



LINCOLN PARK PLANNING COMMISSION

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

May 11, 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**
 - A. Site Plan Review: 1522 Dix – Auto Sales
 - B. Public Hearing: 1522 Dix – Auto Sales
 - C. Special Land Use: 1522 Dix – Auto Sales
- VI. New Business**
 - A. Site Plan Review: 1132 Southfield – Retail
 - B. Zoning Text Amendment: Group Child Care Homes
 - C. Public Hearing: Group Child Care Homes
 - D. Notice of Intent to Plan: City of Ecorse Master Plan Update
- VII. Policy Review and Discussion**
- VIII. Education and Training (see May 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 APRIL 13, 2022**

A Planning Commission meeting of April 13, 2022, Lincoln Park City Hall at 1355 Southfield, Lincoln Park Michigan was called to order at 7:17 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, Julie Abela, Mariam Rushin, Polleen Rushin

APPROVAL OF MINUTES AS CORRECTED

Moved by: Persinger

Supported by: Duprey

MOTION CARRIED unanimously

APPROVAL OF AGENDA

Moved by: Palmer

Supported by: Duprey

MOTION CARRIED unanimously

OLD BUSINESS

NEW BUSINESS

A. SITE PLAN REVIEW 3719 FORT – OFFICE

The proposed project is a tax office. The previous use of the building was an upholstery shop; however, the building is currently vacant.

The 0.04-acre site is located along Fort Street between Kings Highway to the north and Highland Avenue to the south. The site is entirely covered with impervious surface, including the existing building, the sidewalk in front of the building, and a paved area at the rear of the building with a small parking area. The rear of the building abuts a public alley, which provides vehicular access to the site.

Recommended that City of Lincoln Park Planning approve the site plan numbered PPC21-0048, proposing an office at 3719 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.

Moved by: Loduca

Supported by: Duprey

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

Nay's: None

Motion Approved

B. ZONING TEXT AMENDMENT: TRAINING FACILITIES

It has come to Staff's attention that a training / educational facility is not currently a listed permitted use in the Neighborhood Business District (NBD), though it is an appropriate use for the zoning district. The proposed zoning text amendment listed below would add "schools or training facilities" as a principally permitted use in the NBD, limited to 20,000 sq. ft., which is consistent with the building size limitation for retail uses in the district.

The City of Lincoln Park Planning Commission moves to recommend that the Lincoln Park City Council amend Section 1276.02 of the Lincoln Park Zoning Code to add "schools or training facilities, limited to twenty thousand (20,000) square feet of gross floor area" as a principally permitted use in the Neighborhood Business District, as described in the memo titled "Zoning Text Amendment: Training Facilities," dated April 13, 2022.

C. PUBLIC HEARING: TRAINING FACILITIES

Public Hearing opened at 7:24 p.m.

Seeing no public comment and hearing no public comment.

Public Hearing closed at 7:25 p.m.

D. ZONING TEXT AMENDMENT: E-COMMERCE

The City of Lincoln Park is increasingly getting requests for "e-commerce" uses, typically referring to the use of an existing commercial building for the storage of products to be sold online, often with accompanying office space. "E-commerce" is non-customer-facing, which is inherently different than retail in traditional customer facing commercial districts. The Zoning Ordinance does not currently have a definition for an "e-commerce" use; however, due to the changing retail realities of increased online shopping, exacerbated by the Covid-19 pandemic, it has become apparent that this use should be considered for incorporation into the Zoning Ordinance.

The Planning Commission held policy discussions on this subject in March, April, and July of 2021 and concluded that "e-commerce" is a use that should be incorporated into the Zoning Ordinance but should be limited in the Central Business District and should have standards for development. The Commission held an additional policy discussion in January and February of 2022 to review the proposed standards.

The City of Lincoln Park Planning Commission moves to recommend that the Lincoln Park City Council amend nine sections of the Zoning Code – §1260.08, §1276.03, §1278.02, §1280.02, §1280.03, §1282.02, §1284.02, §1290.02, and §1296.02 – to allow for e-commerce uses, as described in the memo titled "Zoning Text Amendment: E-Commerce," dated April 13, 2022.

E. PUBLIC HEARING: E-COMMERCE

Public Hearing opened at 7:26 p.m.

Seeing no public comment and hearing no public comment.

Public Hearing closed at 7:27 p.m.

POLICY REVIEW AND DISCUSSION

EDUCATION AND TRAINING

A. See April Planning Report

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

There are 12 dangerous properties. Chairperson Palmer requested board member support for site review.

PUBLIC COMMENTS

COMMENTS FROM PLANNING COMMISSIONERS

Comments from members on the status of Taco Bell.

ADJOURNMENT

Moved by: Persinger

Supported by: Duprey

MOTION CARRIED unanimously

Meeting adjourned at 7:48 p.m.



MICHAEL HORVATH, Secretary

1522 Dix – Automotive Sales

Site Plan Review

Applicant	Mohammad Bazzi
Project	Automotive Sales
Address	1522 Dix Hwy. Lincoln Park, MI 48146
Date	May 11, 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 used automobile sales establishment. The site is currently vacant and was previously the parking lot for the neighboring PNC Bank to the south. The Lincoln Park City Council approved a rezoning request of the subject property from Neighborhood Business District to Municipal Business District on March 21, 2022.

Site Conditions

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.

Master Plan

Future Land Use Classification

The future land use classification for the site is General Commercial. The proposed use of *automotive sales* is consistent with the designation. The Future Land Use Map also designates an "Auto Service Overlay," which are areas that were determined during the Master Plan process to have been historically used for auto-related businesses or which have specific characteristics that support such businesses. The purpose of designating this area on the Future Land Use Map is to control the proliferation of auto-related businesses in the City. The site is not located within the "Auto Service Overlay."

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 Municipal Business District (MBD). An automotive sales establishment is permitted after special approval per §1278.03(k) of the Lincoln Park Zoning Ordinance.

Proposed and Existing Uses

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

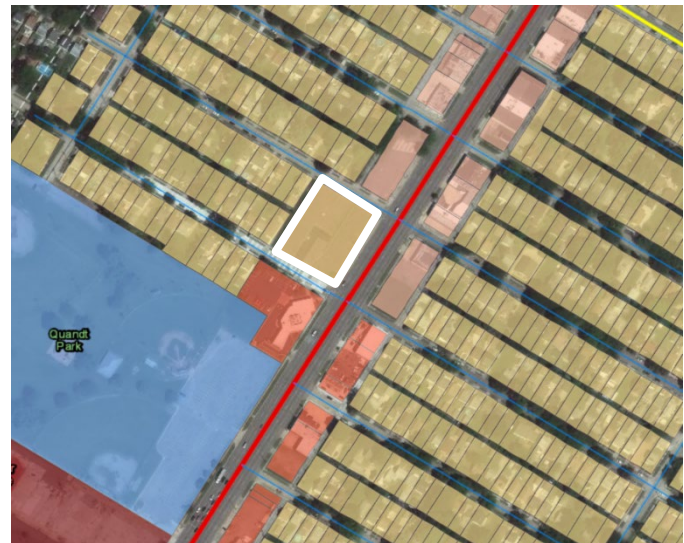


Figure 2: Zoning Map

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
TS-1	Boundary & Topographic Survey	11/30/2021	–
–	Cover Page	–	–
A-1	Proposed Site Plan	05/24/2021	04/14/2022
A-2	Landscape Plan	04/14/2022	–
A-3	Floor Plan	01/10/2022	04/14/2022
A-3	Elevations	04/14/2022	–

Items to be addressed

- Applicant shall correct the zoning listed on Sheet A-1 to be Municipal Business District.

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	~226 ft.	Met
Street Frontage (§1294.09)	Shrubbery and low retaining walls maximum 2 ½' < height < 8'	Proposed shrubbery and groundcover < 2 ½'	Met
Lot Area	Min. 4,000 sq. ft.	~42,366 sq. ft.	Met
Lot Coverage	Max. 50%	~2,591/42,366 = 6%	Met
Height	2-Story Building; 25 ft	1 story	Met
Setback – Front	0	Dix: 0' (Dix & Russell) Russel: ~104' Euclid: ~54.5'	Met
Setback – Sides	0	N/A	N/A
Setback – Rear	0	~144'	Met

Items to be addressed

None

BUILDING DESIGN

The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design guidelines adopted in specific district or sub-area plans, the building design shall meet the requirements of Section 1296.04, Standards for Architecture and Building Materials.

Required	Compliance
<ul style="list-style-type: none"> Building mass, height, bulk and width-to-height ratio within 50-150% of buildings within 500' 	Met
<ul style="list-style-type: none"> Architectural variety Similar materials and entrances to buildings within 500'  <p>1 block north on Dix Hwy – single-story, square, flat roofs, auto-oriented.</p>  <p>1 block south of Dix Hwy – single-story, square, flat roofs, auto-oriented, park.</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) <p><u>East-Front Elevation: 0% masonry</u></p> <ul style="list-style-type: none"> Fiber Cement (Nichiha Architectural Wall Panels): ~1,016 sf Metal coping: ~13 sf Glass (exempt): ~337 sf Total Area: ~1,366 sf <p><u>West-Rear Elevation: 0% masonry</u></p> <ul style="list-style-type: none"> Fiber Cement (Nichiha Architectural Wall Panels): ~1,061 sf Metal coping: ~17 sf Glass (exempt): ~197 sf Total Area: ~1,275 sf <p><u>North-Russel Ave Elevation: 0% masonry</u></p> <ul style="list-style-type: none"> Fiber Cement (Nichiha Architectural Wall Panels): ~577 sf Metal coping and doors: ~100 sf Glass (exempt): ~35 sf Total Area: ~712 sf <p><u>South-Euclid St Elevation: 0% masonry</u></p> <ul style="list-style-type: none"> Fiber Cement (Nichiha Architectural Wall Panels): ~664 sf Metal coping: ~13 sf Glass (exempt): ~35 sf Total Area: ~712 sf 	NOT MET

Required	Compliance
<ul style="list-style-type: none"> • 25% may be glass, exterior insulation finish systems (EIFS), vinyl, aluminum, or steel siding; or similar synthetic or highly reflective materials (industrial districts not facing public streets or freeways, these and pre-cast concrete or plain masonry block) • Natural colors (bright for decorative features only) <i>Proposed architectural panels are high-gloss and bright.</i> 	
<ul style="list-style-type: none"> • Façade: <100' uninterrupted • If >100' = recesses, off-sets, angular forms, arches, colonnades, columns, pilasters, detailed trim, brick bands, contrasting courses of material, cornices or porches • All sides similar 	Met
<ul style="list-style-type: none"> • Windows: vertical, recessed, visually obvious sills • Spaces between windows = columns, mullions, or material found elsewhere on the façade • Front facades > 25% windows <i>Dix: 337 / 1,366 = 24.7 = 25%; Russell: 35 / 712 = 5%; Euclid: 35 / 712 = 5%</i> • Size, shape, orientation, spacing to match buildings within 500' 	NOT MET
<ul style="list-style-type: none"> • Main entrances: doors larger • Framing devices (overhangs, recesses, peaked roof forms, porches, arches, canopies, parapets, awnings, display windows, accent colors, tile work, moldings, pedestrian-scale lighting, distinctive door pulls) 	Met
<ul style="list-style-type: none"> • Pitched / shingled roof forms suggested; overhanging eaves with slope of 0.5 to 1 <i>Flat roof</i> • Rooflines >100' = roof forms, parapets, cornice lines • Roof-top mechanical equipment screened by roof form. 	NOT MET

The proposed fiber cement panels (Nichiha Architectural Wall Panels) do not meet the building material requirements for natural materials conveying permanence (brick, decorative masonry block, stone, or beveled siding). Because this is a new building, it must meet the building material requirements. The façade facing Dix Highway meets the 25% transparency requirement, but the facades facing Euclid Street and Russell Avenue do not (each of these facades only has 5% transparency). The site faces three rights-of-way, meaning that all facades facing a right-of-way must meet the 25% transparency requirement.

Items to be addressed

- Applicant shall correctly label elevation sides on sheet A-3 (three are currently listed as “west”).
- Applicant shall revise the elevation drawings showing compliance with the building material and transparency requirements in §1296.04 Standards for Architecture and Building Materials.

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
Automobile and truck sales, with or without automotive service and/or repair facilities	One (1) for every four hundred (400) square feet of gross floor area of the sales room, plus one (1) for each employee on duty based upon maximum employment shift, plus spaces required for any automotive service and/or repair facilities. <i>Approximate GFA of sales room = 1,545 sf</i> <i>1,545 / 400 = 3.9 = 4 spaces</i> <i>Max employment shift = 3 = 3 spaces</i> <i>TOTAL = 7 spaces</i>	10 parking spaces	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 points provided on Dix Hwy., Euclid St., and Russell Ave.	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, but it is in poor condition. Existing asphalt will be replaced.	Met

	Concrete curbs and gutters	Concrete curbs and gutters are existing; typical parking lot concrete curb detail provided.	Met
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	6' concrete wall proposed adjacent to residential property; no details provided.	INQUIRY
	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.	6' concrete wall proposed adjacent to residential property; no details provided.	INQUIRY
	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.	Existing concrete curbs adjacent to sidewalks.	Met

Items to be addressed

- Applicant shall provide details for the required 6' solid masonry wall, ornamental on both sides, with bumper guards, on the rear end of the property line abutting residential properties.*

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	1	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.

Required	Provided	Compliance
<ul style="list-style-type: none"> Single two-way driveway or pair of one-way driveways Two-way: 25' < throat width < 30' (face to face of curb). One-way paired: each 20' measured perpendicularly. May be separated by 10' median; sidewalks shall be continued or maintained 25' radii; 30' radii where daily truck traffic expected Corner lots: one access point per street with >100' frontage If frontage >300' and documented need (ITE), may allow additional access with design restrictions If frontage >600', max of 3 drives may be allowed; one with design restrictions 	<ul style="list-style-type: none"> One existing drive on Dix; it is unclear if this drive will be one-way or two-way. Existing width is 20' indicating a one-way drive; Sidewalk proposed to be continued/maintained No radii provided One access point on Dix Hwy., one access point on Euclid St., two access points on Russell Ave. Not Applicable Not Applicable 	<p>INQUIRY</p> <p>Met</p> <p>INQUIRY NOT MET</p> <p>N/A</p> <p>N/A</p>
<ul style="list-style-type: none"> Shared access: driveways along property lines, connecting parking lots, on-site frontage roads, rear service drives. Encouraged and may be required for sites within 1/4 mile of major intersections; having dual frontage; with <300' frontage; with sight distance problems; along congested or accident-prone roadway segments Connection to adjacent facilities may be required; site accommodation may be required for future connection to undeveloped adjacent property Letters of agreement or access easements required 	Not Applicable	N/A

Required	Provided	Compliance
<ul style="list-style-type: none"> • Triangular unobstructed view areas: from corner of two ROWs, 25' along each; from corner of ROW and driveway, 10' along driveway and 5' along ROW • Grass / groundcover only in 3' strip abutting driveway and ROW • Trees permitted if trimmed between 30" and 6' from ground level 	Triangular unobstructed view areas shown on plan and proposed shrubs / groundcover meet height limitations.	Met
<ul style="list-style-type: none"> • May require drive to be located on the far side of the property from congested intersections • >150' from signalized intersection or 4-way stop, or right-turn-only at 75' from intersection • >100' otherwise • >200' from centerline of I-75 access ramps 	Not Applicable	N/A
<ul style="list-style-type: none"> • Same side of street: Driveway spacing determined by speed limits in §1290.10. <i>Speed limit is 40 mph = 185' 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"> • Nearest driveway on Dix is ~300 ft. at PNC bank • Driveway across street is not aligned. • Not Applicable 	<p>Met</p> <p>NOT MET</p> <p>N/A</p>

Because the project is redeveloping an existing site, the Planning Commission has the authority to apply the standards to the maximum extent possible if it determines that compliance with all the standards of this section is unreasonable.

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

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

Items to be addressed

- Applicant shall provide details on ingress and egress points, including whether the access points are one-way or two-way.
- Applicant shall provide drive radii details.

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, Euclid Street, or Russell Avenue. 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: 4.5' on Dix, 9.7' on Euclid, 6.25' on Russell.	Met as possible
	1 tree and 4 shrubs per 40' of street frontage = 226' of frontage on Dix + 187' on Russell + 187' on Euclid = 600 lineal feet <i>15 trees and 60 shrubs</i>	Trees: 2 Callery Pear trees, 4 Crab Apple trees, 5 Eastern Redbud Shrubs: 39 Lime Light Hydrangea (22 interior plants count toward street landscaping requirements), 7 Lilac bushes, 14 Bigleaf Periwinkle TOTAL: 11 trees and 60 shrubs <i>Deficient 4 trees</i>	NOT MET
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	Proposed vehicle parking spaces facing Russell Ave. will require obscuring hedge.	INQUIRY
Interior	10% of total lot area landscaped, including groundcover <i>(42,366 sf * 0.1) = 4,237 sf landscaping</i>	~7,600 sf of total lot area is landscaped.	Met

	Required	Proposed	Compliance
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Interior landscaping grouped near entrances and walkways.	Met
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>11 trees and 17 shrubs</i>	Trees: 5 Callery Pear trees, 5 Crab Apple trees Shrubs: 5 Lime Light Hydrangea, 17 Lilac bushes TOTAL: 10 trees, 23 shrubs <i>Deficient 1 tree</i>	NOT MET
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces <i>10 parking spaces + 47 display spaces = 57 spaces = 6 trees</i>	4 Eastern Redbud trees <i>Deficient 2 trees</i>	NOT MET
	100 sf of planting area per tree	Provided	Met
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	Dumpster enclosure and details provided.	Met
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive), and/or solid 6' masonry wall ornamental on both sides	6' concrete wall proposed adjacent to residential property; no details provided.	INQUIRY

Items to be addressed

- Applicant shall revise landscaping plan to include seven (7) additional trees (4 street landscaping trees, 1 interior landscaping tree, and 2 parking lot trees).
- Applicant shall add an obscuring hedge on Russell Avenue where vehicles are parked facing the right-of-way.
- Applicant shall provide details for the required 6' solid masonry wall, ornamental on both sides, with bumper guards, on the rear end of the property line abutting residential properties.

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.

Engineering comments state that adequate services and utilities, including water, sewage disposal, sanitary sewer, and stormwater control services, shall be available or provided, and shall be designed with sufficient capacity and durability to properly serve the development. There are no proposed or existing utilities shown on the plans. Any work proposed in the Dix Highway right-of-way will require a Wayne County permit.

Items to be addressed

- Applicant shall show existing and proposed utilities on the plans.*

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 indicate that storm drainage must be contained onsite prior to its controlled discharge and that no sheet drainage will be allowed. Elevations at the property lines and within the site must be provided on the detailed engineering plans for permit review. Additionally, Engineering comments indicate that a note must be added to the plans indicating that the area being developed is not within the 100-year floodplain.

Items to be addressed

- Applicant shall provide elevations at the property lines and within the site.*
- Applicant shall provide a note on the plans indicating that the area being developed is not within the 100-year floodplain.*
- 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 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 expected to generate some quantity of hazardous materials or waste. Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal.

Items to be addressed

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

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

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

There are no specific standards for automotive sales.

Items to be addressed

None

OTHER AGENCY REVIEWS

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

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 from this proposal.

Items to be addressed

- None*

RECOMMENDATIONS

Findings

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

Conditions & Waivers

Conditions to be Addressed Before Approval Letter is Issued

- Applicant shall correct the zoning listed on Sheet A-1 to be Municipal Business District.
- Applicant shall correctly label elevation sides on sheet A-3 (three are currently listed as “west”).
- Applicant shall revise the elevation drawings showing compliance with the building material and transparency requirements in §1296.04 Standards for Architecture and Building Materials.
- Applicant shall provide details for the required 6’ solid masonry wall, ornamental on both sides, with bumper guards, on the rear end of the property line abutting residential properties.
- Applicant shall provide details on ingress and egress points, including whether the access points are one-way or two-way.

- Applicant shall provide drive radii details.
- Applicant shall revise landscaping plan to include seven (7) additional trees (4 street landscaping trees, 1 interior landscaping tree, and 2 parking lot trees).
- Applicant shall add an obscuring hedge on Russell Avenue where vehicles are parked facing the right-of-way.
- Applicant shall provide a note on the plans indicating that the area being developed is not within the 100-year floodplain.
- 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.
- 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.
- Applicant shall show existing and proposed utilities on the plans.
- Applicant shall provide elevations at the property lines and within the site.
- Applicant shall work with the City Engineer to review stormwater system to determine the appropriate permitting process.
- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.
- Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal of hazardous materials and waste.
- Work in the 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 PPC21-0050, proposing an automotive sales establishment at 1522 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.

1522 Dix – Automotive Sales
Special Land Use Review

Applicant	Mohammad Bazzi
Project	Automotive Sales
Address	1522 Dix Hwy. Lincoln Park, MI 48146
Date	May 11, 2022
Request	Special Land Use

REQUEST

The proposed Special Land Use would allow for an automobile sales establishment at 1522 Dix Highway. The site is located on the west side of Dix Highway between Russell Avenue to the north and Euclid Street to the south. The proposed use of automobile sales is permitted within the Municipal Business District (MBD) after Special Land Use approval under §1278.03(k) of the Lincoln Park Zoning Code.

The property is legally described as:

DE892A TO 908A ELY 15 FT OF LOT 892 ALSO LOTS 893 AND 894 ALSO VAC ALLEY ADJ TO THE S LINE OF SAID LOTS ALSO LOTS 895 TO 905 EXC THE ELY 17 FT THEREOF ALSO ADJ VAC ALLEY ALSO LOTS 906 AND 907 ALSO THE ELY 15 FT OF LOT 908 DIX BOULEVARD VILLAS NO. 1 SUB PC 49, 51, 59 L52 P18 WCR

CRITERIA FOR REVIEW

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

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

The proposed use will develop a lot that has been vacant for quite some time.

This condition is MET.

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

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

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

The Future Land Use plan also identifies areas that are suitable for automotive-related uses in the "automotive service overlay zone." The site is not located in one of these areas.

This condition is PARTIALLY MET.

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

The site has adequate parking and vehicular access.

This condition is MET.

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

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

This condition is MET.

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

The site has adequate parking and vehicular access.

This condition is MET.

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

The proposed use will connect to existing services and facilities.

This condition is MET.

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

The proposed landscaping and screening wall should adequately protect residential properties to the west.

This condition is MET.

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

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

This condition is PARTIALLY MET.

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

There are no specific standards for automotive sales.

This condition is MET.

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

This condition is MET.

PROPOSED MOTION

I move that the Lincoln Park Planning Commission grant Special Land Use **Approval** for an automotive sales establishment at 1522 Dix Highway, as requested in PPC 21-0050, based on an affirmative finding of compliance with the criteria set forth in Section 1262.08 of the Lincoln Park Zoning Code.

Project:

**Metro City Auto
USED CARS**

**1522 Dix Highway
Lincoln Park, MI 48146**

Designed J. G.

Drawn L. A.

Approved S. S. P.E.

Scale AS NOTED

Notes

All drawings and written material appearing herein constitute original and unpublished work of Gumma Group and may not be duplicated, used or disclosed without the written consent of Gumma Group.

Do not scale drawings. Use given dimensions only. If not shown, verify correct dimensions with Gumma Group. Contractor shall check and verify all dimensions and conditions at job site.

Project No.

19-75

Issued

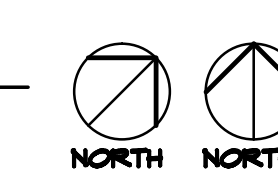
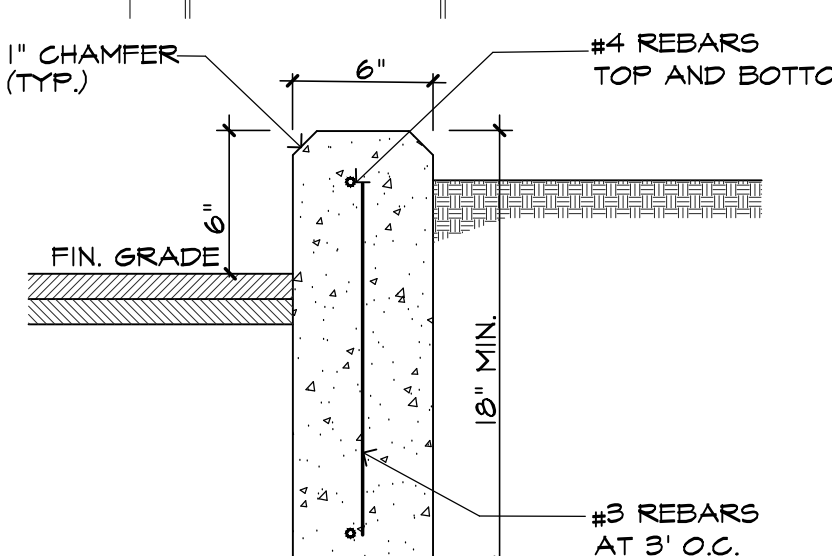
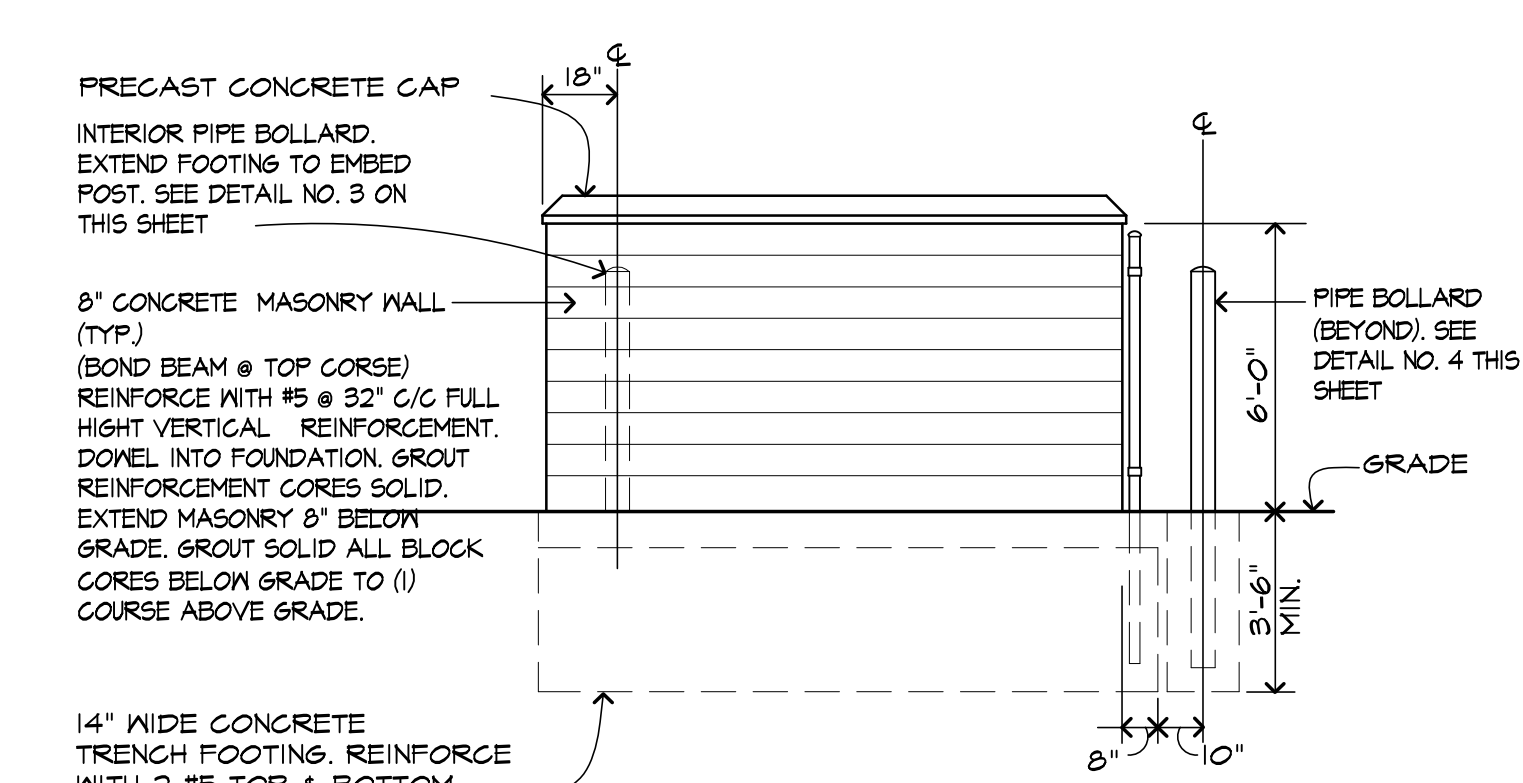
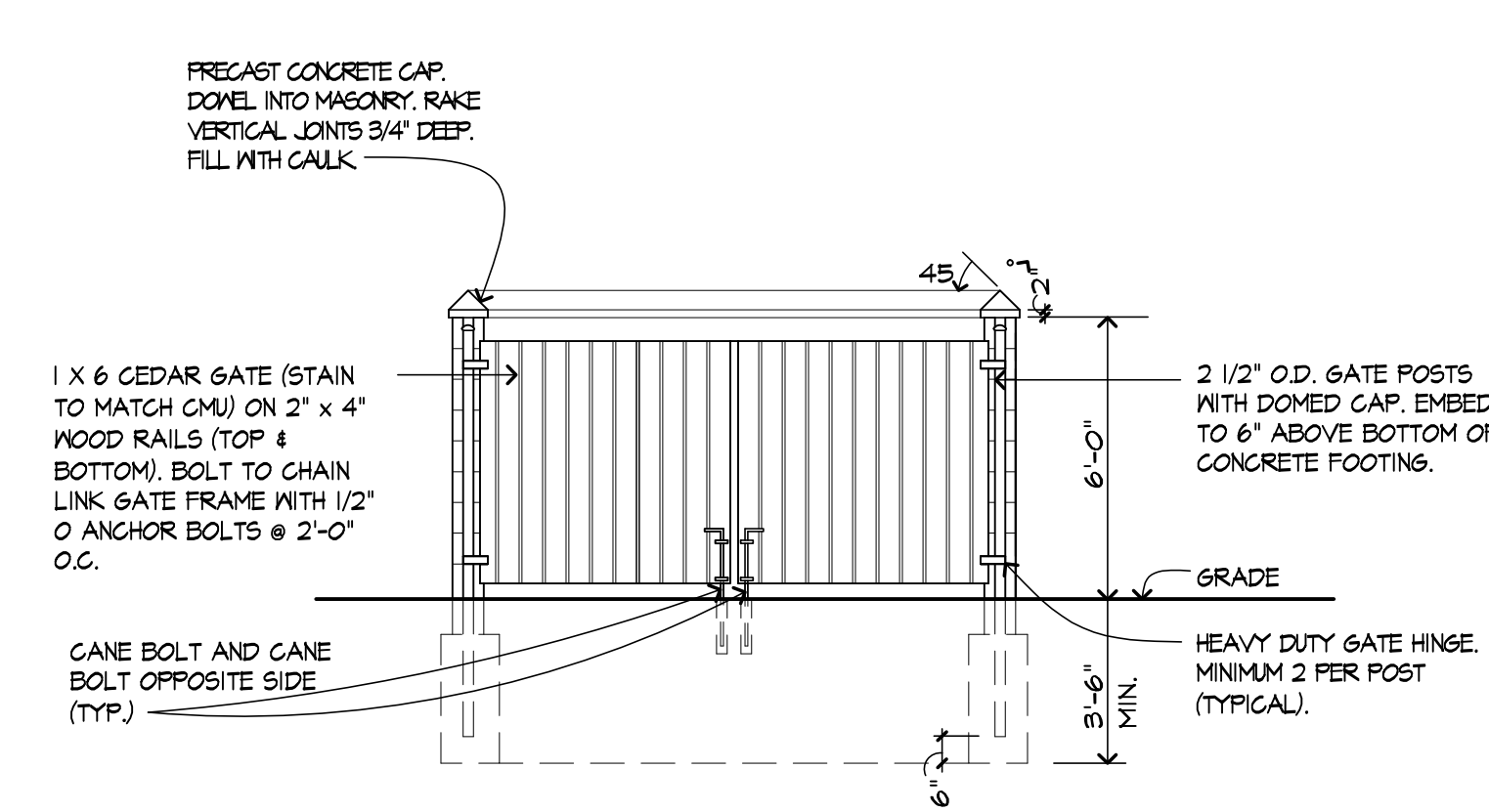
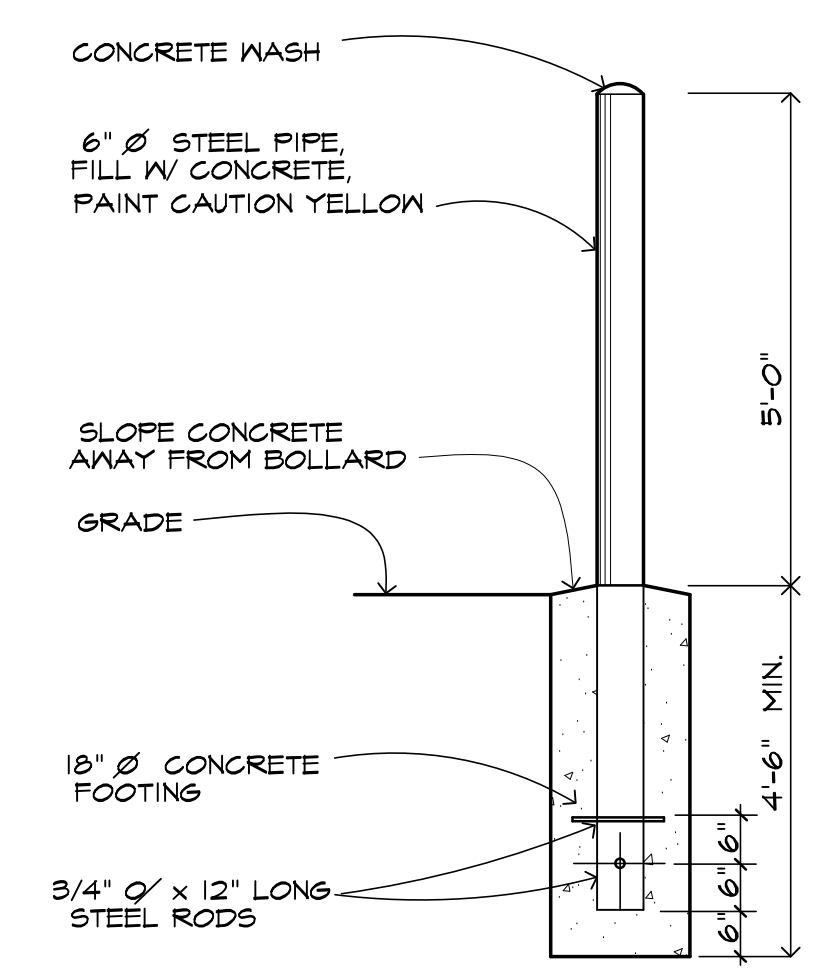
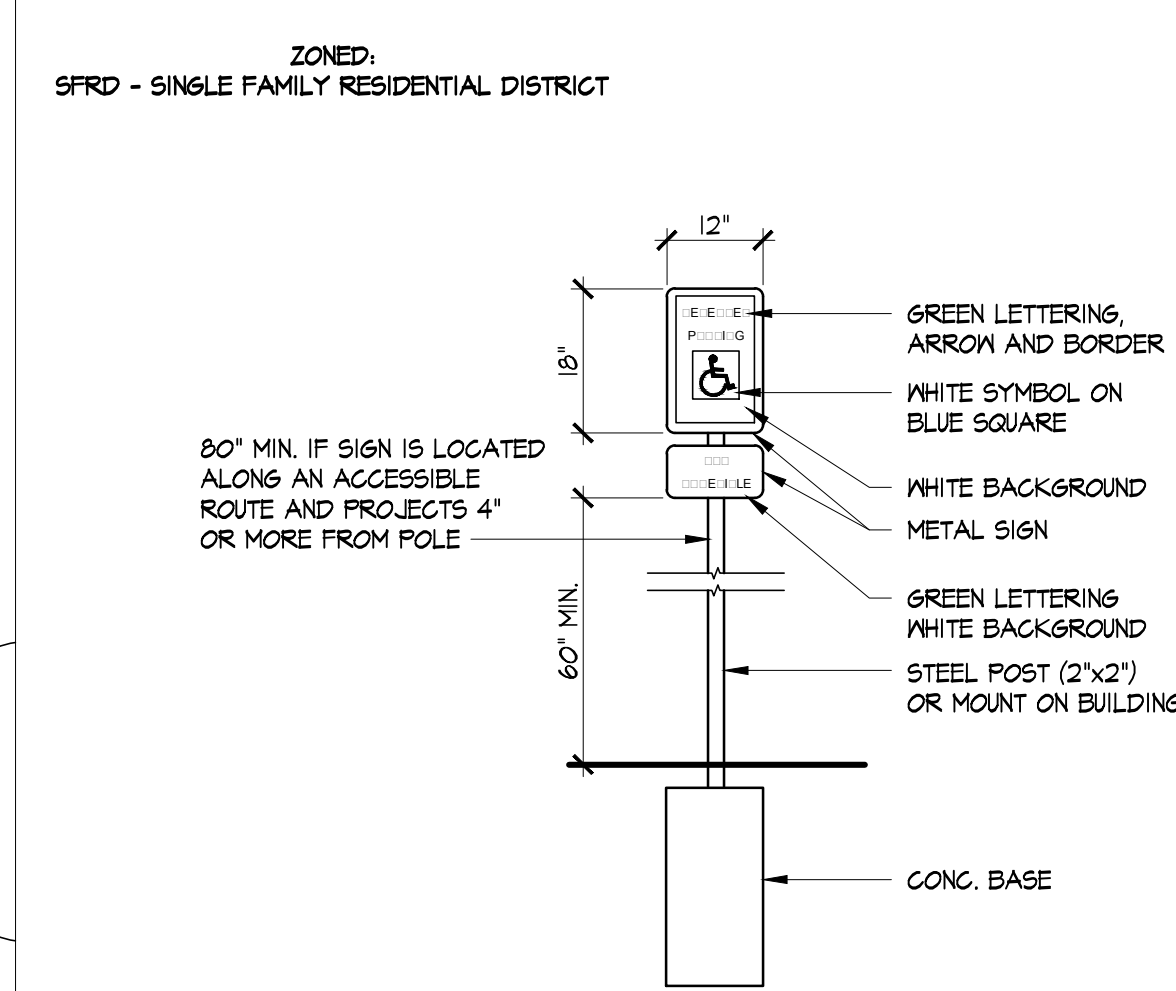
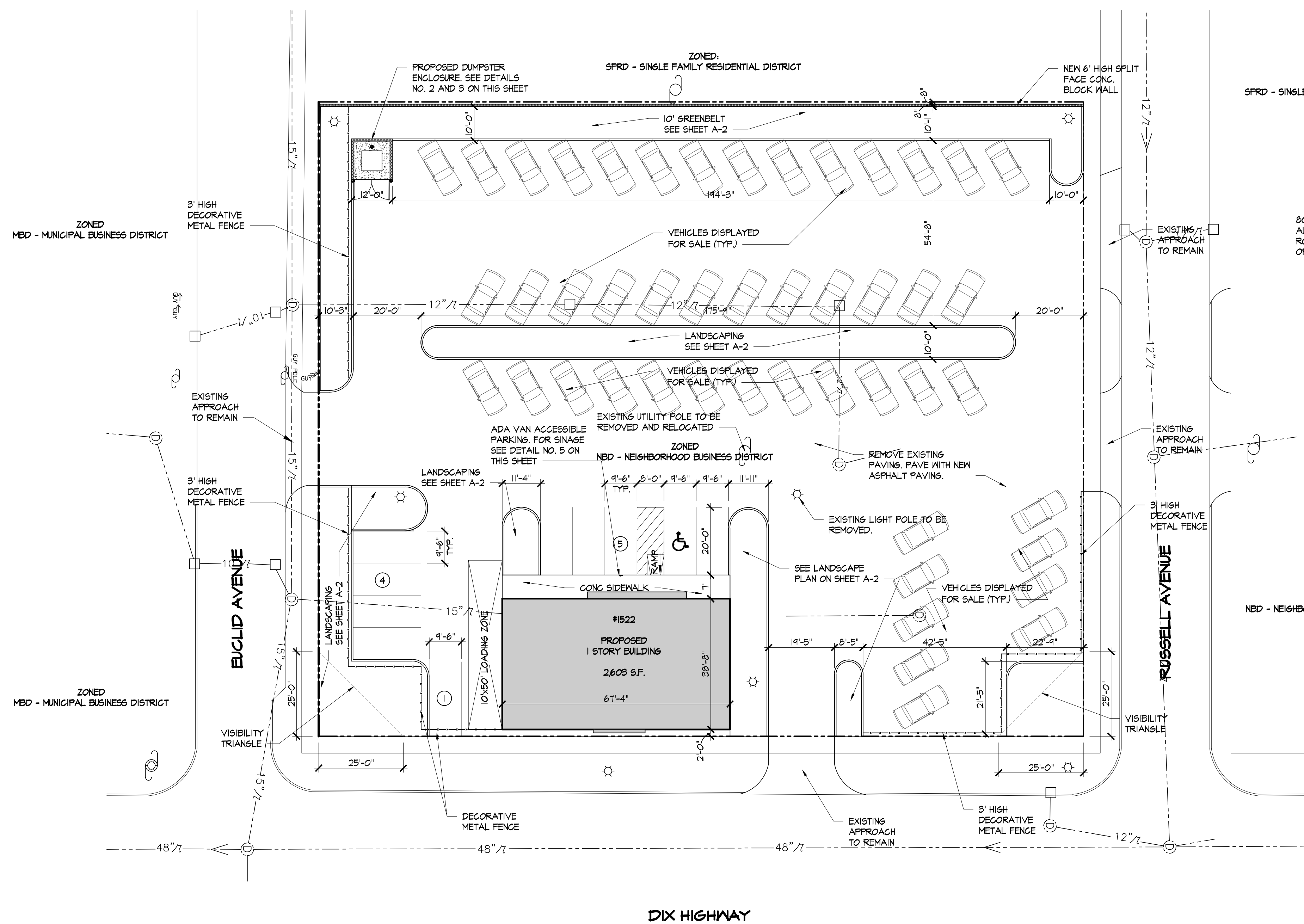
Owner's Review 05/24/21

Site Plan Review 04/14/22

Sheet Title and Number

**Proposed
Site Plan**

A-1



1 A-1

Project:

**Metro City Auto
USED CARS**

**1522 Dix Highway
Lincoln Park, MI 48146**

Designed J. G.

Drawn L. A.

Approved S. S. P.E.

Scale AS NOTED

Notes

All drawings and written material appearing herein constitute original and unpublished work of Gumma Group and may not be duplicated, used or disclosed without the written consent of Gumma Group.

Do not scale drawings. Use given dimensions only. If not shown, verify correct dimensions with Gumma Group. Contractor shall check and verify all dimensions and conditions at job site.

Project No.

19-75

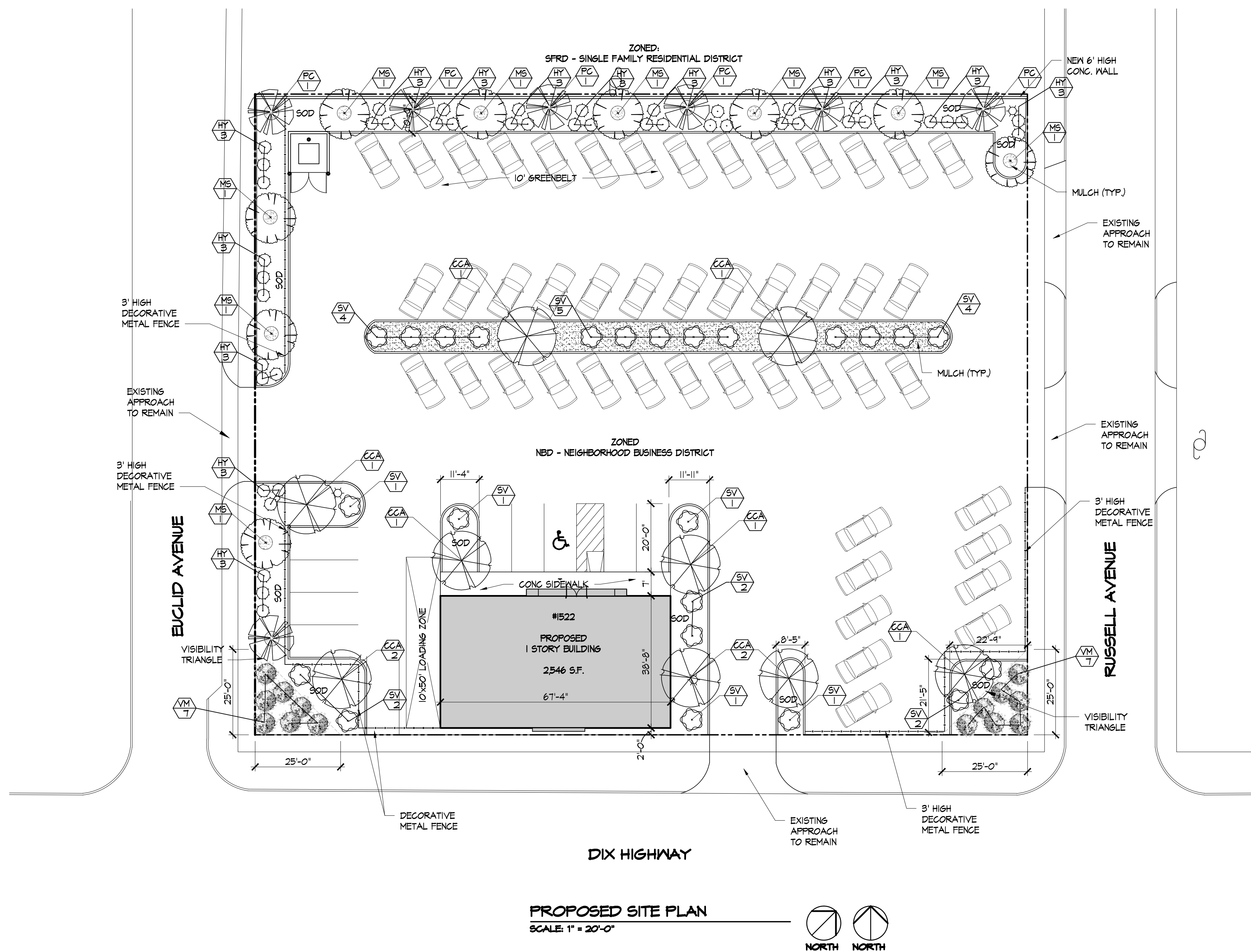
Issued

Site Plan Review 04/15/22

Sheet Title
and Number

**Landscape
Plan**

A-2



KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AS INSTALLED	NOTES
SV	24	Syringa vulgaris	Lilac bush	15' Gal. pot 8' O.C.	Deciduous Shrub
CCA	9	Cercis Canadensis 'Alba'	Eastern Redbud	2 1/2' B4B 4 Feet (First Branch)	Deciduous Tree
HY	42	Hydrangea 'Lime Light'	Lime Light Hydrangea	1' Gal. pot 5' O.C.	Deciduous Shrub
MS	9	Malus Cultivar 'White Angel'	'White Angel' Crab Apple	2 1/2' B4B 4 Feet (First Branch)	Deciduous Tree
PC	6	Pyrus Calleryana	Callery Pear 'Aristocrat'	2 1/2' B4B 4 Feet (First Branch)	Deciduous Tree
VM	14	Vinca major	Bigleaf Periwinkle	6' - 8' High	Ground Cover

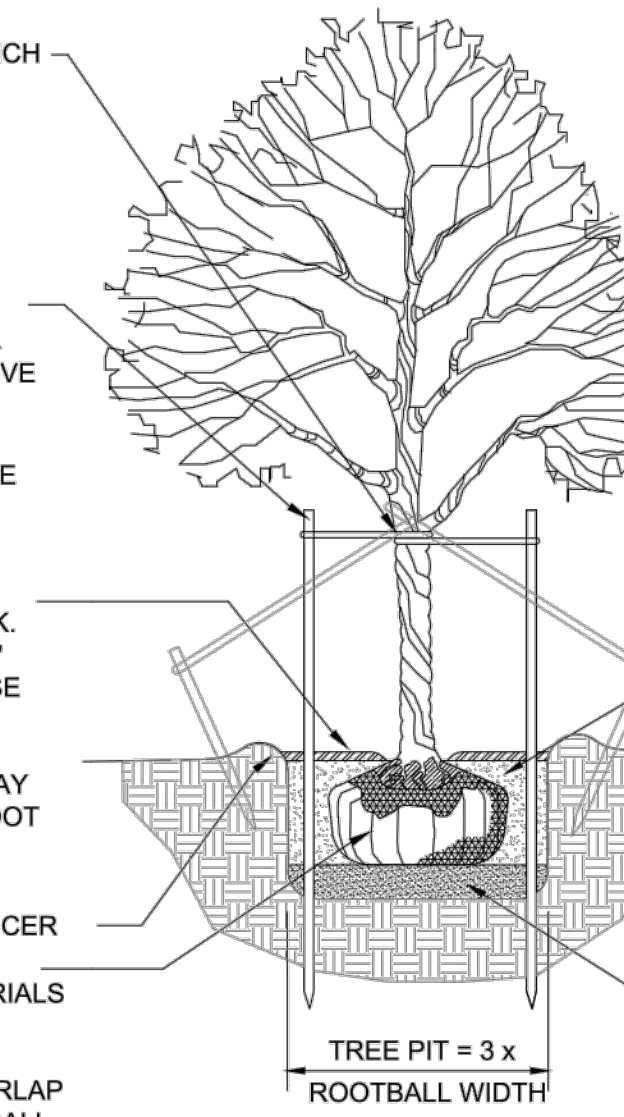
NOTE:
GUY DECIDUOUS TREES ABOVE 3" CAL. STAKE DECIDUOUS TREES BELOW 3" CAL.

STAKE TREES AT FIRST BRANCH USING 2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK. PULL ANY ROOT BALL DIRT EXTENDING ABOVE THE ROOT FLARE AWAY FROM THE TRUNK SO THE ROOT FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.

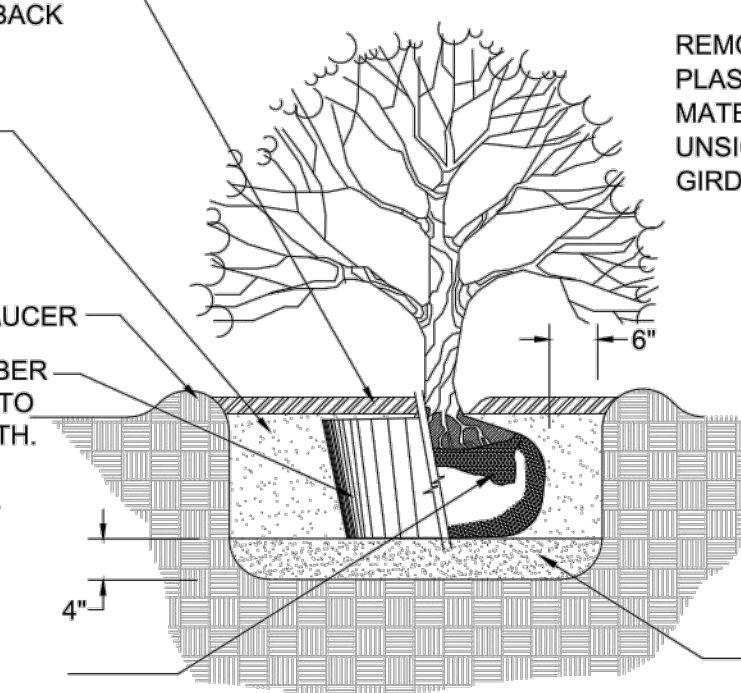
SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

DECIDUOUS TREE PLANTING DETAIL

MULCH 3" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR. PULL BACK 3" FROM TRUNK.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL. MOUND EARTH TO FORM SAUCER REMOVE COLLAR OF ALL FIBER POTS. POTS SHALL BE CUT TO PROVIDE FOR ROOT GROWTH. REMOVE ALL NONORGANIC CONTAINERS COMPLETELY.

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. FOLD DOWN BURLAP FROM TOP 1/3 OF THE ROOTBALL.



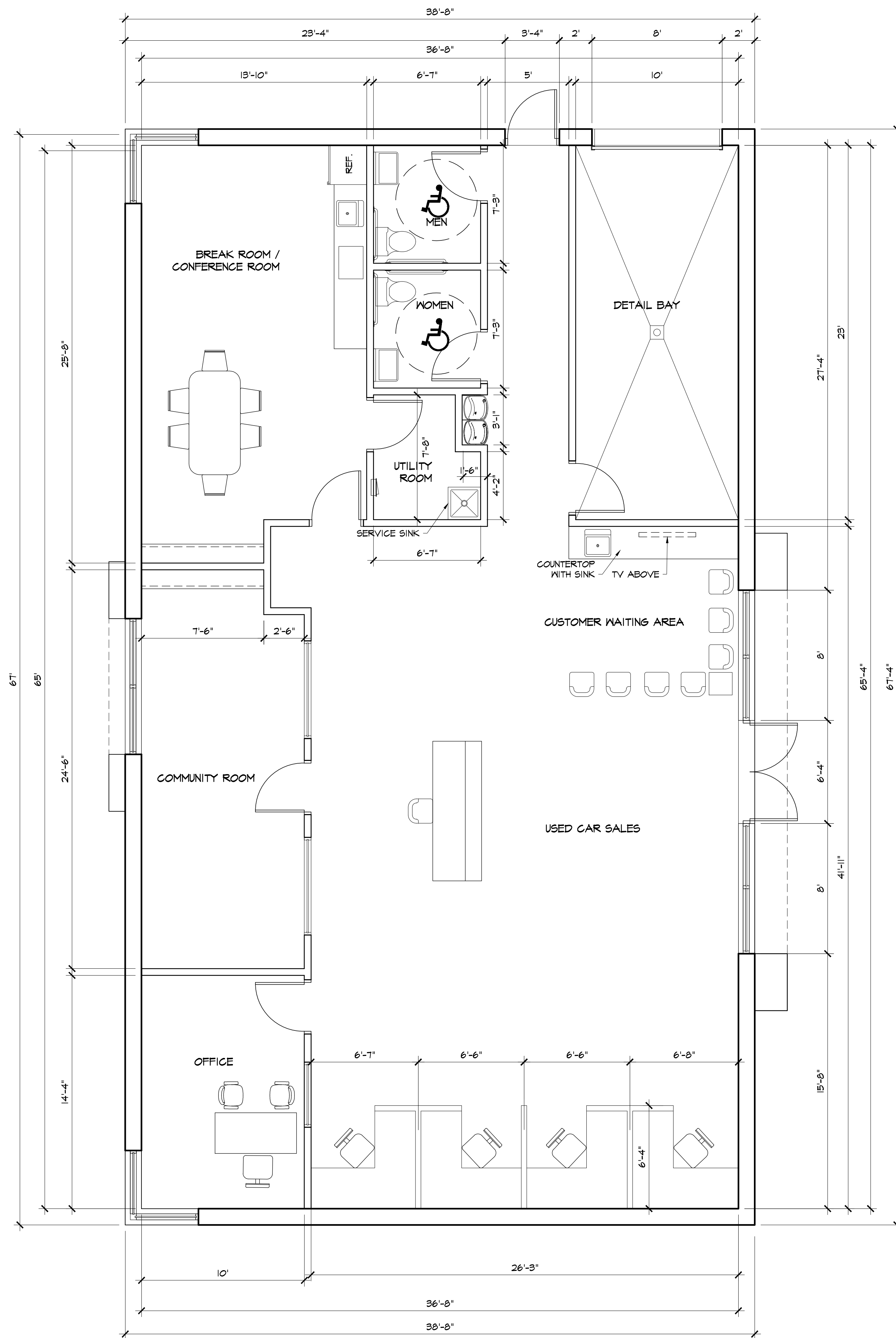
NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

SHRUB PLANTING DETAIL



FLOOR PLAN
SCALE: 1/4" = 1'-0"
TRUE NORTH PROJECT NORTH

LEGEND

— NEW WALL CONSTRUCTION

GUMMA GROUP
DESIGNERS BUILDERS

www.GUMMAGROUP.net

7419 Middlebelt Rd. Suite 4
West Bloomfield, MI 48322
(248) 865-5555 Fax (248) 865-5015

Project:

**Metro City Auto
USED CARS**

1522 Dix Highway
Lincoln Park, MI 48146

Designed JG
Drawn LA
Approved SS P.E.
Scale AS NOTED

Notes

All drawings and written material appearing herein constitute original and unpublished work of Gumma Group and may not be duplicated, used or disclosed without the written consent of Gumma Group.

Do not scale drawings. Use given dimensions only. If not shown, verify correct dimensions with Gumma Group. Contractor shall check and verify all dimensions and conditions at job site.

Project No. 19-75

Issued

Owner's Review 01/10/22
Site Plan Review 04/15/22

Sheet Title and Number

Floor Plan

A-3

Project:

**Metro City Auto
USED CARS**

**1522 Dix Highway
Lincoln Park, MI 48146**

Designed JG
Drawn LA
Approved SS P.E.
Scale AS NOTED

Notes

All drawings and written material appearing herein constitute original and unpublished work of Gumma Group and may not be duplicated, used or disclosed without the written consent of Gumma Group.

Do not scale drawings. Use given dimensions only. If not shown, verify correct dimensions with Gumma Group. Contractor shall check and verify all dimensions and conditions at job site.

Project No. 19-75

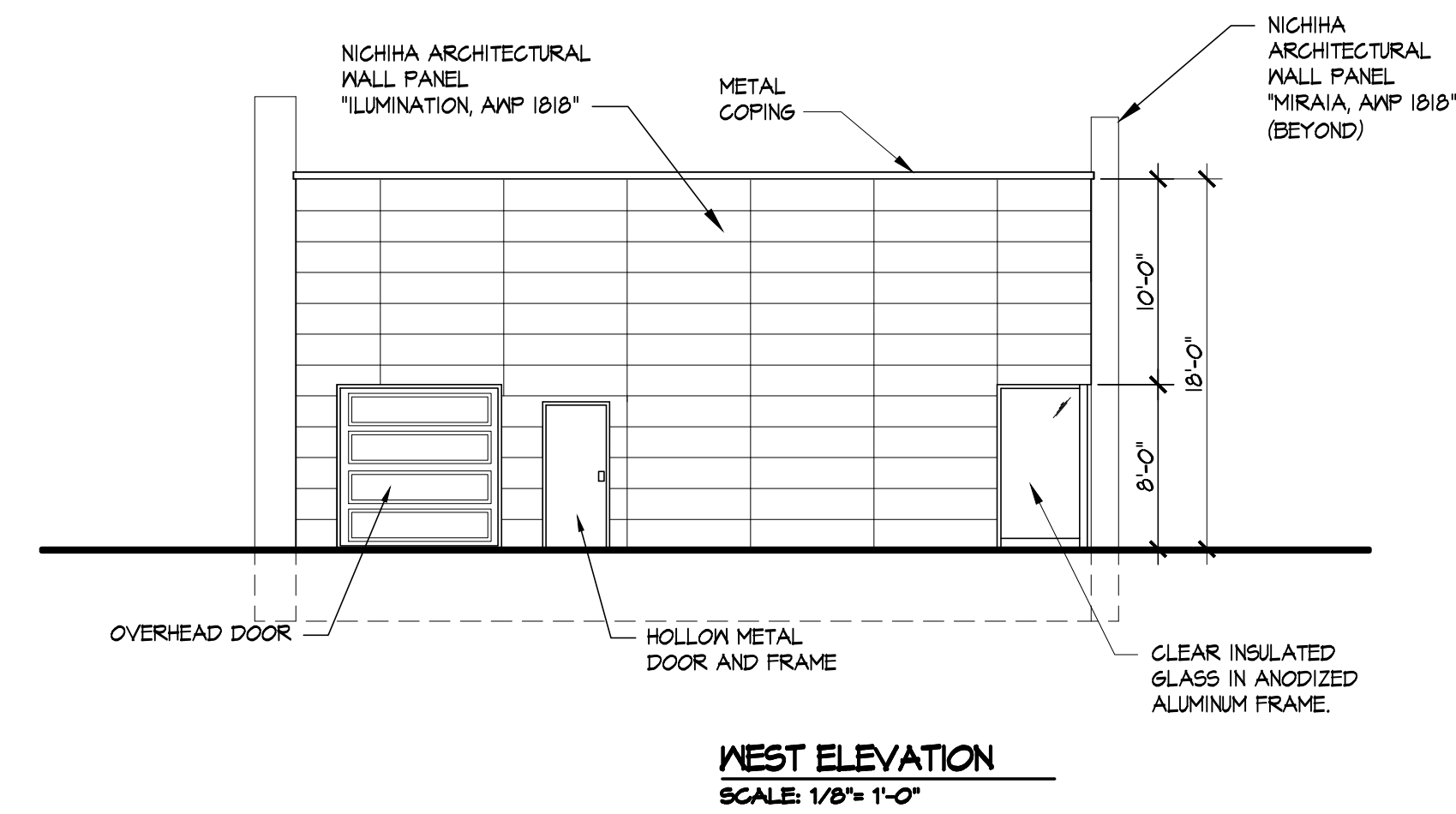
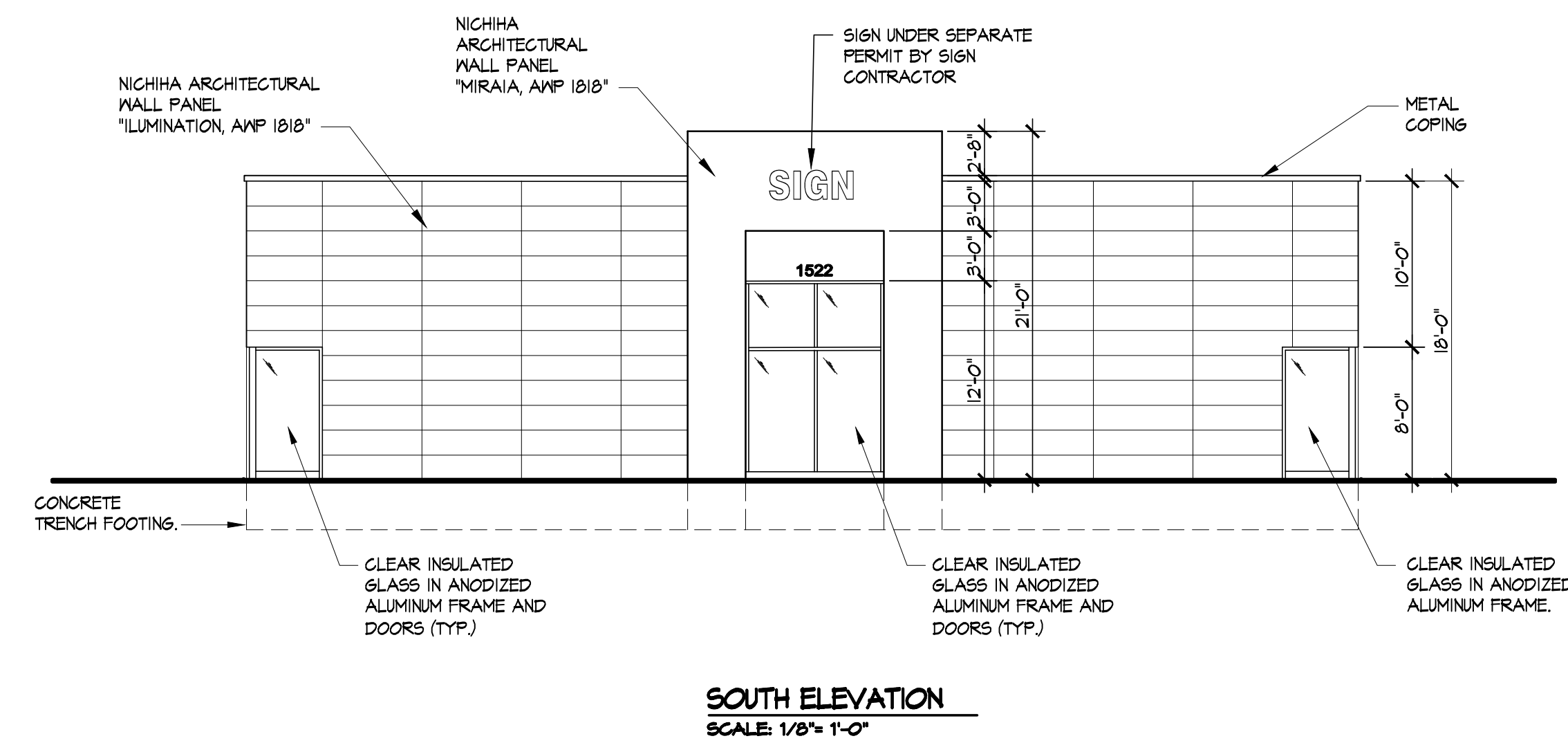
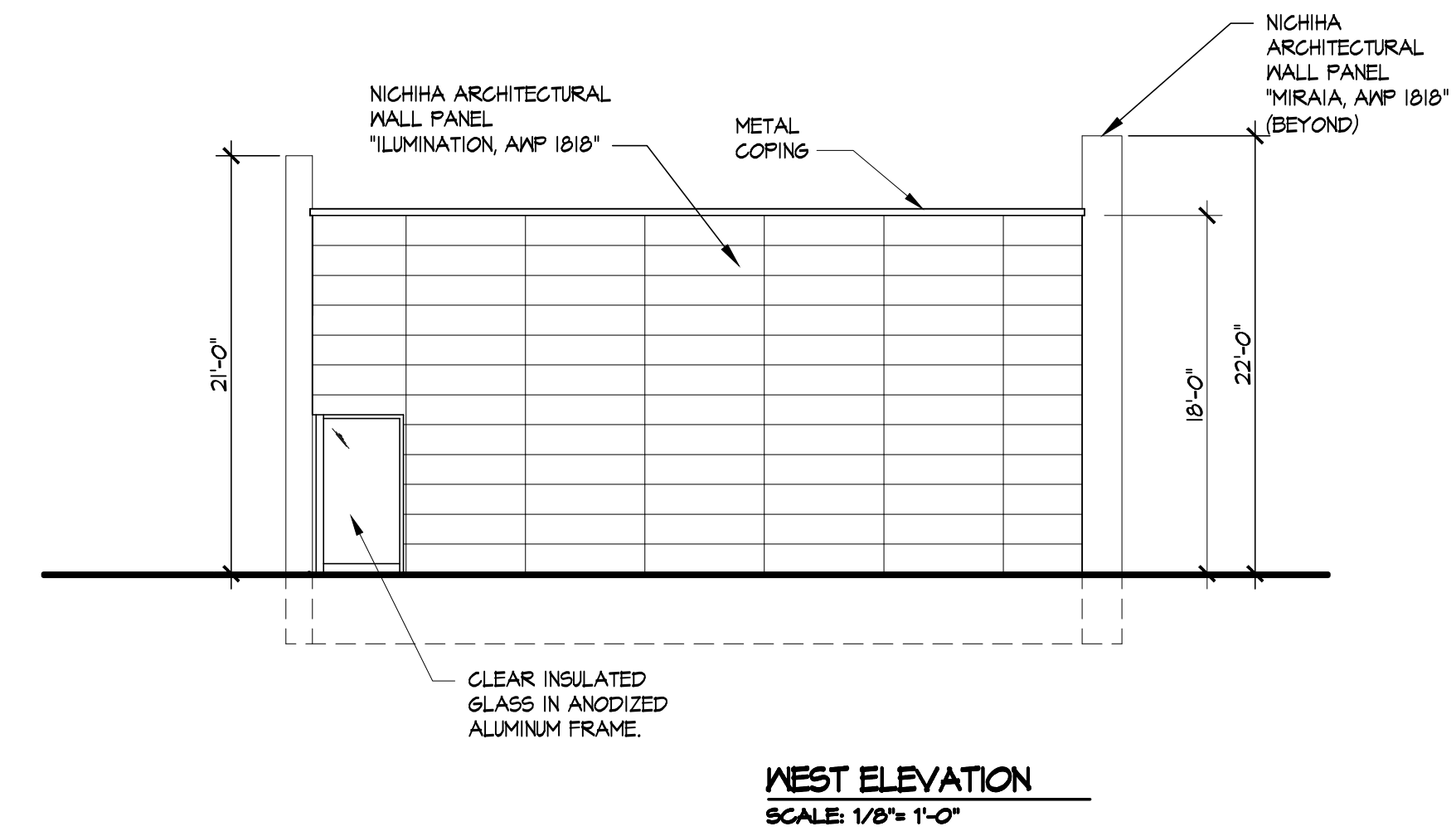
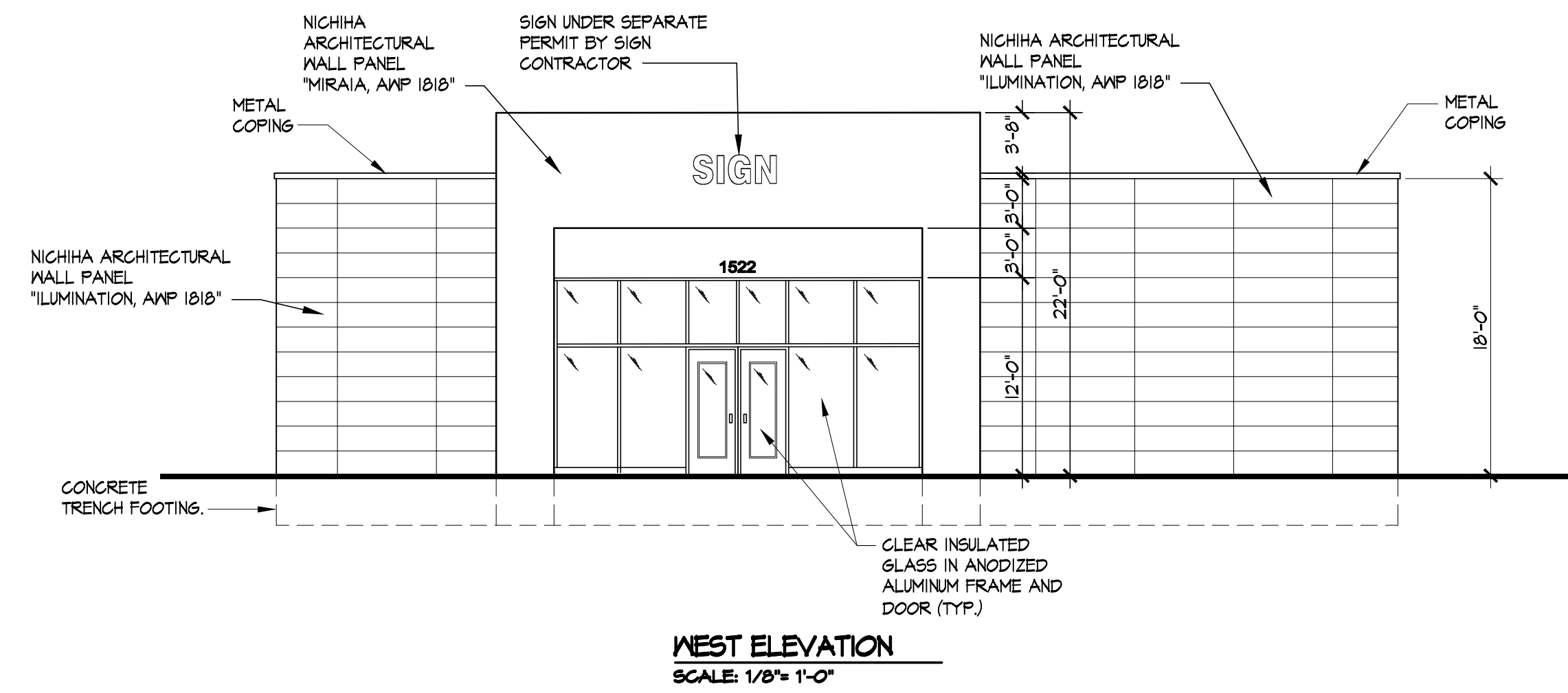
Issued

Site Plan Review 04/14/22

Sheet Title and Number

Elevations

A-3





April 27, 2022

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

Re: Proposed Building (Metro City Auto)
1522 Dix Highway
City of Lincoln Park, MI
Hennessey Project #72165

Dear Ms. Gunden:

Hennessey Engineers, Inc. completed our second review of the plans for the Planning Commission submittal dated April 14, 2022 and received via email from your office.

The project consists of constructing a 2603 sq-ft building with landscaping and a decorative fence in an existing asphalt parking lot.

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. 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 it's determined that no permit is necessary, provide documentation to this office prior to our construction permit review.
2. Storm drainage must be contained on site prior to its controlled discharge. No sheet drainage will be allowed. Elevations at the property lines and within the site must be provided on the detailed engineering plans for permit review.
3. Adequate services and utilities, including water, sewage disposal, sanitary sewer, and stormwater control services, shall be available or provided, and shall be designed with sufficient capacity and durability to properly serve the development. There are no proposed or existing utilities shown on the plans. Any work proposed in the Dix Highway right-of-way will require a County permit. This would include any utility connections and pavement repairs.
4. A Soil Erosion and Sedimentation Control permit may be required from Wayne County. Site size and land disturbance areas are needed for the determination of whether this permit is required.

5. Any 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.
6. If the development is impacted by the 100-year flood plain, the flood plain must be shown on the plans. If it is not, a note must be put on the plans indicating that the area being developed is not within the 100-year flood plain.
7. The plans must be signed and sealed by a Michigan Professional Engineer. The plans should be signed and sealed for the Planning Commission submittal.

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. These plans shall specify the total site area, land disturbance area, and the existing and proposed impervious areas.

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

Sincerely,

HENNESSEY ENGINEERS, INC



Richard J. McCarty, P.E.
Project Manager

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\72165 Auto Sales at 1522 Dix\2022-4-27_1522 dix 2nd PC Review_72165.docx

Elizabeth Gunden

From: Ray Watters <RWatters@citylp.com>
Sent: Monday, January 24, 2022 9:20 AM
To: Elizabeth Gunden
Subject: Re: Site Plan Review Request: 1522 Dix - Auto Sales

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

Chief R.Watters

From: Elizabeth Gunden <egunden@bria2.com>
Sent: Wednesday, January 19, 2022 1:38 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: 1522 Dix - Auto Sales

Hello and Happy New Year!

Please find attached a set of plans for an auto sales use at 1522 Dix. Please note that this plan is for conceptual review only at this point. Also, there is an associated rezoning request that is going to the Planning Commission at the same time (requested change from Single Family Residential District to Municipal Business District). Comments are appreciated by reply to this email by Friday, January 28th. 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 13 2022

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

1522 DIX

City of Lincoln Park

Case No. PPC21-0050

Date Submitted 1-13-22

SPR

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: Mohammad Bazzi (Mo)
Mailing Address: 4468 Westland St Dearborn, MI 48126
Email: Metrocityautogroup@gmail.com
Telephone: (313) 289-6765 Fax: 313-436-5596

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

Mailing Address: _____

Telephone: _____ Fax: _____

Applicant(s) Explanation of Legal Interest in Property:

Owner

Location of Property: Street Address: 1522 Dix Hwy Lincoln Park, MI 48146

Nearest Cross Streets: Dix and Euclid

Sidwell Number (Parcel ID#): _____

Property Description:

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

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Property Size (Square Ft): _____ (Acres): Approximately 1 Acre

Existing Zoning (please check):

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

Present Use of Property: Empty Lot

Proposed Use of Property: Used car Dealership

Please Complete the Following Chart:

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential			
Office			
Commercial	<u>1</u>	<u>2,546 sqft</u>	
Industrial			
Other			

Professionals Who Prepared Plans:

A. Name: Gumma Group

Mailing Address: 7419 Middlebelt Rd. Suite 4
West Bloomfield, MI 48322

Email Address: Gummagroup@gmail.com

Telephone: (248) 865-5555 Fax: (248) 865-5015 Primary Design Responsibility: Site Plan

B. Name: Michael Ralph

Mailing Address: 3334 ROCHESTER RD #158 Address: _____
TROY MI 48083
 Email MICHAEL.E.RALPH@GMAIL.COM

Address: _____

Telephone: (810) 814-0263 Fax: _____ Primary Design Responsibility: Consultant/Planner

C. Name: _____

Mailing Address: _____

Email Address: _____

Telephone: _____ Fax: _____ Primary Design Responsibility: _____

ATTACH THE FOLLOWING:

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

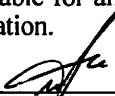
- | | |
|---|--|
| G Wayne County Road Commission | G Wayne County Drain Commission |
| G Wayne County Health Division | G Michigan Department of Natural Resources |
| G Michigan Department of Transportation | G Michigan Department of Environmental Quality |

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

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

APPLICANT ' SENDORSEMENT:

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



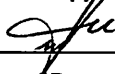
 Signature of Applicant

10/4/21

 Date

 Signature of Applicant

 Date



 Signature of Property Owner Authorizing this Application

10/4/21

 Date

TO BE COMPLETED BY THE CITY

Case No. _____

Date Submitted: _____

Fee Paid: _____

By: _____

Date of Public Hearing: _____

PLANNING COMMISSION ACTION

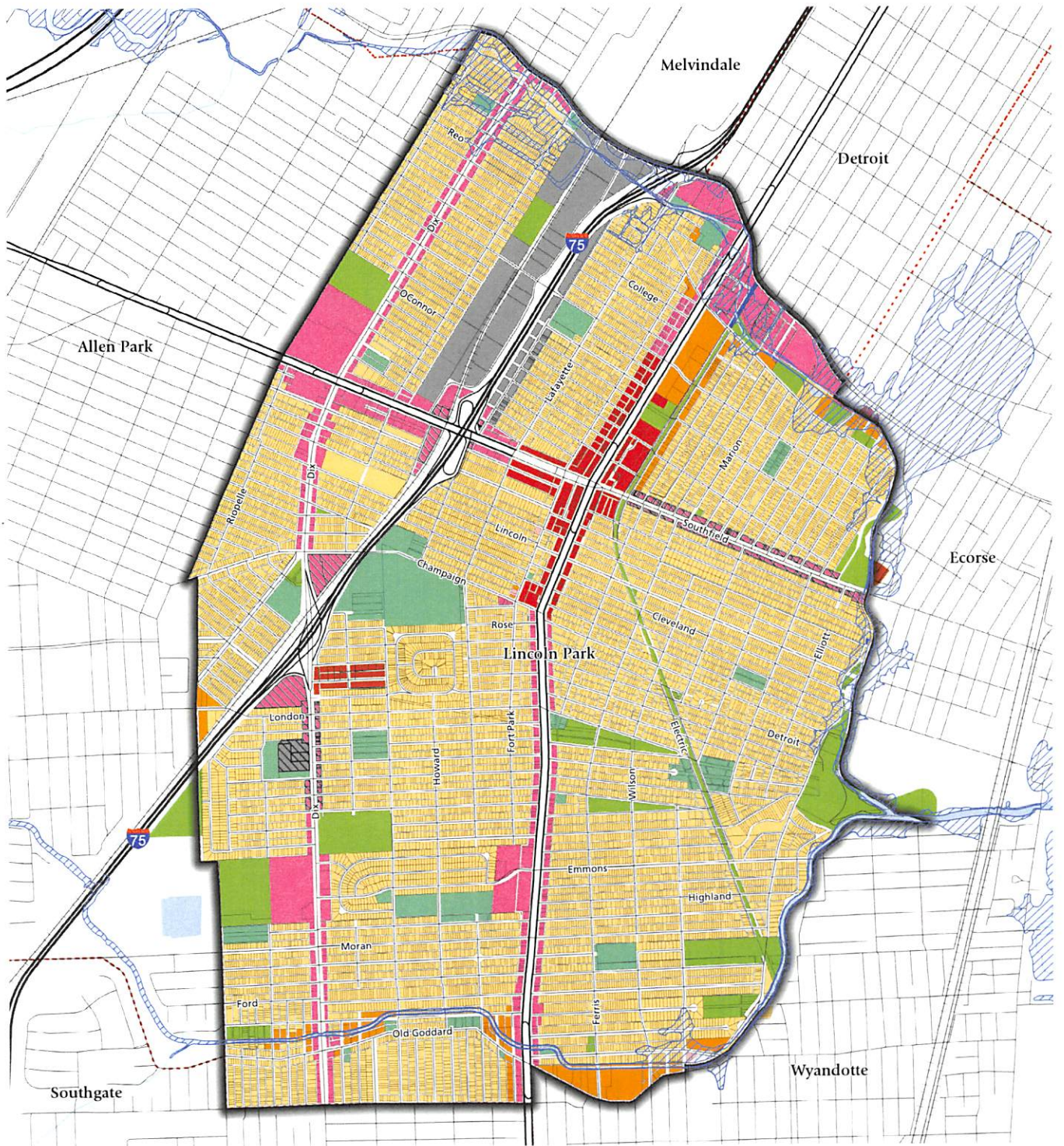
Approved: _____ Denied: _____ Date of Action: _____

**PROPOSED ZONING CHANGE TO
METRO COMMERCIAL
and
USE OF PROPOSED SITE
1522 Dix Highway**

The Proposed site located at **1522 Dix Highway** (next to the PNC Bank) was a parking lot previously known as the PNC Lot has gone vacant for years. Currently zoned Residential given closer review with Lincoln Park Planning agree it appears to be an incorrect zoning given its footprint is very similar to the PNC Bank in its size and position on Dix Highway. There are no residents on DIX in this region at all. All other properties on either side of Dix is strictly zoned commercial. Furthermore, in this same discussion with city staff, it was mutually agreed that this property should be zoned as Metro Commercial under the current city plan and as General Use noted on Page 10 of the November 2019 Master Plan. As part of this application for Special Use is an application to have the zoning corrected so that this application using this property as a Used Car Sales Lot can go forward without incident.

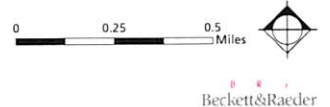
As a Used Car Sales Lot this property shall be tastefully constructed and manicured with a decorative aluminum fence around its perimeter to help secure the area. The property shall have a new tastefully designed and constructed single 2,546 sq-ft facility to be used as a sales and business office with a small auto prep garage. The general business hours shall be from 9am-6pm Monday-Friday and 9am-3pm on Saturday.

There shall be occasions of special community events from time to time and there is a consideration for on-going training for the community and targeted public in the automotive service trades especially for our youth, hobbyists, and 2nd chance citizens who need and want an opportunity. As community-based business we look to serve our ***immediate community*** in which we are located and involve them (and appropriate city officials) in any kinds of decisions that will affect their quality of life as they see it. In addition, we feel we can help create unique opportunity for the playing fields for the youth as a further extension of our service.



CITY OF LINCOLN PARK
Future Land Use

Data Sources: State of Michigan Geographic Data Library, City of Lincoln Park, Wayne County GIS



- | | | |
|----------------------------|----------------------------|------------------------------|
| Lincoln Park Boundary | Lower Density Residential | Downtown Commercial |
| Freeways | Higher Density Residential | Industrial |
| State Roads | Manufactured Home Park | Public |
| All Roads | Neighborhood Commercial | Quasi-Public / Institutional |
| Flood Hazard Overlay | General Commercial ✓ | |
| Automotive Service Overlay | | |

Example action items for Downtown include removing parking minimums downtown, continuing to work with MDOT to bring the speed limit on Fort Street back down, maintaining sidewalks so they are safe and clean for all users, and hosting regular food truck events downtown.

NATURAL FEATURES

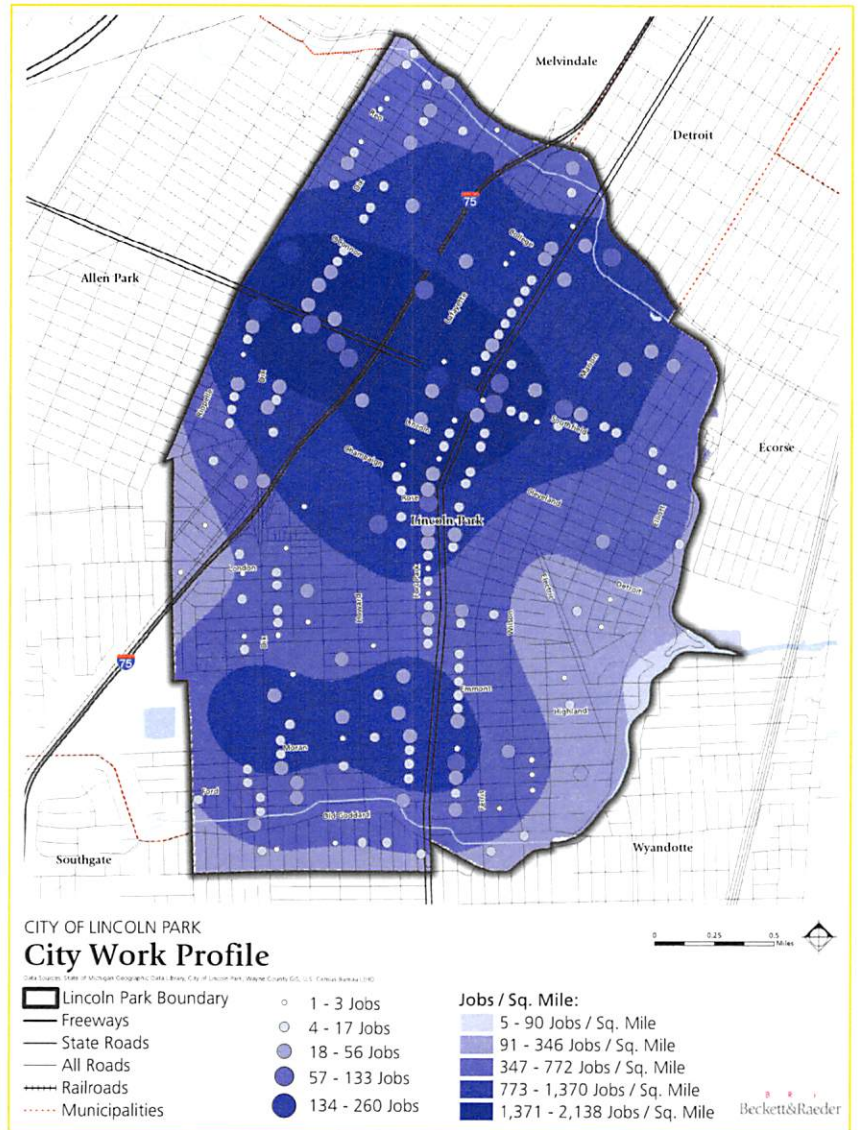
The majority of Lincoln Park is covered in impervious surfaces, though there are areas of permeability along the Ecorse River and in Lincoln Park’s municipal parks. Impervious surfaces increase stormwater runoff and contribute to the urban heat island effect. Increasing the tree canopy coverage is an effective strategy in mitigating these negative effects. Increasing the City’s understanding of the role that natural features can and do play in a successful urban ecosystem will be crucial to the successful future of Lincoln Park.

With the impending unpredictability of Climate Change, the City should adopt standards that exceed FEMA-established minimums in flood zones. However, most of the parcels that flooded during the May of 2019 flooding event were outside of the FEMA-designated flood zones – the greatest recent risk came not from open watercourses but from inadequate infrastructure. When the combined sewer system overflows, the City must discharge untreated sewage into the Ecorse River, and there have been many instances of raw sewage backups in basements. These issues present a great opportunity for green infrastructure improvements.

The Environment recommendations call for the City to reduce the instances of flooding and to mitigate the damage to people and property. In order to do this, the City and its partners must:

- » Reduce the amount of water that hits impervious surfaces.
- » Protect the people and properties at greatest risk of flooding.

Example action items for Environment include minimizing impervious surfaces in



site design approvals, eliminating impervious surfaces that are directly adjacent to water bodies, and updating floodplain overlay zone standards to exceed National Flood Insurance Program minimum guidelines.

ECONOMIC ANALYSIS

Historically, Southeast Michigan has been a manufacturing hub. The manufacturing sector has shrunk by 30% in the region, but compared to the entire U.S. economy, Southeast Michigan still has a higher concentration of manufacturing jobs. The top three sectors that Lincoln Parkers work in are: “manufacturing,” “healthcare and social assistance,” and “retail trade.” The City has especially felt the recent collapse of



CANNON A

Land in the City of Lincoln Park, County of Wayne, State of Michigan:

Lots 822 and 823, except the east 17 feet of each lot deeded for highway purposes, Lots 824 and 825, except the easterly part of Lots 824 and 825 measuring 16.72 feet on the northerly line of Lot 824 and 16.77 feet on the Southerly line of Lot 824 and 16.77 feet on the southerly line of Lot 825, Lots 826, 827, 828, 829, 830, 831 and 832, excepting therefrom the Easterly 17 feet of each lot deeded for street purposes, AND Lots 892, 893 and 894, except the west 20 feet of Lot 892, Lots 895, 896, 897, 898, except the east 17 feet deeded for highway purposes, Lots 899, 900, 901 and 902, except the easterly 17 feet deeded for highway purposes, Lots 903, 904, 905, except the easterly 17 feet thereof, Lots 906 and 907, Lot 908, except the west 20 feet of Lot 908, and vacated alley in the rear of Lots 895 to 905, and vacated alley 18.0 feet wide in the rear of Lots 893, 894, 906, 907, and the easterly 15 feet of Lots 892 and 908, of DIX BOULEVARD VILLAS NO 1 SUBDIVISION OF PART OF P.C. 49, 51 & 59 VILLAGE OF LINCOLN PARK AND ECORSE TOWNSHIP, according to the plat thereof as recorded in Liber 52 of Plats, page 18, Wayne County Records

FOR INFORMATIONAL PUPOSES ONLY -TAXES ASSESSED AS FOLLOWS:

Parcel 1:

Lots 822 through 832, Inclusive, EXCEPT the Easterly 17 feet thereof, DIX BOULEVARD VILLAS SUBDIVISION NO. 1, as recorded in Liber 52, Page 18 of Plats, Wayne County Records.

Parcel 2:

The Easterly 15 feet of Lot 892 Also Lots 893 and Lot 894, Also the adjacent to the South line of said Lots ALSO Lot 895 through 905, EXCEPT the Easterly 17 feet thereof, Also adjacent vacated alley ALSO Lots 906 and 907, Also the Easterly 15 feet of Lot 908, DIX BOULEVARD VILLAS SUBDIVISION NO. 1, as recorded in Liber 52, Page 18 of Plats, Wayne County Records.

COMMONLY KNOWN AS:

1466 Dix Hwy., Lincoln Park, MI 48146-1445 (Parcel 1) 1522 Dix Hwy., Lincoln Park, MI 48146-1445 (Parcel 2)

Tax I.D. No.:

45-005-01-0822-001 (Parcel 1) 45-005-01-0892-001 (Parcel 2)

RECEIVED

1522 Dix

OR.

JAN 13 2022

Case No. PPC21-0050

Date Submitted 1-13-22

SLU

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

City of Lincoln Park

APPLICATION FOR SPECIAL USE APPROVAL

NOTICE TO APPLICANT: Applications for Special Use review by the Planning Commission must be submitted to the City in substantially complete form at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. The application must be accompanied by six (6) individual folded copies of the site plan, plus the required review fees. Regular meetings of the Planning Commission are held on the second Wednesday of each month at 7:00 p.m. All meetings are held at the Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan 48146. Phone number (313) 386-1800; Fax (313) 386-2205.

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

TO BE COMPLETED BY APPLICANT:

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

Applicant: Mohammad Bazzi (Mo)

Mailing Address: 4468 Westland St
Dearborn, MI 48126

Email Address: MetroCityAutoGroup@gmail.com

Telephone: (313) 289-6765 Fax: _____

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

Mailing Address: _____

Telephone: _____ Fax: 313-436-5596

Applicant's Legal Interest in Property: Owner

Location of Property Street Address: 1522 Dix Hwy Lincoln Park, MI 48146

Nearest Cross Streets: Dix and Euclid

Sidwell Number: _____

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): Approximately 1 Acre (Acres): _____

Present Use of Property: Empty Lot

Proposed Use of Property: Used Car Dealership

Existing Zoning (please check):

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

Please Complete the Following Chart:

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential			
Office			
Commercial	1	2,546 Sqft	
Industrial			
Other			

ATTACH THE FOLLOWING:

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

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

APPLICANT'S ENDORSEMENT:

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

Signature of Applicant _____	Date _____ 10/4/21
Signature of Applicant _____	Date _____
Signature of Property Owner Authorizing this Application _____	Date _____ 10/4/21

To be completed by City:

Date Submitted: _____ Fee Paid: _____
 Received By: _____ Date of Public Hearing: _____

PLANNING COMMISSION ACTION (RECOMMENDATION)

To Approve: _____ To Deny: _____ Date of Action: _____
 Reasons for Action Taken: _____

CITY COUNCIL ACTION

Approved: _____ Denied: _____ Date of Action: _____
 Reasons for Action Taken: _____

**PROPOSED ZONING CHANGE TO
METRO COMMERCIAL
and
USE OF PROPOSED SITE
1522 Dix Highway**

The Proposed site located at **1522 Dix Highway** (next to the PNC Bank) was a parking lot previously known as the PNC Lot has gone vacant for years. Currently zoned Residential given closer review with Lincoln Park Planning agree it appears to be an incorrect zoning given its footprint is very similar to the PNC Bank in its size and position on Dix Highway. There are no residents on DIX in this region at all. All other properties on either side of Dix is strictly zoned commercial. Furthermore, in this same discussion with city staff, it was mutually agreed that this property should be zoned as Metro Commercial under the current city plan and as General Use noted on Page 10 of the November 2019 Master Plan. As part of this application for Special Use is an application to have the zoning corrected so that this application using this property as a Used Car Sales Lot can go forward without incident.

As a Used Car Sales Lot this property shall be tastefully constructed and manicured with a decorative aluminum fence around its perimeter to help secure the area. The property shall have a new tastefully designed and constructed single 2,546 sq-ft facility to be used as a sales and business office with a small auto prep garage. The general business hours shall be from 9am-6pm Monday-Friday and 9am-3pm on Saturday.

There shall be occasions of special community events from time to time and there is a consideration for on-going training for the community and targeted public in the automotive service trades especially for our youth, hobbyists, and 2nd chance citizens who need and want an opportunity. As community-based business we look to serve our ***immediate community*** in which we are located and involve them (and appropriate city officials) in any kinds of decisions that will affect their quality of life as they see it. In addition, we feel we can help create unique opportunity for the playing fields for the youth as a further extension of our service.

1132 Southfield – Retail

Site Plan Review

Applicant	Husein Awada-Issa
Project	Retail
Address	1132 Southfield Road Lincoln Park, MI 48146
Date	May 11, 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 store, to include the sale of tools, small appliances, and clothes. The existing building is currently vacant and was previously used as a medical office.

Site Conditions

The 0.21-acre site is located on the corner of Southfield Road and Electric Avenue. There is an existing public sidewalk along both rights-of-way, and the rear (north) side of the property abuts Austin Avenue and a residential neighborhood. Access to the site is via Austin Avenue in the back, where there is also a small parking area.

Master Plan

Future Land Use Classification

The future land use classification for the site is General Commercial. The proposed retail use 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 Municipal Business District (MBD). “Retail businesses” are principally permitted in the district per §1278.02(v) of the Lincoln Park Zoning Ordinance.

Proposed and Existing Uses

Site	Commercial (vacant building) – Municipal Business District (MBD)
North	ROW, then Residential – Multiple Family Residential District (MFRD)
East	Commercial – Municipal Business District (MBD)
South	ROW, then Commercial – Municipal Business District (MBD)
West	ROW, then Commercial – Central Business District (CBD)



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
S-01	Site Plan	04/02/2022	–
S-02	Landscaping Plan	04/14/2022	–
A-01	Existing Floor Plan	04/02/2022	–
A-02	Proposed Floor Plan	04/02/2022	–
A-03	Exist. & Prop. Elevation	04/14/2022	–

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	~96 ft.	Met
Street Frontage (§1294.09)	Shrubbery and low retaining walls maximum 2 ½' < height < 8'	Existing building is at corner	N/A
Lot Area	Min. 4,000 sq. ft.	~9,270 sq. ft.	Met
Lot Coverage	Max. 50%	~2,240/9,270 = 24%	Met
Height	2-Story Building; 25 ft	1 story	Met
Setback – Front	0	Southfield: 0'; Electric: ~1'	Met
Setback – Sides	0	~53' (east)	N/A
Setback – Rear	0	~28'	Met


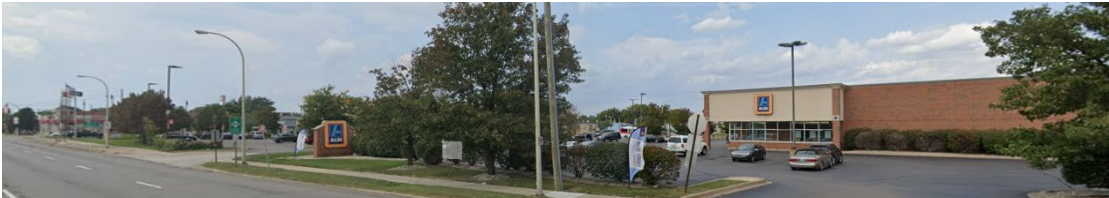
Items to be addressed

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 east on Southfield Road – single-story, square, flat roofs, auto-oriented.</p>  <p>1 block west on Southfield Road – 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) <ul style="list-style-type: none"> <u>Southwest Elevation (front on Dix): 100% masonry</u> <ul style="list-style-type: none"> Brick: ~205 sf Glass (exempt): ~104 sf Total Area: ~309 sf <u>Northwest Elevation (front on Electric): 100% masonry</u> <ul style="list-style-type: none"> Brick: ~480 sf Glass (exempt): ~221 sf Total Area: ~701 sf <u>Northeast Elevation (rear): 93% masonry (300 / 323)</u> <ul style="list-style-type: none"> CMU Block: ~300 sf Metal door: ~23 sf Total Area: ~323 sf <u>Southeast Elevation (side): 100% masonry</u> <ul style="list-style-type: none"> CMU Block: ~795 sf Glass (exempt): ~21 sf Total Area: ~816 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 block</i> 	<p>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>Southfield: 104 / 309 = 34%; Electric: 221 / 701 = 32%</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 <i>Flat roof</i> • Rooflines >100' = roof forms, parapets, cornice lines • Roof-top mechanical equipment screened by roof form. <i>Existing mechanical equipment not screened</i> 	NOT MET

The proposed façade renovations include adding three windows and additional brick to the façade facing Southfield Road, which will bring the existing building into compliance with the building material requirements. There is existing roof-top mechanical equipment that is not screened. Should the existing equipment be replaced, it would need to be screened in accordance with Ordinance requirements.

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 public sidewalk on Southfield Road and Electric 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 Stores	One (1) for every two-hundred-fifty (250) square feet of gross floor area. <i>2,240 GFA / 250 = 9 spaces</i>	3 parking spaces	NOT 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 via Austin Ave.	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 concrete. Engineering comments indicate that concrete will need to be replaced.	INQUIRY
	Concrete curbs and gutters	Existing concrete curbs and gutters	Met
	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 Austin Ave. 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	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.	Parking facilities do not abut a public sidewalk.	Met

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 9 parking spaces. There are an additional 11 off-street parking spaces located on the other side of Austin Avenue in the rear, which are available for use of patrons visiting the site. 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 Planning Commission waiver is requested to reduce the number of parking spaces from 9 to 3. Considerations include the size and configuration of the existing site as well as the availability of off-street parking spaces on the other side of Austin Ave.*
- Applicant shall remove and replace broken and settled concrete and shall bring up the parking lot to current 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	INQUIRY

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.

There is no vehicular access to this site from any of these routes (vehicular access is via Austin Ave. 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 Southfield Road, Electric Avenue, or Austin Avenue.

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 large grass area to the east of the building is considered a greenbelt by definition; therefore, it counts toward the greenbelt requirement.	Met
	1 tree and 4 shrubs per 40' of street frontage <i>96' on Southfield Rd. + 100' on Electric Ave = 196' frontage = 5 trees and 20 shrubs</i> <i>30% redevelopment standard = 1 tree + 6 shrubs</i>	There is ample space in the grass area to the east of the building to add the required street landscaping.	INQUIRY
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	Parked vehicles do not face a ROW.	N/A
Interior Landscaping	10% of total lot area landscaped, including groundcover <i>(9,270 sf * 0.1) = 927 sf landscaping</i> <i>30% redevelopment standard = 278 sf</i>	~4,950 sf of total lot area is landscaped with grass cover.	Met
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Interior landscaping grouped near entrances and walkways.	Met
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>30% redevelopment standard = 0 trees + 1 shrub</i>	1 shrub provided	Met
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces < 10 parking spaces	Not applicable	N/A
	100 sf of planting area per tree		
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	Sheet S-01 notes that a dumpster will be located outside the building, but no details or location provided.	INQUIRY
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive), and/or solid 6' masonry wall ornamental on both sides	Not abutting residential	N/A

There is a large area of green space to the east of the building that is currently landscaped with grass cover. Because the proposed project is a redevelopment of an existing site, it must only meet 30% of the landscaping standards. Section 1296.03(d)(1)(B) states that for the street landscaping requirements, the “location of the trees and shrubbery is discretionary.” Therefore, there is ample space in the existing grass area to provide 30% of the required street landscaping.

Items to be addressed

- *Applicant shall revise the landscaping plan to include one (1) tree and six (6) additional shrubs.*
- *Applicant shall provide a waste management plan. If a dumpster is proposed, applicant shall provide the dumpster location and screening wall and enclosure details.*

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 is existing roof-top mechanical equipment that is not screened. Should the existing equipment be replaced, it would need to be screened in accordance with Ordinance requirements.

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.

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

VARIANCES

No variances are anticipated from this proposal.

Items to be addressed

- None

RECOMMENDATIONS

Findings

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

Conditions & Waivers

Waivers

- A Planning Commission waiver is requested to reduce the number of parking spaces from 9 to 3. Considerations include the size and configuration of the existing site as well as the availability of off-street parking spaces on the other side of Austin Ave.

Conditions to be Addressed Before Approval Letter is Issued

- Applicant shall provide the required loading and unloading space in accordance with §1290.09 of Lincoln Park Zoning Code.
- Applicant shall revise the landscaping plan to include one (1) tree and six (6) additional shrubs.
- Applicant shall provide a waste management plan. If a dumpster is proposed, applicant shall provide the dumpster location and screening wall and enclosure details.
- 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.

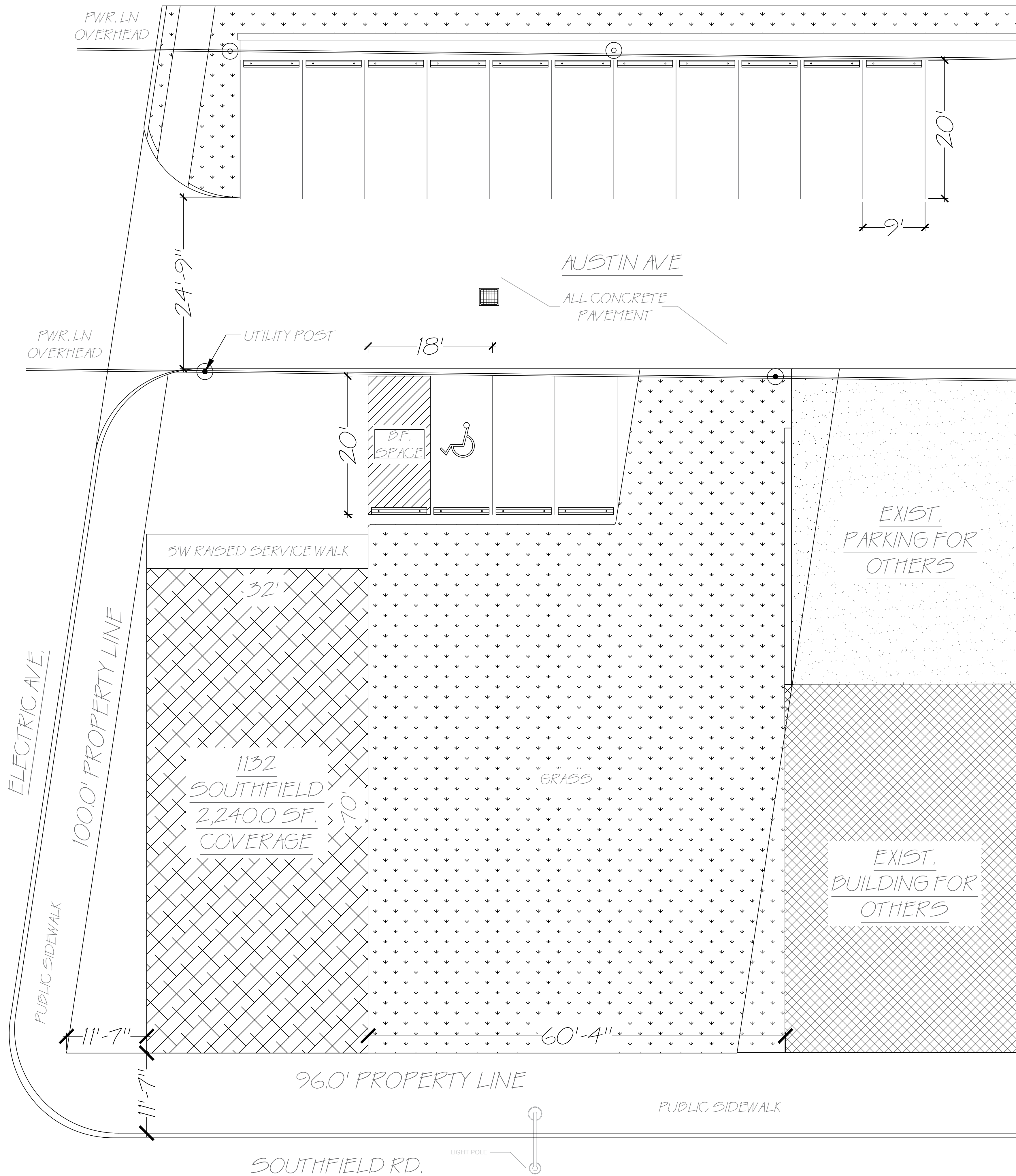
Conditions of Approval

- Applicant shall ensure that concrete sidewalks are brought up to City standards.
- Applicant shall remove and replace broken and settled concrete and shall bring up the parking lot to current 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 Southfield Road right-of-way requires a permit from the Wayne County Road Commission.
- Applicant to secure all appropriate agency reviews as needed.

Proposed Motion

I move that the City of Lincoln Park Planning Commission **approve** the site plan numbered PPC22-0007, proposing a retail establishment at 1132 Southfield Road and consisting of the pages and revision dates found under 'Site Plan Documents' above, based on the finding that the proposal substantially complies with the requirements of §1296.01. This approval is conditional upon the submittal, within 45 days of the date of this report, of a revised Site Plan resolving the items noted above and subject to administrative review and approval.



1132 Southfield Rd, Lincoln Park, MI. 48146
Ex. Liquidation Store

SITE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF LINCOLN PARK. BUILDINGS TO BE DESIGNED IN ACCORDANCE WITH THE STATE OF MI CONSTRUCTION CODE 2015 MICHIGAN BUILDING CODE.
2. HANDICAPPED PARKING SHALL BE IDENTIFIED WITH THE INTR. SYMBOL.
3. DUMPSTER WILL BE LOCATED OUTSIDE BUILDING

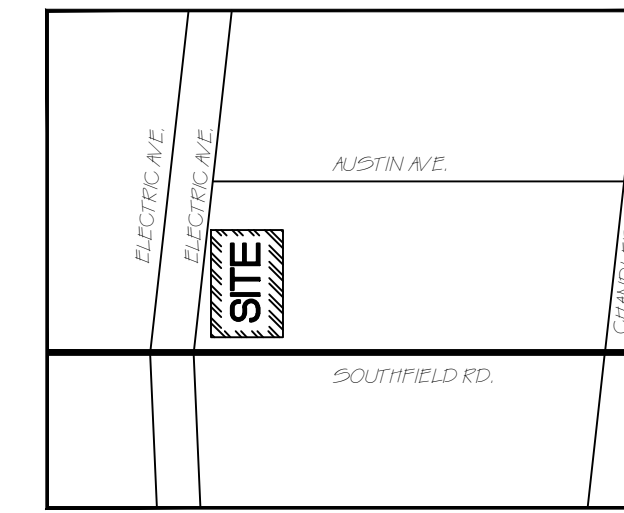
SITE DATA

TOTAL SITE AREA - EXIST. BUILDING	9,272.0 SF.
TOTAL BUILDING AREA - OCCUPANCY USE CLASSIFICATION: CONSTRUCTION CLASSIFICATION: GROSS AREA SUMMARY	2,240.0 SF. C TYPE I/D NON-SPRINKLED AREAS OCCUPANT LOAD:
NUMBER OF REQ. EXITS PER TABLE 1010.2 - 2 EXITS PROVIDED	2 REQ. MIN.
PARKING SPACES REQUIRED FOR BUSINESS (RETAIL): ONE SPACE PER 200 SF. OF GROSS AREA	2,240 / 200 = 11.2
GROSS FLOOR AREA - REQUIRED NUMBER OF PARKING SPACES - 1,344 / 200 =	6.72 OR 7 SPACES REQUIRED
TOTAL PARKING PROVIDED	15 SPACES
TYP. PARKING DIM.	9'-0" X 20'-0"
BARRIER - FREE PARKING SPACE	16'-0" X 20'-0"

OCCUPANCY CLASSIFICATION	C	IDC CHAPTER 3
TYPE OF CONSTRUCTION	I/D	IDC CHAPTER 6
FIRE SPRINKLERS	NO	IDC 903, 903.3
FIRE ALARM	NO	IDC 907, 907.2.2
NUMBER OF EXITS	REQUIRED (2) PROVIDED (2)	IDC 1015 & TABLES 1015.1, 1019.1, 1019.2
HEIGHT:	ACTUAL (1'-0")	IDC 503/504 & TABLE 503
STORIES:	ACTUAL (1)	IDC 503 & TABLE 503
REQUIRED FIRE RESISTANCE (EXISTING EXTERIOR WALLS)	EXISTING	IDC 704, 711.4 & TABLES 601, 602
FIRE RESISTANCE		IDC 508, CHAPTER 7, 1020, 1022
RATING REQUIREMENT FOR BLDG. ELEMENT		3006.4, & TABLES 601

SCOPE OF WORK

1. CREATE 3 WINDOW OPENINGS ON SOUTHERNMOST SIDE OF BUILDING & INSTALL CORRESPONDING WINDOWS.
2. REMOVE RECEPTION AREA, ALL OFFICES & ALL EXAM ROOMS.
3. REPAIR WALL PANELING WHERE NEEDED USING MATCHING MATERIAL.
4. REMOVE ALL CEILING TILE GRIDS FROM STRUCTURE
5. PAINT EXPOSED CEILING.
6. REPAINT PARKING STRIPES IN REAR (7 SPACES REQ. MIN.)



KEY PLAN

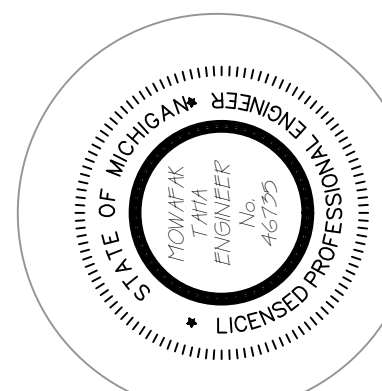
FINISH SCHEDULE

- *ALL CEILING TILE GRIDS TO BE REMOVED. EXPOSED CEILING TO BE PAINTED.
- *ALL EXISTING WALL COVERINGS TO REMAIN.
- *ALL EXISTING FLOOR COVERINGS TO REMAIN
- *ALL EXTERIOR WALLS FIRE RATED

ANALYSIS ITEMS

- 2015 UNIFORM ADMINISTRATIVE CODE
- 2015 INTERNATIONAL BUILDING CODE
- 2015 UNIFORM MECHANICAL CODE
- 2012 UNIFORM PLUMBING CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2015 UNIFORM FIRE CODE (NFPA 1) WITH MODIFYING ORDINANCE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE ACCESSIBILITY REQUIREMENT BY ICC / A111-2009

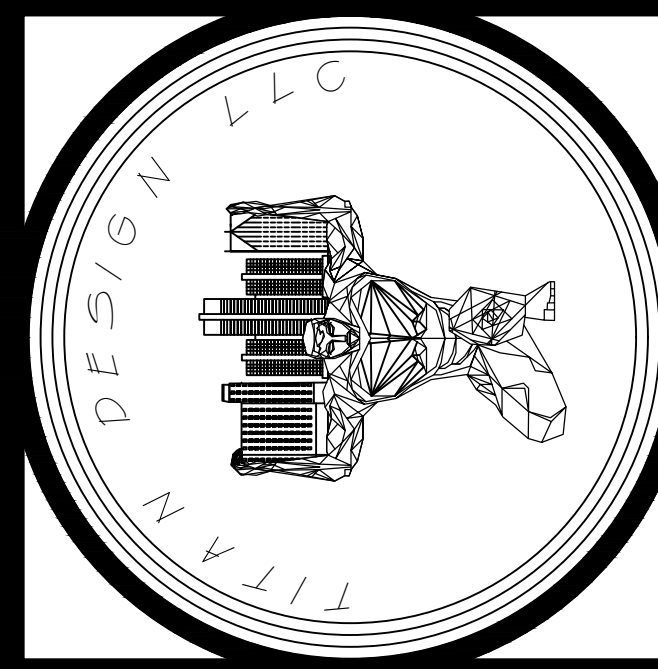
I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the laws of the State of Michigan by my hand and seal.



Mowafak M. Taha, P.E. 46785
Date 01/22/2021

PARK OUTLET
1132 SOUTHFIELD RD.
LINCOLN PARK, MI 48126

APPLICANT INFORMATION:
TITAN DESIGN, LLC
23720 EDWARD ST.
DEARBORN, MI 48128
(313) 268 - 9815
CONTACT@TITANDSIGN@GMAIL.COM
HASSAN DARWICHE

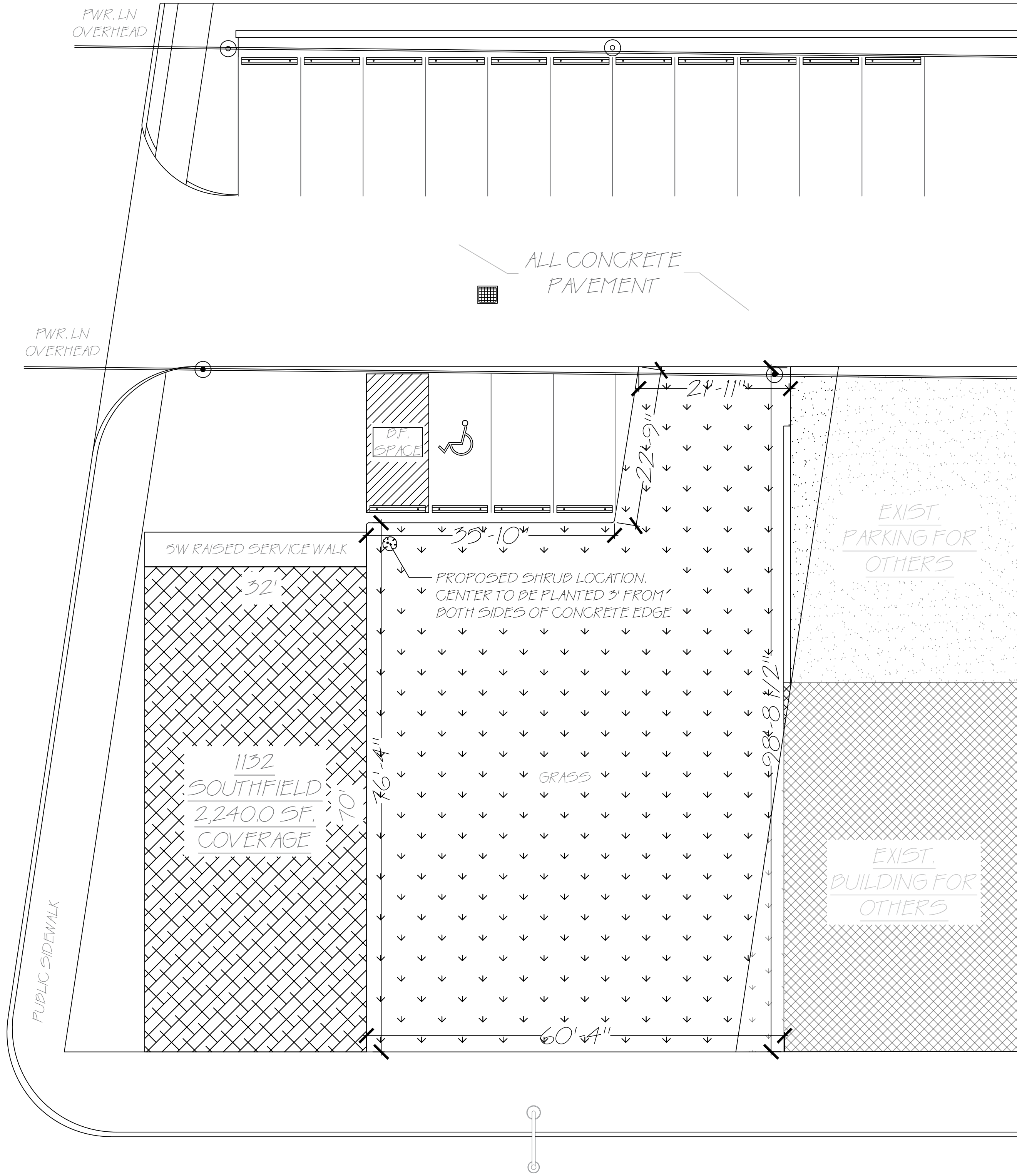


SCALE
Scale 1/8" = 1'

SHEET No. 1
S-01

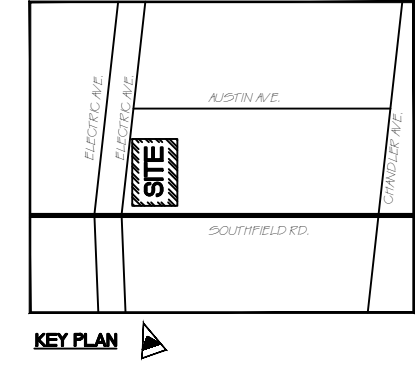
SITE PLAN

1132 SOUTHFIELD RD, LINCOLN PARK, MI 48146



SCOPE OF WORK:

1. PLANT (1) SHRUB IN REAR OF BUILDING NEAR EASTERMOST SIDE OF EXISTING SERVICEWALK. SHRUB CENTER TO BE PLANTED 3' FROM BOTH SIDES OF CONCRETE.



INTERIOR LANDSCAPING:

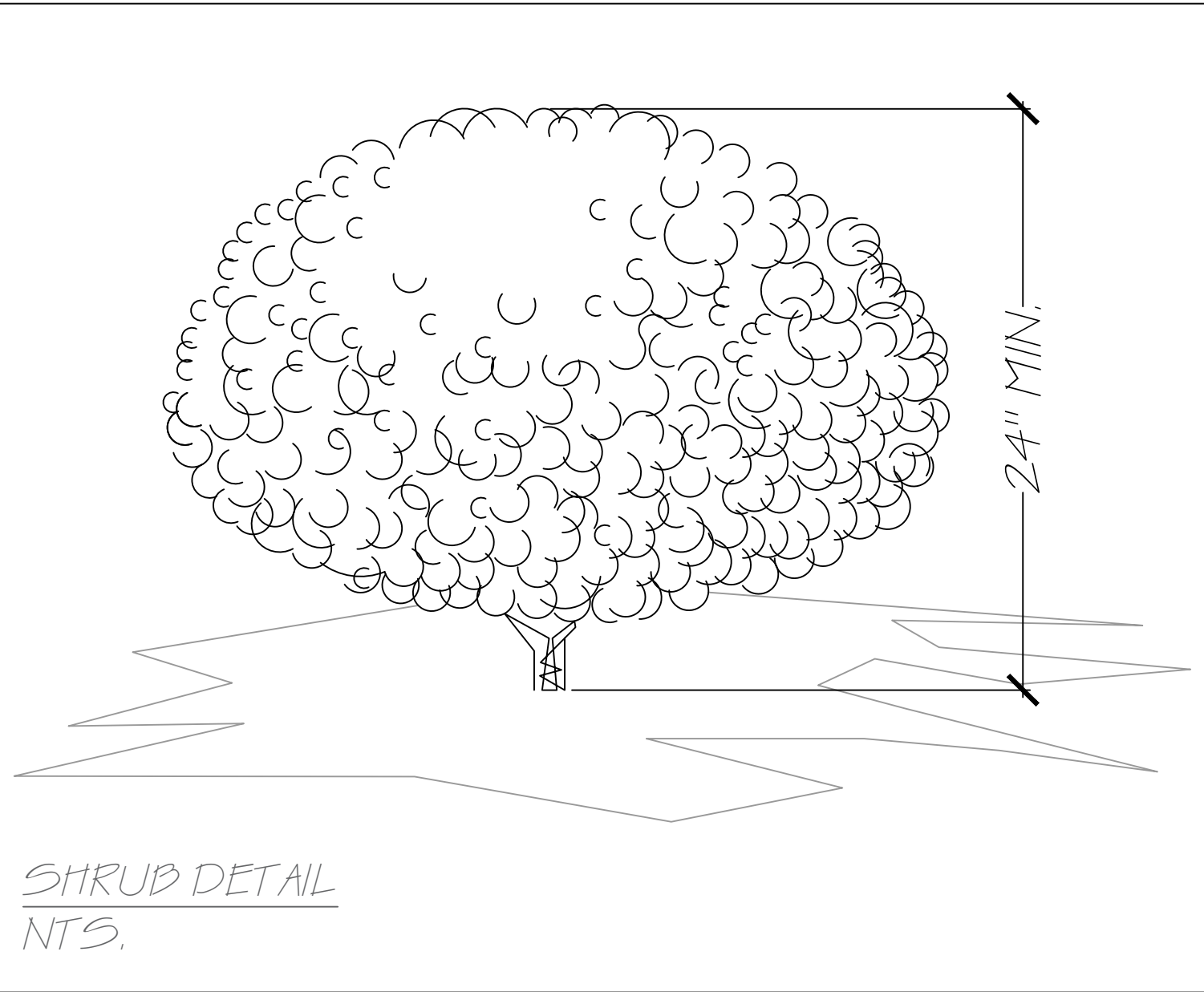
STRUCTURE: EXISTING
 LOT SIZE: 9,272.0 SF.

9,272.0 (LOT) X 10% (REQ. LNDSCP) = 927.2 SF.
 927.2 (REQ. LNDSCP) X 30% (EXISTING) = 278.1 SF.

278.1 SF. REQUIRED INTERIOR LANDSCAPING

ACCEPTABLE TREES & SHRUBS (OR COMPARABLE SPECIES)

AMUR MAPLE SWEETGUM GOLDENRAIN TREE
 HAWTHORN LONDON PLANE TREE SCARLET OAK
 WHITE ASH (SEEDLESS) PIN OAK EUROPEAN LINDEN
 HONEY LOCUST (THORNLESS) LITTLE LEAF LINDEN
 ZELKOVA
 JUNIFER DORDER PRIVET GINKGO
 MUGO PINE SERBIAN SPRUCE MOCKORANGE
 EUONYMUS COTONEASTER SNOWDRIFT CADAPPLE
 HEDGE MAYPLE DAYBERRY EUROPEAN HORNBEAN
 VIBURNUM DENSE YEW HICKS YEW
 DWARF CALLERY PEAR RED MAPLE SUGAR MAPLE (BRADFORD)



SITE NOTES:

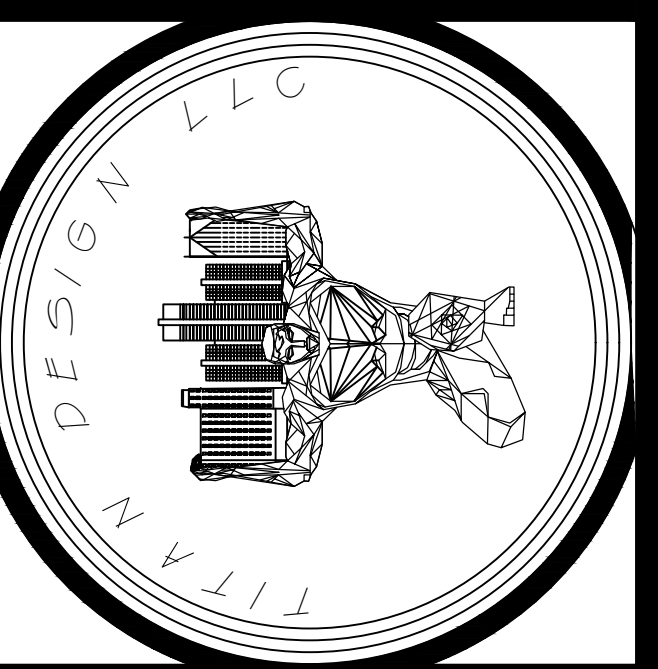
ONE (1) TWENTY FOUR (24) INCH HIGH SHRUB SHALL BE PROVIDED FOR EVERY TWO HUNDRED-FIFTY (250) SQUARE FEET OF REQUIRED INTERIOR LANDSCAPING AREA.

MARK	DATE	Building Dept. DESCRIPTION
	4/14/22	

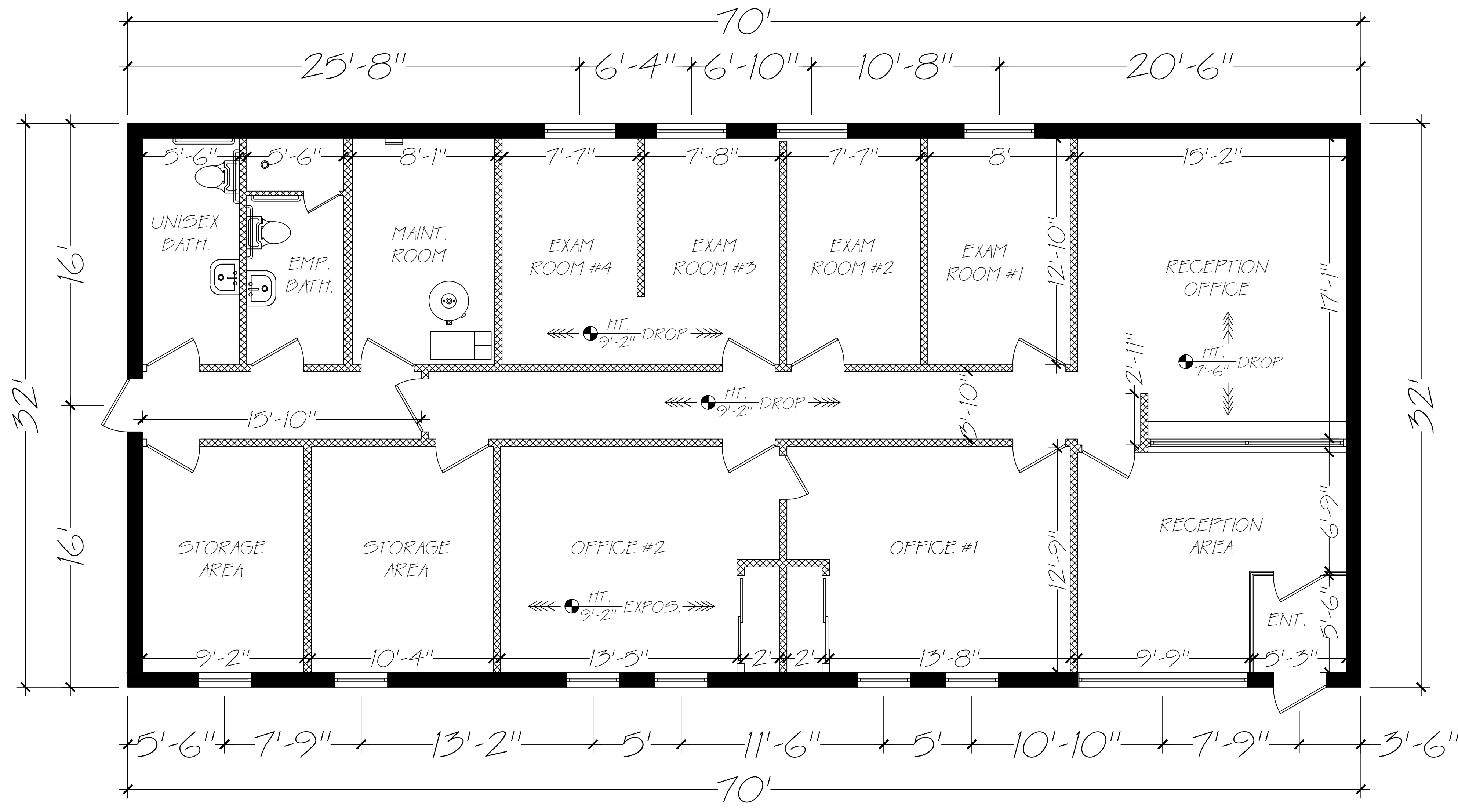
OWNER AND THE CONTRACTORS ARE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS

PARK OUTLET
 1132 SOUTHFIELD RD,
 LINCOLN PARK, MI 48146

APPLICANT INFORMATION:
 TITAN DESIGN, LLC
 23720 EDWARD ST.
 DEARBORN, MI 48128
 (313) 268 - 9815
 CONTACT@TITANDESIGN.COM
 HASSAN DARWICHE



SCALE: Scale 3/32"=1'
 SHEET No. 5
S-02
 LANDSCAPING PLAN



EXISTING FLOOR PLAN
 *ALL PLUMBING, MECHANICAL AND ELECTRICAL TO REMAIN AS-IS.

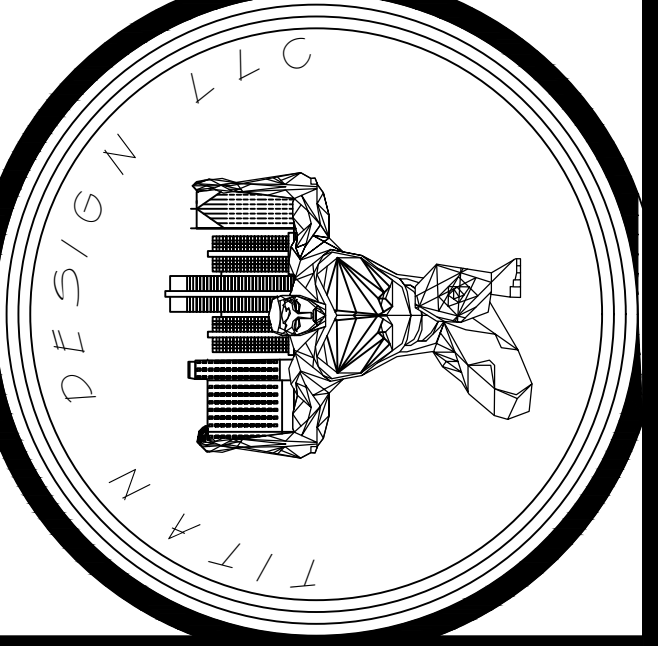
MARK	DATE	Building Dept. DESCRIPTION
4/2/22		

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

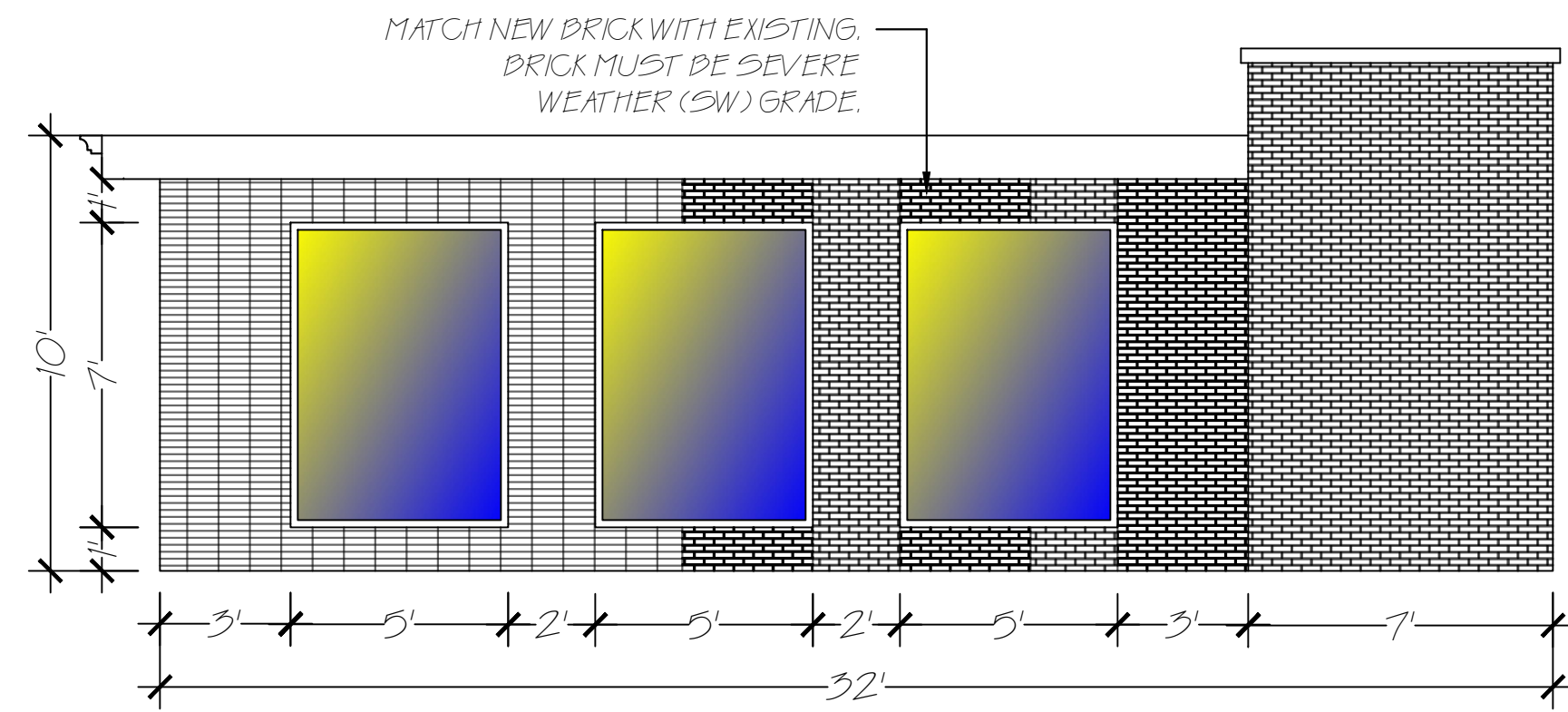
Mowafak M. Taha, P.E. 46735
 Date 01/22/2021

PARK OUTLET
 1132 SOTHFIELD RD.
 LINCOLN PARK, MI 48126

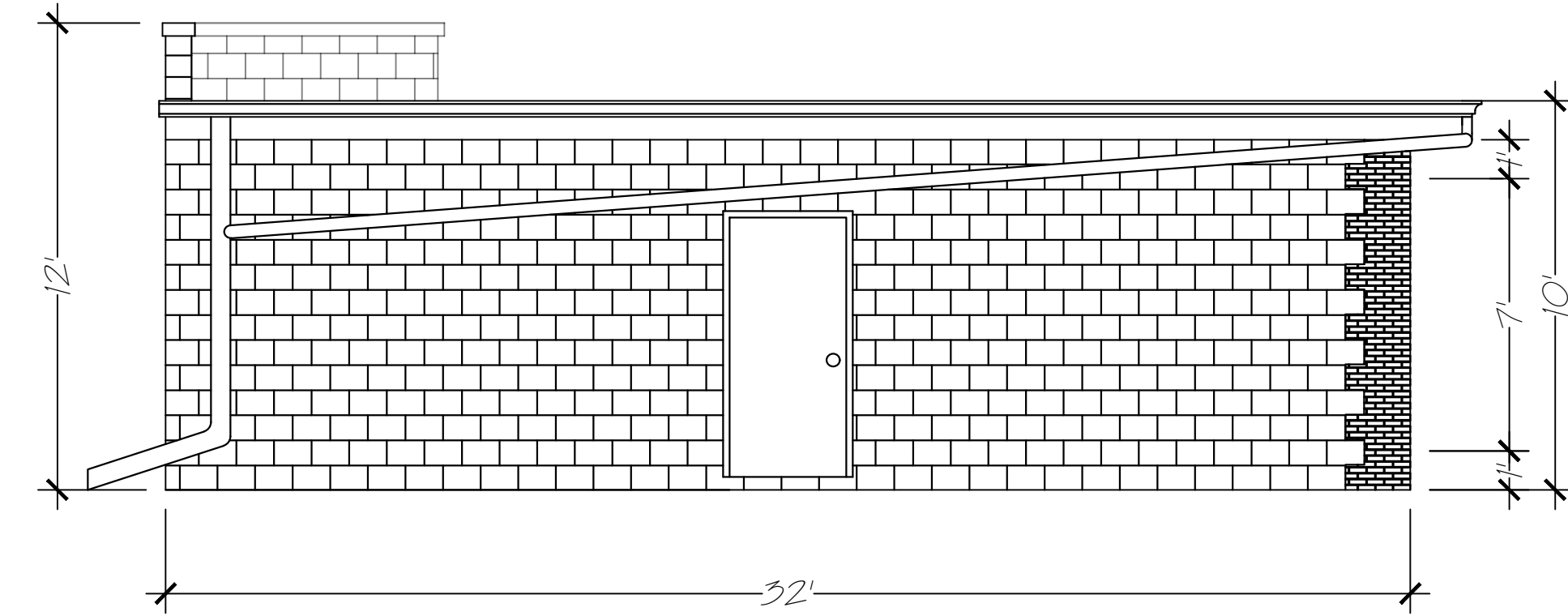
APPLICANT INFORMATION:
 TITAN DESIGN, LLC
 23720 EDWARD ST.
 DEARBORN, MI 48128
 (313) 268 - 9815
 CONTACT:TITANDESIGN@GMAIL.COM
 HASSAN DARWICHE



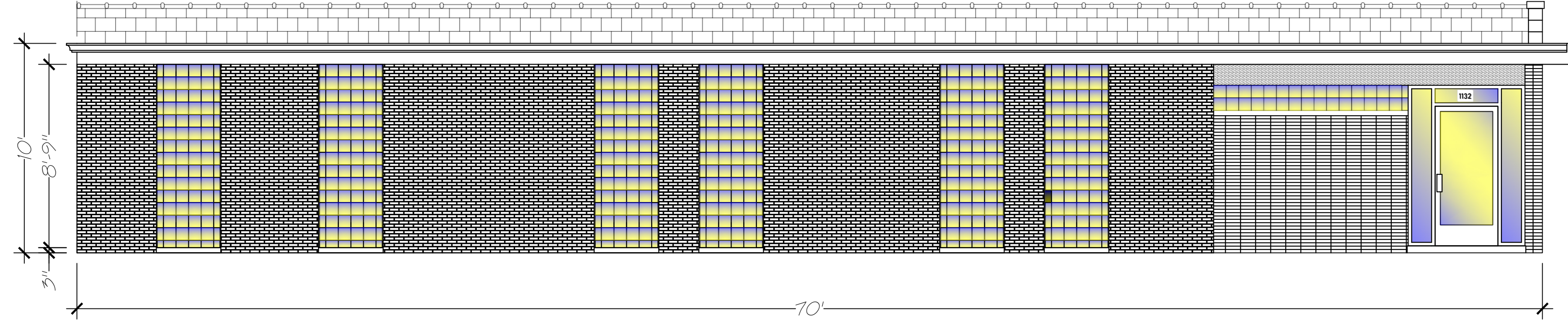
SCALE
 Scale 1/4"=1'
 SHEET No. 2
A-01
 EXISTING FLOOR PLAN



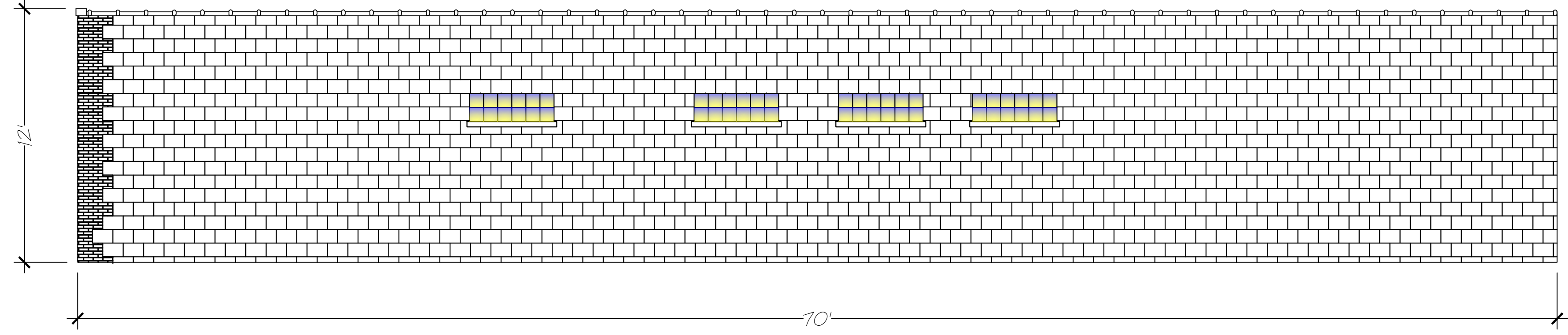
SOUTHWEST ELEVATION
(PROPOSED)



NORTHEAST ELEVATION
(EXISTING)



NORTHWEST ELEVATION
(EXISTING)



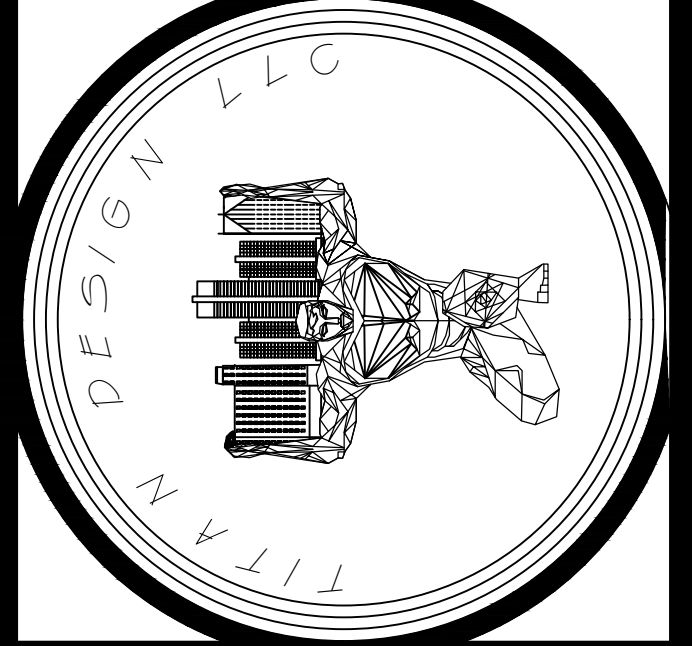
SOUTHEAST ELEVATION
(EXISTING)

MARK	DATE	Building Dept. DESCRIPTION
	4/14/22	

OWNER AND THE CONTRACTORS ARE 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

PARK OUTLET
1132 SOUTHFIELD RD,
LINCOLN PARK, MI 48146

APPLICANT INFORMATION:
COMPANY: TITAN DESIGN, LLC
ADDRESS: 23720 EDWARD ST,
DEARBORN, MI 48128
PHONE: (313) 268 - 9815
EMAIL: CONTACTTITANDESIGN@GMAIL.COM
DESIGNER: HASSAN DARWICHE



SCALE
Scale 1/4"=1'
SHEET No. 4
A-03
EXIST. & PROP. ELEVATION



April 27, 2022

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

Re: Park Outlet
1132 Southfield Road
City of Lincoln Park, MI
Hennessey Project #72175

Dear Ms. Gunden:

Hennessey Engineers completed the first review, for planning commission purposes, of the plans dated April 2, 2022, and received via email from your office.

The project consists of reoccupying an existing commercial building, creating three exterior windows, and modifying the indoor space at the above-mentioned site.

Listed below are some comments which are recommended to be addressed in the Preliminary Plan approval and on the future engineering plans, 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. There is broken concrete in the parking area and broken sidewalk adjacent to Southfield Road and Electric Avenue that will need to be replaced. These areas must be repaired prior to occupancy.

**Park Outlet
1132 Southfield Road
City of Lincoln Park, MI
Hennessey Project 72175**

April 27, 2022

4. All work proposed in the Southfield Road right-of-way will require a Wayne County construction permit. This would include any utility connections and pavement repairs.

From an engineering feasibility standpoint, this 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, as always, 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\72175 Park Outlet 1132 Southfield - Reoccupancy\Review Letters\2022-4-27_1132 Southfield - 1st PC Review_72175.docx

FOR OFFICE USE ONLY	
CASE #	PPC22-0007
DATE SUBMITTED	_____

APPLICATION FOR SITE PLAN REVIEW

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

RECEIVED

APR 06 2022 (nw)

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

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 HUSEIN AWADA-ISSA			ADDRESS 5775 BERWYN ST	
CITY DEARBORN HEIGHTS	STATE MI	ZIP CODE 48127	PHONE 313-797-0115	EMAIL HUSSEINAWADA71@YAHOO.COM

PROPERTY OWNER (If different from Applicant)

NAME ABBAS BERRO			ADDRESS 1193 SOUTHFIELD RD,	
CITY LINCOLN PARK,	STATE MI	ZIP CODE 48146	PHONE 313-522-3881	EMAIL

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

PROPERTY INFORMATION

PROPERTY ADDRESS 1132 SOUTHFIELD RD	NEAREST CROSS STREETS SOUTHFIELD RD 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.) EK47B 48B 49 50 SWLY PT Lot 42 MEAS 51.86 SF. ON WLY LOT LINE # 8,08 FT on a Parallel to a lot line also lot 48 EXC NE TRIANG PT MEAS 7.50 FT on N Lot line # 48.11 on E Lot line also lots 49 & 50 FREDRICK-ROBERTS MCKENNY REALTY CO'S SUB DC 118 L32 P49 WCTR	
PROPERTY SIZE (square feet and acres) 2,300 SQ.FT.	ZONING DISTRICT

PROPOSED DEVELOPMENT

Present Use of Property: USED TO BE A REHAB. IT'S BEEN CLOSED FOR MORE THAN A YEAR.

Proposed Use of Property: RETAIL STORE. WE WILL BE SELLING TOOLS, SMALL APPLIANCES, ELECTRONICS AND APPAREL.

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	2,300 SQ.FT.	3
<i>Industrial</i>			
<i>Other</i>			

PROFESSIONALS WHO PREPARED THE PLANS:

NAME <i>HASSAN DARWICHE</i>			ADDRESS <i>83720 EDWARD</i>		
CITY <i>DEARBORN</i>	STATE <i>MI</i>	ZIP CODE <i>48128</i>	PHONE <i>313 208 9815</i>	EMAIL <i>CONTACTTITANDESIGN@GMAIL</i>	
PRIMARY DESIGN RESPONSIBILITY <i>Architectural design - Site & Floor</i>					

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 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: 04-06-2022

Signature of Applicant: _____

Date: _____

Signature of Property Owner: 
Authorizing this Application

Date: 04-06-2022

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	

AB Holding LLC
1193 Southfield Rd
Lincoln Park, MI, 48146
(313) 522-3881

04/06/2022

Dear employees of City of Lincoln Park Council,

I am addressing you to confirm that I authorize Mr. Hussein Awada to start with the renovations for the building located at

1132 Southfield Rd, Lincoln park MI 48146,

according to the suggested plan.

Sincerely,

Abbas Berro.

A handwritten signature in black ink, appearing to read 'Abbas Berro', with a long horizontal stroke extending to the right.

Hussein Awada

5775 Berwyn st
Dearborn Heights, MI 48127
(313) 979 -0115
husseinawada71@yahoo.com

6th of April 2022

Dear employees of City of Lincoln Park Council,

I am addressing you to explain my plan for the store located on 1132 Southfield Rd, Lincoln Park, MI 48146. My plan is to open a retail store and will be selling different utility tools, small appliances and clothes. We will employ around 3 employees. We will have 3 cars situated in the parking lot, 2 for the employees and one for services. Our business hours will be Monday till Saturday from 10 am till 7 pm. Sunday will be off. We will conduct remodeling and renovations for the store in general. We will offer attractive prices and high quality items. Feel free to contact me for any inquiries .

Sincerely,

Hussein Awada.

A handwritten signature in black ink, appearing to read 'Hussein Awada', with a small dot at the end.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

04/06/2022 10:23 AM

Parcel:	45 007 08 0047 002	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	AB HOLDING, LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	1132 SOUTHFIELD LINCOLN PARK, MI 48146	Taxable Status:	TAXABLE
Liber/Page:	2010398992	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	45 LINCOLN PARK
Public Impr.:	None	MAP #:	
Topography:	None	School:	82090 LINCOLN PARK PUBLIC SCHOOLS
		Neighborhood:	00231 ALL COMMERCIAL 1.0650

Mailing Address:

AB HOLDING, LLC
1193 SOUTHFIELD RD.
LINCOLN PARK MI 48146

Description:

EK47B 48B 49 50 SWLY PT LOT 47 MEAS 51.86FT ON WLY LOT LINE AND 8.08FT ON SLY LOT LINE AND 51.19FT ON A LINE PARALLEL TO W LOT LINE ALSO LOT 48 EXC NE TRIANG PT MEAS 7.50FT ON N LOT LINE AND 48.14FT ON E LOT LINE ALSO LOTS 49 AND 50 FREDERICK-ROBERTS-MCKENNEY REALTY CO'S SUB PC 118 L32 P49 WCR

Most Recent Sale Information

Sold on 11/08/2010 for 1 by BERRO, ABBAS ET AL.

Terms of Sale: 33-TO BE DETERMINED

Liber/Page: 2010398992

Most Recent Permit Information

Permit PB17-0896 on 09/26/2017 for \$400 category Commercial, Sign.

Physical Property Characteristics

2022 S.E.V.:	82,900	2022 Taxable:	82,900	Lot Dimensions:	
2021 S.E.V.:	83,600	2021 Taxable:	83,600	Acreage:	0.15
Zoning:		Land Value:	35,456	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	2,733	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 1
Type: Medical - Office Buildings
Desc:
Class: C
Quality: Average
Built: 1964 Remodeled: 0
Overall Building Height: 12
Floor Area: 2,240
Sale Price/Floor Area: 0.00
Estimated TCV: 127,699
Cmts:

Image



COMMERCIAL LEASE AGREEMENT

THIS LEASE (this "Lease") dated this 3rd day of March, 2022

BETWEEN:

AB Holding LLC of 6626 Country Club Lane

Telephone: (313) 522-3881

(the "Landlord")

OF THE FIRST PART

5775 Berwyn St - AND -

Hussein Awada Issa of ~~24541 Ann Arbor Trail~~, Dearborn Heights, MI 48127, USA

Telephone: (313) 979-0115

(the "Tenant")

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

Definitions

1. When used in this Lease, the following expressions will have the meanings indicated:
 - a. "Additional Rent" means all amounts payable by the Tenant under this Lease except Base Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease;
 - b. "Building" means all buildings, improvements, equipment, fixtures, property and facilities from time to time located at 1132 Southfield Rd, Lincoln Park, MI 48146, USA, as from time to time altered, expanded or reduced by the Landlord in its sole discretion;
 - c. "Common Areas and Facilities" mean:
 - i. those portions of the Building areas, buildings, improvements, facilities, utilities, equipment and installations in or forming part of the Building which from time to time are

not designated or intended by the Landlord to be leased to tenants of the Building including, without limitation, exterior weather walls, roofs, entrances and exits, parking areas, driveways, loading docks and area, storage, mechanical and electrical rooms, areas above and below leasable premises and not included within leasable premises, security and alarm equipment, grassed and landscaped areas, retaining walls and maintenance, cleaning and operating equipment serving the Building; and

- ii. those lands, areas, buildings, improvements, facilities, utilities, equipment and installations which serve or are for the useful benefit of the Building, the tenants of the Building or the Landlord and those having business with them, whether or not located within, adjacent to or near the Building and which are designated from time to time by the Landlord as part of the Common Areas and Facilities;
- d. "Leasable Area" means with respect to any rentable premises, the area expressed in square feet of all floor space including floor space of mezzanines, if any, determined, calculated and certified by the Landlord and measured from the exterior face of all exterior walls, doors and windows, including walls, doors and windows separating the rentable premises from enclosed Common Areas and Facilities, if any, and from the center line of all interior walls separating the rentable premises from adjoining rentable premises. There will be no deduction or exclusion for any space occupied by or used for columns, ducts or other structural elements;
- e. "Premises" means the retail store at 1132 Southfield Rd, Lincoln Park, MI 48146, USA;
- f. "Proportionate Share" means a fraction, the numerator of which is the Leasable Area of the Premises and the denominator of which is the aggregate of the Leasable Area of all rentable premises in the Building;
- g. "Rent" means the total of Base Rent and Additional Rent.

Leased Premises

2. The Landlord agrees to rent to the Tenant the retail store municipally described as 1132 Southfield Rd, Lincoln Park, MI 48146, USA (the "Premises").

The Premises will be used for only the following permitted use (the "Permitted Use"):
retail store.

Term

3. The term of the Lease commences at 12:00 noon on March 4, 2022 and ends at 12:00 noon on March

3, 2025 (the "Term").

4. Should the Tenant remain in possession of the Premises with the consent of the Landlord after the natural expiration of this Lease, a new tenancy from month to month will be created between the Landlord and the Tenant which will be subject to all the terms and conditions of this Lease but will be terminable upon either party giving one month's notice to the other party.

Rent

5. Subject to the provisions of this Lease, the Tenant will pay a base rent of \$1,000.00, payable per month, for the Premises (the "Base Rent"), without setoff, abatement or deduction. In addition to the Base Rent, the Tenant will pay for any fees or taxes arising from the Tenant's business.
6. The Tenant will pay the Base Rent on or before the 5th day of each and every month of the Term to the Landlord at 1193 Southfield Rd, Lincoln Park, MI 48146, USA, or at such other place as the Landlord may later designate.
7. The Base Rent for the Premises will increase over the Term of the Lease as follows: first & second year- \$1000.00, third year - \$1100.00. Renewable 4th year is \$1200.
8. The Tenant will be charged an additional amount of \$50.00 for any late payment of Rent.
9. No acceptance by the Landlord of any amount less than the full amount owed will be taken to operate as a waiver by the Landlord for the full amount or in any way to defeat or affect the rights and remedies of the Landlord to pursue the full amount.

Operating Costs

10. In addition to the Base Rent, the Tenant will pay as Additional Rent, without setoff, abatement or deduction, its Proportionate Share of all of the Landlord's costs, charges and expenses of operating, maintaining, repairing, replacing and insuring the Building including the Common Areas and Facilities from time to time and the carrying out of all obligations of the Landlord under this Lease and similar leases with respect to the Building ("Operating Costs").
11. Except as otherwise provided in this Lease, Operating Costs will not include debt service, depreciation, costs determined by the Landlord from time to time to be fairly allocable to the correction of construction faults or initial maladjustments in operating equipment, all management costs not allocable to the actual maintenance, repair or operation of the Building (such as in connection with leasing and rental advertising), work performed in connection with the initial construction of the Building and the Premises and improvements and modernization to the Building subsequent to the date of original construction which are not in the nature of a repair or replacement

of an existing component, system or part of the Building.

12. Operating Costs will also not include the following:

- a. any increase in insurance premiums to the center as a result of business activities of other Tenants;
- b. the costs of any capital replacements;
- c. the costs incurred or accrued due to the willful act or negligence of the Landlord or anyone acting on behalf of the Landlord;
- d. structural repairs;
- e. costs for which the Landlord is reimbursed by insurers or covered by warranties;
- f. costs incurred for repairs or maintenance for the direct account of a specific Tenant or vacant space;
- g. costs recovered directly from any Tenant for separate charges such as heating, ventilating, and air conditioning relating to that Tenant's leased premises, and in respect of any act, omission, neglect or default of any Tenant of its obligations under its Lease; or
- h. any expenses incurred as a result of the Landlord generating revenues from common area facilities will be paid from those revenues generated.

13. The Tenant will pay:

- a. To the Landlord, the Tenant's Proportionate Share of all real property taxes, rates, duties, levies and assessments which are levied, rated, charged, imposed or assessed by any lawful taxing authority (whether federal, state, district, municipal, school or otherwise) against the Building and the land or any part of the Building and land from time to time or any taxes payable by the Landlord which are charged in lieu of such taxes or in addition to such taxes, but excluding income tax upon the income of the Landlord to the extent that such taxes are not levied in lieu of real property taxes against the Building or upon the Landlord in respect of the Building.
- b. To the lawful taxing authorities, or to the Landlord, as it may direct, as and when the same become due and payable, all taxes, rates, use fees, duties, assessments and other charges that are levied, rated, charged or assessed against or in respect of all improvements, equipment and facilities of the Tenant on or in default by the Tenant and in respect of any business carried on in the Premises or in respect of the use or occupancy of the Premises by the Tenant and every subtenant, licensee, concessionaire or other person doing business on or from the Premises or occupying any portion of the Premises.

Landlord's Estimate

14. The Landlord may, in respect of all taxes and Operating Costs and any other items of Additional Rent referred to in this Lease compute bona fide estimates of the amounts which are anticipated to accrue in the next following lease year, calendar year or fiscal year, or portion of such year, as the Landlord may determine is most appropriate for each and of all items of Additional Rent, and the Landlord may provide the Tenant with written notice and a reasonable breakdown of the amount of any such estimate, and the Tenant, following receipt of such written notice of the estimated amount and breakdown will pay to the Landlord such amount, in equal consecutive monthly installment throughout the applicable period with the monthly installment of Base Rent. With respect to any item of Additional Rent which the Landlord has not elected to estimate from time to time, the Tenant will pay to the Landlord the amount of such item of Additional Rent, determined under the applicable provisions of this Lease, immediately upon receipt of an invoice setting out such items of Additional Rent. Within one hundred and twenty (120) days of the conclusion of each year of the Term or a portion of a year, as the case may be, calendar year or fiscal year, or portion of such year, as the case may be, for which the Landlord has estimated any item of Additional Rent, the Landlord will compute the actual amount of such item of Additional Rent, and make available to the Tenant for examination a statement providing the amount of such item of Additional Rent and the calculation of the Tenant's share of that Additional Rent for such year or portion of such year. If the actual amount of such items of Additional Rent, as set out in the any such statement, exceeds the aggregate amount of the installment paid by the Tenant in respect of such item, the Tenant will pay to the Landlord the amount of excess within fifteen (15) days of receipt of any such statement. If the contrary is the case, any such statement will be accompanied by a refund to the Tenant of any such overpayment without interest, provided that the Landlord may first deduct from such refund any rent which is then in arrears.

Use and Occupation

15. The Tenant will open the whole of the Premises for business to the public fully fixtured, stocked and staffed on the date of commencement of the Term and throughout the Term, and will continuously occupy and utilize the entire Premises in the active conduct of its business in a reputable manner on such days and during such hours of business as may be determined from time to time by the Landlord.
16. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with all statutes, bylaws, rules and regulations of any federal, state, municipal or other competent authority and will not do anything on or in the Premises in contravention of any of them.
17. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried

on upon the Premises in such manner as to comply with any statute, including any subordinate legislation, which is in force now or in the future and taking into account any amendment or re-enactment, or any government department, local authority, other public or competent authority or court of competent jurisdiction and of the insurers in relation to the use, occupation and enjoyment of the Building (including in relation to health and safety compliance with the proper practice recommended by all appropriate authorities).

Option to Purchase

18. Provided the Tenant is not currently in default in the performance of any term of this Lease, the Tenant will have the option to purchase (the "Option") the leased premises (the "Purchase Property") and/or other property and chattels for \$ _____ (the "Purchase Price"). The Landlord and Tenant will each select their own appraiser. If this option has been exercised, the Parties to this Lease may enter into a separate agreement to purchase the Purchase Property. This agreement will incorporate all the key points provided in this option.
19. This Option may be exercised at any time after March 2, 2022 and prior to the end of the original term of this Lease. Upon expiration of the Option, the Landlord will be released from all obligations to sell the Purchase Property to the Tenant. If the Tenant does not exercise the Option prior to its expiration, all rents and other charges paid under this Lease will be retained by the Landlord, and neither party will have any further rights or claims against each other concerning the Option.
20. The Option will be exercised by mailing or delivering written notice to the Landlord prior to the expiration of this Option. Notice, if mailed will be by certified mail, postage prepaid, to the Landlord at the following address:

AB Holding LLC, 6626 Country Club Lane, (313) 522-3881

The written notice will be deemed to have been given on the date shown on the postmark of the envelope in which such notice is mailed.

21. The Tenant may not assign any rights under this Option separately from all of the Tenant's other rights under this Lease. No assignment may be made without the Landlord's prior written consent.
22. The Landlord warrants to the Tenant that the Landlord is the legal owner of the Purchase Property and has the legal right to sell the Purchase Property under the terms and conditions of this Lease.
23. If the Option is exercised, the following provisions will be applicable:
 - a. The Tenant will take title to the Purchase Property subject to any of the following exceptions (the "Permitted Exceptions"):

- i. real estate taxes not yet due at the time of closing;
 - ii. covenants, conditions, zoning laws and ordinances, reservations, rights, public and private easements then on record, if any; and
 - iii. liens or encumbrances involving an ascertainable amount that will be paid off or removed by the Landlord upon the closing of this purchase.
- b. Unless otherwise extended by other terms of this Lease, the closing will be held within the latter of 45 days from exercise of the Option or the removal of any exceptions, outside of the Permitted Exceptions, to the title by the Landlord.
- c. Rents, real estate taxes and other expenses of the Purchase Property will be prorated as of the date of the closing date. Security deposits, advance rentals or considerations involving future lease credits will be credited to the Tenant.
- d. The Parties acknowledge that the availability of financing and purchase costs cannot be guaranteed. The Parties agree that these items will not be conditions of performance of this Lease or this Option and the Parties agree they have not relied upon any other representations or warranties by brokers, sellers or any other parties which are not set out in this Lease.
- e. No later than 30 days from the exercise of this Option, the Landlord will provide the Tenant the following documents (the "Seller Disclosure"):
 - i. a property condition disclosure, signed and dated by the Landlord;
 - ii. a commitment for the policy of title insurance; and
 - iii. written notice of any claims and/or conditions known to the Landlord relating to environmental problems or building or zoning code violations.
- f. The Tenant has 45 days from the date of receipt of the Seller Disclosure to examine the title to the Purchase Property and to report, in writing, any valid objections. Any exceptions to the title which would be disclosed by examination of the records will be deemed to have been accepted unless reported in writing within 45 days. If the Tenant objects to any exceptions to the title, the Landlord will use all due diligence to remove such exceptions at the Landlord's own expense within 60 days. But if such exceptions cannot be removed within the 60 days allowed, all rights and obligations under this Option may, at the election of the Tenant, terminate and end unless the Tenant elects to purchase the Purchase Property subject to such exceptions.
- g. Upon the completion of the closing, all rights and obligations under the Lease (other than the Option) will cease to exist and the Parties will have no further rights or claims against each other concerning the Lease.

Quiet Enjoyment

24. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

Distress

25. If and whenever the Tenant is in default in payment of any money, whether hereby expressly reserved or deemed as Rent, or any part of the Rent, the Landlord may, without notice or any form of legal process, enter upon the Premises and seize, remove and sell the Tenant's goods, chattels and equipment from the Premises or seize, remove and sell any goods, chattels and equipment at any place to which the Tenant or any other person may have removed them, in the same manner as if they had remained and been distrained upon the Premises, all notwithstanding any rule of law or equity to the contrary, and the Tenant hereby waives and renounces the benefit of any present or future statute or law limiting or eliminating the Landlord's right of distress.

Overholding

26. If the Tenant continues to occupy the Premises without the written consent of the Landlord after the expiration or other termination of the Term, then, without any further written agreement, the Tenant will be a month-to-month tenant at a minimum monthly rental equal to twice the Base Rent and subject always to all of the other provisions of this Lease insofar as the same are applicable to a month-to-month tenancy and a tenancy from year to year will not be created by implication of law.

Additional Rights on Reentry

27. If the Landlord reenters the Premises or terminates this Lease, then:
- a. notwithstanding any such termination or the Term thereby becoming forfeited and void, the provisions of this Lease relating to the consequences of termination will survive;
 - b. the Landlord may use such reasonable force as it may deem necessary for the purpose of gaining admittance to and retaking possession of the Premises and the Tenant hereby releases the Landlord from all actions, proceedings, claims and demands whatsoever for and in respect of any such forcible entry or any loss or damage in connection therewith or consequential thereupon;
 - c. the Landlord may expel and remove, forcibly, if necessary, the Tenant, those claiming under the Tenant, and their effects, as allowed by law, without being taken or deemed to be guilty of any manner of trespass;

- d. in the event that the Landlord has removed the property of the Tenant, the Landlord may store such property in a public warehouse or at a place selected by the Landlord, at the expense of the Tenant. If the Landlord feels that it is not worth storing such property given its value and the cost to store it, then the Landlord may dispose of such property in its sole discretion and use such funds, if any, towards any indebtedness of the Tenant to the Landlord. The Landlord will not be responsible to the Tenant for the disposal of such property other than to provide any balance of the proceeds to the Tenant after paying any storage costs and any amounts owed by the Tenant to the Landlord;
- e. the Landlord may relet the Premises or any part of the Premises for a term or terms which may be less or greater than the balance of the Term remaining and may grant reasonable concessions in connection with such reletting including any alterations and improvements to the Premises;
- f. after reentry, the Landlord may procure the appointment of a receiver to take possession and collect rents and profits of the business of the Tenant, and, if necessary to collect the rents and profits the receiver may carry on the business of the Tenant and take possession of the personal property used in the business of the Tenant, including inventory, trade fixtures, and furnishings, and use them in the business without compensating the Tenant;
- g. after reentry, the Landlord may terminate the Lease on giving 5 days' written notice of termination to the Tenant. Without this notice, reentry of the Premises by the Landlord or its agents will not terminate this Lease;
- h. the Tenant will pay to the Landlord on demand:
 - i. all rent, Additional Rent and other amounts payable under this Lease up to the time of reentry or termination, whichever is later;
 - ii. reasonable expenses as the Landlord incurs or has incurred in connection with the reentering, terminating, reletting, collecting sums due or payable by the Tenant, realizing upon assets seized; including without limitation, brokerage, fees and expenses and legal fees and disbursements and the expenses of keeping the Premises in good order, repairing the same and preparing them for reletting; and
 - iii. as liquidated damages for the loss of rent and other income of the Landlord expected to be derived from this Lease during the period which would have constituted the unexpired portion of the Term had it not been terminated, at the option of the Landlord, either:
 - i. an amount determined by reducing to present worth at an assumed interest rate of twelve percent (12%) per annum all Base Rent and estimated Additional Rent to become payable during the period which would have constituted the unexpired

portion of the Term, such determination to be made by the Landlord, who may make reasonable estimates of when any such other amounts would have become payable and may make such other assumptions of the facts as may be reasonable in the circumstances; or

- ii. an amount equal to the Base Rent and estimated Additional Rent for a period of six (6) months.

Renewal of Lease

28. Upon giving written notice no later than 60 days before the expiration of the Term, the Tenant may renew this Lease for an additional term. All terms of the renewed lease will be the same except for any signing incentives/inducements and this renewal clause and the amount of the rent. If the Landlord and the Tenant cannot agree as to the amount of the Rent, the amount of the Rent will be determined by mediation. The Rent should be determined taking into consideration the market rent of similarly improved premises in the market, as well as the location, use, age, and size of premises.

Tenant Improvements

29. The Tenant will obtain written permission from the Landlord before doing any of the following:
- a. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Premises;
 - b. removing or adding walls, or performing any structural alterations;
 - c. changing the amount of heat or power normally used on the Premises as well as installing additional electrical wiring or heating units;
 - d. subject to this Lease, placing or exposing or allowing to be placed or exposed anywhere inside or outside the Premises any placard, notice or sign for advertising or any other purpose;
 - e. affixing to or erecting upon or near the Premises any radio or TV antenna or tower, or satellite dish; or
 - f. installing or affixing upon or near the Premises any plant, equipment, machinery or apparatus without the Landlord's prior consent.

Utilities and Other Costs

30. The Tenant is responsible for the direct payment of the following utilities and other charges in relation to the Premises: electricity, natural gas, water, sewer, telephone, internet and cable.

Insurance

31. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. The Tenant is advised that, if insurance coverage is desired by the Tenant, the Tenant should inquire of Tenant's insurance agent regarding a Tenant's policy of insurance.
32. The Tenant is responsible for insuring the Premises for liability insurance for the benefit of the Tenant and the Landlord.
33. The Tenant will provide proof of such insurance to the Landlord upon request.

Abandonment

34. If at any time during the Term, the Tenant abandons the Premises or any part of the Premises, the Landlord may, at its option, enter the Premises by any means without being liable for any prosecution for such entering, and without becoming liable to the Tenant for damages or for any payment of any kind whatever, and may, at the Landlord's discretion, as agent for the Tenant, relet the Premises, or any part of the Premises, for the whole or any part of the then unexpired Term, and may receive and collect all rent payable by virtue of such reletting, and, at the Landlord's option, hold the Tenant liable for any difference between the Rent that would have been payable under this Lease during the balance of the unexpired Term, if this Lease had continued in force, and the net rent for such period realized by the Landlord by means of the reletting. If the Landlord's right of reentry is exercised following abandonment of the premises by the Tenant, then the Landlord may consider any personal property belonging to the Tenant and left on the Premises to also have been abandoned, in which case the Landlord may dispose of all such personal property in any manner the Landlord will deem proper and is relieved of all liability for doing so.

Attorney Fees

35. All costs, expenses and expenditures including and without limitation, complete legal costs incurred by the Landlord on a solicitor/client basis as a result of unlawful detainer of the Premises, the recovery of any rent due under the Lease, or any breach by the Tenant of any other condition contained in the Lease, will forthwith upon demand be paid by the Tenant as Additional Rent. All rents including the Base Rent and Additional Rent will bear interest at the rate of twelve (12%) per cent per annum from the due date until paid.

Governing Law

36. It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of Michigan, without regard to the jurisdiction in which any action or special proceeding may be instituted.

Severability

37. If there is a conflict between any provision of this Lease and the applicable legislation of the State of Michigan (the 'Act'), the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

Assignment and Subletting

38. The Tenant will not assign this Lease in whole or in part, nor sublet all or any part of the Premises, nor grant any license or part with possession of the Premises or transfer to any other person in whole or in part or any other right or interest under this Lease (except to a parent, subsidiary or affiliate of the Tenant), without the prior written consent of the Landlord in each instance, which consent will not be unreasonably withheld so long as the proposed assignment or sublease complies with the provisions of this Lease.
39. Notwithstanding any assignment or sublease, the Tenant will remain fully liable on this Lease and will not be released from performing any of the terms, covenants and conditions of this Lease.
40. If the Lease is assigned or if the Premises or any part of the Premises are sublet or occupied by anyone other than the Tenant, the Landlord may collect rent directly from the assignee, subtenant or occupant, and apply the net amount collected, or the necessary portion of that amount, to the rent owing under this Lease.
41. The prohibition against assigning or subletting without the consent required by this Lease will be constructed to include a prohibition against any assignment or sublease by operation of law.
42. The consent by the Landlord to any assignment or sublease will not constitute a waiver of the necessity of such consent to any subsequent assignment or sublease.

Bulk Sale

43. No bulk sale of goods and assets of the Tenant may take place without first obtaining the written consent of the Landlord, which consent will not be unreasonably withheld so long as the Tenant and the Purchaser are able to provide the Landlord with assurances, in a form satisfactory to the Landlord, that the Tenant's obligations in this Lease will continue to be performed and respected, in the manner satisfactory to the Landlord, after completion of the said bulk sale.

Additional Provisions

44. The first six months will be free to help the tenant improve the property to suit his type of business. 1st rent payment will be collected on Oct 5th, 2022.
The tenant is responsible for maintaining the property at all times (such as: snow removal, lawn care, & repairs, etc.)
Landlord is responsible for the cost over \$300 for the repair of the roof or HVAC units. Tenant should pay up to \$300 initially to cover the cost of repair.

Care and Use of Premises

45. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Premises.
46. The Tenant will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Landlord, disturbs the comfort or convenience of other tenants.
47. The Tenant will not engage in any illegal trade or activity on or about the Premises.
48. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.

Surrender of Premises

49. At the expiration of the lease term, the Tenant will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

Hazardous Materials

50. The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might

be considered hazardous by any responsible insurance company.

Rules and Regulations

51. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the Building, parking lot and other common facilities that are provided for the use of the Tenant in and around the Building on the Premises.

General Provisions

52. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or nonperformance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
53. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
54. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recoverable by the Landlord as rental arrears.
55. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
56. Time is of the essence in this Lease.
57. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this 3rd day of March, 2022.

Jessie
3137442980

(Witness)

(Witness)

AB Holding LLC (Landlord)

[Signature]
Per: _____ (SEAL)

[Signature]

Hussein Awada Issa (Tenant)

City of Lincoln Park Planning and Development

Zoning Text Amendment: Group Child Care Homes

May 11, 2022

Background

It has come to Staff's attention that the provisions for state-licensed residential facilities in the Lincoln Park Zoning Ordinance do not line up with the State Act. The re-write of the Lincoln Park Zoning Ordinance will be the appropriate time to ensure that all forms of state-licensed residential facilities align with state regulations; however, in the interim period, "Group Child Care Homes" are a specific type of state-licensed residential facility that must be addressed.

The Lincoln Park Zoning Ordinance currently has a definition and standards for a "group child day home." The definition aligns with the State Act; however, it should be listed as a "group *child* care home." Additionally, the standards listed in the Lincoln Park Zoning Ordinance are inconsistent with the State Act, and the use is not currently listed as permitted in any zoning district. Because this use is regulated by the State, it is advised that this use be a principally permitted use in the residential zoning districts.

Furthermore, because this type of state-licensed residential facility is inherently in a residential zoning district, the typical requirements for commercial sites regarding landscaping, parking, etc. are not applicable. Section 1296.02(2)(C) states that a site plan is not required when there is "a change in the use of a structure to a use allowed by right in the zoning district in which it is located, and which is deemed similar to the previous use by the Building Superintendent." This clarifies that a "group child care home" would not be required to unnecessarily go through the site plan review process.

Proposed Zoning Text Amendments

Amended Definition 1260.08

Group ~~Day~~ Child Care Home: A private home in which more than six (6) but not more than twelve (12) children are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year.

Proposed 1268.02(j)

(j) Group Child Care Homes, subject to State licensing requirements

Remove 1296.02(Q)

~~Q. Group Day Care Homes~~

~~1. Sites shall have a minimum lot area of twenty thousand (20,000) square feet.~~

- ~~2. An on-site drive shall be provided for drop-offs and loading. This drive shall be arranged to allow maneuvers without affecting traffic flow on the public street.~~
- ~~3. There shall be a fenced, contiguous open space with a minimum area of five thousand (5,000) square feet provided on the same premises as the group day care home. The required open space shall not be located within a required front yard.~~

Recommended Motion

The City of Lincoln Park Planning Commission moves to recommend that the Lincoln Park City Council amend the following sections of the Lincoln Park Zoning Code: Section 1260.08 to correct the name of the state-licensed residential facility; Section 1268.02 to add "Group Child Care Homes, subject to State licensing requirements" as a principally permitted use in the Single Family Residential District; and Section 1296.02(Q) Group Day Care homes to remove this section, as described in the memo titled "Zoning Text Amendment: Group Child Care Homes," dated May 11, 2022.



Notice of Intent to Plan

TO: James Krizan, City Manager (citymanagement@citylp.com)
Care to: City Planning Commission
City of Lincoln Park
1355 Southfield Road
City of Lincoln Park, Michigan 48146

FROM: The City of Ecorse & McKenna Associates

SUBJECT: **City of Ecorse Master Plan Update**

DATE: April 11, 2022

To Whom It May Concern:

In accordance with the requirements of Michigan's PA 33 of 2008 and related amendments, this letter is to notify you that the City of Ecorse, Wayne County, Michigan, is initiating the process to complete a Master Plan Update. McKenna Associates will be assisting with the planning process. The City is asking for your cooperation and assistance in this process. Specifically, we would like to hear your thoughts, concerns, and any issues you feel should be addressed in this effort that would allow us to work more cooperatively when planning for our area. Keep up on the process at <https://mcka.mysocialpinpoint.com/ecorse-master-plan-update>

Later in the process this year, the City will be issuing a draft copy of the Plan for public review and comment, as required by the Act. At that time, we will notify you of the draft's publication and would appreciate all comments regarding the Plan's content and how it may affect planning efforts in your jurisdiction.

PLEASE BE NOTIFIED that you are invited to send a letter and/or email stating your opinions, position, or questions to Nani Wolf via email (nwolf@mcka.com) or at the following address:

Nani Wolf
McKenna
235 E Main St Ste 105A
Northville, MI 48167

The City of Ecorse thanks you for your cooperation and assistance.

Respectfully Submitted,

McKenna

John R. Jackson, AICP, President

Nani Wolf, Project Manager

CC: Tim Sadowski, City Administrator
Hon. Lamar Tidwell, Mayor

Planning Report

Serving & Planning Communities Throughout Michigan

May 2022

Top
Story

US Supreme Court upholds off-premise signs, for now

"The City [of Austin, Texas] distinguishes between on-premises and off-premises signs in its sign code, and specially regulates the latter, in order to 'protect the aesthetic value of the city and to protect public safety.'"

The US Supreme Court determined last month that the regulation of off-premise signs (like billboards) by standards that are different from on-premise signs is not subject to strict scrutiny. "Strict scrutiny" is the standard the court uses to consider government infringement on fundamental rights, including the free speech claim made by the defendant in this case, and it places the highest burden for the government: it must prove a compelling interest, and the regulation must be narrowly tailored to that interest. Justice Sonya Sotomayor's opinion cites cases dating from 1932 to 2015's *Reed vs. Gilbert* to declare an "unbroken tradition of on-/off-premises distinctions to address the distinct safety and esthetic challenges posed by billboards and other methods of outdoor advertising," saying the Court reached "the 'commonsense' result that a location-based and content-agnostic on-/off-premises distinction does not, on its face, 'singl[e] out specific subject matter for differential treatment.'" However, she concludes by identifying two issues that the Court of Appeals did not address, saying the Supreme Court "leaves them for remand and expresses no view on the matter."

[Justia](https://supreme.justia.com/cases/federal/us/596/20-1029/). <https://supreme.justia.com/cases/federal/us/596/20-1029/>

Ideas

Michigan Main Street engages unique "Story Series"

"The CDBG WRI program is designed to assist Units of General Local Government (UGLGs) in making necessary improvements to their existing public infrastructure systems."

The Michigan Main Street program is highlighting "stories directly from the stakeholders that are the heartbeat of Michigan's downtowns and traditional commercial districts": Main Street executive directors, local business owners, and developers. The project is a partnership with Storyville Social, a unique media company offering "human-centered and story-based marketing content for your community to cultivate pride, support small businesses, and attract and retain talent and investment." Writing, podcasting, and photography are among the services it provides, alongside a four-day "Grow Your Own Storytellers Program" to make good news a local business, too. Main Street communities Blissfield, Charlevoix, Three Rivers, and Niles are highlighted at miplace.org, and Storyville's website features a case study in Saginaw.

[Mlplace.org](https://www.miplace.org/programs/michigan-main-street/story-series/). <https://www.miplace.org/programs/michigan-main-street/story-series/>.
[Storyville Social](https://storyvillesocial.com/). <https://storyvillesocial.com/>



Tools

EGLE launches environmental justice screening tool

"Integrating equity and environmental justice into state government is vital for the state of Michigan. ... This tool is one of the first steps to better understand challenges communities are faced with."

EGLE introduces MiEJscreen, "an interactive mapping tool that identifies Michigan communities that may be disproportionately impacted by environmental hazards." The GIS-based application presents an overall, percentile-based hazard score for the whole state. It also contains layers for each of the 27 component datasets, including characteristics of the environment as well as the population. According to EGLE, "these indicators are guides to help identify where populations are more vulnerable, what challenges communities face, and provide data to move toward environmental equity." Public comments are welcome through May 16.

EGLE. <https://www.michigan.gov/egle/maps-data/miejscreen>

APA presents recorded YIMBY Act webinar

"APA endorses this legislation as a promising step toward removing discriminatory barriers and encouraging zoning reform that will help expand housing opportunity nationwide."

The American Planning Association and the Up for Growth housing advocacy network presented a one-hour webinar in March that "shin[es] a spotlight on exclusionary zoning." It features Reps. Trey Hollingsworth (R-IN 09) and Derek Kilmer (D-WA 06), bipartisan sponsors of the YIMBY Act that was first passed by the House in 2021 and is currently experiencing revived interest. The webinar also covers "zoning reform and the future of a pro-housing policy."

American Planning Association. <https://www.youtube.com/watch?v=pOgCAYdV8Q8>



Events

Michigan Downtown Association Summer Workshop

June 3, Charlevoix Public Library; networking event at 5:30 pm June 2 at Hotel Earl. Virtual option available. \$125 (\$110 members)

"The Power of Michigan Downtowns: Innovations, inspirations, and Investments."

More information: www.michigandowntowns.com

Michigan Association of Planning

Spring Institute: Housing Summit

June 15 virtual. Cost: \$65 for virtual only (members receive a discount; free if you attended the May in-person event)

Keynote by Jenny Schuetz, author of *Fixer Upper: How to Repair America's Broken Housing Systems*.

More information: <https://www.planningmi.org/spring-institute>

Golf Outing

June 9, Ironwood Golf Club. \$130 individual, \$460 foursome.

Annual event raises funds for scholarships. With raffles and games, rain or shine.

More information: <https://miapa.memberclicks.net/memorial-golf-outing>