



LINCOLN PARK PLANNING COMMISSION

City Hall – Council Chambers
1355 Southfield Road | Lincoln Park, MI

March 9, 2022 at 7 p.m.

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Previous Minutes**
- IV. **Approval of Agenda**
- V. **Old Business**
- VI. **New Business**
 - A. Site Plan Review: 3535 Fort – Retail
 - B. Site Plan Review: 3955 Dix – Medical Office
 - C. Site Plan Review: 1378 Dix – Equipment Repair + Retail
 - D. Site Plan Review: 4030 Fort – Dance Studio
- VII. **Policy Review and Discussion**
- VIII. **Education and Training** (see March 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 FEBRUARY 9, 2022**

A Planning Commission meeting of February 9, 2022, Lincoln Park City Hall at 1355 Southfield, Lincoln Park Michigan was called to order at 7:00 p.m. Mr. Persinger, Commencing with the Pledge of Allegiance.

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

ABSENT:

EXCUSED:

ALSO PRESENT: Elizabeth Gunden, John Meyers, Maureen Tobin, Michael Relph, Mo Bazzi, James Hitchcock, John Gumma

APPROVAL OF MINUTES AS CORRECTED

Moved by: Persinger

Supported by: Duprey

MOTION CARRIED unanimously

APPROVAL OF AGENDA

Moved by:

Supported by:

MOTION CARRIED unanimously

NEW BUSINESS

(A) REZONING – 1522 DIX

The applicant wishes to rezone the property at 1522 Dix Highway, located on the west side of Dix Highway between Russell Avenue to the north and Euclid Street to the south, from Single Family Residential District (SFRD) to Municipal Business District (MBD). The site was previously used a parking for the PNC Bank to the south, but it has been vacant for some time.

The City believes the current zoning designation (SFRD) to be an error, and the site should be commercially zoned. The proposed zoning is Municipal Business District, and is requested in conjunction with a proposed automobile sales use, which is permitted after special approval in the MBD. It is important to note that the rezoning, once accomplished, means that all principally permitted uses and those permitted after special approval could occupy the site, and therefore important for the Planning Commission and, later, City Council to approve this zoning amendment only if it finds the entire range of uses acceptable.

Recommendation for the Lincoln Park City Council approval of the proposed rezoning from Single Family Residential District (SFRD) to Municipal Business District (MBD) for the property located at

1522 Dix Highway.

Moved by: Loduca

Supported by: Persinger

Yay's: Palmer, Kissel, Horvath, Persinger, Duprey, Loduca

Nay's: None

Motion Approved to recommend approval to council

(B) CONCEPTUAL SITE PLAN – 1522 DIX

The proposed project is a used automobile sales establishment. The site is currently vacant and was previously the parking lot for the neighboring PNC Bank to the south. The site is currently zoned Single Family Residential District, which is inconsistent with the nonresidential zoning designations along the

remainder of the corridor. This review is contingent upon approval of the rezoning request to the Municipal Business District.

The 0.41-acre site is located along Dix Highway between Euclid Street to the south and Russell Avenue to the north. There is an existing 6-ft. concrete sidewalk along all three sides of the site, and the rear (west) side of the property abuts a residential neighborhood. There are four existing access points to the site – one on Dix Highway, one on Euclid Street, and two on Russell Avenue. There are existing curbs, landscaped islands, and asphalt pavement on the site.

Informational only

POLICY REVIEW AND DISCUSSION

A. Zoning Text Amendment - Ecommerce

Discussion led by John Meyers.

EDUCATION AND TRAINING

A. See February Planning Report

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

Dangerous Building Meeting on 2/24. John Meyers reviewed ZBA and emergency zoning.

PUBLIC COMMENTS

Maureen Tobin regarding new businesses opening.

COMMENTS FROM PLANNING COMMISSIONERS

Comments from members regarding Taco Bell, Car wash, Captain J's and Downriver Vets

ADJOURNMENT

Moved by: Duprey

Supported by: Persinger

MOTION CARRIED unanimously

Meeting adjourned at 8:04 p.m.

MICHAEL HORVATH, Secretary

3535 Fort – Retail

Site Plan Review

Applicant	Reefer Peterbilt
Project	Retail (Truck Parts & Supplies)
Address	3535 Fort Street, Lincoln Park, MI 48146
Date	March 9, 2022
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



Figure 1: Aerial View

The proposed project is a retail establishment to include truck, bus, and trailer parts and supplies. The site consists of an existing building that is currently vacant. The previous use of the building was a plumbing repair and services establishment.

Site Conditions

The 0.09-acre site is located at the northeast corner of Fort Street and New York Avenue. The existing building covers the entirety of the site. There is an existing 18-ft. concrete sidewalk along Fort Street and a 6-ft. concrete sidewalk along New York Avenue. The rear of the property abuts a public alley and then a residential

neighborhood to the east. Ingress to the site is one-way via Fort Street, and egress is via the public alley. The proposed parking is on the adjacent lot to the north.

Master Plan

Future Land Use Classification

The future land use classification for the site is General Commercial. The proposed use of a dance studio 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 is a suitable location for automobile-oriented uses that are not appropriate in pedestrian-oriented City areas such as the downtown, including as restaurants with car service, gas stations with or without convenience stores, minor auto repair shops, and car washes that comply with special design standards.

Land Use and Zoning

Zoning

The site is zoned Neighborhood Business District (NBD). "Retail services and retail stores" is a principally permitted use in the district per §1276.02(g) of the Lincoln Park Zoning Ordinance.

Proposed and Existing Uses

Site	Commercial / Vacant – Neighborhood Business District (NBD)
North	Commercial – Neighborhood Business District (NBD)
East	ROW, then Residential – Single Family Residential District (SFRD)
South	ROW, then Commercial – Municipal Business District (MBD)
West	ROW, then Commercial – Neighborhood Business District (NBD)



Figure 2: Zoning Map

Site Plan Documents

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

Page	Sheet Title	Original Date	Last Revision
A-1	Site Plan Location Map	02/09/2022	–
A-2	Proposed Building Floor Plan	02/09/2022	–
A-3	Exterior Elevations Front, Right-Side, Rear, Left-Side	02/09/2022	–

Dimensional Standards

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

	Required	Provided	Compliance
Lot Width	Min. 40 ft.	43.96 ft.	Met
Street Frontage (§1294.09)	Shrubbery and low retaining walls maximum 2 ½' < height < 8'	No landscaping or fencing propped.	N/A
Lot Area	Min. 4,000 sq. ft.	~4,099 sq. ft.	Met
Lot Coverage	Max. 50%	~4,044/4,099 = 99%	NOT MET
Height	2-Story Building; 25 ft	1 story	Met
Setback – Front	0 ft.	0 ft. Fort St. & New York Ave.	Met
Setback – Sides	0 ft.	~1 ft.	Met
Setback – Rear	0 ft.	~1 ft.	Met

The existing site meets all dimensional standards except for the lot coverage. Because this is an existing site, the City has historically permitted these conditions to remain.



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

Required	Compliance
<ul style="list-style-type: none"> Architectural variety Similar materials and entrances to buildings within 500'  <p>1 block north on Dix Hwy. – single-story, square, flat roofs.</p>  <p>1 block south on Dix Hwy. – single-story, square, flat roofs..</p>	<p>Met</p>
<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) <p><u>West Elevation (Front on Fort): 100% masonry (425/425)</u></p> <ul style="list-style-type: none"> Brick: ~411 sf Limestone: ~14 sf Glass windows & door (exempt): ~305 sf Total Area: ~730 sf <p><u>South Elevation (New York): 94% masonry (1,302/1,387)</u></p> <ul style="list-style-type: none"> Brick veneer (CMU block behind): ~1,262 sf CMU block: ~15 sf Limestone: ~25 sf Door: ~85 sf Glass windows (exempt): ~191 sf Total Area: ~1,578 sf <p><u>North Elevation: 100% masonry (1,523/1,523)</u></p> <ul style="list-style-type: none"> Painted CMU: ~1,483 sf Limestone: ~23 sf Brick: ~17 sf Total Area: ~1,523 sf <p><u>East Elevation (alley): 96% masonry (627/650)</u></p> <ul style="list-style-type: none"> Painted CMU: ~609 sf Limestone: ~1 sf Brick: ~17 sf Door: ~23 sf Glass windows (exempt): ~10 sf Total Area: ~660 sf <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>Natural brick, painted grey CMU</i> 	<p>Met</p>

Required	Compliance
<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 the façade • Front facades > 25% windows <i>Fort St: 305 sf / 730 sf = 42% transparency; New York Ave: 191 sf / 1,578 sf = 12% transparency; Combined: 496 sf / 2,308 sf = 21.5%</i> • Size, shape, orientation, spacing to match buildings within 500' 	Partially 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. 	N/A

The existing building meets all building materials requirements except for the transparency requirement on New York Ave., which is not the primary “front” of the building. 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 an 18-ft. concrete sidewalk along Fort Street and a 6-ft. concrete sidewalk along New York Avenue which provides pedestrian circulation separated from the vehicular circulation. There are no

bicycle lanes on the ROW or bicycle parking facilities proposed. Any broken, cracked, or unsafe sidewalks in the right-of-way must be repaired.

Items to be addressed

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

PARKING

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

Use	Required	Proposed	Compliance
Retail	One (1) for every two-hundred-fifty (250) square feet of gross floor area. <i>3,715.4 sf / 250 = 14.86 = 15 spaces</i>	8 spaces	NOT MET

	Required	Proposed	Compliance
Parking Area Type B §1290.05	Adequate means of ingress and egress shall be provided and shown	Existing one-way ingress provided on Fort St., egress on alley in the rear.	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	Parking area has existing asphalt and appears to be in good condition.	Met
	Concrete curbs and gutters	Concrete curbs and gutters are existing.	Met
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	There is an existing fence and landscaping on the opposite side of the alley. There is no space on the existing lot to provide additional screening.	Met as possible
	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.	There is an existing fence and landscaping on the opposite side of the alley. There is no space on the existing lot to provide additional screening.	Met as possible
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	There is ample space for maneuvering.	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.	There are no parking spaces immediately abutting a public sidewalk.	Met
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The parking lot is a shared lot between the subject property and the building to the north with the same owner. The proposed number of the parking spaces does not comply with the parking requirements for the proposed use, and the small lot size prevents the applicant from providing the required 15 parking spaces. However, there is also on-street parking along New York Avenue, and the existing parking lot provides over half of the required spaces. It is the Planning Commission’s responsibility to determine whether the proposed parking plan offers adequate provision for the intended use while preserving the public health, safety, and welfare.

§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.

Items to be addressed

- A parking waiver is requested from the Planning Commission from the required 15 parking spaces. Factors for consideration are the size of the site and available on-street parking on New York Ave.
- Applicant shall provide a letter of agreement for the adjacent shared parking lot to the north.

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	Met

Items to be addressed

None

LOADING

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

Gross Floor Area	Loading Spaces – Required	Loading Spaces – Provided	Compliance
2,001 to 5,000	1	No loading space provided.	NOT MET

Items to be addressed

- Applicant shall provide the required loading and unloading space in accordance with §1290.09 of Lincoln Park Zoning Code.

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 Rd., Fort St., Dix Ave., and Outer Dr.

Required	Provided	Compliance
<ul style="list-style-type: none"> • Single two-way driveway or pair of one-way driveways 	<ul style="list-style-type: none"> • Existing one single-way retained with ingress via Fort Street and egress via public alley on the east. 	Met
<ul style="list-style-type: none"> • 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-way single: 25'; Sidewalk continues • No radii provided • Not applicable • Not Applicable • Not Applicable 	<p>Met</p> <p>INQUIRY N/A</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 	<p>The parking lot is shared with the building to the north. No letter of agreement provided.</p>	INQUIRY

Required	Provided	Compliance
<ul style="list-style-type: none"> • Connection to adjacent facilities may be required; site accommodation may be required for future connection to undeveloped adjacent property • Letters of agreement or access easements required 		
<ul style="list-style-type: none"> • 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 	Building is existing.	N/A
<ul style="list-style-type: none"> • May require drive to be located on the far side of the property from congested intersections • >150' from signalized intersection or 4-way stop, or right-turn-only at 75' from intersection • >100' otherwise • >200' from centerline of I-75 access ramps 	Drive is about 720 ft. from nearest signalized intersection at Emmons Blvd. 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 45 mph = 230' 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"> • Closest driveway is ~215' • Median in Fort Street • Not Applicable 	<p>NOT MET</p> <p>N/A</p> <p>N/A</p>

Items to be addressed

- Applicant shall provide a letter of agreement for the adjacent shared parking lot to the north.

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 Fort Street or the public alley in the rear. The Police Department has indicated that it has no concerns with the proposal.

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	There are two existing planter boxes along Fort St. that contain 2 shrubs. The remainder of the sidewalk directly abuts the street with no space for landscaping.	N/A
	1 tree and 4 shrubs per 40' of street frontage = 44' of frontage on Fort + 93' on New York = 137 lineal feet = 3 trees and 14 shrubs		
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge		
Interior Landscaping	10% of total lot area landscaped, including groundcover	Not provided; lot is entirely covered by building and sidewalk.	N/A
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas		
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping		
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces	Not provided; lot is entirely covered by building and sidewalk.	N/A
	100 sf of planting area per tree		
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	Existing waste receptacle to remain on neighboring property; no agreement provided.	INQUIRY
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive), and/or solid 6' masonry wall ornamental on both sides	There is an existing wooden fence and landscaping between the alley and the adjacent residential uses; the size of the property and the existing building makes the required screening buffer impossible.	N/A

Items to be addressed

- A waiver is requested from the Planning Commission from the landscaping and abutting residential screening requirements as the site is too small to accommodate such requirements.*
- Applicant shall provide documentation for use of the neighboring dumpster.*

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.*
- A Soil Erosion and Sedimentation permit must be obtained from Wayne County.*

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 line 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. If the existing service is a lead-type service or undersized, it will be required to be removed and replaced. 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

- 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.*
- It is highly recommended that the existing sanitary service be videotaped to determine the condition of the service lead.*

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 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.

There does not appear to be new lighting proposed at this time. If new lighting is proposed, details must be provided.

Items to be addressed

- If new lighting is proposed, applicant shall provide manufacturer specifications 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 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.

There does not appear to be roof-top or ground-mounted mechanical equipment.

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.

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 not expected to generate hazardous materials or waste. The application notes that the store will sell aerosols, solvents, and paints in small packaged units, nothing to be sold in bulk.

Items to be addressed

None

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

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

“Retail services and retail stores” is a principally permitted use in the district.

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.

Items to be addressed

- Work in the Fort Street 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 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 of Approval

Waivers

- A parking waiver is requested from the Planning Commission from the required 15 parking spaces. Factors for consideration are the size of the site and available on-street parking on New York Ave.
- A waiver is requested from the Planning Commission from the landscaping and abutting residential screening requirements as the site is too small to accommodate such requirements.

Conditions to be Addressed Before Approval Letter is Issued

- Applicant shall provide a letter of agreement for the adjacent shared parking lot to the north.
- Applicant shall provide the required loading and unloading space in accordance with §1290.09 of Lincoln Park Zoning Code.
- Applicant shall provide documentation for use of the neighboring dumpster.
- If new lighting is proposed, applicant shall provide manufacturer specifications 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.

Conditions of Approval

- Applicant shall ensure that concrete sidewalks are brought up to City standards.
- Applicant shall work with the building superintendent, City Engineer, and Lincoln Park Department of Public Services to comply with soil erosion control standards.
- A Soil Erosion and Sedimentation permit must be obtained from Wayne County.
- 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.
- It is highly recommended that the existing sanitary service be videotaped to determine the condition of the service lead.
- 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.
- Work in the Fort Street 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 PPC22-0004, proposing a retail establishment at 3535 Fort Street 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.

BUILDING CODE LEGEND

PROJECT NAME:	REFER PETERBILT
Scope of Work:	Existing 1-story Building for New Auto Parts Sales
Building Code Edition:	Michigan Building Code 2015
USE AND OCCUPANCY CLASSIFICATION:	MERCANTILE GROUP M
Occupancy Separation Requirements:	No Separation Required
Number of Stories:	1-story Building
Floor Area per Floor:	3,715.4 1-story
Total Floor Area:	3,715.4 1-story
Type of Construction:	TYPE III B
Fire Sprinkler Provided:	None
Number of Plumbing Fixtures Required/Provided:	5-Total Plumbing Fixtures Provided
Number of Standard and Accessible Parking Spaces Required/Provided:	1 - Standard Parking Spaces Provided 1 - Accessible Parking Space Provided

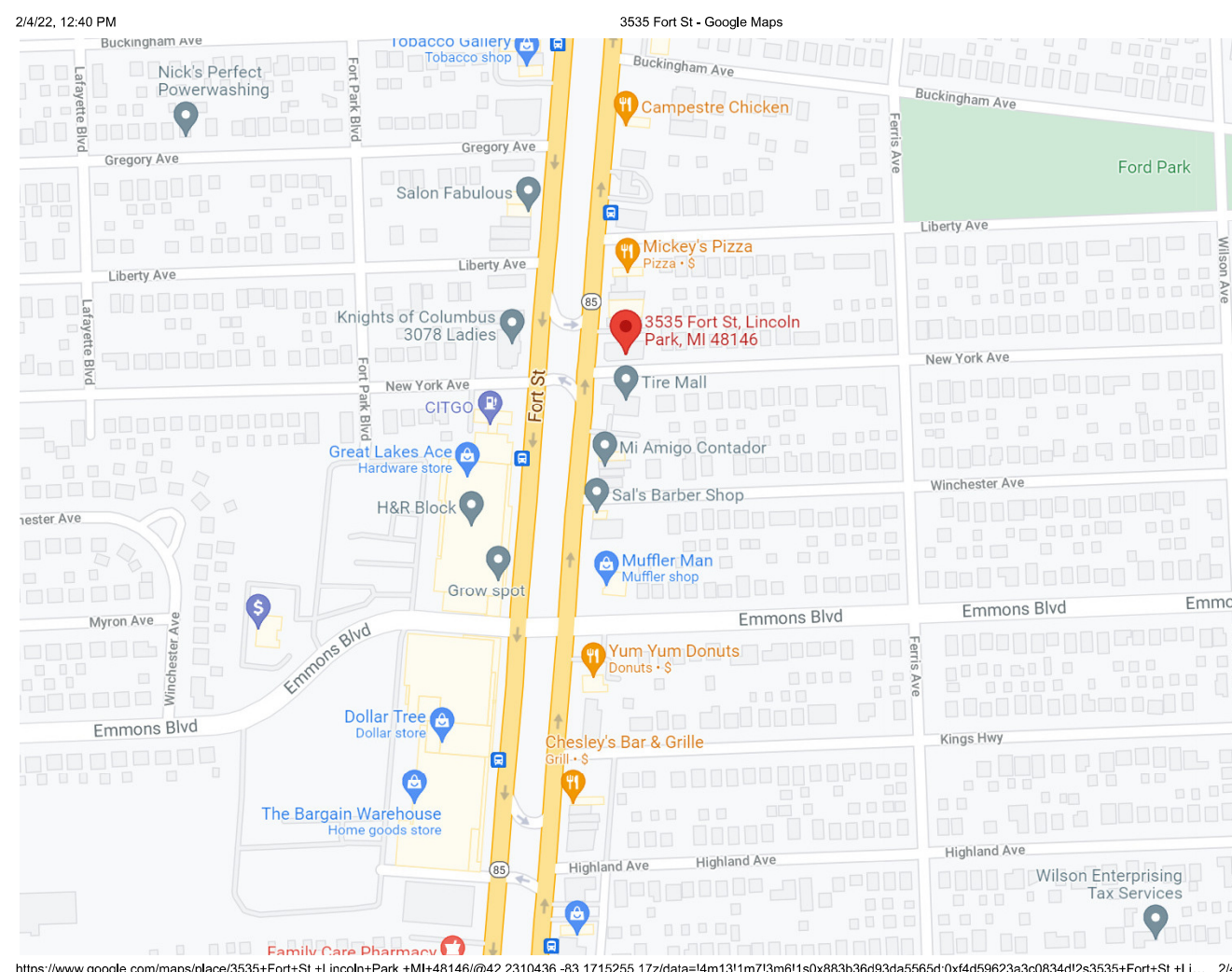


LEGAL DESCRIPTION

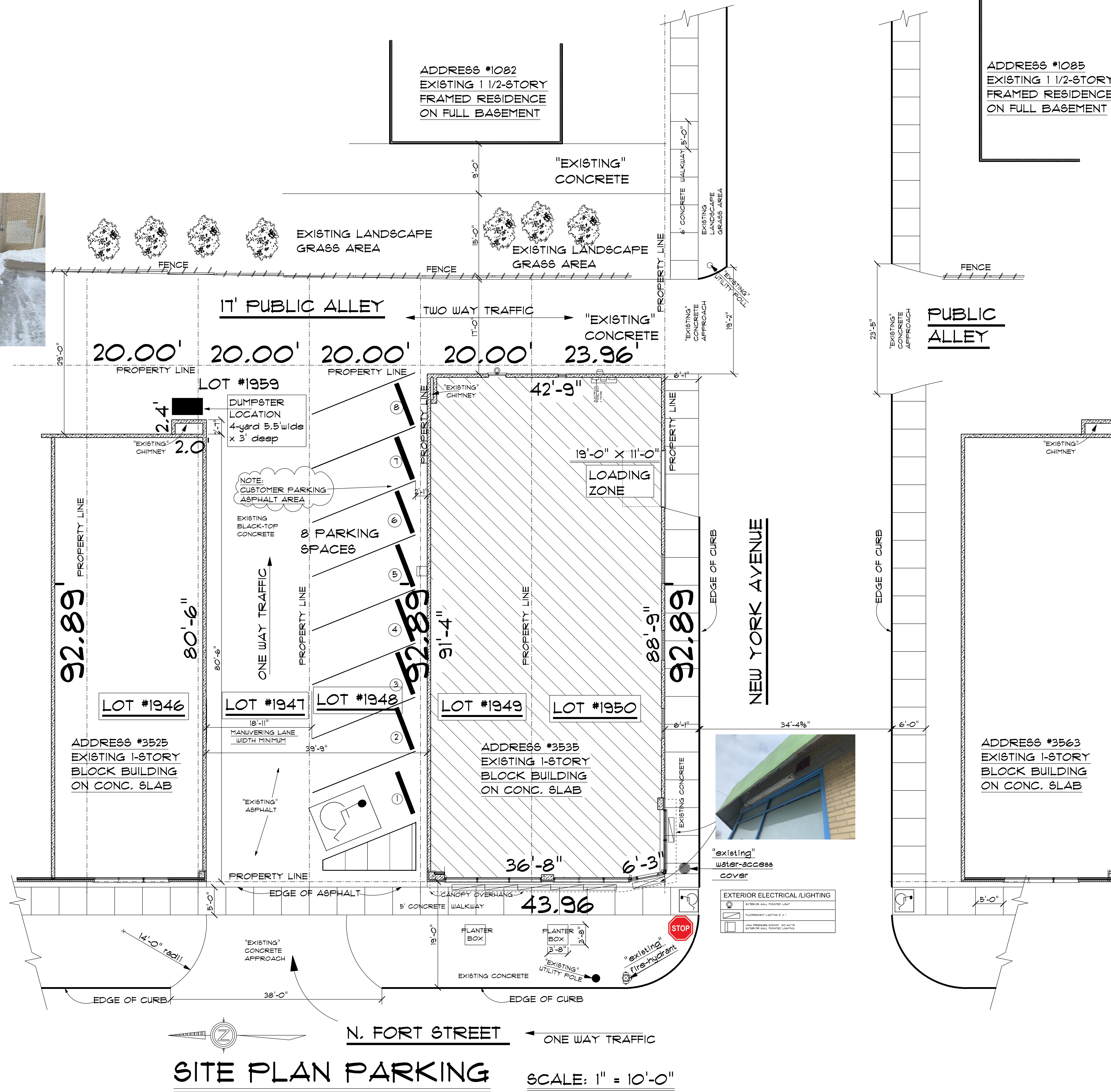
Property #: 8245 012 08 1949 001
 Property addr. 3535 fort
 Legal Description:
 KC1949A 1950A LOTS 1949 and 1950 EXC THE
 W 17.11 FT THEREOF "EMMONS ORCHAR SUB",
 NO. 2 PC 48 L41 P88 WCR

OWNER INFORMATION

NYCZ, GREGORY A. & NYCZ, THEO- OWNER
 1056 CLOVERLAWN
 LINCOLN PARK, MI 48146
 CELL : 1-(313)-530-3291
 roadrunner.gn@gmail.com



LOCATION MAP 3535 FORT ST. SCALE: NOT TO SCALE



SITE PLAN PARKING

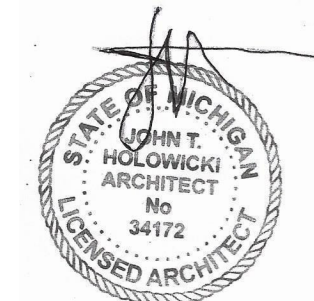
SCALE: 1" = 10'-0"

EXISTING 1-STY BLOCK BUILDING LEASE SPACE FOR: MR. CHRIS EVELINE - REFER PETERBILT 3535 FORT STREET LINCOLN PARK, MI 48146	JOHN T. HOLLOWICKI - ARCHITECT 1-248-219-9386 31693 W. EIGHT MILE RD. LIVONIA, MI 48152
SCALE: 1/4" = 1'-0"	DRAWN BY: B.C.
DATE: FEBRUARY 09, 2022	REVISED
DRAWING NUMBER 1 OF 3	

SITE PLAN LOCATION MAP

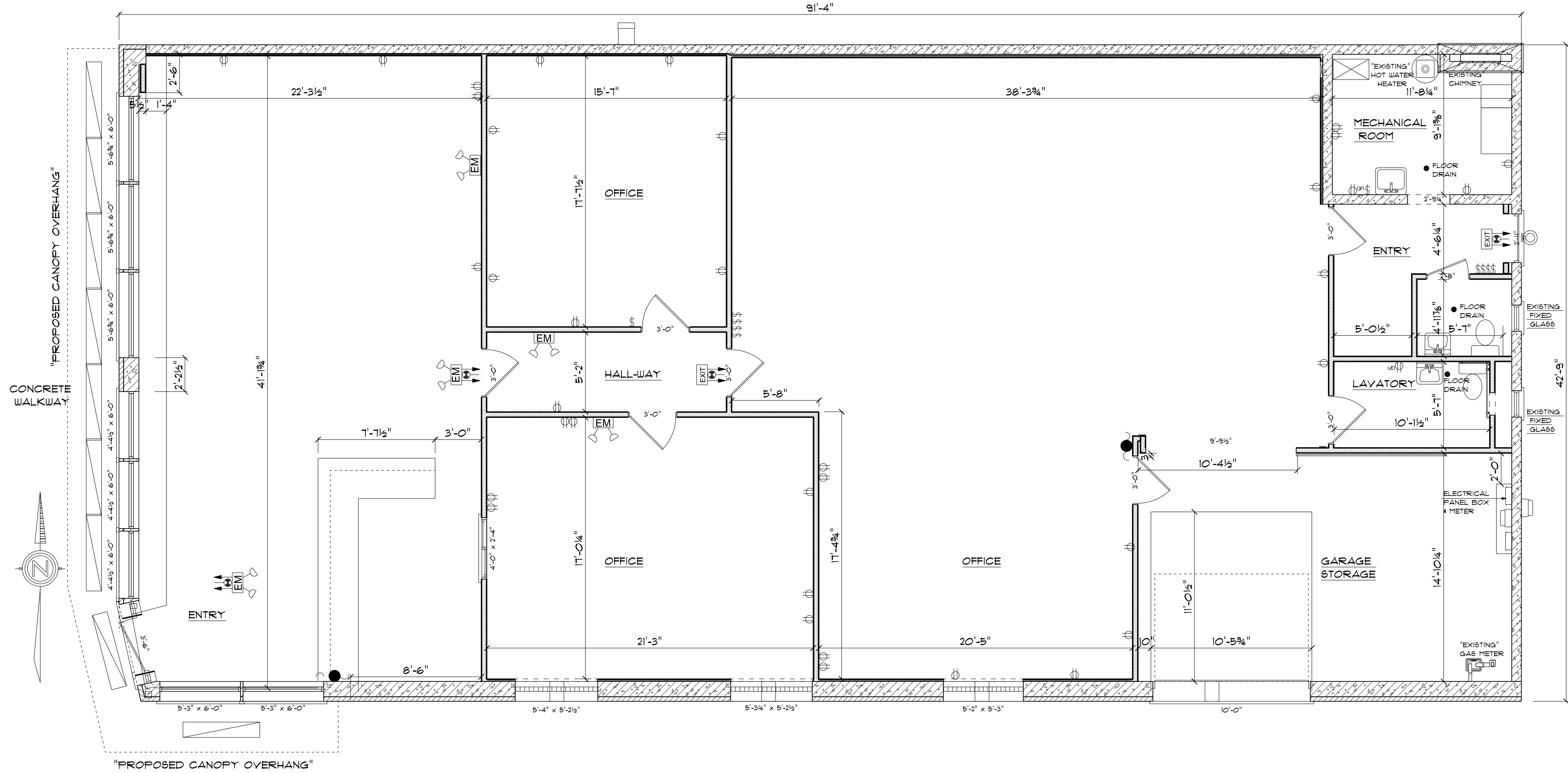
EXISTING 1-STY BLOCK BUILDING LEASE SPACE FOR: MR. CHRIS EVELINE - REFER PETERBILT 3535 FORT STREET LINCOLN PARK, MI 48146

DATE	FEBRUARY 09, 2022
SCALE	AS NOTED
DRAWING#	1155
SHEET NO.	A-1



ELECTRICAL / LIGHTING	
	LED-EXIT LIGHT WITH (2) EMERGENCY LIGHTS THERMOPLASTIC CONSTRUCTION, WHITE FINISH, 90 MINUTE EMERGENCY BATTERY
	2-BU HALOGEN EMERGENCY LAMP HEADS MOUNTED ON/ IN 90 MINUTE EMERGENCY BATTERY, WIRED TO SAME CIRCUIT AS AREA LIGHTS ONLY UNSWITCHED
	DUAL-LITE L22 OR ENGINEERED EQUAL APPROVED
	DUPLX OUTLET
	DUPLX OUTLET
	GROUND FAULT INTERRUPTER
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	CEILING LIGHT FIXTURE
	EXTERIOR WALL MOUNTED LIGHT
	FLUORESCENT LIGHTING 4' X 1'
	HIGH PRESSURE SODIUM 150 WATTS EXTERIOR WALL MOUNTED LIGHTING
	10V, SMOKE DETECTOR INTERCONNECTED WITH BATTERY BACK-UP
	CEILING EXHAUST FAN W/ LIGHT
	FIRE EXTINGUISHER - minimum 2A-20BC and REQUIRED K-CLASS FE
	ELECTRICAL PANEL, 120/240V-3PH-3W MAIN DISTRIBUTION PANEL MDP208-3PH-4U-800A
	EXISTING ELECTRICAL METER
	CARBON MONOXIDE ALARM WITH BATTERY BACK-UP

EXTERIOR ELECTRICAL / LIGHTING	
	EXTERIOR WALL MOUNTED LIGHT
	FLUORESCENT LIGHTING 4' X 1'
	HIGH PRESSURE SODIUM 150 WATTS EXTERIOR WALL MOUNTED LIGHTING



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

NOTE: REFER TO MICHIGAN BUILDING CODE 2005

EXISTING 1-STY BLOCK BUILDING LEASE SPACE
FOR: MR. CHRIS EVELINE - REFER PETERBILT
3535 FORT STREET LINCOLN PARK, MI 48146

JOHN T. HOLLOWICKI - ARCHITECT
31693 W. EIGHT MILE RD. LIVONIA, MI 48152
1-248-219-9386

SCALE: 1/4" = 1'-0"
DATE: FEBRUARY 09, 2022
DRAWN BY: B. C.
REVISED

DRAWING NUMBER
2 OF 3

PROPOSED BUILDING
FLOOR PLAN

EXISTING 1-STY BLOCK BUILDING LEASE SPACE
FOR: MR. CHRIS EVELINE - REFER PETERBILT
3535 FORT STREET LINCOLN PARK, MI 48146

DATE
FEBRUARY
09, 2022

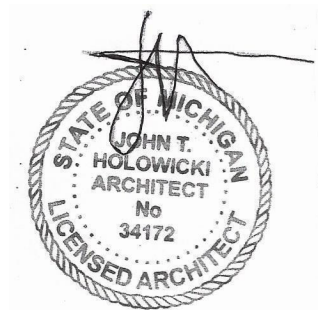
SCALE
AS NOTED

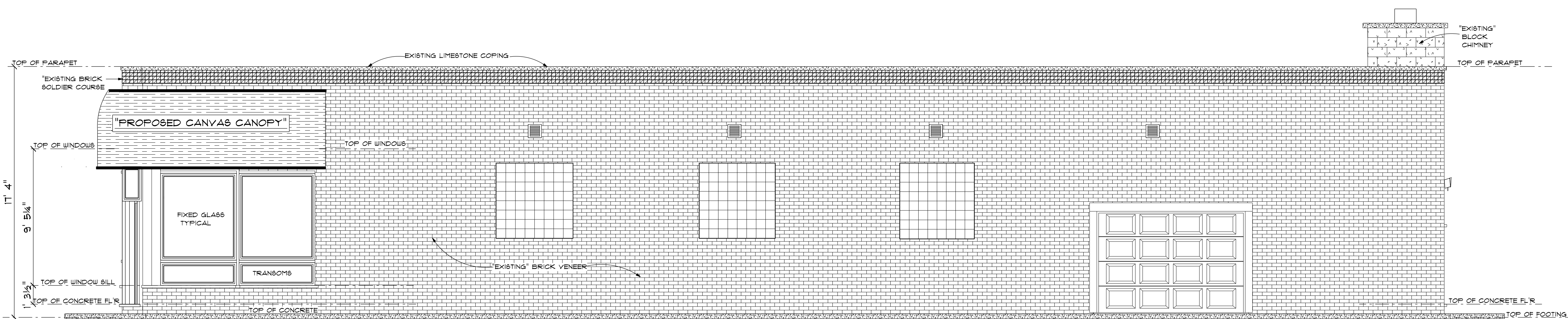
DRAWING#

1155

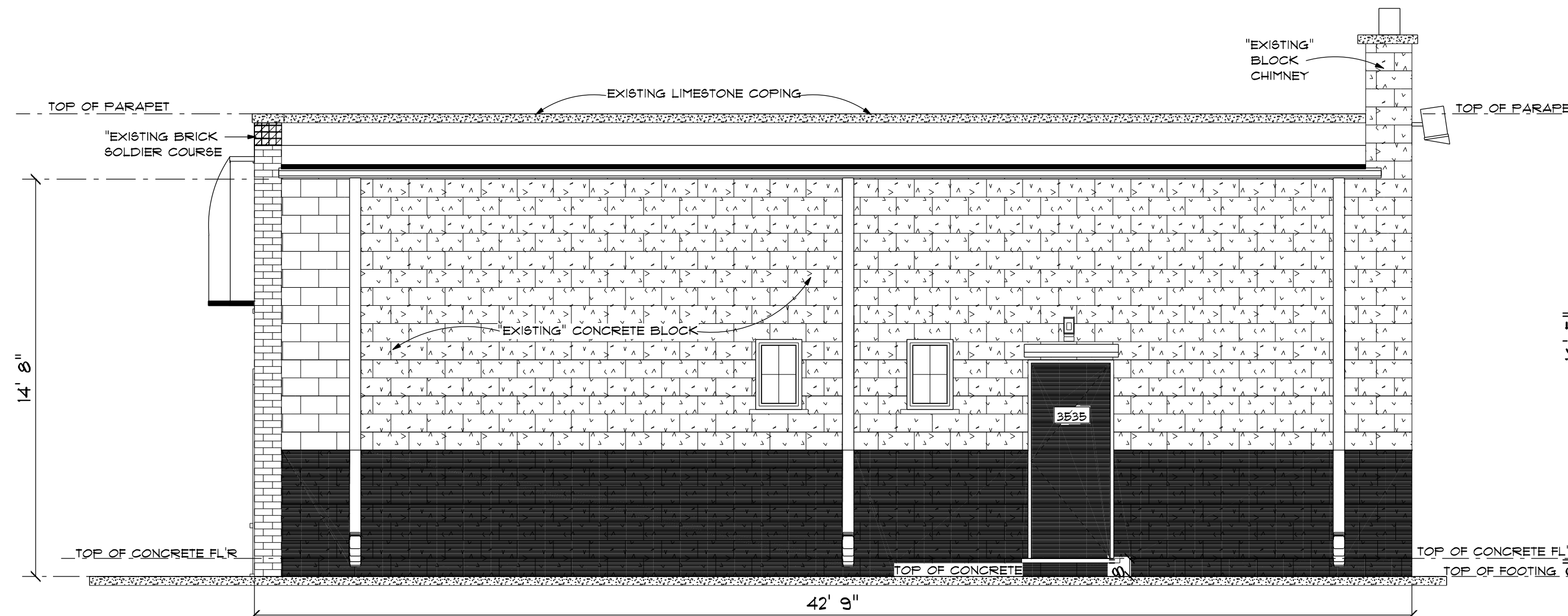
SHEET NO.

A-2

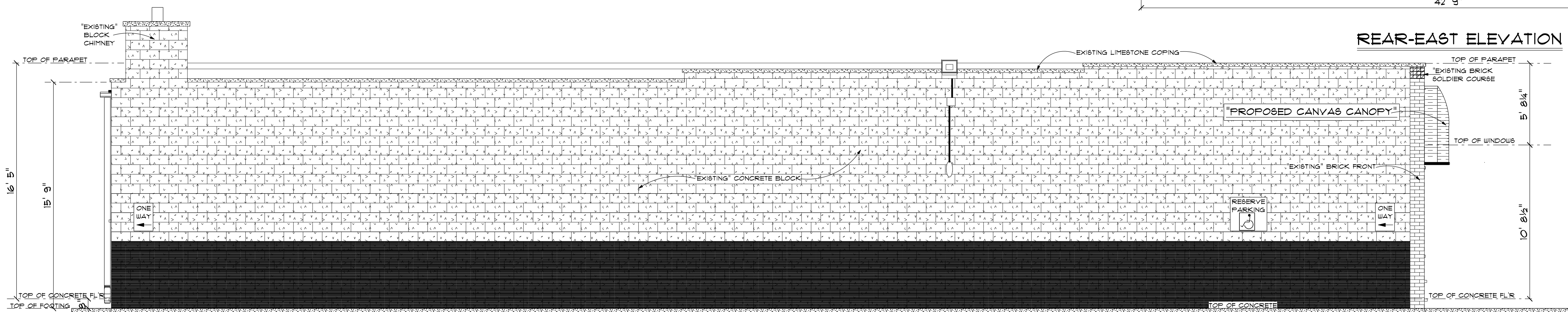




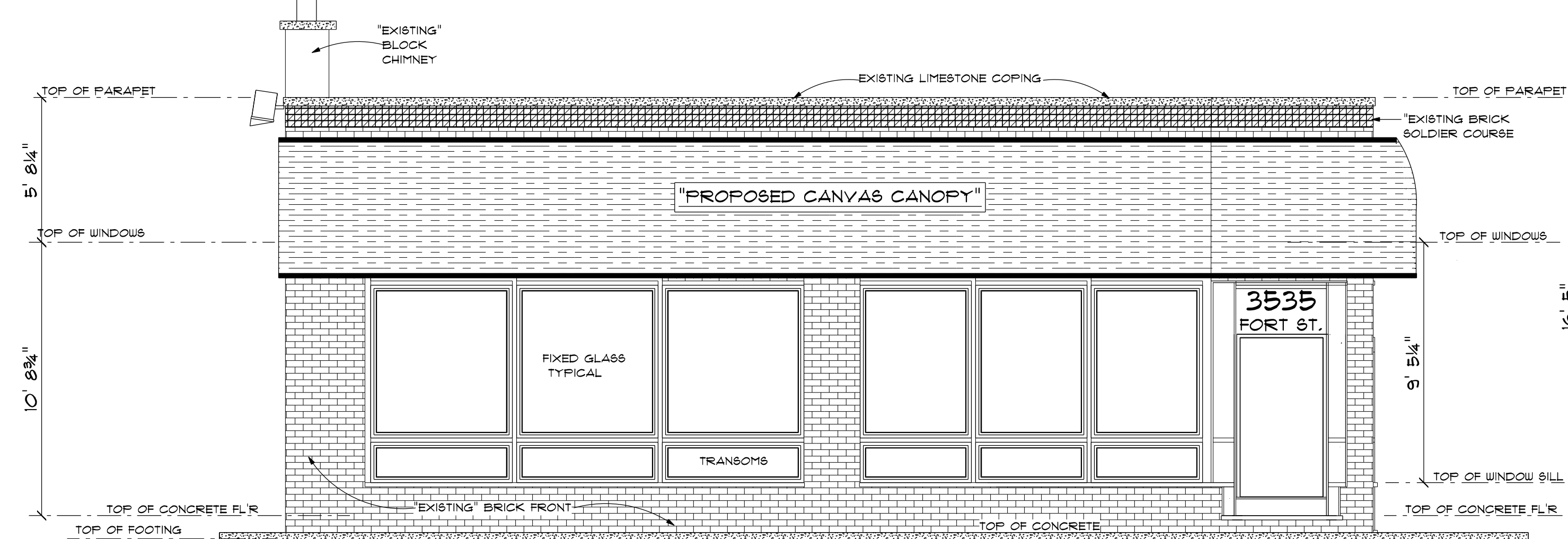
RIGHT-SOUTH ELEVATION SCALE: 1/4" = 1'-0"



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



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



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

EXISTING 1-STY BLOCK BUILDING LEASE SPACE
FOR: MR. CHRIS EVELINE - REFER PETERBILT
3535 FORT STREET LINCOLN PARK, MI 48146

JOHN T. HOLOWICKI - ARCHITECT 1-248-219-9386
31693 W. EIGHT MILE RD. LIVONIA, MI 48152

SCALE: 1/4" = 1'-0"
DATE: FEBRUARY 09, 2022

DRAWN BY: B.C.
REVISED

DRAWING NUMBER
3 OF 3

EXTERIOR ELEVATIONS
FRONT, RIGHT-SIDE
REAR, LEFT-SIDE

EXISTING 1-STY BLOCK BUILDING LEASE SPACE
FOR: MR. CHRIS EVELINE - REFER PETERBILT
3535 FORT STREET LINCOLN PARK, MI 48146

DATE

FEBRUARY 09, 2022

SCALE AS NOTED

DRAWING#

1155

SHEET NO.

A-3



March 1, 2022

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

Re: Refer Peterbilt Truck Part and Supplies
3535 Fort Street
City of Lincoln Park, MI
Hennessey Engineers Project #72172

Dear Ms. Gunden:

Hennessey Engineers, Inc. completed our first review of the plans for the Planning Commission review and received via email from your office on February 14, 2022.

The project consists of reoccupying an existing 3,715 square foot building.

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:

1. Based on the site plan submitted, the existing utilities and utility leads for the commercial site are being reused. It is important that the developer realize these existing utilities are 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.
2. The developer should verify with the City the existing water service type and size. If the water service is a lead service, it will have to be replaced. The developer's engineer or architect shall determine the water service lead type and capacity.
3. Any work proposed in the Fort Street right-of-way will require a Michigan Department of Transportation (MDOT) permit. This would include any utility connections and pavement repairs.

From an engineering feasibility standpoint, our office has no objection to the Preliminary Site Plan. Therefore, it's our recommendation for preliminary site plan approval.

Refer Peterbilt Truck Part and Supplies
3535 Fort Street
Hennessey Engineers #72172

March 1, 2022
Page 2 of 2

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

Sincerely,

HENNESSEY ENGINEERS, INC



Richard J. McCarty, P.E.
Project Manager

RJM/rjm

cc: John Kozuh, DPW Director, City of Lincoln Park
John Meyers, Building Official, City of Lincoln Park
Laura Passalacqua (D'Onofrio), Commercial Business Assistant, City of Lincoln Park
Montserrat Contreras, Permit Clerk, City of Lincoln Park
James Hollandsworth, Lincoln Park Project Manager, Hennessey Engineers

R:\Municipalities\70000's Lincoln Park\72000's\72172 Refer Peterbilt 3535 Fort Street\2022-3-1_3535 Fort Street 1st PC Review_72172.docx

Elizabeth Gunden

From: Ray Watters <RWatters@citylp.com>
Sent: Tuesday, February 15, 2022 2:06 PM
To: Elizabeth Gunden
Subject: Re: Site Plan Review Request: 3535 Fort - Retail

The police department does not have any issues with the truck parts store moving forward.

Chief R.Watters

From: Elizabeth Gunden <egunden@bria2.com>
Sent: Monday, February 14, 2022 3:21 PM
To: Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Robert Wright <RWright@citylp.com>; Ray Watters <RWatters@citylp.com>; Krystina Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>; jdhollandsworth@engineers.com <jdhollandsworth@engineers.com>
Subject: Site Plan Review Request: 3535 Fort - Retail

Hello!

Please find attached a set of plans for a retail use (truck parts and supplies) at 3535 Fort. Comments are appreciated by reply to this email by Friday, February 25th. 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

RECEIVED

FEB 10 2022

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

(MARCH 9, 2022)

SPR 3535 FORT

Lincoln Park

Beckett & Raeder

FOR OFFICE USE ONLY	
CASE #	<u>PPG22-0004</u>
DATE SUBMITTED	<u>2-10-22</u>

APPLICATION FOR SITE PLAN REVIEW

CITY OF LINCOLN PARK
1355 SOUTHFIELD RD. LINCOLN PARK, MI 48146
PH: (313) 386-1800 | FAX: 313-386-2205

NOTICE TO APPLICANT:

Applications for Site Plan Review by the Planning Commission must be submitted to the City in complete form at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. City Staff will review the application for completeness. 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 pm. All meetings are held at the Lincoln Park City Hall.

APPLICANT INFORMATION

NAME Reefer Peterbilt			ADDRESS 2645 Auburn Road	
CITY Auburn Hills	STATE MI	ZIP CODE 48326	PHONE 248-852-8300	EMAIL tom.welsman@reeferpeterbilt.com

PROPERTY OWNER (if different from Applicant)

NAME Nycz, Gregory & Nycz, Theo			ADDRESS 1056 Cloverlawn	
CITY Lincoln Park	STATE MI	ZIP CODE 48146	PHONE 313 530 3291	EMAIL roadrunner.gnb@gmail.com

Attached written consent of property owner or lessee of property, if different than applicant.

PROPERTY INFORMATION

PROPERTY ADDRESS 3535 Fort St. , Lincoln Park, MI 48146	NEAREST CROSS STREETS Emmons Blvd. and Fort St.
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 a metes and bounds description. Attach separate sheets if necessary.) KC1949A 1950A LOTS 1949 AND 1950 EXC THE W 17.11 FT THEREOF EMMONS ORCHARD SUB NO. 2 PC 48 L41 P88 WCR	
PROPERTY SIZE (square feet and acres) 4044 Sq. Ft. .0928374656 acres	ZONING DISTRICT Neighborhood Business District

PROPOSED DEVELOPMENT

Present Use of Property: Presently empty and no use. Prior use was a plumbing supply retail store.

Proposed Use of Property: Retail truck and trailer bus parts sales.

Please complete the following chart:

TYPE OF DEVELOPMENT	NUMBER OF UNITS	GROSS FLOOR AREA	NUMBER OF EMPLOYEES ON LARGEST SHIFT
<i>Detached Single Family</i>			
<i>Attached Residential</i>			
<i>Office</i>			
<i>Commercial</i>	1	4044 sq. ft.	4
<i>Industrial</i>			
<i>Other</i>			

PROFESSIONALS WHO PREPARED THE PLANS:

NAME John T. Holowicki			ADDRESS 31693 W. 8 Mile Rd.	
CITY Livonia	STATE MI	ZIP CODE 48152	PHONE 248-219-9386	EMAIL
PRIMARY DESIGN RESPONSIBILITY				

NAME			ADDRESS	
CITY	STATE	ZIP CODE	PHONE	EMAIL
PRIMARY DESIGN RESPONSIBILITY				

NAME			ADDRESS	
CITY	STATE	ZIP CODE	PHONE	EMAIL
PRIMARY DESIGN RESPONSIBILITY				

NAME			ADDRESS	
CITY	STATE	ZIP CODE	PHONE	EMAIL
PRIMARY DESIGN RESPONSIBILITY				

ATTACH THE FOLLOWING:

<input checked="" type="checkbox"/>	Eight (8) individually folded copies of the site plan (24" x 36"), sealed by a registered architect, engineer, landscape architect, or community planner as well as ONE (1) electronic copy in PDF format.	
<input checked="" type="checkbox"/>	A brief written description of the existing and proposed uses as identified in the "Narrative" section of the Site Plan Application Requirements Table, including but not limited to hours of operation, number of employees, number of employees on largest shift, number of company vehicles, etc.	
<input checked="" type="checkbox"/>	Proof of property ownership or lease agreement.	
<input type="checkbox"/>	Review comments of approval received from County, State, or Federal agencies that have jurisdiction over the project, including but not limited to:	
	Wayne County Road Commission	Wayne County Drain Commission
	Wayne County Health Division	Michigan Department of Natural Resources
	Michigan Department of Transportation	Michigan Department of Environment, Great Lakes, & Energy


IMPORTANT

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 after the site plan approval.

APPLICANT ENDORSEMENT

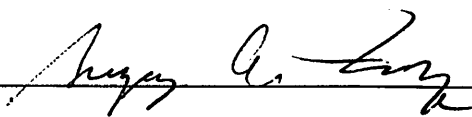
All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City and its employees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

Signature of Applicant: 

Date: 2-9-22

Signature of Applicant: _____

Date: _____

Signature of Property Owner: 
 Authorizing this Application

Date: 2-9-22

TO BE COMPLETED BY THE CITY

DATE SUBMITTED:	FEE PAID:
BY:	DATE OF PUBLIC HEARING:
PLANNING COMMISSION ACTION	DATE OF ACTION:
<input type="checkbox"/> APPROVED	
<input type="checkbox"/> DENIED	

RECEIVED
FEB 10 2022
CITY OF LINCOLN PARK
BUILDING DEPARTMENT

1)

Reefer Peterbilt

2645 Auburn Road

P.O. Box 214649

Auburn Hills, MI 48326

2)

Name of development:



All-Makes Parts | Truck • Trailer • Bus

10)

Schedule:

March 1, 2022, Sign Lease agreement for 3535 Fort Street

March 2, 2022, start interior cleaning and set up

March 7 through 11 do some interior painting

March 9, receive approval from Lincoln Park city

March 10, order awning and schedule installation (approx. 3 to 5 weeks)

March 20 start moving parts in the store

March 28 open store for business

11)

Description of use:

Turn empty building into an All Makes Truck Bus and Trailer retail store

This part store selling aftermarket parts to our current customers, new customers, schools, and Government agents

We expect sale around \$150,000.00 per month

We will employ up to four people in the store at one time

The store will have operating hours of 7 am until 6pm there are no night hours

The store will be open Monday through Friday this will assist with the growth of the Lincoln Park economy, these four employees will spend their dollars in your local restaurant, stores, and gas stations

12)

Notation of any variances:

Reefer Peterbilt believes that the current location has no variances need, but that is up to the city to agree with.us. If there is something that needs to be updated, we will be more than willing to work with the city to make these improvements

14)

Current Proof of signed Lease:

We have attached the lease agreement with Gregory and Theo Nycz showing Reefer Peterbilt agreement with the owner of the property to lease this property for the next two years and have a option for a third year.

36)

Number of stores or offices:

We will only have this store operation out of this building. Reefer Peterbilt has three other locations, main office Auburn Hills, New Boston, and Bay City.

45)

Soil erosion:

The location 3535 Fort Street is surrounded by paved streets a back alley there is paved and the side lot for parking also paved. The front of the building is paved with concrete to Fort Street.

47)

Hazardous substances or polluting materials:

TRP does not handle, produce, or use hazardous materials in daily sales or operation of our TRP Stores in quantities greater than 25 gallons per month. We do sell aerosols, solvents, oils, paints all in small package units. No bulk inventories. We also retail batteries and receive cores for return to manufacturers.

Awning and signage are contracted with MI Customs 20109 Northline Rd. Taylor, MI 48180



All-Makes Parts | Truck • Trailer • Bus

Will be displayed on the west side of the awning with just the TRP logo over the entrance door and the remaining wording printed on the south awning. Less the blue line above the wording and logo.

RECEIVED

FEB 10 2022

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

COMMERCIAL LEASE AGREEMENT

This agreement is made and entered into this 9th day of February, 2022 by and between GREGORY NYCZ and THEO NYCZ, whose address is 3769 Fort Street, Lincoln Park, MI 48146, hereinafter referred to as "Landlords", and REEFER PETERBILT, whose address is 3535 Fort Street, Lincoln Park, MI 48146, hereinafter referred to as "Tenant."

1. LEASED PREMISES

1.1 Landlords hereby lease to Tenants, and Tenants hereby lease from Landlords, certain commercial real property hereinafter called the "leased premises," which is commonly known as 3535 Fort Street, Lincoln Park, MI 48146, which consists of a parcel of real property that is utilized for a retail facility, specifically described as follows:

Lots 1949 and 1950, except the West 17.11 feet thereof, Emmons Orchard Subdivision No. 2, PC 48, as recorded in Liber 41, Page 88, Wayne County Records.

Tax ID# 8245-012-08-1949-001

2. TERM OF LEASE

2.1 The initial term of the Lease for the leased premises used for the business of the Tenant shall be for twenty-four (24) months commencing March 1, 2022 through February 29, 2024.

3. RENT

3.1 Tenants shall pay Landlord base rent in the sum of Sixty Nine Thousand Six Hundred Dollars (\$69,600.00) payable without prior demand without any set off or deduction whatsoever, except as other expressly provided herein, in the following installments:

3.1.A The Tenant shall pay on or before March 1, 2022, base rent for the month of March, 2022 and February, 2024, in the sum of Five Thousand Eight Hundred Dollars (\$5,800.00). The Tenant does herein acknowledge that said payments shall be due on the first day of each month for the next twenty-two (22) consecutive months at the same rate and term.

3.1.B The Tenant shall pay, upon execution of the Commercial Lease Agreement, the sum of Three Thousand Five Hundred (\$3,500.00) Dollars that shall be held by the Landlord as a security deposit pursuant to the terms and conditions of the Lease Agreement. The payment of the security deposit is a condition precedent to the Tenant receiving possession of the subject premises.

3.1.C The tenant has the option to extend the lease twelve (12) additional months with a thirty (30) day notice to the landlord.

4. PAYMENT OF PERSONAL PROPERTY TAXES

4.1 Tenant shall be solely responsible for the payment of any and all personal property taxes that may be assessed by any municipality and/or governmental agency against the personal property utilized at the subject premises.

5. LATE FEE AND DISHONORED PAYMENTS

5.1 The rental rate herein shall be due and payable upon the first day of each month and said rent is intended to be paid in advance for said month term. In the event the rent is not paid on or before the fifth day of said month then, in that event, the Landlord shall have a right to assess a late service fee in the sum of One Hundred Fifty (\$150.00) Dollars per month. Said late service fee shall be considered a service charge and shall further be considered a penalty provision pursuant to the terms and conditions of said Lease Agreement. Said late service fee shall be paid prior to the next monthly installment due herein.

5.2 The Tenant does further herein acknowledge and agree that, in the event that should any rental payment forwarded by Tenant is returned for insufficient funds or dishonored by the Landlord's financial institution for any other reason then, in that event, the Landlord shall have the right to assess a fee to the Tenant in the sum of One Hundred Fifty (\$150.00) Dollars for each and every dishonored payment.

6. USE OF PROPERTY

6.1 The Tenants shall use and occupy the premises as a retail establishment, and for no other purpose without the prior written consent of the Landlords. The Tenants shall not intentionally and knowingly use the premises for any purpose or in any manner in violation of any law, ordinance, rule, or regulation, adopted or imposed by any federal, state, county or municipal body or other governmental agency. The Tenants shall not deface or injure the premises or the building, permit anything to be done on the premises tending to create a nuisance or to disturb other tenants in the building, or permit any activity in the premises that will result in an increase of any insurance premium on the premises or the building.

7. CONDITION OF PROPERTY

7.1 The Tenant does further herein acknowledge that Tenant has reviewed and inspected the subject property and is satisfied with its present condition and does herein accept the leased premises in its current "AS-IS", "WHERE-IS" condition.

7.2 The Tenant is further aware that any and all repairs that may be required by the City of Lincoln Park for the Tenant's intended use and occupancy of the property shall be the sole and separate responsibility of the Tenant herein. The Tenant shall further obtain from the City of Lincoln Park, prior to the commencement of the Lease term, a Certificate of Occupancy from the City of Lincoln Park indicating that the business to be performed at the subject site is in conformity with all appropriate zoning ordinances of the City of Lincoln

Park.

9. ENVIRONMENTAL CONDITIONS

9.1 **REPRESENTATION OF LANDLORDS:** Landlord does herein represent that, to the best knowledge of the Landlords, the Landlords are not aware of any environmental hazards that exist relative to the subject property. Further, Landlords do herein state that no testing has been undertaken prior to the commencement of this Lease term and that the Landlords are executing this Lease Agreement and transferring the use and enjoyment of the subject property to the Tenants in an "AS-IS" condition. Landlords make no representations, expressed and/or implied, relative to the environmental condition of the subject property other than that the Landlords have no knowledge of any environmental concerns relative to the subject property.

9.2 **TENANT'S RESPONSIBILITIES:** The Tenants warrant that they will comply with all federal, state and local rules, regulations, statutes and ordinances pertaining to the protection of the environment in conducting any activities on the premises.

9.3 The Tenants agree to defend and indemnify the Landlord against obligations, costs and liabilities relating to the premises arising out of claims for investigation, study, remedial work, monitoring or other costs or expenses regarding environmental hazards, including groundwater or soil contamination, water pollution, air pollution, personal injury or property damage, that arise from any conditions on the premises after the date of this Lease.

10. MAINTENANCE AND REPAIR

10.1 Landlord shall be responsible for the repair of the following portions of the leased premises during the term of the Lease. Said portions shall include the following:

- 10.1.A Roof.
- 10.1.B Outer walls.
- 10.1.C All enclosed piping that exists within the walls of the subject property.
- 10.1.D Maintenance of the heating, ventilation and air conditioning systems.

10.2 The Tenant shall be responsible for all other repair and maintenance issues at the premises.

10.3 If the premises are damaged or destroyed, in whole or in part, during the term of this lease, by casualty not occasioned by the negligence of the Tenants, the Landlords shall repair and restore them to good and tenable condition with reasonable dispatch. If the premises are untenable in whole, the rent shall abate in full until they are restored to good and tenable condition. If the premises are untenable in part, rent shall abate pro rata until they are restored to good and tenable condition,

10.4 The Landlords shall not be liable to the Tenants for damages occasioned by the acts or omissions of persons occupying adjoining premises or any part of the premises adjacent to or connected with the premises hereby leased or any part of the building of which the leased premises are a part, or for any loss or damage resulting to the Tenants or its property from bursting, stoppage or leaking of water, gas, sewer or steam pipes, which is not the fault of the Landlords.

10.5 The Tenants will, at their own expense, keep the leased premises in good condition during its use and utilization of the property and will, at the expiration of this Lease, deliver the premises to the Landlords in like condition to when taken, reasonable use and wear thereof and damage by the elements excepted. The Tenants shall not make any alterations, additions or improvements to the leased premises without the Landlords' written consent. All alterations, additions and improvements made by either party upon the premises during the term hereof, except movable office furniture and trade fixtures put in at Tenants' expense, shall become the property of the Landlords at the expiration of the term.

11. TENANTS' USE OF PROPERTY

11.1 The Tenants shall keep premises under their control, including the sidewalks adjoining the leased premises, clean and free from rubbish, dirt, snow and ice at all times and it is further agreed that in the event the Tenants shall not comply with these provisions, the Landlords may enter upon said premises and have rubbish, dirt and ashes removed and the sidewalks cleaned, in which event the Tenants agree to pay all charges that the Landlords shall pay for hauling rubbish, ashes and dirt or cleaning walks. Said charges shall be paid to the Landlords by the Tenants as soon as the bill is presented to them and the Landlords shall have the same remedies as provided pursuant to the terms of this Lease in the event of the Tenants' failure to pay.

11.2 The Tenants shall, at their own expense, and under penalty of forfeiture and damages, promptly comply with all laws, orders, regulations, or ordinances of all municipal, county, and state authorities affecting the premises here leased, including but not limited to the cleanliness, safety, occupation and use of the same.

11.3 The Tenant shall have the joint use of the parking lot that is jointly used for the property at 3525 and 3535 Fort Street, in the City of Lincoln Park. The use of said parking lot is included pursuant to the terms of the Commercial Lease Agreement. The Landlord may, if necessary, establish rules and regulations regarding the usage and responsibility of repair of said parking lot.

12. OBLIGATION FOR UTILITIES

12.1 The Tenants will pay for all charges made against the leased premises during the term here of for gas, water, electricity and garbage collection, and shall pay said charges when they become due.

12.2 Tenants shall place all utilities into Tenants' respective names and shall pay any and all necessary deposits that may be required for the purposes of obtaining utilization of utility service at the subject property. Said obligation for utilities shall commence upon Tenant's possession of the subject property.

12.3 The Tenant does herein acknowledge that Tenant shall be solely responsible for the payment of the dumpster fees used for rubbish collection at the leased premises. Said dumpster shall be physically located at the site of 3525 Fort Street, but shall be utilized for the rubbish collection at 3535 Fort Street. The Tenant shall be solely responsible for the use of that particular dumpster for disposal of its rubbish and trash from the leased premises.

13. INSURANCE

13.1 During the term of this Lease, the Tenants will procure and maintain business liability insurance and shall do and perform any and all acts necessary to indemnify Landlords and keep Landlords harmless from any liability or claim for damages that may be asserted against Landlords because of any accident or casualty occurring on or about the premises. The Tenants shall, at their own expense and cost, obtain and keep in force a policy or policies of insurance to afford minimum protection of not less than One Million (\$1,000,000.00) Dollars combined single limit coverage of bodily injury, property damage or a combination thereof, unless such limits shall be agreed to and/or modified by written agreement between the Tenant and the Landlord.

13.2 The Tenants shall furnish Landlords with certificates or other evidence acceptable to Landlords indicating that the insurance is in effect and providing that Landlords shall be notified in writing at least thirty (30) days before cancellation of, or any material change in with regard to the renewal of said policy. The Landlords shall be further named as additional named insured on said policies of insurance.

13.3 Any insurance maintained by Tenants pursuant to this paragraph shall contain a clause or endorsement under which the insurer waives all rights of subrogation against the other party or its agents or employees with respect to losses payable under this policy.

13.4 Any personal property kept on the premises by the Tenants shall be kept there at Tenants' sole risk. Tenants shall maintain personal property insurance for their respective business assets at their sole expense. Tenants are aware that Landlords shall bear no responsibility for the maintenance of insurance with regard to the Tenants' personal property.

14. HOLDOVER TENANT

14.1 If the Tenants cannot take possession of the leased premises at the time provided above because the premises are not ready or because another tenant is holding over, or because of any cause beyond the direct control of the Landlords, the Landlords shall not be liable in damages to the Tenants therefore, but rent shall fully abate during the period of any such delay. In the event of such delay, the parties must agree on when the premises are ready for occupancy.

15. RIGHT TO INSPECT

15.1 The Landlords may enter the leased premises at any reasonable hour in order to inspect them. However, reasonable advance notice shall be given to the Tenants of the intention to do so. If the Landlords deem any repair for which the Tenants are responsible necessary, it may demand that the Tenants perform the repair. If Tenants refuse or neglect to make the repair in a reasonable time, the Landlords may make the repair and charge the Tenants. Landlords shall give reasonable advance notice to Tenants of their intention to make non-emergency repairs.

16. SIGNS AND ADVERTISING

16.1 All signs and advertising displayed in and about the premises shall be such as to only advertise the business carried on in said premises. The Landlords shall control the size and character thereof. No sign shall be displayed unless approved in writing by Landlords although permission shall not be unreasonably withheld. No awnings shall be installed or used on the exterior of the premises without prior written approval by the Landlords.

16.2 The Landlord has constructed a monument sign on Fort Street for the use by this particular Tenant, and any and all other tenants that occupy space within the professional office building. The Tenant, if it so chooses to use said monument sign, will pay for its proportional cost of the lettering once the sign is installed consistent with Landlord's prior approval.

16.3 The Landlord does further herein acknowledge and agree that, in the event that should Tenant terminate the Lease or, upon its expiration, the Tenant shall have a right to secure removal of its portion of the sign, but must make arrangements with the Landlord and meet any and all costs associated with restoring the sign to a condition so as not to allow the sign to suffer any waste and/or deterioration from the removal of any signage of the Tenant.

16.4 At Tenant's request and at Tenant's expense, the Landlord will assist in the installation of interior signage. In the event that should Tenant terminate the Lease or, upon its expiration, the Tenant shall have the right to secure removal of the interior signage. The Tenant must make arrangements with the Landlord for any and all costs associated with the restoring the sign to a condition so as not to allow the sign to suffer any waste or deterioration from the removal of said sign by Tenant.

17. ASSIGNMENT OF LEASE

17.1 The Tenants shall not sell, assign, mortgage, pledge, or in any manner transfer this lease or sublet the premises, or any portion of the premises without Landlords' prior written consent, which shall not be unreasonably withheld. In the event of any assignment or sublease, Tenants shall remain fully liable on this lease. The Landlords' right to assign this lease is unqualified. Upon any sale of the premises in which the purchaser assumes all obligations under this Lease, the Landlords shall be entirely free of all obligations of the Landlords under this lease and shall not be subject to any liability resulting from any act, omission, or event occurring after the conveyance. Tenants agree to recognize any such transfer and Tenants further agree that Landlords' request to sign and deliver a recordable document setting forth the provisions of this paragraph. Tenants' violation of the terms of the assignment and subletting provision shall constitute a violation and breach of this lease and shall permit the Landlords to seek any and all remedies as hereinafter set forth pursuant to the terms and conditions of said lease.

18. LITIGATION

18.1 In the event of litigation between the Landlord and the Tenant relative to right, obligations and duties of either party under this lease, each party shall pay its own attorney fees and costs. Further, Landlord hereby waives any claims against Tenant and any related parties for consequential, exemplary, and/or punitive damages. In addition, both parties hereby waive their rights to a trial by jury.

19. SUBORDINATION

19.1 The Landlords reserve the right to subject and subordinate this Lease to the lien of any mortgage or mortgages now or hereafter placed upon the Landlords' interest in the leased premises and on the land and building of which the leased premises form a part. The Tenants will execute and deliver upon demand such instrument or instruments subordinating this Lease to the lien of any mortgage or mortgages as shall be desired by the Landlords or any proposed mortgage or mortgages.

20. EMINENT DOMAIN

20.1 If the whole or any part of the leased premises shall be taken by any public authority under the power of eminent domain, the term of this Lease shall cease on the part so taken from the date the possession of that part shall be required for any public purpose, and rent shall be paid up to that day. For a period of thirty (30) days thereafter, Tenants and Landlords shall each have the right to cancel this Lease and to declare it null and void upon written notice to the other. If neither cancels, Tenants shall continue in possession of the remaining portion of the leased premises and both parties shall observe all requirements of this Lease, provided, however, that the rent, utilities, taxes, insurance, maintenance and any other required payments and expenditures shall be reduced in proportion to the amount of the premises taken. All damages awarded for such taking shall belong to and be the property of the Landlords whether awarded as compensation for diminution of value of the leasehold or

to the fee of the demised premises. The Landlords shall not, however, be entitled to any portion of the award to Tenants for loss of business.

21. BANKRUPTCY AND/OR INSOLVENCY

21.1 The Landlords may cancel this Lease in the event that the estate created hereby is taken in execution or by other process of law; or if the Tenants are declared bankrupt or insolvent according to law; or if any receiver is appointed for the business and property of the Tenants, or if any assignment is made of the Tenants' property for the benefit of creditors.

22. PEACEFUL POSSESSION

22.1 Upon performing the foregoing covenants, the Landlords agree that the Tenants shall and may peaceably and quietly have, hold and enjoy the leased premises for the term herein.

23. REMEDIES

23.1 In the event any rent required to be paid hereunder is due and unpaid or that other material breach occurs on the part of the Tenants, the Landlords' remedy shall be the remedy or remedies authorized and governed by the Michigan Summary proceedings Act, MCLA 600.5701- 600.5759. However, in the event the premises are abandoned, it shall be lawful for the Landlords, their certain attorney, heirs, representatives or assigns to re-enter and repossess the premises and to remove and put out each and every occupant.

23.2 If the Tenants fail to make a payment or expenditure required by this Lease other than rent, Landlords may themselves make such payment or expenditure, and the amount thereof shall be due to the Landlords from the Tenants at the next rental due date following written notice to the Tenants from the Landlords that the amount was paid. Failure by the Tenants to make the payment on time after said notice constitutes default and shall entitle Landlords to the same remedy as set forth in paragraph 25 hereof.

23.3 In the event that Tenants default in the payment of any sum due and/or defaults in any of the terms and conditions of the Lease or is adjudicated bankrupt or makes any assignment for the benefit of creditors in an action similar to bankruptcy or attempts an assignment of said Lease or performs any other breach of said contract then, in that event, the Landlords may, at their sole option, perform any of the following:

23.3.A In the event of termination and re-entry by the Landlord in accordance with the foregoing, Tenant shall be obligated to Landlord for any loss of rent and Tenant covenants and agrees to pay all court, reasonable attorney's fees and other expenses which may reasonably be incurred by Landlord, in any court proceedings, either in law or in equity, arising out of said default or breach of covenant by Tenant. For good and valuable consideration, Lessor agrees to the following provision:

notwithstanding any provision in this lease to the contrary, Landlord and Tenant agree that Tenant's liability upon default shall not exceed twenty-four (24) month's base rent. In addition, Tenant may, at Tenant's option, terminate this Lease at any time. In the event Tenant chooses to exercise this option, Tenant shall be required to pay to the Landlord a sum of money equal to twenty-four (24) months base rent or rent for the remainder of the term, whichever is less. If Tenant elects to exercise this option, it shall give Landlord at least thirty (30) days written notice thereof, which notice shall designate the date of termination and the term hereof shall expire on such date. Tenant shall make the payment required by this section within thirty (30) days after such termination.

23.3.B Terminate this Lease; or, without terminating this lease, re-enter the premises and dispossess Tenants or any other occupant of the premises, remove Tenants' effects and relet the premises for the account of Tenants for rent and, upon terms that are satisfactory to the Landlords, crediting the proceeds, after deducting the costs and expenses of re-entry, alterations, additions and reletting to the unpaid rent and the other amounts due under the lease during the remainder of the term, and Tenants shall remain liable to the Landlords for the balance owed.

23.4 If suit is brought to recover possession of the premises to recover any rent or any other amount due under the provisions of this lease, or because of the breach of any other covenant to be performed by Tenants, and a breach is established, then Tenants shall pay to the Landlords all expenses incurred in the action, including reasonable attorney fees, which shall be deemed to have been incurred on the commencement of the action and shall be enforceable whether or not the action is prosecuted to judgment.

23.5 Remedies, rights and benefits of this Lease are cumulative and shall not be exclusive of any other remedy, right or benefit contained herein or of any remedy, right or benefit allowed by law.

23.6 One or more waivers by the Landlords or Tenants of any of the provisions of this Lease shall not be construed as a waiver of a further breach of the same provision.

23.7 If Tenants herein shall allow the rent to be in arrears more than seven (7) days after written notice of such delinquency, or shall remain in default under any other conditions of the Lease for a period of thirty (30) days after written notice from the Landlords, then in that event Landlords at their sole and exclusive option, can declare this Lease to be terminated, and seek the immediate eviction of the Tenants through the application of all appropriate statutes and ordinances and laws relative to the summary proceedings to retake leased premises.

24. RULES AND REGULATIONS

24.1 Landlords reserve the right to adopt, from time to time, rules and regulations for the operation of the building that are customary for buildings of this character and are not inconsistent with the provisions of this lease. The Tenants and their agents, employees, invitees and licensees shall comply with all rules and regulations.

25. NOTICES

25.1 Wherever this Lease requires notice to be served on Landlords, notice shall be sufficient if emailed, to the following:

GREGORY NYCZ and THEO NYCZ
Roadrunner.gn@gmail.com

Notice to Tenants can be completed by emailing to the following:

REEFER PETERBILT
Tom Welsman
Tom.welsman@reeferpeterbilt.com

26. SECURITY DEPOSIT

26.1 Tenants contemporaneously with the signing of this lease has deposited with the Landlords the sum of Three Thousand Five Hundred (\$3,500.00) Dollars as set forth pursuant to the terms of this document. The deposit shall be held by Landlords without liability for interest, as security for Tenants faithful performance of all the terms, covenants and conditions of this Lease to be kept and performed by Tenants during the term of this Lease.

26.2 If Tenants fail to keep and perform any of its covenants of this Lease, then Landlords, at their option, may apply the entire deposit or any part thereof, or as much is necessary to compensate Landlords for damages or losses they sustain due to Tenants' breach. If the entire deposit or any portion is appropriated and applied by Landlords to pay overdue rent or other sums due and payable to the Landlords by Tenants under this lease, then Tenants shall, upon the written demand of Landlords, immediately remit to the Landlords a sufficient amount in cash to restore the security to the original sum deposited. Tenants failure to do so within five (5) days after the receipt of the demand shall constitute a breach of this lease.

27. CHANGES BY LANDLORDS

27.1 Landlords reserve the absolute right, at any time and from time to time, to make changes or revisions in the building, parking lot, driveways, signs, landscaping and sidewalks, including additions to subtractions from or rearrangements of the improvements, provided that the changes do not materially alter the use of the premises.

28. IMPROVEMENTS BY TENANT

28.1 Any and all physical improvements to the subject property that shall result in said physical improvements being considered fixtures at the subject property shall not be removed by the Tenant at the conclusion of the lease term. All physical improvements to said property shall revert and become the sole and separate property of the Landlord herein.

28.2 The Landlord and Tenant do herein acknowledge that, in the event the Tenant does intend to make any physical improvements and/or changes with the property, said improvements must be approved by the Landlord in writing prior to the commencement of any and all repairs.

29. CAPTIONS AND HEADINGS

29.1 The captions and headings used in this lease are intended only for convenience and are not to be used in construing this lease and applicable law.

29.2 This Lease shall be construed under the Laws of the State of Michigan. If any provision of this Lease or portions of this Lease or their application to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease shall not be affected and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

30. SUCCESSORS

30.1 This lease and its covenants and conditions shall inure to the benefit of and be binding on Landlords and their successors and assigns and shall be binding on Tenants and permitted assigns of Tenants.

31. RECOVERY BY TENANT

31.1 Tenants agree to look solely to the interest of the Landlords in the land and improvements on which the premises are situated to satisfy any judgment against Landlords as a result of any breach by Landlords of their obligations under this Lease. No other property of Landlord or any partners shall be subject to levy or execution as a result of any claim by Tenants against Landlords arising out of the relationship created by this Lease.

32. EFFECTIVE DATE

32.1 Landlords and Tenants have signed this lease and it shall be effective on the date listed at the beginning of the Agreement.

Where as the Landlords have reviewed the terms of this Lease Agreement this 9th day of February, 2022.

WITNESSES:

Candice Dalpiz

GREGORY NYCZ

Whereas the Tenant has reviewed the terms of this Lease Agreement this 9th day of February, 2022.

WITNESSES:

Candice Dalpiz

By: Ch. E. ...

3955 Dix – Medical Office (Therapy Center)

Site Plan Review

Applicant	Aoudi Aoudi
Project	Medical Office (Therapy Center)
Address	3955 Dix Hwy, Lincoln Park, MI 48146
Date	March 9, 2022
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



Figure 1: Aerial View

The proposed project is a therapy center with associated parking. The proposed therapy center (Applied Behavior Analysis therapy for children with Autism) falls under the category of “medical offices” in the Lincoln Park Zoning Ordinance, and the proposed parking lot would be located across the public alley on a currently vacant lot. The previous use of the building was an auto parts store, but it is currently vacant. This review considers the two lots as a single site.

Site Conditions

The 0.39-acre site consists of two lots and is located at the southeast corner of Dix Highway and Leblanc Street. The existing building sits along Dix Highway, and the proposed parking area is on the east side of the alley that bisects the two lots. There is an existing concrete sidewalk along Dix Highway and Leblanc Street. There are two points of vehicular ingress to the site: one from Dix Highway to a small parking area on the south side of the existing building, and the other via the public alley, which provides access to the proposed off-street parking lot.

Master Plan

Future Land Use Classification

The future land use classification for the site is General Commercial and Low Density Residential. The proposed use of a medical office is consistent with the General Commercial designation, and the proposed off-street parking area is consistent with the Low Density Residential 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 is a suitable location for automobile-oriented uses that are not appropriate in pedestrian-oriented City areas such as the downtown, including as restaurants with car service, gas stations with or without convenience stores, minor auto repair shops, and car washes that comply with special design standards.

Land Use and Zoning

Zoning

The site along Dix Highway with the existing building is zoned Neighborhood Business District (NBD). A “medical office” is a principally permitted use in the district per §1276.02(b) of the Lincoln Park Zoning Ordinance. The site on the east side of the alley is zoned Single Family Residential District (SFRD). “Off-street parking” is a principally permitted use in the district per §1268.02(h) of the Lincoln Park Zoning Ordinance.



Figure 2: Zoning Map

Proposed and Existing Uses

Site	Commercial / Residential / Vacant – Neighborhood Business District (NBD), Single Family Residential District (SFRD)
North	ROW, then Commercial / Residential – Neighborhood Business District (NBD), Single Family Residential District (SFRD)
East	Residential – Single Family Residential District (SFRD)
South	Commercial / Residential – Neighborhood Business District (NBD), Single Family Residential District (SFRD)
West	ROW, then Commercial – Neighborhood Business District (NBD)

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
SP-001	Prop Site Plan	–	–
LS-001	Landscape Plan	–	–
–	Elevations	–	–

Items to be addressed

- Applicant shall provide dates on all site plan documents.
- Applicant shall combine the two lots on a the same deed to ensure that they remain a single site.

Dimensional Standards

The dimensional requirements of the Neighborhood Business District (NBD) and Single Family Residential District (SFRD) are described in the chart below. (§1294.32, except where noted)

	Required	Provided	Compliance
Lot Width	Min. 40 ft.	~115 ft.	Met
Street Frontage (§1294.09)	Shrubbery and low retaining walls maximum 2 ½' < height < 8'	Proposed trees and shrubs meet requirements.	Met
Lot Area	Min. 4,000 sq. ft.	~17,125 sq. ft.	Met
Lot Coverage	Max. 50% in NBD, 40% in SFRD	~4,848/17,125 = 28%	Met
Height	2-Story Building; 25 ft.	1 story; 18 ft.	Met
Setback – Front	0 ft.	0 ft. Dix Hwy. & Leblanc St.	Met
Setback – Sides	0 ft.	~35 ft.	Met
Setback – Rear	0 ft.	0 ft.	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

Required	Compliance
<ul style="list-style-type: none"> Architectural variety Similar materials and entrances to buildings within 500'  <p>1 block north on Dix Hwy. – single-story, square, flat roofs, auto-oriented.</p>  <p>1 block south on Dix Hwy. – single-story, square, flat roofs, auto-oriented.</p>	<p>Met</p>
<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>West Elevation (Front on Dix Hwy): 57% masonry (400/702)</u> <ul style="list-style-type: none"> Brick: ~400 sf Metal cornice: ~302 sf Glass windows & door (exempt): ~481 sf Total Area: ~1,183 sf <u>North Elevation (Leblanc St): 72% masonry (720/995)</u> <ul style="list-style-type: none"> Brick: ~720 sf Metal cornice: ~275 sf Glass windows & door (exempt): ~82 sf Total Area: ~1,077 sf <u>South Elevation: 91% masonry (964/1,056)</u> <ul style="list-style-type: none"> Painted CMU: ~964 sf Metal cornice: ~70 sf Steel door: ~22 sf Total Area: ~1,056 sf <u>East Elevation (alley): 96% masonry (1,162/1,206)</u> <ul style="list-style-type: none"> Painted CMU: ~1,162 sf Steel doors: ~44 sf Total Area: ~1,206 sf 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>Natural brick and white CMU block</i> 	<p>NOT MET</p>
<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 	<p>Met</p>

Required	Compliance
<ul style="list-style-type: none"> • Windows: vertical, recessed, visually obvious sills • Spaces between windows = columns, mullions, or material found elsewhere on the façade • Front facades > 25% windows <i>Dix Hwy: 481 sf / 1,183 sf = 41% transparency; Leblanc St: 82 sf / 1,077 sf = 8% transparency; Combined: 563 sf / 2,260 sf = 25%</i> Size, shape, orientation, spacing to match buildings within 500' 	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>Rooftop mechanical equipment to be screened by corrugated metal panels attached posts.</i> 	Met

The existing building does not meet building materials requirements on the west and north facades; however, 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 7-ft. concrete sidewalk along Dix Highway and a 5-ft. concrete sidewalk along Leblanc Street which provides pedestrian circulation separated from the vehicular circulation. There are no bicycle lanes on the ROW or bicycle parking facilities proposed. Any broken, cracked, or unsafe sidewalks in the right-of-way must be repaired.

Items to be addressed

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

PARKING

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

Use	Required	Proposed	Compliance
Medical offices and professional offices of doctors, dentists, or similar professions; medical centers or clinics	Seven (7) for every one-thousand (1,000) square feet of gross floor area. $4,848 \text{ sf} / 1,000 = 4.848$ $4.848 \times 7 = 33.9 = 34 \text{ spaces}$	22 spaces	NOT MET

	Required	Proposed	Compliance
Parking Area Type A §1290.04	Adequate means of ingress and egress shall be provided and shown.	Parking lot south of building: existing one-way ingress on Dix, egress via alley. Parking lot east of building: ingress and egress provided via alley.	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	Parking area south of building has existing asphalt and appears to need some repair. Parking area east of the building is new and will be asphalt.	INQUIRY
	Concrete curbs and gutters	Concrete curbs and gutter details provided.	Met
	Side yards shall be at least ten (10) feet between the side lot lines of adjoining lots and the parking area.	Proposed 15 ft. landscaped area between parking lot and residential property.	Met
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	The proposed greenbelt and trees meet the screening requirements of §1294.28.	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 proposed greenbelt and trees meet the screening requirements of §1294.28.	Met
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	There is ample space for maneuvering.	Met

The combination of the existing parking lot to the south of the building and the new lot to the east of the building will provide about 65% of the required parking. The size of the existing lots, the need to provide ample space for landscaping and screening, and available on-street parking on Leblanc St. are factors for consideration. It is the Planning Commission’s responsibility to determine whether the proposed parking plan offers adequate provision for the intended use while preserving the public health, safety, and welfare.

§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.

Items to be addressed

- A parking waiver is requested from the Planning Commission from the required 34 parking spaces. Factors for consideration are the size of the site, the need to provide ample space for landscaping and screening, and available on-street parking on Leblanc Street.*
- Applicant shall ensure that the asphalt in existing parking area meets 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 to 25	1	1	Met

Items to be addressed

None

LOADING

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

Gross Floor Area	Loading Spaces – Required	Loading Spaces – Provided	Compliance
2,001 to 5,000	1	No loading space provided.	NOT MET

Items to be addressed

- Applicant shall provide the required loading and unloading space in accordance with §1290.09 of Lincoln Park Zoning Code.

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 Rd., Fort St., Dix Ave., and Outer Dr.

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"> • Existing one single-way driveway on Dix Hwy. • One-way single: 16'; Sidewalk continues • No radii provided • One access point. • Not Applicable • Not Applicable 	<p style="text-align: center;">Met</p> <p style="text-align: center;">NOT MET</p> <p style="text-align: center;">INQUIRY Met</p> <p style="text-align: center;">N/A</p> <p style="text-align: center;">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 	<p>Not applicable</p>	<p style="text-align: center;">N/A</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>Building is existing.</p>	<p style="text-align: center;">N/A</p>

Required	Provided	Compliance
<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>Drive is about 100 ft. from nearest signalized intersection at Leblanc Street and is ingress only.</p>	Met
<ul style="list-style-type: none"> • Same side of street: Driveway spacing determined by speed limits in §1290.10. <i>Speed limit is 45 mph = 230' 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"> • Closest driveway is ~90' • Driveway across is directly aligned. • Not Applicable 	NOT MET Met N/A

The existing building does not meet all the standards of §1290.10, Access Management Standards. As the proposal does not include changes to the existing to the access, driveway, and vehicular circulation, the City has historically permitted existing conditions to remain.

Items to be addressed

- Applicant shall provide drive radii on Dix Highway.*

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 Dix Highway or the public alley in the rear. The Police Department has indicated that it has no concerns with the proposal.

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	Existing 10' greenbelt on Dix & 12' greenbelt on Leblanc.	Met
	1 tree and 4 shrubs per 40' of street frontage = <i>Site with existing building: 115' on Dix + 68' on Leblanc = 183' frontage = 5 trees + 18 shrubs (30% redevelopment standard = 2 trees + 6 shrubs)</i> <i>Parking lot site: 84' frontage = 2 trees + 8 shrubs</i> <i>Total: 4 trees + 14 shrubs</i>	6 maple trees + 16 shrubs proposed.	Met
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	Parked vehicles facing Leblanc will be shielded with shrubs and trees on berm.	Met
Interior Landscaping	10% of total lot area landscaped, including groundcover <i>17,125 sf * 0.10 = 1,713 sf</i>	~4,000 sf of the interior site will be landscaped	Met
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Interior landscaping grouped near parking/service areas.	Met
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>4 trees + 7 shrubs</i>	14 spruce trees + 4 shrubs (the 10 extra trees compensate for the shrubs)	Met
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces <i>22 parking spaces = 2 trees</i>	4 maple trees provided with ample planting space.	Met
	100 sf of planting area per tree		
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	Dumpster with 6' concrete wall + gate provided.	Met
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive), and/or solid 6' masonry wall ornamental on both sides	The proposed greenbelt and trees meet the screening requirements of §1294.28.	Met

Items to be addressed

None

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.*
- A Soil Erosion and Sedimentation permit must be obtained from Wayne County.*

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 line 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. If the existing service is a lead-type service or undersized, it will be required to be removed and replaced. 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

- 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.*
- It is highly recommended that the existing sanitary service be videotaped to determine the condition of the service lead.*

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. Engineering comments state that storm drainage must be contained onsite prior to its controlled discharge. The designer shall provide invert elevations and pipe diameters at all proposed drainage structures and the existing invert elevations and pipe diameters of the existing storm structure. As the point of discharge, the accepting sewer must be a

minimum diameter of 12 inches. It appears from City records that the storm sewer on Leblanc Street has only a 6-inch storm tile. Additionally, the plans need to show land disturbance areas, which include existing parking lot areas and the proposed parking lot area.

Items to be addressed

- Applicant shall work with the City Engineer to review stormwater system to determine the appropriate permitting process.*
- Applicant shall provide invert elevations and pipe diameters at all proposed drainage structures and the existing invert elevations and pipe diameters of the existing storm structure.*
- Applicant shall show land disturbance areas, which include existing parking lot areas and the proposed parking lot area.*

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.

There does not appear to be new lighting proposed on the building at this time. If new lighting is proposed for the building, details must be provided. There will be new lighting in the parking lot, which appears to be downward facing, but no photometric plan provided.

Items to be addressed

- Applicant shall ensure that the site lighting meets the footcandle requirements in §1294.31(f).*
- If new lighting is proposed for the building, applicant shall provide manufacturer specifications 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 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.

Roof-top mechanical equipment will be adequately screened.

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.

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 not expected to generate hazardous materials or waste.

Items to be addressed

None

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

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

Both a "medical office" and "off-street parking" are principally permitted uses in the districts.

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.

Items to be addressed

- Work in the Dix Highway 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 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 of Approval

Waivers

- A parking waiver is requested from the Planning Commission from the required 34 parking spaces. Factors for consideration are the size of the site, the need to provide ample space for landscaping and screening, and available on-street parking on Leblanc Street.

Conditions to be Addressed Before Approval Letter is Issued

- Applicant shall provide dates on all site plan documents.
- Applicant shall combine the two lots on a the same deed to ensure that they remain a single site.
- Applicant shall provide the required loading and unloading space in accordance with §1290.09 of Lincoln Park Zoning Code.
- Applicant shall provide drive radii on Dix Highway.
- Applicant shall ensure that the site lighting meets the footcandle requirements in §1294.31(f).
- If new lighting is proposed for the building, applicant shall provide manufacturer specifications 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.

Conditions of Approval

- Applicant shall ensure that concrete sidewalks are brought up to City standards.
- Applicant shall ensure that the asphalt in existing parking area meets City standards.
- Applicant shall work with the building superintendent, City Engineer, and Lincoln Park Department of Public Services to comply with soil erosion control standards.
- A Soil Erosion and Sedimentation permit must be obtained from Wayne County.
- 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.
- It is highly recommended that the existing sanitary service be videotaped to determine the condition of the service lead.
- Applicant shall work with the City Engineer to review stormwater system to determine the appropriate permitting process.

- Applicant shall provide invert elevations and pipe diameters at all proposed drainage structures and the existing invert elevations and pipe diameters of the existing storm structure.
- Applicant shall show land disturbance areas, which include existing parking lot areas and the proposed parking lot area.
- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.
- Work in the Dix Highway 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 PPC22-0039, proposing a medical office (therapy center) at 3955 Dix Highway 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.

**APPLIED BEHAVIOR
ANALYSIS THERAPY
FOR
AUTISTIC CHILDREN
3955 DIX HWY
LINCOLN PARK, MI
48146**

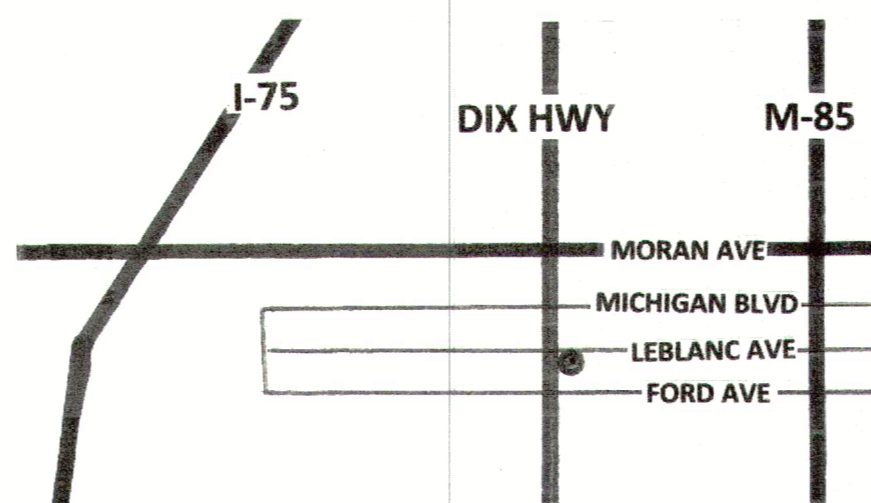
**SHEET TITLE
PROP SITE PLAN
REZONE 2 PARCELS**



SCALE 1" = 20 FT

**CURRENT OWNER
AUDI Aoudi
7440 OAKMAN
DEARBORN, MI
48126 313-409-1200**

LOCATION MAP



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 REHAB CODE-LEVEL-1
2015 MICHIGAN MECHANICAL CODE 2017
NATIONAL ELECTRIC CODE



SITE INFORMATION

***** SITE SIZE** 17,125 SQ FT (0.39314 ACRES)
***** BUILDING SIZE** 4,848 SQ FT
***** ZONING** NBD SITE OF EXISTING 4,848 BUILDING IS
PROPOSE REZONING OF 45-017-06-1009-002
& 45-017-06-1010-003 FROM SFRD TO NBD
BUSINESS GROUP B
***** USE GROUP**
***** PARKING REQUIRED** 1/200 SQ FT--4,848/200 = 24.24 = 24 SPACES
***** PARKING PROVIDED** 21 INCLUDING 1 H.C. SPACE

LEGAL DESCRIPTION

LOTS 1 THROUGH 5, INCLUSIVE, EXCEPT PART TAKEN FOR
STREET WIDENING, LOUIS J. HOFFMAN'S DIX AVENUE
SUBDIVISION, AS RECORDED IN LIBER 51, PAGE 20 OF PLATS
WAYNE COUNTY RECORDS.

WEST 32 FEET OF LOT 1009, ALL OF LOT 1010 AND 1/2 OF THE
VACATED ALLEY IN THE REAR THEREOF, LINCOLNSHIRE
SUBDIVISION NO. 2, AS RECORDED IN LIBER 47, PAGE 32 OF
PLATS, WAYNE COUNTY RECORDS.

TAX ID # 45-017-05-0001-001 (Lots 1 through 5)
45-017-06-1009-002 (WEST 32 FEET OF LOT 1009)
45-017-06-1010-003 (LOT 1010)

WORK SCOPE

--REZONE PARCELS 45-017-06-1009-002 &
45-017-06-1010-003 FROM SFRD TO NBD
--PAVE THE AREAS OF ABOVE PARCELS W/ASPHALT
--STRIPE NEW ASPHALT PARKING AREA
--INSTALL LANDSCAPING PER ORDINANCE

**METHOD OF COMPLIANCE:
PRESCRIPTIVE COMPLIANCE**

NOTE:

OWNER AND THE CONTRACTORS ARE THE SOLELY
RESPONSIBLE FOR THE PERFORMANCE AND THE
EXECUTION OF THE PROJECT AND IT IS THEIR
RESPONSIBILITY FOR THE SAFETY OF THE
BUILDING STRUCTURE AND THE MATERIALS
USED TO RENOVATE AND CONSTRUCT THE
PROPOSED FACILITY SHOWN ON THE PLANS

NOTE:

-- THERE WILL BE NO POLLUTING OR HAZARDOUS
SUBSTANCES TO BE STORED, RECYCLED INSIDE
OR OUTSIDE THE BUILDING OR PROPERTY
-- OWNER KNOWS OF NO AREAS ON THE SITE THAT
ARE KNOWN TO BE CONTAMINATED OR
SUSPECTED TO BE.

**SOIL EROSION PREVENTION
MEASURES**

EXISTING DRIVEWAYS SHALL BE USED FOR SITE ACCESS
DURING CONSTRUCTION. CONSTRUCTION ACCESSWAYS
SHALL BE MONITORED FOR SEDIMENT ACCUMULATION AND
PERIODICALLY CLEANED TO PREVENT SOILS FROM
ENTERING EXISTING COUNTY AND STATE ROADWAYS. ANY
ROADWAYS SHALL BE IMMEDIATELY REMOVED BY THE
CONTRACTOR.

SILT FENCE SHALL BE INSTALLED AROUND THE
PERIMETER OF THE WORK AREA.

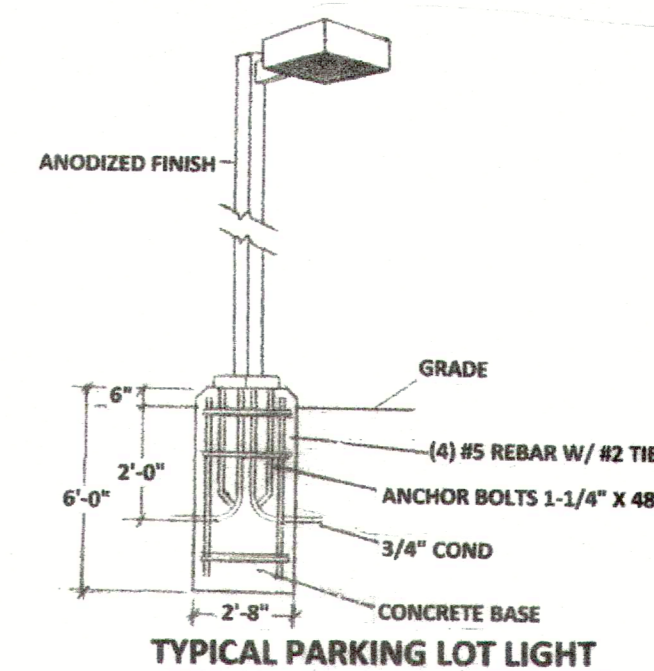
COMMENCE DEMOLITION WORK FOR PAVEMENT

INSTALL CURBING AND PAVEMENT

STABILIZE ALL UNPAVED AREAS, INCLUDING ALL
LANDSCAPING MATERIALS, BARK MULCH BEDDING, SOD
REMOVE ALL TEMPORARY SOIL EROSION CONTROL
MEASURES.

NOTE: THE SOIL EROSION MEASURES WILL BE MAINTAINED
WEEKLY AND AFTER EVERY STORM EVENT BY THE
CONTRACTOR. ANY DAMAGED SOIL EROSION
MEASURES SHALL BE IMMEDIATELY REPAIRED.

NOTE: ALL TEMPORARY SOIL EROSION MEASURES SHALL
REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE
PERMANENTLY STABILIZED.

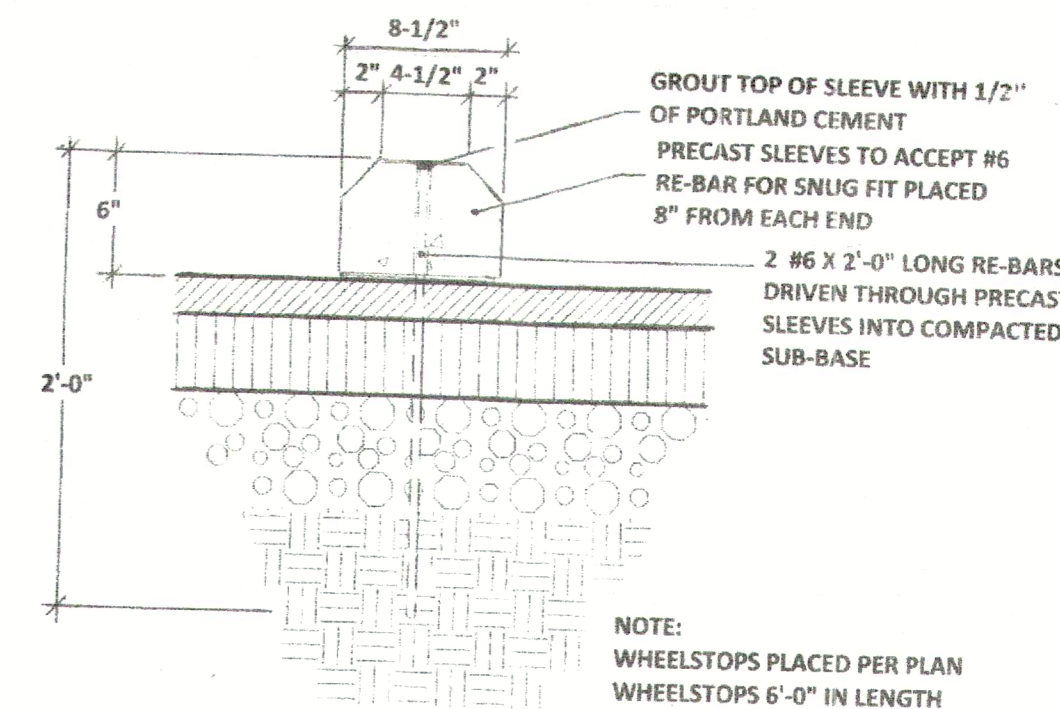


EXTERIOR LIGHTING NOTES

- EXISTING AND PROPOSED LIGHTING SHOULD BE SHIELDED FROM
ADJACENT PROPERTIES AND R.O.W.
- MAX HEIGHT OF LIGHT IS 15 FT
- 0.5 FOOTCANDLE FOR PEDESTRIAN MEASURED 5 FT ABOVE GROUND
- 1 TO 2 FOOTCANDLES FOR VEHICULAR
- 2-10 FOOTCANDLES FOR PARKING AND LOADING

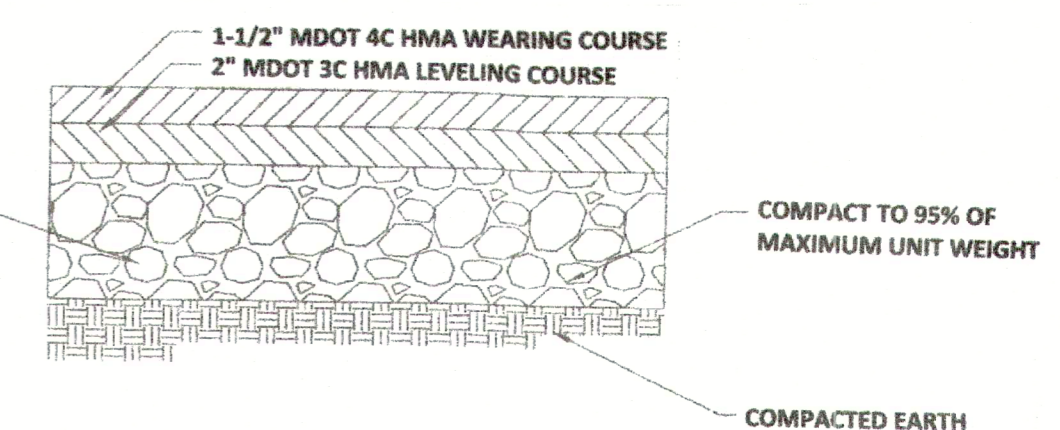
LIGHTING NOTES

- PARKING LOT LIGHTING FLOE LENS
TO BE LIMITED TO 250 WATTS
- ALL LIGHTS TO BE SHIELDED FROM
ADJACENT PROPERTY AND R.O.W.



WHEEL STOPS

NOTE:
WHEELSTOPS PLACED PER PLAN
WHEELSTOPS 6'-0" IN LENGTH

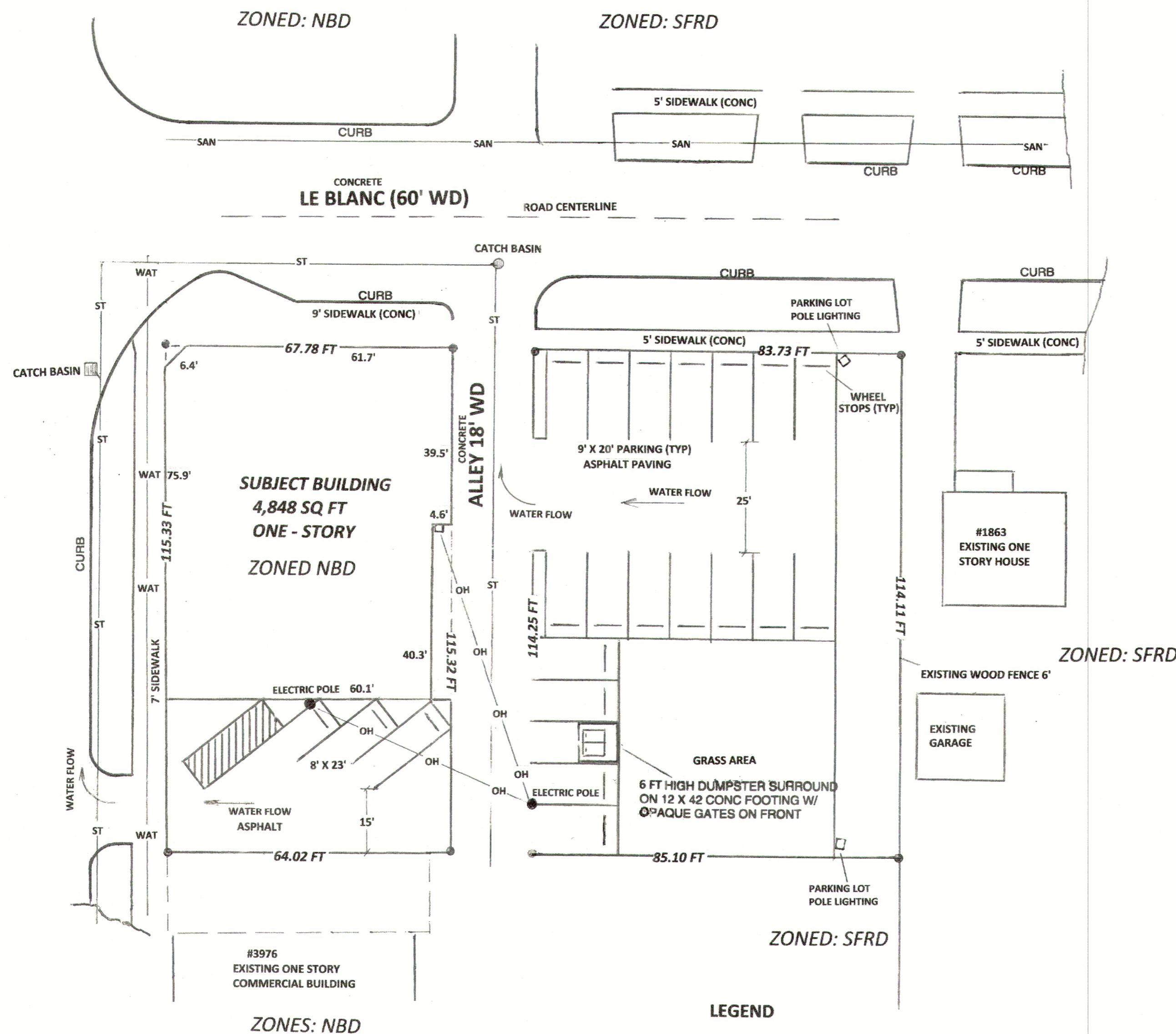


STANDARD DUTY HMA PAVEMENT DETAIL (ON-SITE)

NOT TO SCALE

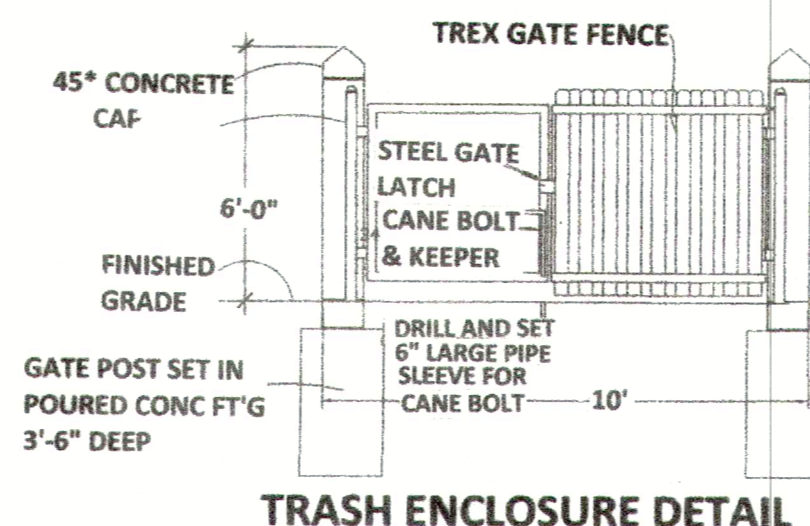
**6" CONCRETE CURB & GUTTER DETAIL
FOR ON-SITE PAVING**

MDOT R-30-E, TYPE "F2"



LEGEND

OH OVERHEAD ELECTRIC
SAN SANITARY SEWER
ST STORM SEWER
WAT WATER LINE



TRASH ENCLOSURE DETAIL

**APPLIED BEHAVIOR
ANALYSIS THERAPY
FOR
AUTISTIC CHILDREN
3955 DIX HWY
LINCOLN PARK, MI
48146**

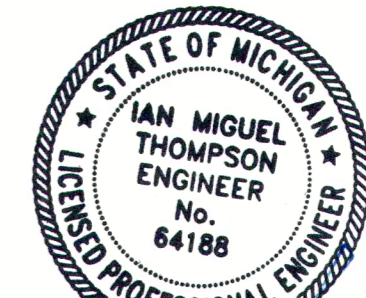
**SHEET TITLE
LANDSCAPE PLAN**



SCALE 1" = 20 FT

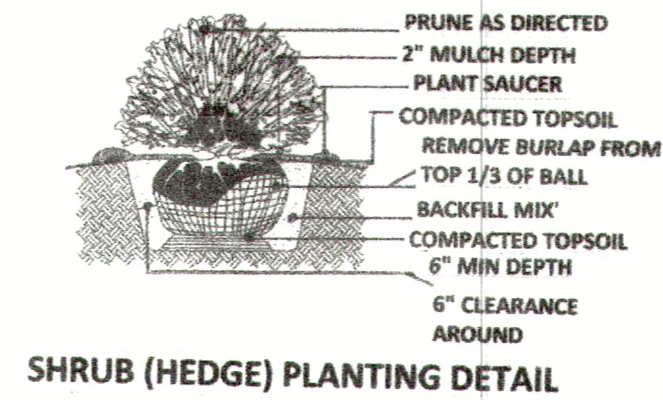
APPLICABLE CODES

2015 MICHIGAN PLUMBING CODE ANSI
117.1-2003 ACCESSIBILITY 2015 MICHIGAN
ENERGY CODE ASHREA 90.1-2007
2012 INTERNATIONAL FIRE CODE
2015 MICHIGAN REHAB CODE-LEVEL-1
2015 MICHIGAN MECHANICAL CODE 2017
NATIONAL ELECTRIC CODE



2.9.22

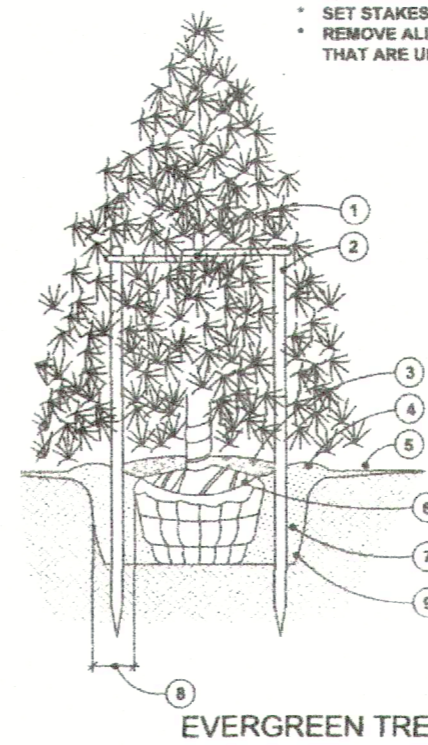
METHOD OF COMPLIANCE:
PRESCRIPTIVE COMPLIANCE



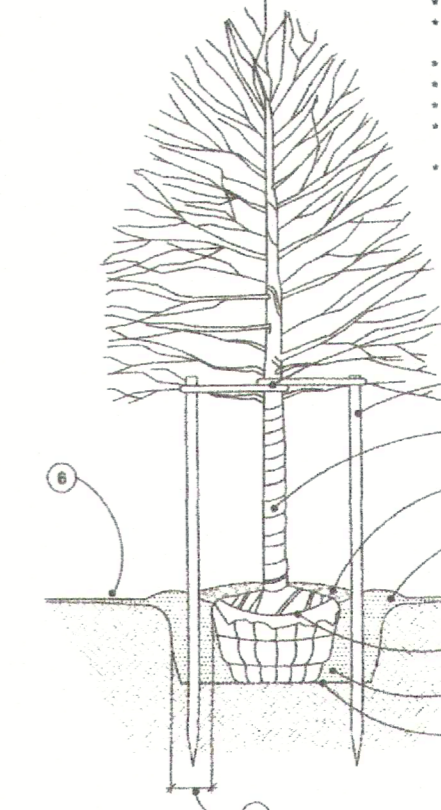
NOTES:

- STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH. GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
- SET STAKES VERTICAL AND EVENLY SPACED.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

- STAKE TREE AS INDICATED USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
- 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- MOUND TO FORM TREE SAUCER.
- FINISH GRADE SLOPED AWAY FROM TREE.
- CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- PLANTING MIX SHALL BE AMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
- WIDTH OF ROOTBALL ON EACH SIDE.
- SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.



EVERGREEN TREE



DECIDUOUS TREE
PLANTING DETAILS

NOTES:

- STAKE TREES UNDER FOUR INCH (4") CALIPER. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- SET STAKES VERTICAL & EVENLY SPACED.
- STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
- DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.

- STAKE TREE JUST BELOW FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
- 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- APPLY TREE WRAP AND SECURE WITH A BIODEGRADABLE MATERIAL AT TOP AND BOTTOM. REMOVE AFTER ONE (1) WINTER SEASON.
- SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- MOUND TO FORM TREE SAUCER.
- FINISH GRADE SLOPED AWAY FROM TREE.
- CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- WIDTH OF ROOTBALL ON EACH SIDE.
- PLANTING MIX SHALL BE AMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
- SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

GENERAL NOTES FOR ALL PLANTINGS:

- DO NOT CUT CENTRAL LEADER.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS. WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

LANDSCAPE DEVELOPMENT NOTES:

PLANTING

- Installation of all plant material shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock and with the specifications set forth by the City of Detroit, Michigan.
- The plant materials shall conform to the types listed on the plant list. Slope shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock.
- The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
- Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
- Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
- The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, settling, and settling with water.
- Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and bark mulch to a minimum depth of four inches (4"). Only natural color shredded hardwood bark mulch will be accepted.
- Remove all wire, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic, or nylon completely from branches and stems.
- All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compressing for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be parceled with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
- Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawn or lawn areas.
- All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil. Peat sod is not acceptable. Existing lawn in generally good condition but with bare, sparse, or weedy areas must be renovated by filling in low areas, raising, overseeding, and top dressing all sparse and bare spots and continuing with a weed and feed program.
- All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31. Plantings shall thereafter be reasonably maintained, including permanent and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
- Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
- All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curb and/or walks after earth setting unless otherwise noted on the landscape plan.
- Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner:
 - Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site.
 - Call the City for an inspection prior to backfilling.
 - Replace excavated material with good, medium-textured planting soil (loam or light yellow clay) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth setting, unless otherwise noted on the landscape plan.
- If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth setting.
- Edging shall consist of Ryerson Steel edging, Parma-Loc aluminum edging, or approved equivalent.
- Elevate the rootballs of Yew shrubs to allow for better drainage.
- Shrubs and trees shall not be planted within car overhang areas or door swing areas.

MATERIAL

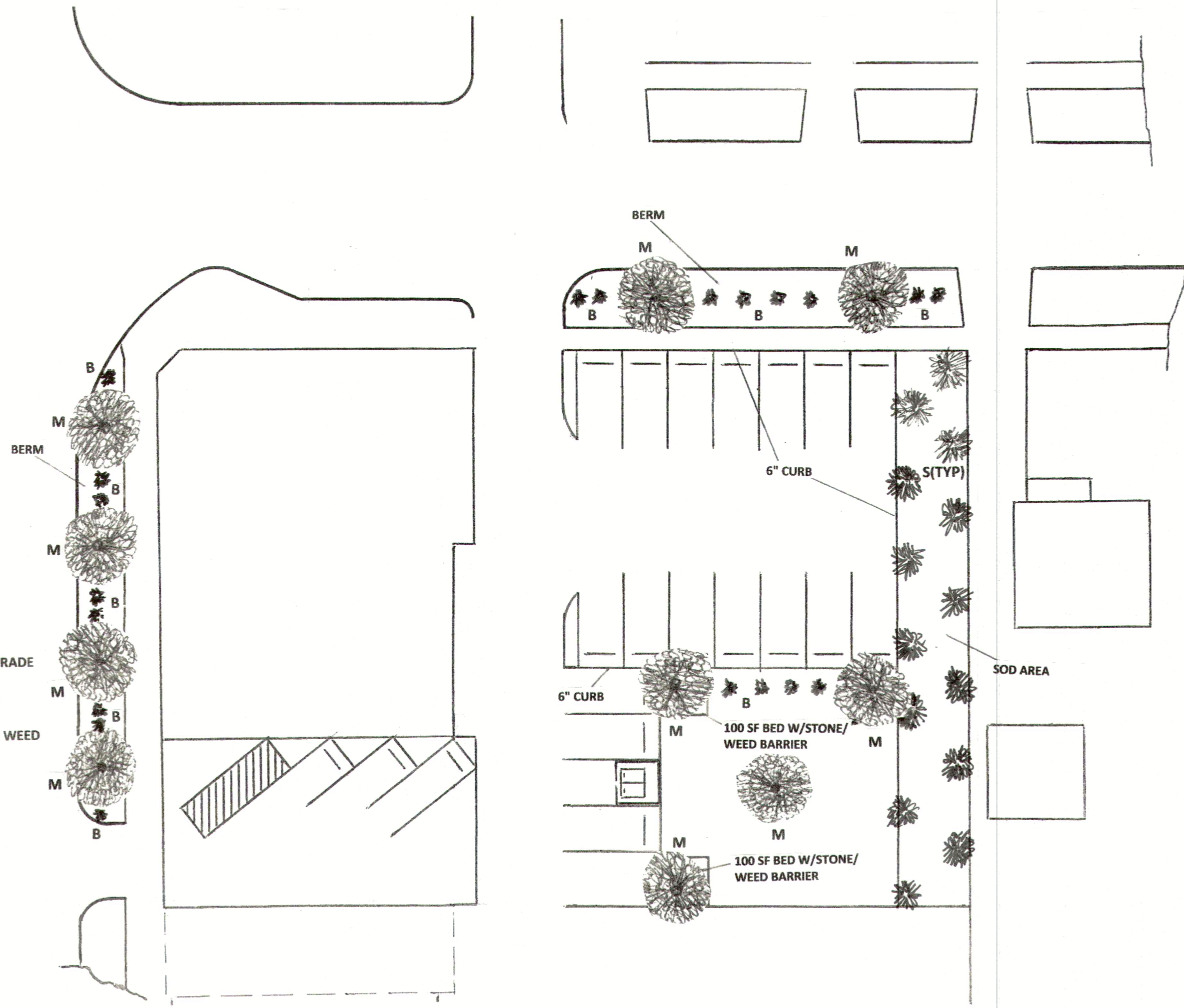
- Required landscape materials shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be:
 - Nursery grown;
 - State Department of Agriculture inspected;
 - No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted);
 - Staked, wrapped, watered, and mulched according to the details provided; and
 - Guaranteed for one (1) year.
- Topsoil shall be friable, fertile soil of clay loam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
- The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend (Baron/Sheephead®) @ sixty percent (60%), Creeping Red Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Ryegrass @ five percent (5%). Weeds content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
- Sod shall be two (2) year old "Baron/Sheephead" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
- Salley Pear (Pyrus calleryana) and Norway Maple (Acer platanoides) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.
- Cobblestone mulch to consist of two inch to six inch (2"-6") cobbles eight inches (8") deep with geotextile fabric beneath.

GENERAL

- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and newly laid (20') distance from the centerline of overhead wires for planting holes. Call MGS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
- The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
- The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
- All landscape areas including parking lot islands shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
- All written dimensions override scale dimensions on the plans.
- Report all changes, substitutions, or decisions to the Owner's representative.
- All bidders must inspect the site and report any discrepancies to the Owner's representative.
- All specifications are subject to change due to existing conditions.
- The Owner's representative reserves the right to approve all plant material.
- All ground mounted mechanical units shall be screened on three (3) sides with living plant material.

MAINTENANCE OF GENERAL LANDSCAPE AREAS

- The Owner of the landscaping shall perpetually maintain such landscaping in good condition, no as to present a health, fire, and orderly appearance, free from refuse and debris.
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizers, and replenishing mulch as needed.
- Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.



INITIAL PLANTING STANDARDS

- EVERGREENS AND DECIDUOUS TREES-----5' HEIGHT AND 2-1/2" DIA AT 12" FROM GRADE AT TIME OF PLANTING
- SHRUBS-----24" TALL AND #3 BALL AT TIME OF PLANTING
- BERM-----MIN 3' WIDE AND MAXIMUM SLOPE OF 33% GROUND COVER TO BE 6" ROCK OVER WEED BARRIER.

LANDSCAPE PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	NUMBER ON SITE	LABEL
MAPLE TREE	ACER NIGUNDO	9	"M"
SPRUCE TREE	PICEA OMORIKA	14	"S"
BURNING BUSH	EUONYMUS ALATUS	20	"B"

LANDSCAPE REQUIREMENTS

R.O.W. SCREENING-----10' WIDE GREENBELT OR BETWEEN SIDEWALK AND CURB, DECIDUOUS TREES 2-1/2" DIA @ 12" UP, 5' TALL AT PLANTING + 4 SHRUBS PER 40 FT OF PROPERTY IN A BERM W/6" STONE COVER OVER WEED BARRIER. SHRUBS 24" HIGH AT TIME OF PLANTING.

***265'/40 = 6.6 = 7 TREES + 28 SHRUBS REQUIRED

***PROVIDED---6 TREES + 16 SHRUBS, BERM W/6" STONE OVER WEED BARRIER

SFRD SCREENING-----15' WIDE GREENBELT ON SOD W/5' TALL EVERGREEN TREES EVERY 8 FT W/

12' O.C. STAGGER

***ABOVE PROVIDED

INTERIOR LANDSCAPING-----10% OF TOTAL PARKING AREA, 9,554 SQ FT X 10% = 956 SQ FT, 1 DECIDUOUS

5' TALL TREE @ PLANTING/ 400 SQ FT OF AREA + 1 24" TALL SHRUB/250 SQ FT

OF AREA, 956/250 = 3.8 = 4 SHRUBS REQ, 956/400 = 1.89 = 2 TREES REQ

***ABOVE PROVIDED

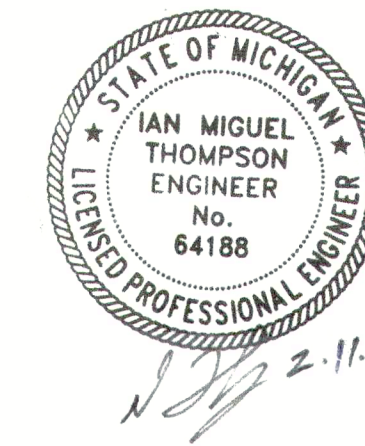
PARKING LOT LANDSCAPING-----1 DECIDUOUS TREE 2-1/2" DIA AT 12" UP/10 SPACES, 21 SPACES = 2 TREES

***ABOVE PROVIDED

APPLIED BEHAVIOR
ANALYSIS THERAPY
FOR
AUTISTIC CHILDREN
3955 DIX HWY
LINCOLN PARK, MI
48146

SHEET TITLE
ELEVATIONS

SCALE 1" = 6 FT



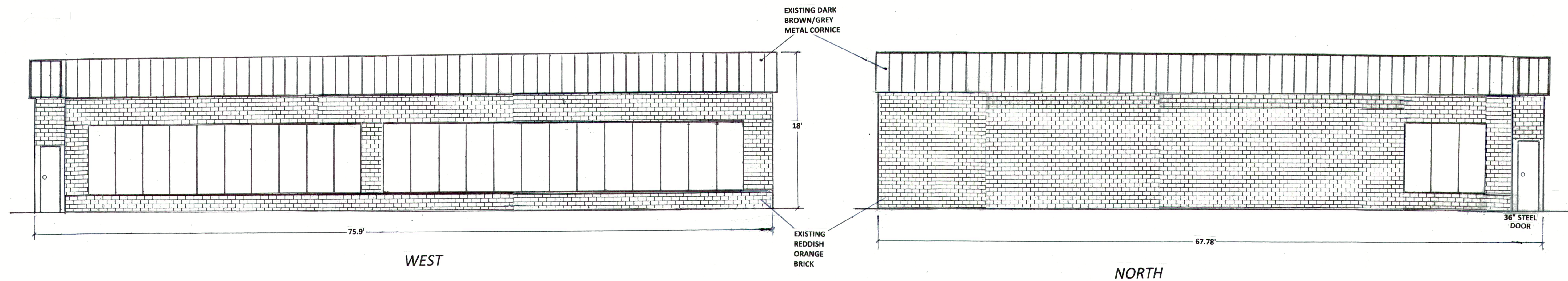
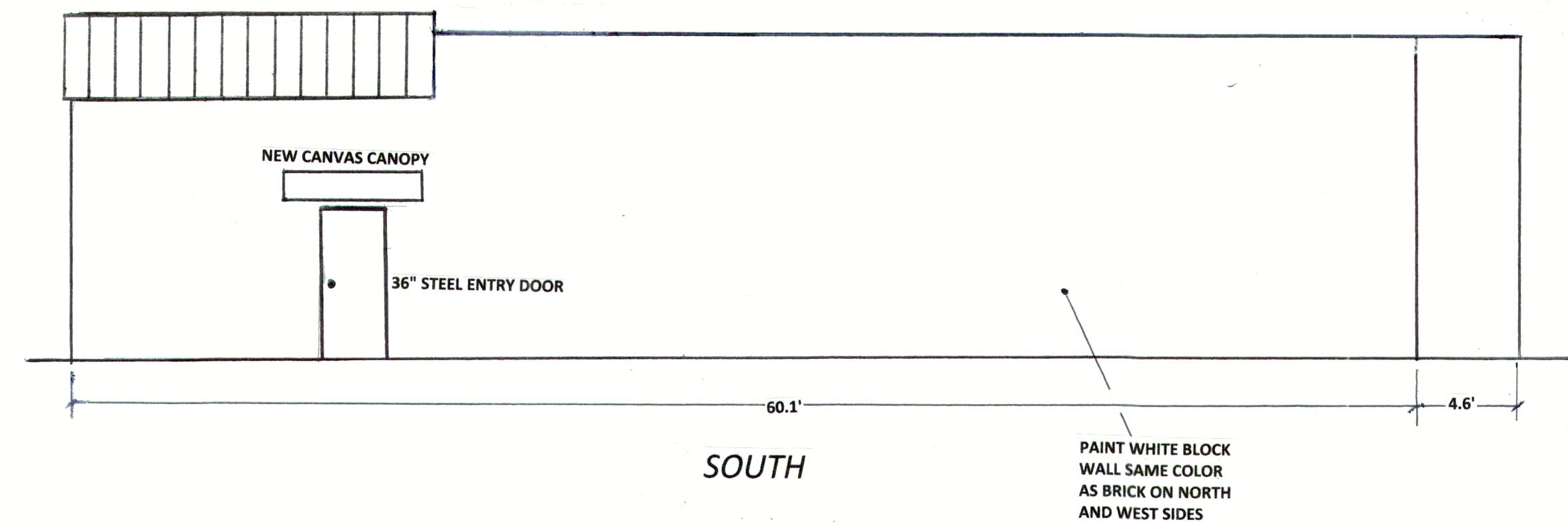
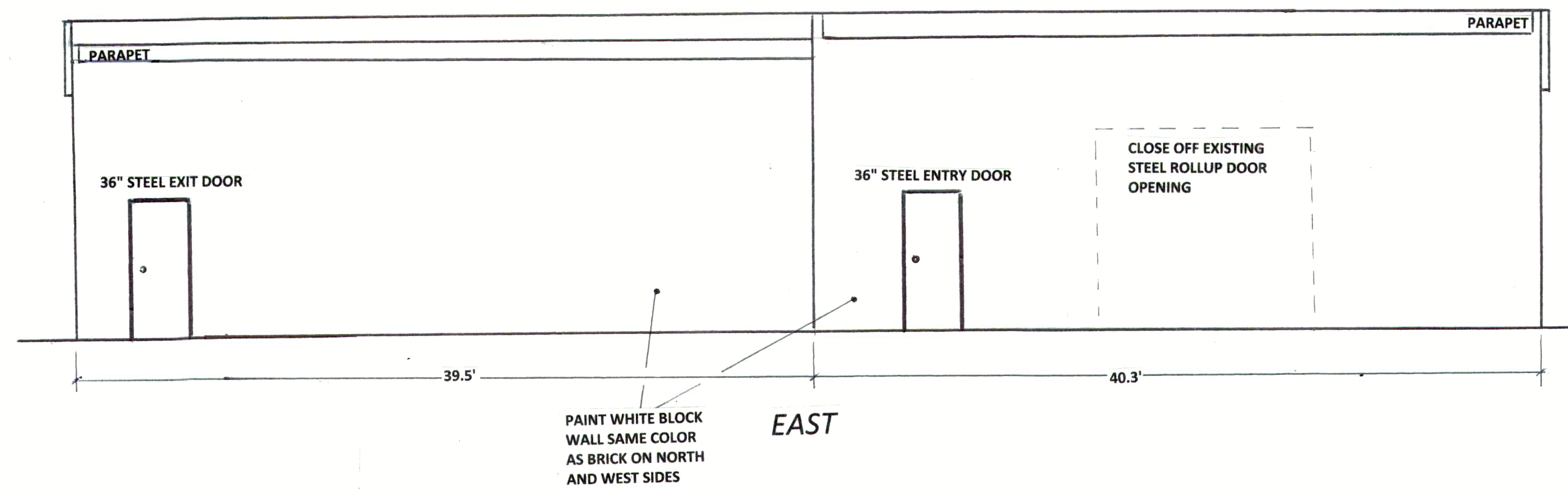
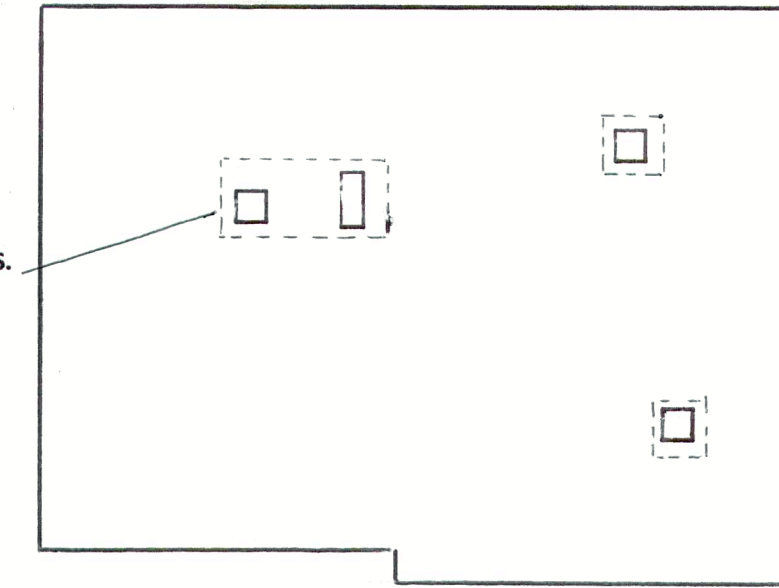
APPLICABLE CODES

2015 MICHIGAN PLUMBING CODE ANSI
117.1-2003 ACCESSIBILITY 2015 MICHIGAN
ENERGY CODE ASHREA 90.1-2007
2012 INTERNATIONAL FIRE CODE
2015 MICHIGAN REHAB CODE-LEVEL-1
2015 MICHIGAN MECHANICAL CODE 2017
NATIONAL ELECTRIC CODE

METHOD OF COMPLIANCE:
PRESCRIPTIVE COMPLIANCE

ROOFTOP MECHANICAL
EQUIPMENT SCREENING

ROOFTOP EQUIPMENT TO BE
SCREENED BY CORRUGATED
METAL PANELS ATTACHED TO POSTS.
POSTS ARE ANCHORED TO THE
ROOF DECKING. HEIGHT TO BE
THE SAME HEIGHT AS THE
EQUIPMENT IT IS SCREENING.
SCREEN PANELS TO MATCH
THE COLOR OF THE BUILDING.



Description of Proposed Property Use

Applied Behavior Analysis (ABA) is a recommended service for children with Autism Spectrum Disorder. It is based on the science of learning and behavior and how it works in real situations. Behavior analysis helps us to understand how behavior works and how it is affected by the environment. The goal is to increase behaviors that are helpful and decrease behaviors that are harmful or affect learning.

We are looking to open an ABA therapy center at 3955 Dix Highway, Lincoln Park, Michigan. ABA therapy focuses on improvements in communication, independent play, adaptive functioning, and social interaction. ABA Therapy creates customized autism treatment plans designed around each individual child's unique goals and needs. We start with our initial assessment and evaluation. Then we discuss with parents different therapies that we feel will work best for their child or young adult. A child or young adult's hours of therapy may vary between 15-40 hours of therapy a week. This type of autism therapy can take place in various locations, including in-home or in center, and range in prescribed weekly therapy hours. Families will drop off and pick up our clients whenever their scheduled time will be. We want to provide 1:1 therapy for families and children and would like to offer both home and center-based services. Each client will be provided with a technician to work with them one-on-one on various services to provide the client with a better quality of life by improving skills such as language, communication, attending, social, academic and decreasing problem behaviors.

Our hours of operation will be from 8 am to 8 pm. Employee's shifts will be divided between the following times: 8 am-12 pm, 12 pm-4 pm, and 4 pm-8 pm. We will have a total of 5 employees on-site, but this may vary because services may be provided in-home. We will have a total of 5 company (staff) vehicles.



March 1, 2022

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

Re: Applied Behavior analysis Therapy for Autistic Children
3955 Dix Highway
City of Lincoln Park, MI
Hennessey Project #72170

Dear Ms. Gunden:

Hennessey Engineers, Inc. completed our first review of the plans for the Planning Commission review and received via email from your office on February 24, 2022.

The project consists of reoccupying an existing 4848 square foot building, construction of a new parking lot, paving an existing parking lot, and placing landscaping.

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:

1. Storm drainage must be contained on site prior to its controlled discharge. No sheet drainage will be allowed. The designer shall provide invert elevations and pipe diameters at all proposed drainage structures and the existing invert elevations and pipe diameters of the existing storm structure that will be used to discharge the site's drainage to. At the point of discharge, the accepting sewer must be a minimum diameter of twelve inches. It appears, from City records, the storm sewer on Le Blanc Street has only a six inch storm tile.
2. The proposed development may require a storm water permit from the Wayne County Department of Public Services. The developer must satisfy their requirements prior to obtaining a City permit. If the site's discharge impacts a county road drainage facility, this must clearly be shown on the plans.
3. Provide information, on the plans, regarding land disturbance areas. The developer shall provide existing parking lot areas and the proposed parking lot area.
4. Based on the site plan submitted, the existing utilities and utility leads for the commercial site are being reused. It is important that the developer realize these existing utilities are 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.

5. The developer should verify with the City the existing water service type and size. If the water service is a lead service, it will have to be replaced. The developer's engineer or architect shall determine the water service lead type and capacity.
6. Any work proposed in the Dix Highway right-of-way will require a County permit. This would include any utility connections and pavement repairs.
7. All existing pavement, within or adjacent to the site including sidewalks and drive approaches, that is not in good condition will have to be replaced or repaired. The sidewalk adjacent to Le Blanc Street and abutting the rear of building will need to be replaced.

From an engineering feasibility standpoint, our office has no objection to the Preliminary Site Plan. Therefore, it's our recommendation for preliminary site plan approval.

Prior to the start of any construction, a permit from the City must be obtained. A detailed engineering review and approval of the construction plans will be required prior to permit issuance.

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

Sincerely,

HENNESSEY ENGINEERS, INC



Richard J. McCarty, P.E.
Project Manager

RJM/rjm

cc: John Kozuh, DPW Director, City of Lincoln Park
John Meyers, Building Official, City of Lincoln Park
Laura Passalacqua (D'Onofrio), Commercial Business Assistant, City of Lincoln Park
Montserrat Contreras, Permit Clerk, City of Lincoln Park
James Hollandsworth, Lincoln Park Project Manager, Hennessey Engineers

R:\Municipalities\70000's Lincoln Park\72000's\72170 Applied Behavior & Therapy 3955 Dix\2022-3-1_3955 dix 1st PC Review_72170.docx

Elizabeth Gunden

From: Ray Watters <RWatters@citylp.com>
Sent: Thursday, February 17, 2022 12:56 PM
To: Elizabeth Gunden
Subject: Re: Site Plan Review Request: 3955 Dix - Therapy Center

The police department has no issues with the Autistic center moving forward.

Chief R.Watters

From: Elizabeth Gunden <egunden@bria2.com>
Sent: Wednesday, February 16, 2022 1:26 PM
To: Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Robert Wright <RWright@citylp.com>; Ray Watters <RWatters@citylp.com>; Krystina Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>; jdhollandsworth@engineers.com <jdhollandsworth@engineers.com>
Subject: Site Plan Review Request: 3955 Dix - Therapy Center

Hello!

Please find attached a set of plans for a therapy center for Autistic children at 3955 Dix. Comments are appreciated by reply to this email by Friday, February 25th. 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

March 9, 2022
3955 Dix

FOR OFFICE USE ONLY	
CASE #	PPC22-0039
DATE SUBMITTED	

RECEIVED

FEB 10 2022

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

APPLICATION FOR SITE PLAN REVIEW

CITY OF LINCOLN PARK
1355 SOUTHFIELD RD. LINCOLN PARK, MI 48146
PH: (313) 386-1800 | FAX: 313-386-2205

NOTICE TO APPLICANT:

Applications for Site Plan Review by the Planning Commission must be submitted to the City in **complete** form at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. City Staff will review the application for completeness. 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 pm. All meetings are held at the Lincoln Park City Hall.

APPLICANT INFORMATION

NAME Aoudi Aoudi			ADDRESS 7440 Oakman Blvd.	
CITY Dearborn	STATE Michigan	ZIP CODE 48126	PHONE 313-409-1200	EMAIL manint77@yahoo.com

PROPERTY OWNER (if different from Applicant)

NAME Aoudi Aoudi/ Mansfield Investments LLC			ADDRESS 7440 Oakman Blvd.	
CITY Dearborn	STATE Michigan	ZIP CODE 48126	PHONE 313-409-1200	EMAIL manint77@yahoo.com

Attached written consent of property owner or lessee of property, if different than applicant.

PROPERTY INFORMATION

PROPERTY ADDRESS 3955 Dix Highway, Lincoln Park, MI. 48146		NEAREST CROSS STREETS Dix Highway and Leblanc Ave.	
PROPERTY DESCRIPTION <i>(If part of a recorded plat, provide lot numbers and subdivision name. If not part of a recorded plat (i.e. acreage parcel), provide a metes and bounds description. Attach separate sheets if necessary.)</i> 3955 Dix Highway, Lincoln Park, MI. 48146			
PROPERTY SIZE <i>(square feet and acres)</i> Site size: 17,125 SQ FT (0.39314 acres)		BUILDING SIZE 4,848 SQ FT	
			ZONING DISTRICT NBD/SFRD

PROPOSED DEVELOPMENT

Present Use of Property: Vacant Building

Proposed Use of Property: See the attached form (Description of Proposed Property Use)

Please complete the following chart:

TYPE OF DEVELOPMENT	NUMBER OF UNITS	GROSS FLOOR AREA	NUMBER OF EMPLOYEES ON LARGEST SHIFT
<i>Detached Single Family</i>			
<i>Attached Residential</i>			
<i>Office</i>			
<i>Commercial</i>	1	4,848 SQ FT	5
<i>Industrial</i>			
<i>Other</i>			

PROFESSIONALS WHO PREPARED THE PLANS:

NAME Ian Thompson			ADDRESS 26520 Grand River Suite 101	
CITY Redford	STATE Michigan	ZIP CODE 48240	PHONE 586-339-2862	EMAIL Larrysellit@yahoo.com
PRIMARY DESIGN RESPONSIBILITY Same as above				

NAME			ADDRESS	
CITY	STATE	ZIP CODE	PHONE	EMAIL
PRIMARY DESIGN RESPONSIBILITY				

NAME			ADDRESS	
CITY	STATE	ZIP CODE	PHONE	EMAIL
PRIMARY DESIGN RESPONSIBILITY				

NAME			ADDRESS	
CITY	STATE	ZIP CODE	PHONE	EMAIL
PRIMARY DESIGN RESPONSIBILITY				

ATTACH THE FOLLOWING:

<input type="checkbox"/> Eight (8) individually folded copies of the site plan (24" x 36"), sealed by a registered architect, engineer, landscape architect, or community planner as well as ONE (1) electronic copy in PDF format.						
<input type="checkbox"/> A brief written description of the existing and proposed uses as identified in the "Narrative" section of the Site Plan Application Requirements Table, including but not limited to hours of operation, number of employees, number of employees on largest shift, number of company vehicles, etc.						
<input type="checkbox"/> Proof of property ownership or lease agreement.						
<input type="checkbox"/> Review comments of approval received from County, State, or Federal agencies that have jurisdiction over the project, including but not limited to: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Wayne County Road Commission</td> <td style="width: 50%;">Wayne County Drain Commission</td> </tr> <tr> <td>Wayne County Health Division</td> <td>Michigan Department of Natural Resources</td> </tr> <tr> <td>Michigan Department of Transportation</td> <td>Michigan Department of Environment, Great Lakes, & Energy</td> </tr> </table>	Wayne County Road Commission	Wayne County Drain Commission	Wayne County Health Division	Michigan Department of Natural Resources	Michigan Department of Transportation	Michigan Department of Environment, Great Lakes, & Energy
Wayne County Road Commission	Wayne County Drain Commission					
Wayne County Health Division	Michigan Department of Natural Resources					
Michigan Department of Transportation	Michigan Department of Environment, Great Lakes, & Energy					

IMPORTANT

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 after the site plan approval.

APPLICANT 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. Finally, I acknowledge that part of the site plan review process includes City staff entering the exterior of the property for site visits.

Signature of Applicant:  **Aoudi Aoudi** Date: 02/8/2022

Signature of Applicant:  **Aoudi Aoudi** Date: 02/8/2022

Signature of Property Owner:  **Aoudi Aoudi** Date: 02/8/2022
 Authorizing this Application

TO BE COMPLETED BY THE CITY

DATE SUBMITTED:	FEE PAID:
BY:	DATE OF PUBLIC HEARING:
PLANNING COMMISSION ACTION	DATE OF ACTION:
<input type="checkbox"/> APPROVED	
<input type="checkbox"/> DENIED	

Description of Proposed Property Use

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RECEIVED

FEB 10 2022

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

2019209724 L: 55145 P: 1201 WD
07/09/2019 04:27:57 PM Total Pages: 1
Bernard J. Youngblood, Register of Deeds - Wayne County, MI
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County Tax Stamp #525449
07/09/2019
Receipt# 19-190639 L: 55145 P: 1201
State Tax: \$1,387.50 County Tax: \$203.50



WARRANTY DEED
STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS:
That MASON BRIGHT, A SINGLE MAN
Residing at 497 FOX DRIVE, MONROE, MI 48161

Convey (g) and warrant (s) to MANSFIELD INVESTMENTS, L.L.C., whose street number and Post Office address is 3955 DIX, LINCOLN PARK, MI 48146 the following premises situated in the CITY of LINCOLN PARK, County of WAYNE and the State of Michigan, to-wit:

LOTS 1 THROUGH 5, INCLUSIVE EXCEPT PART TAKEN FOR STREET WIDENING, LOUIS J. HOFFMAN'S DIX AVENUE SUBDIVISION, AS RECORDED IN LIBER 51, PAGE 20 OF PLATS, WAYNE COUNTY RECORDS.

WEST 32 FEET OF LOT 1009, ALL OF LOT 1010 AND 1/2 OF THE VACATED ALLEY IN THE REAR THEREOF, LINCOLNSHIRE SUBDIVISION NO. 2, AS RECORDED IN LIBER 47, PAGE 32 OF PLATS, WAYNE COUNTY RECORDS.

Tax ID # 45-017-05-0001-001 (Lots 1 through 5)
45-017-06-1009-002 (WEST 32 FEET OF LOT 1009)
45-017-06-1010-000 (LOT 1010)

clk/A: 3955 Dix, Lincoln Park, MI

together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the full consideration of:

\$185,000.00 (ONE HUNDRED EIGHTY FIVE THOUSAND DOLLARS AND 00/100) ALSO SUBJECT TO ANY ACTS OR OMISSIONS OF PARTIES OTHER THAN GRANTOR HEREIN SINCE MAY 10, 2004 THAT BEING THE DATE OF CERTAIN LAND CONTRACT BETWEEN THE PARTIES HERETO PURSUANT TO WHICH THIS DEED IS GIVEN.

subject to the existing building and use restrictions and easements of record and zoning ordinances.

Dated this 10th day of May, A.D., 2004

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of the instrument. No representation is made as to the status of any tax liens or other taxes owed to any other entities. Taxes in process of local collection at before PRE date are NOT EXAMINED.

Eric R. Sadree Wayne County Treasurer
No. E-54161 Date 07/09/2019 Clerk RB

Signed in Presence of:

Signed by:

Mason Bright
MASON BRIGHT

STATE OF MICHIGAN
COUNTY OF WAYNE ss.

On this 10th day of May, A.D., 2004
before me personally appeared MASON BRIGHT, A SINGLE MAN
to me known to be the person described in and who executed the foregoing
instrument and acknowledged that they executed the same as their free act
and deed, and represented that they are 18 years of age or older.

My commission expires

6.24.2006

Kathly L. Baldwin
KATHLY L. BALDWIN Acting in Wayne
Notary Public WAYNE County, MI

Instrument MASON BRIGHT
L.L.C.

Drafted by 497 FOX DRIVE
MONROE, MI 48161

When Faten Aoudi + Aoudi
MANSFIELD INVESTMENTS, Aoudi
7440 Oakman Blvd.
3955 DIX
return to LINCOLN PARK, MI 48146
Dearborn, MI 48126
County Transfer

Recording Fee _____ State Revenue Stamps _____

Revenue: \$1,591.00

6092019-1

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clerk/A: 3955 Dix Lincoln Park, MI

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Eric R Sabree, Wayne County Treasurer
No. E - 84161 Date: 07/09/2019 Clerk: RB

Signed in Presence of:

Signed by:

Mason Bright
MASON BRIGHT

STATE OF MICHIGAN
COUNTY OF WAYNE ss.

On this 10th day of May, A.D., 2004 before me personally appeared MASON BRIGHT, A SINGLE MAN to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, and represented that they are 18 years of age or older.

My commission expires

6/24 2006

Kathyl Baldwin
KATHYL BALDWIN
Notary Public WAYNE County, MI

Acting in Wayne
Enter Aoudi + Aoudi

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C/K/A: 3955 Dix Lincoln Park, MI

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is made as to the status of any tax liens or or titles owed to any other entities.
Taxes in process of local collection or before PRE denial are NOT EXAMINED.

Eric R Sabree, Wayne County Treasurer
No. E - 84181 Date: 07/09/2019 Clerk: RB

Signed in Presence of:

Signed by:

Mason Bright signature
MASON BRIGHT

STATE OF MICHIGAN
COUNTY OF WAYNE ss.

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before me personally appeared MASON BRIGHT, A SINGLE MAN
to me known to be the person described in and who executed the foregoing
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KATHYL BALDWIN
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MANSFIELD INVESTMENTS, Aoudi
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recorded 3955 DIX
return to LINCOLN PARK, MI 48146-
Dearborn, MI
County Transfer 48126

Recording Fee _____ State Revenue Stamps _____

6092019-1

Revenue: \$1,591.00

1378 Dix – Equipment Services + Retail

Site Plan Review

Applicant	Jamal A. Mawri
Project	Equipment Services + Retail
Address	1378 Dix Hwy, Lincoln Park, MI 48146
Date	March 9, 2022
Request	Site Plan Review

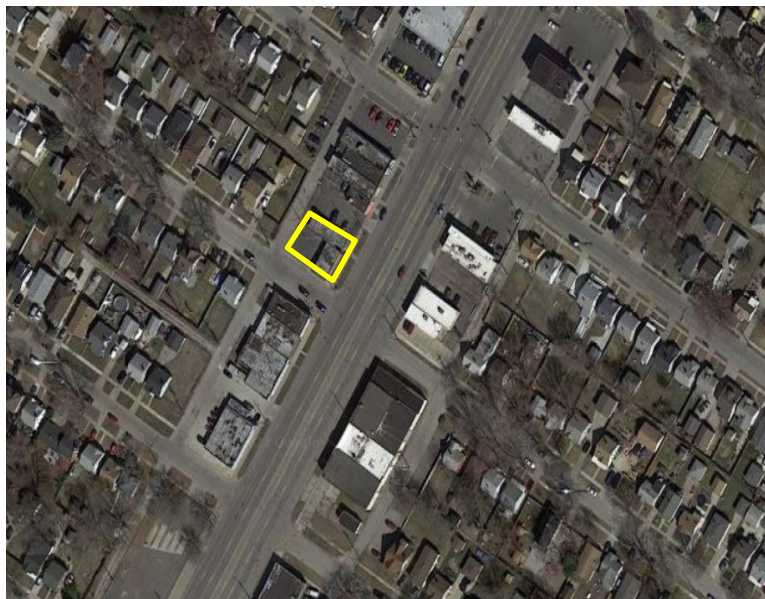
GENERAL

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 is a cell phone retail and service establishment. The site was last used as a copy/print shop. The site is zoned Neighborhood Business District.

Site Conditions



The 0.12-acre site is located along Dix Highway at the northwest corner of Hanford Ave. There is an existing concrete sidewalk along both rights-of-way, and the rear (west) side of the property is separated from a residential neighborhood by an alley. Vehicular access to the site is only via the alley, which leads to an asphalt parking lot. There is a concrete pedestrian walkway to the main entrance into the site facing Dix Highway. A lawn panel between Dix Highway and the sidewalk, and a smaller lawn panel between that sidewalk and the building, are the only landscaped areas on the site.

Figure 1: Aerial View

Master Plan

Future Land Use Classification

The future land use classification for the site is General Commercial. The proposed cell phone retail and service uses are 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 is a suitable location for automobile-oriented uses that are not appropriate in pedestrian-oriented City areas such as the downtown, including as restaurants with car service, gas stations with or without convenience stores, minor auto repair shops, and car washes that comply with special design standards.

Land Use and Zoning



Figure 2: Zoning Map

Zoning

The site is zoned Neighborhood Business District (NBD). Both “equipment services” and “retail services” are principally permitted uses in the district per §1276.02(d) and §1276.02(g), respectively, of the Lincoln Park Zoning Ordinance.

Proposed and Existing Uses

Site	Commercial / Vacant – Neighborhood Business District (NBD)
North	Commercial – Neighborhood Business District (NBD)
East	ROW, then Commercial – Neighborhood Business District (NBD)
South	Commercial – Neighborhood Business District (NBD)
West	ROW, then Residential – Single Family Residential District (SFRD)

Site Plan Documents

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

Page	Sheet Title	Original Date	Last Revision
T-1	Title Sheet	11/29/2021	–
CE-1	Boundary and Topographical Survey	11/29/2021	–
CE-2	Existing/Proposed Site Plan	11/29/2021	–
CE-3	Existing and Proposed Floor Plans	11/29/2021	–
CE-4	Elevations	11/29/2021	–

Dimensional Standards

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

	Required	Provided	Compliance
Lot Width	Min. 40	63 ft.	Met
Street Frontage (§1294.09)	Shrubbery and low retaining walls maximum 2 ½' < height < 8'	None	Met
Lot Area	Min. 4,000 sq. ft.	~5,221 sq. ft.	Met
Lot Coverage	Max. 50%	~2,263/5,221 = 43%	Met
Height	2-Story Building; 25 ft	1 story	Met
Setback – Front	0	0 ft.	Met
Setback – Sides	0	0 ft.	Met
Setback – Rear	0	~18 ft.	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

Required	Compliance
<ul style="list-style-type: none"> Architectural variety Similar materials and entrances to buildings within 500'  <p>1 block north on Dix Hwy. – single-story, square, flat roofs, auto-oriented.</p>  <p>1 block south on Dix Hwy. – single-story, square, flat roofs, auto-oriented.</p>	<p>Met</p>
<p>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)</p> <p><u>East Elevation (Dix Highway): 74% masonry (77,620/104,541))</u></p> <ul style="list-style-type: none"> Total Area: ~113,845 sf Openings (exempt): ~9303 sf Vinyl: ~26,921 sf <p><u>South Elevation (Hanford Ave): 33% masonry (33,168/98,170)</u></p> <ul style="list-style-type: none"> Total Area: ~105,531 sf Openings (exempt): ~7361 sf Vinyl: ~38,597 sf <p><u>West Elevation (alley): 0% masonry (0/99,445)</u></p> <ul style="list-style-type: none"> Total Area: ~99,445 sf Openings (exempt): 0 sf Vinyl: ~99,445 sf <p><u>North Elevation (interior side lot line): 21% masonry (10,496/51,178)</u></p> <ul style="list-style-type: none"> Total Area: ~96,372 sf Openings (exempt): 45,194 sf Vinyl: ~40,682 sf <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) 	<p>NOT MET</p>
<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 	<p>Met</p>

Required	Compliance
<ul style="list-style-type: none"> • Windows: vertical, recessed, visually obvious sills • Spaces between windows = columns, mullions, or material found elsewhere on the façade • Front facades > 25% windows 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. 	Met

Items to be addressed

- Applicant shall replace vinyl siding in window wells on all sides with transparent glass.
- Applicant shall restore front window to storefront window to increase transparency.
- Applicant shall replace/repair planter box or brick that was damaged during its removal.

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 all two sides of the site (Dix Highway and Hanford Avenue) which provides pedestrian circulation separated from the vehicular circulation. There are no bicycle lanes on the ROW or bicycle parking facilities proposed. Any broken, cracked, or unsafe sidewalks in the right-of-way must be repaired.

Items to be addressed

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

PARKING

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

Use	Required	Proposed	Compliance
Equipment repair	One (1) for every one-thousand (1,000) square feet of gross leaseable floor area. <i>738 sf = 0.74 spaces</i>		
Retail	One (1) for every two-hundred-fifty (250) square feet of gross floor area. <i>459 sf = 1.8 spaces</i>		
TOTAL	2.6 spaces, rounded to 3	5, see note	Met

	Required	Proposed	Compliance
Parking Area Type B §1290.05	Adequate means of ingress and egress shall be provided and shown	Existing ingress and egress provided via adjacent alley	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	Parking area has existing asphalt; however, asphalt appears to be in poor condition and will likely need to be replaced.	INQUIRY
	Concrete curbs and gutters	Parking lot drains directly onto sidewalk and alley	NOT MET
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	The parking lot currently opens onto the alley for the width of the lot.	N/A
	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.	There are no residential uses across the street.	N/A
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	Access is from adjoining alley.	Met

	In all cases where such parking facilities abut public sidewalks, a wall or curb at least six (6) inches high, or steel posts twenty-four (24) to thirty (30) inches high and not more than five (5) feet apart, set three (3) feet in concrete, shall be placed thereon so that a motor vehicle cannot be driven or parked with any part thereof extending within two (2) feet of a public sidewalk.	The asphalt parking lot meets the sidewalk without curb, wall, posts, or other stop.	NOT MET
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	Required	Proposed	Compliance
Parking Space Layout & Design: 90° §1290.08	Minimum maneuvering lane width: 22 ft.	13 ft.	NOT MET
	Minimum parking space width: 9.5 ft.	9.5 ft.	Met
	Minimum parking space length: 20 ft.	18 ft.	NOT MET

Items to be addressed

- Applicant shall ensure that the existing asphalt meets City standards.
- Applicant shall revise parking lot plan to show curb and gutter.
- Applicant shall revise parking lot plan to show 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, placed where the parking facility abuts the public sidewalk so that a motor vehicle cannot be driven or parked with any part thereof extending within two (2) feet of a public sidewalk. The two (2) spaces shown parallel to Hanford Ave have not been included in the provided parking in case they need to be removed to accommodate this requirement.
- Applicant shall revise parking lot plan to accommodate a maneuvering lane meeting the minimum width of 22 ft. and to accommodate the minimum required lane length of 20 ft.

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	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
1197 sf	0	0	N/A

The definition of “gross floor area” excludes garages.

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 Rd., Fort St., Dix Ave., and Outer Dr.

There is no vehicular access to this site from any of these routes (vehicular access is via the public alley behind the building), so the standards of this section do not apply.

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 Dix Highway or the public alley in the rear. The Police Department has indicated that it has no concerns with the proposal.

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	Existing greenbelts: 9.5 on Dix, none on Hanford	Met as possible
	1 tree and 4 shrubs per 40' of street frontage = 63' of frontage on Dix + 83' on Hanford = 146 lineal feet <i>4 trees and 18 shrubs *30% redevelopment credit = 1 tree and 6 shrubs</i>	No trees or shrubs are shown	NOT MET
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	Proposed vehicle parking spaces do not face ROW	N/A
Interior Landscaping	10% of total lot area landscaped, including groundcover <i>(5221 sf *0.1) = 522 sf landscaping * 30% redevelopment credit = 157 sf</i>	216 sf	Met
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Landscaping is near front entrance	Met
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>157 sf = 0.39 trees and 0.63 shrubs = 1 shrub with rounding</i>	No shrubs are shown	NOT MET
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces	5 spaces provided (3 required)	N/A
	100 sf of planting area per tree		
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	"City provided public trash receptacle or dumpster located 60' away to the northwest of the public alley, therefore, there is no need to provide onsite	NOT MET

	Required	Proposed	Compliance
		trash or dumpster” – checklist response document	
	Abutting residential: greenbelt, 15’ with 5’ evergreens (PC may waive), and/or solid 6’ masonry wall ornamental on both sides	The parking lot currently opens onto the alley for the width of the lot.	N/A

Items to be addressed

- Applicant shall request a Planning Commission waiver from the abutting residential screening requirements as the existing site design does not accommodate such screening.
- Applicant shall provide 1 street tree and 6 shrubs in lawn panel adjacent to Dix Highway.
- Applicant shall provide 1 shrub in interior landscaping.
- Applicant shall provide a waste management plan complying with Section 1294.42.

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.
- A Soil Erosion and Sedimentation permit must be obtained from Wayne County.

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 line 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. If the existing service is a lead-type service or undersized, it will be required to be removed and replaced. 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. Utility connections should be shown on the plans.

Items to be addressed

- Applicant shall show existing and proposed (if any) utility connections on the plans.
- 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.
- It is highly recommended that the existing sanitary service be videotaped to determine the condition of the service lead.

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 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.

Eight (8) new wall-pack lights have been proposed to be placed on three sides of the building (facing each ROW and the alley). Specifications are shown on sheet CE4, elevations. Planning Commission to consider whether this style of lighting provides sufficient shielding to the residential use west of the site.

Items to be addressed

- Planning Commission to consider whether proposed style of lighting provides sufficient shielding to the residential use west of the site.

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.

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.

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.

Applicant to describe handling and disposal procedures for e-waste.

Items to be addressed

- Applicant shall describe handling and disposal procedures for e-waste.*

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

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

There are no specific standards for the proposed uses.

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.

Items to be addressed

- Work in the Dix Highway right of way requires a permit from the Wayne County Road Commission.*

- Applicant to secure all appropriate agency reviews as needed.

VARIANCES

No variances have been requested.

Items to be addressed

None

RECOMMENDATIONS

Findings

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

Conditions of Approval

Waivers & Considerations

- Applicant shall request a Planning Commission waiver from the abutting residential screening requirements as the existing site design does not accommodate such screening.
- Planning Commission to consider whether proposed style of lighting provides sufficient shielding to the residential use west of the site; applicant shall revise as required.

Conditions to be Addressed Before Approval Letter is Issued

- Applicant shall replace vinyl siding in window wells on all sides with transparent glass.
- Applicant shall restore front window to storefront window to increase transparency.
- Applicant shall replace/repair planter box or brick that was damaged during its removal.
- Applicant shall revise parking lot plan to show curb and gutter.
- Applicant shall revise parking lot plan to show 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, placed where the parking facility abuts the public sidewalk so that a motor vehicle cannot be driven or parked with any part thereof extending within two (2) feet of a public sidewalk. The two (2) spaces shown parallel to Hanford Ave have not been included in the provided parking in case they need to be removed to accommodate this requirement.
- Applicant shall revise parking lot plan to accommodate a maneuvering lane meeting the minimum width of 22 ft. and to accommodate the minimum required lane length of 20 ft.
- Applicant shall provide 1 street tree and 6 shrubs in lawn panel adjacent to Dix Highway.
- Applicant shall provide 1 shrub in interior landscaping.
- Applicant shall provide a waste management plan complying with Section 1294.42.
- Applicant shall describe handling and disposal procedures for e-waste.

Conditions of Approval

- Applicant shall ensure that concrete sidewalks are brought up to City standards.
- Applicant shall ensure that the existing asphalt meets City standards.
- Applicant shall work with the building superintendent, City Engineer, and Lincoln Park Department of Public Services to comply with soil erosion control standards.
- A Soil Erosion and Sedimentation permit must be obtained from Wayne County.
- Applicant shall show existing and proposed (if any) utility connections on the plans.
- 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.
- It is highly recommended that the existing sanitary service be videotaped to determine the condition of the service lead.
- 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.
- Work in the Dix Highway 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 PPC21-0055, proposing an equipment services and retail establishment at 1378 Dix Highway 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.

SECTION 3301

GENERAL
3301.1 Scope. This chapter shall apply to structures in the course of construction, alteration or demolition, including those in underground locations. Compliance with NFPA 241 is required for items not specifically addressed herein.
3301.2 Purpose. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

SECTION 3302

DEFINITIONS
3302.1 Terms defined in Chapter 2. Words and terms used in this chapter and defined in Chapter 2 shall have the meanings ascribed to them as defined therein.
SECTION 3303
TEMPORARY HEATING EQUIPMENT
3303.1 Listed. Temporary heating devices shall be listed and labeled in accordance with the International Mechanical Code or the International Fuel Gas Code. Installation, maintenance and use of temporary heating devices shall be in accordance with the terms of the listing.
3303.2 Oil-fired heaters. Oil-fired heaters shall comply with Section 603.
3303.3 LP-gas heaters. Fuel supplies for liquefied-petro-leum gas-fired heaters shall comply with Chapter 61 and the International Fuel Gas Code.
3303.4 Refueling. Refueling operations for liquid-fueled equipment or appliances shall be conducted in accordance with Section 5705. The equipment or appliance shall be allowed to cool prior to refueling.
3303.5 Installation. Clearance to combustibles from temporary heating devices shall be maintained in accordance with the labeled equipment. When in operation, temporary heating devices shall be fixed in place and protected from damage, dislodgement or overturning in accordance with the manufacturer's instructions.
3303.6 Supervision. The use of temporary heating devices shall be supervised and maintained only by competent personnel.

SECTION 3304

PRECAUTIONS AGAINST FIRE
3304.1 Smoking. Smoking shall be prohibited except in approved areas. Signs shall be posted in accordance with Section 310. In approved areas where smoking is permitted, approved ashtrays shall be provided in accordance with Section 310.
3304.2 Waste disposal. Combustible debris shall not be accumulated within buildings. Combustible debris, rubbish and waste material shall be removed from buildings at the end of each shift of work. Combustible debris, rubbish and waste material shall not be disposed of by burning on the site unless approved.
3304.3 Open burning. Open burning shall comply with Section 307.
3304.4 Spontaneous ignition. Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container.
3304.5 Fire watch. When required by the fire code official for building demolition, or building construction during working hours that is hazardous in nature, qualified personnel shall be provided to serve as on-site fire watch. Fire watch personnel shall be provided with at least one approved means for notification of the fire department and their sole duty shall be to perform constant patrols and watch for the occurrence of fire.
3304.6 Cutting and welding. Operations involving the use of cutting and welding shall be done in accordance with Chapter 35.
3304.7 Electrical. Temporary wiring for electrical power and lighting installations used in connection with the construction, alteration or demolition of buildings, structures, equipment or similar activities shall comply with NFPA 70.

SECTION 3305

FLAMMABLE AND COMBUSTIBLE LIQUIDS
3305.1 Storage of flammable and combustible liquids. Storage of flammable and combustible liquids shall be in accordance with Section 5704.
3305.2 Class I and Class II liquids. The storage, use and handling of flammable and combustible liquids at construction sites shall be in accordance with Section 5706.2. Ventilation shall be provided for operations involving the application of materials containing flammable solvents.
3305.3 Housekeeping. Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials. Such storage areas shall not be used for the storage of combustibles.
3305.4 Precautions against fire. Sources of ignition and smoking shall be prohibited in flammable and combustible liquid storage areas. Signs shall be posted in accordance with Section 310.
3305.5 Handling at point of final use. Class I and II liquids shall be kept in approved safety containers.
3305.6 Leakage and spills. Leaking vessels shall be immediately repaired or taken out of service and spills shall be cleaned up and disposed of properly.
SECTION 3306
FLAMMABLE GASES
3306.1 Storage and handling. The storage, use and handling of flammable gases shall comply with Chapter 58. SECTION 3307
EXPLOSIVE MATERIALS
3307.1 Storage and handling. Explosive materials shall be stored, used and handled in accordance with Chapter 56.
3307.2 Supervision. Blasting operations shall be conducted in accordance with Chapter 56.
3307.3 Demolition using explosives. Approved fire hoses for use by demolition personnel shall be maintained at the demolition site whenever explosives are used for demolition. Such fire hoses shall be connected to an approved water supply and shall be capable of being brought to bear on demolition fires anywhere on the site of the demolition operation.

SECTION 3308

OWNER'S RESPONSIBILITY FOR FIRE PROTECTION
3308.1 Program superintendent. The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where guard service is provided, the superintendent shall be responsible for the guard service.
3308.2 Pre-fire plans. The fire prevention program superintendent shall develop and maintain an approved pre-fire plan in cooperation with the fire chief. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plans.
3308.3 Training. Training of responsible personnel in the use of fire protection equipment shall be the responsibility of the fire prevention program superintendent.
3308.4 Fire protection devices. The fire prevention program superintendent shall determine that all fire protection equipment is maintained and serviced in accordance with this code. The quantity and type of fire protection equipment shall be approved.
3308.5 Hot work operations. The fire prevention program superintendent shall be responsible for supervising the permit system for hot work operations in accordance with Chapter 35.
3308.6 Impairment of fire protection systems. Impairments to any fire protection system shall be in accordance with Section 901.
3308.7 Temporary covering of fire protection devices. Coverings placed on or over fire protection devices to protect them from damage during construction processes shall be immediately removed upon the completion of the construction processes in the room or area in which the devices are installed.
SECTION 3309
FIRE REPORTING
3309.1 Emergency telephone. Readily accessible emergency telephone facilities shall be provided in an approved location at the construction site. The street address of the construction site and the emergency telephone number of the fire department shall be posted adjacent to the telephone.

SECTION 3310

ACCESS FOR FIRE FIGHTING
3310.1 Required access. Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
3310.2 Key boxes. Key boxes shall be provided as required by Chapter 5.
SECTION 3311
MEANS OF EGRESS
[B] 3311.1 Stairways required. Where a building has been constructed to a building height of 50 feet (15 240 mm) or four stories, or where an existing building exceeding 50 feet (15 240 mm) in building height is altered, at least one temporary lighted stairway shall be provided unless one or more of the permanent stairways are erected as the construction progresses.
3311.2 Maintenance. Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.
Exception: Approved temporary means of egress systems and facilities.
SECTION 3312
WATER SUPPLY FOR FIRE PROTECTION
3312.1 When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
SECTION 3313
STANDPIPES
3313.1 Where required. In buildings required to have stand-pipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed when the progress of construction is not more than 40 feet (12 192 mm) in height above the lowest level of fire department vehicle access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

3313.2 Buildings being demolished. Where a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.
3313.3 Detailed requirements. Standpipes shall be installed in accordance with the provisions of Section 905.
Exception: Standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes comply with the requirements of Section 905 as to capacity, outlets and materials.
SECTION 3314
AUTOMATIC SPRINKLER SYSTEM
3314.1 Completion before occupancy. In buildings where an automatic sprinkler system is required by this code or the International Building Code, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved, except as provided in Section 105.3.4.
3314.2 Operation of valves. Operation of sprinkler control valves shall be allowed only by properly authorized personnel and shall be accompanied by notification of duly designated parties. When the sprinkler protection is being regularly turned off and on to facilitate connection of newly completed segments, the sprinkler control valves shall be checked at the end of each work period to ascertain that protection is in service.
SECTION 3315
PORTABLE FIRE EXTINGUISHERS
3315.1 Where required. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows:
1. At each stairway on all floor levels where combustible materials have accumulated.
2. In every storage and construction shed.
3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.
SECTION 3316
MOTORIZED CONSTRUCTION EQUIPMENT
3316.1 Conditions of use. Internal-combustion-powered construction equipment shall be used in accordance with all of the following conditions:
1. Equipment shall be located so that exhausts do not discharge against combustible material.
2. Exhausts shall be piped to the outside of the building.
3. Equipment shall not be refueled while in operation.
4. Fuel for equipment shall be stored in an approved area outside of the building.

SECTION 3317

SAFEGUARDING ROOFING OPERATIONS
3317.1 General. Roofing operations utilizing heat-producing systems or other ignition sources shall be conducted in accordance with Sections 3317.2 and 3317.3 and Chapter 35.
3317.2 Asphalt and tar kettles. Asphalt and tar kettles shall be operated in accordance with Section 303.3. 3317.3 Fire extinguishers for roofing operations. Fire extinguishers shall comply with Section 906. There shall be not less than one multipurpose portable fire extinguisher with a minimum 3-A-40-B-C rating on the roof being covered or repaired.

ELECTRICAL / LIGHTING NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
2. CONTRACTOR TO PROVIDE ALL ITEMS, ARTICLES, MATERIALS, AND OPERATIONS SPECIFIED INCLUDING ALL LABOR, MATERIALS AND INCIDENTALS REQUIRED FOR COMPLETION (IE: DESIGN/BUILD).
3. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND LAWS. CONTRACTOR SHALL INSTALL NEW EMERGENCY LIGHTS W/ BATTERY BACK-UP, AND EXIT SIGNS W/ BATTERY BACK-UP THROUGHOUT AS REQUIRED BY ALL CODES AND THE LOCAL FIRE MARSHAL.
4. CONTRACTOR SHALL FIELD INSPECT EXISTING FIXTURES AND REPLACE IF FIXTURES ARE NON-FUNCTIONING OR NEED NEW BATTERY BACK-UP.
5. ANY ENGINEER DRAWINGS REQUIRED BY CITY SHALL BE PREPARED AND SUBMITTED BY SUBCONTRACTOR.
6. ARCHITECT SHALL RECEIVE RECORD COPY.
7. LOCATE POWER AND COMMUNICATION RECEPTACLES TO NEAREST STUD IN APPROXIMATE POSITION INDICATED ON PLANS.
8. PROVIDE BRIDGING BETWEEN STUDS AS REQUIRED FOR ALL DIMENSIONED RECEPTACLE LOCATIONS.
9. DO NOT LOCATE BOXES BACK-TO-BACK WITHIN PARTITIONS- STAGGER AS REQUIRED TO MINIMIZE SOUND TRANSMISSION.
10. ELECTRICAL CONTRACTOR TO VERIFY WORKING CONDITION OF ALL SWITCHES.
11. LIGHT FIXTURES, BALLASTS, EXIT AND EMERGENCY LIGHT AND OUTLETS.
12. REPLACE IF NECESSARY (TEXT THROUGHOUT, AND IN ACCORDANCE WITH SPECIFICATIONS).

GENERAL CONCRETE NOTES: IF APPLICABLE

1. ALL REINFORCING SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A 615-68 (FY=60,000 PSI) ALL TIES SHALL BE NEW INTERMEDIATE GRADE STEEL CONFORMING TO ASTM 615-68 (FY=40,000 PSI) ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI 315)
2. PROVIDE CONCRETE PROTECTION FOR REINFORCING AS FOLLOWS:
FOOTING - 3".
WALLS - 3".
PIERS - 3".
3. ALL FORM WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE "FRAMEWORK FOR CONCRETE", SPECIAL PUBLICATION #4 AND ACI'S STANDARD RECOMMENDED PRACTICE FOR CONCRETE FRAMEWORK (ACI-347- LATEST EDITION).
4. LAP ALL CONTINUOUS BARS 40 DIAMETERS.
5. THE FIELD SUPERVISOR MUST NOTIFY ARCHITECT OR ENGINEER OF ANY DEVIATION FROM THESE PLANS BY ANY SUBCONTRACTOR APPROVAL BY THE ARCHITECT OR ENGINEER MUST BE OBTAINED BEFORE SUCH WORK CAN CONTINUE.
6. HOT WEATHER CONCRETE WORK SHALL BE DONE IN CONFORMITY WITH THE PROCEDURES GIVEN IN ACI 305-82 "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING".
7. PROTECTION AGAINST DRYING AND EXCESSIVE CONCRETE TEMPERATURE SHALL BE PROVIDED FOR THE FIRST 7 DAYS FOLLOWING PLACEMENT

GENERAL FOUNDATION NOTES: IF APPLICABLE

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS, INCLUDING THE UNDERGROUND UTILITIES AND FIELD MEASUREMENTS AT JOB SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT-ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. PROVIDE NECESSARY SHEETING, SHORING, BRACING, ETC./AS REQUIRED DURING EXCAVATION TO PROTECT SIDES OF EXCAVATIONS.
3. COMPLY FULLY WITH REQUIREMENTS OF OSHA AND OTHER REGULATORY AGENCIES FOR SAFETY PROVISIONS.
4. IN ALL CASES FOOTINGS ARE TO BEAR ON UNDISTURBED NATURAL SOILS HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 2,500 PSF (VERIFY). ASSUMED BEARING CAPACITY 2,500 PSF. COMPACT ALL FILL WHERE FOOTINGS HAVE BEEN REMOVED TO 95% DENSITY MINIMUM.
5. ALL FOOTING BEARING SOILS SHALL BE INSPECTED BY A QUALIFIED SOIL ENGINEER. TESTING SHALL INCLUDE, BUT NOT BE LIMITED TO, IDENTIFICATION OF SOILS AT THE FOOTING BEARING LEVEL AND BLOW AND STRENGTH OF THESE SOILS.
6. PROVIDE DEPRESSED FOOTING OR SLEEVE AS REQUIRED TO ALLOW PASSAGE OF ALL UTILITIES, RAIN CONDUCTORS, COORDINATE W/ ALL TRADES PRIOR TO CONSTRUCTION.
7. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST 7. STANDARDS FOR THE ACI AND ALL LOCAL CODES
8. CONCRETE STRENGTH SHALL BE 3500 PSI AT 28 DAYS AND SHALL BE AIR ENTRAINED 6%.
9. SET TOP OF ALL TRENCH FOOTINGS AT FINISH FLOOR, UNO.
10. SET TOP OF MASS POURRS (AT COLUMNS) 8" BELOW FINISH FLOOR. 8" CONCRETE PIER TO BE AT FINISH FLOOR.

1378 DIX HWY
LINCOLN PARK, MICHIGAN 48146
WAYNE COUNTY, MICHIGAN
RE-PURPOSE EXISTING BUILDING USE

OWNER / DEVELOPER
JAMAL MAWIRI
PHONE: 1- (734)-713-4674
EMAIL: jamal_mawri@yahoo.com

BE ADVISED THAT LISTED GENERAL NOTES AND STANDARD SPECIFICATION SHOWN ON TITLE SHEET IS APPLICABLE FOR NEWLY CONSTRUCTION PROJECTS, OR 50% RECONSTRUCTION AND PARTIALLY REMODELED PROJECTS. NOT APPLICABLE

GENERAL MECHANICAL NOTES:

1. PROVIDE ALL EQUIPMENT, MATERIAL, HARDWARE, INCIDENTALS AND LABOR FOR COMPLETE HVAC SYSTEM.
2. OBTAIN REQUIRED PERMITS AND PAY FEES.
3. COMPLY WITH ALL LOCAL, COUNTY AND STATE GOVERNMENTAL CODES, ORDINANCES AND REGULATIONS AND UTILITY COMPANY STANDARDS, INCLUDE COMPLIANCE WITH LOCAL FIRE MARSHALL REQUIREMENTS AND N.F.P.A. STANDARDS.
4. OBTAIN INSURANCE AND PROVIDE SAFE WORKING CONDITIONS.
5. FIELD INSPECT ALL EXISTING EQUIPMENT FOR PROPER MAINTENANCE AND OPERATION. REPAIR OR REPLACE DAMAGED EQUIPMENT TO ASSURE PROPER OPERATION TO SPACE.
6. ALL CEILING DIFFUSER LOCATIONS SHALL BE COORDINATE WITH THE APPROVED REFLECTED CEILING PLAN AND ELECTRICAL FIXTURE LOCATIONS.
7. SUPPLY DUCTWORK TO BE ROUND/SQUARE INSULATION SHEET METAL, 24GA. PAINT GRADE FINISH. EXHAUST DUCT TO BE 22 GA. BARE GALVANIZED. TEST FAN PERFORMANCE AND BALANCE AIR SYSTEMS AND INSTALLATION. EXHAUST FANS SHALL BE DUCTED TO OUTSIDE OF BUILDING AND TERMINATE AT A VENT CAP.
8. SPECIAL DIFFUSER NOTES:
A. ALL DUCT AND DIFFUSER SIZING AIR VELOCITY REQUIREMENTS SHALL MEET THE LATEST STANDARDS AND RECOMMENDATIONS OF ASHRE, SUBJECT TO THE ADDITIONAL REQUIREMENTS BELOW.
B. IN-DUCT VELOCITIES SHALL NOT EXCEED 1,200 FPM FOR MAIN DUCTS AND SHALL NOT EXCEED 600 FPM IN BRANCH DUCTS, FEEDING DIFFUSERS AND REGISTERS. ALL DUCT SIZING AND AIR VELOCITIES SHALL BE DESIGNED TO PREVENT NOISE, RATTLING AND CHATTERING OF DUCTS AND DIFFUSERS.
C. ALL DUCTS, DIFFUSERS AND REGISTERS. SHALL HAVE INTERNAL TWO-WAY VOLUME CONTROLS DAMPERS ADDITIONALLY, PROVIDE VOLUME CONTROL DAMPERS IN ALL MAIN DUCTS AND AT DUCT LOCATIONS SHOWN ON DRAWINGS FOR FULLY INTERNAL REGULATION OF THE SYSTEM.
9. THE PLANS AS PRESENTED ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT AND SCOPE FOR THE PROJECT AND SHOULD NOT BE SCALED. ALL DIMENSIONS REQUIREMENTS TO BE CONFIRMED IN THE FIELD.
10. ALL DUCTWORK TO COMPLY WITH ASHRE CONSTRUCTION STANDARDS AND STATE OF MICHIGAN VENTILATION STANDARDS.
11. ROUND FLEXIBLE DUCT MAY BE USED FOR DIFFUSER BRANCH CONNECTIONS, PROVIDED FLEXIBLE CONNECTIONS DO NOT EXCEED 6 FEET IN LENGTH.
12. MOUNT THERMOSTAT AT 48" ABOVE FINISH FLOOR PROVIDE ELECTRONIC THERMOSTAT WITH AN AUTOMATIC CONVERSION FROM DAY/NIGHT MODE AND 7 DAY ADJUSTMENT (OR 5 DAY WEEK AND 2 DAY WEEKEND MODE) VERIFY EXISTING LOCATIONS AND REPLACE NON-DIGITAL THERMOSTATS. COORDINATE LOCATIONS W/ MAGNA.
13. ALL LOW VOLTAGE CONTROL WIRING TO BE BY THE MECHANICAL CONTRACTOR.
14. PROVIDE ONE YEAR WRITTEN GUARANTEE TO OWNER, INCLUDING 24 HOUR SERVICE.
15. HVAC - SPECIFIC REQUIREMENTS
A. PROVIDE 24" x 24" SUPPLY DIFFUSER (TITUS PAR).
B. PROVIDE 24" x 24" RETURN AIR GRILLE (UNLESS NOTED OTHERWISE).
C. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
16. CONFIRM ALL POWER CHARACTERISTICS WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.
17. REMOVE ALL EXISTING DUCT WORK AS REQUIRED FOR NEW LAYOUT. REUSE DUCTS WHERE POSSIBLE FOR NEW LAYOUT. ALL RTU'S ARE TO BE REUSED.
18. CLEAN AND REUSE ALL SUPPLY AND RETURN DIFFUSERS. PROVIDE NEW DIFFUSERS AS REQUIRED.
19. RELOCATE ALL EXISTING UNIT ALARM PANELS TO CEILING OR ADJACENT WALLS. VERIFY.
20. MECHANICAL DESIGN AND REWORK SHALL BE VERIFIED IN FIELD AND PROPOSED AS DESIGN/BUILD. SCHEMATICS SHALL BE PROVIDED.

GENERAL PLUMBING NOTES:

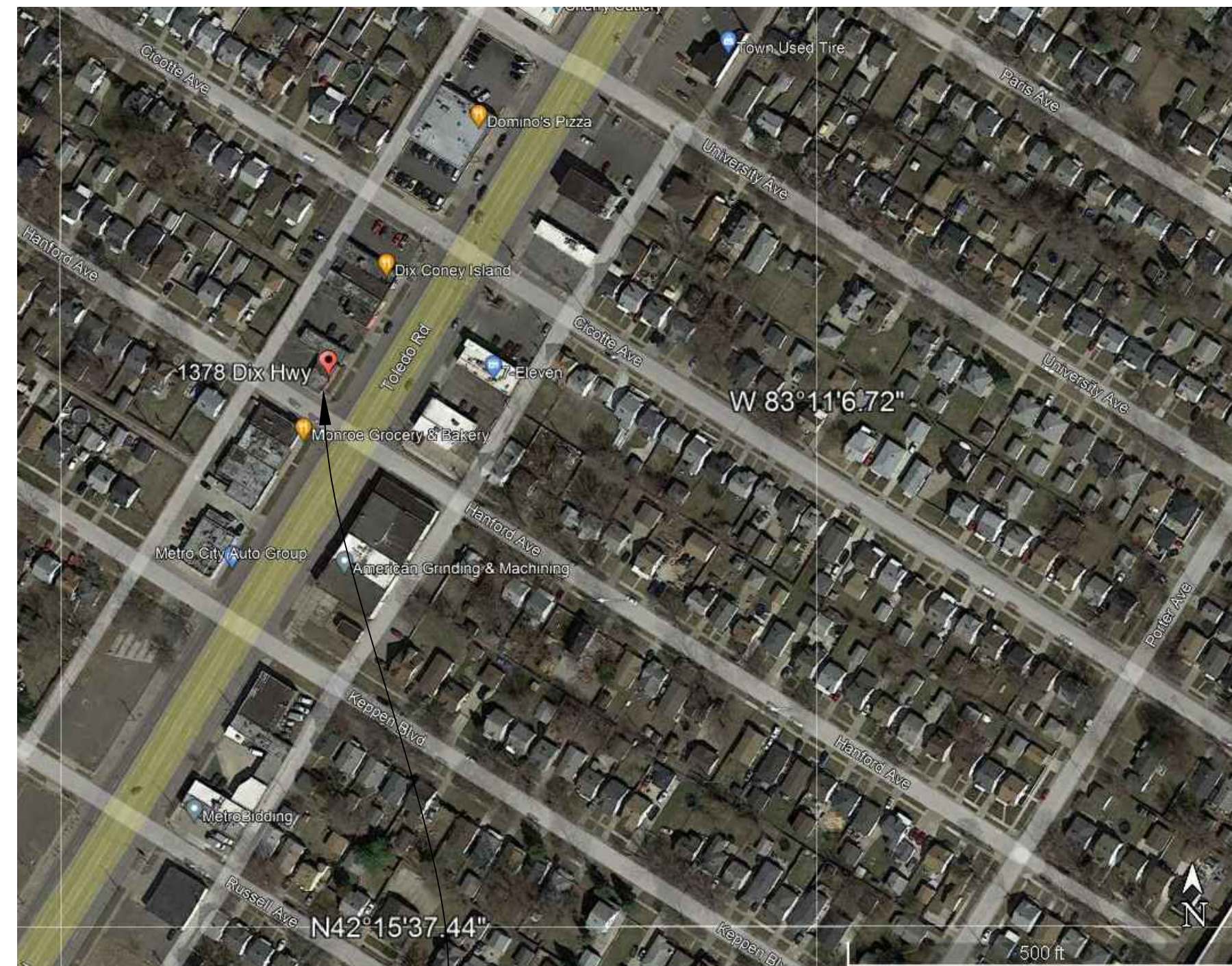
1. ALL PLUMBING WORK SHALL BE GOVERNED BY THE STANDARD AND SPECIFIED REQUIREMENTS OF THE LOCAL INSPECTIONS BUREAU, STATE PLUMBING CODE AND L.B.C. LATEST EDITION WITH THE MOST STRINGENT REQUIREMENTS TO GOVERN.
2. ALL PLUMBING FIXTURES AND APPLIANCES INDICATED ON THE PLANS SHALL BE PIPED AND VENTED IN ACCORDANCE WITH THE PLUMBING FIXTURE SCHEDULE OR AS OTHERWISE REQUIRED TO MEET CODE REQUIREMENTS.
3. ALL WATER CONNECTIONS SHALL BE MADE TO THE MUNICIPAL WATER SYSTEM, AND SHALL BE DONE IN ACCORDANCE WITH LOCAL DPW PRACTICE.
4. ALL SERVICE METERING, SHUT-OFF VALVES, BRANCH PIPE VALVES, CO'S, VENTING AND RE-VENTING SHALL MEET LOCAL CODE. A CLEANOUTS SHALL BE REQUIRED PER SECTION 708 OF 2015 M.P.C. CODE OR SHALL BE REQUIRED AT 50' IN HORIZONTAL DRAINAGE LINES OF 4" DIAMETER OR LESS, AND NOT MORE THAN 100' APART FOR LARGER PIPES.
5. SHOULD ANY CONFLICT OCCUR BETWEEN LOCAL CODE AND MFG'S SPEC. THEN THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. AT ALL TIMES THE USE OF THE BEST STANDARDS OF PRACTICE AND QUALITY OF MATERIALS AND WORKMANSHIP SHALL BE PROVIDED.
6. ALL DOMESTIC HOT AND COLD WATER LINES WITHIN THE BUILDING SHALL BE INSULATED WITH 1/2" THICK ONE-PIECE FIBERGLASS AND FINISHED FACTORY SELF-SEALING, PRE-SIZED 'ASJ' ALL SERVICE VAPOOR BARRIER JACKETS.
7. DRAINS SHALL BE SLOPED AT 1/4" PER FOOT V.A.O.
8. MATERIALS SHALL BE AS FOLLOWS:
A. WATER PIPING TO BE TYPE "J" HARD DRAWN COPPER.
B. VENTS TO BE COPPER (CEILING PLENUM AREA).
C. GAS PIPING TO BE SCHEDULE 40, BLACK STEEL PIPE.
9. PROVIDE A FIXTURE STOP IN ALL WATER SUPPLY LINES TO PLUMBING FIXTURES.
10. PROVIDE ALL FIXTURES, FITTINGS AND ACCESSORIES FOR A COMPLETE INSTALLATION PHYSICALLY HANDICAPPED FIXTURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE STATE OF MICHIGAN AND /OR THE AMERICANS DISABILITIES ACT REQUIREMENTS.
11. PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING.
12. MAXIMUM WATER TEMPERATURE TO BE 120 DEGREES F.
13. WRAP PIPES OF LAVATORY WITH VINYL PLASTICS MATERIAL AS APPROVED BY MI B.F. CODE. INSTALL TEMPERING VALVE AT LAVATORY.
14. ALL WALL CLEAN OUTS TO HAVE CHROME OPENING COVER.

REFERENCE BENCH MARK:

B.M # 1
BENCH MARK COMBINED SEWER MANHOLE RIM ELEVATION: 76.65

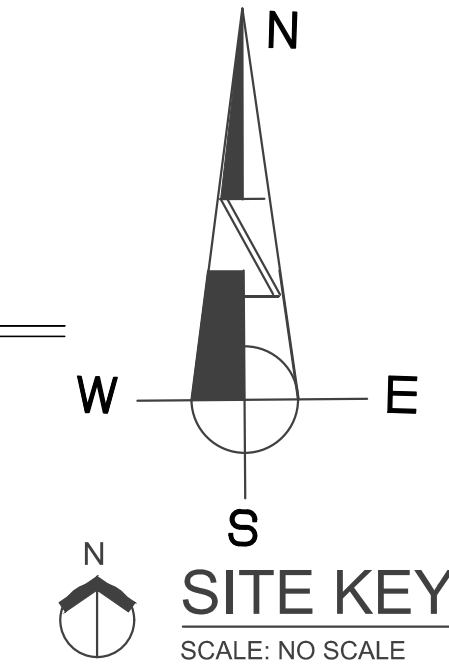
PROPERTY DESCRIPTION

LOT 684, 685 AND 686, EXCEPT THE EAST 17 FEET OF SAID LOTS, DEEDED FOR ROAD, DIX BOULEVARD VILLAS NO. 1, A SUBDIVISION OF PART OF P.C'S 49, 51, AND 59 CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, PAGE 18 OF PLATS WAYNE COUNTY RECORDS.



1378 DIX HWY.
LINCOLN PARK
WAYNE COUNTY, MICHIGAN, 48146

LOCATION MAP
SCALE: N.T.S.



SHEET NUMBER	SHEET No.	SHEET TITLE	ATTACHED
SHEET 1	T-1	TITLE /COVER SHEET	YES
SHEET 2	CE-1	SURVEY-EXISTING SITE PLAN	YES
SHEET 3	CE-2	PROPOSED/EXISTING SITE PLAN	YES
SHEET 4	CE-3	PROPOSED/EXISTING FLOOR PLAN	YES
SHEET 5	CE-4	PROPOSED/EXISTING ELEVATIONS PLAN	YES

SITE DATA	
SITE PARCEL AREA (83.0X63.0)	= 5,229.00 SQUARE FEET
ACREAGE:	= 0.120004 ACRES

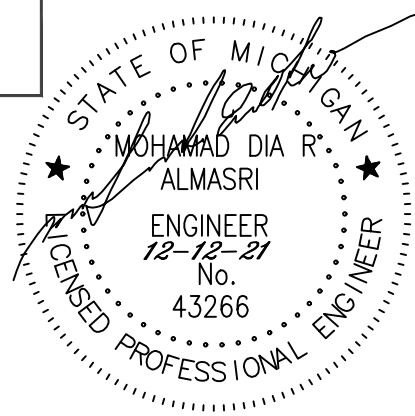
ZONED: B -B-1 CENTRAL BUSINESS DISTRICT (CBD)
PROPOSED GROUP USE: RETAIL STORE
BUILDING WITH NO BASEMENT
CONSTRUCTION TYPE: IIB-NO CONSTRUCTION-MINOR REMODELING

EXISTING BUILDING GROSS FLOOR AREA (58.20'X117.60')	= 1,024.32	S.Q. FT.
EXISTING BUILDING GROSS GARAGE (42.98'X 22.10')	= 949.86	S.Q. FT.
EXISTING TOTAL GROSS BUILDING FLOOR AREA	= 1,974.18	S.Q. FT.
(NO CHANGES OR ADDITION)		

EXISTING GRASS/GREEN PERCENTAGE:	250.05/5229.0	= 0.05 *100 %	= 4.78 %
EXISTING HARD SURFACE PERCENTAGE:	2,679.28/5229.0	= 0.5123 *100 %	= 51.23 %
EXISTING BUILDING /ROOF PERCENTAGE:	2,260.14/5229.0	= 0.4322 *100 %	= 43.22 %
TOTAL PERCENTAGE =	4.78 + 51.23 + 43.22	=	99.23%± 0.77% =100.00 %

REQUIRED LANDSCAPING
PLANTING REQUIREMENT:
EXISTING CONDITION - EXISTING GRASS AND PLANTER TO REMAIN

CONTRACTOR :
NOT APPLICABLE



SHEET No.	DATE	REVISION
T - 1	11-29-2021	XX-XX-XXXX

PROJECT TITLE & NUMBER	Development: Address:
PROJ. No. 11-29-2021-005 TITLE SHEET	STAR TOUCH TRADING CO. RE-PURPOSE EXISTING BUILDING USE 1378 DIX WHY- TELDEDO ROAD, LINCOLN PARK, MICHIGAN 48146
	Client: JAMAL MAWIRI



Engineering Design Service, LLC.
CIVIL ENGINEERING AND
CONSTRUCTION MANAGERS
13365 MICHIGAN AVENUE, SUITE 201
DEARBORN, MICHIGAN 48126
TEL (313) 645-9104

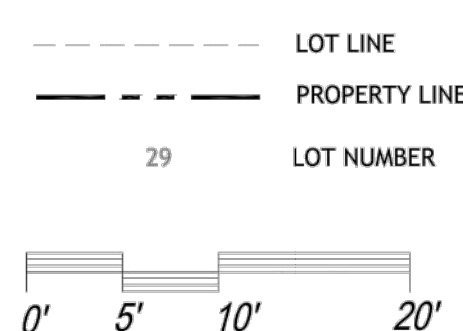
DRAWN BY:	D. A.
CHECK BY:	M.B./A.A.
DESIGN BY:	D. A.
SCALE:	1= 50' OR AS NOTED



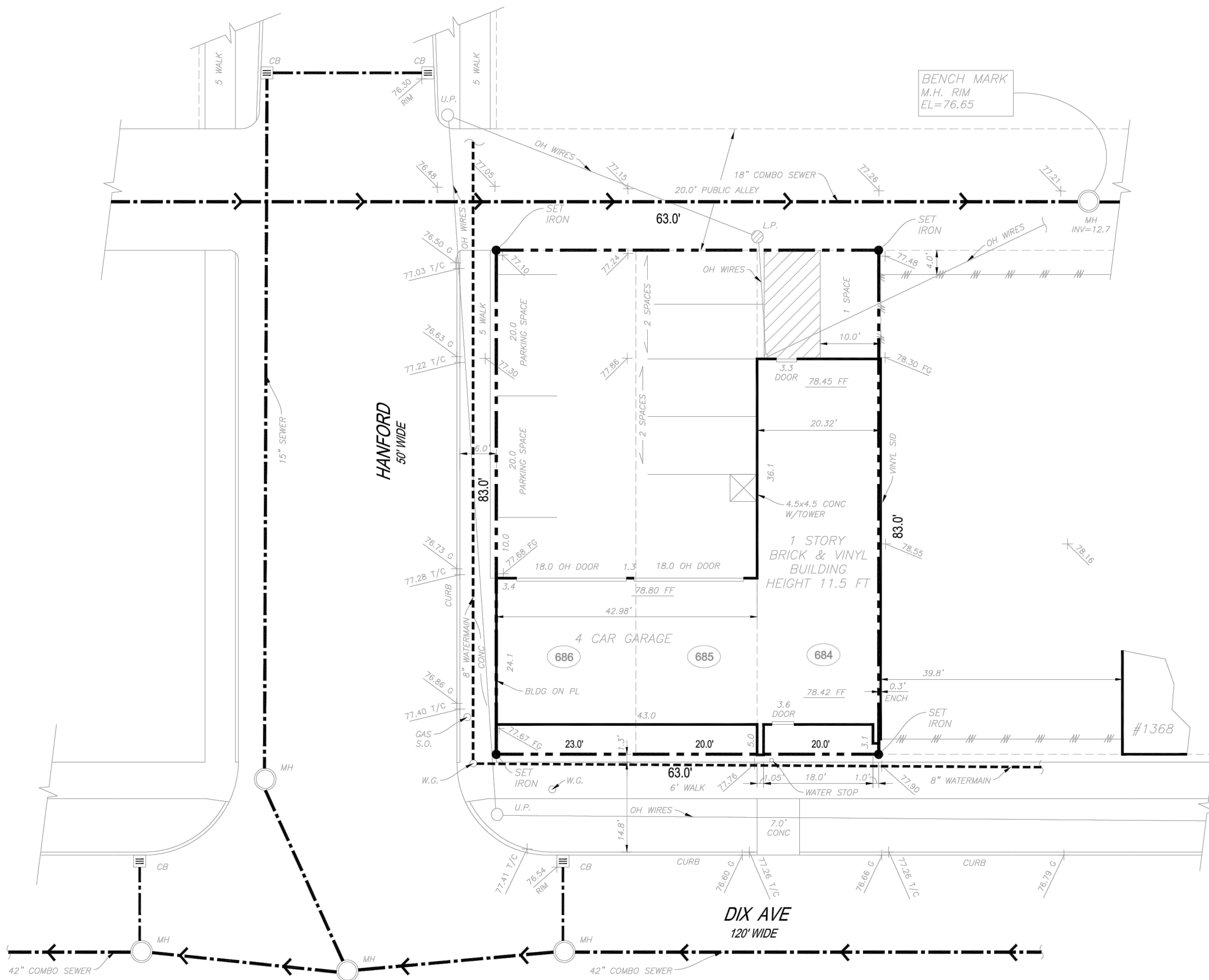
NOTE:
IF A CURRENT TITLE POLICY WAS NOT ISSUED TO THE LOUIS CANTOR COMPANY AT THE TIME OF THE SURVEY WE TAKE NO RESPONSIBILITY FOR EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

UTILITY NOTE:
PLEASE NOTE THAT ALL UTILITY INFORMATION WAS OBTAINED FROM EITHER VARIOUS UTILITY COMPANIES AND/OR THE MUNICIPALITIES. THE LOUIS CANTOR COMPANY TAKES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

LEGEND:



BOUNDARY AND TOPOGRAPHICAL SURVEY



LEGAL DESCRIPTION:
LOTS 684, 685, AND 686, EXCEPT THE EAST 17 FEET OF SAID LOTS, DEEDED FOR ROAD, DIX BOULEVARD VILLAS NO.1, A SUBDIVISION OF PART OF P.C.'S 49, 51, AND 59, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN. AS RECORDED IN LIBER 52, PAGE 18 OF PLATS, WAYNE COUNTY RECORDS.

CERTIFICATE:
WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PARCEL HEREON DELINEATED IN ACCORDANCE WITH THE LEGAL DESCRIPTION AS FURNISHED BY YOU AND BOUNDARIES AND CORNERS OF SAID PARCEL ARE AS INDICATED HEREIN AND THAT THEIR EXISTS NO ENCROACHMENTS UPON SAID PARCEL EXCEPT AS OTHERWISE NOTED.

BY: MARK A. CANTOR P.S. #53493

LOUIS CANTOR COMPANY
17600 NORTHLAND PARK CT., SUITE 201
SOUTHFIELD, MI 48075
248-559-7840
FAX 248-559-4504
LOUISCANTOR2@CS.COM

SCALE: 1" = 20'
DATE: 11/28/2021
CLIENT: STAR TOUCH TRADING
ORDERED BY: JAMAL MAWRI
ADDRESS: 1378 DIX AVE, LINCOLN PARK, MICHIGAN

BOUNDARY AND TOPOGRAPHICAL SURVEY
DRAWN BY: R. MARBLE
PHONE: (313) 645-9104
SURVEY: 41-212
DRAWING NUMBER: SHEET 1 OF 2

SHEET No. CE-1	DATE 11-29-2021	REVISION XX-XX-XXXX	PROJECT TITLE & NUMBER PROJ. No. 11-29-2021-005 BOUNDARY & PROPERTY SURVEY	DEVELOPMENT: STAR TOUCH TRADING CO. RE-PURPOSE EXISTING BUILDING USE	ADDRESS: 1378 DIX AVE - TELDEDO ROAD, LINCOLN PARK, MICHIGAN 48146	CLIENT: JAMAL MAWRI
			ENGINEER SEAL	ENGINEERING DESIGN SERVICES, LLC. CIVIL ENGINEERING AND CONSTRUCTION MANAGERS 13385 MCKEAN AVENUE SUITE 201 DEARBORN, MICHIGAN 48128 TEL: (313) 645-9104		

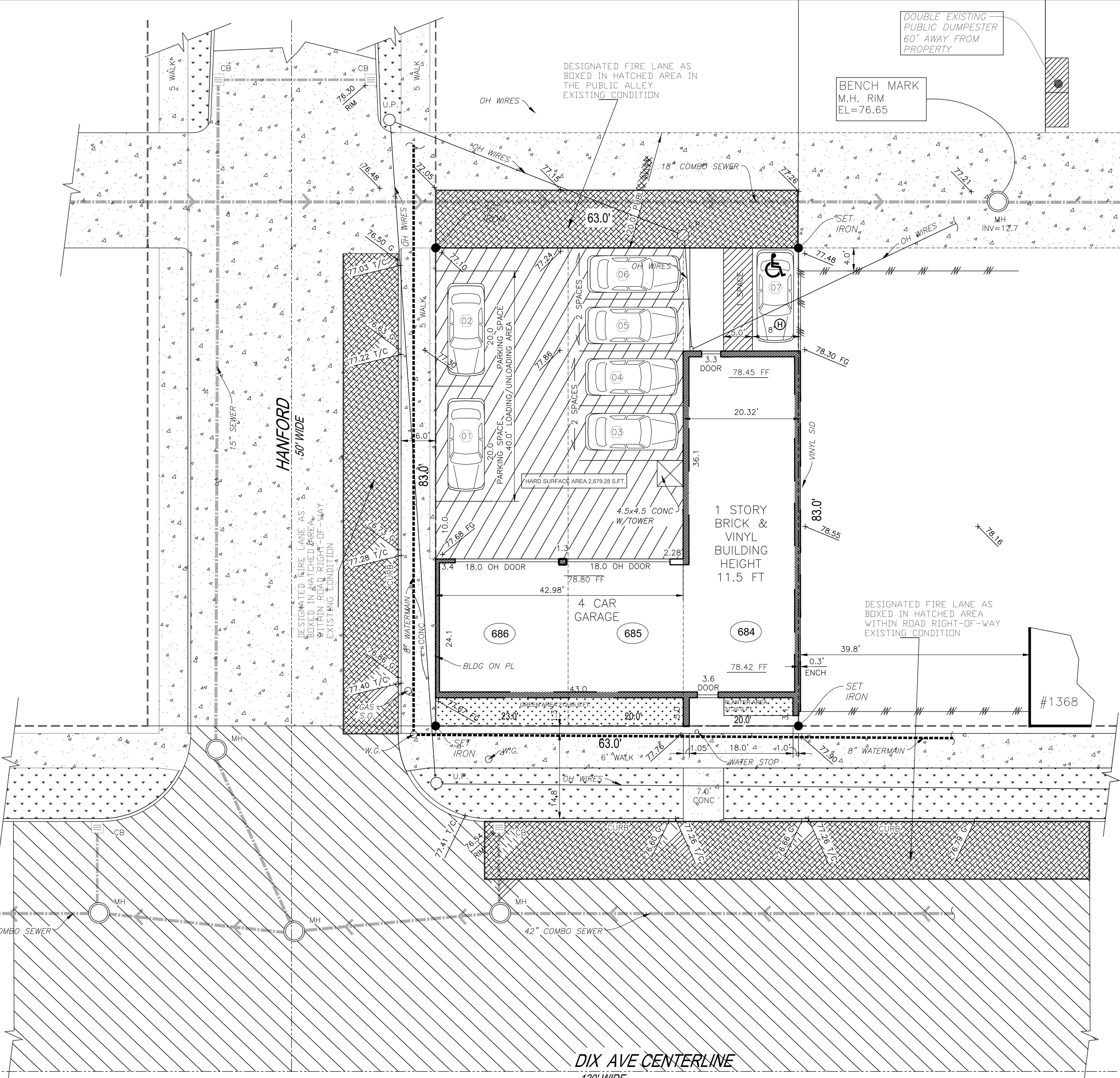
SITE DATA SUMMARY 1378 DIX HWY LINCOLN PARK, MI 48146		
SITE ZONING/ CONSTRUCTION TYPE	IIIB	BUSINESS ZONE (CBD)
TOTAL LDT AREA TOTAL SITE/LOT(S) ACREAGE	EXISTING BUILDING GROSS FLOOR AREA (58.20'X17.60') = 1,024.32 S.Q. FT. EXISTING BUILDING GROSS GARAGE (42.98'X 22.10') = 949.86 S.Q. FT. EXISTING TOTAL GROSS BUILDING FLOOR AREA = 1,974.18 S.Q. FT. (NO CHANGES OR ADDITION)	
BUILDING(S) AREA	Section 1002 of the IBC defines "gross floor area" as: "The area within the inside perimeter of the exterior wall of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features USABLE FLOOR AREA = 478.72 SQ. FT.	
PARKING SPACES REQUIREMENTS	OCCUPANCY LOAD/PARKING CALCULATION: REQUIRED SPACES = 478.72/100 = 4.78 SPACES 2 EMPLOYEES = 2 SPACES TOTAL REQUIRED = 2 TOTAL SPACES INCLUDING 1 HANDICAP SPACE 1 TOTAL SPACES PROVIDED ON SITE = 07 TOTAL SPACES TOTAL SPACES OFF SITE 0 SPACES REQUIRED SITE PARKING 05 SPACES PARKING SPACES DEFICIENCY = 0 SPACES EXISTING PARKING SPACES DIMENSIONS 10' X 20' REQUIRED PARKING SPACES DIM. 10' X 20' REQUIRES VARIANCE FROM CITY NONE REQUIRED HANDICAP PARKING DIM. 13' X 20' PROPOSED HANDICAP PARKING DIM. 13' X 20' TOTAL PROVIDED PARKING SPACES ON SITE 7 SPACES	
VARIANCES: REQUIRED 0 SPACES		
SIGNAGE:	TO BE PERMITTED AND MEETS CITY REQUIREMENT	
EXISTING LAND USE:	BUSINESS-RETAIL	
TYPE OF BUILDING:	BUILDING IS ONE STORY MASONRY/BRICK FACED ON CONCRETE SLAB WITH WOOD AND STEEL ROOF FRAME. NO PROPOSED ALTERATION, OR ADDITION OR REMODELLING.	
LIGHTINGS:	WALL MOUNTED LIGHTS OR AS PERMITTED BY CITY OF LINCOLN PARK	
TRASH RECEPTACLE LIGHTING	CITY PROVIDED PUBLIC TRASH DUMPSTER THAT ARE TT 60' AWAY FROM PROPERTY AND PICK UP BY CITY OF LINCOLN PARK OR PRIVATE CONTRACTOR ONCE PER WEEK.	
LANDSCAPE REQUIREMENT	REQUIRED: EXISTING GREEN AREA: 4.78 OF LOT GROSS AREA PROVIDED: EXISTING GRASS LOT AREA. NOTE: SURVEY DOES NOT SHOW EXISTING TREES	
BUILDING SET BACK:	REQUIRED	PROVIDED
FRONT =	N/A	EXISTING CONDITION
SIDES =	N/A	EXISTING CONDITION
REAR =	N/A	EXISTING CONDITION

VARIANCES: EXISTING CONDITION

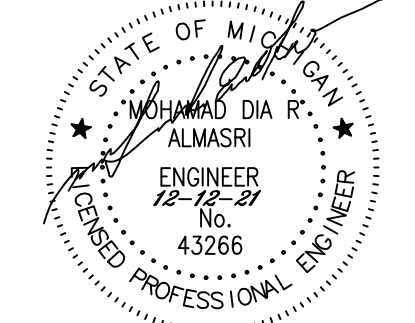
SITE DATA		
SITE PARCEL AREA ACREAGE:	= (83.0'X63.0') = 5,229.00 SQUARE FEET = 0.120004 ACRES	
ZONED:	B B-1	CENTRAL BUSINESS DISTRICT (CBD)
PROPOSED GROUP USE:	BUILDING WITH NO BASEMENT CONSTRUCTION TYPE:	RETAIL STORE IIIB -NO CONSTRUCTION-MINOR REMODELING
EXISTING BUILDING GROSS FLOOR AREA (58.20'X17.60')	= 1,024.32	S.Q. FT.
EXISTING BUILDING GROSS GARAGE (42.98'X 22.10')	= 949.86	S.Q. FT.
EXISTING TOTAL GROSS BUILDING FLOOR AREA (NO CHANGES OR ADDITION)	= 1,974.18	S.Q. FT.
EXISTING GRASS/GREEN PERCENTAGE:	250.05/5229.0 = 0.05 *100 % = 4.78 %	
EXISTING HARD SURFACE PERCENTAGE:	2,679.28/5229.0 = 0.5123*100 % = 51.23 %	
EXISTING BUILDING/ROOF PERCENTAGE:	2,260.14/5229.0 = 0.4322*100 % = 43.22 %	
TOTAL PERCENTAGE =	4.78 + 51.23 + 43.22 = 99.23± 0.77 %	=100.00 %

REQUIRED LANDSCAPING		
PLANTING REQUIREMENT:	EXISTING CONDITION - EXISTING GRASS AND PLANTER	TO REMAIN

PROPERTY DESCRIPTION
LOT 684, 685 AND 686, EXCEPT THE EAST 17 FEET OF SAID LOTS, DEEDED FOR ROAD, DIX BOULEVARD VILLAS NO. 1, A SUBDIVISION OF PART OF P.C.'S 49, 51, AND 59 CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, PAGE 18 OF PLATS WAYNE COUNTY RECORDS.



EXISTING / PROPOSED SITE PLAN
SCALE: 1" = 10'



1378 DIX HWY
LINCOLN PARK
WAYNE COUNTY, MICHIGAN, 48146

LOCATION MAP
SCALE: 1" = 100'

TEXT BUILDING	TEXT ROAD NAME	LEGEND	SET 1/2" REBAR WITH CAP P.S. 32341
TEXT CONCRETE	TEXT SIDEWALK	●	SET 1/2" REBAR WITH CAP P.S. 47976
TEXT PARCEL BOUNDARY LINE	TEXT SANITARY	○	SET 1/2" REBAR WITH CAP P.S. 53499
TEXT ADJOINER/PLATTED LINE	TEXT SIGN	⊙	FOUND MONUMENT (AS NOTED)
TEXT PLAT	TEXT STORM	⊕	FOUND SECTION CORNER (AS NOTED)
TEXT PARKING	TEXT TREES	⊗	RECORD AND MEASURED DIMENSION
	TEXT WATER	⊗	RECORD DIMENSION
	TEXT ZONING	⊗	MEASURED DIMENSION
	TEXT M	⊗	GROUND POINT
		⊗	ELECTRIC MANHOLE
		⊗	ELECTRIC METER
		⊗	ELECTRIC PANEL
		⊗	ELECTRIC RISER
		⊗	TRANSFORMER
		⊗	UTILITY POLE
		⊗	GAS LINE MARKER
		⊗	GAS MANHOLE
		⊗	GAS METER
		⊗	GAS VALVE
		⊗	VENT PIPE
		⊗	LIGHT POLE WITH STREET LAMP
		⊗	PUBLIC LIGHTING MANHOLE
		⊗	TELEPHONE MANHOLE
		⊗	TELEPHONE RISER
		⊗	CABLE TV BOX
		⊗	CABLE TV RISER
		⊗	RAIL ROAD CROSSING SIGNAL
		⊗	TRAFFIC SIGNAL
		⊗	TRAFFIC SIGNAL MANHOLE
		⊗	TRAFFIC SIGNAL CONTROL BOX
		⊗	CLEANOUT
		⊗	COMBINATION SANITARY/STORM MANHOLE
		⊗	SANITARY MANHOLE
		⊗	ROUND CATCH BASIN
		⊗	SQUARE CATCH BASIN
		⊗	DRAIN
		⊗	STORM DRAIN MANHOLE
		⊗	FIRE HYDRANT
		⊗	FIRE DEPARTMENT CONNECTION
		⊗	POST INDICATOR VALVE
		⊗	WATER GATE MANHOLE
		⊗	WATER METER
		⊗	WATER PUMP
		⊗	WATER VALVE
		⊗	WELL
		⊗	MONITOR WELL
		⊗	STEAM VAULT
		⊗	UNKNOWN MANHOLE
		⊗	AIR CONDITIONING UNIT
		⊗	BOLLARD
		⊗	FLARE
		⊗	FLOOD LIGHT
		⊗	GAS FILL
		⊗	LIGHTPOST/LAMP POST
		⊗	MAIL BOX
		⊗	PARKING METER
		⊗	SINGLE POST SIGN
		⊗	DOUBLE POST SIGN
		⊗	SOIL BORING
		⊗	HANDICAP PARKING
		⊗	TRAVERSE POINT
		⊗	TREE REMOVE
		⊗	DECIDUOUS TREE
		⊗	CONIFEROUS TREE
		⊗	BUSH
		⊗	ENCROACHMENT (AS SHOWN)
		⊗	PARCEL BOUNDARY LINE
		⊗	PLATTED LOT LINE
		⊗	ADJOINER PARCEL LINE
		⊗	SECTION LINE
		⊗	EASEMENT (AS NOTED)
		⊗	EASEMENT CENTERLINE
		⊗	RIGHT-OF-WAY
		⊗	BUILDING OVERHANG
		⊗	BUILDING HATCH
		⊗	CENTERLINE DITCH
		⊗	CENTERLINE ROAD
		⊗	ASPHALT CURB
		⊗	CONCRETE CURB
		⊗	PARKING
		⊗	SIDEWALK
		⊗	EDGE OF CONCRETE (CONC.)
		⊗	EDGE OF ASPHALT (ASPH.)
		⊗	EDGE OF BRICK
		⊗	EDGE OF GRAVEL
		⊗	FENCE (AS NOTED)
		⊗	WALL (AS NOTED)
		⊗	OVERHEAD UTILITY LINE
		⊗	COMMUNICATION LINE
		⊗	GAS LINE
		⊗	SANITARY LINE
		⊗	STORM LINE
		⊗	WATER LINE
		⊗	CORRUGATED METAL PIPE (AS NOTED)
		⊗	CONTOUR MAJOR
		⊗	CONTOUR MINOR
		⊗	TOP OF BANK
		⊗	BOTTOM OF BANK
		⊗	TOP OF BERM
		⊗	BOTTOM OF BERM
		⊗	MATCHLINE
TEXT L	TEXT BANK	TEXT COMMUNICATION	TEXT ELECTRIC
TEXT M	TEXT BERM	TEXT DITCH	TEXT FENCE/WALL
TEXT A	TEXT ASPHALT	TEXT BRICK	TEXT EASEMENT

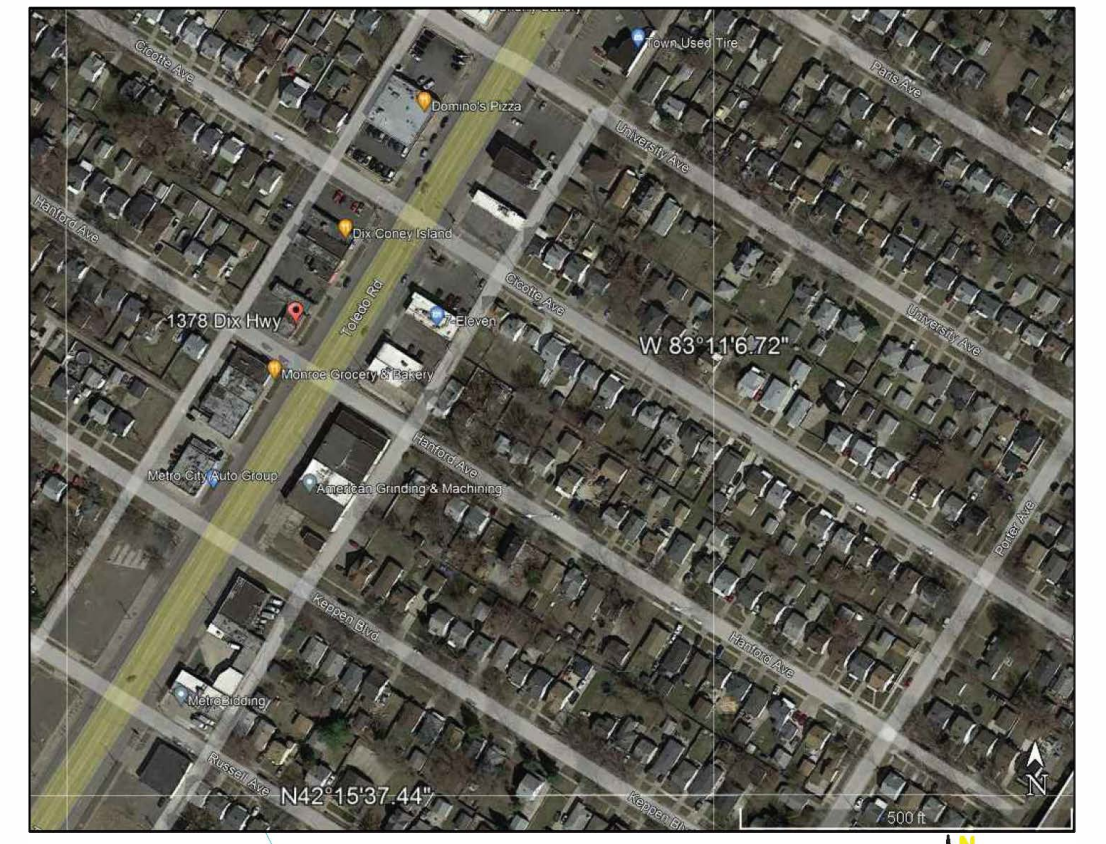
72 HOURS
3 WORKING DAYS
OR
811
(TOLL FREE) FOR THE
LOCATION OF UNDER
GROUND FACILITIES.

KNOW WHAT'S BELOW

SHEET No.	DATE	REVISION
CE-2	11-29-2021	XX-XX-XXXX

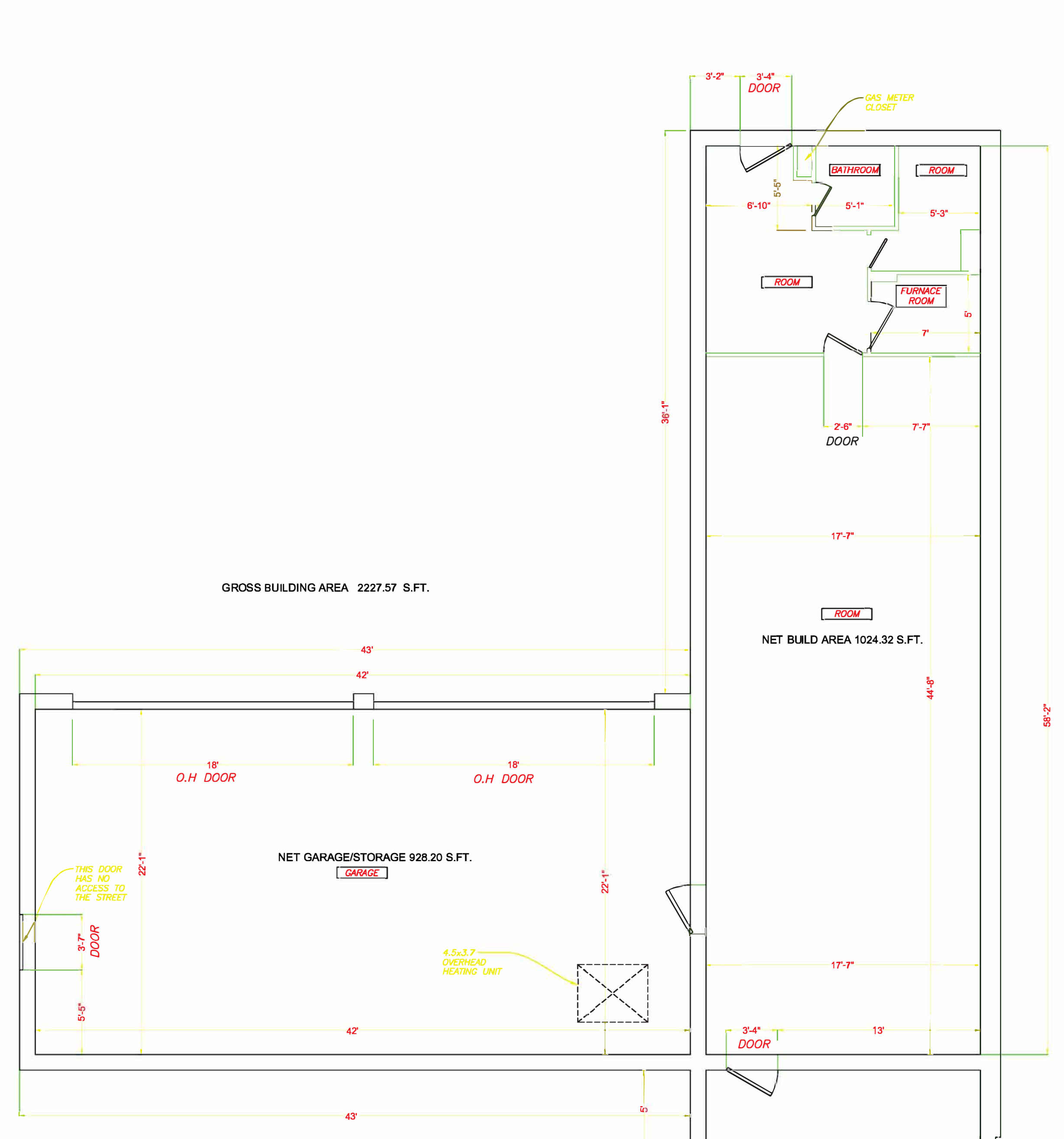
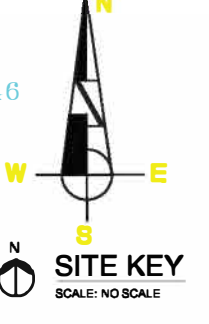
PROJECT TITLE & NUMBER	Development:	Address:
PROJ. No. 11-29-2021-005 PROPOSED/EXISTING SITE PLAN	STAR TOUCH TRADING CO. RE-PURPOSE EXISTING BUILDING USE	1378 DIX HWY- TELDEDO ROAD, LINCOLN PARK, MICHIGAN 48146
	Client:	JAMAL MAWIRI

Engineering Design Service, LLC. CIVIL ENGINEERING AND CONSTRUCTION MANAGERS 13365 MICHIGAN AVENUE, SUITE 201 DEARBORN, MICHIGAN 48126 TEL (313) 645-9104	DRAWN BY: D. A. CHECK BY: M.B./A.A. DESIGN BY: D. A. SCALE: 1" = 10'
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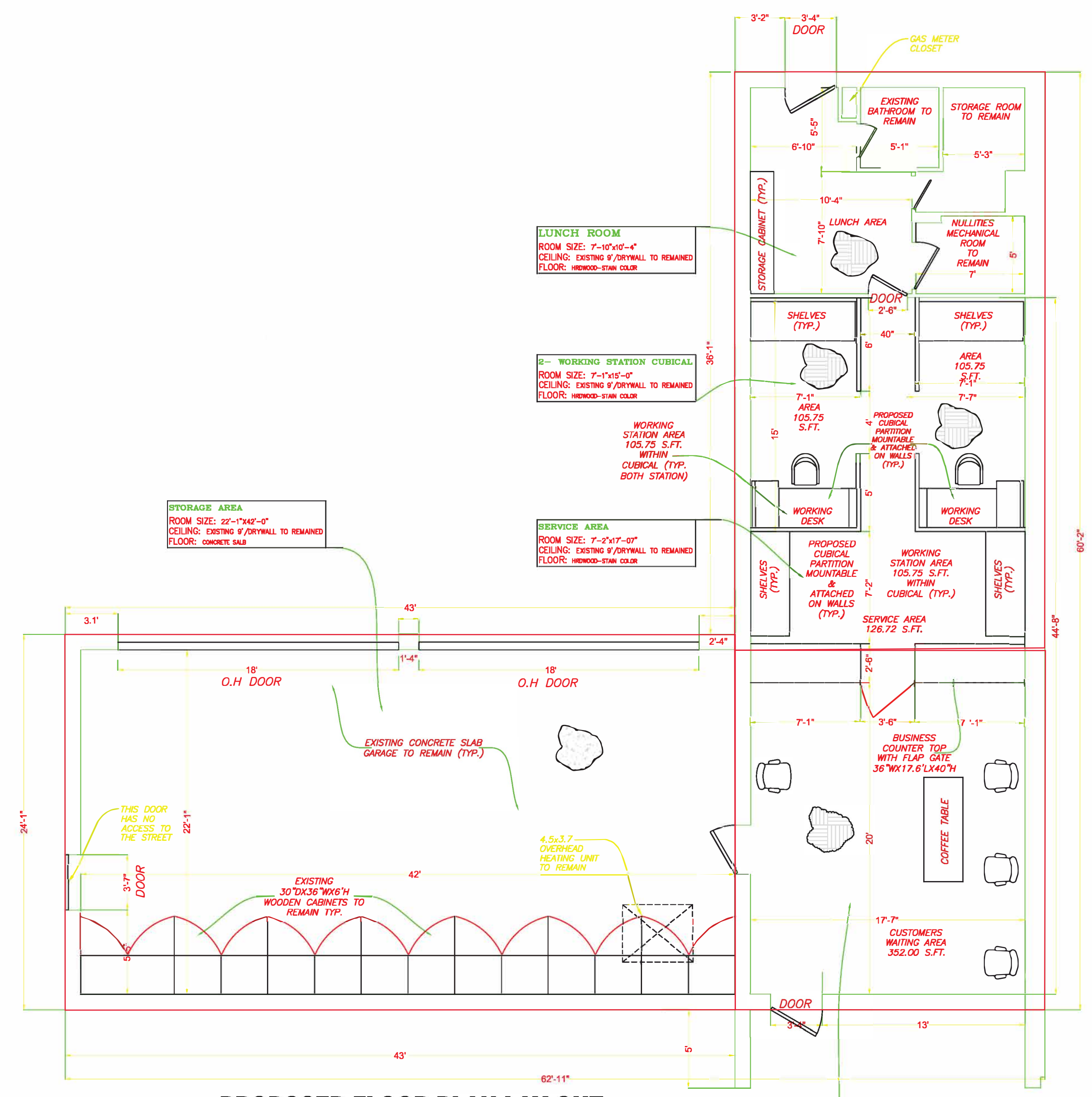


1378 DIX HWY.
LINCOLN PARK
WAYNE COUNTY, MICHIGAN, 48146

LOCATION MAP
SCALE: 1" = 40'



EXISTING FLOOR PLAN LAY-OUT
SCALE: 3/16" = 1'-0"



PROPOSED FLOOR PLAN LAY-OUT
SCALE: 3/16" = 1'-0"

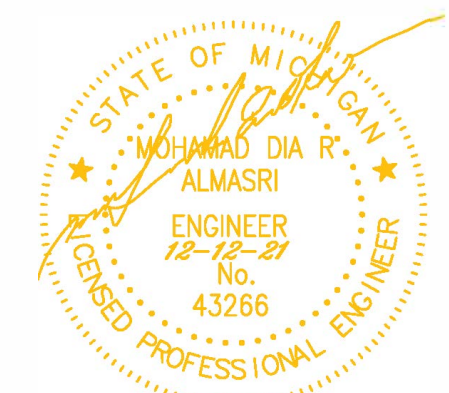
SITE DATA SUMMARY		1378 DIX HWY LINCOLN PARK, MI 48146	
SITE ZONING/ CONSTRUCTION TYPE	IIIB	BUSINESS ZONE (CBD)	
TOTAL LOT AREA		EXISTING BUILDING GROSS FLOOR AREA (58.20'X17.60')	= 1,024.32 S.Q. FT.
TOTAL SITE/LOT(S) ACREAGE		EXISTING BUILDING GROSS GARAGE (42.98'X 22.10')	= 949.86 S.Q. FT.
BUILDING(S) AREA		EXISTING TOTAL GROSS BUILDING FLOOR AREA (NO CHANGES OR ADDITION)	= 1,974.18 S.Q. FT.
PARKING SPACES REQUIREMENTS		Section 1002 of the IBC defines "gross floor area" as: "The area within the inside perimeter of the exterior wall of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features"	
		USABLE FLOOR AREA = 478.72	SQ.FT.
		REGULATORY LEAD/PARKING CALCULATIONS	
		REQUIRED SPACES = 478.72/100=4.78	SPACES
		2 EMPLOYEES	SPACE
		TOTAL REQUIRED = 2	SPACES
		INCLUDING 1 HANDICAP SPACE	TOTAL SPACES
		PROVIDED ON SITE = 07	SPACES
		TOTAL SPACES OFF SITE = 0	SPACES
		REQUIRED SITE PARKING = 05	SPACES
		PARKING SPACES DEFICIENCY = 0	SPACES
		EXISTING PARKING SPACES DIMENSIONS	10' X 20'
		REQUIRED PARKING SPACES DIM.	10' X 20'
		REQUIRED VARIANCE FROM CITY	NONE
		REQUIRED HANDICAP PARKING DIM.	13' X 20'
		PROPOSED HANDICAP PARKING DIM.	13' X 20'
		TOTAL PROVIDED PARKING SPACES ON SITE	7 SPACES
		VARIANCES: REQUIRED 0 SPACES	
SIGNAGE		TO BE PERMITTED AND MEETS CITY REQUIREMENT	
EXISTING LAND USE		BUSINESS-RETAIL	
TYPE OF BUILDING		BUILDING IS ONE STORY MASONRY/BRICK FACED ON CONCRETE SLAB WITH WOOD AND STEEL ROOF FRAME. NO PROPOSED ALTERATION, OR ADDITION OR REMODELING.	
LIGHTINGS		WALL MOUNTED LIGHTS OR AS PERMITTED BY CITY OF LINCOLN PARK	
TRASH RECEPTACLE LIGHTING		CITY PROVIDED PUBLIC TRASH DUMPSTER THAT ARE 11' 60" AWAY FROM PROPERTY AND PICK UP BY CITY OF LINCOLN PARK OR PRIVATE CONTRACTOR ONCE PER WEEK.	
LANDSCAPE REQUIREMENT		REQUIRED: EXISTING GREEN AREA: 4.78 OF LOT GROSS AREA PROVIDED: EXISTING GRASS LOT AREA NOTE: SURVEY DOES NOT SHOW EXISTING TREES	
BUILDING SET BACK:	REQUIRED	PROVIDED	
FRONT	N/A	EXISTING CONDITION	
SIDES	N/A	EXISTING CONDITION	
REAR	N/A	EXISTING CONDITION	
VARIANCES: EXISTING CONDITION			

SITE DATA	
SITE PARCEL AREA	= (83.0'X63.0') = 5,229.0 SQUARE FEET
ACREAGE:	= 0.120004 ACRES
ZONED:	B B-1 CENTRAL BUSINESS DISTRICT (CBD)
PROPOSED GROUP USE:	RETAIL STORE
BUILDING WITH NO BASEMENT	
CONSTRUCTION TYPE:	IIIB -NO CONSTRUCTION-MINOR REMODELING
EXISTING BUILDING GROSS FLOOR AREA (58.20'X17.60')	= 1,024.32 S.Q. FT.
EXISTING BUILDING GROSS GARAGE (42.98'X 22.10')	= 949.86 S.Q. FT.
EXISTING TOTAL GROSS BUILDING FLOOR AREA	= 1,974.18 S.Q. FT.
(NO CHANGES OR ADDITION)	
EXISTING GRASS/GREEN PERCENTAGE:	250.05/5229.0 = 0.05 *100 % = 4.78 %
EXISTING HARD SURFACE PERCENTAGE:	2,679.28/5229.0 = 0.5123*100 % = 51.23 %
EXISTING BUILDING/ROOF PERCENTAGE:	2,260.14/5229.0 = 0.4322*100 % = 43.22 %
TOTAL PERCENTAGE =	4.78 + 51.23 + 43.22 = 99.23%± 0.77% =100.00 %

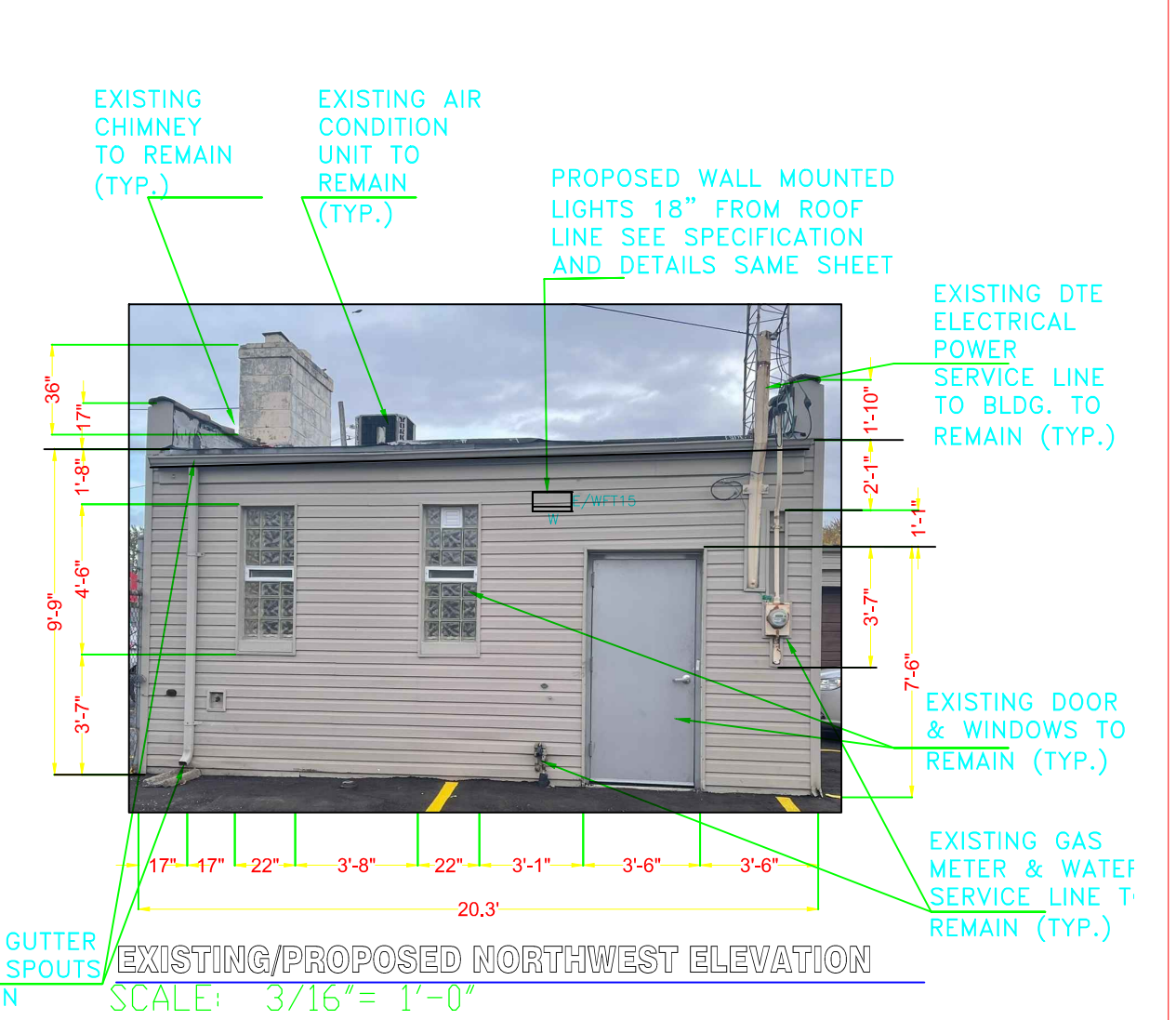
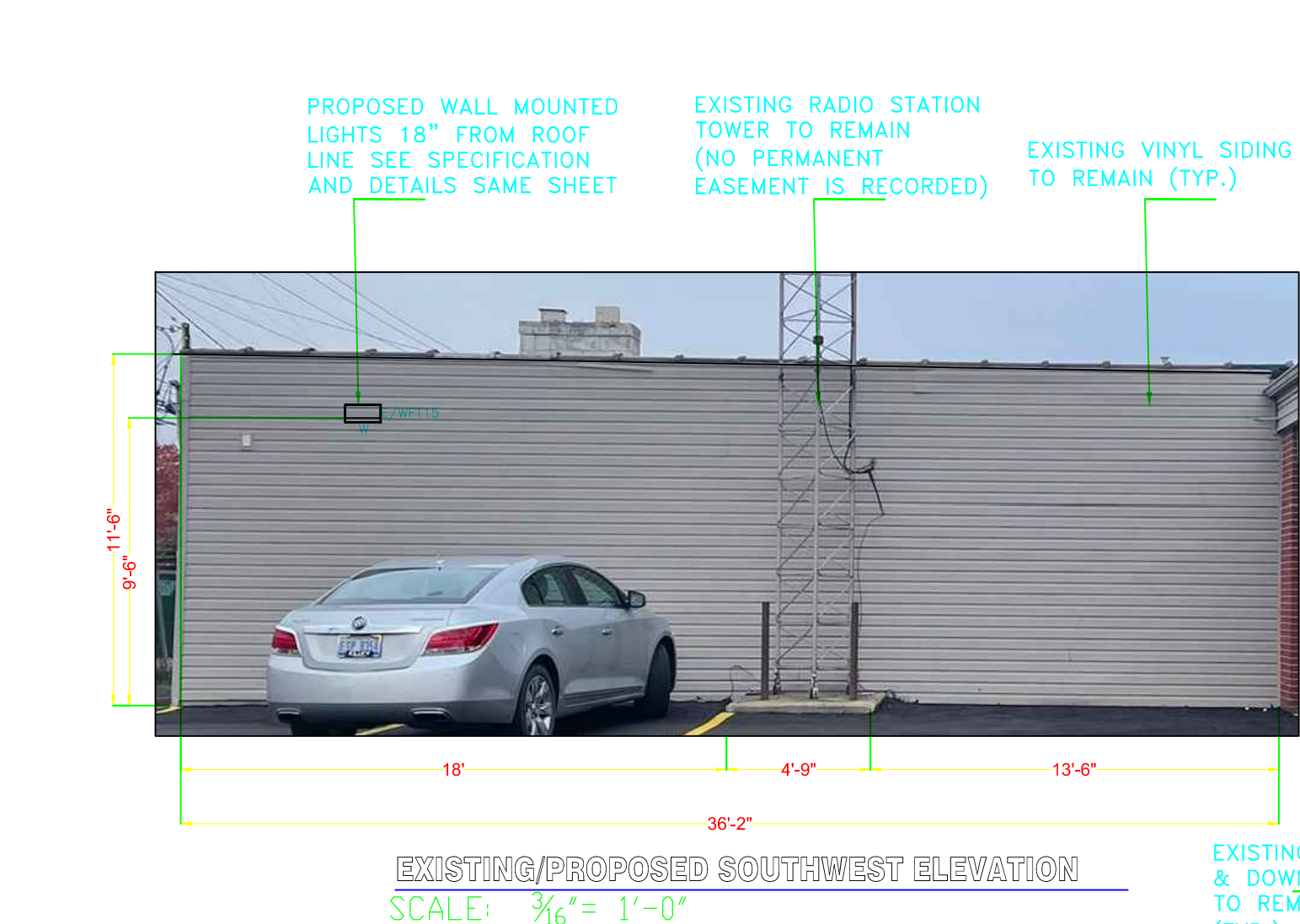
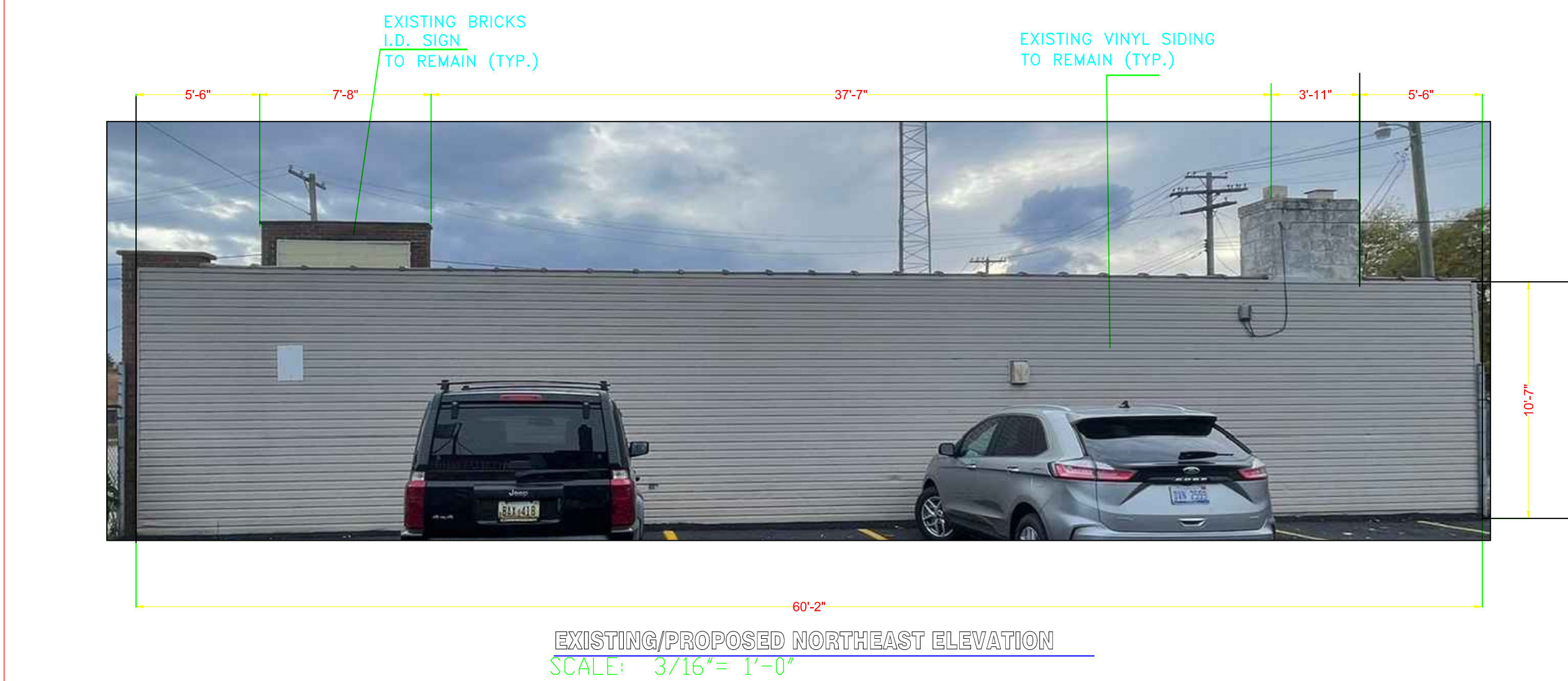
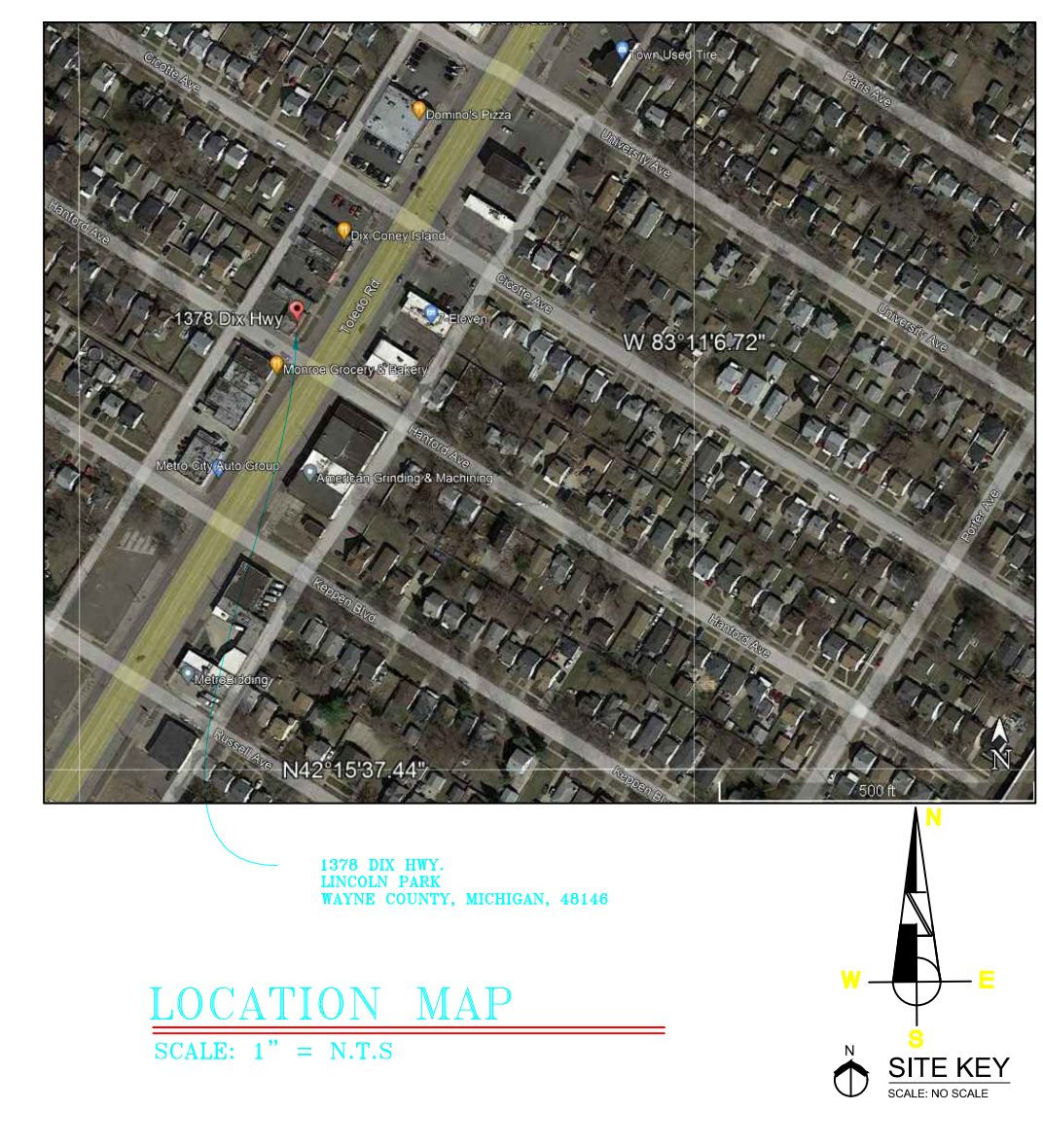
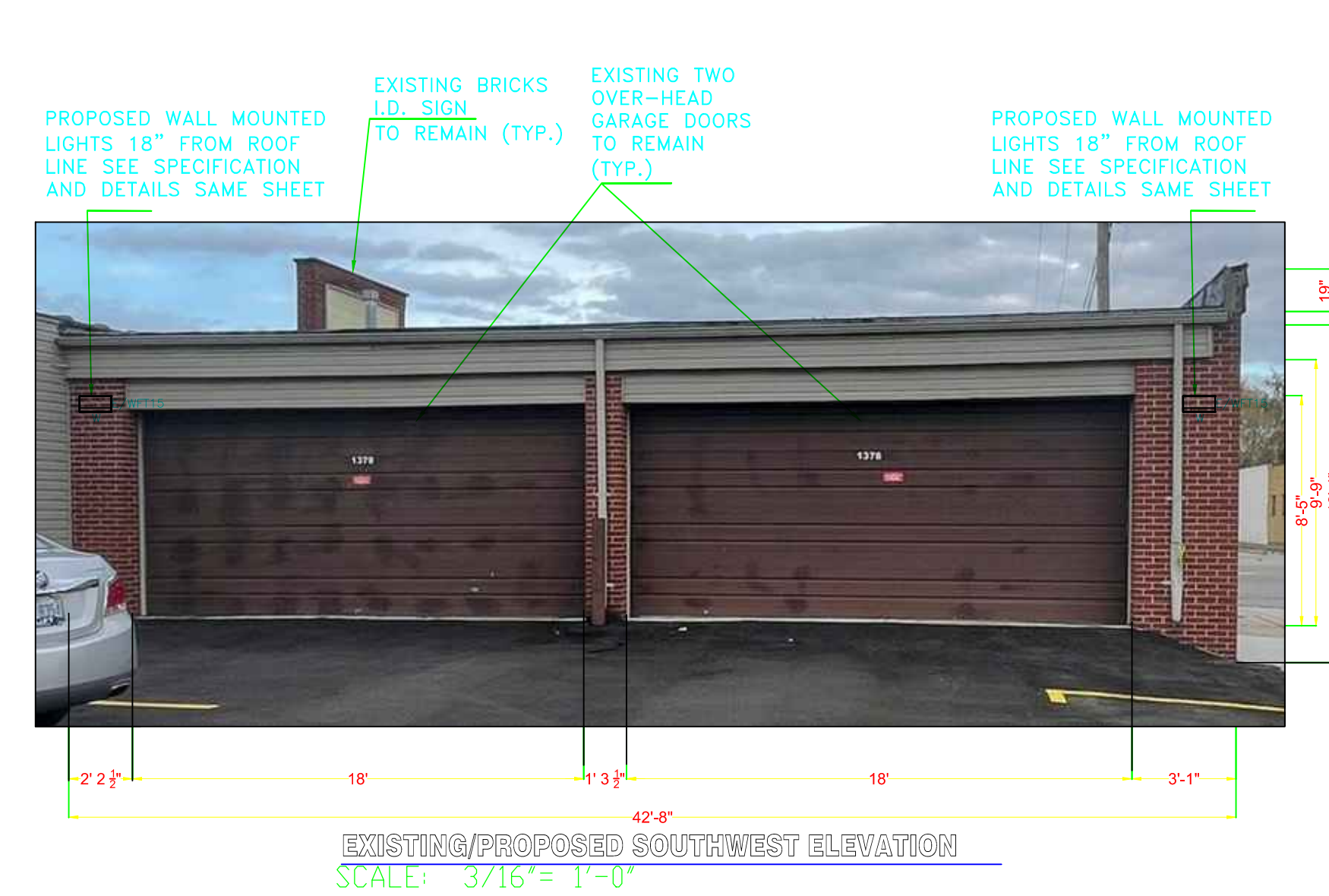
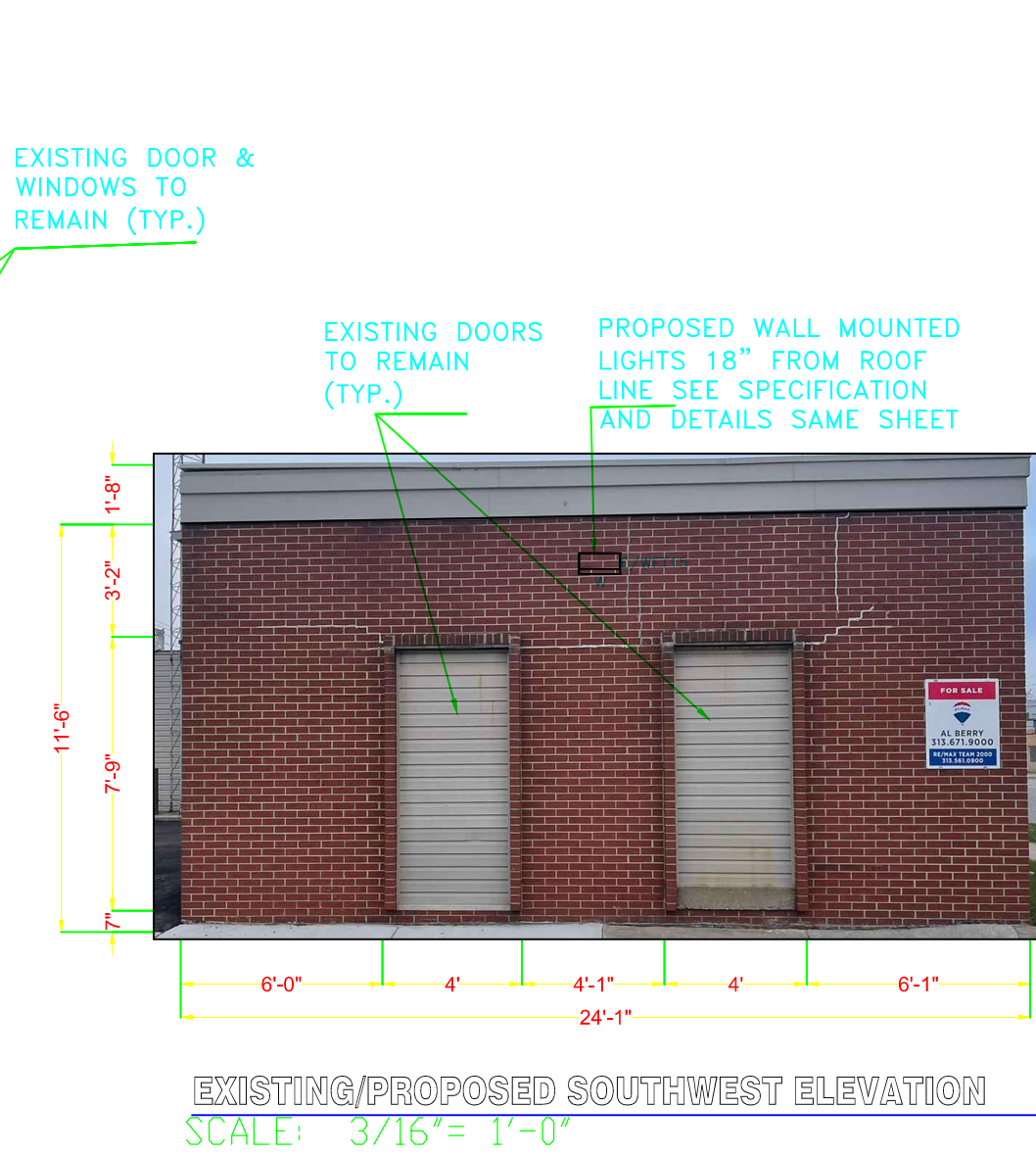
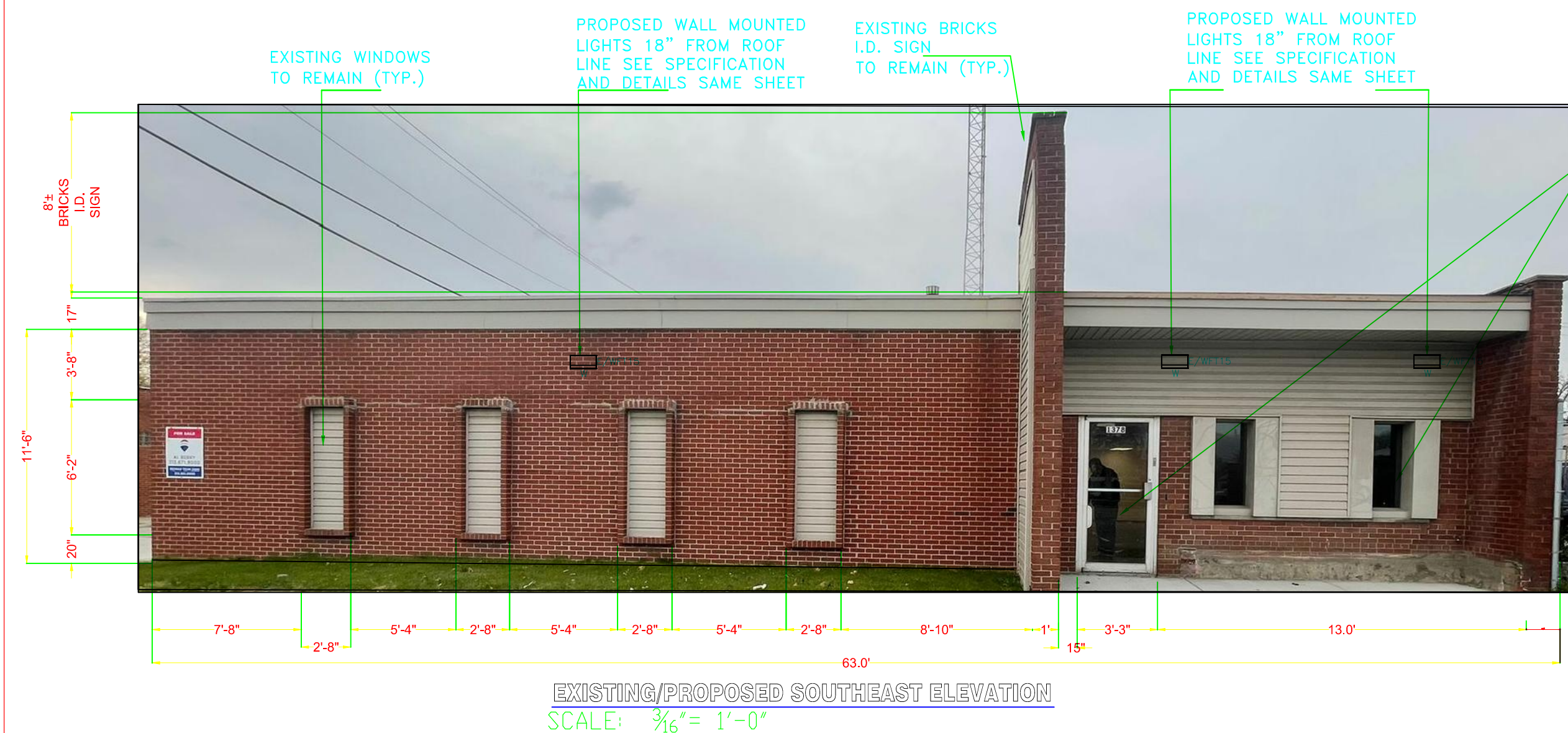
REQUIRED LANDSCAPING	
PLANTING REQUIREMENT:	EXISTING CONDITION - EXISTING GRASS AND PLANTER TO REMAIN

BUSINESS WORKING ACTIVATES:	
MONDAY THROUGH FRIDAY:	8:00 A.M. TO 5:00 P.M.
WEEKEND: SATURDAY -SUNDAY:	NO WORK
HOLIDAYS:	NO WORK

PLOT SCALE: 1" = 100'



SHEET No. CE-3	DATE	REVISION	PROJECT TITLE & NUMBER	Development: Address:	STAR TOUCH TRADING CO. RE-PURPOSE EXISTING BUILDING USE	ENGINEER SEAL	Engineering Design Service, LLC. CIVIL ENGINEERING AND CONSTRUCTION MANAGERS 13365 MICHIGAN AVENUE, SUITE 201 DEARBORN, MICHIGAN 48126 TEL (313) 645-9104	DRAWN BY: CHECK BY: DESIGN BY: SCALE:	D. A. M.B./A.A. D. A. AS NOTED
	11-29-2021	XX-XX-XXXX	PROJ. No. 11-29-2021-005 PROPOSED/EXISTING FLOOR PLAN	Client:	1378 DIX WHY- TELDEDO ROAD, LINCOLN PARK, MICHIGAN 48146 JAMAL MAWIRI				



- SITE PLAN APPLICATION REQUIREMENT GENERAL NOTES:**
1. APPLICANT'S NAME AND ADDRESS ARE SHOWN IN THE TITLE BLOCK OF EACH SHEET AND ON THE TITLE SHEET.
 2. SEE TITLE SHEET T-1 FOR MORE INFORMATION.
 3. SCALES OF PLAN SHEETS ARE LISTED ON EACH SHEET.
 4. SITE LOCATION MAP IS OBTAINED FROM GOOGLE EARTH AND ADDED TO THE PLAN SHEETS.
 5. REFER TO TITLE SHEET FOR LEGAL DESCRIPTION OF THE PROPERTY AS WELL AS THE SITE PLAN SHEET CE-1 AND CE-2.
 6. REFER TO PLANS SHEET CE-1, AND CE-2 FOR LOT PROPERTY LINES.
 7. REFER TO SITE DATA TABLES ON SHEET T-1, CE-2, AND CE-4.
 8. REFER TO SITE PLAN CE-2. PROPERTY UNDER CONSIDERATION HAS NO ACCESS FROM DIX OR SIDE STREET HANFORD. SITE DIRECT ACCESS IS FROM THE 20' WIDE PUBLIC ALLEY.
 9. REFER TO SITE DATA TABLE SHEET T-1, CE-2, AND CE-4.
 10. PROJECT IS TO RE-UTILIZE EXISTING BUILDING FOR DIFFERENT USE, ZONE B (BUSINESS).
 11. APPLICANT WILL USE THE BUILDING TO PROVIDE CELLOPHANE SERVICES AND REPAIR.
 12. REFER TO SITE PLAN DATA TABLE FOR VARIANCES LISTINGS.
 13. ALL PLAN SETS WILL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MICHIGAN.
 14. CLIENT PURCHASING PROPERTY CONTINGENT UP ON CITY'S APPROVAL FOR THE PROPOSED USE B-BUSINESS.
 15. REFER TO SITE DATA AND SITE PLAN SHEET WHERE THE SURVEY IS LIMITED TO SHOW THE INDENTED BUILDING AND PROPERTY UNDER CONSIDERATION FOR SALE.
 16. THE SETBACK FOR THE PROPERTY IS AN EXISTING CONDITION AND THERE IS NO CONSTRUCTION INVOLVED IN THE PROCESS OF PURCHASING THE PROPERTY UNDER CONSIDERATION.
 17. NO ITEM IS ON THE LIST.
 18. REFER TO SITE PLAN SHEET CE-2 FOR MORE INFORMATION.
 19. REFER TO SITE PLAN SHEET CE-2 FOR MORE INFORMATION.
 20. REFER TO SITE PLAN SHEET CE-2 FOR MORE INFORMATION.
 21. REFER TO SITE PLAN SHEET CE-2 FOR MORE INFORMATION.
 22. NO ITEM IS ON THE LIST.
 23. NO ITEM IS ON THE LIST.
 24. NO ITEM IS ON THE LIST.
 25. REFER TO SITE PLAN SHEET CE-2 FOR MORE INFORMATION.
 26. OWNER IS PLANNING ON INSTALLING WALL MOUNTED EXTERIOR LIGHTS AS SHOWN ON THE ELEVATION PLANS, ON SHEET CE-4.
 27. EXISTING CONDITION FOR THE PROPERTY IS THE CITY PROVIDED PUBLIC TRASH RECEPTACLE LOCATED 60' AWAY TO THE NORTHWEST OF THE PUBLIC ALLEY. THEREFORE, THERE IS NO NEED TO PROVIDE ON SITE TRASH OR DUMPSTER.
 28. PARKING IS EXISTING CONDITION, HOWEVER, NEW PAVEMENT IS PROVIDED AS WELL AS PAINTED PARKING SPACE, WHICH ADDS UP TO 7 SPACES WITH 10'X20'. REFER TO SITE PLAN SHEET CE-2 FOR MORE INFORMATION.
 29. NO ITEM IS ON THE LIST.
 30. THERE IS NO LANDSCAPE ON THE EXISTING SITE, HOWEVER THERE IS LIMITED GRASS AREA WITH FRONT DOOR PLANTER THAT WILL REMAIN ON THE SITE. THEREFORE, OWNER IS REQUESTING A VARIANCE FOR THE LANDSCAPE.
 31. EXISTING CONDITION ON THE PROPERTY SHOWS NO EVIDENT OF EASEMENT.
 32. LIMITATION OF THE PROPERTY AS AN EXISTING CONDITION, PRACTICAL FIRE LANE IS AS SHOWN ON THE SITE PLAN SHEET CE-2, IN THE PUBLIC ALLEY, OR ALONG SIDE THE HANFORD STREET CURB LINE, OR ON DIX HWY, ALONG THE NEAR CURB LINE.
 33. DESIGNATED LOADING/UNLOADING AREA IS SHOWN ON THE PLAN SHEET CE-2.
 34. NO OUTDOOR STORAGE IS ASSOCIATED WITH THE TYPE OF BUSINESS USE.
 35. EXISTING BUILDING AND STRUCTURE, ALL DIMENSIONS ARE SHOWN ON THE PLAN SHEETS, CE-2, AND CE-4.
 36. THIS BUILDING WILL BE OPERATED BY ONE SINGLE STORE BUSINESS.
 37. REFER TO SITE PLAN AND FLOOR PLAN SHEET AS WELL AS THE SITE DATA TABLE FOR THE ALL THE PARENTING INFORMATION OF THE EXISTING PROPERTY.
 38. OWNER WILL UTILIZE THE EXISTING I.D. SIGN THAT IS PART OF THE EXISTING STRUCTURE OF THE BUILDING, ANY TYPE OF SIGN REQUIRES THE CITY APPROVAL.
 39. THE EXISTING CONDITION OF THE PROPERTY IS WITHOUT A FENCE AND THERE IS NO INTENTION TO PLACE A NEW FENCE AROUND THE PROPERTY.
 40. REFER TO SHEET CE-4 ELEVATION PLAN, WHERE IT SHOWS ACTUAL PICTURE CUSTOMIZED TO DEPICT THE EXISTING CONDITION OF THE BUILDING WALLS, MATERIALS TYPE, ETC.
 41. EXISTING BUILDING WITH EXISTING PLUMBING AND MECHANICAL SYSTEM THAT IS FUNCTIONING FOR THE PAST YEARS.
 42. THE BUILDING DRAINAGE SYSTEM IS AN EXISTING CONDITION WHICH SHEET FLOWS OVER SURFACE TO THE EXISTING DRAINAGE SYSTEM WITHIN THE CITY ROAD RIGHT-OF-WAY.
 43. REFER TO PLAN SHEET CE-2 SITE PLAN, SURVEY WAS CONDUCTED TO THE PROPERTY, HOWEVER, THERE IS NO PROPOSED CHANGES OR CONSTRUCTION ON THE SITE, NEW OWNER INTENDS TO KEEP THE EXISTING CONDITION.
 44. NO PROPOSED CONSTRUCTION ON SITE.
 45. NO PROPOSED CONSTRUCTION ON SITE.
 46. NO PROPOSED CONSTRUCTION ON SITE.
 47. NO PROPOSED CONSTRUCTION ON SITE.
 48. NO PROPOSED CONSTRUCTION ON SITE.
 49. NO PROPOSED CONSTRUCTION ON SITE.

PROPOSED WALL MOUNTED LIGHTS:
 LED High-Output Traditional Non-Cutoff Wall Pack E-WFT15 Series Replaces Up to 400W MH

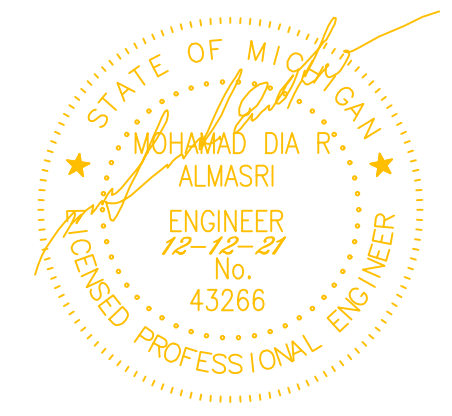
DIMENSIONS
 13" D x 18" W x 9-7/8" H
 Replaces 320-watt pulse start metal halide (PSMH)/400-watt metal halide (MH). 120-watt High-Output LED Outdoor Wall Pack with 15300 delivered lumens in Cool White (5000K) and 15000 delivered lumens in Neutral White (4000K).
 Dark bronze, DLC and UL Listed, 5-year limited warranty. Next generation product of the E-WP12 Series.

INPUT VOLTAGE
 Universal (120V through 277V Operation)

LIFE SPAN
 Estimated 100,000 hours of maintenance-free operation to L70 at 25°C (77°F)

FEATURES
 Housing: Heavy duty, die-cast aluminum housing with hinged door frame Dark bronze polyester powder-coat finish Lens
 Assembly: Heat and shock-resistant borosilicate glass prismatic lens
 Mounting: 1/2" NPS knockouts on top and sides or rear mounting plate for conduit entry UL Listed: Wet locations

RECOMMENDED USE
 Security Pathways Perimeter lighting



SHEET No. CE-4	DATE	REVISION	PROJECT TITLE & NUMBER PROJ. No. 11-29-2021-005 EXISTING ELEVATION PLAN	Development: Address: Client:	STAR TOUCH TRADING CO. RE-PURPOSE EXISTING BUILDING USE 1378 DIX WHY- TELDEDO ROAD, LINCOLN PARK, MICHIGAN 48146 JAMAL MAWIRI	ENGINEER SEAL	Engineering Design Service, LLC. CIVIL ENGINEERING AND CONSTRUCTION MANAGERS 13365 MICHIGAN AVENUE, SUITE 201 DEARBORN, MICHIGAN 48126 TEL (313) 645-9104	DRAWN BY:	D. A.
	11-29-2021	XX-XX-XXXX						CHECK BY:	M.B./A.A.
								DESIGN BY:	D. A.
								SCALE:	3/16" = 1'



March 1, 2022

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

Re: Cell Phone Repair and Retail
1378 Dix Highway
City of Lincoln Park, MI
Hennessey Engineers Project #72168

Dear Ms. Gunden:

Hennessey Engineers, Inc. completed our first review of the plans for the Planning Commission review and received via email from your office on February 16, 2022.

The project consists of reoccupying an existing 1,974 square foot building.

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:

1. Based on the site plan submitted, the existing utilities and utility leads for the commercial site are being reused. It is important that the developer realize these existing utilities are 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.
2. The developer should verify with the City the existing water service type and size. If the water service is a lead service, it will have to be replaced. The developer's engineer or architect shall determine the water service lead type and capacity.
3. Any work proposed in the Dix Highway right-of-way will require a County permit. This would include any utility connections and pavement repairs.

From an engineering feasibility standpoint, our office has no objection to the Preliminary Site Plan. Therefore, it's our recommendation for preliminary site plan approval.

Cell Phone Repair and Retail
1378 Dix Highway
Hennessey Engineers #72168

March 1, 2022
Page 2 of 2

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

Sincerely,

HENNESSEY ENGINEERS, INC



Richard J. McCarty, P.E.
Project Manager

RJM/rjm

cc: John Kozuh, DPW Director, City of Lincoln Park
John Meyers, Building Official, City of Lincoln Park
Laura Passalacqua (D'Onofrio), Commercial Business Assistant, City of Lincoln Park
Monserrat Contreras, Permit Clerk, City of Lincoln Park
James Hollandsworth, Lincoln Park Project Manager, Hennessey Engineers

R:\Municipalities\70000's Lincoln Park\72000's\72168 Equipment Repair 1378 Dix\2022-3-1_1378 dix 1st PC Review_72168.docx

Engineering Design Service, LLC.

Planning/Civil and Architectural Design/Construction Management/
Construction

M. Dia Almasri

Owner and Director
Licensed Professional Civil Engineer In State of
Michigan

13365 Michigan Avenue, Suite 201
Dearborn Michigan 48126

Office:(313) 436-1312 & Cell:(313) 645-9104

malmarsi@EDSLLCIT.comcastbiz.net

malmarsi77@hotmail.com



Checklist Response.

To: **Lincoln Park City**
Planning and Development
Project: 1378 Dix HWY.

January 17, 2022

Plan Review Application Checklist: 1378 Dix - Equipment Services Retail

Descriptive and Identification Data

1. Applicant's name, address, and telephone number.
 - Response: Applicant Name, Address shown in the Title Block of each sheet and on the Title sheet.
2. The name of the development.
 - Response: See Title sheet T-1 for more information.
3. The date(s) (submission and revisions), north point, and scale. Scale shall be as follows: < 1 acre: One (1) inch = twenty (20) feet > 1 acre and < 3 acres: One (1) inch = thirty (30) feet > 3 acres: One (1) inch = fifty (50) feet.
 - Response: Scale of plan sheets are listed on each sheet.
4. A small location sketch of sufficient size and scale (within a one-quarter mile is suggested) showing the location of the area in relation to surrounding properties, streets, freeways, schools, school sites, and other significant features of the City, where appropriate.
 - Response: Site location map is obtained from Google and added to plan sheets.
5. Legal and common description of property.
 - Response: Refer to Title sheet for Legal and common description of property as well as the site plan sheet CE-1 and CE-2.
6. The dimensions of all lots and property lines, showing the relationship of the site to abutting properties. If the site is a part of a larger parcel, the plan should indicate the boundaries of total land holding.
 - Response: Refer to plan sheet CE 1 and CE 2 for lots and property lines.
7. Size of property in net acreage (minus rights-of-way), total acreage (to the nearest one-tenth acre), and square feet.
 - Response: Refer to Site Data Table on sheet T-1, CE-2 and CE-4.
8. Proximity to driveways serving adjacent parcels and to section corners and major thoroughfares.
 - Response: Refer to Site plan sheet CE-2, property under consideration has no direct access from Dia or side street Hanford, however site direct access is from the 20' wide public Alley.
9. Zoning classification of applicant's parcel and all abutting parcels.
 - Response: Refer to Site Data Table on sheet T-1, CE-2 and CE-4.
10. A schedule for completing the project, including the phasing or timing of all proposed developments.
 - Response: Project is to re-utilize existing building for different use, Zone B (Business).
11. Written description of proposed land use.
 - Response: Applicant will use the building to provide Cellphone Services and Repair.

12. Notation of any variances which have or must be secured.
 - Response: Refer to Site Plan data table for variance listings.
13. Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared the plan.
 - Response: All Plan set will be sealed and signed by a professional Engineer licensed in the State of Michigan.
14. Current proof of ownership of the land to be utilized or evidence of a contractual arrangement to acquire such land.
 - Response: Client is purchasing property contingent up on City's approval for USE B business.

Site Data

15. Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site.
 - Response: Refer to site Data and Site plan sheet where the survey is limited to show the intended building and property under consideration for sale.
16. Front, side, and rear setback dimensions.
 - Response: The setback for the property is under an existing condition and there is no construction involved in the process of purchasing the property under consideration for sale.
17. Item # 17 is not part of the checklist.
 - Response: None.
18. Proposed site plan features, including buildings, roadway widths and names, and parking areas.
 - Response: Refer to plan sheet CE_2 for more information.
19. Dimensions and centerlines of roads and road rights-of-way.
 - Response: Refer to plan sheet CE_2 for more information.
20. Acceleration, deceleration, and passing lanes, where required.
 - Response: Refer to plan sheet CE_2 for more information.
21. Proposed location of driveway entrances and on-site driveways.
 - Response: Refer to plan sheet CE_2 for more information.
22. Item # 22 is not part of the checklist.
 - Response: None.
23. Item # 23 is not part of the checklist.
 - Response: None.
24. Item # 24 is not part of the checklist.
 - Response: None.
25. Location of sidewalks within the site and within the right-of-way.
 - Response: Refer to site plan sheet CE-2 for more information.
26. Exterior lighting locations and method of shielding lights from shining off the site.
 - Response: Owner is planning on installing wall mounted exterior lights as shown on the elevation plan sheet CE-4.
27. Waste Management Plan that includes trash receptacle locations and method of screening, if applicable. Trash receptacles and dumpsters must conform to the screening standards outlined in §1296.03(g), and all trash receptacles and dumpsters must conform to the standards and requirements outlined in §1294.42.
 - Response: The condition of the property is, that the City provided public trash receptacle or dumpster located 60' away to the northwest of the public Alley, therefore, there is no need to provide onsite trash or dumpster.
28. Parking spaces, typical dimensions of spaces, indication of total number of spaces (including information needed to calculate required parking in accordance with Zoning Code standards), drives, and method of surfacing.

- Response: Parking is an existing condition, however, the property's owner resurfaced the pavement, and delineated the parking spaces with fresh yellow paint, where existing parking spaces are 7 (spaces) including one spot for Handicapped access, parking spaces dimensions are 20'x10', with handicap space 13'x20' as depicted on the plan sheet CE-2.
29. Item # 29 is not part of the checklist.
- Response: None.
30. Detailed landscape plan showing (1) the location of lawns and landscaped areas; (2) the location, size, type, and quantity of proposed shrubs, trees, and other live plant material; (3) the location, size, and type of existing trees five inches or greater in diameter, measured at one foot of the ground, before and after proposed development; and (4) cross section of proposed berms.
- Response: The existing condition of the property, that has limited grass area and a planter at the frontage on Dix HWY, refer to site data for grass area percentage and as well as to request VARIANCE for the Landscape requirement.
31. Location and description of all easements for public right-of-way, utilities, access, shared access, and drainage.
- Response: The existing condition of the property shows no evidence of an existing easement.
32. Designation of fire lanes.
- Response: The existing condition of the property shows no plan sheet CE-2, where Fire Lane can be accessed the site through the Public Alley, and along the curb line of both Dix HWY, and Hanford Street as indicated on the plan sheet with hatched area.
33. Loading / unloading area.
- Response: The Loading/unload are is shown on the plan sheet CE-2.
34. The location of any outdoor storage of materials and method of screening.
- Response: No outdoor storage is associated with this type of business use.

Building and Structure Details

35. Location, height, and outside dimensions of all proposed buildings or structures.
- Response: Dimensions and other related information are shown on the plan sheets of the existing building and lot area.
36. Indication of the number of stores and number of commercial or office units contained in the building.
- Response: The building will be operated by one single store business.(Single Store and One Use).
37. Building floor plans, including total floor area.
- Response: Refer to the site plan and floor plan sheets as well as the Site Data Table for the pertaining use and areas of the existing building.
38. Location, size, height, and lighting of all proposed signs.
- Response: The owner will be utilizing the existing I.D. sign that is part of the existing building's structure, all information is shown on the elevation plan sheet. Owner knows any type of I.D. sign requires the City's approval.
39. Proposed fences and walls, including typical cross-section and height above the ground on both sides.
- Response: The existing condition of the property is without a fence, and the owner has no intention at time of fencing the property.
40. Building facade elevations (scale: One (1) inch = four (4) feet) Elevations shall indicate type of building materials, roof design, projections, canopies, awnings and overhangs, screen walls and accessory building, and any outdoor or roof located mechanical equipment, such as air conditioning units, heating units, and transformers, including the method of screening such equipment. Such equipment shall be screened from view of adjacent properties and public rights-of-way. Such screening shall be designed to be perceived as an integral part of the building design.

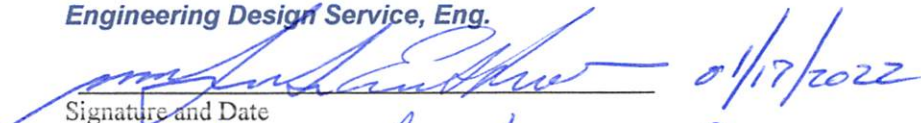
- Response: Refer to sheet CE-4 elevation plan, where it shows actual pictures customized to depict the existing condition of the building's wall, materials type, etc.

Information Concerning Utilities, Drainage, and Related Issues

41. Schematic layout of existing and proposed sanitary sewers and septic systems; water mains, well sites, and water service leads; hydrants that would be used by public safety personnel to service the site; and, the location of gas, electric, and telephone lines.
 - Response: Existing building with existing plumbing, mechanical, and gas systems that are inspected yearly, and it is compliance with the City's code and has been operating in good condition for the duration of the building existence, refer to sheet plan CE-4 elevation plan where most of existing above ground utilizes are shown.
42. Location of exterior drains, dry wells, catch basins, retention/ detention areas, sumps and other facilities designed to collect, store, or transport stormwater or wastewater. The point of discharge for all drains and pipes should be specified on the site plan.
 - Response: There is no existing drainage system within the site, and the existing condition of the property sheet flow to the existing drainage system within the Hanford Street.
43. Indication of site grading and drainage patterns.
 - Response: Refer to sheet plan CE-1 and CE-2 the survey conduct and it shows elevation of existing surface within the property. The new owner has no intention of conducting any type of construction, rather just obtaining CFO from the City to occupy and operate his new business of the existing building with its existing condition.
44. Item # 29 is not part of the checklist.
 - Response: None.
45. Soil erosion and sedimentation control measures.
 - Response: No proposed construction activities on the site.
46. Proposed finish grades on the site, including the finish grades of all buildings, driveways, walkways, and parking lots.
 - Response: No proposed construction activities on the site.
47. Listing of types and quantities of hazardous substances and polluting materials which will be used or stored on-site at the facility in quantities greater than twenty-five gallons per month.
 - Response: No proposed construction activities on the site.
48. Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior areas and underground storage tank locations.
 - Response: No proposed construction activities on the site.
49. Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.
 - Response: No proposed construction activities on the site.

END.

Engineering Design Service, Eng.

 01/17/2022
Signature and Date

Mohammad Dia Almasri, P.E.
Printed Name and Title

RECEIVED

JAN 19 2022

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

1378 Dix
City of Lincoln Park

Case No. PPC 01-0055

Date Submitted 01/18/2021

1/19/2021

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: JAMAL A. MAWRI

Mailing Address: 1378 Dix Hwy Lincoln Park MI 48146

Email: jamal_mawri@yahoo.com

Telephone: 3137134674 Fax:

Property Owner(s) Name (if different from Applicant):

Mailing Address:

Telephone: Fax:

Applicant(s) Explanation of Legal Interest in Property:

Location of Property: Street Address: 1378 Dix Hwy Linclon Park MI 48146

Nearest Cross Streets:

Sidwell Number (Parcel ID#): 45005010684303

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.

Property Size (Square Ft): (Acres): 0.12

Existing Zoning (please check):

- SFRD Single Family Residential District
- MFRD Multiple Family Residential District
- MHRD Mobile Home Park District
- NBD Neighborhood Business District
- MBD Municipal Business District
- PUD Planned Unit Development District
- RBD Regional Business District
- CBD Central Business District
- GID General Industrial District
- LID Light Industrial District
- CSD Community Service District

Present Use of Property: N/A

Proposed Use of Property: Cellphones Services and Repair

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		2
Industrial			
Other			

Professionals Who Prepared Plans:

A. Name: Engineering Design Service, Eng

Mailing Address: 13365 Michigan Ave. STE 201 Dearborn, MI 48126

Email Address: _____

Telephone: 3136459104 Fax: _____ Primary Design Responsibility: _____

B. Name: _____

Mailing Address: _____ Address: _____

_____ Email

Address: _____

Telephone: _____ Fax: _____ Primary Design Responsibility: _____

C. Name: _____

Mailing Address: _____

Email Address: _____

Telephone: _____ Fax: _____ Primary Design Responsibility: _____

ATTACH THE FOLLOWING:

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


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

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

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

APPLICANT '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.

_____	_____
Signature of Applicant	Date
_____	_____
Signature of Applicant	Date
	01/17/2021
_____	_____
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: _____	

4030 Fort – Dance Studio

Site Plan Review

Applicant	Bibiana Ruiz-Samano
Project	Dance Studio
Address	4030 Fort Street, Lincoln Park, MI 48146
Date	March 9, 2022
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



Figure 1: Aerial View

The proposed project is a dance studio. The building is a commercial duplex that previously housed a financial services establishment; both units will be part of the new business. The site is zoned Municipal Business District.

Site Conditions

The 2,567-acre site is located along Fort Street between Ford Blvd. to the north and St. John's Blvd. to the south. There is an existing widened concrete sidewalk that extends from the front doors to the Fort Street right-of-way, and the rear (west) side of the property abuts a residential neighborhood. Vehicular access to the site is via the rear alley.

Master Plan

Future Land Use Classification

The future land use classification for the site is General Commercial. The proposed use of a dance studio 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 is a suitable location for automobile-oriented uses that are not appropriate in pedestrian-oriented City areas such as the downtown, including as restaurants with car service, gas stations with or without convenience stores, minor auto repair shops, and car washes that comply with special design standards.

Land Use and Zoning



Figure 2: Zoning Map

Zoning

The site is zoned Municipal Business District (MBD). A dance studio is a principally permitted use in the district per §1278.02(k) of the Lincoln Park Zoning Ordinance.

Proposed and Existing Uses

Site	Commercial / Vacant – Municipal Business District (MBD)
North	Commercial – Municipal Business District (MBD)
East	ROW, then Commercial – Municipal Business District (MBD)
South	Commercial – Municipal Business District (MBD)
West	ROW, then Residential – Multiple Family Residential District (MFRD)

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
-	Cover page	Undated	-
SP-1	Site Plan	01.13.2022	-
A-1	Existing/Demolition	01.13.2022	-
A-2	Proposed Plan	01.13.2022	-
A-3	Building Elevations	01.13.2022	-

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	Min. 40	~30 ft.	NOT MET
Street Frontage (§1294.09)	Shrubbery and low retaining walls maximum 2 ½' < height < 8'	N/A	N/A
Lot Area	Min. 4,000 sq. ft.	~3,900 sq. ft.	NOT MET
Lot Coverage	Max. 50%	~1864/~3900 = 48%	Met
Height	2-Story Building; 25 ft	1 story	Met
Setback – Front	0	N/A	Met
Setback – Sides	0	N/A	Met
Setback – Rear	0	N/A	Met



The lot width and area are smaller than the minimums in the current schedule of district regulations. The Lincoln Park Planning Commission has historically accepted existing deviations from such minimums.

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>1 block north on Fort Street – single-story, square, flat roofs, auto-oriented.</p>  <p>1 block south on Fort Street – single-story, square, flat roofs, auto-oriented.</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>East Elevation (Fort): 41% masonry (99/237)</u> <ul style="list-style-type: none"> ○ Total Area: ~417 sf ○ Openings (exempt): ~156 sf ○ EIFS: ~130 ○ Unknown material: ~8 ○ Brick: ~99 sf <u>South Elevation: N/A</u> <ul style="list-style-type: none"> ○ Shared wall, no elevation <u>West Elevation (alley): 100% masonry (314/314)</u> <ul style="list-style-type: none"> ○ Total Area: ~447 sf ○ Openings (exempt): ~133 sf ○ Brick: ~314 sf <u>North Elevation: N/A</u> <ul style="list-style-type: none"> ○ Shared wall, no elevation • 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) 	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 • All sides similar 	N/A

Required	Compliance
<ul style="list-style-type: none"> • Windows: vertical, recessed, visually obvious sills • Spaces between windows = columns, mullions, or material found elsewhere on the façade • Front facades > 25% windows (provided: 113sf transparency/417sf total = 27%) • Size, shape, orientation, spacing to match buildings within 500' 	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. 	Met

Items to be addressed

- Applicant shall revise elevation drawings to show the proposed material between the two front doors.
- Applicant shall revise elevation drawings to increase the proposed percentage of brick façade to 75%.

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 6-ft. public sidewalk on all three sides of the site (Euclid Street to the south, Dix Highway to the east, and Russell Avenue to the north) which provides pedestrian circulation separated from the vehicular circulation. There are no bicycle lanes on the ROW or bicycle parking facilities proposed. Any broken, cracked, or unsafe sidewalks in the right-of-way must be repaired.

Items to be addressed

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

PARKING

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

Use	Required	Proposed	Compliance
Studios, dance, health, music and other similar places of instruction and recreation	One (1) for every forty (40) square feet of gross floor area, less the area devoted to storage, utility rooms and lavatories. <i>1,677sf GFA / 40 sf = 42 parking spaces</i>	1 barrier-free	NOT MET

	Required	Proposed	Compliance
Parking Area Type B §1290.05	Adequate means of ingress and egress shall be provided and shown	All vehicular access to the site is via the rear alley.	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	Parking area has existing asphalt.	Met
	Concrete curbs and gutters	No concrete curb or gutters are indicated.	INQUIRY
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	Parking area opens directly onto the alley as a maneuvering lane.	N/A
	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.	No street boundary.	N/A
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	Entrance is from the adjoining alley.	Met
	In all cases where such parking facilities abut public sidewalks, a wall or curb at least six (6) inches high, or steel posts twenty-four (24) to thirty (30) inches high and not more than five (5) feet apart, set three (3) feet in concrete, shall be placed thereon so that a motor vehicle cannot be driven or parked with any part thereof extending within two (2) feet of a public sidewalk.	Parking facilities do not abut a public sidewalk.	Met

The parking standard for this use requires an exceptionally high number of spaces (42), while the site itself is quite small and can only accommodate one or two parking spaces. A waiver is requested from the Lincoln Park Planning Commission for relief from some large percentage of the parking requirements, which the Commission is authorized to grant upon finding that such waiver will not negatively impact traffic and adjacent or nearby property owners. Applicant has addressed the deficiency in the following manner:

- Pointing out twelve (12) on-street parking spaces available within about 50 feet of the site. The Lincoln Park Zoning Code does not permit on-street parking spaces to be counted toward the total, but does cite the availability of on-street parking as a consideration when granting a waiver.
- Noting nine (9) parking spaces across the alley from the studio. These spaces are under the ownership of the adjacent multifamily use. In order for the Commission to consider these spaces when reviewing the availability of nearby parking, the applicant will need to produce a signed agreement with the property owner.

Given that dance studios often offer independent instruction to minors, the Commission may want to inquire about the percentage of students who are dropped off versus the percentage whose parents stay for the duration or who drive themselves. It may be that circulation is a greater use than parking in this instance; in that case, the alley serves as an asset.

A very nice landscaped area has been proposed for the rear of the property along with one barrier-free parking space. Applicant should confirm how many employees will work at one time, and explain where they intend to park—with the current layout, it appears that they intend to park off-site. Interior landscaping may, if necessary, give way to these bare-minimum parking accommodations.

Items to be addressed

- Applicant to confirm whether a signed parking agreement exists for use of the spaces across the alley.
- Planning commission waiver sought to reduce parking from 42 spaces to 1 barrier-free space.
- Planning commission to review whether proposed parking design could be optimized for access.
- Applicant to describe employee parking accommodations.

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	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
Less than 2000	0	No loading space provided.	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 Rd., Fort St., Dix Ave., and Outer Dr.

There is no vehicular access to this site from any of these routes (vehicular access is via the public alley behind the building), so the standards of this section do not apply.

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 Fort Street or the public alley in the rear. The Police Department has indicated that it has no concerns with the proposal.

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	The greenbelt in front of this site has been replaced with a widened sidewalk.	Met as possible
	1 tree and 4 shrubs per 40' of street frontage = 30 lineal feet <i>0 trees and 3 shrubs * 30% waiver for developed sites = 1 shrub</i>	No shrubs provided along any of the street frontages abutting the widened sidewalk.	Met as possible
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	No headlights will shine into the ROW.	Met
Interior Landscaping	10% of total lot area landscaped, including groundcover <i>(3818 sf * 0.1) = 381 sf landscaping * 0.3 waiver for developed sites = 114 sf</i>	127 sf = 3.3%	Met
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Landscaping is grouped near entrance.	Met
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>0 trees and 0 shrubs</i>	~6 shrubs suggested in site and elevation plans; species not indicated.	Met
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces <i>1-2 parking spaces = 0 trees</i>	None	N/A
	100 sf of planting area per tree		
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	No waste management plan provided.	INQUIRY
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive), and/or solid 6' masonry wall ornamental on both sides	Parking area opens directly onto the alley as a maneuvering lane.	N/A

Items to be addressed

- *Applicant shall provide a waste management plan that includes trash receptacle locations and method of screening, if applicable. All trash receptacles and dumpsters must conform to the standards and requirements outlined in 1294.42.*

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.*
- *A Soil Erosion and Sedimentation permit must be obtained from Wayne County.*

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 line 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. If the existing service is a lead-type service or undersized, it will be required to be removed and replaced. 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. Utility connections should be shown on the plans.

Items to be addressed

- *Applicant shall show existing and proposed (if any) utility connections on the plans.*
- *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.*
- *It is highly recommended that the existing sanitary service be videotaped to determine the condition of the service lead.*

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 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.

No lighting details have been provided.

Items to be addressed

- Applicant shall provide manufacturer specifications for all intended lighting 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 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 details on mechanical equipment have been provided.

Items to be addressed

- Applicant shall show proposed mechanical equipment with the required screening on the site plan.*

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.

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 not expected to generate hazardous materials or waste.

Items to be addressed

None

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

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

There are no specific standards for dance studios.

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.

Items to be addressed

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

VARIANCES

No variances are anticipated as a part of 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 of Approval

Waivers and Considerations

- Applicant to confirm whether a signed parking agreement exists for use of the spaces across the alley.
- Planning commission to review whether proposed parking design could be optimized for access.
- Applicant to describe employee parking accommodations; Planning Commission to consider adequacy.
- Planning commission waiver sought to reduce parking from 42 spaces to 1 barrier-free space.

Conditions to be Addressed Before Approval Letter is Issued

- Applicant shall revise elevation drawings to show the proposed material between the two front doors.
- Applicant shall revise elevation drawings to increase the proposed percentage of brick façade to 75%.
- Applicant shall show existing and proposed (if any) utility connections on the plans.
- Applicant shall provide a waste management plan that includes trash receptacle locations and method of screening, if applicable. All trash receptacles and dumpsters must conform to the standards and requirements outlined in 1294.42.
- Applicant shall provide manufacturer specifications for all intended lighting 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 show proposed mechanical equipment with the required screening on the site plan.

Conditions of Approval

- Applicant shall ensure that concrete sidewalks are brought up to City standards.
- Applicant shall work with the building superintendent, City Engineer, and Lincoln Park Department of Public Services to comply with soil erosion control standards.
- A Soil Erosion and Sedimentation permit must be obtained from Wayne County.
- Applicant shall work with the City Engineer to review stormwater system to determine the appropriate permitting process.
- 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.
- It is highly recommended that the existing sanitary service be videotaped to determine the condition of the service lead.
- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.

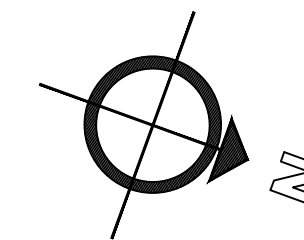
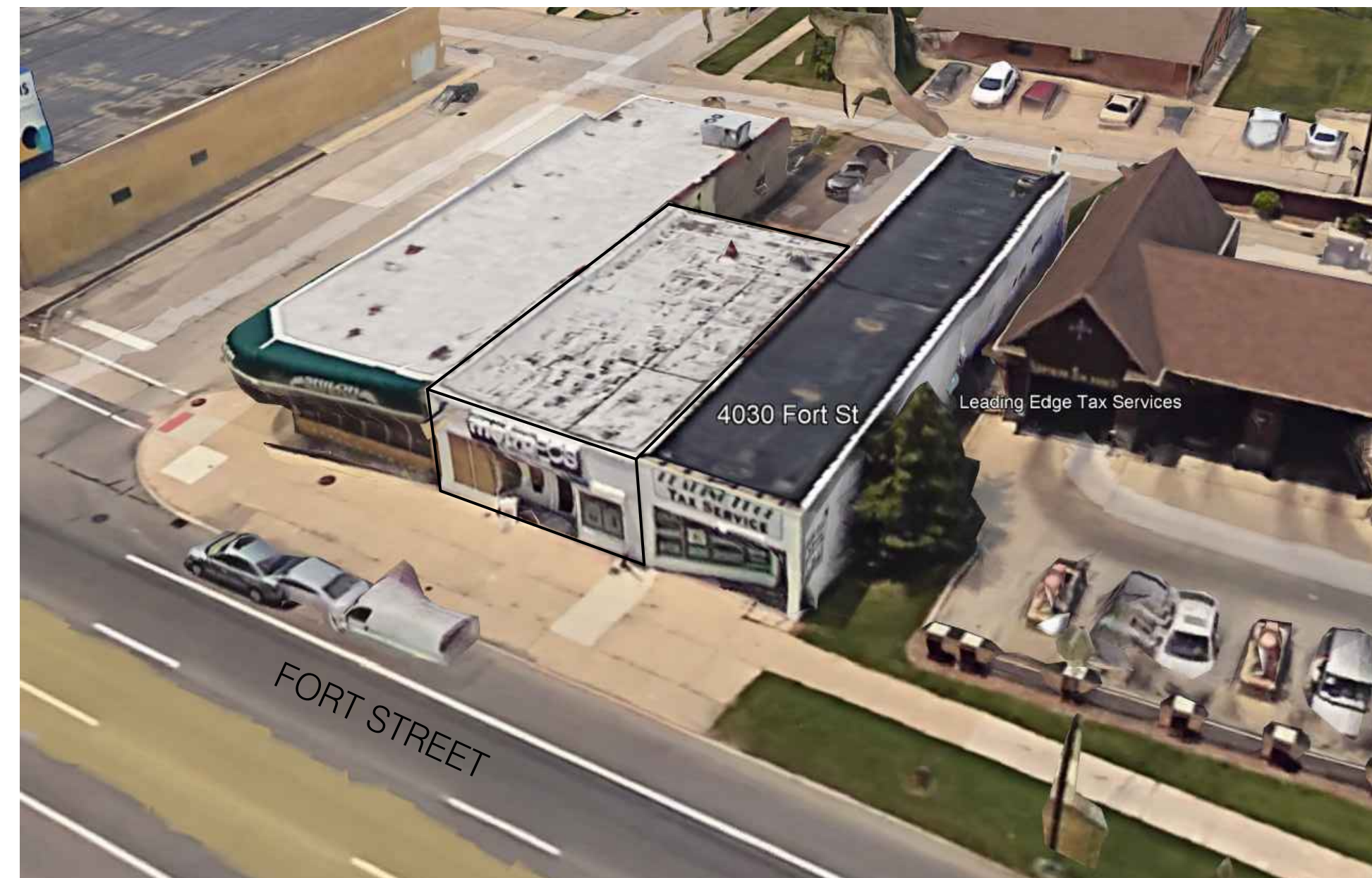
- *Applicant to secure all appropriate agency reviews as needed.*

Proposed Motion

I move that the City of Lincoln Park Planning Commission **approve** the site plan numbered PPC21-0062, proposing a dance studio at 4030 Fort Street 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.

DANCE STUDIO Build-Out

4030 FORT STREET LINCOLN PARK, MI



PROPRIETOR'S:

DANCE STUDIO

c/o Bibiana Ruiz-Samano
33946 Haarroun St.
Wayne, MI 48184
T- 734-722-8605

ARCHITECT'S/ENGINEER'S:

Arbid Design & Construction, llc
16030 Michigan Ave.
Suite 220
Dearborn, MI 48126
Tel: (313) 575-5454
Email: arbid.design@gmail.com

TABLE OF CONTENTS:

- SP-1 --- SITE PLAN
- A-1 --- EXISTING / DEMOLITION FLOOR PLAN
- A-2 --- PROPOSED PLAN
- A-3 --- BUILDING ELEVATIONS

PROJECT DESCRIPTION:

REMODEL EXISTING 2-UNITS BUILDING. COMBINE SPACES INTO ONE DANCE STUDIO CLASS. ENHANCE EXTERIOR BUILDING ELEVATION AND UPGRADE AS PER PROPOSED PLANS. THE OPERATION IS BY MEMBERSHIP ONLY AND CLASSES ARE SCHEDULED FOR LIMITED STUDENTS PER SESSION.

SITE INFORMATION:

AREA OF SITE= 3,816.00 SQ.FT.
AREA OF BUILDING= 1,841.00 SQ.FT.
BUILDING COVERAGE: 1841.00/3816.00= 0.482 OR 48.2 %

PARKING REQUIREMENTS

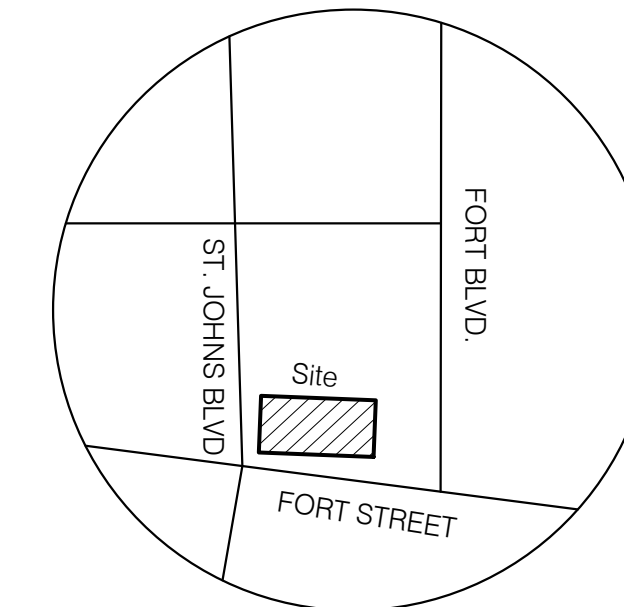
DANCE STUDIO: 1 / 40 GFA 980.0 S.F. / 40 = 24.5 OR 25 SPACES
ON SITE PARKING SPACES: = 3 SPACES
ON STREET PARKING SPACES: = 12 SPACES
ADDITIONAL PARKING ACROSS ALLEY = 9 SPACES
TOTAL AVAILABLE PARKING SPACES = **24 SPACES**

CODE INFORMATION

1. BUILDING DESCRIPTION:	ONE STORY COMMERCIAL BUILDING
2. APPLICABLE CODE:	BUILDING: 2015 MICHIGAN BUILDING CODE.
	ACCESSIBILITY: ANSI 117.1-2003 ACCESSIBILITY.
	ENERGY: 2015 MICHIGAN ENERGY CODE-ASHRAE 90.1-2007
	FIRE: 2015 INTERNATIONAL FIRE CODE
	PLUMBING: 2015 MICHIGAN PLUMBING CODE.
	MECHANICAL: 2015 MICHIGAN MECHANICAL CODE.
	ELECTRICAL: 2018 NATIONAL ELECTRIC CODES, WITH PART 8.
3. OCCUPANCY/ USE CLASSIFICATION:	BUSINESS GROUP "B"
4. CONSTRUCTION TYPE:	TYPE III-B - NON SPRINKLED
5. ALLOWABLE AREA TABLE (506.2):	23,000.0 SQ.FT. FOR " III-B "
6. GROSS TOT. BLD AREA SUMMARY:	1,841.1 SQ. FT
7. PROP. CLASS AREA:	980.00 SQ. FT.
ALLOWABLE BLDG. HEIGHT (504.3):	ALLOWED EXISTING
	55.0 FT. 15.0' FT.
8. OCCUPANT LOAD	
	BUSINESS ARE = 1/100 OF GFA
	TOTAL OCCUPANT LOAD = 980 / 100 9.8 OCCUPANTS OR 10 OCCUPANTS
	ONE H.C. TOILET ROOMS REQUIRED WITH OCCUPANT LOAD < 15
9. NUMBER OF REQUIRED EXITS:	(2) REQUIRED MIN. (3) PROVIDED
10. EXIT ACCESS TRAVEL DISTANCE (1017.2):	REQUIRED: 200.0 FT. PROPOSED LESS THAN 75 FT.
	SPRINKLER SYSTEM REQUIREMENT (903.2.3) NOT REQUIRED AREA LESS THAN 5,000.00 SQ.FT.



THE IDEAS AND DESIGN CONCEPT EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENTS OF THE SPECIFIED PROJECT AND ARE THE SOLE INTELLECTUAL PROPERTY OF ARBID DESIGN & CONSTRUCTION. ANY CONVEYANCE OR DISCLOSURE OF THE IDEAS OR DESIGN CONCEPTS OR THE USE OF THESE THROUGH THE EXPRESSED WRITTEN CONSENT OF ARBID DESIGN & CONSTRUCTION, LLC IN THE ABSENCE OF A WRITTEN CONTRACT ACCEPTANCE AND/OR USE OF THESE DOCUMENTS BY THE OWNER OR HIS AGENTS SHALL CONSTITUTE TO BE A BREACH OF CONTRACT BETWEEN THE OWNER AND ARBID DESIGN & CONSTRUCTION, LLC. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED BY OR REPRESENTED BY THE DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF ARBID DESIGN & CONSTRUCTION, LLC AND THE SAME MAY NOT BE REPRODUCED, COPIED, TRANSMITTED, OR DISCLOSED TO ANY PERSON, FIRM, CORPORATION, OR AGENCY WITHOUT A WRITTEN CONTRACT OR WRITTEN CONSENT OF THE ARBID DESIGN & CONSTRUCTION, LLC. ALL DIMENSIONS ARE WRITTEN AND SHALL NOT BE SCALED OFF.



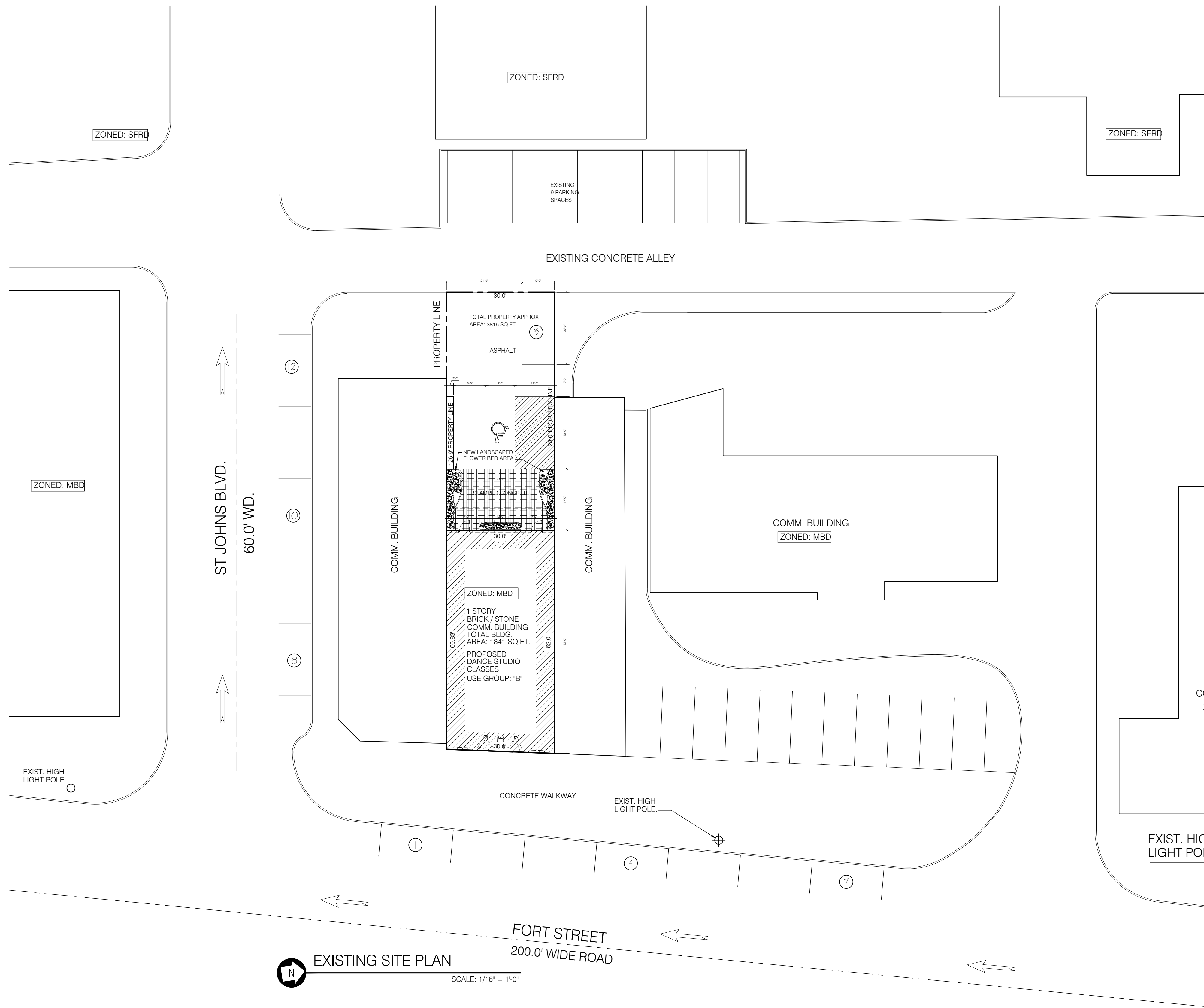
LOCATION PLAN
NOT TO SCALE

SITE INFORMATION:

AREA OF SITE = 3,816.00 SQ. FT.
AREA OF BUILDING = 1,841.00 SQ. FT.
BUILDING COVERAGE: 1841.00 / 3816.00 = 0.482 OR 48.2 %

PARKING REQUIREMENTS

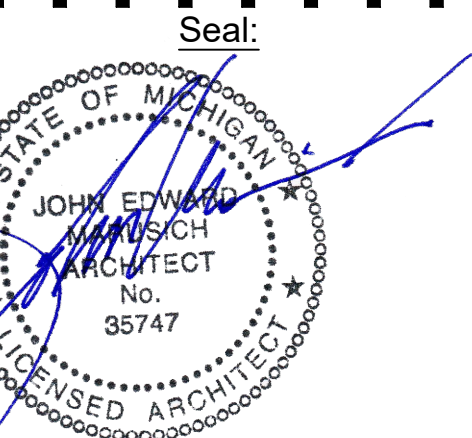
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ADDITIONAL PARKING ACROSS ALLEY = 9 SPACES
TOTAL AVAILABLE PARKING SPACES = 24 SPACES



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

Project Name: **DNACE STUDIO**
Project Location: 4030 / 4032 FORT ST.
LINCOLN PARK, MI 48146
Owner: BIBIANA RUIZ-SAMANO
33946 HAARROUN ST.
WAYNE, MI 48184
T-734-722-8605

APPROVED BY:
John Marusich
36880 Woodward Ave.
Suite 100
Bloomfield, MI 48304
313-482-0645
john.marusicharchitecture@gmail.com



Date: 01/13/2022 Issued For: Plann. Dept.

Drawn By: S. Arbid
Checked By: S. Arbid
Approved By: J. Marusich

Sheet Title: **SITE PLAN**
Scale: Noted
Project Number: 21-1204
Sheet Number: **SP-1**

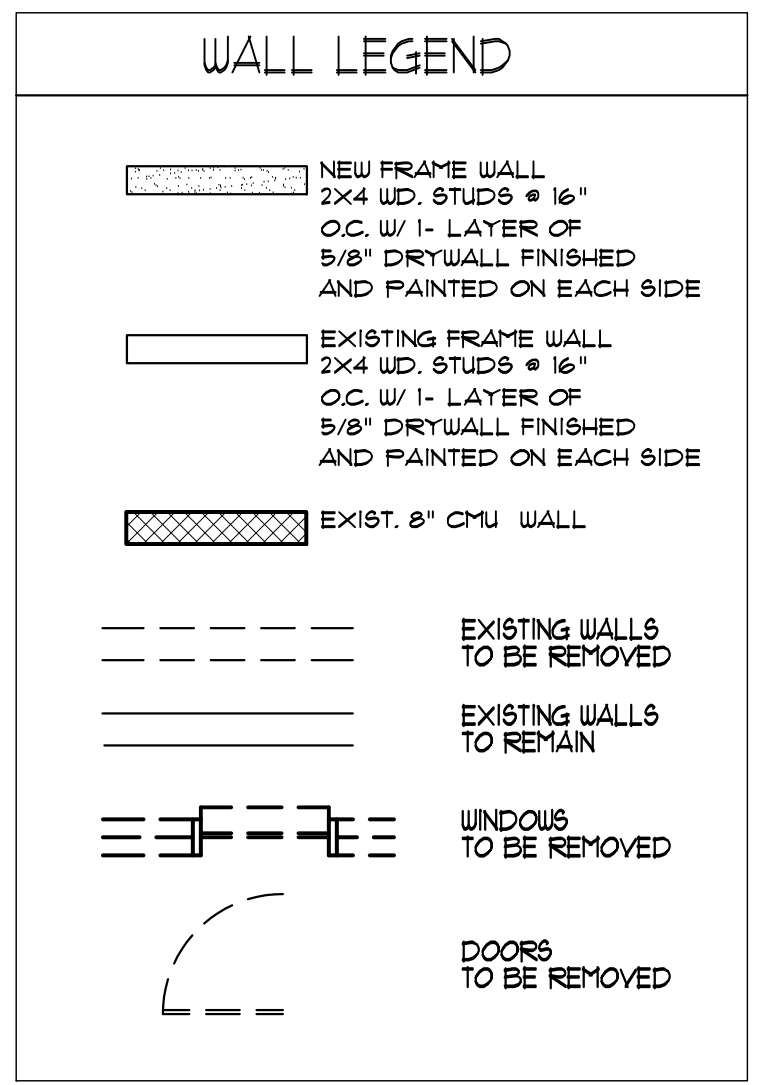
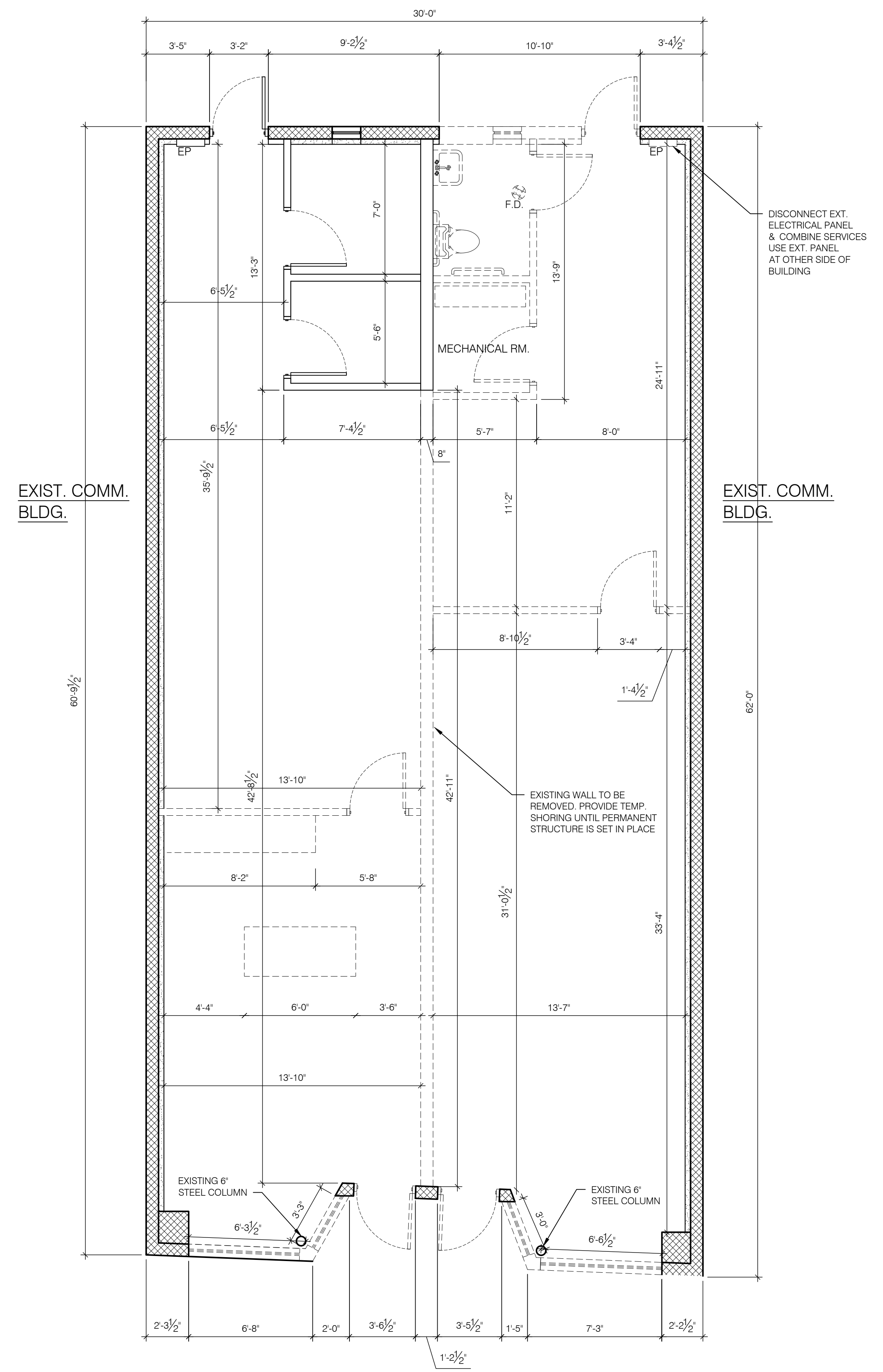
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DEMOLITION NOTES:

- GENERAL CONTRACTOR MUST VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO START OF DEMOLITION AND MUST MAKE EVERY EFFORT TO PROTECT THEM OR RELOCATE AS REQUIRED. DISCONNECT AND RELOCATE/UPGRADE AS REQUIRED.
- ALL UTILITIES TO BE CUT, CAPPED, LABELED AND RELOCATED AS REQUIRED.
- GENERAL CONTRACTOR MUST VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING ESTIMATE.
- GENERAL CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS, TAP FEES, BONDING, AND INSURANCES (WORKERS, VEHICLES, GENERAL PROPERTY). PROVIDE VERIFICATION TO OWNER.
- GENERAL CONTRACTOR MUST MAINTAIN A SAFE, CLEAN WORKSITE. MUST KEEP STREET FREE OF DEBRIS AND DISPOSE OF ALL DEBRIS IN A TIMELY, LEGAL MANNER. STAGING OF MATERIALS MUST BE CONTAINED ON SITE. WORKMAN'S PARKING MUST BE DONE IN A LEGAL MANNER AS TO NOT ADVERSELY AFFECT THE FACILITIES OPERATIONS OR THE SURROUNDING NEIGHBORS.
- GENERAL CONTRACTOR MUST OBTAIN AUTHORIZATION BY ARCHITECT FOR ANY EXTERIOR METER LOCATIONS AND COORDINATE WITH UTILITY COMPANIES. PROVIDE SCREENING AS REQ'D BY LOCAL ORDINANCE.
- GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE AND MAINTAIN ALL TEMPORARY FACILITIES, ELECTRICAL SERVICE, HEATING UNITS, WEATHER PROTECTION, TOILET UNIT, FIRE EXTINGUISHERS.
- EXISTING PARKING TO BE RE-STRIPED TO ALIGN WITH NEW PARKING AREAS. PROPOSED DEMOLITION IS SHOWN ON PLAN. EXISTING BUILDING USE TO REMAIN.
- EXISTING H.V.A.C. SYSTEM TO REMAIN. RELOCATE EXIST. UNITS AS REQUIRED TO ALLOW COMPLETE DEMOLITION OF DESIGNATED AREA(S). RELOCATE ALL SERVICES TO NEW LOCATION(S) AS REQ'D.
- VERIFY ALL POINTS OF EXIST. BRG AND PROVIDE TEMPORARY SUPPORT/SHORING AS REQ'D UNTIL ALL EXISTING BEARING CONDITIONS ARE INSTALLED AND TRANSFERRED TO PERMANENT SUPPORT. VERIFY CAPACITY OF EXIST. LOAD CARRYING MEMBERS.
- PROTECT EXISTING FACILITIES ON OWNERS PROPERTY IN A MANNER AS TO NOT ADVERSELY AFFECT THE FACILITIES OPERATIONS AND ADJOINING PROPERTY.
- THE BUILDING DESIGN ENGINEER/ ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PROPER INSTALLATION OF TEMPORARY BUILDING BRACING OR SHORING REQUIRED TO REMOVE THE DESIGNATED PORTION OF THE PROJECT. THE CONTRACTOR AND HIS ENGINEER ARE RESPONSIBLE FOR THE DESIGN AND PROPER INSTALLATION OF ALL TEMPORARY SHORING/ BRACING REQUIRED FOR A SAFE AND STRUCTURALLY SOUND PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES INCURRED DUE TO IMPROPER SHORING AND BRACING DURING THE CONSTRUCTION PROJECT. ACCEPTANCE OF THE CONSTRUCTION PROJECT BY THE CONTRACTOR IS PROOF OF ACCEPTANCE OF THE ABOVE MENTIONED ITEMS.
- FIELD MODIFICATIONS OR CUTTING OF PRE-ENGINEERED TRUSSES/ STL BAR JOISTS IS STRICTLY PROHIBITED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT AND DETAILS FROM A LICENSED PROFESSIONAL STRUCTURAL ENGINEER EXPERIENCED IN TRUSS/ BAR JOIST DESIGN AND MODIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT THE DEMOLITION OPERATIONS MAY CAUSE TO EXISTING CONSTRUCTION SHOWN TO REMAIN. CONTRACTORS SHALL PROMPTLY REPAIR SUCH DAMAGE TO THE SATISFACTION OF THE ARCHITECT.
- CONTRACTOR SHALL ENSURE BUILDING IS SAFE AND SECURE AT ALL TIMES AND SHALL FOLLOW THE LATEST OSHA SAFETY DIRECTIVES.
- CONTRACTOR SHALL THOROUGHLY CLEAN AND PREPARE ALL SURFACES (WALLS, CEILINGS, AND FLOORS) THAT ARE SCHEDULED TO RECEIVE NEW CONSTRUCTION.

MEP DEMOLITION NOTES:

- COORDINATE SCOPE OF ELECTRICAL DEMOLITIONS WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS.
- UNLESS OTHERWISE NOTED, REMOVE ALL ELECTRICAL FIXTURES, EQUIPMENT, SYSTEMS, DEVICES, OUTLETS, SWITCHES, PULL BOXES, JUNCTION BOXES, ETC. AS REQUIRED. DISCONNECT AND REMOVE ALL ELECTRICAL PROVISIONS TO EQUIPMENT BEING REMOVED. REMOVE ALL WIRING, CONDUIT, RACEWAYS, OUTLET BOXES, ETC. SUPPORTING OR SERVING THE ITEMS REMOVED.
- REMOVE BRANCH CIRCUIT WIRING AND CONDUCTORS BACK TO PANEL BOARD OR TO LAST OUTLET OR JUNCTION BOX THAT WILL REMAIN IN SERVICE. WHERE COMPLETE CIRCUITS ARE DEMOLISHED, REMOVE WIRING AND RACEWAY BACK TO THE BRANCH CIRCUIT PANEL BOARD.
- REMOVE ALL CONDUCTORS, WIRING AND CONDUITS INCLUDING BUT NOT LIMITED TO, FIRE ALARM, POWER, VOICEDATA. NO CONDUCTORS OR CABLES SHALL BE ABANDONED IN PLACE. REMOVE EXISTING WIRING AND CONDUIT BACK TO SOURCE.
- CONCEALED CONDUIT THAT CANNOT BE REMOVED DUE TO INACCESSIBILITY MAY BE ABANDONED. CONDUCTORS SHALL BE REMOVED AND CONDUIT CUT FLUSH WITH SURFACE.
- SYMBOLS SHOWN ARE TYPICAL AND LOCATIONS ARE APPROXIMATE AND THEY ARE NOT INTENDED TO LIMIT THE AMOUNT OF DEMOLITION. COORDINATE WITH EXISTING CONDITIONS AND THESE NOTES AND REMOVE ALL APPLICABLE SYSTEMS AND COMPONENTS CONFLICTING WITH FINISHED DESIGN INTENT.

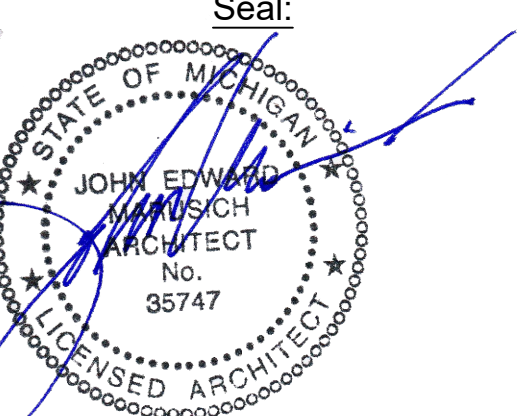


EXISTING / DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

CINNABON COMMISSARY

Project Name:
Project Location: 4030 FORT ST. LINCOLN PARK, MI 48146
Owner: BIBIANA RUIZ-SAMANO 33946 HAARROUN ST. WAYNE, MI 48184 T-734-732-8605

APPROVED BY:
John Marusich
36880 Woodward Ave. Suite 100
Bloomfield, MI 48304
313-482-0645
john.marusicharchitecture@gmail.com



Date: 01/13/2022 Issued For: Plann. Dept.

Drawn By: S. Arbid
Checked By: S. Arbid
Approved By: J. Marusich

Sheet Title: **DEMOLITION FLOOR PLAN**
Scale:
Noted
Project Number: 21-1204
Sheet Number:

THE IDEAS AND DESIGN CONCEPT EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENTS OF THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THE SPECIFIED PROJECT AND ARE THE SOLE INTELLECTUAL PROPERTY OF ARBID DESIGN & CONSTRUCTION. ANY CONFORMANCE OR DISCOMFORMANCE THROUGH THE EXPRESSED WRITTEN CONSENT OF ARBID DESIGN & CONSTRUCTION, LLC IN THE ABSENCE OF A WRITTEN CONTRACT ACCEPTANCE AND/OR USE OF THESE DOCUMENTS BY THE CONTRACTOR OR HIS AGENTS SHALL CONSTITUTE TO BE A BREACH OF CONTRACT BETWEEN THE CONTRACTOR AND ARBID DESIGN & CONSTRUCTION, LLC. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED BY OR REPRESENTED BY THE DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF ARBID DESIGN & CONSTRUCTION, LLC AND THE SAME MAY NOT BE REPRODUCED, COPIED, TRANSMITTED, OR DISCLOSED TO ANY PERSON, FIRM, CORPORATION, OR AGENCY WITHOUT A WRITTEN CONTRACT OR WRITTEN CONSENT OF THE ARBID DESIGN & CONSTRUCTION, LLC. ALL DIMENSIONS ARE WRITTEN AND SHALL NOT BE SCALED OFF.

CINNABON COMMISSARY

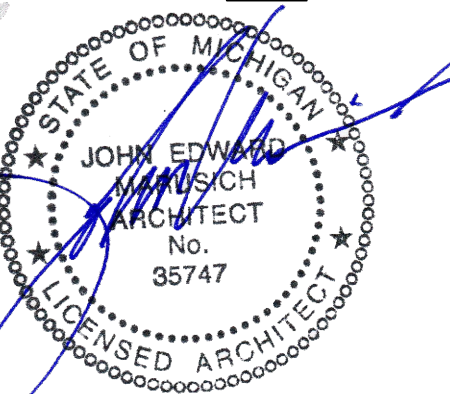
Project Name:

Project Location: 4030 FORT ST.
LINCOLN PARK, MI 48146

Owner: BIBIANA RUIZ-SAMANO
33946 HAARROUN ST.
WAYNE, MI 48184
T-734-722-8605

APPROVED BY:
John Marusich
36880 Woodward Ave.
Suite 100
Bloomfield, MI 48304
313-482-0645
john.marusicharchitecture@gmail.com

Seal:



Date: 01/13/2022 Issued For: Plann. Dept.

Drawn By: S. Arbid
Checked By: S. Arbid
Approved By: J. Marusich

Sheet Title:

PROPOSED FLOOR PLAN

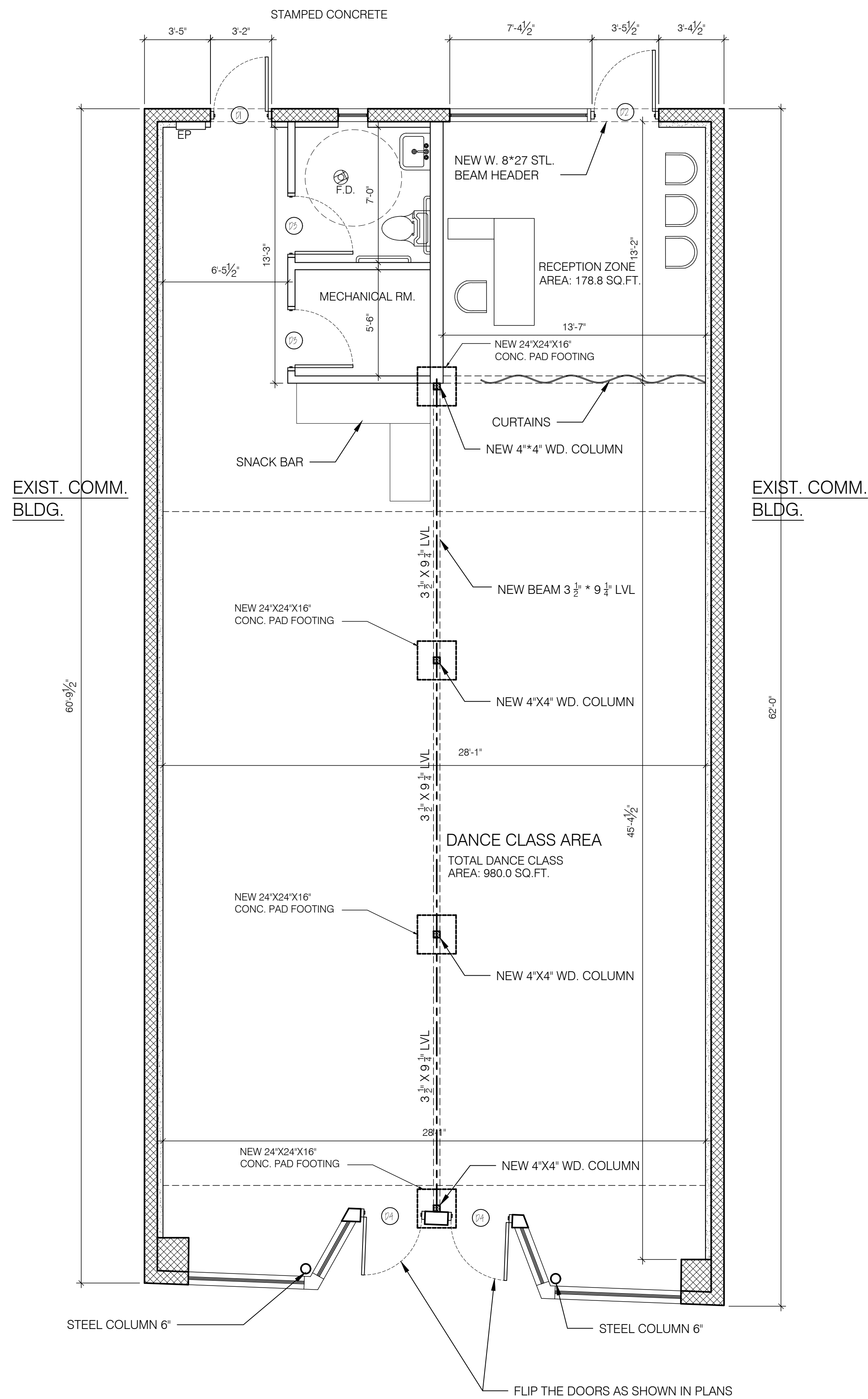
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Project Number: 21-0420

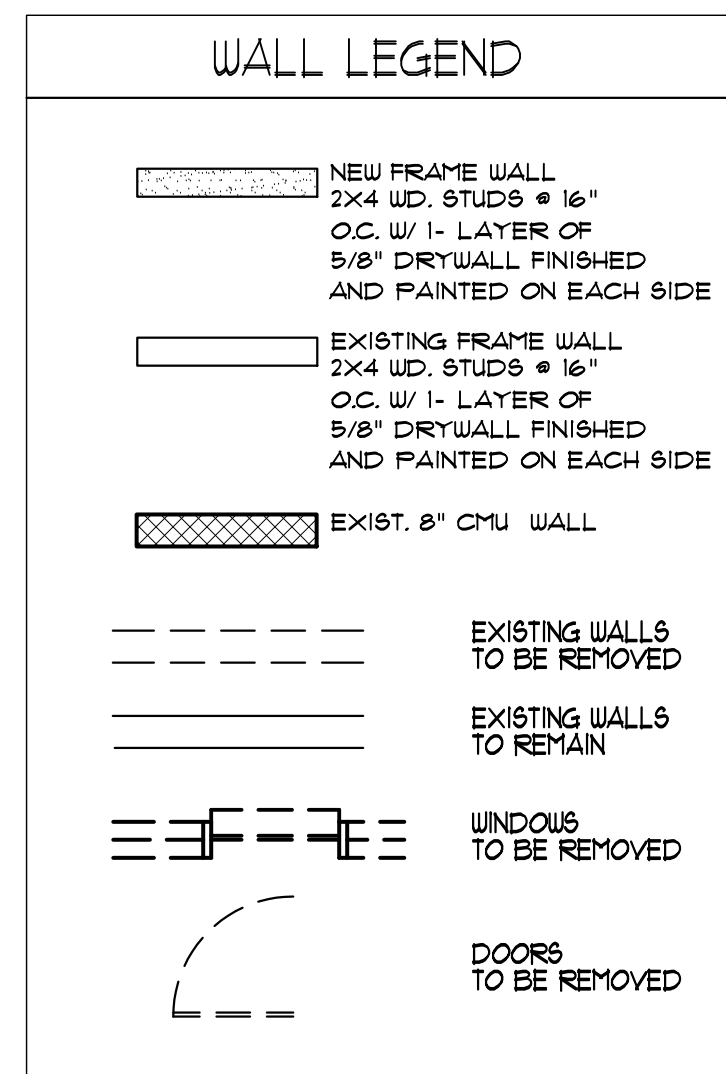
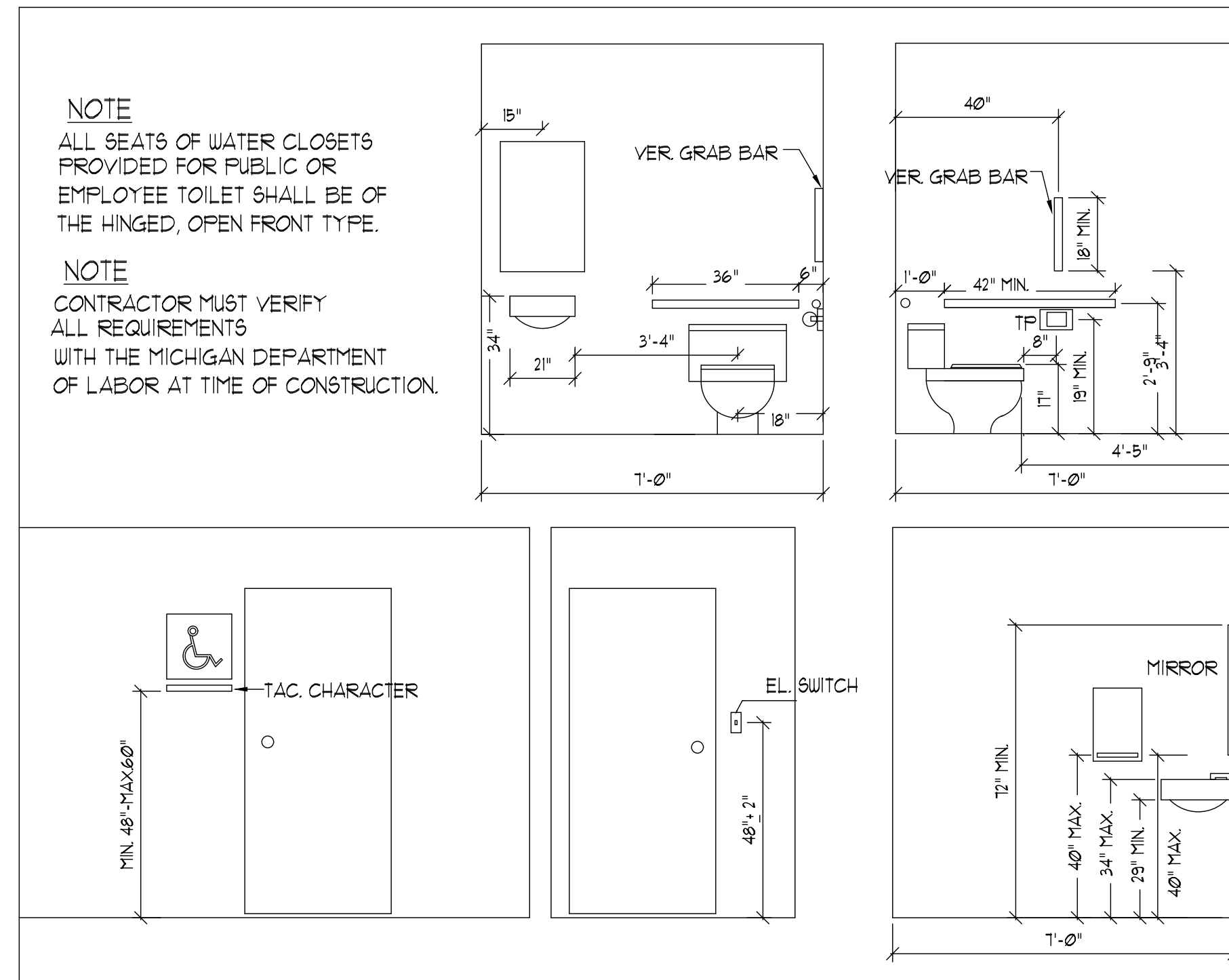
Sheet Number:

A-2

4 OF 5



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



DOOR SCHEDULE			
KEY	SIZE	DESCRIPTION	FRAME
①	3'-2" X 7'-0"	EXISTING DOOR TO REMAIN PART OF STORE FRONT	EXT.
②	3'-6" X 7'-0"	SOLID WOOD DOOR W/ SELF CLOSING DEVICE W/ 3 PAIR OF HINGES LEVER & PUSH LOCK FROM INSIDE LEVER FROM OUTSIDE	METAL FRAME
③	3'-4" X 7'-0"	EXISTING DOORS TO REMAIN	EXT.
④	3'-6" X 7'-0"	ALUM. DOOR W/ TEMP. GLASS W/ 3 PAIR OF HINGES W/ SELF CLOSING DEVICE KEY LOCK & PULL BAR FROM OUTSIDE LEVER & PUSH LOCK FROM INSIDE	ALUM. FRAME

THE IDEAS AND DESIGN CONCEPT EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENTS OF THE SPECIFIED PROJECT AND ARE THE SOLE INTELLECTUAL PROPERTY OF ARBID DESIGN & CONSTRUCTION. ANY CONVICTION OR DISCLOSURE OF THE IDEAS OR DESIGN CONCEPTS OR THE USE OF THESE GRAPHICALLY DISPLAYED ARRANGEMENTS OR THEIR COMPONENTS SHALL BE AT THE DISCRETION OF AND ONLY ACCEPTED AND ANNUAL USE OF THESE DOCUMENTS BY THE CONSIGNEE OR HIS AGENTS SHALL CONSTITUTE TO BE A CONTRACT BETWEEN THE CONSIGNEE AND ARBID DESIGN & CONSTRUCTION. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED BY OR REPRESENTED BY THE DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF ARBID DESIGN & CONSTRUCTION LLC AND THE SAME MAY NOT BE DUPLICATED, USED, TRANSMITTED, OR DISCLOSED TO ANY PERSON, FIRM, CORPORATION, OR AGENCY WITHOUT WRITTEN CONTRACT OR WRITTEN CONSENT OF THE ARBID DESIGN & CONSTRUCTION LLC. ALL DIMENSIONS ARE WRITTEN AND SHALL NOT BE SCALED OFF.

CINNABON COMMISSARY

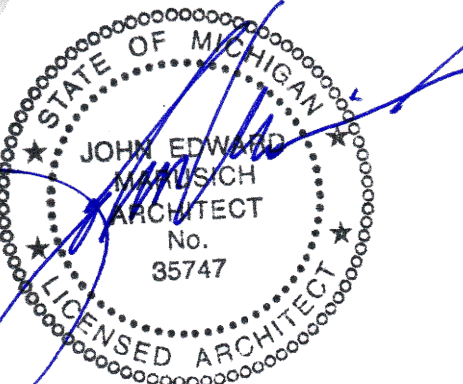
Project Name:

Project Location: 4030 FORT ST.
LINCOLN PARK, MI 48146

Owner: BIBIANA RUIZ-SAMANO
33946 HAAROUN ST.
WAYNE, MI 48184
T-734-722-8605

APPROVED BY:
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john.marusicharchitecture@gmail.com

Seal:



Date: 01/13/2022 Issued For: Plann. Dept.

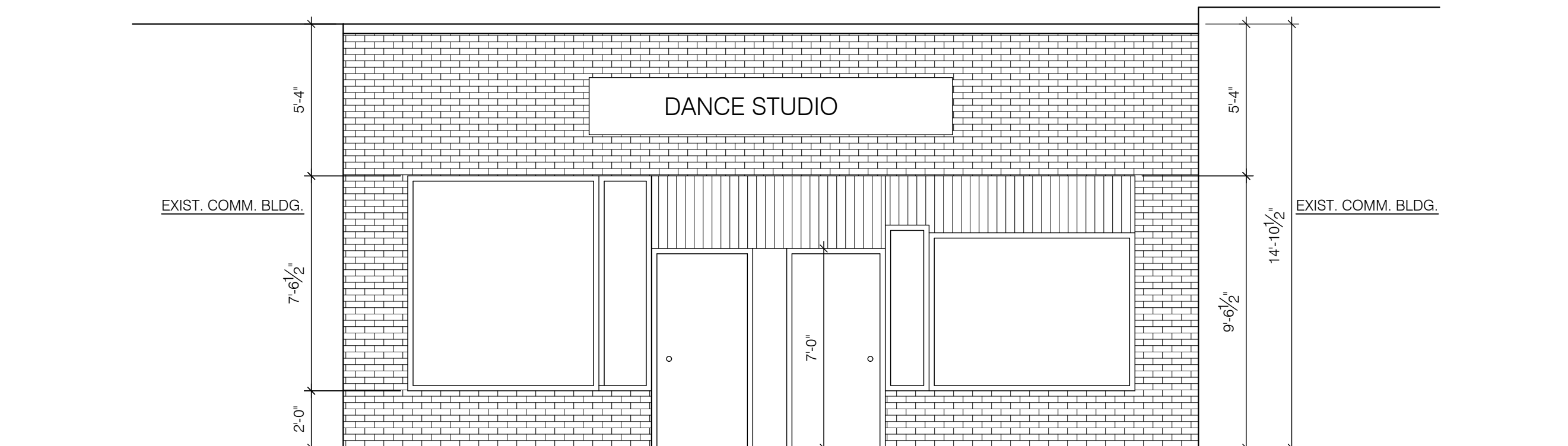
Drawn By: S. Arbid
Checked By: S. Arbid
Approved By: J. Marusich

Sheet Title: EXISTING & PROPOSED ELEVATIONS

Scale: Noted
Project Number: 21-1204
Sheet Number:

A-3

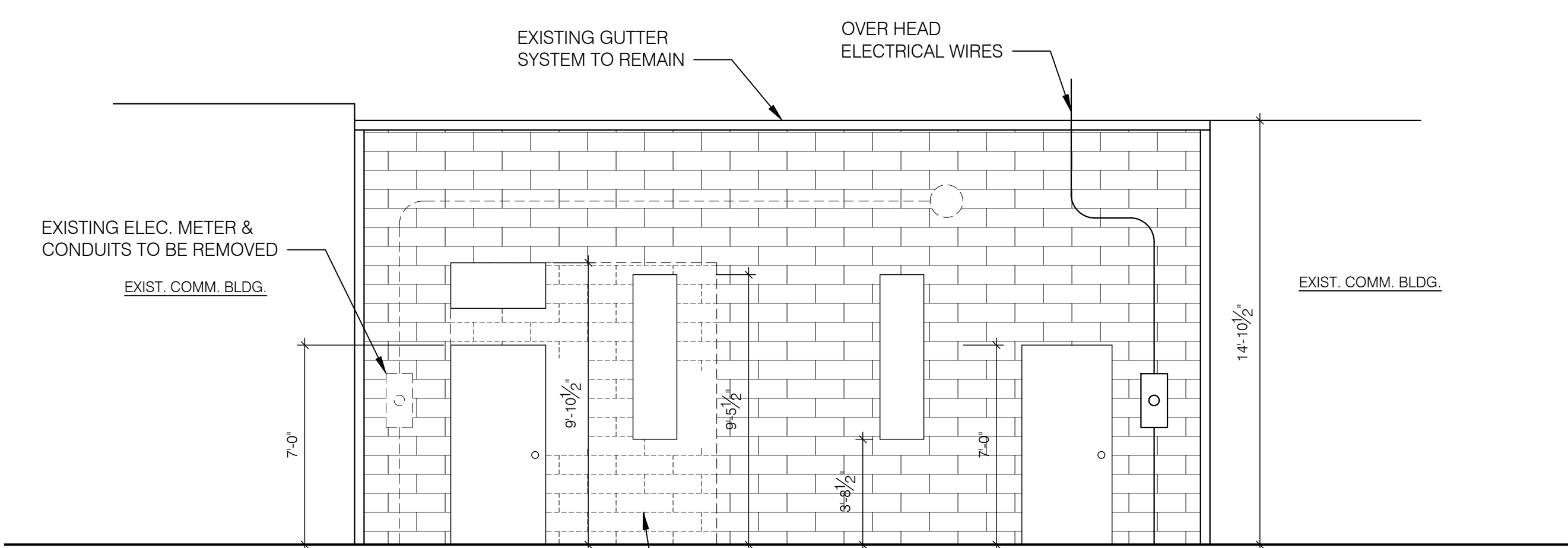
5 OF 5



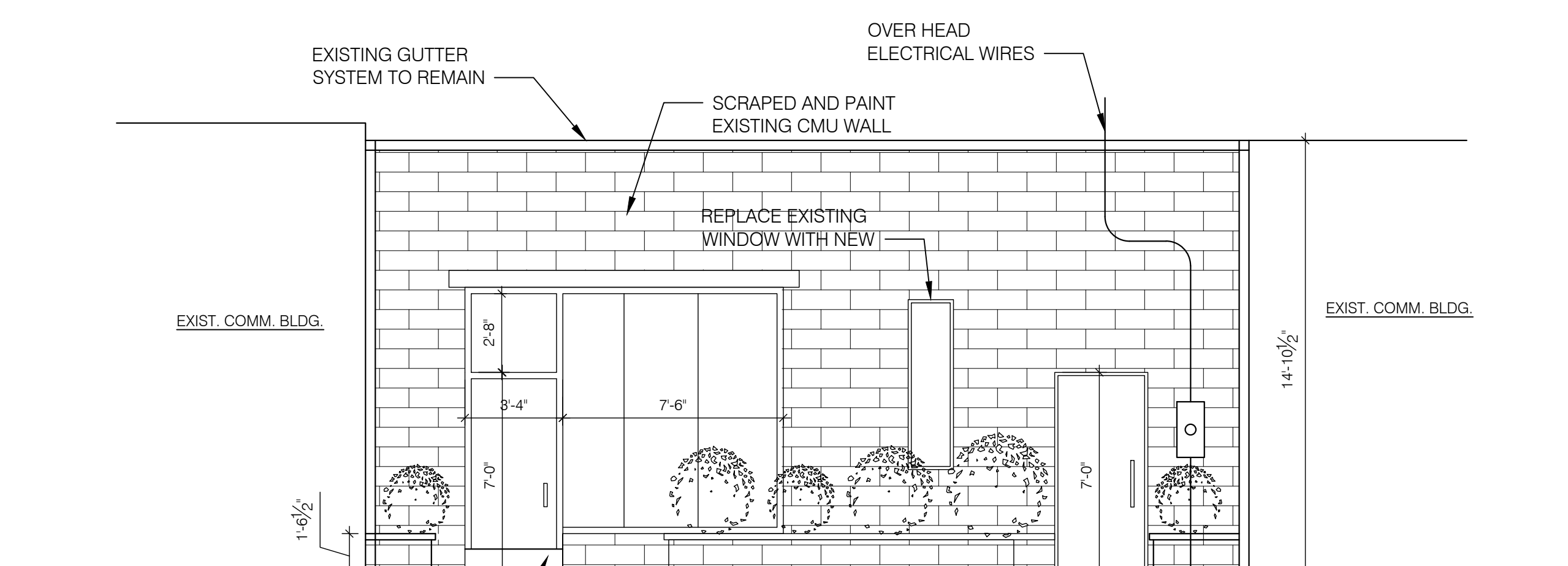
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



March 1, 2022

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

Re: Dance Studio Build-Out
4030 Fort Street
City of Lincoln Park, MI
Hennessey Engineers Project #72171

Dear Ms. Gunden:

Hennessey Engineers, Inc. completed our first review of the plans for the Planning Commission review and received via email from your office on February 16, 2022.

The project consists of combining two adjacent, but separate, retail units into one new unit providing 1,841 square feet.

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:

1. Based on the site plan submitted, the existing utilities and utility leads for the commercial site are being reused. It is important that the developer realize these existing utilities are 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.
2. The developer should verify with the City the existing water service type and size. If the water service is a lead service, it will have to be replaced. The developer's engineer or architect shall determine the water service lead type and capacity.
3. Any work proposed in the Fort Street right-of-way will require a Michigan Department of Transportation (MDOT) permit. This would include any utility connections and pavement repairs.

From an engineering feasibility standpoint, our office has no objection to the Preliminary Site Plan.

Therefore, it's our recommendation for preliminary site plan approval.

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

Sincerely,

HENNESSEY ENGINEERS, INC



Richard J. McCarty, P.E.
Project Manager

RJM/rjm

cc: John Kozuh, DPW Director, City of Lincoln Park
John Meyers, Building Official, City of Lincoln Park
Laura Passalacqua (D'Onofrio), Commercial Business Assistant, City of Lincoln Park
Monserrat Contreras, Permit Clerk, City of Lincoln Park
James Hollandsworth, Lincoln Park Project Manager, Hennessey Engineers

R:\Municipalities\70000's Lincoln Park\72000's\72171 Dance Studio Buildout 4030 Fort Street\2022-3-1_4030 Fort Street 1st PC Review_72171.docx

Elizabeth Gunden

From: Ray Watters <RWatters@citylp.com>
Sent: Thursday, February 17, 2022 12:49 PM
To: Elizabeth Gunden
Subject: Re: Site Plan Review Request: 4030 Fort - Dance Studio

The police department has no issues with the dance studio moving forward.

Chief R.Watters

From: Elizabeth Gunden <egunden@bria2.com>
Sent: Wednesday, February 16, 2022 1:47 PM
To: Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Robert Wright <RWright@citylp.com>; Ray Watters <RWatters@citylp.com>; Krystina Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>; jdhollandsworth@hengineers.com <jdhollandsworth@hengineers.com>; Richard McCarty <rjmccarty@hengineers.com>
Subject: Site Plan Review Request: 4030 Fort - Dance Studio

Hello!

Please find attached a set of plans for a dance studio at 4030 Fort (this is the last one for this month, I promise!). Comments are appreciated by reply to this email by Friday, February 25th. 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

RECEIVED

JAN 19 2022

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

Lincoln Park
Beckett & Raeder

4030 FORT

FOR OFFICE USE ONLY	
CASE #	PPC21-0062
DATE SUBMITTED	1-19-2022

(UP)

APPLICATION FOR SITE PLAN REVIEW

CITY OF LINCOLN PARK
1355 SOUTHFIELD RD. LINCOLN PARK, MI 48146
PH: (313) 386-1800 | FAX: 313-386-2205

NOTICE TO APPLICANT:

Applications for Site Plan Review by the Planning Commission must be submitted to the City in complete form at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. City Staff will review the application for completeness. 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 pm. All meetings are held at the Lincoln Park City Hall.

APPLICANT INFORMATION

NAME		ADDRESS			
Bibiana Ruiz-Samano		33946 Harroun			
CITY	STATE	ZIP CODE	PHONE	EMAIL	
Wayne	MI	48184	(734) 7286 05	bibiruiz84@gmail.com	

PROPERTY OWNER (if different from Applicant)

NAME		ADDRESS		
Same As Applicant				
CITY	STATE	ZIP CODE	PHONE	EMAIL

Attached written consent of property owner or lessee of property, if different than applicant.

PROPERTY INFORMATION

PROPERTY ADDRESS	NEAREST CROSS STREETS
4030 Fort St.	Fort & St. Johns-
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 a metes and bounds description. Attach separate sheets if necessary.)	
PROPERTY SIZE (square feet and acres)	ZONING DISTRICT
3816.00 S.F. ±	MBD

PROPOSED DEVELOPMENT

Present Use of Property: ~~Dance Studio class~~
1 space vacant - other is vacating soon as

Proposed Use of Property: Dance Studio Class -
combine 2 spaces w/ Exterior Bldg. Improvements

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	1841'0 SF.	2
Industrial			
Other			

PROFESSIONALS WHO PREPARED THE PLANS:

NAME			ADDRESS		
Said Arbid			16030 Michigan Ave suite 200		
CITY	STATE	ZIP CODE	PHONE	EMAIL	
Dearbon	MD	48126	313-575-5454	arbid.design@gmail.com	
PRIMARY DESIGN RESPONSIBILITY					
Arbid Design & Construction -					

NAME			ADDRESS		
John Marusich			36880 Woodward suite 100		
CITY	STATE	ZIP CODE	PHONE	EMAIL	
Bloomfield	MD	48304	313-482-0645	john.marusich.architectur@gmail.com	
PRIMARY DESIGN RESPONSIBILITY					

NAME			ADDRESS		
CITY	STATE	ZIP CODE	PHONE	EMAIL	
PRIMARY DESIGN RESPONSIBILITY					

NAME			ADDRESS		
CITY	STATE	ZIP CODE	PHONE	EMAIL	
PRIMARY DESIGN RESPONSIBILITY					

ATTACH THE FOLLOWING:

<input type="checkbox"/>	Eight (8) individually folded copies of the site plan (24" x 36"), sealed by a registered architect, engineer, landscape architect, or community planner as well as ONE (1) electronic copy in PDF format.	
<input type="checkbox"/>	A brief written description of the existing and proposed uses as identified in the "Narrative" section of the Site Plan Application Requirements Table, including but not limited to hours of operation, number of employees, number of employees on largest shift, number of company vehicles, etc.	
<input type="checkbox"/>	Proof of property ownership or lease agreement.	
<input type="checkbox"/>	Review comments of approval received from County, State, or Federal agencies that have jurisdiction over the project, including but not limited to:	
	Wayne County Road Commission	Wayne County Drain Commission
	Wayne County Health Division	Michigan Department of Natural Resources
	Michigan Department of Transportation	Michigan Department of Environment, Great Lakes, & Energy

IMPORTANT

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 after the site plan approval.

APPLICANT 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. Finally, I acknowledge that part of the site plan review process includes City staff entering the exterior of the property for site visits.

Signature of Applicant: Said Akbidif

Date: 01/15/2022

Signature of Applicant: _____

Date: _____

Signature of Property Owner: Blanchard Suncoro
Authorizing this Application

Date: 1/15/2022

TO BE COMPLETED BY THE CITY

DATE SUBMITTED:	FEE PAID:
BY:	DATE OF PUBLIC HEARING:
PLANNING COMMISSION ACTION	DATE OF ACTION:
<input type="checkbox"/> APPROVED	
<input type="checkbox"/> DENIED	

Planning Report

Serving & Planning Communities Throughout Michigan

March 2022

Top
Story

MEDC “Revitalization and Placemaking” Program

“The RAP Program is an incentive program that will deploy \$100 million in American Rescue Plan funding to address the COVID-19 impacts in Michigan communities.”

MEDC has announced the structure of its program to disburse ARP funds to support local projects. “This program will provide access to real estate and place-based infrastructure development gap financing through grants of up to \$5 million per project for real estate rehabilitation and development, grants of up to \$1 million per project for public space improvements and grants of up to \$20 million to local or regional partners who develop a coordinated subgrant program,” according to its online resource (linked below), which includes a webinar, continuously-updated FAQ, guidelines, and a draft application. The first application window is slated to open in March 2022, followed by a Q&A period.

The most competitive project submissions must clearly respond to the COVID-19 pandemic, but must also represent good planning. “Eligible applicants are individuals or entities working to rehabilitate vacant, underutilized, blighted and historic structures and the development of permanent place-based infrastructure associated with traditional downtowns, social-zones, outdoor dining and placed-based public spaces.” Long-term and regional impacts, housing that is attainable to the local workforce, targeting areas of economic disadvantage, and projects in traditional commercial areas are competitive advantages in the program that reflect best planning practices.

Michigan Economic Development Corporation, <https://www.michiganbusiness.org/rap/>

Ideas

Green, affordable housing solves some problems, encounters others

“Climate-friendly affordable housing development has become all-but-routine in Ann Arbor.”

“Because residential housing represents 21 percent of U.S. energy consumption, it is a focal point of efforts to decarbonize the economy,” points out Bridge Magazine in an article covering the beginnings of a potential shift to a new eco-conscious way of building affordable housing. It covers early successes in “green and affluent” Ann Arbor, and explores the possibility of translating them to other Michigan communities. Energy reduction and longevity-focused construction have fiscal benefits that are particularly welcome to the intended households, and green construction generally supports the responsibility of publicly-owned housing to produce buildings that minimize harm to the environment. However, barriers remain: upfront costs which must be publicly subsidized, increased planning and design, funding criteria which reward low costs and do not address sustainability, and building codes in which energy-efficient features are not standard.

Bridge Magazine. <https://www.bridgemi.com/michigan-environment-watch/ann-arbor-pours-money-green-affordable-housing-will-others-follow>



Recycling education grant program for small communities

"Grantees can now send customized education materials directly to their residents to improve recycling programs at no cost to them."

For communities with fewer than 10,000 households, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) teams up with The Recycling Partnership to offer a new resource aimed at helping to educate households about how and what to recycle. The program allows grantees to customize templates for cards, mailers, cart tags, and signage, designed bilingually and based on best management practices. Grants are awarded on a first-come, first-served basis through October 2022.

The Recycling Partnership, <https://recyclingpartnership.org/MI-EGLE/>



From the court files: Statute of limitations on illegal land use

"The presence of the hogs on the property constitutes the wrong, and that wrong, along with the attendant harms it causes, is being committed as long as the piggery operates. Defendants here are not free to continue committing zoning-ordinance violations simply because plaintiff did not bring an action against their first zoning violation."

The Michigan Supreme Court reviewed a case stemming from 2016 zoning and nuisance citations against the use of a commercially-zoned property to raise hogs, first beginning in 2006. The property owners contended that they were protected by a six-year statute of limitations. However, the MSC's ruling clarifies that the defendants' unlawful conduct was ongoing as long as the use continued, and thus the citations were timely. The opinion notes that the MZEA itself states that "a use...in violation of a zoning ordinance or regulation adopted under this act is a nuisance per se [that] the court shall order...abated." A footnote also points out that the Court's finding is consistent with the local zoning code (Fraser Township), though it was not necessary for the analysis, which states that "a separate offense shall be deemed committed upon each day during or when a violation occurs or continues."

State Bar of Michigan. http://www.michbar.org/file/opinions/us_appeals/2022/020822/76951.pdf



Michigan Townships Association Annual Conference and Expo

April 25-28, \$40-\$75 discount for advance purchase.

- *In-person at the Lansing Center (Lansing, MI); cost: \$370 (nonmembers, \$463).*
- *Virtual option, cost: \$219 (nonmembers, \$274).*

"Leading the Way" program to reinvigorate and reignite Township staff and officials.

More information: <https://www.michigantownships.org/conference.asp>; pdf brochure, https://www.michigantownships.org/downloads/final_2022_conf_bro_lo_res.pdf

American Planning Association National Conference

- *April 30-May 3 in-person event at the San Diego Convention Center (San Diego, CA); cost: \$835 (nonmembers, \$1275; \$50 discount before April 1)*
- *May 18-20 virtual event, cost: \$400 (nonmembers, \$450; \$50 discount before April 1)*

Reconnect and envision our post-pandemic future, in a new in-person and online setup.

More information: Registration: <https://www.planning.org/conference/registration/>; FAQ: <https://www.planning.org/conference/information/>