6 FT HIGH MASONRY WALL, DECORATIVE ON BOTH SIDES
- *** REMOVE EXISTING FENCE AT NORTHEAST CORNER OF PROPERTY
- *** BRING IN STEEL ROLL-OUT DUMPSTER
- *** PROVIDE INSIDE OF BUILDING CONTAINERS FOR THE STORAGE OF FLUIDS REMOVED FROM VEHICLES AS WELL AS A 2NDARY CONTAINER IN THE EVENT THE PRIMARY CONTAINERS LEAK. CONTAINER CONTENTS TO BE DISPOSED BY A LICENSED ENTITY AUTHORIZED TO DISPOSE OF SUCH MATERIALS

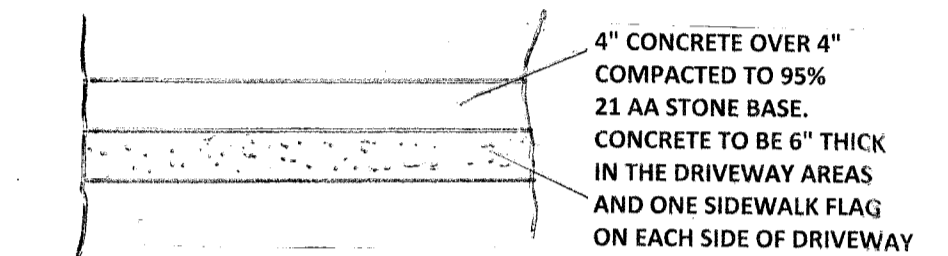
SITE INFORMATION

- *** SITE SIZE 9,520 SQ FT
- *** BUILDING SIZE 5203 SQ FT
- *** CURRENT ZONING MUNICIPAL BUSINESS DISTRICT
- *** CURRENT USE AUTO REPAIR
- *** PROPOSED USE USED AUTO SALES
- *** USE GROUP BUSINESS GROUP B
- *** CONSTRUCTION TYPE III B
- ** CUSTOMER PARKING REQUIRED 650 SQ FT
- ** CUSTOMER PARKING PROVIDED 2,625 SQ FT AREA (WELL LIT)

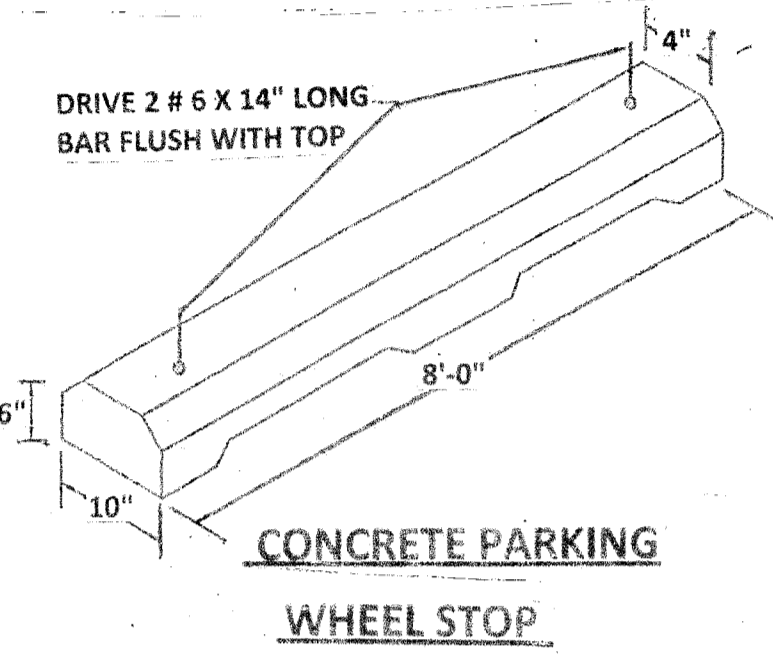
NOTE:
 THERE WILL BE NO INDOOR PARKING
 OF DISPLAY VEHICLES



ASPHALT PAVEMENT CROSS SECTION



CONCRETE SIDEWALK CROSS SECTION

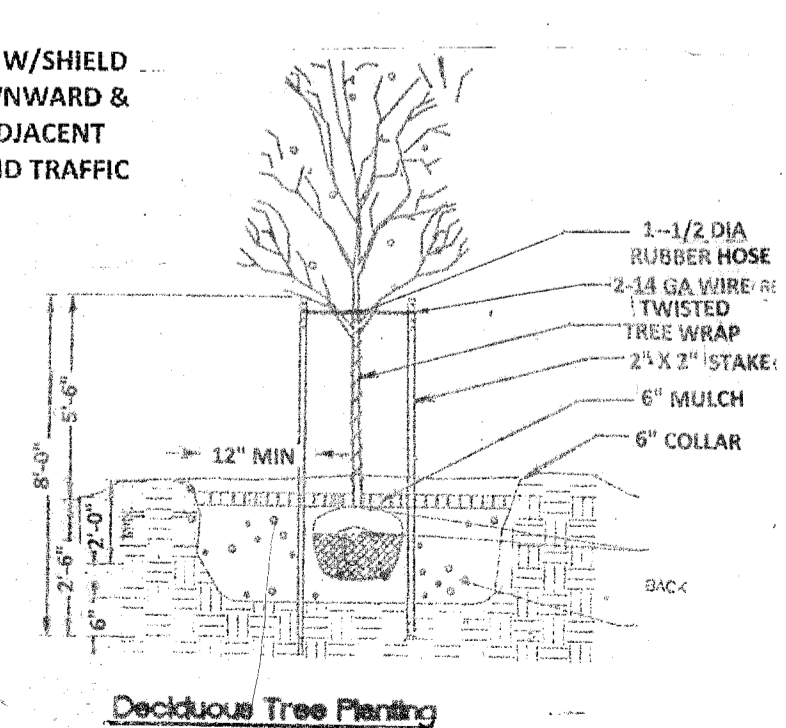
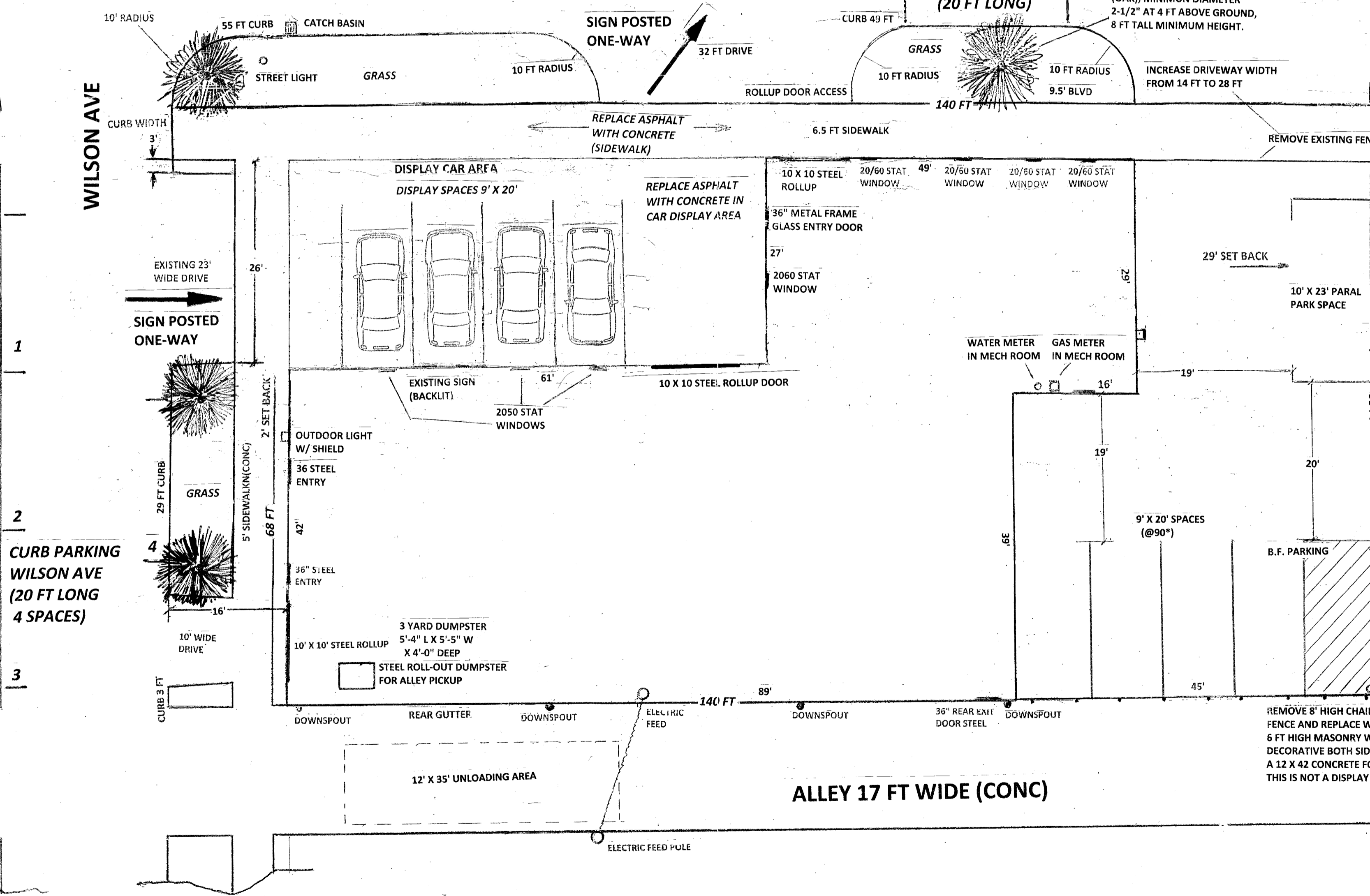
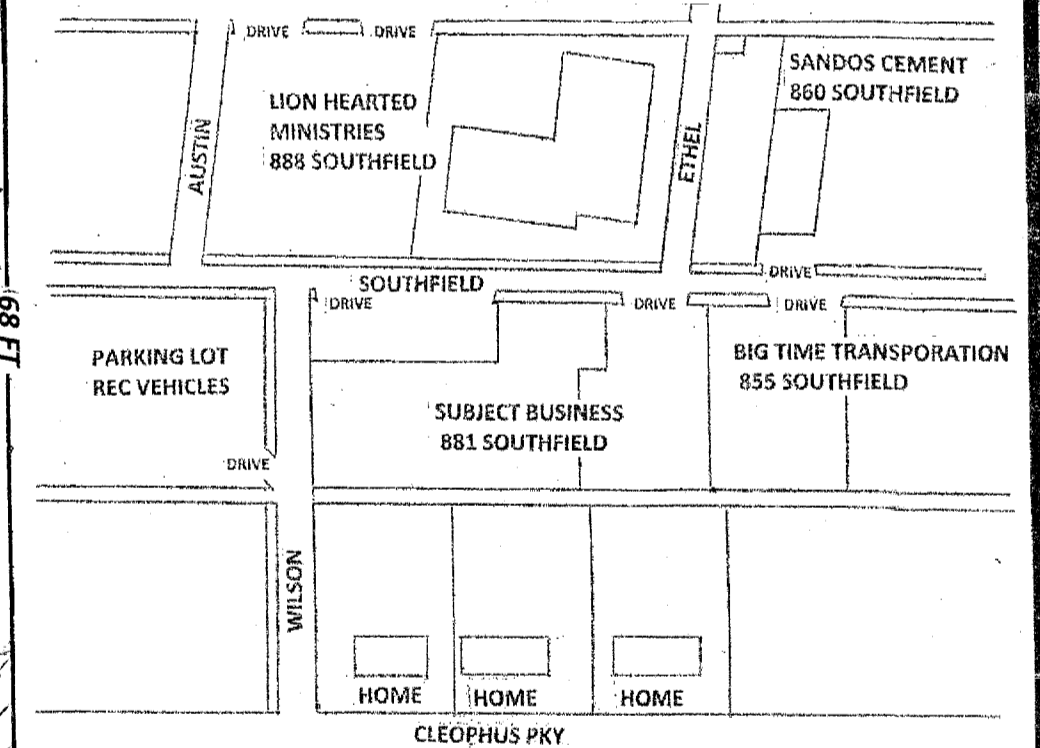


CONCRETE PARKING
 WHEEL STOP

DATE OF SUBMITAL 06/15/2020
 DATE OF 1ST REVISION 01/04/2021
 DATE OF 2ND REVISION 02/24/2021
 DATE OF 3RD REVISION 04/10/2021
 DATE OF 4TH REVISION 06/10/2021

PROJECT APPLICANT
YASER MAHMOUD FOR:
CITY MOTORWORKS, INC
313-949-1372

SURROUNDINGS



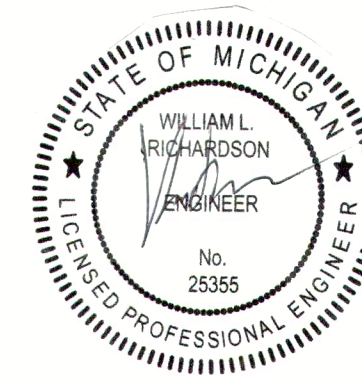
Deciduous Tree Planting

CITY MOTOR WORKS
881 SOUTHFIELD RD
LINCOLN PARK, MI
48146

SHEET TITLE

EX FLOOR PLAN

SCALE 1" = 6 FT



APPLICABLE CODES

2015 MICHIGAN PLUMBING CODE
 ANSI 117.1-2003 ACCESSIBILITY
 2015 MICHIGAN ENERGY CODE
 ASHREA 90.1-2007
 2012 INTERNATIONAL FIRE CODE
 2015 MICHIGAN BUILDING CODE
 2015 MICHIGAN MECHANICAL CODE
 2017 NATIONAL ELECTRIC CODE

DATE OF SUBMITTAL 06/15/2020
 DATE OF 1ST REVISION _____
 DATE OF 2ND REVISION _____

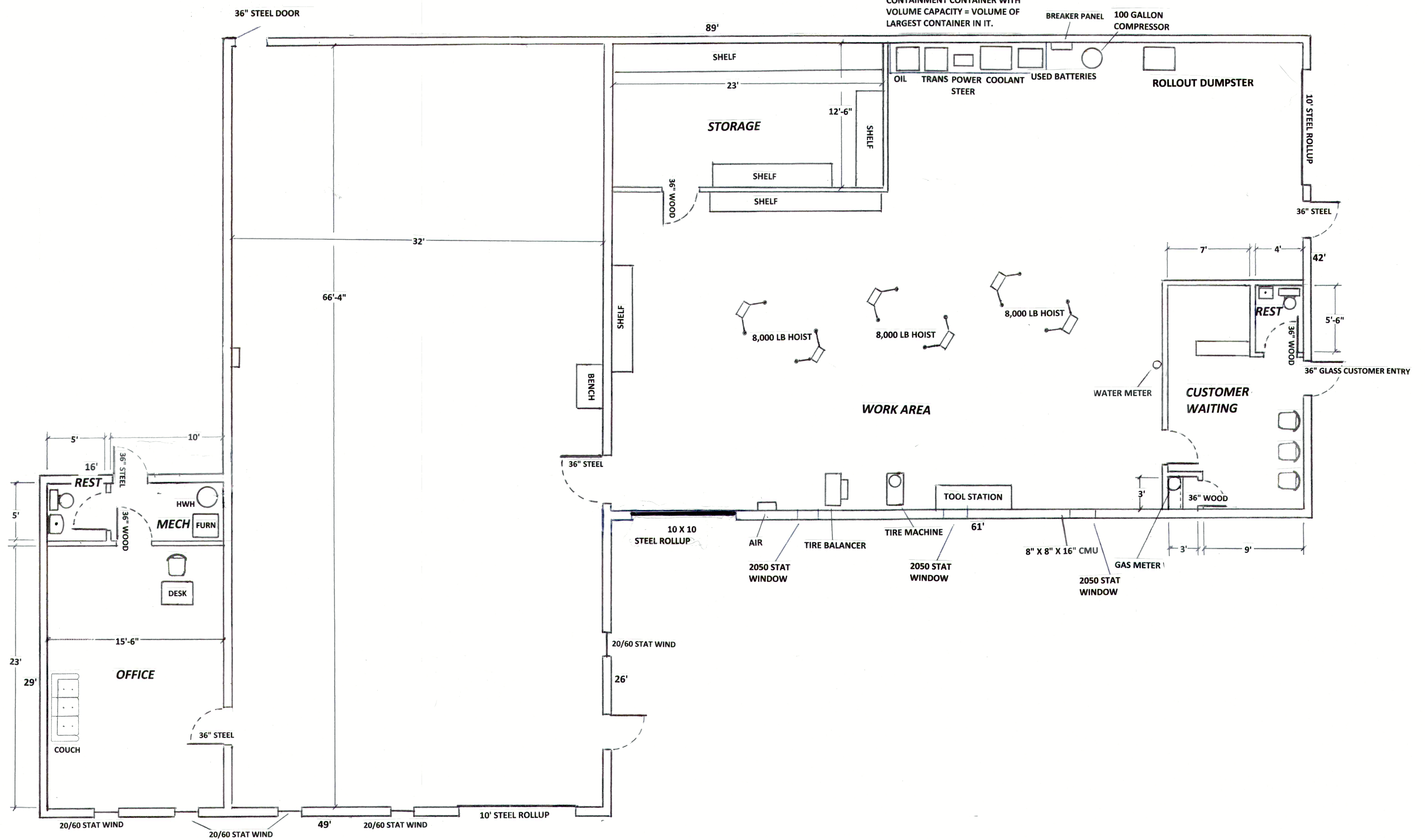
ROOM FINISH SCHEDULE

ROOM	FLOOR	WALLS	CEILING
RESTROOM 1	CERAMIC	PAINT/DRYWALL	2' X 4' CEIL TILE
MECH ROOM	CERAMIC	PAINT/DRYWALL	2' X 4' CEIL TILE
OFFICE	CERAMIC	PAINT/DRYWALL	2' X 4' CEIL TILE
STORAGE	CONCRETE	PAINT/BLOCK	PAINT DRYWALL
WORK AREA	CONCRETE	PAINT/BLOCK	OPEN TO ROOF
RESTROOM 2	CERAMIC	PAINT/DRYWALL	PAINT/DRYWALL
CUSTOMER WAIT	CERAMIC	PAINT/DRYWALL	2' X 4' CEIL TILE

OCCUPANCY LOAD

OFFICE	345/100	=	3
SHOWROOM	2,174/300	=	7
STORAGE	312/200	=	1
WORK AREA	1,922/300	=	6
CUST SALES	185/25	=	7
TOTAL		=	24

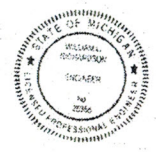
NOTE:
 USED FLUIDS STORAGE CONTAINERS TO BE LABELED "USED" AND AS TO THEIR CONTENTS. CONTAINERS TO BE PLACED IN A SECONDARY FLUID CONTAINMENT CONTAINER WITH VOLUME CAPACITY = VOLUME OF LARGEST CONTAINER IN IT.



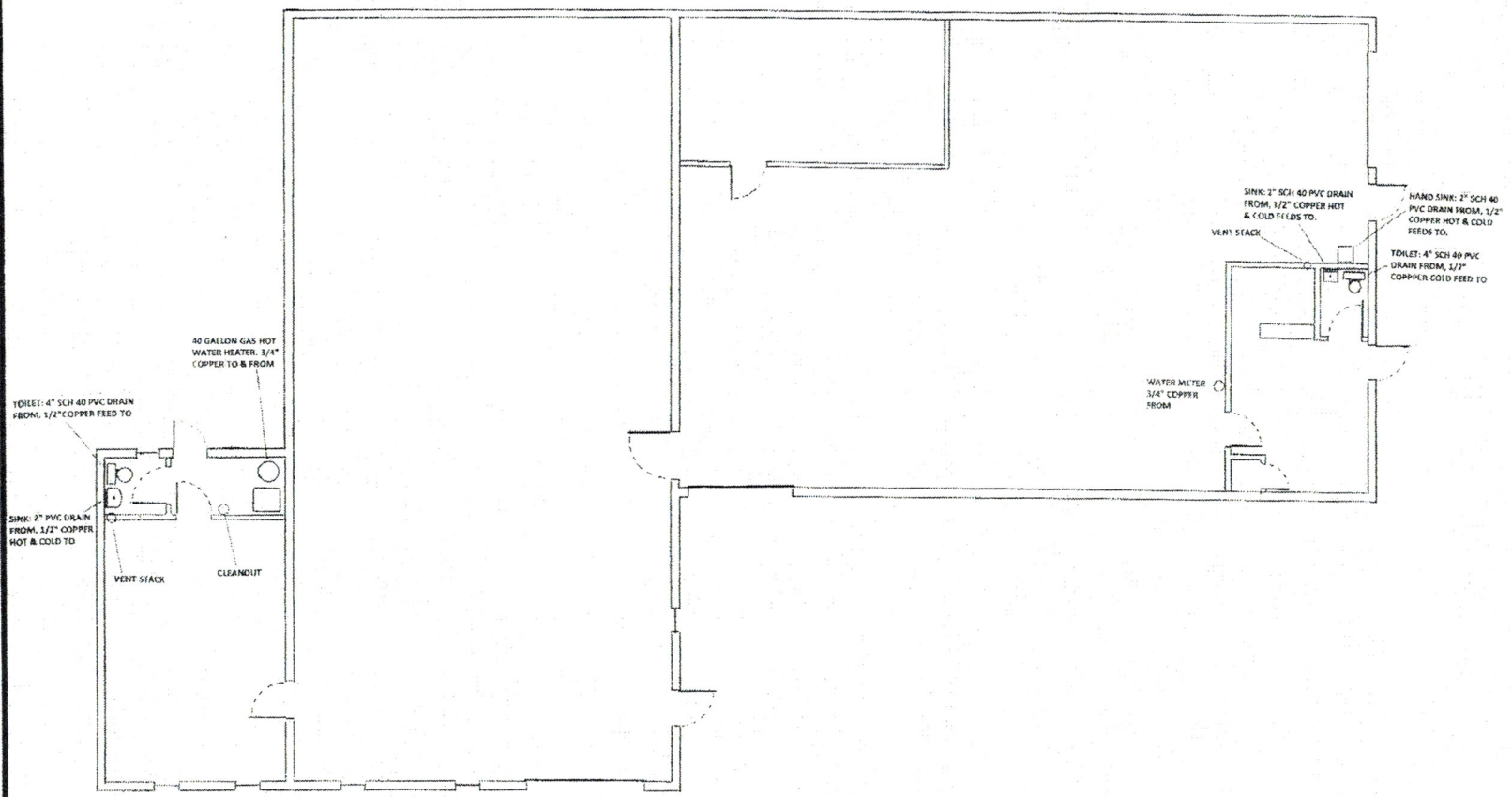
CITY MOTOR WORKS
881 SOUTHFIELD RD
LINCOLN PARK, MI
48146

SHEET TITLE
EX PLUMBING PLAN

SCALE 1" = 6 FT



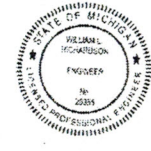
APPLICABLE CODES
2015 MICHIGAN PLUMBING CODE
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ASHRAE 90.1-2007
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CITY MOTOR WORKS
 881 SOUTHFIELD RD
 LINCOLN PARK, MI
 48146

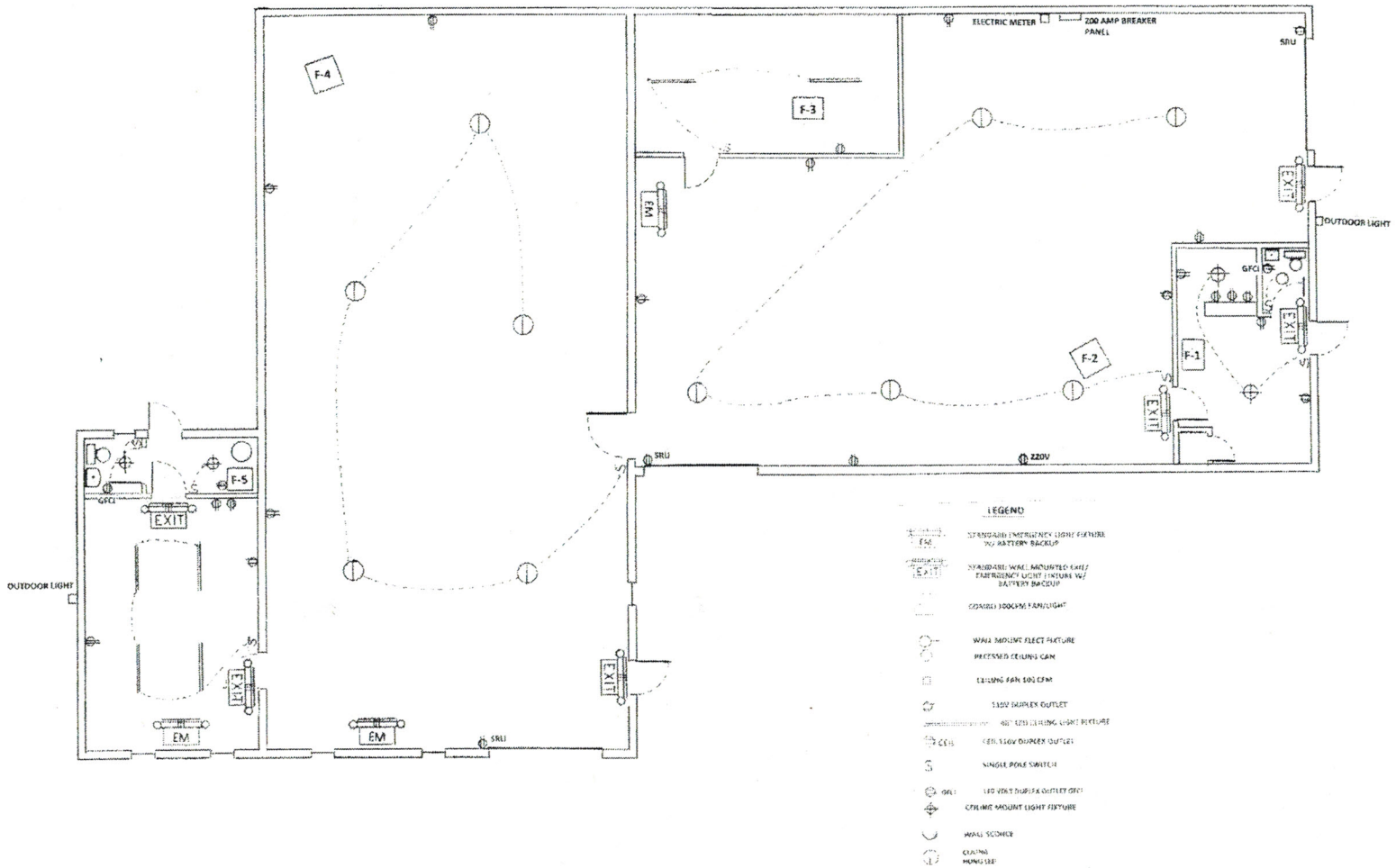
SHEET TITLE
 EX ELECTRICAL PLAN

SCALE 1" = 6 FT



APPLICABLE CODES

2015 MICHIGAN PLUMBING CODE
 ANSI 117.3 2003 ACCESSIBILITY
 2015 MICHIGAN ENERGY CODE
 ASHRAE 90.1-2007
 2013 INTERNATIONAL FIRE CODE
 2015 MICHIGAN BUILDING CODE
 2015 MICHIGAN MECHANICAL CODE
 2017 NATIONAL ELECTRIC CODE



LEGEND

- STANDALONE EMERGENCY LIGHT FIXTURE W/ BATTERY BACKUP
- STANDALONE WIRE MOUNTED EMERGENCY LIGHT FIXTURE W/ BATTERY BACKUP
- CONTROL JUNCTION PANEL
- WALL MOUNT ELECT. FIXTURE
- RECESSED CEILING CAN
- EXIT SIGN
- 150V DUPLEX OUTLET
- 120V DUPLEX OUTLET
- 120V SINGLE LINE LIGHT RECEPTACLE
- 120V DUPLEX OUTLET
- SINGLE POLE SWITCH
- LED 40W DUPLEX OUTLET DECK
- CEILING MOUNT LIGHT FIXTURE
- WALL SCOOTER
- CEILING MOUNT LIGHT FIXTURE

CITY MOTOR WORKS
881 SOUTHFIELD RD
LINCOLN PARK, MI
48146

SHEET TITLE

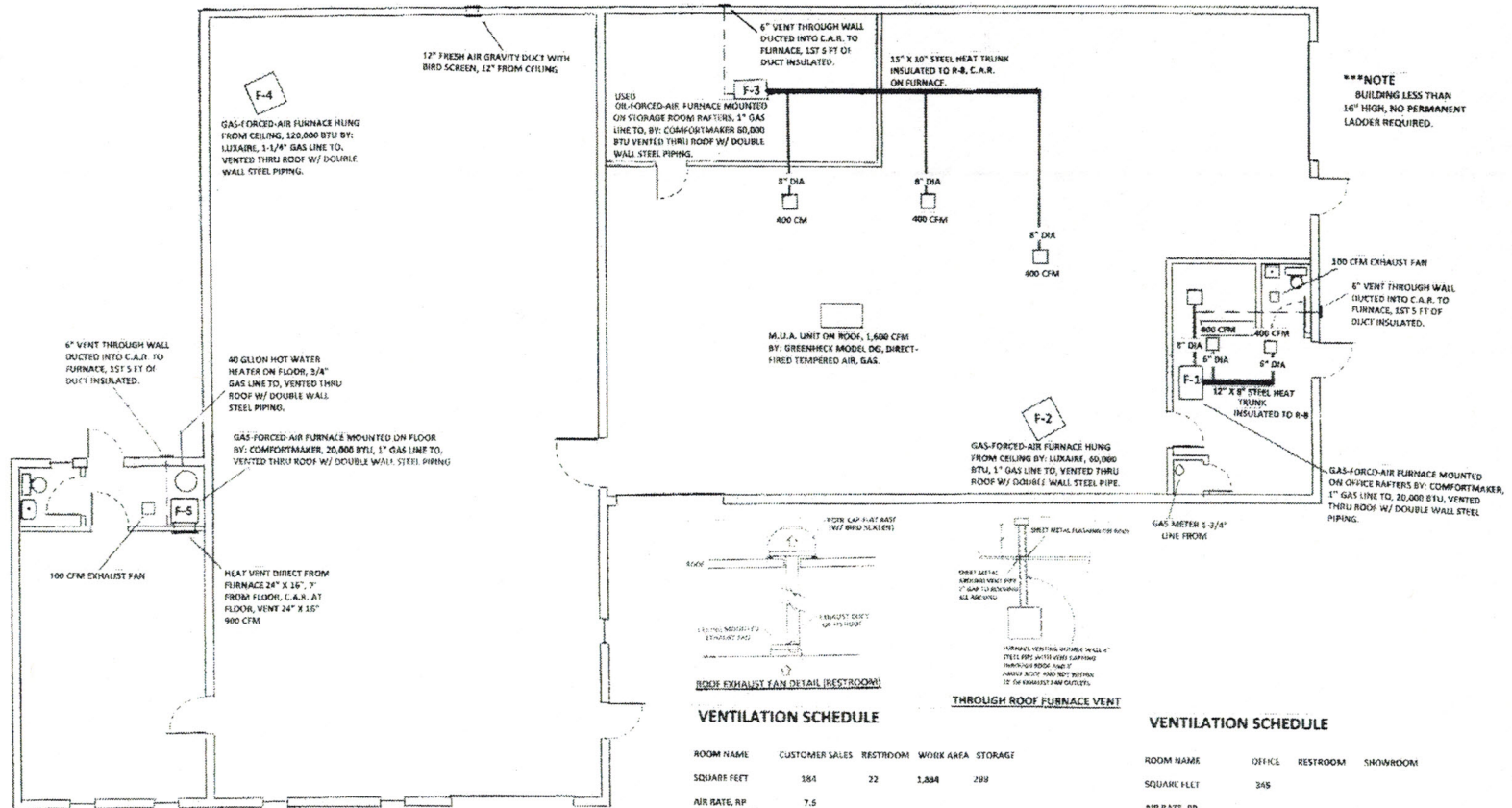
EX HEATING PLAN

SCALE 1" = 6 FT

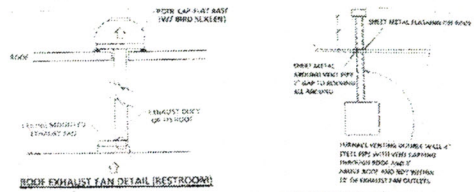


APPLICABLE CODES

- 2015 MICHIGAN PLUMBING CODE
- ANSI 117.1-2003 ACCESSIBILITY
- 2015 MICHIGAN ENERGY CODE
- ASHRAE 90.1-2007
- 2012 INTERNATIONAL FIRE CODE
- 2015 MICHIGAN BUILDING CODE
- 2015 MICHIGAN MECHANICAL CODE
- 2017 NATIONAL ELECTRIC CODE



***NOTE
 BUILDING LESS THAN
 16' HIGH, NO PERMANENT
 LADDER REQUIRED.



FURNACE SCHEDULE

TAG	BTU/H	INPUT	CFM	E.S.P.	WEIGHT (LBS)	FAN DATA	MOTOR DATA	MANUFACTURER	REMARKS
						R.P.	H.P.		
F-1	30,000	800	0.5	178	1	120/1	DIRECT	COMFORTMAKER	1,2,3,4
F-2	60,000	1,200	0.5	189	1	120/1	DIRECT	LUXAIRE	1,2,3,4
F-3	60,000	1,200	0.5	225	1	120/1	DIRECT	COMFORTMAKER	1,2,3,4
F-4	120,000	1,600	0.5	216	1	120/1	DIRECT	LUXAIRE	1,2,3,4
F-5	35,000	900	0.3	186	1	120/1	DIRECT	COMFORTMAKER	1,2,3,4

EXHAUST FAN SCHEDULE

TAG	CFM	STATIC PRESS (IN WC)	FAN DATA	MOTOR DATA	WEIGHT	MANUFACTURER	REMARKS				
			TYPE	RPM	VOLT	PH	HZ	WATTS	H.P.		
EF-1	100	0.4	CENTR	1,100	115	1	60	80	35	BY OWNER	1,3
EF-2	100	0.4	CENTR	1,100	115	1	60	80	35	BY OWNER	1,3

VENTILATION SCHEDULE

ROOM NAME	CUSTOMER SALES	RESTROOM	WORK AREA	STORAGE
SQUARE FEET	184	22	1,884	288
AIR RATE, RP (CFM/PERSON)	7.5			
OUTDOOR AIR RATE RA (CFM/SQ FT)	0.12		0.75CFM/SF	0.12
RP X # PEOPLE + RA X SQ FT (CFM)	134		1,413	35
CORRECTED CFM (#/1,000 FT2)	168		1,766	43
OCCUPANT DENSITY (#/1,000 FT2)	15			
EXHAUST AIR				
-CFM			75	
-R FIK			1	
-CFM			100	
SYSTEM	F-1	F-5	F-2/F-3	
TOTAL CFM F-1 =	168		TOTAL CFM F-2/F-3 = 1,809	

VENTILATION SCHEDULE

ROOM NAME	OFFICE	RESTROOM	SHOWROOM
SQUARE FEET	345		
AIR RATE, RP (CFM/PERSON)	5		
OUTDOOR AIR RATE RA (CFM/SQ FT)	0.6		PROVIDE 12" GRAVITY VENT
RP X # PEOPLE + RA X SQ FT (CFM)	45		
CORRECTED CFM (#/1,000 FT2)	57		
OCCUPANT DENSITY (#/1,000 FT2)	5		
EXHAUST AIR			
-CFM			75
-R FIK			1
-CFM			100
SYSTEM	F-5	F-5	
TOTAL CFM F-5 =	57		

CITY MOTOR WORKS
 881 SOUTHFIELD RD
 LINCOLN PARK, MI
 48146

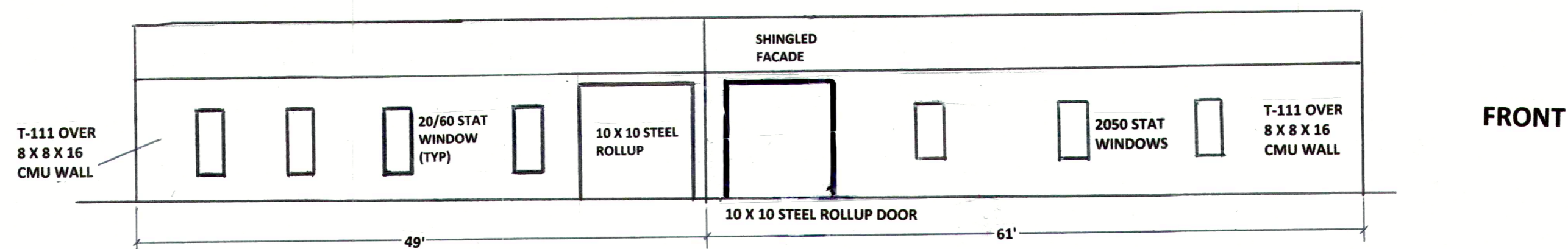
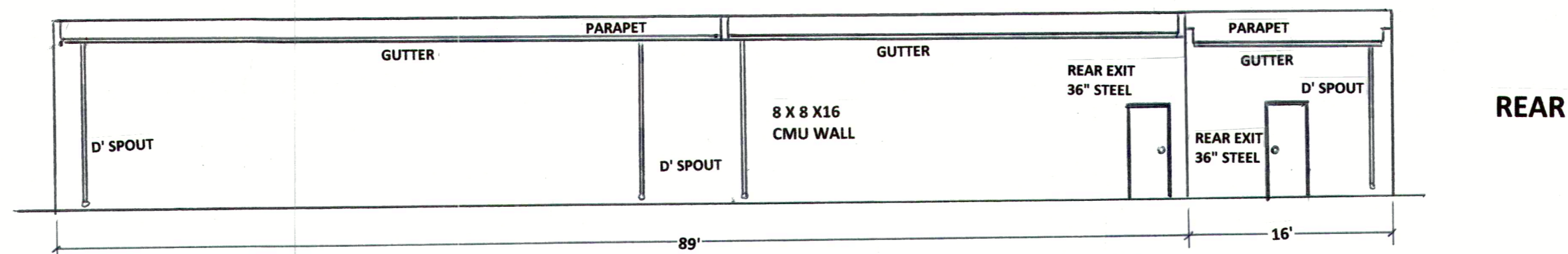
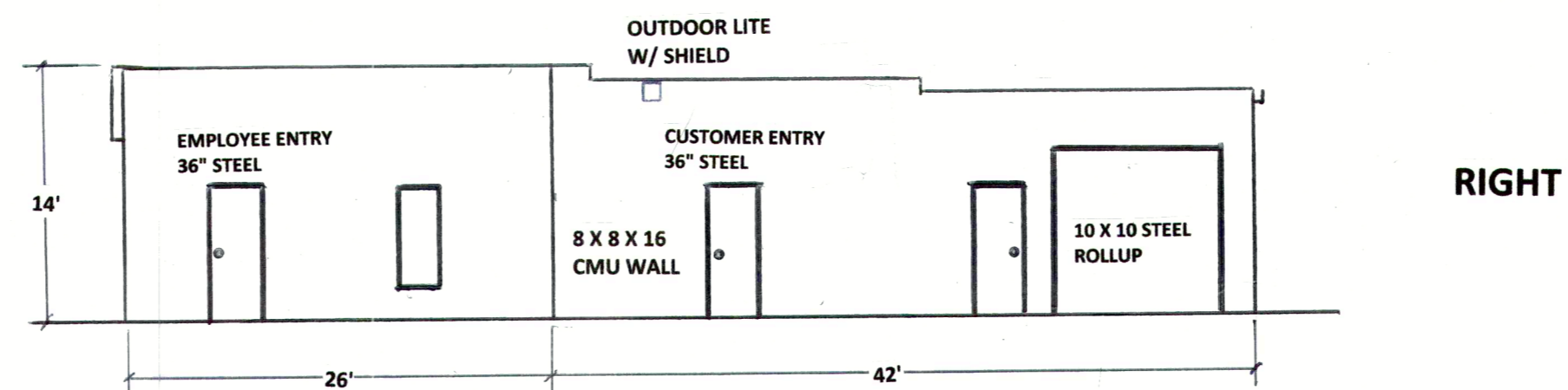
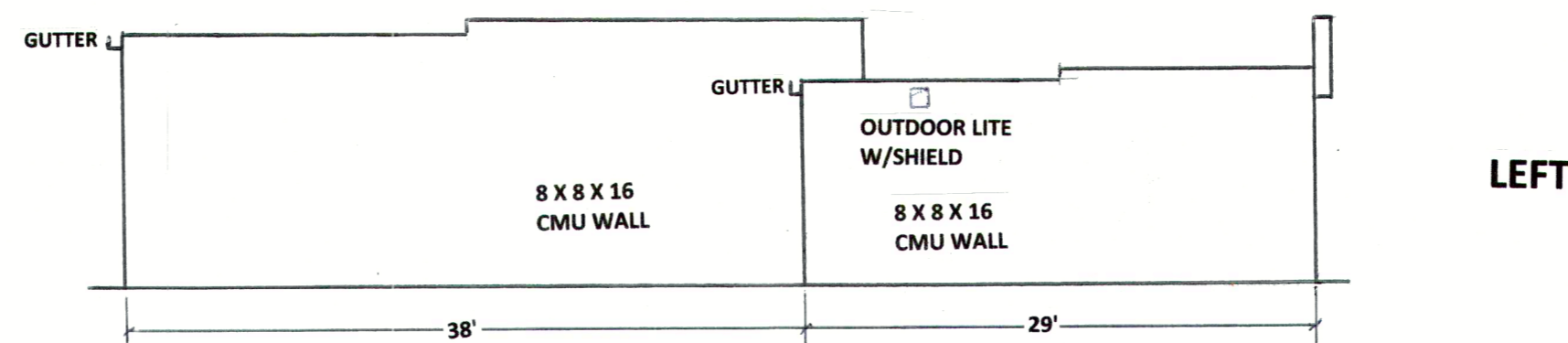
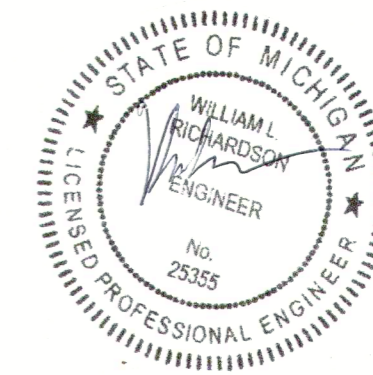
SHEET TITLE

ELEVATIONS

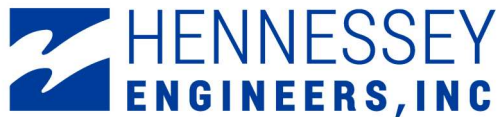
SCALE 1" = 10 FT

APPLICABLE CODES

2015 MICHIGAN PLUMBING CODE
 ANSI 117.1-2003 ACCESSIBILITY
 2015 MICHIGAN ENERGY CODE
 ASHREA 90.1-2007
 2012 INTERNATIONAL FIRE CODE
 2015 MICHIGAN BUILDING CODE
 2015 MICHIGAN MECHANICAL CODE
 2017 NATIONAL ELECTRIC CODE



NOTE:
 -- ALL ELEVATIONS WILL
 REMAIN THE SAME



July 7, 2021

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

**Re: City Motor Works
881 Southfield Road
City of Lincoln Park, MI
Hennessey Project 72146**

Dear Ms. DuMouchel:

Hennessey Engineers, Inc., completed our first review of the plans for the Planning Commission submittal received via email on July 7, 2021.

The project consists of an existing commercial building for use of automotive repairs.

Listed below are some comments which were addressed at the site meeting with Mr. John Kozuh, the property owner and myself or that can be addressed by the engineer in the detailed engineering submittal.

GENERAL

1. Southfield Road is under the jurisdiction of Wayne County and may require a permit.
2. Based on the plans the existing water and sanitary sewer service leads for each unit are going to be reused.

RECOMMENDATIONS

3. If the existing sanitary sewer service is going to be reused, the architect should verify that the existing sanitary service is adequate to handle the required flows for the building's use. If it is being reused, it is important that the developer realize this existing sanitary service is old and may have reached its life expectancy. It is highly recommended that the existing sanitary sewer service be videotaped to determine the condition of the service lead.
4. The site plan does not show any new water service connections. If the existing water service is being reused, it is important that the developer realize this existing water service is old and may have reached its life expectancy.

REQUIRED

5. The existing water service is NOT lead type service. This was confirmed by the DPW Department.

Sheet 01

6. The current plans do call for a new 6.5 foot walk along the front of the building.
7. The plans do call for replacing the existing asphalt parking lot in front of the building. Pavement details and cross-sections can be provided at the time of the detailed engineering review.
8. The plans call for parking on the east side of the building. This area on the east side of the building is concrete in very good condition. The parking lot calls for new striping.
9. The east drive approach from Southfield Road will remain unchanged.

From an engineering feasibility the plans are acceptable. From the engineering feasibility review, we would recommend **"Approval"** of the Site Plan.

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 Passalacqua (D'Onofrio), Clerk, City of Lincoln Park
Monserrat Contreras, Permit Clerk, City of Lincoln Park
B.3

R:\Municipalities\70000's Lincoln Park\72000's\72146 881 Southfield Road City Motor Works\881 Southfield Rd 2nd PC Review July 7, 2021.docx

Elizabeth Gunden

From: Ray Watters <RWatters@citylp.com>
Sent: Monday, July 19, 2021 11:57 AM
To: Elizabeth Gunden
Subject: Re: Site Plan Review Request: 881 Southfield - Auto Sales

The police department has no issue with the auto sales business moving forward.

Chief R.Watters

From: Elizabeth Gunden <egunden@bria2.com>
Sent: Wednesday, July 14, 2021 8:14 AM
To: Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Robert Wright <RWright@citylp.com>; Ray Watters <RWatters@citylp.com>; Krystina Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>
Subject: Site Plan Review Request: 881 Southfield - Auto Sales

Hello!

Please find attached a set of revised plans for the proposed addition of auto sales to an existing auto repair facility at 881 Southfield. This project went through conceptual review in July 2020, and the Planning Commission tabled the full site plan review in May 2021. Comments are appreciated by reply to this email by Monday, July 26th. Thank you!

Liz Gunden. AICP
Project Planner

Beckett&Raeder, Inc.

Making Great Places for over 50 Years

535 West William St Suite 101
Ann Arbor, MI 48103

Office: 734.663.2622
Direct Line: 734.239.6615

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

Please visit us at www.bria2.com

Case No. PL 20-0003
Date Submitted 5-6-2020

City of Lincoln Park
APPLICATION FOR SPECIAL USE APPROVAL

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: YASER MAHMOUD
Mailing Address: 881 SOUTHFIELD LINCOLN PARK MI
48146

Email Address: YASER.MAHM@GMAIL.COM

Telephone: 313 949 1372 Fax: _____

Property Owner(s) (if different from Applicant): HEBRON HOLDINGS, LLC

Mailing Address: 881 SOUTHFIELD LINCOLN PARK MI 48146

Telephone: 313 949 1372 Fax: 313-5861155

Applicant's Legal Interest in Property: OWNER OF CITY MOTOR WORKS INC

Location of Property: Street Address: 881 SOUTHFIELD LINCOLN PARK

Nearest Cross Streets: FORT & SOUTHFIELD

Sidwell Number: 45008050125003

Property Description:

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

EMPIRE POINT SUB PC 85 L33 P44 WCR

Property Size (Square Ft): 0.24859 (Acres):

Present Use of Property: MECHANIC SHOP

Proposed Use of Property: USED CAR SALES - MECHANIC SHOP

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SH 218 218 218 218 218

SH 218 218 218 218 218

SH 218 218 218 218 218

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 |
| G 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	↓	4300	2
Industrial			
Other			

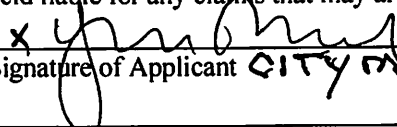
ATTACH THE FOLLOWING:

- 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 of Applicant CITY NETWORKS INC Date 2/13/2020

 Signature of Applicant _____ Date _____

 Signature of Property Owner Authorizing this Application _____ Date _____

To be completed by City:
 Date Submitted: _____ Fee Paid: _____
 Received By: _____ 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: _____

Case No. P120-0003

Date Submitted 5-6-2020

City of Lincoln Park

APPLICATION FOR SITE PLAN REVIEW

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

TO BE COMPLETED BY APPLICANT:

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

Applicant: YASER MAHMOUD (CITY MOTORWORKS LLC)
Mailing Address: 881 SOUTHFIELD RD LINCOLN PARK MI 48146
Email: YASER.MAHM@STABL.COM (YASERMAHMA@GMAIL)
Telephone: 313 949 1372 Fax: _____

Property Owner(s) Name (if different from Applicant): HEBRON HOLDINGS, LLC
Mailing Address: 881 SOUTHFIELD RD LINCOLN PARK MI 48146
Telephone: 313 949 1372 Fax: _____
Applicant(s) Explanation of Legal Interest in Property: OWNER (CITY MOTORWORKS LLC)

Location of Property: Street Address: 881 SOUTHFIELD RD
Nearest Cross Streets: FORT & SOUTHFIELD
Sidwell Number (Parcel ID#): 45008050125003

Property Description:
If part of a recorded plat, provide lot numbers and subdivision name. If not part of a recorded plat (i.e., Acreage parcel), provide metes and bounds description. Attach separate sheets if necessary.
EMPIRE POINT SUB PC 85 L33 P44 W&R

Property Size (Square Ft): 0.24859 (Acres): _____

Existing Zoning (please check):

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

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Present Use of Property: MECHANIC SHOP

Proposed Use of Property: USED CAR SALES
 AND MECHANIC SHOP

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	<u>1</u>	<u>4300</u>	<u>2</u>
Industrial			
Other			

Professionals Who Prepared Plans:

A. Name: WILLIAM RICHARDSON # 23355
 Mailing Address: 881 SOUTHFIELD

Email Address: YASSER.MAHM@GMAIL.COM

Telephone: 263 949 1372 Fax: 263 586 1155 Primary Design Responsibility: YASSER MAHMOUD

B. Name: YASSER MAHMOUD
 Mailing Address: _____ Address: _____

Email: YASSER.MAHM@GMAIL.COM
 Address: 881 GREENFIELD

Telephone: _____ Fax: _____ Primary Design Responsibility: _____

C. Name: _____
 Mailing Address: _____

Email Address: _____

Telephone: _____ Fax: _____ Primary Design Responsibility: _____

1938

1939

1940

1941

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ATTACH THE FOLLOWING:

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

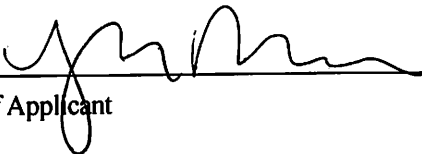
- | | |
|---|--|
| G Wayne County Road Commission | G Wayne County Drain Commission |
| G Wayne County Health Division | G Michigan Department of Natural Resources |
| G Michigan Department of Transportation | G Michigan Department of Environmental Quality |

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

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

APPLICANT'S ENDORSEMENT:

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

x 

 Signature of Applicant

2/13/2017

 Date

 Signature of Applicant

 Date

 Signature of Property Owner Authorizing this Application

 Date

TO BE COMPLETED BY THE CITY

Case No. _____

Date Submitted: _____

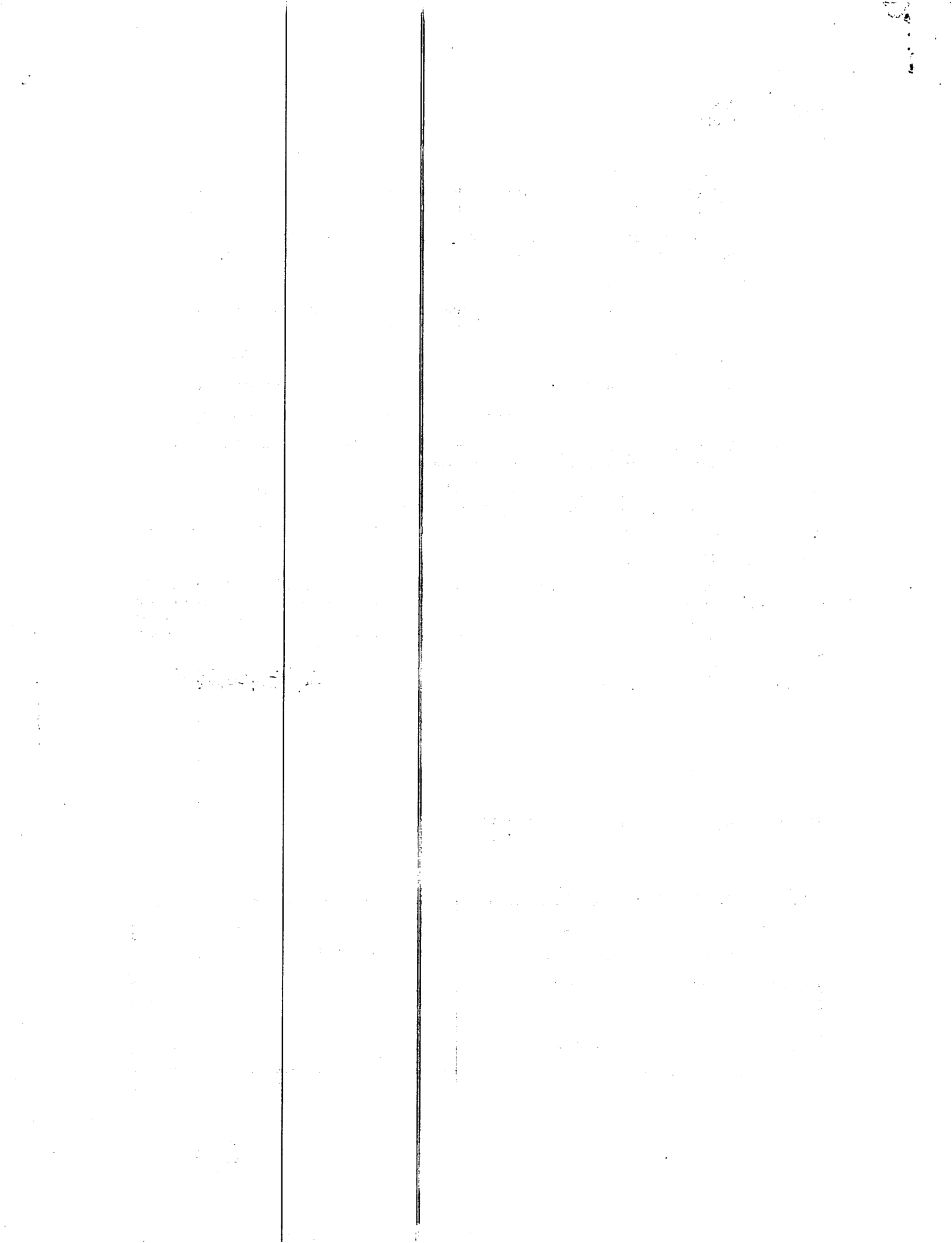
Fee Paid: _____

By: _____

Date of Public Hearing: _____

PLANNING COMMISSION ACTION

Approved: _____ Denied: _____ Date of Action: _____



Planning Report

Serving & Planning Communities Throughout Michigan

September 2021

Top
Story

Census 2020 data rolls in

"Local leaders can use this data to make decisions such as where to build roads and hospitals, and how to help our nation recover from the pandemic. And it will help inform how hundreds of billions in federal funds will be distributed each year."

Though the portal at data.census.gov has yet to fully populate with new tallies and summaries from the 2020 Census, a first look at the findings is emerging. *Bridge Magazine* has published a series of articles highlighting key trends:

- Michigan's population grew by 2 percent to 10,077,331 residents, the second-slowest rate in the nation. It is now the 10th most populous state, down from 8th.
- Michigan will lose one national congressional seat (14 to 13); population losses in northern Michigan and Detroit may have a big impact on the state district maps.
- Most of the state's 30 biggest cities grew in population, continuing a national trend.
- 50 of 83 Michigan counties lost population, including 14 of the 15 counties in the UP.
- Five Michigan counties eclipsed the average US population growth rate of 7.4 percent: Ottawa, Grand Traverse, Kent, Allegan, and Washtenaw. Kent County has in the past 10 years reversed a decadeslong exodus of young people from Michigan to Chicago.
- The fastest-growing demographic in the state is "two or more races," which grew by 404,996 residents to 6.3 percent of the population, up from 2.3 percent in 2010.
- The aging of Michigan has accelerated in the past 10 years as the number of children continues to decline.

Bridge Magazine. More information: <https://www.bridgemi.com/michigan-government/census-takeaways-west-michigan-gains-detroit-lose-state-more-diverse>; see links under "Related"

News

Recovery Act funds may overcome Michigan's septic code impasse

"It's hardly the sexiest idea, but getting toilet water out of Michigan's waterways is one of the rare areas of bipartisan agreement these days in Lansing."

Michigan remains the only state in the nation without a statewide septic code. Two county-level septic system reviews found failure rates of 13 and 15 percent, above the nationwide federal estimate of 10%, and another review flagged 25% of systems for potential problems. Each of these is a contamination concern as waste is discharged into groundwater systems. Though legislation was introduced as recently as 2018, the efforts "failed in part because of fears that robust septic oversight would force residents to make costly repairs." A proposal by an association of health officials would use \$12.5M in Federal stimulus dollars to establish a revolving fund of no-interest loans to repair or replace residential septic systems.

Bridge Magazine. More information: <https://www.bridgemi.com/michigan-environment-watch/toilet-water-fouling-michigans-water-state-eyes-loans-fix-septics>

Ideas

Congress for the New Urbanism explores the concept of “central social districts”

“While elements of them are often dealt with individually—the arts, restaurants, housing, public spaces—it is usually on an advocacy basis, poorly researched, and with nowhere near the attention they deserve, or that is given to retail. In many towns, CSD venues, such as eateries, bars, and pamper niche operations (e.g., hair and nail salons, gyms and spas, martial arts and dance studios, Yoga and Pilates studios) are stronger and more popular than their retailers.”

CNU’s Public Square interviews an economic development expert—not, as he carefully notes, a planner or an architect—to learn more about how he classifies the part of town that is “mainly about meeting our individual needs for fun, enjoyment, and some vital personal requirements in a social setting”: the central social district. While the central business district is a familiar concept, it does not capture the whole of downtown activity, and indeed the failure of sterile, office-first downtown development was an impetus for this research. The essential behavior on which CSDs are built is that they are “typically places where lots of people are spending time with people they consider significant: parents and children, couples dating, coworkers, other family members.” Public spaces such as parks and libraries fit this bill, as do quasi-public spaces like child and senior care centers, religious organizations, and arts centers, and private enterprises that include personal services and as well as the enormous restaurant sector. Many of these organizations face similar challenges that are not well-addressed by current policies and programs, to the detriment of their communities.

Congress for the New Urbanism. More information: <https://www.cnu.org/publicsquare/2021/08/17/power-central-social-districts>

Training and Education

Michigan Association of Planning Annual Conference

Wednesday, October 27-Friday October 29. Virtual format. See website for additional local in-person events throughout the month of October. Cost: \$270; members, \$210. “Late bird” rate increase of \$40 on October 12.

Topics include resiliency and recovery strategies for Michigan communities, comprehensive planning, housing innovations, and virtual facilitated networking. The Michigan State University Extension Citizen Planner Program is offered via Zoom. Regional In-Person Meet Ups across the state are planned throughout October; most include a walking tour followed by networking and camaraderie at a local watering hole.

Michigan Association of Planning. More information: <https://www.planningmi.org/planning-michigan-conference>

Michigan Townships Association Professional Development Retreats

Two-day sessions most weekends in October at Bavarian Inn Lodge, Frankenmuth: Clerks October 13 & 14; Trustees October 24 & 25; Treasurers October 26 & 27; Planning & Zoning Team October 27 & 28; Supervisors October 28 & 29. See website for cost and registration, including lodging details.

Each retreat offers concepts, trends, and pressing issues in township government. Educational sessions are designed for elected officials at every level, providing knowledge of the statutory duties and responsibilities of elected officials.

Michigan Townships Association. More information: https://www.michigantownships.org/pro_dev_retreat.asp



informative